<table>
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<tr>
<th>Daly City Planning Commission</th>
<th>Meeting Date: April 3, 2012</th>
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<tbody>
<tr>
<td><strong>Application:</strong></td>
<td>Use Permit UPR-4-11-3652, Design Review DR-4-11-3653</td>
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<tr>
<td><strong>Proposal:</strong></td>
<td>Demolition and Reconstruction of a Service Station with Retail and Automated Car Wash Accessory Uses</td>
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<td><strong>Staff Recommendation:</strong></td>
<td>Approval of the Use Permit and Design Review</td>
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<tr>
<td><strong>Location:</strong></td>
<td>950 Hillside Boulevard, Daly City</td>
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<tr>
<td><strong>Assessor’s Parcel #s:</strong></td>
<td>006-254-110</td>
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<tr>
<td><strong>Existing Use of Site:</strong></td>
<td>Service Station with Accessory Use</td>
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<tr>
<td><strong>Size:</strong></td>
<td>17,942 Square Feet (.41 Acres)</td>
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<tr>
<td><strong>Zoning:</strong></td>
<td>Interim District (I-D)</td>
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<tr>
<td><strong>General Plan Designation:</strong></td>
<td>Commercial Retail and Office</td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Muthana Ibrahim, MI Architect’s Inc. 2960 Camino Diablo, Suite 100 Walnut Creek, CA 94597</td>
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<tr>
<td><strong>Property Owner:</strong></td>
<td>Joseph Michael Colabella Trust  Po Box 4369  Houston, TX 77210</td>
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<tr>
<td><strong>Applicable Regulations:</strong></td>
<td>Daly City Municipal Code Sections:  Chapter 17.44 (Use Permits)  Chapter 17.30 (Interim District)  Chapter 17.45 (Design Review)</td>
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<td><strong>Environmental Assessment:</strong></td>
<td>Categorically Exempt per Section 15303(c), New Construction or Conversion of Small Structures</td>
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<td><strong>Prepared By:</strong></td>
<td>Steve Engfer, Assistant Planner</td>
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INTRODUCTION

The applicant, Muthana Ibrahim of MI Architect’s Inc., is proposing the demolition and reconstruction of a Shell service station with accessory uses at 950 Hillside Drive. Staff is recommending approval of Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653, subject to the attached conditions.

BACKGROUND

The project site is the existing Shell service station with an office, service bays, fuel dispensary area with canopy and snack shop. The existing Shell station obtained Use Permit (UP87-15) approval by the City Council in 1987. The site had been operating prior to 1987 as a full service gasoline station.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing service station buildings totaling 1,809 square feet, and construct a new 2,400 square foot convenience store, a 900 square foot automated drive-thru car wash with queuing lane, a new trash enclosure, new fuel dispensary area canopy, signage, landscaping, and modify the parking layout.

The subject property is located on the northwest corner of E. Market Street and Hillside Boulevard. The site is zoned I-D (Interim District) and has a General Plan Land Use Designation of Commercial Retail and Office. Service Stations with accessory uses require a use permit in the I-D zoning district. The proposed use conforms to the General Plan Land Use designation. (Attachment A- Location Map)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
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<tbody>
<tr>
<td>North: Residential</td>
<td>R-2: Two-Family Residential District</td>
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<tr>
<td>South: Commercial</td>
<td>I-D: Interim District</td>
</tr>
<tr>
<td>West: Commercial</td>
<td>I-D: Interim District</td>
</tr>
<tr>
<td>East: Commercial</td>
<td>C-1: Light Commercial District</td>
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PROJECT EVALUATION

Use Permit

The gasoline service station uses in the I-D district requires a use permit. The purpose of the use permit is to ensure that proposed use will not have an adverse effect on surrounding properties. The proposed service station with accessory uses is consistent with the existing use of the site and, as conditioned, compatible with surrounding uses.

The proposed use conforms to the goals, objectives and policies adopted in the Commercial Retail and Office land use designation by providing a service to the surrounding neighborhood. Specifically, the intent of the Commercial Retail and Office land use designation is to “encourage
commercial retail and office development that can support the intensive uses that are compatible with the surrounding land uses…”

Site Design

The project site is 17,942 square feet and the proposed configuration places the convenience store, automated car wash with queuing lane, trash enclosure and parking on the northern portion of the lot. Access driveways, drive aisles, fueling area canopy, corner pylon sign and underground fuel tanks are located on the southern portion of the lot. (Attachment B- Site Plan)

The proposed configuration is similar to the existing configuration and meets both the applicant needs and the City requirements.

