



MINUTES
May 16, 2019
CITY OF SOUTH SAN FRANCISCO
REGULAR PLANNING COMMISSION

CALL TO ORDER / PLEDGE OF ALLEGIANCE

TIME: 7:00 P.M.

ROLL CALL / CHAIR COMMENTS

PRESENT: Chair Murphy, Vice Chair Wong,
Commissioners Faria, Bernardo, Evans and Tzang
ABSENT: Commissioner Shihadeh

STAFF PRESENT: Sailesh Mehra, Planning Manager/Secretary to the Planning Commission, Michele Clary, Clerk to the Planning Commission, Naree Chan, Assistant City Attorney, Tony Rozzi, Principal Planner, and Consultant Planner Shiu, and Adena Friedman, Senior Planner

AGENDA REVIEW

None.

ORAL COMMUNICATIONS

None.

PUBLIC HEARING

1. **Report regarding consideration of applications for Design Review, a Subdivision Map and a Minor Use Permit to construct eight condominium units and to allow a fence taller than three feet within the front setback at 645 Baden Avenue, and determination that the project is categorically exempt from CEQA. (Consultant Planner Shiu and Sailesh Mehra, Planning Manager)**
- 1a. **Resolution making findings and recommending that the City Council approve Planning Project (P18-0034) located at 645 Baden Avenue, including Design Review (DR18-0017), Subdivision Map (SA18-0003), and Minor Use Permit (MUP18-0009), based on the attached draft findings and subject to the attached draft Conditions of Approval and determine that the Project is categorically exempt under the provisions of the California Environmental Quality Act (CEQA).**

Consultant Planner Shiu introduced the project, including project location, overview of the project plan, design, approval recommendation request, General Plan and Zoning conformance, housing proposal, project requirements, Design Review Board review, renderings of neighboring residences, neighborhood outreach, Housing Subcommittee review, CEQA analysis, and staff's recommendation.

Pradeep Gandhi, applicant, described a scenario of a potential resident, project proposal, affordable housing plan, zoning requirements conformance, and engineering approval. He noted the comprehensive CC&R's, improvements plans, historical survey, and traffic impact analysis. He also noted the designer's background, design elements of the various steps of the proposal, community outreach, parking, availability of public transportation and ride sharing sources.

Commissioner Faria asked about the affordability of the proposed affordable units. In response to Commissioner Faria, Mr. Gandhi stated the AMI would be 110%. Mr. Gandhi further discussed the affordable housing aspect of the project.

Commissioner Tzang asked about the size of parking spaces. In response to Commissioner Tzang, Consultant Planner Shiu stated that the minimum parking space would be 8.5 feet wide. Mr. Gandhi clarified that only two units had 8.5 feet wide garage spaces. Mr. Gandhi discussed the height of the front fence and height for privacy and safety.

Commissioner Tzang asked whether design of the project would change in a scenario where historic buildings are immediately around the site. Consultant Planner Shiu explained that staff felt the overall design would benefit the area and that there were no historic buildings in the immediate area. Chair Murphy noted that the Commission was not reviewing the design of the project.

Vice Chair Wong asked about circulation and access. In response to Vice Chair Wong, Mr. Gandhi described the ingress/egress for the project, which consists of one-way entry from Baden Avenue and one-way exit on Second Lane.

Chair Murphy asked about the design idea for the side entries. In response to Chair Murphy, Mr. Gandhi discussed the access and benefits to the side entries of the project.

Sharon and Harlet Okur, 643 Baden Avenue, requested the chain link fence separating the two properties be retained. Planning Manager Mehra stated if the fence were moved or replaced it would not be chain link. Ms. Okur expressed concern about retaining the property line. Harlet Okur voiced concern about the fence being on her property and parking spaces too close to her backyard. She requested the fence be built higher for safety and privacy. Chair Murphy suggested the property owners work together on the property line. Mr. Gandhi noted that security lighting would be provided and the fence would be built to meet City requirements.

Vice Chair Wong voiced his support for the proposed project and urged more affordable units.

Commissioner Evans indicted support for the project.

Commissioner Faria concurred with support for the project and complimented the builders for the affordable housing aspect.

Commissioner Tzang noted his time at the project site, complimented the builder on the creativity of design and willingness to work with the surrounding community.

Chair Murphy concurred with the Commission's positive statements regarding the project.

MOTION

Commissioner Bernardo moved and Commissioner Faria seconded a motion to adopt a resolution making findings making findings and recommending that the City Council approve Planning Project (P18-0034) located at 645 Baden Avenue, including Design Review (DR18-0017), Subdivision Map (SA18-0003), and Minor Use Permit (MUP18-0009), based on the attached draft findings and subject to the attached draft Conditions of Approval and determine that the Project is categorically exempt under the provisions of the California Environmental Quality Act (CEQA). The question was called and the motion carried 6-0-1, Commissioner Shihadeh absent.

