

CITY OF DALY CITY

Regular Meeting - PLANNING COMMISSION

AGENDA

Tuesday, May 2, 2023 - 7:00 PM
City Hall Council Chambers - 2nd Floor
City Hall 333 - 90th Street
Daly City CA 94015

To watch the live telecast:

<https://www.youtube.com/DalyCityVideoMeetings> or
<https://www.dalycity.org/agendas>

Public Participation:

There are three ways to submit public comments: (1) email your comment directly to the Planning Division; (2) submit written comments via the City's website, and (3) attend the meeting in person.

1. To email your comment, simply email a comment to the planner identified in the public hearing notice or send the email to mvanlonkhuysen@dalycity.org. Public Comments may also be emailed to mvanlonkhuysen@dalycity.org by including "Planning Commission Public Comment" in the subject line.
2. To submit a comment via the City's website, please visit www.dalycity.org/agendas and complete the Public Comment form. In the comment field box, include the item number and/or title of the item as well as your comments.
3. To speak at the meeting in person, please complete a Speaker Card located at the entrance to the Council Chambers and submit it to a staff member as early in the meeting as possible.

Please note: All written comments received by 4:00 pm on the meeting day will be provided to the Planning Commission prior to the meeting. Comments are not read aloud into the record. Any written comments received after 4:00 p.m. on the meeting date are not guaranteed to be received by the Planning Commission prior to the meeting.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the Michael Van Lonkhuysen at 991-8158 as soon as possible.

OPENING OF MEETING:

AVAILABILITY OF PUBLIC RECORDS:

All public record 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.

PLEDGE TO THE FLAG:

ADMINISTRATION OF OATH OF OFFICE:

1. Swearing in of: Theresa Faapuaa as Planning Commissioner

ROLL CALL:

APPROVAL OF MINUTES:

2. Approval of March 7, 2023 Planning Commission Minutes

PUBLIC HEARINGS:

3. General Plan Consistency Finding for Fiscal Year 2024 & Fiscal Year 2025 Capital Improvement Program (CIP) - 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.

STAFF: Michael VanLonkhuysen

RECOMMENDATION:

4. **Coastal Development Permit CDP-04-23-16189.** Request by the City of Daly City conduct maintenance at the seawall revetment and access road repair at Mussel Rock Landfill, Daly City, 150 Westline Drive. The project is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301(d) – Restoration of Damaged Structures. APNs 008-201-030 and 008-460-010.

STAFF: Michael VanLonkhuysen

RECOMMENDATION:

5. **Use Permit UPR-4-23-16182** – The applicant, Northeast Medical Services (NEMS), proposes a sign program for the existing office building located at 2171 Junipero Serra Boulevard. The project is exempt from CEQA per CEQA Guidelines Section (Existing Facilities). APN 002-342-270.

STAFF: Michael VanLonkhuysen

RECOMMENDATION:

6. **Use Permit UPR-2-23-16090** – The applicant, Tube Art Group, proposes modifying the existing Westlake Shopping Center Sign Program to upgrade tenant and directional signs at 251 Westlake Center Drive. The project is exempt from CEQA per CEQA Guidelines Section

(Existing Facilities). APN 002-170-230.

STAFF: Michael Vanlonkhuysen

RECOMMENDATION:

7. **Use Permit UPR-1-22-15498 and Design Review Permit DR-07-22-015775** – The applicant, Bill Beebe, Amor Architectural Corporation, representing the owner, requests approval to construct a new 2,480 square foot restaurant with drive through at the northwest corner of the Saint Francis Square Shopping Center (79 Saint Francis Square). The proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332: In-Fill Development Projects. APN 008-481-270.

STAFF: Michael VanLonkhuysen

RECOMMENDATION:

8. **Planned Development PD-10-22-015932 (Preliminary Plan only)** – The applicant, DES Architects and Engineers, proposes to demolish an existing three-level parking garage and five-story office building, and construct a new eight-story office building with parking structure at 455 Hickey Boulevard. The applicant is requesting approval of two alternatives for the Preliminary Plan. Alternative one entails construction of an eight-story, 166-foot tall technology office building over a three-story parking podium. The total building area would be 280,000 square feet. An additional three-story parking structure would be constructed east of the office building. Alternative two would entail the construction of a five-story, 118-foot tall, medical office building with a total of 180,000 square feet and would be placed within the same building footprint as the technology office. At this phase of entitlement, the Planning Commission would consider the Preliminary Plan to rezone from Light Commercial (C-1), Commercial Office (C-O) and Planned Development (PD8A), to a new Planned Development (PD) zone. The project is anticipated to receive a CEQA Mitigated Negative Declaration. APN 091-134-140.

STAFF: Michael VanLonkhuysen

RECOMMENDATION:

9. **Major Subdivision SUB-05-21-015047, Use Permit UPR-05-21-015048, Design Review DR-05-21-015049, and Lot Merger LOT-05-21-015050** - The applicant, Lamar Zhao, is proposing construction of a seven-story mixed-use condominium building on currently vacant lots at 2321 Geneva Avenue. The applicant proposes 167 studio units and 18 one-bedroom units. In addition, the project will include two commercial spaces on the ground floor totaling 3,682 square feet and a parking garage accommodating 82 parking spaces.

STAFF: Michael VanLonkhuysen

RECOMMENDATION:

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: