

CITY OF DALY CITY

Regular Meeting - PLANNING COMMISSION

AGENDA

Tuesday, May 6, 2025 - 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 December 3, 2024 Planning Commission Minutes

STAFF:

RECOMMENDATION:

PUBLIC HEARINGS:

2. **Coastal Development Permit CDP-4-25-016795**

STAFF:

RECOMMENDATION:

3. **General Plan Consistency Finding for Fiscal Years 2026/2027**

STAFF:

RECOMMENDATION:

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:



Daly City Planning Commission Agenda Report

333 - 90th Street ♦ Daly City ♦ California ♦ 94015 ♦ 650-991-8033

Meeting Date: May 6, 2025

Application: Coastal Development Permit CDP-04-25-016795

Project Planner: Michael VanLonkhuysen, Planning Manager

Project Location: Daisaku Ikeda Canyon (Avalon Canyon) located adjacent to 290 Avalon Drive; APNs 008-010-030 and 008-010-090

Project Description: Realignment of a 15-foot-wide roadway for an approximate length of 500 feet. Minor related improvements include storm drainage and ditches.

Applicant and Property Owner: City of Daly City
333 90th Street
Daly City, CA 94015

Applicable Daly City Municipal Code Provisions: Chapter 17.23 – OS Open Space District
Chapter 17.27 – RP Resource Protection Combining District

Recommendation

Staff recommends that the Planning Commission table this item to allow City staff and Coastal Commission staff to determine the appropriate course of permitting for the project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael VanLonkhuysen".

Michael VanLonkhuysen
Planning Manager

A handwritten signature in black ink, appearing to read "Tatum Mothershead".

Tatum Mothershead
Director of Economic and
Community Development



Daly City Planning Commission Agenda Report

333 - 90th Street ♦ Daly City ♦ California ♦ 94015 ♦ 650-991-8033

<u>Meeting Date:</u>	May 6, 2025
<u>Project Planner:</u>	Michael VanLonkhuysen, Planning Manager
<u>Project Location:</u>	Citywide
<u>Project Description:</u>	General Plan Consistency Finding for Fiscal Years 2026/2027 Capital Improvement Program (CIP)
<u>Applicant/Owner:</u>	City of Daly City – Finance Department 333 90 th Street Daly City, CA 94015
<u>Environmental Assessment:</u>	Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061 – Review for Exemption

Background

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.

Discussion

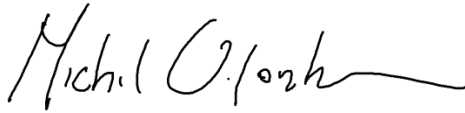
The CIP is a multi-year expenditure plan that prioritizes and recommends funding for various improvements projects exceeding \$50,000. Projects included in the CIP must be consistent with the goals and policies of the General Plan. CIP project selection and funding recommendations are made to the City Council as part of the budget process, which typically operates on a two-year budget cycle. All projects that are recommended to be funded are for improvements to existing systems/facilities and master planning purposes. The CIP will be presented to Council prior to the commencement of Fiscal Years 2025-2026/2026-2027 for adoption as part of the City budget.

Please note that the Commission is making recommendations regarding whether projects are consistent with the City's adopted General Plan and not whether the individual projects should be funded. The Planning commission's role is limited to certifying the consistency of the CIP with the General Plan, not to approve or disapprove of any particular project within the CIP.

Recommendation

Staff recommends the Planning Commission find the CIP consistent with the City's General Plan. Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,