- 2. Report regarding consideration of a Zoning Text Amendment to amend the South San Francisco Municipal Code Title 20 relating to reducing the minimum lot size in the Downtown Residential Districts (Adena Friedman, Senior Planner)**
- 2a. Resolution recommending that the City Council consider and adopt an ordinance amending the South San Francisco Municipal Code Title 20 (Zoning) to make changes related to the minimum lot size in the Downtown Residential Districts**

Senior Planner Friedman presented the staff report including the location of the Downtown Residential Districts, current versus future conditions, reasons to consider the change, lot size analysis findings, proposed minimum lot sizes and minor amendments focused on improving design quality and feasibility, outreach and input, and staff's recommendation.

Commissioner Tzang asked about the feasibility of splitting a lot, if a 20' rear setback was required. In response to Commissioner Tzang, Senior Planner Friedman stated the rear setback would remain 20 feet but a lot following a split would require a 10' setback.

Chair Murphy asked about the requirements for splitting a lot. In response to Chair Murphy, Senior Planner Friedman discussed the requirements to subdivide a lot including conforming to engineering and planning requirements.

Vice Chair Wong asked about the review process for a lot split application. In response to Vice-Chair Wong, Senior Planner Friedman explained the lot split process, which is an existing lot line adjustment application requiring Engineering and Planning review.

Chair Murphy asked about trash collection. Senior Planner Friedman stated it would occur on the alleys, which can accommodate trash trucks.

Katherine Hamburger inquired about the areas that would be affected by the amendment. Senior Planner Friedman referred to the map of the Downtown Residential subdistricts to explain which districts would be affected. Ms. Hamburger voiced her concern for the subdivision of lots and redevelopment of the area. She requested historic preservation be maintained in Downtown.

Chair Murphy asked if the development standards would remain in place for future development. Senior Planner Friedman informed Chair Murphy that the development standards would remain for new developments in the area. Chair Murphy noted neighborhood zoning and planning being discussed on the General Plan update.

Commissioner Tzang asked if underlying zoning would remain in place, if the minimum lot size was reduced. In response to Commissioner Tzang, Senior Planner Friedman confirmed that subdivided lots would retain their current zoning and setbacks would all remain relatively unchanged.

Vice Chair Wong asked about the analysis findings, in terms of how many lots would be able to be subdivided if the minimum lot size was reduced. In response to Vice Chair Wong, Senior Planner Friedman reiterated that there were many lots that would not be able to be subdivided, every lot would have to be looked at on a case-by-case basis to see if it met all development standards.

Juan Guerrero discussed his time in South San Francisco and voiced his support for the subdivision amendments.

Katherine Cannon-Carrillo discussed her time living on the lane and urged the Commission to consider the challenges of the tight living conditions.

Lorraine Moriarty voiced her support for subdivision of lots to allow her to maintain her home in the downtown, by splitting the lot.

Vice Chair Wong thanked staff and the public for their comments.

Chair Murphy commended staff for their work and concurred with Vice Chair Wong's comments.

MOTION

Vice Chair Wong moved and Commissioner Tzang seconded a motion for a resolution recommending that the City Council consider and adopt an ordinance amending the South San Francisco Municipal Code Title 20 (Zoning) to make changes related to the minimum lot size in the Downtown Residential Districts. The question was called and the motion carried 6-0-1, Commissioner Shihadeh absent.

ADMINISTRATIVE BUSINESS

- 3. Report recommending that the Planning Commission approve a resolution awarding Historic Preservation Grant Program Funds for Fiscal Year 2018-2019 (Valerie Sommer, Director of Libraries and Tony Rozzi, Principal Planner)**

- 3a. Resolution awarding Historic Preservation Grant Program Funds for Fiscal Year 2018-2019**

Principal Planner Rozzi discussed the historic preservation grant program. He gave a brief description of the historic sites that were being considered to receive a grant from the City.

Chair Murphy voiced her excitement for continuation of the program and thanked staff for its work on the applications.

MOTION

Commissioner Faria moved and Vice Chair Wong seconded a motion that the planning commission accept a resolution awarding Historic Preservation Grant Program Funds for Fiscal Year 2018-2019. The question was called and the motion carried 6-0-1, Commissioner Shihadeh absent.

ITEMS FROM STAFF

None.

ITEMS FROM THE PUBLIC

None.

ADJOURNMENT

Chair Murphy adjourned the Planning Commission meeting at 8:39 p.m.

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

SM/mc

JulieAnn Murphy, Vice Chairperson
Planning Commission
City of South San Francisco