CITY OF DALY CITY

SPECIAL PLANNING COMMISSION MEETING

AGENDA

Wednesday, June 3, 2026 - 7:00 PM
City Hall Council Chambers – 2nd Floor
City Hall 333 – 90th Street
Daly City, CA 94015

To watch the live telecast:
https://www.youtube.com/@DalyCityGov/streams, https://www.dalycity.org/agendas, or Comcast Ch. 27

PUBLIC PARTICIPATION
There are three ways to submit public comments: (1) email your comment directly to the Planning Division, (2) submit written comments via the City's website and (3) attend the meeting in person.

1. To email your comment, simply email a comment to the planner identified in the public hearing notice or send the email to mvanlonkhuysen@dalycity.org. Public Comments may also be emailed to mvanlonkhuysen@dalycity.org by including "Planning Commission Public Comment" in the subject line.
2. To submit a comment via the City's website, please visit www.dalycity.org/agendas to complete the Public Comment form. In the comment field box, include the item number and/or title of the item as well as your comments.
3. To speak at the meeting in person, please complete a "Speaker Card" located at the entrance to the Council Chambers and submit it to a staff member as early in the meeting as possible.

Please note: All written comments received by 4:00 pm on the meeting day will be provided to the Planning Commission prior to the meeting. Comments are not read aloud into the record. Any written comments received after 4:00 p.m. on the meeting date are not guaranteed to be received by the Planning Commission prior to the meeting.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of Michael Van Lonkhuysen at 991-8158 as soon as possible.

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

AVAILABILITY OF PUBLIC RECORDS:

All public record to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

APPROVAL OF MINUTES:

PUBLIC HEARINGS:

1. **Zone Change ZC-05-26-017062** - Amendments to Chapter 17.41.150 — Stormwater Management and Rainwater Retention to require stormwater capture and infiltration, in addition to stormwater treatment, on certain development projects.

   STAFF: Michael Vanlonkhuysen, ECD Acting Director

   RECOMMENDATION:

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A)

ADJOURNMENT:

Daly City Planning Commission
Agenda Report

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

Meeting Date:	June 3, 2026
Application:	Zone Change ZC-05-26-017062
Project Location:	Citywide
Project Description:	Amendments to Chapter 17.41.150 – Stormwater Management and Rainwater Retention to require stormwater capture and infiltration, in addition to stormwater treatment, on certain development projects.
Applicant/Owner:	City of Daly City 333 90th Street Daly City, CA 94015
Environmental Assessment:	Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061 – Review for Exemption

Background

The San Mateo Water Pollution Prevention Program (SMCWPPP) is a partnership of the City/County Association of Governments (C/CAG), each incorporated city and town in the county, and the County of San Mateo, which share a common National Pollutant Discharge Elimination System (NPDES) permit, also referred to as the Municipal Regional Permit (MRP).

The Municipal Regional Permit (MRP) outlines the State's requirements for municipal agencies in San Mateo County to address the water quality and flow-related impacts of stormwater runoff. Some of these requirements are implemented directly by municipalities while others are addressed by the San Mateo Countywide Water Pollution Prevention Program on behalf of all the municipalities. The MRP is a comprehensive permit that requires activities related to construction sites, industrial sites, illegal discharges and illicit connections, new development, and municipal operations. The permit also requires a public education program, implementing targeted pollutant reduction strategies, and a monitoring program to help characterize local water quality conditions and to begin evaluating the overall effectiveness of the permit's implementation.

The goal of Provision C.3 of the MRP is for the municipalities regulated by the permit, including the City of Daly City, to use their permitting authority to include appropriate source control, site design, and stormwater treatment measures in new development and redevelopment projects to address both soluble and insoluble stormwater runoff pollutant discharges and prevent increases

in runoff flows from these projects. This goal is primarily accomplished through the implementation of low impact development (LID) techniques (see Attachment A – Low Impact Design Techniques). Stormwater treatment requirements apply to most projects that create and/or replace 5,000 square feet or more of impervious surface. Large single-family homes creating and/or replacing 10,000 square feet or more of impervious surface also have treatment requirements.

Discussion

While the MRP and Provision C.3 generally seek to regulate stormwater *treatment* measures, there is no codified requirement for the City to require stormwater *retention* measures. Stormwater *treatment* measures are typically landscape features designed to slow and disperse runoff. Onsite *retention* seeks stormwater infiltration or evapotranspiration, and is typically achieved through a built structure, the size of which is determined by prescriptive requirements such as infiltration capacity.

While the two measures often have overlapping outcomes, stormwater retention measures are more prescriptive requiring projects to achieve specific infiltration rates. To ensure that infiltration rates are met, it is necessary that project applicants provide analyses to support compliance with the mandated infiltration rates in the built structure(s) the applicant has proposed for compliance.

Due to the cost associated with both the analyses and construction of the stormwater detention structure, staff has proposed the requirement be codified and that certain small residential projects (e.g., additions and ADU construction) be excluded from these requirements (see Attachment B – Proposed Amendments to Chapter 17.41.150). In summary, the Zoning Ordinance would be amended to:

1. Explicitly require compliance with the MRP;
2. In addition to MRP compliance, require stormwater detention in a prescribed amount; and
3. Exclude from the regulation single-family homes or duplexes, the construction of attached or detached ADUs, or residential paving projects where such projects create and/or replace less than 2,500 square feet of impervious surface.

Under this regulatory scheme, small projects, including those identified above, would instead comply with the Stormwater Checklist for Small Projects (Attachment C – Stormwater Checklist for Small Projects). For projects that do not create and/or replace 2,500 square feet or more of impervious surface the project applicant would be encouraged to implement appropriate site design measures from the prescribe *treatment* measures in the checklist, but would not be required to provide on-site *detention*.

Environmental Assessment

The proposed zoning text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section of 15061 - Review for Exemption. The proposed zoning text amendment does not have the potential to cause significant effects on the environment and it can be seen with certainty that there is no possibility that the regulations would have a significant effect on the environment.

Recommendations

Based on the findings enumerated above, staff recommends that the Planning Commission recommend that the City Council:

1. Adopt the Findings as outlined herein;

2. Find that the proposed rezonings are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section of 15061 - Review for Exemption; and

3. Recommend to the City Council the approval of Zone Change ZC-05-26-017062, Amending Chapter 17.41.150 – Stormwater Management.

Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,

Acting Director
Department of Economic and Community Development

Attachments

Attachment A – Low Impact Design Techniques
Attachment B – Proposed Zoning Ordinance Revisions
Attachment C – Stormwater Checklist for Small Projects

Worksheet C

Low Impact Development – Site Design Measures

Select Appropriate Site Design Measures *(Required for C.3 Regulated Projects; all other projects are encouraged to implement site design measures, which may be required at municipality discretion.) Projects that create and/or replace between 2,500 and 5,000 sq.ft. of impervious surface, and detached single family homes that create/replace between 2,500 and 10,000 sq.ft. of impervious surface, must include* ***one of Site Design Measures a through f*** *(Provision C.3.i requirements).*[10] *Larger (>=5,000 sq.ft) projects must also include applicable Site Design Measures g through i. Consult with municipal staff about requirements for your project.*

Select appropriate site design measures and Identify the Plan Sheet where these elements are shown.

Yes	Plan Sheet No.	Site Design Measures
☐		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☐		b. Direct roof runoff onto vegetated areas.
☐		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☐		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐		e. Construct sidewalks, walkways, and/or patios with pervious or permeable surfaces. Use the specifications in the C.3 Regulated Projects Guide downloadable at www.flowstobay.org/newdevelopment
☐		f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C.3 Regulated Projects Guide downloadable at www.flowstobay.org/newdevelopment
☐		g. Limit disturbance of natural water bodies and drainage systems; minimize compaction of highly permeable soils; protect slopes and channels; and minimize impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies;
☐		h. Conserve natural areas, including existing trees, other vegetation and soils.
☐		i. Minimize impervious surfaces.

Regulated Projects can also consider the following site design measures to reduce treatment system sizing:

Yes	Plan Sheet No.	Site Design Measures
☐		j. Self-treating area (see Section 4.2 of the C.3 Regulated Projects Guide)
☐		k. Self-retaining area (see Section 4.3 of the C.3 Regulated Projects Guide)

[10] See MRP Provision C.3.a.i.(6) for non-C.3 Regulated Projects, C.3.c.i.(2)(a) for Regulated Projects, C.3.i for projects that create/replace between 2,500 and 5,000 sq.ft. of impervious surface and detached single family homes that create/replace between 2,500 and 10,000 sq.ft. of impervious surface.

City of Daly City
Planning Division

DRAFT

17.41.150 - Stormwater management and rainwater retention.

A. Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing stormwater best management practices into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration are encouraged.

B. Project applicants shall refer to the local agency or regional water quality control board for information on any applicable stormwater technical requirements, and shall comply with the City's Municipal and Regional Stormwater Permit (MRP) issued by the San Francisco Regional Water Quality Control Board.

In addition to compliance with the MRP, all development shall provide stormwater detention as prescribed by this chapter.Landscape areas or other structure shall be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e., roof and paved areas) from either: (1) the one-inch, twenty-four-hour rain event or (2) the eighty-fifth percentile, twenty-four-hour rain event, and/or additional capacity as required by any applicable local, regional, state or federal regulation, or as prescribed the the City Engineer.

E.

This regulation shall not apply to additions to single-family homes or duplexes, the construction of attached or detached ADUs, or residential paving projects where such projects create and/or replace less than 2,500 square feet of impervious surface.

SAN MATEO COUNTYWIDE Water Pollution Prevention Program

Stormwater Checklist for Small Projects

Municipal Regional Stormwater Permit (MRP 3.0)

Enter Name of Municipality
Address
City, State, and Zip Code
Phone Number
Website and/or Email

Complete this form for smaller detached single-family home projects that are not part of a larger plan of development and create and/or replace less than 10,000 square feet of impervious surface; or for all other types of projects that create and/or replace 2,500 square feet or more and less than 5,000 square feet of impervious surface.

For larger detached single-family home projects that create and/or replace 10,000 square feet of impervious surface and other projects that create and/or replace 5,000 square feet or more of impervious surface, use the C.3-C.6 Development Review Checklist.

A. Project Information

A.1 Project Name: _____

A.2 Project Address: _____

A.3 Project APN: _____

B. Select Appropriate Site Design Measures

B.1 Does the project create and/or replace 2,500 square feet or more of impervious surface? ☐ Yes ☐ No

- *If yes, the project must include at least one of the Site Design Measures listed below in section a through f.[1] Fact sheets regarding site design measures a through f may be downloaded on the New Development page of the Flowstobay website: (https://www.flowstobay.org/preventing-stormwater-pollution/with-new-redevelopment/c-3-regulated-projects)*
- *If no, the project applicant shall be encouraged to implement appropriate site design measures from the list below, which may be required at municipality discretion. Consult with municipal staff about requirements for your project.*

B.2 On the list below, indicate whether each site design measure is included in the project plans and the plan sheet number:

Yes	No	Plan Sheet No.	Site Design Measure
☐	☐	Insert No.	a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☐	☐	Insert No.	b. Direct roof runoff onto vegetated areas.
☐	☐	Insert No.	c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☐	☐	Insert No.	d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐	☐	Insert No.	e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
☐	☐	Insert No.	f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
☐	☐	Insert No.	g. Minimize land disturbance and impervious surface (especially parking lots).
☐	☐	Insert No.	h. Maximize permeability by clustering development and preserving open space.
☐	☐	Insert No.	i. Use micro-detention, including distributed landscape-based detention.
☐	☐	Insert No.	j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☐	☐	Insert No.	k. Self-treating area (see Section 4.1 of the C.3 Regulated Projects Guide)
☐	☐	Insert No.	l. Self-retaining area (see Section 4.2 of the C.3 Regulated Projects Guide)

[1] See MRP Provision C.3.i.i

C. Select appropriate source controls *(Encouraged for all projects; may be required at municipal discretion. Consult municipal staff.)*

