

CITY OF DALY CITY

Regular Meeting - PLANNING COMMISSION

MINUTES

Tuesday, September 1, 2026 - 7:00 PM

City Hall Council Chambers – 2nd Floor

City Hall 333 – 90th Street

Daly City, CA 94015

To watch the live telecast:

Channel 27 (Xfinity), <https://www.youtube.com/@DalyCityGov/streams>, or
<https://www.dalycity.org/agendas>

PUBLIC PARTICIPATION

There are three ways to submit public comments: (1) submit written comments by meeting day, (2) submit written comments during the meeting, and (3) attend the meeting live.

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:

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.

ROLL CALL:

APPROVAL OF MINUTES:

1. June 3, 2026 Special Planning Commission Meeting
2. July 7, 2026 Planning Commission Meeting Minutes

PUBLIC HEARINGS:

3. **Use Permit UPR-6-26-17087** - The applicant is requesting to use a currently vacant building at 6232 Mission Street for a billiards hall.

STAFF: Brian Paland

RECOMMENDATION:

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:

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

333 90th Street

Wednesday, June 3, 2026 – 7:00 PM

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENT: C. Catuar, T. Faapuaa, R. Paniza, R. Satorre

APPROVAL OF MINUTES: (Pending)

PUBLIC HEARING:

1. **Zone Change ZC-05-26-017062** – Amendments to Chapter 17.41.150 – Stormwater Management and Rainwater Retention to require stormwater capture and infiltration, in addition to stormwater treatment, on certain development projects.

Staff report presented by: Michael VanLonkhuysen, ECD Acting Director

On June 3, 2026, the Planning Commission voted 3-0-1 (Nurris absent, Satorre abstained) to forward the proposed Zoning Ordinance amendments to the City Council for approval. The Commission did so with the recommendation that the new requirements only apply to new permit applications and that new single-family homes be excluded from the requirements, not just home additions and accessory dwelling units. Commissioner Faaupuaa and Commissioner Satorre asked that the next time an item is brought before the Planning Commission that the Department Head who oversees the City's stormwater system attends the meeting to answer questions the Planning Commissioners may have.

Moved by Commissioner Paniza, seconded by Commissioner Catuar to adopt the Findings as outlined herein. Motion carried 3-0 – 1 Abstain

Moved by Commissioner Paniza, seconded by Commissioner Catuar to find that the proposed rezonings are exempt from the requirements of the California Environmental Quality Act (CEQA) guidelines Section 15061 – Review for Exemption; Motion Carried 3-0 – 1 Abstain

Moved by Commissioner Paniza, seconded by Commissioner Catuar, to recommend City Council the approval of Zone Change ZC-05-26-017062 , Amending Chapter 17.41.150 – Stormwater Management; Motion Carried 3-0 – 1 Abstain .

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: Moved by Commissioner Paniza, seconded by Commissioner Catuar to adjourn the meeting at 8:17 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.

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

333 90th Street

Tuesday, July 7, 2026 – 7:00 PM

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENT: C. Catuar, T. Nuris, R. Satorre

APPROVAL OF MINUTES: Not available at this time

PUBLIC HEARING:

1. **Zone Change ZC-06-26-017088** - Amendments to Chapter 17.47 – Inclusionary Housing to give preference to households that live or work in Daly City when selecting residents for income-restricted affordable housing units. Citywide.

Moved by Commissioner Catuar, seconded by Commissioner Satorre to adopt the Findings as outlined herein. Motion carried 3-0 -2

Moved by Commissioner Catuar, seconded by Commissioner Satorre to find that the proposed rezonings are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Section of 15061 – Review for Exemption. Motion carried 3-0 -2

Moved by Commissioner Catuar, seconded by Commissioner Satorre to recommend to the City Council the approval of Zone Change ZC-06-01-017088, Amending Chapter 17.47 – Inclusionary Housing. Motion carried 3-0 -2

Staff report presented by: Michael VanLonkhuysen, Acting Director

On July 27, 2026 Staff recommends that the City Council set September 14, 2026, at 7:00 p.m. as the date and time for a public hearing to consider Zone Change ZC-06-26-017088

Item 2. Use Permit UPR-03-26-017020 and Design Review DR-03-26-017021 – Restaurant with Drive-Through, NW Quadrant – 3 Serramonte Center

Staff report presented by: Sam Fielding, Senior Planner

On July 7, 2026, the Planning Commission voted 3-0-2 to recommend that the City Council approve the Use Permit and Design Review for a Restaurant with Drive-through (Building A). The following issues were raised at the meeting:

Public Comment: Staff received an email from Melinda Hue on July 1 and July 5, 2026, regarding concerns about California Environmental Quality Act (CEQA) traffic impact analysis and pedestrian and bicycle improvements. These emails were forwarded to the Planning Commission prior to the meeting.

