

**CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING**

AGENDA

Tuesday, June 02, 2020 - 7:00 PM

Council Chambers, City Hall

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

MINUTES: Minutes of May 5, 2020 Planning Commission Meeting are not available at this time.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

APPLICANT:	Public Works Department/City Manager's Office
LOCATION:	Citywide
ENVIRONMENTAL ASSESSMENT:	Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061 - Review for Exemption.
PLANNER:	Michael Van Lonkhuysen, Planning Manager

PUBLIC HEARING:

1. **Use Permit UPR-10-19-14238 - Coastal Development Permit.** For approval to legalize an existing rear yard deck enclosure and accessory structure at the existing residence located at 431 Westmoor Avenue. The project is in the Resource Protection Combining District, requiring the issuance of a Coastal Development Permit in compliance with the Daly City Local Coastal Plan. The project is Categorical Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303: Small Construction. APN 008-026-110.

APPLICANT: Suheil Shatara, representing Paul Mogannam
LOCATION: 431 Westmoor Ave (APN; 008-026-110)
ENVIRONMENTAL CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL
ASSESSMENT: QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTION
15303: SMALL CONSTRUCTION
PLANNER: Brian Paland, Assistant Planner

2. **Planned Development PD-04-19-013998, Use Permit UPR-04-19-013999, and Design Review DR-04-19-014000.** A proposal to construct a two-story 30,605 sq. ft. events center with ground level parking and surface parking for Duggan's Serra Mortuary on two sites totaling 1.56 acres and a 5,820 sq. ft. "vending machine" fulfillment center featuring an 11-story tower component with a vehicle elevator system and surface parking for Carvana. LLC on a 1.03 acre site. The development proposal is located at 500 Westlake Avenue and is contained on parcels fronting Junipero Serra Boulevard on both sides of Westlake Avenue. Under the proposal, the Planned Development PD-54 zoning district would be amended to allow the proposed development. A Use Permit is required for the Carvana site (used car sales) under the proposed zoning amendment which is included as part of this project. Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study/Addendum was prepared for this project which tiers from the Peninsula Gateway Plaza Redevelopment Project Supplemental Environmental Impact Report (EIR) and General Plan Final EIR. APNS002-342-160, -25-, 002-352-16-, -200, 210, -210, -220, -230, -240, -250, -290, -310, 002-362-330.

APPLICANT: Dan Duggan and Winnifred Sullivan, Sierra Enterprises and Keven Louie, Thunder Village
LOCATION: 500 Westlake Avenue (002-342-160, -250, 002-352-160, -200, -210, -220, -230, -240, -250, -290, -310, 002-362-330)
ENVIRONMENTAL ASSESSMENT: Pursuant to the requirements of the California Environmental Quality Act (CEQA), an initial Study/Addendum was prepared for this project which tiers from the Peninsula Gateway Plaza Redevelopment Project Supplemental Environmental Impact Report (EIR) and General Plan Final EIR.
PLANNER: Carmelisa Morales, Associate Planner

3. **General Plan Consistency Finding for Fiscal Year 2020/21 Capital Improvement Program (CIP) - Citywide.** Government Code Section 65103(c) requires that a City's Planning Commission review the City's Capital Improvement Program (CIP) and certify that it is consistent with the City's adopted General Plan. State law further requires that capital improvement programs be reviewed annually by the Planning Commission for the local jurisdiction for consistency with the General Plan and that the recommendations regarding the CIP and General Plan consistency be forwarded to the City Council.

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APPLICANT:	City of Daly City 333 90th Street Daly City, CA 94015
ENVIRONMENTAL ASSESSMENT:	Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061 - Review for Exemption
PLANNER:	Michael VanLonkhuysen, Planning Manager

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT:

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

Availability of Public Records: All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.