Parking & Circulation

The proposed service station with convenience store requires a minimum of ten parking spaces per Section 17.34.020 (O) of the Zoning Ordinance. This is based on the requirement of two parking spaces for the service station and eight parking spaces for the 2,400 square foot convenience store. There are a total of seven parking stalls proposed and the applicant is proposing to use the canopy fuel dispensary spaces to meet the remaining to meet the remaining parking at a ratio of .5 spaces per fueling space allowed by code. Additionally, the car wash accessory use requires five spaces and the queuing lane spaces may be counted towards this provided the queuing lane does not encroach into the drive aisles, right-of-way or designated parking areas. The queuing lane accommodates seven vehicles and therefore exceeds this requirement.

To accommodate vehicle turning movements on the modified site plan, the existing easement must be widened by five feet. A condition of approval has been included to address this issue.

Architectural Design

The proposed building incorporates an architectural design with features unique to the Shell branding scheme and is compatible with the neighborhood architectural aesthetic. Included in the design are plaster/stucco surface and lap siding wall surfaces, stone wainscoting and column trim, enhanced roofline and corbels, new earth tone paint scheme and landscaping.

The proposed lighting is designed to provide decorative enhancements to the architectural theme and provide for site safety. All lighting is required to be fixtures that minimize off-site light
pollution and glare on nearby residences and as well meet minimum safety requirements for the site. (Attachment D- Plan Elevations)

Landscaping

The project proposes approximately 1,550 square feet of existing and new landscaping that includes a variety of plants, shrubs and shade trees on-site. The project exceeds the 1,000 square feet of landscaped area, triggering specific requirements for outdoor water use efficiency and Tier 1 landscape requirements of the Daly City Landscaping Ordinance. The landscaping plan shall be required to meet all applicable requirements including water efficient irrigation.

Litter Control and Site Maintenance

An approved litter control and site maintenance plan is required prior to building permit issuance that. The plan must include a schedule of maintenance for the site and adjacent sidewalks and a graffiti abatement program.

The proposed trash enclosure is accessed directly from the car wash queuing lane. The litter control and maintenance plan shall also require that the bin, which must be pulled out along queening lane drive aisle, cannot be placed or stored in such a way as to block the on-site drive aisles or create a circulation hazard.

Hours of Operation And Noise

The proposed hours of operation for the site are the same as the current hours. The existing business is open daily, 24 hours a day 7 days a week. The car wash hours are proposed at 7 am to 10 pm daily. The entrance to the drive-thru car wash building is approximately 40 feet from the nearest residential receptor and when the entrance doors are open and the blower is operating, it will generate a noise level of 71-75 dBS. To meet the General Plan noise requirements, the car wash structure and/or blowers will require noise reduction measures to reduce the output to no greater than 65 dBS at the nearest residential receptor. Additionally, staff has recommended that the hours of operation for the car wash be reduced to 8 am to 9 pm in order to alleviate any potential noise impact from the car wash operation to nearby residences.

Signage

The applicant proposes new signage for the site, which will include building and canopy signage, and upgrades to the existing pylon sign to reflect the new branding scheme.

DCMC Chapter 17.32.200 regulates allowable sign area. Lots containing primary frontages of 100 feet or greater are permitted at a maximum 125 square feet of signage, plus an additional 62.5 square feet of signage for secondary frontages. The subject site has one primary frontage along Hillside Street and a secondary frontage on E. Market Street.

The signage proposal includes two new building signs identifying the food mart and car wash. Both signs total approximately 34 square feet. The canopy signage proposed is approximately 82 square feet for a Shell brand logo and two-color panel. Also proposed are upgrades to the
existing pylon at the corner E. Market and Hillside Streets. The pylon sign changes include a new digital LED gasoline pricing face change to reflect the Shell branding scheme. No height or width changes are proposed to the pylon sign.

The total proposed sign area is approximately 156 square feet and complies with DMC C Chapter 17.32.200 regulations for sign area. (Attachment E - Signage)

Fiscal Analysis

The proposed project consists of a new commercial building and site improvements. Prior to project completion, the applicant will be required to pay building permit, plan check and AB1600 fees to the City. Additionally, the value of the new commercial uses will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County, a portion of which would be distributed to the City. Ongoing retail sales tax may also result in additional tax revenue distributions to the City.

Stormwater Requirements

The proposed project must meet storm water management requirements. The project is required to meet NPDES requirements including submittal of Project Application Checklist, C.3 and C.6 Development Review Checklist forms for the project. The applicant and has included some preliminary designs and treatments and has proposed mechanical treatment on site. Additional information and updated forms may be required during the building permit review stage when more details of the construction drawings are known. Conditions of approval for the project require the applicant to provide supplemental information and or designs that may be required if there are any changes that impact the forms submitted for the subdivision application.

ENVIRONMENTAL ASSESSMENT

<table>
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<tr>
<th>CEQA Determination</th>
<th>Categorical Exemption – Section 15303(c), New Construction or Conversion of Small Structures</th>
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Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt as new construction of up to four commercial buildings not exceeding 10,000 square feet in an urbanized area.