Chair Nuris acknowledged Planning Commission receiving Melinda Hue's emails. Chair Nuris asked staff if a traffic study was required under CEQA. Staff informed the Commission that a project determined Categorical exempt under Class 32, Section 15332 – In-Fill Development Projects, does not mandate a full traffic study. Based on traffic counts and level of service data collected for the traffic study conducted for the Serramonte Master Plan Transportation Analysis, the proposed restaurant with drive-through, staff determined the project would not cause significant traffic impacts.

Commissioner Catuar asked about bicycle and American with Disability Act (ADA) parking requirements. Staff stated that Daly City follows CalGreen State requirements for bicycle and ADA parking and applicant would need to comply with these requirements.

The applicant, Regency Centers, described the recent restaurant and retail developments occurring at the shopping center and explained the proposal will bring jobs and economic activity to benefit the community. Commissioner Satorre commented that the project will stimulate economic growth and business activity in Daly City and to Serramonte Shopping Center and will benefit the

community. He noted that increased traffic means Daly City is attracting economic activity and supports the project.

Moved by Commissioner Satorre, seconded by Commissioner Catuar, to adopt the Findings as outlined herein. Motion carried 3-0 -2

Moved by Commissioner Satorre, seconded by Commissioner Catuar to affirm the project Categorical is Exempt per Section 15332 of the California Environmental Quality Act; Motion carried 3-0 -2

Motion moved by Commissioner Satorre, seconded by Commissioner Catuar, to approve Use Permit UPR-03-26—017020 and Design Review DR-03-26-017021, subject to the Conditions of Approval outlined herein. Motion carried 3-0 -2

Item 3. Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023 – Restaurant with Drive-Through NW Quadrant – 3 Serramonte Center

Staff report presented by Sam Fielding, Senior Planner

On July 7, 2026, the Planning Commission voted 3-0-2 to recommend that the City Council approve the Use Permit and Design Review for a Restaurant with Drive-through (Building A). The following issues were raised at the meeting:

Public Comment: Staff received an email from Melinda Hue on July 1 and July 5, 2026, regarding concerns about California Environmental Quality Act (CEQA) traffic impact analysis and pedestrian and bicycle improvements. These emails were forwarded to the Planning Commission prior to the meeting.

Chair Nuris acknowledged Planning Commission receiving Melinda Hue's emails. Chair Nuris asked staff if a traffic study was required under CEQA. Staff informed the Commission that a project determined Categorical exempt under Class 32, Section 15332 – In-Fill Development Projects, does not mandate a full traffic study. Based on traffic counts and level of service data collected for the traffic study conducted for the Serramonte Master Plan Transportation Analysis, the proposed restaurant with drive-through, staff determined that the project would not cause significant traffic impacts.

Staff noted that Daly City follows state law regarding bicycle parking requirements, and the applicant would need to install the bicycle parking as required. In addition, the two pedestrian access routes from Callan Boulevard would need to meet state ADA requirements.

The applicant requested the traffic analysis condition be removed, as the proposed project will not cause significant traffic impacts. They noted that a traffic study was completed for Serramonte Shopping Center and the traffic will be less than the previously proposed hotel at the project site. They also indicated the plan includes pedestrian improvements throughout the project site area. Staff informed the applicant that Public Works - Engineering included the traffic analysis in the conditions of approval, but they are welcome to request to rescind this condition at the City Council Hearing.

Commission Satorre commented that the project will stimulate economic growth and business activity in Daly City and will benefit the community and he supports the project.

Moved by Commissioner Satorre, seconded by Commissioner Catuar to adopt the findings as outlined herein. Motion carried 3-0 -2

Moved by Commissioner Satorre, seconded by Commissioner Catuar to affirm the project Categorically is Exempt per Section 15332 of the California Environmental Quality Act; Motion carried 3-0 -2

Moved by Commissioner Satorre, seconded by Commissioner Catuar to approved Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023 subject to the Conditions of approval outlined herein.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: Moved by Commissioner Nuris, seconded by Commissioner Catuar to adjourn the meeting at 7.56 p.m.

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