CITY OF SOUTH SAN FRANCISCO
REGULAR MEETING OF THE PLANNING COMMISSION
MUNICIPAL SERVICES BUILDING
33 ARROYO DRIVE
May 5, 2011
7:30 PM

W E L C O M E

If this is the first time you have been to a Commission meeting, perhaps you'd like to know a little about our procedure.

Under Oral Communications, at the beginning of the meeting, persons wishing to speak on any subject not on the Agenda will have 3 minutes to discuss their item. The Clerk will read the name and type of application to be heard in the order in which it appears on the Agenda. A staff person will then explain the proposal. The first person allowed to speak will be the applicant, followed by persons in favor of the application. Then persons who oppose the project or who wish to ask questions will have their turn.

If you wish to speak, please fill out a card (which is available near the entrance door) and give it, as soon as possible, to the Clerk at the front of the room. When it is your turn, she will announce your name for the record.

The Commission has adopted a policy that applicants and their representatives have a maximum time limit of 20 minutes to make a presentation on their project. Non-applicants may speak a maximum of 3 minutes on any case. Questions from Commissioners to applicants or non-applicants may be answered by using additional time.

When the Commission is not in session, we'll be pleased to answer your questions if you will go to the Planning Division, City Hall, 315 Maple Avenue or telephone (650) 877-8535 or by e-mail at web-ecd@ssf.net.

Pradeep C. Gupta
Chairperson

William Zemke
Vice Chairperson

Mary Giusti
Commissioner

Carlos Martin
Commissioner

Rick Ochsenhirt
Commissioner

John Prouty
Commissioner

Eugene Sim
Commissioner

Susy Kalkin, Chief Planner
Secretary to the Planning Commission

Gerry Beaudin
Senior Planner

Linda Ajello
Associate Planner

Billy Gross
Associate Planner

Bertha Aguilar
Clerk

Please Turn Cellular Phones And Pagers Off.

Individuals with disabilities who require auxiliary aids or services to attend and participate in this meeting should contact the ADA Coordinator at (650) 829-3800, five working days before the meeting.

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item, and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection at the Planning Division counter in the City Hall Annex. If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda. The address of the City Hall Annex is 315 Maple Avenue, South San Francisco, California 94080.

PLANNING COMMISSION AGENDA

MUNICIPAL SERVICES BUILDING
33 ARROYO DRIVE
May 5, 2011
Time 7:30 P.M.

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL / CHAIR COMMENTS

AGENDA REVIEW

ORAL COMMUNICATIONS

CONSENT CALENDAR

1. **Approval of regular meeting minutes April 7, 2011.**

PUBLIC HEARING

2. **Shared Parking Agreement**
   KSW PROPERTIES/Owner
   Diana Barnard/Applicant
   1341-1349 LOWRIE AVE
   P11-0020: UP11-0001

   Use Permit to allow a parking reduction at 1341 - 1349 Lowrie Avenue in the Mixed Industrial (MI) Zone District in accordance with SSFMC 20.110 & 20.330

3. **El Camino Real/Chestnut Avenue Area Plan & Associated General Plan Amendment and Zoning Ordinance Amendment**
   City of South San Francisco/Applicant
   Location: 98-Acre area between El Camino Real and Mission Road (from Southwood Drive to north of Sequoia Avenue)
   P08-0077: EIR11-0001, GPA11-0002, ZA11-0004, RZ11-0002 & SP08-0001

   El Camino Real/Chestnut Area Plan – General Plan Amendment, Rezone, Zoning Text Amendment, Environmental Impact Report, and Area Plan to allow for transit-oriented development, high-density residential, and mixed commercial, civic and residential uses in the 98-acre area located south of the South San Francisco BART Station ("Area Plan" or "Plan").

4. **Zoning Ordinance Amendments**
   P07-0136: ZA11-0003 & ND07-0004
   Citywide

   Citywide Zoning Ordinance – Minor Amendments, including corrections and clarifications to the comprehensive Zoning Ordinance Update, adopted in 2010, including: revisions to the Definitions and Use tables to further clarify the meaning and location of permitted or conditionally permitted uses; revisions to the Downtown chapter to clarify permitted uses in the downtown area; revisions to the Transportation Demand Management chapter to clarify the requirements of the ordinance; revisions to the Sign chapter to clarify the process for sign applications; revisions to the Residential Regulations and Standards to clarify and correct

inconsistencies, to ensure that all residential mapping is correct, and include sections that clarify the General Plan and policy objectives of the City; revisions to the Historic Preservation Commission references to fully implement changes to the ordinance which transfer the powers and duties of the Historic Preservation Commission to the Planning Commission; and to make several miscellaneous revisions and corrections in the ordinance, in accordance with South San Francisco Municipal Code Chapter 20.550 ("Amendments to Zoning Ordinance and Map").

ADMINISTRATIVE BUSINESS

5. Presentation on the proposed 2011-2012 Capital Improvement Program.

ITEMS FROM STAFF

ITEMS FROM COMMISSION

ITEMS FROM THE PUBLIC

ADJOURNMENT

/s/ Susy Kalkin
Susy Kalkin
Secretary to the Planning Commission
City of South San Francisco

NEXT MEETING **May 19, 2011**

Staff Reports can now be accessed online at: **http://www.ssf.net/media/**

SK/bla