

ACTION MINUTES
DALY CITY PLANNING COMMISSION
Regular Meeting
Tuesday, June 1, 2010
Council Chambers, Daly City

Chair Crump called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Lubiano, Edelman, Crump, and Kelly
 Absent: Bautista
 Staff Present: Berger, Schott, Mothershead, Naughton, and DeFries

APPROVAL OF MINUTES: Moved by Commissioner Kelly, seconded by Commissioner Lubiano, to approve the minutes of May 4, 2010. Motion carried 4-0.

PUBLIC HEARINGS:

10. Use Permit UPR-3-10-1876, Design review DR-3-10-1855 and Environmental Assessment for the establishment of a drive thru pharmacy business in conjunction with exterior façade improvements – 375 Gellert Boulevard

Staff report presented by: Jeannie Naughton, Associate Planner

Ms. Naughton presented the request by CVS for a drive-thru pharmacy in conjunction with exterior façade and parking lot improvements at 375 Gellert Boulevard. It is located within an existing, auto-oriented shopping center (Serramonte Plaza) and consists of an approximately 12,000 square foot retail building. It was previously divided into two distinct retail spaces, containing a retail video rental business (Hollywood Video) with a retail video store (Game Stop) and a carpet store (MMM Carpets) on the east side of the building. CVS plans on removing the demising wall between the two tenant spaces and utilizing the entire building.

Several restaurants and medical offices surround the subject building and parking is shared throughout the center between the various uses. Site modifications include changing the one way traffic flow of the westernmost parking field to full movement so that vehicles may enter and exit the site from this area. It also includes removal of the parallel parking stall adjacent to the entry driveway on the south side of the north access road in order to provide line of sight for exiting vehicles coming from the westernmost drive aisle. A portion of the raised planter area on the south side of the site is to be removed to allow for the addition of a new loading area as well as exiting vehicles from the drive-thru queue.

Ms. Naughton described the basic traffic flow for entering and exiting the drive-thru. The pharmacy window is going to be for prescriptions only. Drop off customers will be required to exit and come back for pick up. No other products sold at CVS will be sold through that window.

The drive-thru pharmacy is what triggers the use permit requirement in C-1 zoning. The biggest concern typically for a drive-thru is queuing of vehicles, traffic flow on the site, trip generation and parking. The Zoning Ordinance requires one parking space for each 300 square feet of the building for retail use. This would require 42 parking stalls and they are proposing to provide 72 parking spaces within the actual parcel. Based on data from one of CVS' highest volume drive-

thru pharmacies in Indio, CA, at the peak hour, the drive-thru window experienced 10 transactions per hour with a maximum queuing of 4 vehicles at peak time. Based on standard 19' long parking spaces, the drive-thru queue will have space for 5 cars to line up behind one car waiting at the window, which should be more than sufficient for this location.

Additional changes that are proposed for this site are on the north side there will be a new egress ramp constructed, the 45° parking stalls on the southwest corner will be reconfigured to be perpendicular stalls, the existing storage enclosure will be replaced with 5 parking stalls and a new trash enclosure created on the east side of those parking stalls.

Ms. Naughton discussed signage and proposed design modifications to the existing building. Staff is recommending the removal of the beer & wine sign because the sale of beer and wine is incidental to the business and because they currently do not have the legal right to sell beer and wine at this location. The applicant is in the process of applying for the transfer of their beer and wine license. They will have to go before the City Council for Public Convenience and Necessity Findings and get ABC approval. One of the Conditions of Approval is that the applicants work with staff to reduce the size of signage to make it more proportionate to the building.

Commissioner Kelly commented that parking is difficult in that shopping center and asked how many parking spaces are currently there and what the impact would be on the other businesses in the area. Ms. Naughton replied that there was a net loss of 5 parking spaces and that there are several parcels in Serramonte Plaza with shared parking agreements. The Zoning Ordinance looks at individual parcels and this proposal meets the parking requirements.

Commissioner Kelly was concerned that by changing the configuration for 2-way traffic, what would prevent problems at Bank of America lot with people coming in both directions. Ms. Naughton replied that they are proposing to restripe that area on Bank of America's parcel so that cars can exit going eastbound. Currently it is right turn only, but the reconfiguration includes being able to turn left.

Commissioner Kelly noted that the shopping center is dirty and messy and was concerned about the maintenance and upkeep of the whole center. She asked if there were any guarantees that the area will be properly maintained by the new tenants. Ms. Naughton answered that a Condition of Approval could be added to include a yearly inspection.

Commissioner Edelman asked about the hours of operation. Ms. Naughton said they were proposing 24 hours. Commissioner Edelman asked if there was a requirement for more security for a 24 hour business. Ms. Naughton replied that there were no Conditions of Approval that addressed security.

Commissioner Lubiano asked about the delivery area and if deliveries would block the drive-thru. Ms. Naughton said there is a 12' wide loading zone and they will have to use reduced size delivery vehicles. Also, there will be a 14' traffic lane next to the loading area, 2' wider than what is required by Code for a one way commercial traffic lane. There will be sufficient space for vehicles to exit even if a delivery vehicle is parked in the loading zone.

Speakers: Holly Grzywacz, Director of Development, Landmark Retail Group, developer for CVS

Ms. Grzywacz addressed the commissioners' concerns, saying that it was not their intent to operate 24 hours initially, although they wanted to reserve the right to operate 24 hours. It would depend on the need. She also noted that there would be only two large deliveries a week with smaller trucks. As for security, they have security cameras and security needs are managed by store management. There is no plan at this time for additional security. She also clarified that the type of liquor license they would have is Type 21, which is full alcohol, not just beer and wine. They would also like to request a different sign in place of the beer and wine sign.

Commissioner Edelman thanked CVS for investing in Daly City.

COMMISSION ACTION

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

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of June 1, 2010. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Lubiano, to approve Use Permit UPR-3-10-1876 and Design Review DR-3-10-1855 subject to the Findings and Conditions as amended and outlined in the staff report of June 1, 2010. Motion carried by a unanimous roll call vote.

ADJOURNMENT:

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to adjourn at 7:25 p.m.

Respectfully submitted,



Richard Berger
Director of Economic and Community Development