



MINUTES
September 3, 2015
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:00 P.M.

ROLL CALL / CHAIR COMMENTS

PRESENT: Commissioners Lujan, Martin, Nagales, and Ruiz, and Chairperson Wong

ABSENT: Commissioner Faria, Vice Chairperson Khalfin

AGENDA REVIEW

None.

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

None.

PUBLIC HEARING

- 1. Multi-Residential Units**
Pinefino, LLC/Owner
Larry Wang/Applicant
211 AIRPORT BLVD
P15-0015: DR15-0017

Design Review to construct a new 5-story residential building with 69 units with a 2-level parking garage at 211 Airport Blvd in the Downtown Transit Core (DTC) Zoning District in accordance with SSFMC Chapters 20.280, 20.300, 20.330, 20.460 & 20.480. The original proposed project was to construct a 7-story residential building with 84 units, which required a Use Permit and Affordable Housing Agreement. The revised application is in compliance with all Development Standards, therefore no Use Permit or Community Benefits are required.

Public Hearing Opened: 7:03 P.M.

Speakers: Belen Seara, Tracy Choi, Danny Campbell, Tony Rodriguez, Aristel dela Cruz, Gustavo Lopez, Abraham C, Elizabeth, Rich Hedges, Alfredo Olgin, Nick Occhinpinti, Diana Ready, Alondra, Don Ortiz

Public Hearing Closed: 7:50 P.M.

Commission Discussion begins 01:09:21 in video recording.

- Commission Ruiz responded to many of the public speakers and stated that the unfortunate reality is that rent prices will be rising regardless of whether the project moves forward or not. Commissioner Martin agreed that increasing rent prices is a Bay Area wide problem and that one way to stabilize this concern by developing more units to promote competitive pricing.

- Commissioner Nagales requested more below market rate (BMR) units to help address the concerns of the community represented in the public speakers. The developer, Edwin Law, explained that due to financial reasons, he can only offer two BMR units. The Commission repeated that many of the Community Benefits like the BMR units that are being suggested to the developer are not required but would alleviate some concerns of the public.
- The Commission overall preferred the alternative design that was appeared more residential and pedestrian-centric that was previously shown compared to the current design presented.

Motion – Commissioner Martin/Second – Commissioner Lujan to adopt a resolution making findings and approving Planning Project P15-0015: DR15-0017 as proposed in the application subject to the attached draft conditions of approval including additional planning condition A-15 that requires the applicant to enter into an agreement with the City that will include two moderate income BMR units, \$15,000 for public art, \$20,000 for Community Benefit to be used by the City, subject to form by the City Attorney as to content and approval by the Chief Planner. Approved by roll call vote (4-1-2).

Regular Planning Commission Meeting Recess: 9:06 P.M.
Regular Planning Commission Meeting Resumed: 9:17 P.M.

2. **SFMTA Bus Training Facility**

TANFORAN INDUSTRIAL PARK LLC/Owner
Vitae Architecture/Applicant
30 TANFORAN AVE
P15-0041: UP15-0008, DR15-0037 & DA15-0002

Use Permit, Design Review and Development Agreement to operate a bus training facility at 160 South Linden Ave in the Business and Professional Office (BPO) Zoning District in accordance with SSFMC Chapters 19.60, 20.090, 20.300, 20.330, 20.460, 20.480 & 20.490 and determination that the project is categorically exempt from CEQA.

Public Hearing Opened: 9:19 P.M.

Speakers: Sean Dunleavy, Joe Cassidy

Public Hearing Closed: 9:31 P.M.

Commission Discussion begins 02:50:15 in video recording.

Motion – Commissioner Nagales/Second – Commissioner Martin to approve recommendation to the City Council based on the attached revised conditions. Unanimously approved by roll call vote (5-0-2).

3. **Kaiser Hospital / MRI Trailer**

Kaiser Permanente/Owner/Applicant
1200 El Camino Real
P06-0026: UPM15-0004

Use Permit Modification to allow a mobile MRI trailer to be located at the Kaiser Hospital facility at 1200 El Camino Real in the El Camino Real/Chestnut Mixed Use Medium Density (ECR/C-MXM) Zoning District in accordance with SSFMC Chapters 20.270, 20.460, 20.480 & 20.490 and determination that the project is categorically exempt from CEQA.

Public Hearing Opened: 9:40 P.M.
Public Hearing Closed: 9:44 P.M.

Commission Discussion begins 03:03:38 in video recording.

Motion – Commissioner Lujan/Second – Commissioner Nagales to approve UPM15-0004 based on the attached draft findings and attached draft Conditions of Approval and with the 6-month review period. Unanimously approved by roll call vote (5-0-2).

4. **Short-Term Vacation Rental**

City of South San Francisco/Owner/Applicant

Zoning Text Amendments SSFMC Chapter 20.350 to introduce regulations related to Short-Term Vacation Rental uses, in accordance with South San Francisco Municipal Code Chapter 20.550 ("Amendments to Zoning Ordinance and Map").

Speakers: Luis Zoalla, Kabeer Naan

Public Hearing Opened: 9:56 P.M.

Public Hearing Closed: 10:05 P.M.

Commission Discussion begins 03:24:06 in video recording.

Motion – Commissioner Lujan/Second – Commissioner Nagales to adopt a Resolution recommending that City Council adopt an Ordinance amending the Zoning Code establishing regulations related to Short-Term Vacation Rental uses with the 6-month and 12-month review. Approved by roll call vote (4-1-2)

ADMINISTRATIVE BUSINESS

Planning Manager Mehra noted that the next regular meeting will be Patti Cabano's last meeting as Clerk due to her moving to another Division in the ECD Department. Justine Buenaflor will be taking over these duties. Mehra also shared that a new Associate Planner was recently hired.

Mehra also asked the Commission to please think about training that they are interested in. Chairperson Wong requested a schedule with various trainings that the Commission can participate in.

ITEMS FROM STAFF

None.

ITEMS FROM COMMISSION

Commission Ruiz will not be present in the upcoming meetings.

Commissioner Nagales wanted to congratulate Vice Chairperson Khalfin on the birth of his son.

Commissioner Nagales thanked Assistant City Attorney Rosenberg for his service as he moves over to the City Council sessions. He also thanked Patti Cabano for her service.

Commissioner Lujan will not present at the next meeting.

ITEMS FROM THE PUBLIC

None.

ADJOURNMENT

Chairperson Wong adjourned the meeting at 10:35 P.M.



Sailesh Mehra
Secretary to the Planning Commission
City of South San Francisco

SM/jmb



Alan Wong, Chairperson
Planning Commission
City of South San Francisco