

ACTION MINUTES
DALY CITY PLANNING COMMISSION
Regular Meeting
Tuesday, June 7, 2011
Council Chambers, Daly City

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

ROLL CALL: Present: Bautista, Edelman, Crump, and Kelly
Absent: Lubiano

Staff Present: Berger, Schott, Mothershead, Naughton, and DeFries

APPROVAL OF MINUTES: Moved by Commissioner Kelly, seconded by Commissioner Crump, to approve the minutes of May 3, 2011. Motion carried 4-0.

PUBLIC HEARINGS:

10. **Planned Development (PD-67) PD-12-10-3203, Zone Change ZC-4-11-3678, General Plan amendment GPA-12-10-3204 and Environmental Assessment CEQA-12-10-3205 for a pre- and re-zone of a portion of the site as Planned Development for the new construction of 50 residential townhomes; pre-zone one parcel of the site as R-2 Two Family Residential District (no development proposed for this site); and General Plan Amendment to designate both sites as Medium Density Residential (21-35 du/ac) – Various parcels located along 2nd and 3rd Avenues between Valley Street and A Street**

Staff report presented by: Jeannie Naughton, Associate Planner

Ms. Naughton introduced the Precise Plan review of a series of pre- and re-zoning entitlements that establish a Planned Development for the new construction of 50 townhome units and R-2 zoning for a property currently located in Unincorporated San Mateo County. These entitlements must be secured prior to submitting the annexation application to LAFCo.

Staff reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and, after the completion of an Initial Study, determined that the project will not have a significant impact on the environment. A Negative Declaration was prepared for the project.

The site is located along 2nd and 3rd Avenues between Valley and A Streets. Two of the parcels are located in Daly City and require Re-Zone to PD, while the rest of the parcels are located in Unincorporated San Mateo County and require Pre-Zone, prior to annexation. Once the applicant has secured the entitlements for the Planned Development, R-2 zoning designations and the General Plan Amendment designation of Medium Density Residential for the project site, he may apply to LAFCo for annexation into Daly City. This process can take anywhere from two to five months (or even longer, if LAFCo deems delays are necessary). The PD-67 and R-2 Zoning and the General Plan Amendment to Medium Density Residential will become effective once the annexation into Daly City is complete. The applicant will return to file the application for Major Subdivision and Design Review entitlements for the Planned Development District (PD-67).

The proposed project includes the pre-zoning of the 6,000 sq. ft. site on Third Avenue to R-2 Two Family Residential, the pre- and re-zoning of approximately 1.76 acres to Planned Development

PD67, for the new construction of fifty (50) townhouse units, resulting in a density of 29 dwelling units per acre, which is in line with the proposed GPA proposal of Medium Density Residential, which allows 21-35 units per acre. The units count would consist of 25 2bdrm/2.5 bath units and 25 3-bdrm/2.5 bath units. The project would provide parking on a 1 space per bedroom basis or 125 spaces, which is 25% more than what is currently required by Code (100 spaces or 2/unit). Overall dimensions of the garage spaces are proposed to be slightly smaller than what the Code requires.

Twenty-two units will front 2nd Avenue on the west side of the street, while twelve units will front 2nd Avenue on the east side of the street. The remaining sixteen units will front 3rd Avenue on the west side of the street.

Ms. Naughton stated that a letter had been received expressing concerns about the lack of available on-street parking, street sweeping days, and possible effect of the development on these two situations. The streets will be widened along the project frontages, providing sidewalks where currently none exist. Existing on-street parking spaces will be preserved, and some created, because there are several "No Parking" signs posted along fences along 2nd and 3rd Avenues. Twenty three on-street parking spaces are shown fronting the subject project, along 2nd and 3rd Avenues. Additionally, were this entire site to be developed as traditional single family residences, a significant number of on-street parking spaces would be lost and there would be two parking spaces provided for each unit.

The proposed site plan provides a highly functional layout, including internal pedestrian circulation and an abundance of common open space for the outdoor enjoyment of the residents. The average overall building height is approximately 36 feet. Each unit will be three stories, consisting of one level of parking, two levels of living area, and a partial fourth floor, consisting of attic space and a private roof terrace.

