



Staff Report

Planning Division

333 - 90th Street Daly City California 94015 650-991-8033

Daly City Planning Commission

Meeting Date: April 3, 2012

Application: Planned Development PD-2-10-1726 (PD-66),
General Plan Amendment GPA-2-10-1725 (GPA
08-1), Environmental Assessment CEQA-3-12-5237

Proposal: Review of the Preliminary Plan for progression to a
Precise Plan for a Planned Development allowing 16
residences on a 1.84 acre parcel

Staff Recommendation: Approval of the Preliminary Plan

Location: Vacant Parcel West of the Intersection of Martin
Street and Steve Courter Way

Assessor's Parcel #: 005-042-020

Existing Use of Site: Vacant

Size: 1.84 acres

Zoning: Pre-PD

General Plan Designation: C-R/O (Retail and Office Commercial)

Applicant: BTM Group, C/O CKS Environmental
P.O. Box 927
Pacifica, CA 94044

Property Owners: Birma LLC
P.O. Box 1328
Point Reyes, CA 94956

Applicable Regulations: Daly City Municipal Code Section:
Chapter 17.28 Planned Development
Chapter 17.31 Pre-Planned Development District

Environmental Assessment: CEQA Analysis Pending

Prepared By: Steve Engfer, Assistant Planner

INTRODUCTION

The applicants, David Beaumont of CKS Environmental and Tom Carey, representing Birma LLC, submitted an application for a General Plan Amendment and Planned Development for a proposed subdivision of an existing 1.84 acre, vacant and undeveloped lot on Martin Street. (Attachment A- Location Map) The proposal is a 16 lot subdivision with lots ranging in size from approximately 1,400 to 2,400 square feet, with the intent to build one detached single-family dwelling per lot. The site will maintain approximately one acre as private open space. The project site has topographical constraints due to an overall site elevation differential of approximately 160 feet, or a 33% grade. The lower portion of the project site, nearest Steve Courter Way, is proposed for the residential development and the remaining upper portion of the site is proposed as private open space. Access would be provided by extending Martin Street, while lots 1-4 have direct access from Martin Street, the remaining lots would obtain access from the private drive that meanders up the grade, with some sections at 18% slope, to a terminus at a "Hammerhead T". (Attachment B- Proposed Preliminary Plan- Land Use and Circulation Plan)

The project requires review and approval of multiple land use entitlements in order to be developed. All of the following are required: A General Plan Amendment to change the land use designation from the existing Commercial Retail and Office to a designation of Low Density Residential; a Planned Development (Zoning District change) from Pre-Planned Development to PD-Planned Development; an environmental review consistent with CEQA; a Subdivision for the proposed 16 lots; and Design Review for consideration of the architectural and landscape designs.

Planned Development Process

A PD rezone is a two-step process. The first step is the Preliminary Plan review where the Planning Commission considers land use, circulation and general site design. If approved, the plan progresses to the Precise Plan stage, which provides greater and more specific development details for the application and the required CEQA analysis. The item under consideration at this stage is the Preliminary Plan of the Planned Development (PD) application. At the Preliminary Plan stage the Commission may recommend approval of the Preliminary Plan to the City Council; if approved by the City Council, the application could then proceed to the Precise Plan Stage, where the additional entitlements, including Zone Change, General Plan Amendment and CEQA review will be brought forward. The Planning Commission and the City Council can also direct the applicant to revise the Preliminary Plan prior to it proceeding to the Precise Plan stage. Preliminary Plan action does not limit the Commission's or the City Council's ability to approve, conditionally approve or deny the Precise Plan. The Planning Commission's action on the Preliminary Plan will be forwarded to the City Council as a communication item.

Staff is recommending approval of the Preliminary Plan.

BACKGROUND

History

Members of Birma LLC (formerly Teralena, Inc.) have owned the subject property for over 40 years and have attempted numerous times to develop the site since 1987. Due to a combination of factors, including adverse market conditions, concerns and interests of neighboring property

owners, the subject site has not been developed. Although not required for this current application, the applicant has provided documentation chronicling real-estate offers made over the years in an effort to obtain surrounding lands that could potentially be utilized for a larger development project. The City interests were driven towards seeing a more coordinated approach to developing this area and there had been proposals to do so by other developers in the past. However, no land use entitlements have been approved for this aggregate area. Therefore, the City has allowed evaluation of individual project applications.

