

CITY OF DALY CITY

Regular Meeting - PLANNING COMMISSION

AGENDA

Tuesday, December 3, 2024 - 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/@DalyCityGov/streams>, <https://www.dalycity.org/agendas>, or Comcast Channel 27

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 to 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 Michael Van Lonkhuysen at 991-8158 as soon as possible.

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

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.

APPROVAL OF MINUTES:

1. Approval of Minutes of September 3, 2024 and of October 1, 2024 Planning Commission Meetings

PUBLIC HEARINGS:

2. **Coastal Development Permit CDP-10-24-016669** – The applicant, Erik Zang proposes to demolish an existing 246 square foot sunroom and construct a 216 square foot bedroom addition in approximately the same location 60 Roslyn Court. The project is in the -Resource Protection (-RP) overlay zone and therefore requires a Coastal Development Permit. The project has been determined to be Categorically Exempt under CEQA Section 15332 -In-Fill Development. APN 006-021-120.

STAFF: Michael Vanlonkhuysen

RECOMMENDATION:

3. **Parcel Map PM-05-23-016239, Use Permit UPR-05-23-016240, and Design Review DR-05-23-016241** The applicant, John Britton, proposes a lot split of a single parcel into two parcels for the construction of two residential, three-story buildings comprised of two, two-unit condominiums with one accessory dwelling unit each (six units total) on an 8,750 square foot vacant property, located on the east side of Edgeworth Avenue, between Bryant and Annie Streets. The project has been determined to be Categorically Exempt under CEQA Section 15332 -In-Fill Development. APNs 006-346-070 and 110.

STAFF: Sam Fielding

RECOMMENDATION:

4. **General Plan Amendment GP-11-015959, Zone Change ZC-1-22-015960, Use Permit UPR-11-22-015962, and Design Review DR-11-22-015961.** The applicant, Cormorant Energy Storage LLC, is requesting planning entitlements to develop an approximately 11-acre vacant lot for a 250-megawatt battery energy storage system (BESS) and transmission line located at 2150 Geneva Avenue. The battery energy storage system will be composed of lithium-ion batteries installed in racks, inverters, medium-voltage (MV) transformers, switchgear, a collector substation, transmission line and other associated equipment to interconnect into the Pacific Gas & Electric Company (PG&E) Martin Substation (point of interconnection). The PG&E Martin Substation, the project's point of interconnection, is located approximately 0.5 miles east of the project site. The 115-volt transmission line will travel primarily underground from the project site to the point of interconnection location. To allow a battery storage facility use, the site would be redesignated from the existing Commercial - Retail and Office (C-RO) to industrial (I) land use designation, and from Light Commercial (C-1) to Heavy Commercial (C-2) zoning. In addition, approval of a Use Permit and Design Review permit is required to allow the use and design of a battery energy storage system at the project site. A California Environmental Quality Act Mitigated Negative Declaration (CEQA-MND) has been prepared for the proposed project. APN 005-050-020.

STAFF: Sam Fielding

RECOMMENDATION:

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: