

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, June 22, 2026 - 7:00 PM

City Hall Council Chambers – 2nd Floor
City Hall 333 – 90th Street
Daly City, CA 94015

To watch the live telecast:

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PUBLIC PARTICIPATION

There are three ways to submit public comments: (1) submit written comments by meeting day, (2) submit written comments during the meeting, and (3) attend the meeting in person.

1. To submit written comments by meeting day, please email cityclerk@dalycity.org and include “Public Comment” in the subject line. All written comments received by 4:00 pm on meeting day will be provided to the City Council prior to the meeting.

Please note: Any emailed comments received after 4:00 p.m. on the meeting date are not guaranteed to be received by the City Council prior to the meeting. Comments are not read aloud into the record.

2. During the meeting, you may visit www.dalycity.org/agendas to submit comments using the Public Comment form to address the City Council on a specific item, or during the public comment period, and such comments are delivered to the City Council and City Staff during the meeting, and may be read into the record at the time they are received.

3. To speak at the meeting in person, please complete a Speaker Card located at the entrance to the Council Chamber and submit it to a Staff Member as early in the meeting as possible.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City Clerk at (650) 991-8078 as soon as possible.

PLEDGE TO THE FLAG:

CALL TO ORDER

The City of Daly City acknowledges that we are on the ancestral lands of the Ramaytush (rah-my-toosh) Ohlone (O-lon-ee) peoples. We recognize their enduring connection to this region and honor their history, culture, and contributions. As the Indigenous protectors of this land, we affirm their sovereign rights as the original inhabitants of this land and pay respects to the Ancestors, Elders, and Relatives of the Ramaytush Ohlone peoples.

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.

ROLL CALL:

PRESENTATIONS:

1. Westlake Park Proposed Improvements: Public-Private Partnership Opportunity - Tim Muessle, CCM, CCE, COO of The Olympic Club and Nick Lusson, Athletic Director of The Olympic Club
2. Proclamation: Pride Month 2026

APPROVAL OF MINUTES:

3. Special Meeting of May 26, 2026 and Regular Meeting of June 8, 2026

APPROVAL OF AGENDA:

4. Regular Meeting of June 22, 2026

ORAL COMMENT:

NOTE: Speakers are limited to two minutes, unless modified by the Mayor. The Council cannot take action on any matter raised under this item.

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the City Council. There shall be no separate discussion of the matters on the Consent Agenda unless requested by a member of the City Council. If discussion is required, that item will be removed from the Consent Agenda and will be considered separately at the end of the Agenda.

Resolutions:

5. Adopt Appropriations Limitation for Fiscal Year 2027
6. Appropriate Funds for Electric Vehicle Fleet Charging Infrastructure Project
7. Set Time and Place for a Public Hearing to Zone Change ZC-05-26-017062 - Amendments to Chapter 17.41.150 – Stormwater Management and Rainwater Retention **(Set Time: 7/27/26)**
8. Authorize Agreement with the Jefferson Elementary School District (JESD) for Cost Sharing of Crossing Guard Services through All City Management Services (ACMS) for School Year 2026/27
9. Approve Memorandum of Understanding Between the City of Daly City and The Olympic Club Regarding Proposed Improvements and Shared Use of Westlake Field
10. Set Time and Place of Public Hearing — Approval to Execute Agreement with Axon for Unmanned Aerial Systems **(Set Time: 7/13/26)**

Check Registers:

11. Check Registers for the Month of May 2026

END OF CONSENT AGENDA

PUBLIC HEARINGS:

12. Zone Change ZC-04-26-17042 – Amendments to Zoning Ordinance Repealing Existing Accessory Dwelling Unit Regulations

STAFF: Michael Van Lonkhuysen

RECOMMENDATION: Open/Close Hearing
Motion for City Attorney to Read by Title Only
Councilmember Introduce Ordinance

13. Adopt Resolution Approving Increases and Updates to the Parking Violation Fine Schedule

STAFF: Cameron Christensen

RECOMMENDATION: Open/Close Hearing
Adopt Resolution by Roll Call Vote

AWARD OF BIDS/CONTRACTS:

14. Award of Construction Contract for the Westlake Slurry Seal Project

STAFF: Richard Chiu, Jr.

RECOMMENDATION: Adopt Resolution by Roll Call Vote

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

15. Council Committee
16. City Council
17. Staff

ADJOURNMENT:

Proclamation

Pride Month June 2026

- WHEREAS,** the City of Daly City recognizes and proclaims the month of June 2026 as “Pride Month” throughout Daly City in celebrating the Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual, plus (LGBTQIA+) community; and
- WHEREAS,** the City of Daly City annually observes Pride Month with a flag-raising ceremony honoring the history of the LGBTQIA+ rights movement and proudly raised the Progress Pride Flag for the seventh consecutive year on June 1, 2026; and
- WHEREAS,** Pride Month is a time to honor the history, celebrate the achievements, and reaffirm the rights of the LGBTQIA+ community, whose resilience, courage, and contributions have strengthened the fabric of our society; and
- WHEREAS,** we acknowledge the profound impact that LGBTQIA+ individuals have had on our communities, culture, and country—advancing progress in civil rights, education, business, healthcare, the arts, and beyond; and
- WHEREAS,** while meaningful progress has been achieved, many members of the LGBTQIA+ community continue to encounter barriers, prejudice, and inequities, highlighting the importance of continued efforts to ensure equal rights and opportunities for all; and
- WHEREAS,** Pride Month provides an opportunity to celebrate the rich diversity of our community, amplify voices that have historically been underrepresented, and recognize the many identities and experiences that strengthen our society; and
- WHEREAS,** the City of Daly City remains dedicated to fostering a welcoming community where all people are treated with dignity, respect, and fairness, regardless of sexual orientation, gender identity, or gender expression.