FINDINGS

Staff finds that, as conditioned, the proposed is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with
adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on April 3, 2012; notice of said hearing was by newspaper publication on March 23, 2012 posting and first class mailing to property owners within 300 feet;

2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15303(c) New Construction or Conversion of Small Structures;

3. The subject property is zoned I-D (Interim District) which requires a Use Permit for the service station with accessory uses;

4. The subject use is consistent with the General Plan and the I-D standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood;

5. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance;

6. General architectural considerations including consistent building materials have been incorporated into the design and façade treatments will be applied, to ensure the compatibility of the development with its design concept and of the surrounding buildings.

7. The project, as conditioned, will incorporate noise reduction measures to ensure noise generated is no greater than 65 dBA and compliant with the Daly City General Plan, maintaining ambient noise comparable to the existing neighborhood.

8. The proposed project parking layout is consistent with the DCMC 17.34.020 (O) of the Zoning ordinance in that a total of ten parking spaces are required for the service station and convenience store uses and eleven are provided. The applicant proposes to use the under canopy spaces at a ratio of .5 spaces per dispenser to meet this requirement. The five spaces for the car wash will be provided in the queuing lane.

CONDITIONS OF APPROVAL:

Staff recommends approval of Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653, based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General
1. Within ten (10) days of City Council approval, the applicant shall file with the Planning
Division a Declaration of Acceptance of all conditions. Until said Declaration is filed, the use
shall not be valid and no permits may be issued for this business.

2. The Use Permit shall be valid for a period of one year from the date of City Council approval.
The approval shall terminate if a building permit has not been obtained and construction
commenced within one-year of City Council approval of the project or if the applicant fails to
obtain a valid business license.

3. An approved litter control and site maintenance plan is required prior to building permit
issuance. The plan must include a schedule of maintenance for the site and adjacent
sidewalks, a graffiti abatement program, and also require that the trash and/or recycling bins
stored in the trash enclosure, which must be pulled out along queening lane drive aisle for
servicing, cannot be placed or stored in such a way as to block the on-site drive aisles or
create a circulation hazard.

4. The lighting fixtures proposed shall minimize glare for the surrounding neighborhood.

5. The use permit and design review shall be valid only in conjunction with plans submitted and
approved by the City Council. Any significant modifications and changes to the plans shall be
treated as an amendment and shall be subject to review by a Council Committee appointed by
the Mayor.

6. A separate sign permit shall be required for all proposed signage.

7. The project landscaping exceeds the 1,000 square feet of landscaped area is subject to the
Daly City Landscaping Ordinance. The landscaping plans shall be required to meet all
applicable requirements including water efficient irrigation and will incorporate Bay Area
Friendly species that are drought tolerant. Irrigation systems will incorporate water efficiency
measures and shall show the details on the building permit plans. No building permit may be
issued until this condition is met.

8. All conditions from various Departments that may be required prior to obtaining building
permits shall apply.

9. All buildings, any applicable retailing walls, fences and trash enclosure materials and colors
must match those as approved. High quality materials shall be utilized and final finishes shall
be approved by the Director of Economic and Community Development.

10. Additional Stormwater information and updated forms may be required during the building
permit review stage when more details of the construction drawings are known. Information
and/or designs that may be required if there are any changes that impact the forms submitted
for the subdivision application. No building permit may be issued until acceptable storm water requirements are met.

11. Applicant shall provide evidence of sufficient easements for two-way vehicular access between the east driveway on East Market Street and the carwash/convenience store prior to building permit issuance.

12. Noise reduction shall be required to reduce the noise at the nearest residential receptor to the north of the project site to a level no greater than 65 dB's CNE. Building permit plan submittals shall include documentation from a qualified noise specialist that demonstrates the plans and equipment meet the requirements.

13. The automated care wash hours of operation shall only be allowed from 8 am to 9 pm.

B. ENGINEERING DIVISION

14. An Encroachment permit shall be required for the project.

15. The applicant shall comply with the applicable requirements of the City of Daly City General Conditions of Approval: Use Permits, Variances, Design Reviews, Planned Developments, and Subdivisions, edition current at the time of building permit application.

16. All utility services shall be installed through underground service laterals. There shall be no aerial service drops.

17. The applicant shall provide specific measures and work plans to prevent pollutants from entering the public storm drain system in compliance with the NPDES regulations. Drainage to the public storm drain system shall be through pipes under the sidewalk, drainage over the sidewalk is not permitted. The rate of flow to the City's Storm Drain System shall not exceed the predevelopment rate. Provide infiltration or detention for increment of drainage flow for a 10-year/2 hour-frequency storm event. Provide fail-safe emergency drainage conditions for worst-case events that may occur during the life of the project in excess of 100 years.

