

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

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

ROLL CALL: Present: Lubiano, Edelman, Kelly, and Crump
Late: Sylvester

Staff Present: Millar, Schott, Mothershead, and DeFries

APPROVAL OF MINUTES: Moved by Commissioner Edelman, seconded by Commissioner Crump, to approve the minutes of May 1, 2012. Motion carried 4-0.

PUBLIC HEARINGS:

10. Variance VARC-4-12-5383 and Environmental Assessment for parking variance for new restaurant – 6300 Mission Street

Staff report presented by: Tatum Mothershead, Planning Manager

Ms Mothershead presented the proposal for a new restaurant called City Café at 6300 Mission Street. The site is located at the corner of Hillcrest Drive and Mission Street. The site is zoned C-1, Light Commercial, which allows a restaurant use. The 1,986 square foot tenant space used to be a Mini Mart.

The previous use required seven parking spaces, but the total required for the restaurant use is sixteen spaces. There are no on-site parking spaces as the building covers the whole lot. Therefore, a variance to waive all required parking is required. The Daly City Municipal Code and California Government Code govern the processing and review of the variance requests. The California Government Code allows parking variances under specific circumstances when there are transit and public parking opportunities for commercial development. There are ample public parking opportunities within 700 feet of the site. There are two public lots and metered spaces along Mission. There is also a nearby SamTrans and MUNI public transportation hub on Mission Street near the site.

There are restaurant uses operating on properties within the vicinity of the proposed project along the Mission Street frontage that have similar substantial building to lot coverage ratios with little or no on-site parking. Many of these properties were granted parking waivers by the Redevelopment Agency in the past. However, due to the State elimination of Redevelopment Agencies, the same opportunity could not be afforded to the subject property. Strict application of the parking regulations would deprive the subject property of the same privileges enjoyed by other properties within the vicinity in the same zoning district.

There was no discussion and no speakers on this item, although Commissioner Kelly did ask if other businesses granted a waiver in the past would have to reapply for a parking variance. Ms. Mothershead replied that they would not.

COMMISSION ACTION:

Moved by Commissioner Edelman, seconded by Commissioner Sylvester to close the public hearing. Motion carried 5-0.

Moved by Commissioner Lubiano, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of June 6, 2012. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Lubiano, to affirm the Environmental Assessment. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to approve Variance VARC-4-12-5383 subject to the Findings and Conditions outlined in the staff report of June 6, 2012. Motion carried by unanimous roll call vote (5-0).

COMMUNICATIONS:

ADJOURNMENT:

Moved by Commissioner Crump, seconded by Commissioner Sylvester, to adjourn at 7:08 p.m.

Respectfully submitted,



Brian Millar
Director of Economic and Community Development