NOW, THEREFORE, I, GLENN R. SYLVESTER, Mayor, and members of the City Council of the City of Daly City, do hereby proclaim **June 2026** as **Pride Month**, in the City of Daly City in support of the LGBTQIA+ community. We further encourage all residents to celebrate diversity, foster inclusion, and reaffirm our shared commitment to ensuring that every person can live openly, safely, and authentically.

Signed and sealed by the Mayor and City Council
of the City of Daly City this 22nd day of June 2026.

Glenn R. Sylvester, Mayor

Teresa Proaño, Vice Mayor

Juslyn C. Manalo, Councilmember

Dr. Roderick Daus-Magbual, Councilmember

Pamela DiGiovanni, Councilmember

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Visit <https://www.youtube.com/@DalyCityGov/streams> to view the City Council meeting

CALL TO ORDER:

Mayor Sylvester called the regular meeting to order at 7:03 P.M. and read the City's Land Acknowledgement:

The City of Daly City acknowledges that we are on the ancestral lands of the Ramaytush (rah-my-toosh) Ohlone (O-lon-ee) peoples. We recognize their enduring connection to this region and honor their history, culture, and contributions. As the Indigenous protectors of this land, we affirm their sovereign rights as the original inhabitants of this land and pay respects to the Ancestors, Elders, and Relatives of the Ramaytush Ohlone peoples.

ROLL CALL: Councilmembers Present
Glenn R. Sylvester, Mayor
Teresa G. Proaño, Vice Mayor
Dr. Roderick Daus-Magbual
Pamela DiGiovanni
Juslyn C. Manalo

Staff Present
Thomas J. Piccolotti, City Manager
Rose Zimmerman, City Attorney
K. Annette Hipona, City Clerk

PRESENTATIONS:

Proclamation: Asian American, Native Hawaiian, and Pacific Islanders Heritage Month
(Rowena Meafua, Pacific Islands Together)

Proclamation: Jewish American Heritage Month
(Daly City Women's Commission Vice Chair Gabriella Makstman)

Proclamation: Wildfire Preparedness Month
(Acting Fire Chief Nicholas Gracia)

Proclamation: Water Awareness Month
(Director of Water & Wastewater Resources Joshua Cosgrove)

Proclamation: National Public Works Week (May 17-23, 2026)
(Director of Public Works Richard Chiu)

Note on Public Comments:

To provide public comments, members of the public have the option to- 1) attend in person, 2) email the City Clerk, or 3) submit comments through the public comment portal on the City's website. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting are instructed to call the office of the City Clerk at 991-8078 prior to the meeting.

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APPROVAL OF MINUTES:

The following provides a full transcript of item #6, Re: approval of the Regular Meeting of May 11, 2026 (source: <https://www.youtube.com/watch?v=afEcBKkWHGs> from 1:48:00 – 2:10:33)

Regular Meeting of May 11, 2026

Mayor Sylvester: I'm going to move on to the next item on the agenda, which is the approval of the minutes for May 11th, 2026.

Vice Mayor Proaño: Mayor, before...

Sylvester: Vice Mayor. Yes.

Proaño: Yes, sir. Before we ... proceed with that, I had a quick question. ... during our last meeting ... when ... Rose ... spoke on ... on ... the items that we discussed with regards to Councilmember DiGiovanni, I looked at the minutes and something was missing...there was a couple comments that I was concerned that were not on the notes. And ... if you recall, you mentioned I got concerned about it. That's why I'm bringing it up. You had mentioned that you were not given an opportunity to defend yourself. You said it twice and it wasn't in the minutes. And I thought, I thought that that would be important to have it in the minutes, right?

Councilmember DiGiovanni: Yeah. Thank you.

Proaño: But ... the only conflict ... yes...the only conflicting part would be because I thought it was important that would be there. But you had mentioned Rose that she did. So, I just wanted to make sure cuz I wouldn't want that to be an issue.

DiGiovanni: Point of clarification. So, the point of clarification is I didn't because I was under medical. So even though the you guys had set the date between that inter is when I went into cardiogenic I had the cardiogenic shock and things were I was in the that's why I sent that letter to the City Clerk to read out loud about my medical condition and that if I had there's no way I would I would have uh probably I'm not exaggerating I'm being hyperbolic. I would have... I would have died here. So, it was pretty serious.

Proaño: I understand. So, to say that I had but you said

DiGiovanni: When you get the opportunity but nobody foresaw my ... the extreme of ... of ... really almost dying. Yeah. So, no, I just wanted, you know, so there was not a rescheduling or anything, but that's why the City Clerk read that letter and then that's the only thing I could get ... to so that you guys would know that I wasn't just being ... I don't want to be dismissive or disrespectful, but it was it was a serious health issue that it's valid. It's valid. It's not anything. Yeah. Well, I know you're not questioning that.

Proaño: No, I wasn't questioning that. I was just concerned because ... Can I ask Rose just the process ... because she did say I was concerned about her stating that she wasn't able to defend herself. So, does that mean as well that when there was all the meetings and the investigations and all that she wasn't given a chance? City Attorney ...?

Zimmerman: No, but I think I can clarify...okay. So, at the last meeting ... you want the minutes to reflect that there was discussion that she had in Councilmember DiGiovanni had indicated that she didn't have an opportunity

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Proaño: Twice

Zimmerman : ...and within that discussion when asked ... it was noted in the record that she was given the opportunity, but yes there was other issues with regards to her medical conditions but the record does reflect she was given the opportunity. There was an opportunity to be interviewed, and she had rejected to be interviewed to be.... declined to be interviewed during the investigation as well as when ... we had the notice for the hearing. So, you want the minutes to reflect that that was stated on the record?

Proaño: Correct. Okay. Yeah. I just think it's important that it be recorded but clarified..

Zimmerman: Okay. So, ...to be clarified. So, would it be clearer ...Madam City Clerk to have it verbatim as it pertains to that particular section, because I don't know exactly what was stated?

City Clerk Hipona: It could be verbatim but usually we don't do that in the minutes. We try to summarize what has been said so we can look back and add what you suggested ... not given the opportunity to respond.

Proaño: No, she said it was she was twice she was not able to defend herself and so that was my concern.

DiGiovanni: Yeah. At the censure hearing, I was I was not able to defend myself because I was unable to be here and then yes. And then ... but ..that's okay.

Zimmerman: That's what was stated whether we're not talking about the substance here. What was stated is...

DiGiovanni: not the interview part or any of that...

Zimmerman: Okay... said what was not stated but it wasn't clear. We want the minutes to reflect that there was discussion that Councilmember DiGiovanni stated that she did not have an opportunity but what was actually stated at that meeting was that she was provided the opportunity because it was a noticed hearing. The minutes reflect that irregardless of whether or not you believe that you didn't have the opportunity, but the minutes will reflect that the opportunity was provided because there was a noticed hearing.

DiGiovanni: for the interview, but not for the ...

Zimmerman: for the interview and for the actual censure hearing

DiGiovanni: You get... Well, you were noticing me, but I could not medically be here.

Zimmerman : That's correct but there was a notice.

DiGiovanni: How can you defend yourself? I'm not going to get into it right now.

Sylvester: Here's what we're going to do. I'm listening to all sides here and I do know from the past that sometimes the City Clerk, and it's been known that we do not put everything verbatim into the minutes as to what's transpired. If that would happen, ..., the minutes would be extremely long. However, the Vice Mayor brings up a point, and she just wants a clarification and documentation as to what transpired. So, I know we have the technology nowadays. I, you know, we can bring up the meeting on YouTube and capture the conversation just on this regard. ...I guess Madam City Attorney's report and what was subsequently said during the meeting, and we can document that portion of it and adjust the minutes to include the information because what I'm hearing is the Vice Mayor, you don't see ... all the particulars as to what transpired in the meeting and you would like to see that. I think at your request that possibly could happen

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because we can go on and go on and and go back and forth and debate... I said this. No, I didn't say that. No, this is what I meant. How about if we get verbatim as to what was said during the meeting?

Proaño: No, I that sounds good. I, like I said, I was just concerned. The statement concerned me because I wanted to make sure that everybody has a chance to defend themselves.

Sylvester : Hold on, Councilmember DiGiovanni. Councilmember Manalo.

Councilmember Manalo: ...Thank you so much. I think Vice Mayor ... you may have not been on Council yet..., but there was also opportunity for ... I think defending the admonishment, right? And as far as also ... being interviewed ... in that regard. So is it ...is this for the censorship but also the admonishment? Prior to the censorship, there was opportunity to be interviewed and then I think ... Councilmember DiGiovanni did not get interviewed. Is that correct?

Zimmerman: That's correct. And that was actually stated in the minutes as also stated in the report that was that was part of the report.

Sylvester: Councilmember Manalo, thank you. Councilmember DiGiovanni, you have the floor.

DiGiovanni: Yeah, thank you very much. So, the then first I want to thank the Vice Mayor. She's right because when somebody is absent and they're unable to defend themselves and to be ... and you're supposed to have an impartial hearing and some people have a past, they shouldn't be voting on me anyway. But the thing is I didn't even have a chance to do that, and it happened, and I was unable to be here and is it was documented that it is medical and it happened in my absence which I was a little um taken back this that if you're not absence ... if you're absent how can you defend yourself? That's my... that's my point. But anyway, so it happened and

Sylvester: Thank you, Councilmember DiGiovanni. And we'll go around again and Councilmember DiGiovanni, you had the floor. I'm going to go back around and ask if there's any further rebuttal or response.

Proano: Well, I just would go with... and I appreciate that, because I was worried about hearing not someone not being able to defend themselves. I just want to just clarify one thing. Would it have made a difference if she'd have come to the ad the.. the censureship part of that, you know, that meeting? Uh meaning my biggest concern because I only heard there was only she only stated part of it was it sounded like she couldn't defend herself during ... the two issues the 2020. Was it 20 ...what's the first time?

Zimmerman: The first one was the admonishment, which Councilmember DiGiovanni was present at that meeting.

Proaño: She was there yes okay. And then the second time?

Zimmerman: The second time was the actual resolution of censure, which was the public noticed hearing.

Proaño: So, it wouldn't have made a difference at that point. Would it?

Zimmerman: Well, she was noticed and her position is that she could not attend. We did proceed with the noticed hearing that was public and that opportunity to provide any kind of information at that hearing whether in person or in writing is always there because this is a public meeting. ... However, I want to just kind of bring it back down to the minutes because this is really about ... what was reported in those minutes and my understanding is there's a concern from the Vice Mayor that we don't have the full verbatim or the

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full ... report as it was discussed. So, I would suggest as the City Clerk has indicated, there it is not practice to have full meetings but in situations like this, we can review the transcript, transcribe it, and actually have verbatim minutes for this particular item, and because we don't have that today, come back to the Council for you to review, and then approve the minutes at that time. Would that be appropriate?

Proaño: Yeah, I appreciate the clarification, and I appreciate making sure everything's where it should be. Okay. Thank you.

Sylvester: All right. Thank you, Vice Mayor. Moving down the line, Councilmember Manalo.

Manalo: Thank you, um, Mayor. I think in that respect with the request of Vice Mayor Proano to have .. for this instance ... verbatim and I know it's not usually the case for the City Clerk, but I think for clarification reasons ...that she has requested, I'd be ... in favor of it. Thank you.

Sylvester: Thank you Councilmember Manalo. And last final comment Councilmember DiGiovanni.

DiGiovanni: Okay. Thank you and thank you for that. And then be for the point of the history for ... our Vice Mayor, she did not know that it was it was pretty well known that it was a politically motivated at that time of the prior and that ... I was it went to court I was exonerated. So, just to let you know that on a on a part of it and the person really shouldn't have voted on me for anything, because you're supposed to have an impartial hearing. Impartial hearing. Impartial.

Manalo: Point of clarification. ... I was talking about the admonishment, which there was actually a report. Can you say how many pages that was, City Attorney? The admonishment. I'm being very clear about it, was issues around staff ... use of the vehicle. I ...Can you kindly share that there was a report for the admonishment and how many pages it was?

Zimmerman : Yes ...there was an independent investigation as it pertained to that report. ..There was over 200 pages is what I can remember. It was publicly noticed.

DiGiovanni: Yeah. And I deserved an impartial hearing.

Sylvester: All right. Thank you. Wait... Vice Mayor. Vice Mayor, I'm trying to keep this in order now and give everybody a chance to speak. We had gotten to the point where I was giving ... Councilmember DiGiovanni the last comment, but additional comments came up. So, I'm going to ... let you have your say. Dr. Rod, you've been pretty quiet. Did you want to say anything in this matter at before I move down?

Councilmember Daus-Magbual: I think it's ... I would have to abstain since I wasn't at the last meeting.

Sylvester: Oh, okay. All right. Thank you very much. Vice Mayor...

Proaño: Thank you, Mayor. I just wanted ... to say perhaps ... so we don't take any much longer... It just some of the ... I'm sorry, just the clarification ... is that there were two issues. The first time I wasn't on Council, there was an investigation, a full investigation, and that concluded, and then there was an admonishment, and then there was a second one, and that's when she was sick. But the investigations all happened impartial, right? It wasn't ...we didn't do it, or Council didn't do it. There was an investigative

group. There was, I'm guessing, Can you...

Zimmerman: That's correct. There was an independent investigation for both of the separate

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Proaño: Yeah. Separate. Yes. Okay. That's all. I just want to make sure because what I was hearing, we didn't do it in case anyone's listening. We ... when I was here, we didn't do it. It was an independent investigator.

Zimmerman: That's correct.

DiGiovanni: Okay. through the Mayor.

Sylvester: Councilmember Manalo, anything before we move to Councilmember DiGiovanni for the last ... comment. Thank you.

Manalo: Thank you, Mayor. ... I just wanted to ... reference the admonishment because that was the first ... situation where there was an investigation. I was not referring to the time that I got assaulted in this building okay. I was not referring to that time. I was referring to the admonishment piece, where there was an outside investigation regarding ... use of vehicle um just abrasive behavior... Just to be very clear to those watching, all we had asked is for some very workplace ...anger management. Can you please state what we were asking for the admonishment, so the public can know?

Zimmerman: Sure. The

DiGiovanni: going to rehash

Zimmerman: resolution of admonishment included to have ... and this was actually ... it was an admonishment. So, it was to have anger management ...training, workplace harassment training, to have those set up and to have ...an apology as well as to be recommended.

Manalo: Thank you.

Sylvester: All right, Councilmember DiGiovanni.

DiGiovanni: Yeah, there's probably like you said where we have to stick to the minutes part from the last time, but when somebody is told they're supposed to have an impartial hearing in the vote, we know from even the last time it was politically motivated. So, I want people to have that on the record and that from the person that even brought it up that was here on the Council that time had was gunning for me from the very beginning had even said I'll never be on the agenda. I'll never be Mayor. So, I'm just going to put that on the record, and we'll go from there.

Sylvester: Thank you. Dr. Rod, before I make the final comment...

DiGiovanni: and then because

Sylvester: ... Councilmember DiGiovanni, I just released the mic from you.

DiGiovanni: Yeah. No, that's fine.

Sylvester: Thank you. Dr. Rod, anything?

Daus-Magbual: ... I think there's... a precedence that our ... Council have ... created. It's unfortunate ... you know with your health issues ... but being on this dais is responsibility. It represents honor. It represents ... a sense of accountability and

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DiGiovanni: That's right

Daus-Magbual :... you already set out ... some groundwork for things that need to be addressed and ... Councilmember DiGiovanni, hopefully ... there's a sense of humility and a sense of accountability to meet the expectations that we as a Council have put out.

Sylvester: Thank you, Dr. Rod. All right...listening and .. I take high regard to ... the legal aspects and the advice of our City Attorney. What precipitated this conversation was, and ... City Attorney, please correct me if .. if I'm wrong, was at the request of the Vice Mayor that the ... the meeting minutes to which we are in ... attempting to approve at this time did not contain verbatim information as to the discussion pertaining to the issue of Councilmember DiGiovanni, whether it's the history, whether it is the past investigations, and obtaining further clarification as the Vice Mayor has requested, in addition to ... additional events that occurred, that has been mentioned, whether it's regarding assault that I feel we do not know until we get the verbatim of the minutes as requested from the last meeting. Then once we get the verbatim information, then we can go into further details such as the clarification and the independent investigation and all other aspects. But as I said earlier, we can continue to have this discussion, but we're going to go round and round and round. We need to get the verbatim discussion that transpired at the last meeting. So, that's where I'm going to leave it there. Madam City Attorney, was that pretty much on the right end?

Zimmerman: That's accurate. Yes. Yeah. It sounds like just for clarification that the request from ... as indicated by the Vice Mayor is ... to have more complete minutes, which are more the verbatim minutes or transcription before they can vote on the ... approval of the official record of the minutes.

Sylvester: Very good. Thank you very...

Hipona: If I may, does that include verbatim what the City Attorney said or verbatim, and or verbatim what Councilmember DiGiovanni and other members of the City Council?

Proano: Since I'm the one requesting it, thank you so much ...City Clerk, I'd like to see it... from what... because it's all connected, from what our City Attorney started talking about it to the completion, so that it's all included. Thank you and I appreciate that clarification.

Zimmerman: and clarification it is with regards to the status in regards to the implementation of the Resolution of Censure, because it's under Committee Report, so there was other committee reports but it would be significant to this.

Sylvester: All right great so the motion on the...

Zimmerman:... just continue it to the next meeting.

Sylvester: Okay as per City Attorney, this matter for approval of the minutes will be continued to the next meeting and it's at that time we can approve the minutes of today... I mean ... approve the minutes of the previous meeting which would be ... was it May 14th? May 11th, yes May 11 thank you so much all right thank you. All right, the next item on the agenda is item number seven.

APPROVAL OF AGENDA:

It was moved by Councilmember Manalo, seconded by Councilmember Daus-Magbual and carried to approve the agenda.

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CONSENT AGENDA:

It was moved by Councilmember Manalo, seconded by Vice Mayor Proaño and carried to approve the consent agenda, with the exception of item numbers 8, 9 and 10, which were pulled for discussion.

Resolutions:

Authorize the City Manager to Execute an Agreement and Accept and Appropriate Expanded Learning Opportunities Program (ELOP) Grant Funds with the Brisbane School District

Councilmember Manalo commended the expanded learning opportunities being proposed for items 8, 9, and 10, recognizing the important youth programs provided by the City in collaboration with the school districts.

It was moved by Councilmember Manalo, seconded by Vice Mayor Proaño and carried by voice vote to adopt the resolution.

Resolution 26-87, Authorizing Execution Of Agreement With Brisbane School District For The Expanded Learning Opportunities Program At Panorama Elementary School And Appropriating Grant Funds For School Year 2026-2027

Authorize the City Manager to Execute an Agreement and Accept and Appropriate Expanded Learning Opportunities Program (ELOP) and After School Education and Safety (ASES) Grant Funds with the Jefferson Elementary School District

It was moved by Councilmember Manalo, seconded by Vice Mayor Proaño and carried by voice vote to adopt the resolution.

Resolution 26-88, Authorizing Execution Of Agreement With Jefferson Elementary School District For The After School Education And Safety Program At MP Brown Elementary School And The Expanded Learning Program At MH Tobias, Thomas Edison Elementary Schools And Fernando Rivera Intermediate School

Authorize the City Manager to Execute an Agreement and Accept and Appropriate Expanded Learning Opportunities Program Grant Funds with the South San Francisco Unified School District

It was moved by Councilmember Manalo, seconded by Vice Mayor Proaño and carried by voice vote to adopt the resolution.

Resolution 26-89, Authorizing Execution Of Agreement With South San Francisco Unified School District For The Afterschool Youth Recreation Program At Junipero Serra Elementary School

Approve Resolution of Intent to Adopt Appropriations Limitation (Gann Limit)

Resolution 26-90, To Adopt Its Appropriations Limitation For The Fiscal Year 2026-2027 On June 22, 2026

Approve FY 2026-27 Project List for Road Maintenance and Rehabilitation Account Funds Authorized Under SB 1

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Resolution 26-91, Adopting A List Of Projects For Fiscal Year 2026-27 Funded By SB 1: The Road Repair And Accountability Act Of 2017

Set Time and Place for a Public Hearing to Consider a Zone Change ZC-04-26-17042 - Amendments to Chapter 17.04 – Definitions, Chapter 17.35.040 – General Property Development Requirements, and Chapter 17.40.090 – Review of Modifications to Residential Floorplans; Repeal of Chapter 17.40.100 – Secondary Unit Standards and Requirements and 17.40.110 – Certificate of Registration Requirements (Set Time 6/22/26)

Resolution 26-92, Setting Time And Place Of Public Hearing For Zone Change Zc-04-26-17042

Approve Reclassification of (1) Management Analyst Position in the Finance Department to (1) Budget Analyst and Assignment of Budget Analyst to Range U065 of the Miscellaneous/ Unrepresented Salary Schedule

Resolution 26-93, Approving Reclassification (1) Management Analyst Position In The Finance Department To (1) Budget Analyst And Assignment Of Budget Analyst To Range U065 Of The Miscellaneous/ Unrepresented Salary Schedule

Authorize the City Manager to Renew the Service Agreement for Roadway Medians and Rights-of-Way Landscape Maintenance Service

Resolution 26-94, Authorizing A Renewal Of The Landscape Maintenance Service Agreement With Loral Landscaping, Inc. For An Additional Two Years

END OF CONSENT AGENDA

PUBLIC HEARINGS:

Adopt Resolutions to Approve the Updated 2025 Water Shortage Contingency Plan and the 2025 Urban Water Management Plan

Director of Water and Wastewater Resources Joshua Cosgrove provided the staff report for the update to the Water Shortage Contingency and Urban Water Management Plans. Cosgrove addressed questions regarding whether a drought situation would alter the plans.

Mayor Sylvester opened the hearing. There were no speakers.

It was moved by Councilmember Manalo, seconded by Councilmember Daus-Magbual and carried to close the hearing.

It was moved by Councilmember Manalo, seconded by Councilmember Daus-Magbual and carried by unanimous roll call vote to adopt the resolutions.

Resolution 26-95, Authorizing The Submittal Of Daly City's Updated 2025 Urban Water Management Plan To The Department Of Water Resources

Resolution 26-96, Authorizing The Submittal Of Daly City's Updated 2025 Water Shortage Contingency Plan To The Department Of Water Resources

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Compliance with New Legal Obligations Re: Public Hearing on City of Daly City Vacancies and Recruitment and Retention Efforts (Assembly Bill 2561/Government Code Section 3502.3)

Director of Human Resources Natalie Sakkal provided the staff report on the status of the City’s workforce vacancies, recruitment, hiring issues, and retention efforts. Police Chief Cameron Christensen and Director Cosgrove provided information on the recruitment and retention efforts of the Police Department and the Department of Water and Wastewater Resources, respectively. Staff addressed questions regarding exit interviews for employees, the timeline for becoming a Police Officer, and the recruitment channels utilized by the Police Department.

Mayor Sylvester opened the hearing. There were no speakers.

It was moved by Councilmember Manalo, seconded by Councilmember Daus-Magbual and carried to close the public hearing.

It was moved by Councilmember Manalo, seconded by Councilmember Daus-Magbual and carried by unanimous roll call vote to adopt the resolution.

Resolution 26-97, In Compliance With New Legal Obligations (Assembly Bill 2561/Government Code Section 3502.3) On City Of Daly City Vacancies And Recruitment And Retention Efforts

COMMUNICATIONS:

Coastal Development Permit CDP-01-24-16453 - New Horse Stable Activities at Ocean View Stables Located at 2152 Olympic Way

Acting Director of Economic and Community Development Michael Van Lonkhuysen provided the staff report on a coastal development permit request for improvements to existing horseback riding uses and a proposal to place mobile trailers within the property's developed parking areas. Van Lonkhuysen addressed questions about complaints received from the community, the intended uses for the trailers, the history of any previous trailers on site, and whether there are guidelines regulating the colors of the trailers.

Tony Kasaris and Zachary Leyden, the applicants, addressed questions on the following: whether they were aware about the permit requirements and process, the intended uses for the trailers, whether Ocean View Stables is the only facility of its kind in the Peninsula, the art program and horsemanship program for the youth, length for trailer rentals, whether the trailers will be used as short-term rentals, trailer access, the contingency plan for the trailers, clarification on previously disturbed areas, the location of the trailers in relation to the equestrian trail, and safety concerns.

It was moved by Councilmember Manalo, seconded by Councilmember DiGiovanni and carried by unanimous roll call vote to adopt the resolution.

Resolution 26-98, Adopting Findings Of Fact And Imposing Conditions Of Approval On Coastal Development Permit CDP-01-24-16453 – New Horse Stable Activities At Ocean View Stables (2152 Olympic Way)

AWARDS OF BIDS/CONTRACTS:

Award Construction Contract for the Fire Station No. 91 ADA Parking and Path of Travel Improvements Project

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Acting City Engineer Shirley Chan provided the staff report, including a recommendation to award a construction contract to low bidder Tri Valley Excavating Co. Inc. The total cost of the project is \$400,000, which includes a \$310,000 construction contract with Tri Valley Excavating Co. Inc.

It was moved by Vice Mayor Proaño, seconded by Councilmember Manalo and carried by unanimous roll call vote to adopt the resolution.

Resolution 26-99, Authorizing Award Of Construction Contract For The Fire Station No.91 ADA Parking And Path Of Travel Improvements Project

APPOINTMENTS:

Mayor Sylvester requested information regarding his request to colleagues concerning commission appointments that have expired for more than 30 days. City Attorney Zimmerman confirmed that the protocol for boards and commissions is scheduled for a future hearing date. Mayor Sylvester asked his colleagues to do their best to try to address expired appointments.

Councilmember DiGiovanni provided a note to Mayor Sylvester to be excused; she left the Chambers at 10:33 P.M. and was absent for the remainder of the meeting.

