

ACTION MINUTES  
**DALY CITY PLANNING COMMISSION**  
Regular Meeting  
Tuesday, October 4, 2011  
Council Chambers, Daly City

Chair Edelman 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 Crump, to approve the minutes of September 6, 2011. Motion carried 4-0.

**PUBLIC HEARINGS:**

**10. Use Permit UPR-8-11-4381, Design Review DR-8-11-4383 and Environmental Assessment for the establishment of a church use – 7535 Mission Street**

Staff report presented by: Jeannie Naughton, Associate Planner

Ms. Naughton presented the request for the establishment of a church use at 7535 Mission Street. The site is located along Mission Street between A Street and Valley Street. It is within the BART Station Area Specific Plan and has a land use designation of Medium Density Residential.

Original entitlements for the site established the Moose Lodge in 1969 – a non-sectarian and non-political social club with a private bar. The site has been on the market for approximately nine months.

Adjacent development includes the new Habitat for Humanity, 36-unit condominium project to the south. To the north is the El Camino Inn, a 36-room motel. Uses on the west side of Mission, which is in Unincorporated San Mateo County, include the Motorville Motel, several auto-related uses, and various service-commercial type uses. The east side of the site, along 1<sup>st</sup> Avenue consists of single family residential and to the south and southeast are multi-family residential developments.

There are two parking areas existing on the site. The main parking will be retained and re-stripped. The Zoning Ordinance requires 1 space for every 200 square feet of gross floor area where there are no fixed seats, resulting in a site requirement of 28 spaces. The proposed parking layout will exceed this requirement by 1 space, providing 29 spaces. The northern parking area will be replaced with a raised planter and landscaping.

Additional site improvements include the replacement of the northern curb cut with full curb height, which will provide additional street parking along Mission Street. Other proposed improvements include stamped, decorative concrete on the west, south and east of the building, a basketball court along the southern property line, a new trash enclosure at the southeastern corner of the site, landscaping around the perimeter of the site, and a new fence and pedestrian gate along 1<sup>st</sup> Avenue.

The proposed floor plan consists of a main sanctuary hall, several classrooms, a kitchen and café area, restrooms and storage area. There will be one full-time employee on site throughout the week from 8:00 am to 5:00 pm. Bible study classes and worship services will be conducted on Sunday mornings, throughout the day on Sunday and during selected evenings throughout the week. The congregation currently has approximately 60 members.

The proposed plans include façade improvements, replacement of the mechanical area with a vertical window system, replacement of vertical siding with horizontal siding, reconfiguration of the entry doors from west facing to south facing, with two sets of double doors and significant number of surrounding windows, and replacement and reconfiguration of existing windows on the façade wall. The improvements also include the removal of the raised brick planter which is currently located in front of the proposed south facing entry doors and a new 200 square foot storage shed at the northeastern end of the building.

The white column and cross will be most visible from the southern elevation, as will the building signage, which is proposed to be architecturally integrated into the design of the southern façade. The name of the church, Peninsula Christian Fellowship will be composed of brushed aluminum letters and trim and will be located along the top of the southern façade wall. The letters "pcf" are also proposed for the column area adjacent to the cross. The total sign area proposed is approximately 62 square feet, well below the maximum of 125 square feet that is allowed.

The proposed building colors are dark brown and olive green with off-white trim and grey siding for the shed. It is a contemporary design and color scheme that incorporates a variety of high quality materials and details and will complement surrounding development.

Commissioner Kelly stated that the last time she was in that building, the floors were treacherous. She asked if the applicant intended to replace the floors. Ms. Naughton, after checking the plans, assured her that the floors were to be replaced throughout the building.

Speaker: David Leyva III, member of PCF  
Jessica Cottros, member of PCF  
Glenn Shanks, member of PCF  
Pastor John Grussi, Pastor of PCF

No one spoke against the project and several members of the Peninsula Christian Fellowship spoke in favor of the church use at this location. They noted the vast improvements proposed for the site would make this location better and be a positive change and also contribute to the ongoing improvements along this corridor of Mission Street. They also applauded the provision of community facilities for the neighborhood. Pastor John Grussi noted that their congregations had been operating for 59 years, but had been without a permanent location for approximately 10 years due to a fire.

COMMISSION ACTION:

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

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

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

Moved by Commissioner Crump, seconded by Commissioner Kelly, to approve Use Permit UPR-8-11-4381 and Design Review DR-8-11-4383 subject to the Findings and Conditions outlined in the staff report of October 4, 2011. Motion carried by unanimous roll call vote (4-0).

**ADJOURNMENT:**

Moved by Commissioner Kelly, seconded by Commissioner Lubiano, to adjourn at 7:15 p.m.

Respectfully submitted,



Richard Berger  
Director of Economic and Community Development

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