Are these features in project?		Features that require source controls	Source control measures[2] (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans?		
Yes	No			Yes	No	Plan Sheet No.
☐	☐	Storm Drain	▪ Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☐	☐	Insert No.
☐	☐	Floor Drains	▪ Plumb interior floor drains to sanitary sewer[3] [or prohibit].	☐	☐	Insert No.
☐	☐	Parking garage	▪ Plumb interior parking garage floor drains to sanitary sewer.[4]	☐	☐	Insert No.
☐	☐	Landscaping	▪ Retain existing vegetation as practicable & consider regenerative practices.[4] ▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. ▪ Use Integrated Pest Management (i.e., minimize pesticide & fertilizer use.) ▪ Use efficient irrigation system; design to minimize runoff.	☐	☐	Insert No.
☐	☐	Pool/Spa/Fountain	▪ Provide connection to the sanitary sewer to facilitate draining.[4]	☐	☐	Insert No.
☐	☐	Food Service Equipment (non-residential)	Provide a sink or other area for equipment cleaning, which is: ▪ Connected to a grease interceptor prior to sanitary sewer discharge.[4] ▪ Large enough for the largest mat or piece of equipment to be cleaned. ▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.	☐	☐	Insert No.
☐	☐	Refuse Areas	▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. ▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[4]	☐	☐	Insert No.
☐	☐	Outdoor Process Activities[5]	▪ Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[4]	☐	☐	Insert No.
☐	☐	Outdoor Equipment/ Materials Storage	▪ Cover the area or design to avoid pollutant contact with stormwater runoff. ▪ Locate area only on paved and contained areas. ▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[3], and contain by berms or similar.	☐	☐	Insert No.
☐	☐	Vehicle/ Equipment Cleaning	▪ Roof, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer[4], and sign as a designated wash area. ▪ Commercial car wash facilities shall discharge to the sanitary sewer.[4]	☐	☐	Insert No.
☐	☐	Vehicle/ Equipment Repair and Maintenance	▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. ▪ No floor drains unless pretreated prior to discharge to the sanitary sewer.[4] ▪ Connect containers or sinks used for parts cleaning to the sanitary sewer.[4]	☐	☐	Insert No.
☐	☐	Fuel Dispensing Areas	▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. ▪ Canopy shall extend at least 10 ft. in each direction from each pump and drain away from fueling area.	☐	☐	Insert No.
☐	☐	Loading Docks	▪ Cover and/or grade to minimize run-on to and runoff from the loading area. ▪ Position downspouts to direct stormwater away from the loading area. ▪ Drain water from covered/roofed loading dock areas to the sanitary sewer.[4] ▪ Install door skirts between the trailers and the building.	☐	☐	Insert No.
☐	☐	Fire Sprinklers	▪ Design for discharge of fire sprinkler test water to landscape or sanitary sewer[4]	☐	☐	Insert No.
☐	☐	Miscellaneous Drain or Wash Water	▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[4] ▪ Roof drains shall drain to unpaved areas where practicable. ▪ Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer[4].	☐	☐	Insert No.
☐	☐	Architectural Copper	▪ Drain rinse water to landscaping, discharge to sanitary sewer[4], or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	☐	☐	Insert No.

[2] See MRP Provision C.3.a.i.(7).

[3] Any connection to the sanitary sewer system is subject to sanitary district approval.

[4] See the regenerative landscaping principles and practices developed by ReScape California (formerly Bay-Friendly) at www.rescapeca.org

[5] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

D. Implement construction Best Management Practices (BMPs) *(Required for all projects.)*

D.1 Is the site a "High Priority Site"? (*Municipal staff will make this determination; if the answer is yes, the project will be referred to construction site inspection staff for monthly stormwater inspections during the wet season - October 1 through April 30*.) ("High Priority Sites" require a grading permit, are "hillside projects" [defined as disturbing ≥ 5,000 sq. ft. of land area and a slope based on municipal criteria or map or ≥ 15%] are adjacent to a creek, or are otherwise high priority for stormwater protection during construction per MRP Provision C.6.e.ii(2).) ☐ Yes ☐ No

D.2 All projects require appropriate stormwater BMPs during construction - indicate which BMPs are included in the project, below.

Yes	No	Best Management Practice (BMP)
☐	☐	Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.[6]
☐	☐	Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
☐	☐	Delineate with field markers the following areas: clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees to be protected and retained, and drainage courses.
☐	☐	Provide notes, specifications, or attachments describing the following: ▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; ▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; ▪ Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; ▪ Provisions for temporary and/or permanent irrigation.
☐	☐	Perform clearing and earth moving activities only during dry weather.
☐	☐	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
☐	☐	Protect all stormdrain inlets in vicinity of site using sediment controls (e.g., berms, socks, fiber rolls, or filters.)
☐	☐	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, compost blankets or jute mats, covers for soil stockpiles, etc.
☐	☐	Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
☐	☐	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
☐	☐	Limit construction access routes and stabilize designated access points.
☐	☐	No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.
☐	☐	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
☐	☐	Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.
☐	☐	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

Name of applicant completing the form:_____

Signature:_____ Date:_____

E. Comments (for municipal staff use only):

F. NOTES (for municipal staff use only):

Section A Notes:_____

Section B Notes:_____

Section C Notes:_____

Section D Notes:_____

[6] Ask municipal staff for the SMCWPPP Construction BMP Plan Sheet.