REPORTS:

Council Committee

City/County Association of Governments (C/CAG) (Dr. Daus-Magbual as alternate for Manalo)
Bay Area Water Supply & Conservation Agency (BAWSCA) (Manalo)
San Mateo County Mosquito and Vector Control District (Sylvester)
Pre-Hospital Emergency Medical Services Group (Sylvester)
North San Mateo County Mayors Meeting (Sylvester)

City Council

Vice Mayor Proaño attended the following events: the ribbon-cutting ceremony for San Bruno Mountain, joined by Mayor Sylvester, Councilmember Manalo, City Manager Piccolotti, and Director Cosgrove; the Mardi Gras event at Pacelli Gym with the seniors, acknowledging Director Brown, Councilmember Manalo, the staff, and the live band; the Memorial Day Tribute along with Councilmember Manalo, thanking City Manager Piccolotti and staff for a beautiful event, and acknowledging Mayor Sylvester for his speech; the Pacific Islands Together (P.I.T.) event with Reyna Meafua, alongside the entire Council; the Westmoor and Jefferson High School award ceremonies, congratulating Dr. Daus-Magbual on his daughter receiving an award; the 56th Skyline College Commencement; and the Nickel Auction, acknowledging the Daly City Host Lions Club for their successful event.

Councilmember Manalo recognized the José Rizal Foundation for bringing forth the global figure of peace and justice to the front of Daly City's Serramonte Library, thanking staff for their work. Manalo attended the following events: a panel discussion on the José Rizal project and immigration stories featuring historian MC Canlas, Dr. Daus-Magbual, Tita Perla Ibarrientos and Dr. Alikpala; the Mariposa Event featuring beautiful artwork, thanking Arts & Culture Commissioners Rodriguez, Daus-Magbual, Espinda, and Macahilas for their work; the Mardi Gras Prom with over 250 people, acknowledging Director Brown; the Memorial Day Tribute, acknowledging Mayor Sylvester for his speech and thanking City Manager

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Piccolotti for his leadership; the Daly City Health and Wellness Fair for older adults, acknowledging the Age Friendly Taskforce and being grateful to be part of that taskforce; the grand opening of San Bruno Mountain, acknowledging Supervisor Canepa and highlighting the biodiversity of the area; the First-time Homebuyer Workshop, thanking Acting Director Van Lonkhuisen and FAREPA for providing home ownership opportunities; the Council of Cities in Burlingame with Vice Mayor Proaño; the 4th annual API Heroes event with Mayor Sylvester; the beautiful event by P.I.T.; and the Flores de Mayo event with her family in the South of Market representing a history of festivals and the figure of Reyna Elena. Manalo emphasized the importance of highlighting the Police Department’s Real Time Information Center (RTIC), one of the largest in the Bay Area.

Councilmember Daus-Magbual attended the following events: the University of San Francisco’s Urban Education and Social Justice Program graduation, where Dr. Rod was a keynote speaker, congratulating all the future teachers; the webinar panel for the José Rizal Foundation with Councilmember Manalo and historian MC Canlas, acknowledging the history of Filipino Americans in Daly City. Dr. Daus-Magbual extended congratulations to the Class of 2026 from all schools within the Jefferson Union High School District (JUHSD) and thanked the Daly City Police Department for their work in the community, referring to unfortunate incidents at Westmoor High School. He also recognized Westmoor’s Principal Zou for providing a community town hall on Memorial Day to discuss the incidents that occurred at the school.

Mayor Sylvester attended the following events: the grand opening of the San Bruno Mountain, acknowledging the giveaways; the Memorial Day Tribute, recognizing City Manager Piccolotti and staff for their work on the event; the outstanding Shine event; the Council of Cities meeting; and the San Mateo County API Heroes Dinner, along with Councilmember Manalo, to honor Fiona Ma, Martin Yan, and a rising star in the community.

Staff

City Manager Piccolotti announced upcoming City events, including the ribbon-cutting ceremony for the dog park at Gellert Park on Thursday, May 28, at 11:30 A.M., acknowledging the Public Works Department; the Progress Pride Flag Raising on Monday, June 1, at 10:00 A.M. at City Hall; and the 4th annual Children’s Day Celebration at Gellert Park on Saturday, June 6, at 11:00 A.M. Piccolotti recognized City Manager staff members Leilani Ramos, Rheanna Mariano, and Trina Yu, as well as the Recreation staff, for their seamless work on recent City events, including the Memorial Day Tribute. Piccolotti also acknowledged the 56th Commencement Ceremony of Skyline College.

ADJOURNMENT:

Mayor Sylvester adjourned the meeting at 11:13 P.M. in memory of Juan Victorino Fulgencio, Helmut Fred Behlert, and Vice Mayor Proaño’s dog Lucy.

Approved as submitted, this _____ 22nd _____
day of _____ June _____ 2026 _____.

Glenn R. Sylvester
Mayor

City Clerk

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
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Visit <https://www.youtube.com/@DalyCityGov/streams> to view the City Council meeting

CALL TO ORDER:

Mayor Sylvester called the regular meeting to order at 7:04 P.M. and read the City's Land Acknowledgement:

The City of Daly City acknowledges that we are on the ancestral lands of the Ramaytush (rah-my-toosh) Ohlone (O-lon-ee) peoples. We recognize their enduring connection to this region and honor their history, culture, and contributions. As the Indigenous protectors of this land, we affirm their sovereign rights as the original inhabitants of this land and pay respects to the Ancestors, Elders, and Relatives of the Ramaytush Ohlone peoples.