Michael VanLonkhuysen
Planning Manager



Tatum Mothershead
Director of Economic and Community
Development

Attachments

Attachment A – List of CIP Projects

PROPOSED PROJECTS	FY 2025-26	FY 2026-27
BUILDINGS & FACILITIES		
NEW - PARKING METER UPGRADING	500,000	500,000
MUSSEL ROCK		
31-310-545 - MUSSEL ROCK LANDFILL GABION WALL REPAIR/REPLACEMENT	-	910,000
31-310-546 - MUSSEL ROCK MISCELLANEOUS WASTE MITIGATION/STABILIZATION	-	1,500,000
31-310-547 - MUSSEL ROCK LANDFILL SEAWALL REPAIR/REPLACEMENT	1,150,000	-
31-310-549 - MUSSEL ROCK LANDFILL SITE MAINTENANCE	200,000	200,000
31-310-550 - MUSSEL ROCK SITE ROUTINE MONITORING	185,000	190,000
31-310-554 - MUSSEL ROCK LANDFILL DRAINAGE PIPE REPAIR/REPLACEMENT/MAINTENANCE	-	910,000
SANITATION		
87-920-617 - RESURFACE S/S STREETS	400,000	400,000
87-920-780 - HEADWORKS 1 FINE SCREEN REPLACEMENT	300,000	-
87-920-801 - SEWER MAIN REHABILITATION/IMPROVEMENTS	200,000	200,000
87-920-802 - SEWER LIFT STATION REHAB/REPLACEMENT	250,000	250,000
87-920-803 - WWR VEHICLE UPGRADES	50,000	-
87-920-806 - PLANT PROCESS IMPROVEMENTS	350,000	350,000
87-920-807 - PLANT STRUCTURE IMPROVEMENTS	200,000	200,000
87-920-847 - TREATMENT PLANT AIR SCRUBBERS	300,000	300,000
87-920-858 - TREATMENT PLANT ELECTRICAL UPGRADE	500,000	500,000
87-920-943 - SSMP/MASTER PLAN - SYSTEM IMPROVEMENTS	2,500,000	2,500,000
TRAFFIC/TRANSPORTATION		
17-312-609 - COOPERATIVE PROJECT DEVELOPMENT	75,000	78,000
17-312-621 - WESTLAKE STREET SLURRY SEAL	1,129,000	-
17-312-629 - ST. FRANCIS HEIGHTS STREET SLURRY SEAL	-	4,200,000
17-312-631 - BAYSHORE STREET SLURRY SEAL	2,614,000	-
17-312-645 - RO 460 NORTHRIDGE STREETLIGHT CONVERSION	1,460,000	-
17-312-870 - CROSSWALK IMPROVEMENTS	-	200,000
17-312-872 - TRAFFIC SIGNAL/STREETLIGHT IMPROVEMENTS	160,000	165,000
17-312-877 - STREET RESURFACING (2025-26)	1,935,000	-
17-312-916 - VISION ZERO IMPROVEMENTS	200,000	-
NEW - ADA BARRIER REMOVAL PROJECT (2026-27)	-	162,000
NEW - ADA/SIDEWALK IMPROVEMENTS (2025-26)	162,000	-
NEW - ADA/SIDEWALK IMPROVEMENTS (2026-27)	-	167,000
NEW - BAYSHORE AND WOODROW WILSON SAFE ROUTES TO SCHOOL	-	405,000
NEW - STREET RESURFACING (2026-27)	375,000	1,226,000
NEW - STREET RESURFACING (2027-28)	-	393,000
WATER		
41-385-617 - STREET RESURFACING WATER MAINS	200,000	200,000
41-385-709 - PRESSURE REDUCING VALVE REPLACEMENTS	100,000	100,000
41-385-720 - WELL REHABILITATION	150,000	150,000
41-385-738 - RESERVOIR FENCING	100,000	100,000
41-385-752 - WATER PLANT IMPROVEMENTS	250,000	250,000
41-385-766 - SCADA SYSTEM UPGRADE	150,000	150,000
41-385-772 - HYDROPNEUMATIC TANK REPLACEMENTS	100,000	100,000
41-385-879 - EQUIPMENT - PICK UP TRUCK	50,000	50,000
NEW - CITRUS PUMP STATION REPLACEMENT	-	2,000,000
NEW - MAIN REHAB/IMPROVEMENTS	1,500,000	1,000,000
NEW - WESTLAKE ELECTRICAL UPGRADE	-	1,000,000
Grand Total	17,795,000	21,006,000