

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

AGENDA

Tuesday, February 02, 2021 - 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:

REORGANIZATION OF PLANNING COMMISSIONERS

ROLL CALL:

MINUTES: Approval of Minutes of Virtual Special Meeting November 17, 2020

PUBLIC HEARING:

1. **Use Permit UPR-12-20-014817** The applicant, Melanie Hildebrand, is requesting a use permit to allow an automotive repair garage at the rear of an existing building located at 7338A Mission Street. Prior to June 2018, Alejo Automotive Repair occupied the building. Because the garage has been vacant for over six months, the Zoning Ordinance requires that the new garage obtain a use permit. According to the applicant, any new tenants would offer generally the same automotive services as the prior use, although an adjacent occupant on the same property, Auto Sound Performance, has indicated interest in leasing the space. The proposed garage would be located inside the existing 3,480 square foot building, utilizing the existing service bays and sales floor area. The business proposes to operate from 7 A.M. until 7 P.M., Monday through Saturday. As outlined by the application, the business would primarily conduct auto body repairs and vehicle modifications. The site provides approximately 30 parking spaces with right in/right out access from Mission Street. No alterations to the building are proposed, other than cleaning and maintenance.

APPLICANT: Melanie Hildebrand

LOCATION: 7338A Mission Street (APN 006-244-110)

ENVIRONMENTAL ASSESSMENT: Categorically Exempt: Section 15301(a) - Existing Facilities
PLANNER: Michael Van Lonkhuysen, Planning Manager

2. **Zone Change ZC 01-21-14846** In 2016, California voters enacted Proposition 64, intended to create a comprehensive system to legalize, control, and regulate the cultivation, processing, manufacture, distribution, testing, and sale of non-medical cannabis, and to tax the cultivation and retail sale of cannabis for non-medical use. In November 2018, Daly City voters approved a business license tax on all cannabis businesses of up to ten percent of gross receipts in anticipation of the future allowance of cannabis sales. In October 2019, the City Council adopted an ordinance which authorizes commercial cannabis activities and establishes the process for permitting and regulating commercial cannabis activities in Daly City (see Attachment A – Existing Commercial Cannabis Regulations).

As adopted, the ordinance requires that, in addition to a State license, operators of commercial cannabis businesses in Daly City obtain a Commercial Cannabis Business License from the City. All such licenses will be reviewed by the Chief of Police and will include a background check, Live Scan fingerprinting, security plan, and ensure compliance with the State Licensing Procedures.

The ordinance also requires staff to present for adoption to the Planning Commission and City Council an overlay district in which commercial cannabis operations would be allowed to operate. Staff has met with a Council Committee on three occasions to discuss the general parameters of such an overlay district, which has been subsequently titled the Commercial Cannabis Combining District, or -CC for short. In combination with a base zoning district, such as the C-1 Light Commercial District, the combining district would provide the allowance for retail cannabis sales as an additionally permitted land use (see Attachment B – Proposed Combining District Zoning Language and Attachment C – Maps of Properties Proposed for -CC Combining District).

APPLICANT: City of Daly City
LOCATION: Various parcels (Maps Attached)
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 APPEARANCES, STAFF COMMUNICATIONS:

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.