The proposed development is located in what previously was the Bayshore Redevelopment Project Area. The Redevelopment Agency granted conceptual approval of a plan for this site, Conceptual Review CR06-7 in April 2007. Although some issues were addressed as a part of the Conceptual Review, the approval of a conceptual review did not relieve the project from meeting City requirements applicable to the project. (See Attachment C– DCRA CR06-7 Resolution)

At the request of the applicant, the Preliminary Plan was brought forward to the Planning Commission on January 4, 2011. The Planning Commission denied the Preliminary Plan as it did not meet City requirements as proposed. Since that time the applicant has worked diligently with City staff to provide a Preliminary Plan that could meet City requirements and thereby be supported with a recommendation for approval. The changes include meeting emergency access design standards for the on-site private drive and hammerhead turnaround, alignment of proposed Martin Street, preliminary on-site looped water system layout, parking, and demonstration of potential connectivity of the proposed Martin Street extension to adjacent properties. The following provides a brief overview of important changes.

Emergency Access

- Hammerhead turnaround, turning radius and street grade at 18% meets Fire Department emergency access design standards.

Public Works and Planning

- The revised plans adjusted the alignment of the street so that the future potential build-out of Martin Street a collector street is not precluded.
- The proposed private drive is sufficient to provide access to the lots and additional design details will be required at Precise Plan and Tentative Map stages.
- The proposed circulation plan included proposed access alignments to neighboring parcels from the proposed Martin Street right-of-way extension that sufficiently demonstrates, in concept, that access could be provided to the neighboring lots.
- On-site parking, as proposed is sufficient to meet the City Zoning ordinance requirements for residential parking.
- All storm water facilities must to meet NPDES, Municipal Regional Permit and City requirements, and more details will be provided as the plan advances through the entitlement process

Water

- Layout for looped water system
 - A partial water system is shown on the preliminary plan along with supporting information sufficient for the preliminary plan stage. The applicant has agreed to provide additional details for the CEQA review, Precise Plan and Tentative Map

stages to demonstrate there is water flow adequate for both domestic needs and firefighting needs and that the layout that serves the site.

There are additional design details, such as water infrastructure, stormwater infrastructure, street improvements, retaining wall design and architectural details that will be required at the time of the Precise Plan, CEQA, Major Subdivision and Design Review reviews.

Significant changes have been made to the preliminary plan design and staff is recommending approval of the Preliminary Plan.

PROJECT DESCRIPTION

The subject site is located off Steve Courter Way and fronts the unimproved Martin Street right-of-way west of the Summit Ridge Subdivision. The General Plan Land Use Designation is Commercial Retail and Office. The Zoning is Pre-Planned Development (Pre-PD).

The concept for the Planned Development project site includes the subdivision and construction of sixteen single family residential units. Twelve of the proposed units will front the proposed new private drive and the remaining four units will front directly on the proposed extension of Martin Street.

Planned Development zoning allows the developer flexibility in establishing unique development standards for the project and is allowable since the site is more than one acre in size. A General Plan Amendment is necessary to change the land use designation from commercial retail and office to low density residential to allow for the residential units.

<i>Land Use</i>	<i>Zoning</i>
North: Vacant/Hillside	Pre- Planned Development
South: Vacant/Hillside	Pre- Planned Development
West: Vacant/Hillside	Pre- Planned Development
East: Residential Dwellings/Summit Ridge	PD53: Planned Development

PROJECT EVALUTAION

General Plan, Zoning and Project Density

The General Plan Land Use Designation for the subject lot is Commercial Retail and Office. This designation allows for retail, service and office uses. As proposed, the General Plan Land Use Designation would be amended to Low Density Residential, which allows a Residential Density Range of 2- 14.5 density units per acre. The proposed density for the 16-lot single-family residential subdivision is 8.7 dwelling units per acre.

The nearby Summit Ridge subdivision has a net density of 7 units per acre on the 10.65 acre-site. The residential development consists of 74 single-family residences with lot sizes ranging between 2,500 to 4,750 square feet. The average lot size is 3,245 square feet. The Point Martin Subdivision density and design would be consistent with the existing Summit Ridge neighborhood.

Development standards based upon the precise plan for an established Planned Development district constitute the zoning restrictions for the property, such as allowable uses, maximum number of units, required parking and open space requirements.