Ms. Naughton stated that correspondence was received that expressed concerns regarding the absence of guest parking and the lack of storage space in each unit. The Code does not require guest parking for condominium/townhouse developments and none is being provided. The developer felt that providing landscaped, common open space areas would not only help retain a somewhat rural setting that currently exists on the site, but also provide a water quality benefit by providing more permeable surfaces as opposed to paved parking areas. If the Planning Commission determines that guest parking is something the project should provide on-site, the site plan will require modification to accommodate this change. Direction should be given as to how many guest parking spaces should be provided, since there is no code that would otherwise give guidance. The revised proposal would then need to return to the Planning Commission before moving forward to the City Council for review.

In regards to the storage issue, the Code requires that all residential units be constructed with adequate storage for the number of occupants intended for the unit, but does not provide a specific size to be considered adequate. The proposal currently provides approximately 115 square feet in the attic to accommodate storage for each of the units.

The City of Daly City adopted a Green Building Ordinance in December 2010 that requires all new residential construction to meet minimum requirements for Build It Green, LEED, or an equivalent third party rating system certification. Mandating green building practices in new residential construction will result in increased energy efficiency that can ultimately contribute toward lower Greenhouse Gas emissions and other pollutants. The applicant has proposed a project that will

meet or exceed the required green building standards and has proposed to utilize innovative low impact development stormwater treatment facilities for the site.

Commissioner Edelman asked if the smaller garage size concerned staff and noted the likelihood that cars would not be parked in the garages and the garages would be used for storage. Ms. Naughton replied that they did some research and found that nineteen out of twenty most popular vehicles had lengths less than seventeen feet and would be accommodated by the proposed garage dimensions. The establishment of a Planned Development does allow alternative standards and may deviate from what is typically required by Code. Staff felt confident that the size being proposed would accommodate most vehicles. She also addressed the storage issue saying that the attic area was solely for storage and confirmed that there was no room in the garage for any storage, except for trash and recycling.

COMMISSION ACTION:

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

Speakers: Dan Ionescu, architect for project
Diana Merlo, property owner at 313 2nd Ave.

Mr. Ionescu thanked staff and commented that they were very professional. He stated that he wanted to make a few points, the first being that the project is located approximately 400 yards from a BART station, in a transportation corridor. He feels that the project will attract the younger generation that uses private cars somewhat less. He noted that at the neighborhood meeting, people were in favor of single family ownership, rather than apartments. He noted that the project provides more parking spaces than required by Code and feels that green areas are more important than parking lots and better for the future. He emphasized the sustainability of the project, noting that 42% of the site is green. He also addressed the storage issue, stating that the units did have several closets as well as storage in the attic space. The end units are bigger and have more storage areas and they are also planning to offer the buyers of some units the option of garage lofts for storage.

COMMISSION ACTION

Move by Commissioner Crump, seconded by Commissioner Bautista to reopen the public hearing. Motion carried 4-0

Diana Merlo, a property owner next to the proposed project, was concerned about privacy and what the project would look like in relationship to her house. Staff and the architect offered to go over the plans and drawings with her after the meeting, showing her what would be next to her home.

Commissioner Bautista commended the architect for making this a green project and considering the visual impact on the neighborhood. He also mentioned a letter received from Mr. John Giannini, a neighbor, and asked that the developer coordinate with the Public Works department to address this request to get street cleaning at a more appropriate time. He also commented that since this is a transit oriented development, hopefully it will encourage people to use public

transportation. He also hoped that the developer would put in the infrastructure for solar panels, so that the future homeowners would have that option.

Commissioner Crump thanked the architects for designing the project in a sustainable manner and was particularly pleased with the proposed landscaping.

Commissioner Kelly also voiced her approval of the project and was pleased that there was neighborhood involvement. She also hoped that there would be consideration for the neighbors during the construction phase.

COMMISSION ACTION

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

Moved by Commissioner Kelly, seconded by Commissioner Bautista, to adopt the findings as outlined in the staff report of June 7, 2011. Motion carried 4-0.

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

Moved by Commissioner Crump, seconded by Commissioner Bautista, to approve Planned Development (PD-67) PD-12-10-3203, Zone Change ZC-4-11-3678, General Plan Amendment GPA-12-10-3204, Environmental Assessment CEQA-12-10-3205 subject to the Findings and Conditions outlined in the staff report of June 7, 2011. Motion carried by unanimous roll call vote.

ADJOURNMENT:

Moved by Commissioner Kelly, seconded by Commissioner Crump, to adjourn at 7:40 p.m.

Respectfully submitted,



Richard Berger
Director of Economic and Community Development