

**CITY OF DALY CITY
PLANNING COMMISSION
MEETING
Draft
MINUTES**

Tuesday, December 5, 2023 – 7:00 PM

<http://bit.ly/dalycitydec5>

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENT: T. Faapuaa, R. Paniza, T. Proaño, R. Satorre

APPROVAL OF MINUTES: Of November 7, 2023, Planning Commission Meeting

PUBLIC HEARING:

1. **General Plan Amendment GPA-04-21-14998, Planned Development PD-04-21-14997, Major Subdivision SUB-04-21-14999, Design Review DR-04-21-15000.** The applicant, Jefferson Union High School District (JUHSD), proposes amend the Daly City General Plan and existing Planned Development PD-31 for the site to allow a Precise Plan approval that would allow the redevelopment of the 22-acre Serramonte Del Ray Campus to include up to 1,235 units of affordable and market rate rental housing up to 14,000 square feet of neighborhood-serving retail/commercial uses, and square footage allotted for a Head Start childcare facility. The project also includes a request for design review approval for a proposed six-story, 210-unit mixed-use building with approximately 34.5 parking spaces and approximately 8,000 square feet of retail space, a park, play structure, and various resident amenities on proposed Parcel B. The proposal would create a new Planned Development for the site, amend the General Plan designation to commercial-Mixed Use (C-MU), and allow for a subdivision of land necessary to implement the project. The Planning Commission will also consider whether the proposed Development Agreement for the site is consistent with the City's General Plan. In accordance with the California Environmental Quality Act (CEQA), the City has prepared a Final Environmental Impact Report (FEIR) to assess the potential environmental consequences of implementing the

proposed Precise Plan. This document can be viewed at www.dalycity.org/feir. APN 091-211-230.

On December 5, 2023, the Planning Commission voted 4-0 (unanimous) to recommend approval of the proposed General Plan amendment, rezoning, subdivision, design review, and EIR certification. The Planning Commission also found the Draft Development Agreement in conformance with the City's General Plan.

Staff report presented by: Michael Van Lonkhuysen, Planning Division Manager

Moved by Commissioner Satorre, seconded by Commissioner Paniza to close the public hearing. Motion carried 4-0.

Moved by Commissioner Faapuaa, seconded by Commissioner Paniza to adopt the findings as outlined in the staff report of December 5, 2023. Motion carried 4-0

Moved by Commissioner Paniza, seconded by Commissioner Faapuaa to recommend that the City Council find the project exempt from California Environmental Quality Act.. Motion carried 4-0 (unanimous roll call vote).

Moved by Commissioner Satorre, seconded by Commissioner Paniza to recommend approval of the General Plan Amendment GPA-04-21-014998, Planned Development PD-04-21-014997, Major Subdivision SUB-04-21-014999, and Design Review DR-04-21-015000 and recommend certification of the EIR for the project subject to the Findings and Conditions outlined in the staff report of December 5, 2023. Motion carried 4-0 (unanimous roll call vote).

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: Moved by Commissioner Faapuaa, seconded by Commissioner Paniza to adjourn the meeting at 9:45 p.m.

For further information regarding the above projects or to obtain staff report for any of the above projects, please contact Michael VanLonkhuysen at mvanlonkhuysen@dalycity.org. 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.