Parking and Circulation

The proposed private drive aisle width meets the Zoning Code requirements by providing a minimum of eight feet in width for each traffic lane. Internal pedestrian circulation is provided by sidewalks and all will be required to be ADA compliant. The proposed Martin Street right-of-way extension is required to meet City standards for a local street and, as proposed, it will not preclude the development of a collector in the future. The proposed Hammerhead T street design was evaluated in detail by the Fire Department and the applicant made adjustments to the plans to meet Fire Department design standards.

The applicant has proposed two in-garage and two in-driveway parking spaces per unit, resulting in a total of four off-street parking spaces per unit. The proposed private drive also includes five additional guest parking spaces. Additional parking spaces on the Martin Street frontage may be accommodated. The total number of parking exceeds the minimum number of spaces mandated by the Zoning Ordinance, which requires two spaces for each unit. A detailed discussion of parking design will be provided when the applicant returns for the Precise Plan, Major Subdivision and Design Review entitlements.

ENVIRONMENTAL ASSESSMENT

Staff is in the process of reviewing the proposal under the requirements of the California Environmental Quality Act (CEQA) and has found the need for additional data to complete the study. Staff will present an initial environmental analysis to the Planning Commission during the Precise Plan review.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward to the City Council the following recommendation:

1. Approve the Preliminary Plan for Planned Development PD-66.

Respectfully submitted,

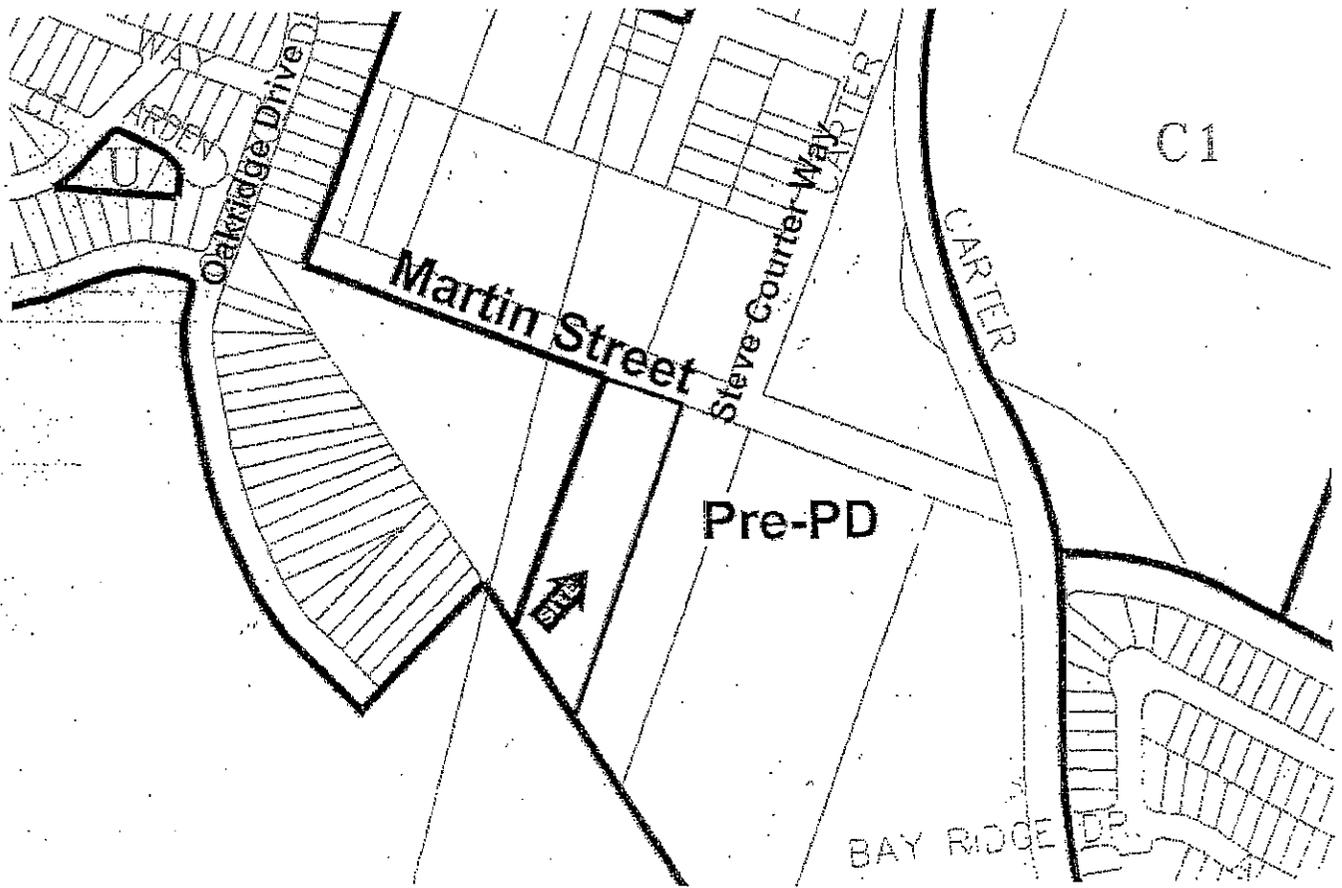


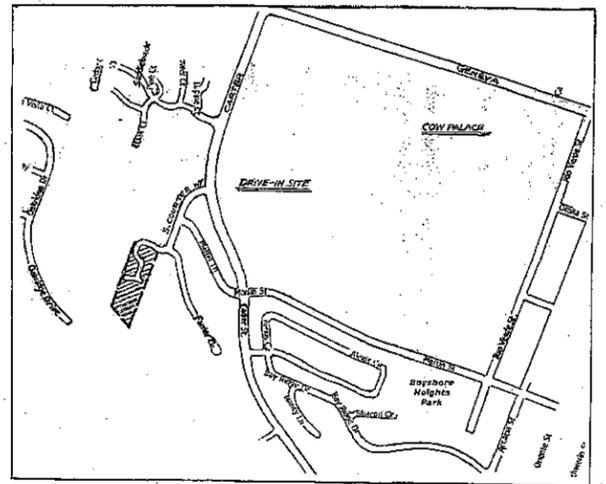
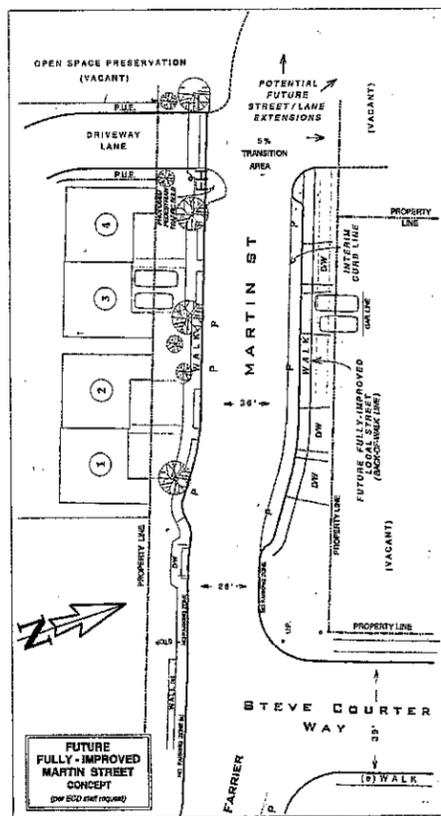
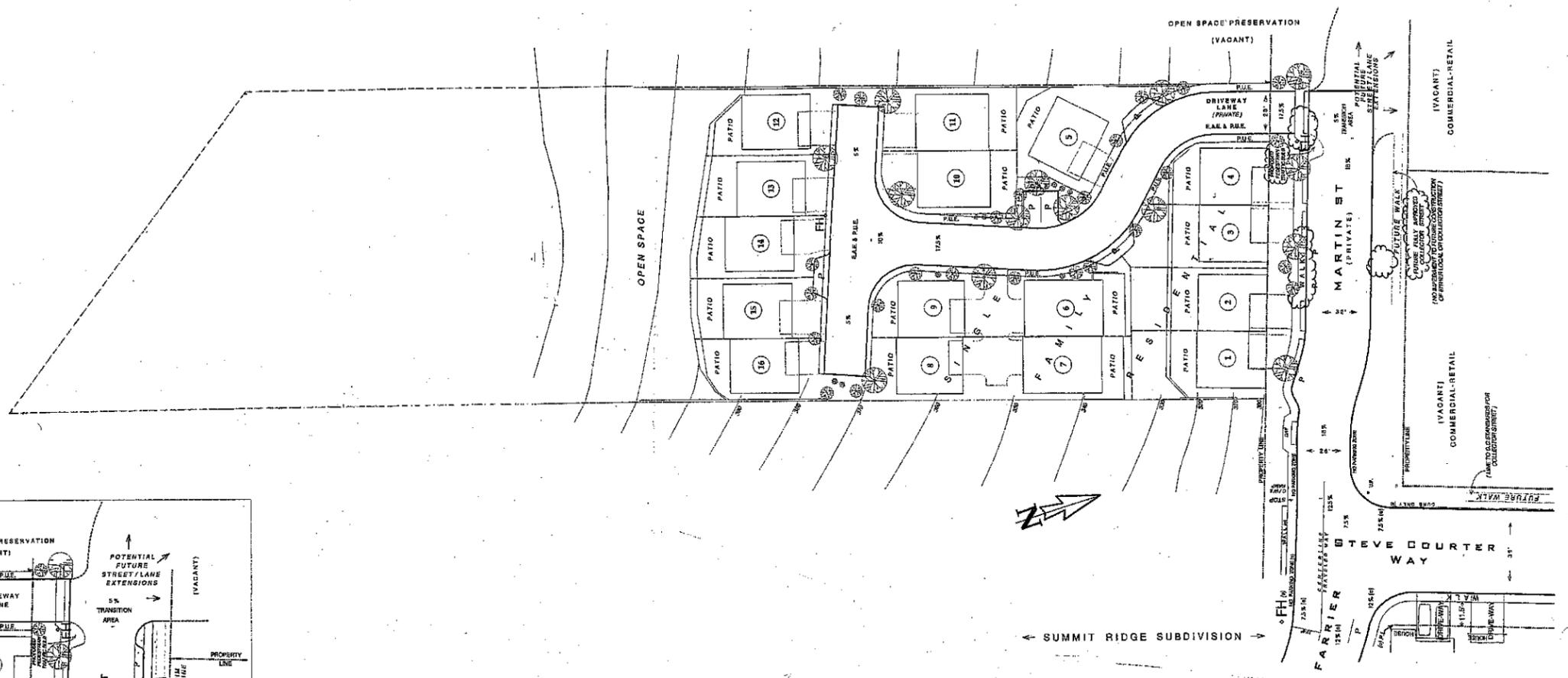
Steve Engfer
Assistant Planner

Attachments

- Attachment A – Location Map
- Attachment B – Project Plans
- Attachment C – DCRA CR06-7 Resolution

LOCATION MAP
GPA08-1 PD66
PRELIMINARY PLAN
MARTIN STREET
APN 005-042-020





VICINITY MAP

DALY CITY PLANNED DEVELOPMENT 66 DATA	
ZONING (current)	PRE-PD
ZONING (proposed)	PD (Planned Development)
GEN. PLAN (current)	Commercial - Retail
GEN. PLAN (proposed)	Residential - Low Density
AREA [gross]	2.00 acres
AREA [net]	1.88 acres
AREA of Residential PD	0.91 acres
AREA of Buildings Footprint	14,688 S.F.
Building Coverage	17.9 %
DWELLING UNITS	16 units
DENSITY [net]	8.5 / acre
DWELLING SIZES	1,800 - 2,000 sf
PARKING - Dwellings	32 spaces
PARKING - Guest (offstreet)	30 spaces
PARKING - On-Street	9 spaces
PARKING - TOTAL	71 spaces
Parking to Bedroom (ratio)	71:57 = 1.25 spaces / Bedroom

POINT MARTIN

Daly City

PLANNED DEVELOPMENT PD-66 LAND-USE & CIRCULATION PLAN

Parcel : APN # 005 - 042 - 020

Developer : BTM Group LLC

Prepared by : CKS Environmental

Sheet 1 of 2
Scale 1 in. = 30 ft.
Rev no. 7 Dec 2011

RESOLUTION NO. RA07-009

A RESOLUTION OF THE DALY CITY REDEVELOPMENT AGENCY
FOR CONCEPTUAL REVIEW (CR06-7)

RE: POINT MARTIN 14-LOT SUBDIVISION ON MARTIN STREET
WEST OF THE SUMMIT RIDGE SUBDIVISION OFF STEVE COURTER WAY

Preamble:

A. In June 1999, the City of Daly City and the Daly City Redevelopment Agency (hereinafter the "Agency") adopted the Bayshore Redevelopment Plan (Legal Plan) by Ordinance No. 1274.

B. The Bayshore Redevelopment Legal Plan requires conceptual approval by the Daly City Redevelopment Agency before the issuance of any building permit or for any change in use within the project area by a property owner or tenant: conceptual approval is further required for any development, redevelopment, restoration, rehabilitation or construction projects within the Project Area by the City's Zoning Ordinance (Daly City Municipal Code Section 17.40.140).

C. An application has been submitted to the Redevelopment Agency requesting conceptual review for the construction of new Single-Family Dwellings located on Martin Street – West of the Summit Ridge Subdivision off Steve Courter Way.

D. The subject site is located off Steve Courter Way fronting the unimproved Martin Street Right-of-way, to the west of the Summit Ridge Subdivision. The subject site is zoned, Pre-Planned Development (Pre-PD), including the vacant east facing hillside bounded by the Southern Hills Neighborhood/Oakridge Drive to the west and Carter Street to the east.

E. The property has a General Plan land use designation of Commercial Retail and Office. This designation allows for retail, service and office uses. As proposed, the General Plan Land Use Designation would be amended to Low Density Residential, which allows a Residential Density Range of 2-14.5 density units per acre. The proposed density for the 14-lot single-family residential subdivision is 7.6 density units per acre. In addition, the property is within the area covered by the Geneva Avenue Urban Design Plan. Because the property is within the Bayshore Redevelopment Area, conceptual approval is required. In addition, Planned Development, Subdivision and Design Review approvals would also be required.

F. The proposed residential development consists of 14 detached, single-family residences with lot sizes ranging between 2,000 to 2,400 square feet. The average lot size is 2,200 square feet.

G. In March 2007, the Council Committee reviewed the proposal at the subject site and abstained from making a recommendation to the Redevelopment Agency and directed that the project move forward to the Agency for review.

H. The matter was duly noticed and publicly heard by the Daly City Redevelopment Agency on April 23, 2007.

Findings:

NOW, THEREFORE, BE IT RESOLVED, following review of the application for conceptual review, the appended staff reports, relevant documents, writings, ordinances, regulations, as well as the materials submitted by the applicant and the applicant's architect, Agency staff and interested members of the public, the Daly City Redevelopment Agency makes the following findings of fact:

1. That the above recitals, "A" through "H" within the Preamble are accurate, and constitute findings of the Daly City Redevelopment Agency.
2. That the application for conceptual approval was lawfully filed, and properly before the Daly City Redevelopment Agency, and that public notice, published notice and/or posted notice was properly made.
3. That these findings address an application for conceptual approval pursuant to the Daly City Redevelopment Agency Legal Plan and Daly City Municipal Code Section 17.40.140.
4. The Agency finds that while the proposed uses, and proposed zoning designation may be approved conceptually, the Agency is concerned that this particular development site not be overbuilt; and that the Planned Development process and zoning latitude in density, height, lot coverage, and number of units afforded by Planned Development zoning are appropriate mechanisms to permit development of this site, and that by granting Conceptual Approval the Agency is not approving any particular density, number of residential lots, building height, parking availability, or lot coverage.
5. The Agency specifically finds that Conceptual Approval does not pre-determine the number of single-family lots that could ultimately be approved for the project and that the maximum density of the project would be established as part of a Planned Development approval.

BE IT FURTHER RESOLVED that the Daly City Redevelopment Agency, after carefully balancing the competing public and private interests, hereby grants conceptual approval for the proposed construction of Point Martin, 14-lot single-family dwellings on Martin Street, subject to securing the required zoning, general plan amendments, and conditional use permit from the City of Daly City in substantial conformance with the findings above. It is the intent and purpose of the Daly City Redevelopment Agency in granting such conditional conceptual approval to evaluate the proposed project under California Community Redevelopment Law, the Agency's Legal Plan and guidelines and local community redevelopment objectives; such conditional conceptual approval does not limit the discretion of the Daly City Planning Commission, the Daly City City Council, or any Design Review Committee in making independent determinations under environmental law, the City's General Plan, Zoning Ordinance, applicable guidelines, specific area plans or manuals.

