

ACTION MINUTES  
**DALY CITY PLANNING COMMISSION**  
Regular Meeting  
Tuesday, March 6, 2012  
Council Chambers, Daly City

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

ADMINISTRATION OF OATH OF OFFICE TO NEW COMMISSIONER: Councilmember Carol Klatt administered the oath of office to new Commissioner Glenn Sylvester.

ROLL CALL: Present: Edeleman, Kelly, and Sylvester  
Absent: Lubiano, Crump

Staff Present: Millar, Schott, Mothershead, Engfer and DeFries

APPROVAL OF MINUTES: Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to approve the minutes of February 7, 2012. Motion carried 3-0.

**PUBLIC HEARINGS:**

**10. Minor Subdivision SUB-10-10-2809, Design Review DR-10-10-2810 and Environmental Assessment to subdivide one lot into four lots in conjunction with the construction of four new single family residences – Vacant lot adjacent to 983 Crocker Avenue**

Staff report presented by: Steve Engfer, Assistant Planner

Mr. Engfer presented the request by Ramon Lei and Fu Yim for a minor subdivision and design review approval to subdivide one 13,038 square foot lot into four lots. This is in conjunction with the new construction of one single-family residence on each resulting lot. Mr. Engfer then stated there was an error in the staff report on page 14, recommendation #2. The appropriate CEQA exemption is Section 15332: Infill development projects.

The site is an existing parcel that consists of a 143 foot wide street frontage along Crocker Avenue, between Templeton and Pointe Pacific Drive. It is zoned R-1 Single-family Residential. The lot sizes proposed meet the required minimum parcel size of 2,500 square feet. Proposed Parcel 1 has an existing 15-foot wide public utility easement on the westerly portion of the lot. Conditions of approval ensure that the proposed dwelling unit will not encroach upon the easement.

Frontage improvements required along Crocker Avenue will result in the widening of Crocker Avenue by approximately twenty feet along the entire project frontage. Staff has recommended in the conditions of approval that the curb cut layout be designed to accommodate the maximum on-street parking.

The proposed residences will be two stories at the front along Crocker Avenue with a basement at the rear half of each building, resulting in a three-story rear elevation. The applicant has proposed foundation walls and piers for the construction method to minimize cuts and grading. Lot coverage would be no greater than 55%, in compliance with the Zoning Ordinance. The landscape plans include front yard landscaping on each side of the proposed driveways.

A condition of approval has been included to require that a 17-foot driveway and two-foot recess be utilized to allow for two additional off-street parking spaces in the driveway. There are also two side-by-side spaces in the garage. Each floor plan proposed includes four bedrooms and four and one-half bathrooms.

The surrounding neighborhood consists of two-and three-story single-family dwellings. The proposed design elements incorporate many features consistent with the neighborhood.

Speakers: Ramon Lei, applicant  
Debbie Cooke, property owner at 837 Crocker Avenue

Commissioner Kelly was concerned about the potential for converting the basement to a second unit, noting there are already parking problems in the area. Mr. Engfer replied that in the future, they could apply, but would have to meet all the current requirements. He said it would be difficult to utilize the basement space for a 2<sup>nd</sup> unit as they would have to go through the main house.

Commissioner Edelman asked if they were repositioning the whole building or just the garage door to get the 19-foot driveway. Mr. Engfer responded that they were shifting the whole structure two feet back and still maintaining the two-foot recess for the garage doors. He assured Commissioner Edelman that they were not reducing the garage space.

Mr. Lei, the property owner, said he was doing the project for Daly City housing stock and to beautify Crocker Avenue. He said the existing empty lot will look much better with four beautiful houses with families living there. Commissioner Kelly encouraged him to speak to the neighbors that will be affected by the construction of his project so they know who his is.

Ms. Cooke, a homeowner on Crocker Avenue, stated that she has no opposition to a building that meets the code, but she is very concerned about parking and the narrowness of the street. Everyone has to double park to drop off passengers or unload groceries. Only three houses have single families. All the rest have multiple residents. No one uses their garage for parking. Parking and congestion are a problem in her neighborhood. She was also concerned about construction on Crocker Avenue and said that it has possibly compromised her retaining wall. Another concern was that they would start the project and run out of funds and leave an unfinished eyesore. She also mentioned that people don't always trim their bushes and the proposed bushes between the properties will impede drivers' vision and she suggested trees rather than low bushes.

COMMISSION ACTION:

Moved by Commissioner Edelman, seconded by Commissioner Sylvester to close the public hearing. Motion carried 3-0.

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to adopt the findings as outlined in the staff report of March 6, 2012. Motion carried 3-0.

Moved by Commissioner Sylvester, seconded by Commissioner Edelman, to affirm the Environmental Assessment. Motion carried 3-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to approve Minor Subdivision SUB-10-10-2809 and Design Review DR-10-10-2810 as corrected subject to the Findings and Conditions outlined in the staff report of March 6, 2012. Motion carried by unanimous roll call vote (3-0).

**COMMUNICATIONS:**

**ADJOURNMENT:**

Moved by Commissioner Crump, seconded by Commissioner Bautista, to adjourn at 7:45 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Brian Millar". The signature is written in a cursive, slightly slanted style.

Brian Millar  
Director of Economic and Community Development

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