

ACTION MINUTES
DALY CITY PLANNING COMMISSION
Regular Meeting
Tuesday, August 7, 2012
Council Chambers, Daly City

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

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

Staff Present: Pirnejad, Fajardo, Mothershead, Engfer and DeFries

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

PUBLIC HEARINGS:

10. Use Permit UPR-3-12-5226, Design Review DR-3-12-5228 and Environmental Assessment for the conversion of second floor commercial offices to six residential apartment units - 6755 Mission Street

Staff report presented by: Steve Engfer, Assistant Planner

Mr. Engfer presented the proposal by the applicant, Hau Ching Lau, and owner Hocking Zhang, representing COMO Mission LLC. The subject property is located on the northeast corner of Mission Street and Como Avenue. The site is zoned C-1, Light Commercial. The existing four-story mixed use building consists of ground floor commercial uses with a parking garage to the rear, second floor commercial office and twelve apartments on the third and fourth floors. The existing development obtained Use Permit approval in 1988 and in 1989 the Daly City Redevelopment Agency granted a parking waiver for a parking reduction from thirty-four to nineteen spaces. The nineteen spaces will continue to serve the entire building.

Comments were received from two individuals regarding the project. Michael Balma, co-owner of 6748 Mission Street, and Jeannette Chen of 24 Como, both expressed concerns about parking and traffic in the area. Staff has included a Condition of Approval that the owner establish a parking management plan that incorporates parking space assignments to the units. This would ensure one parking space per unit.

The proposed exterior changes include the replacement of the existing windows on the Mission Street elevation, installation of new siding to match the existing building for the north elevation and paint to match the existing building paint scheme.

Speakers: Hocking Zhang, owner
Stan Perry, resident, 28 Como Ave

Commissioner Kelly asked about the changes to the Mission Street windows and Mr. Engfer explained that the building code requires that the windows meet emergency egress and are able to be opened and currently they do not open. Commissioner Kelly also wanted to know if the parking

was mandatory and if they intended to charge for the parking spaces. Mr. Engfer replied that there would be one space assigned to each unit and Mr. Zhang said they would not be charging the tenants for a parking space.

Mr. Perry, a resident next to the project said he sometimes has to park blocks away and the tenants do not always use the garage. He was concerned about twelve more cars on the block.

Commissioner Edelman recommended that the owner encourage the tenants to park in the garage.

COMMISSION ACTION:

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

Moved by Commissioner Sylvester, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of August 7, 2012. Motion carried 3-0.

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

Moved by Commissioner Sylvester, seconded by Commissioner Edelman, to approve Use Permit UPR-3-12-5226 and Design Review DR-3-12-5228 subject to the Findings and Conditions outlined in the staff report of August 7, 2012. Motion carried by unanimous roll call vote (3-0).

COMMUNICATIONS:

ADJOURNMENT:

Moved by Commissioner Sylvester, seconded by Commissioner Edelman, to adjourn at 7:15 p.m. Meeting was adjourned in memory of Ellie Crump.

Respectfully submitted,



Brian Millar
Director of Economic and Community Development