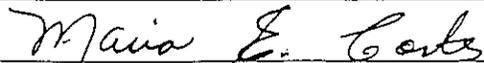
A RESOLUTION OF THE DALY CITY REDEVELOPMENT AGENCY
FOR CONCEPTUAL REVIEW (CR06-7)
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WEST OF THE SUMMIT RIDGE SUBDIVISION OFF STEVE COURTER WAY

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Daly City Redevelopment Agency at a regular meeting thereof held on the 23rd day of April, 2007, by the following vote of the members thereof:

AYES, and in favor thereof, Christensen, Gomez, Klatt

NOES, Torres

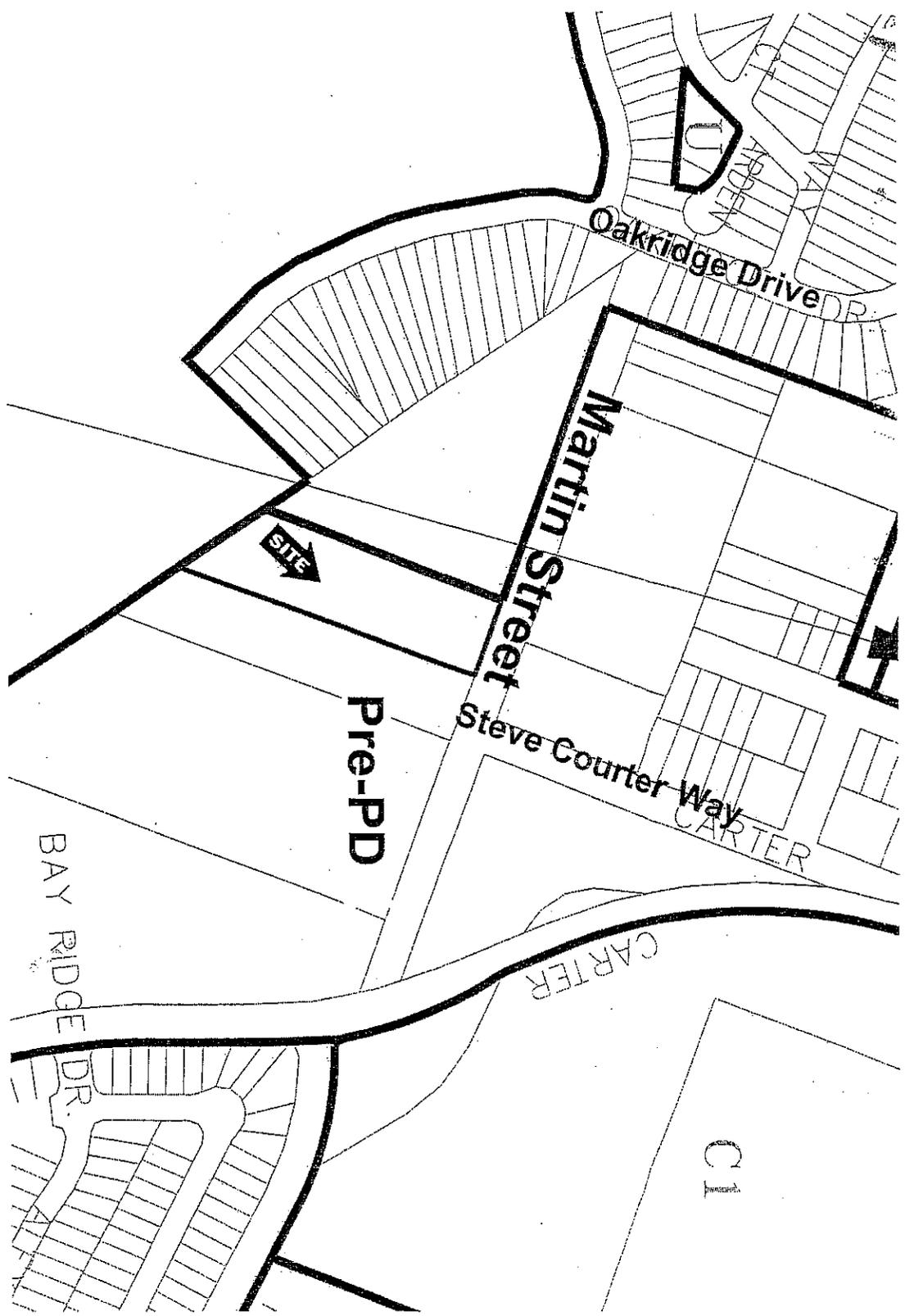
Absent, Guingona


SECRETARY OF THE REDEVELOPMENT
AGENCY OF THE CITY OF DALY CITY

APPROVED:

MAGGIE GOMEZ

CHAIRMAN OF THE REDEVELOPMENT AGENCY
OF THE CITY OF DALY CITY



Location Map