C. BUILDING DIVISION

18. The applicant shall submit grading plans, soil investigation report and storm water pollution prevention plan.

19. All applicable green building code requirements must be met and any and all plans required shall be included with the building permit application.

20. A demolition permit will be required for any demolition work on the structures.

21. A building permit shall be required for the proposed structures.
D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

22. A separate irrigation service is required. Reduced pressure principle backflow device require immediately after the meter. Meter to be located adjacent to the existing water meter/s. Any exposed backflow device will require screening acceptable to the Planning Division and Department of Water and Wastewater resources division. Any screening shall be called out on plans and approved prior to building permit issuance.

23. Water meters shall be located in landscaped areas only. Water meters shall be located in landscaped areas only. No water meters shall be located in sidewalks or driveways.

24. Sewer System Improvements: All costs associated with any sewer system improvements required as a result of the proposed construction shall be borne by the applicant.

25. Plans shall include water conservation devices. Outdoor Landscaping should be drought tolerant, native vegetation or hardscapes. Irrigation in non-turf areas shall be drip, micro-spray or micro-jet. No water features shall be permitted.

26. A set of utility plans is required for DWWR's next review and included in the building permit submittal. This will assist in a more thorough review of this project to determine if any necessary additional requirements or conditions may apply.

27. Plans shall include water conservation devices. Indoor-All domestic fixtures shall be low flow with toilets 1.28 gpf or less and "HE" urinals 0.5 gpf or less are required

28. A certified Distribution System Operator must be present for all hydrostatic testing, chlorination, flushing, bacteria testing and connections to the existing system, per California Department of Public Health, Operator Certification Regulations, Section 63770. The City of Daly City Engineer must receive the request for the certified Operator to be present for these operations in writing no less than six (6) working days prior to the anticipated date of work. Include in plan notes.

29. Water System Improvements: All costs associated with any water system improvements required as a result of the proposed construction shall be borne by the applicant.

30. Water Service Inspection: Applicant needs to verify the intent to abandon or reuse the existing water service. Only copper or ductile iron services shall be reused. If the intent is to reuse, applicant must provide evidence of the material type to DWWR/Engineering. If the service is not to be used, the service shall be abandoned per Section 02710, 3.15 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building. All costs associated with the abandonment shall be borne by the applicant.
31. Any and all grease interceptors required for the project must be sized per the current plumbing codes. The interceptor location and sizing calculations must be shown on the next set of drawings for review.

32. The trash enclosure will require a sanitary drain to be installed and it must be plumbed to the grease interceptor. The floor for the enclosure must be sloped to prevent runoff and out of the enclosure.

33. Fueling areas shall have impermeable surfaces (i.e., Portland cement concrete or equivalent smooth impervious surface) that are: Graded at the minimum slope necessary to prevent ponding and separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.

34. The fueling areas roof’s minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area. The roof shall not drain onto the fueling area.

35. A fire flow test is required.

C. NORTH COUNTY FIRE AUTHORITY

36. Fire sprinklers that meet NFPA standards are required and shall be included on the building permit plan submittal.

STAFF RECOMMENDATION

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

1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt from CEQA;
3. Approve Use Permit UPR-4-11-3652, Design Review DR-4-11-3653 subject to the Findings and Conditions outlined herein.

Respectfully submitted,

Steve Engfer
Assistant Planner

Attachments
Attachment A – Location Map
Attachment B – Project Plans
Attachment D – Plan elevations
Attachment E – Signage Plan
LOCATION MAP
UPR-4-11-3652  DR-4-11-3653
SHELL STATION REBUILD
SERVICE STATION WITH ACCESSORY USES
950 HILLSIDE BOULEVARD

SITE

3RD AVE

HILLSIDE BLVD

E MARKET ST

TERESA ST

WYANDOTTE AVE

3RD AVE

ATTACHMENT A
A South Canopy Elevation (Facing Market Street)

B East Canopy Elevation (Facing Hillside Blvd.)
South Canopy Elevation (Facing Market Street)

East Canopy Elevation (Facing Hillside Blvd.)
Sign A: (new)
D/F Led Illuminated I.D./Fuel Sign

Scope of Work:
- Order-receive-install
- Reuse existing sign poles

Photo Elevation (fuel price sign)
Food Mart

Car Wash

Signs B & C: Illuminated Individual P/C Signs

Scope of Work: order-receive-install

North Elevation

South Elevation (market street)

East Elevation (hillside blvd)
Canopy Elevation (facing market street)

Canopy Elevation (facing hillside blvd)

illuminated Pecten

curved "yellow" fascia panel
illuminated "red" bar

Signs D & E: Illuminated Pecten Logos

Scope of Work:
order-receive-install (total: 2 signs)
new canopy & fascia (fascia to have texcoat finish)