

ACTION MINUTES
DALY CITY PLANNING COMMISSION
Regular Meeting
Tuesday, July 3, 2012
Council Chambers, Daly City

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

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

Staff Present: Millar, Schott, Mothershead, and DeFries

APPROVAL OF MINUTES: Moved by Commissioner Edelman, seconded by Commissioner Crump, to approve the minutes of June 6, 2012. Motion carried 5-0.

PUBLIC HEARINGS:

10. Use Permit UPR-1-12-5048, Design Review DR-1-12-5050 and Environmental Assessment CEQA-1-12-5049 for tenant improvements in an existing 232,000 square foot building for a San Francisco Municipal Transportation Agency facility – 2650 Bayshore Boulevard

Staff report presented by: Tatum Mothershead, Planning Manager

Ms. Mothershead presented the proposal on behalf of the San Francisco Municipal Transportation Agency (SFMTA) for tenant improvements in an existing building to house offices, training, enforcement, auto return and weekly auctions. The site is zoned M (Industrial) and was previously used as a United States Postal Service Distribution Center until 2010. Other previous uses included food warehousing, distribution and manufacturing of cans and bottle tops.

The project proposes a tenant improvement of the existing building for SFMTA to operate a facility for the storage of impounded vehicles, their return, auction and facility to house their parking enforcement. The project site would have approximately 300-350 employees on rotating shifts. The tenant improvements consist of new interior partition walls, interior layout changes, removal of a garage on the southwest corner of the lot, exterior paint, signage, new and improved landscaping, perimeter fencing upgrades and parking lot striping. No building expansion is proposed.

The warehouse area is approximately 193,404 square feet and will be utilized to house parking enforcement vehicles, towed vehicle storage and the auction area. The office area is approximately 38,122 square feet that will house the parking enforcement offices, auto return area, training and administrative office. By adding parking in the building, 1,030 parking spaces will be provided.

The proposed project will utilize the existing three driveways on Bayshore Boulevard and the existing driveway on Talbert Street. A Traffic Study was prepared and the proposed project would generate 946 daily trips on all days except Wednesdays. Wednesdays are auction days and as a result of the added traffic, the site is expected to generate 1,546 daily trips. The previous use, USPS, was estimated to have generated 1,245 daily trips. Therefore, other than on Wednesdays, the total daily traffic trips generated is almost 40% less than the previous use.

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA). An Initial Study was required and completed. There is one mitigation measure to mitigate dust and air quality impacts during construction activities. Staff has determined that subject to the conditions and mitigation monitoring program, the project would not have a significant impact on the environment.

Speakers: Dan Letter, representative for Prologis
Dan Scanlan, representative for Auto Return
Steven Lee, representative for SFMTA
Scott Swensen, representative for Prologis

Commissioner Edelman had concerns about onsite security, lighting, increased traffic, and blight left by previous tenants. Ms. Mothershead responded that only on Wednesdays would there be about 300 increased vehicle trips. On the other days, there would be less than the previous USPS facility. Steven Lee, representing SFMTA, explained that at their current location at Pier 70, they have 24-hour security guards and security cameras and will have the same at the new location. Scott Swenson noted that there is already significant lighting around the building from the previous tenant.

Commissioner Sylvester asked what security measures were in place for disgruntled people and was concerned that the security guards weren't properly trained. He also suggested that they keep the Daly City Police Department informed of special events, such as auctions. Mr. Lee responded that they haven't had a problem with unhappy people in the past. Dan Scanlan, representing Auto Return, added that they have metal detectors and on auction days they have at least six security guards. He noted that they currently have 29 video cameras and also motion detectors. He said that many of their employees are off-duty and retired police officers and are well trained. He stated that they would be happy to work with Daly City Police.

Commissioner Edelman expressed concern that the high volume of traffic related to the auction is during peak morning commute times. Mr. Scanlan explained that if the auction of vehicles causes traffic congestion, they would be able to adjust the hours of the auction to a non-peak traffic hour.

Dan Letter, representing Prologis, stated that they take pride in their facilities and would keep up the property. There will be improved landscaping included in the project.

COMMISSION ACTION:

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

Moved by Commissioner Edelman, seconded by Commissioner Lubiano, to adopt the findings as outlined in the staff report of July 3, 2012. Motion carried 5-0.

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

Moved by Commissioner Crump, seconded by Commissioner Sylvester, to approve Use Permit UPR-1-12-5048 and Design Review DR-1-12-5050 subject to the Findings and Conditions outlined in the staff report of July 3, 2012. Motion carried by unanimous roll call vote (5-0).

COMMUNICATIONS:

ADJOURNMENT:

Moved by Commissioner Crump, seconded by Commissioner Sylvester, to adjourn at 7:28 p.m.

Respectfully submitted,

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

Brian Millar
Director of Economic and Community Development

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