ROLL CALL: Councilmembers Present
Glenn R. Sylvester, Mayor
Teresa G. Proaño, Vice Mayor
Dr. Roderick Daus-Magbual
Pamela DiGiovanni
Juslyn C. Manalo

Staff Present
Thomas J. Piccolotti, City Manager
Rose Zimmerman, City Attorney
K. Annette Hipona, City Clerk

Mayor Sylvester announced that Councilmember Manalo was participating in the meeting remotely pursuant to AB 2449 due to emergency circumstances.

It was moved by Councilmember Daus-Magbual, seconded by Vice Mayor Proaño and carried by unanimous roll call vote for Councilmember Manalo to participate in the meeting remotely.

PRESENTATIONS:

2nd Annual Earth Day Bookmark Contest Winners
(Sanya Singhal, Melissa King, and Sam Talarigo (Republic Services))

Councilmember Manalo joined the meeting in person at 7:22 P.M.

APPROVAL OF MINUTES:

Regular Meeting of May 11, 2026

It was moved by Councilmember Manalo, seconded by Vice Mayor Proaño and carried to approve the minutes of May 11, 2026. Councilmember Daus-Magbual abstained from voting due to his absence at that meeting.

Note on Public Comments:

To provide public comments, members of the public have the option to- 1) attend in person, 2) email the City Clerk, or 3) submit comments through the public comment portal on the City's website. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting are instructed to call the office of the City Clerk at 991-8078 prior to the meeting.

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APPROVAL OF AGENDA:

It was moved by Councilmember Manalo, seconded by Daus-Magbual and carried to approve the agenda.

CONSENT AGENDA:

It was moved by Councilmember Manalo, seconded by Councilmember DiGiovanni and carried to approve the consent agenda with the exception of items 8, 10, and 12, which were pulled for further discussion.

Resolutions:

Call for Daly City Municipal Election on November 3, 2026 Consolidation with San Mateo County in the Statewide General Election and Request for Specified Election Services in Accordance with the Election Code of the State of California

Resolution 26-100, Requesting the County Clerk of San Mateo County to Render Specified Election Services in Accordance with the Election Code of the State of California (Consolidation of General Municipal Election with the Statewide General Election of November 3, 2026)

Authorize the City Manager to Execute Construction Contract for Storm Drain Pipe Repairs

Resolution 26-101, Authorizing Execution of Construction Contract with SAK Construction LLC for Storm Drain Pipe Repairs

Set Time and Place of Public Hearing – Proposed Increases and Updates to the Parking Violation Fines Schedule (Set Time: 6/22/26)

Resolution 26-102, Setting Time and Place of Public Hearing Re: Amending the Parking Violations Fines Schedule

Approve the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Application

Resolution 26-103, Accepting Grant from the 2025 Edward Byrne Memorial Justice Assistance Grant Program to Implement a Law Enforcement Therapy Dog Program

Re-Appoint of Daly City Bicycle-Pedestrian Advisory Committee (DC-BPAC) Members

Director of Public Works Richard Chiu provided the staff report recommending the reappointment of the current members of the advisory committee to a two-year term. The Council expressed their gratitude to the members of DC-BPAC - Rachel Goodman, Henry Martinez, Natasha Opfell, and Alan Uy, for their dedication and efforts on the committee.

It was moved by Councilmember DiGiovanni, seconded by Mayor Sylvester and carried by voice vote to adopt the resolution.

Resolution 26-104, Appointing Daly City Bicycle-Pedestrian Advisory Committee Members

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Appropriate Funds and Authorize the City Manager to Execute a Professional Service Agreement with Swinerton Management & Consulting for Construction Management and Construction Inspection Staff Augmentation Services

Resolution 26-105, Authorizing Execution of Professional Services Agreement with Swinerton management & Consulting, Inc. for Construction Management and Construction Inspection Staff Augmentation

Accept and Appropriate Fiscal Year 2027 Mid-Cycle Operating and Capital Improvement Program Budget Adjustments

Assistant City Manager Tim Nevin provided the staff report for the proposed budget adjustments. Nevin addressed questions regarding the locker additions at Serramonte Library, while Public Works Director Richard Chiu addressed questions on how the City utilizes funding from the gas tax.

It was moved by Councilmember DiGiovanni, seconded by Councilmember Daus-Magbual and carried by voice vote to adopt the resolution.

Resolution 26-106, Accepting and Appropriating Fiscal Year 2027 Mid-Cycle Operating Capital Improvement Program Budget Adjustments

Adopt a Teleconference Disruption Policy Pursuant to Senate Bill (SB) 707 and Government Code Section 54953.05

Resolution 26-107, Adopting a Teleconference Disruption Policy Pursuant to Senate Bill 707 and Government Code Section 54953.05

Authorize the City Manager to Execute an Amendment to the Police Department's Axon Agreement to Include Their Automated License Plate Reader Cameras

Chief of Police Cameron Christensen provided the staff report and addressed questions regarding: the department's license plate reader system, the financing for the cameras, how the system can assist with illegal dumping in the City, and whether the data gathered by the system is shared with federal agencies.

Mayor Sylvester requested that a report on the Police Department's Organized Retail Theft program and how the program's grant funding has been utilized be agendized.

It was moved by Councilmember DiGiovanni, seconded by Mayor Sylvester and carried by voice vote to adopt the resolution.

Resolution 26-108, Authorizing Execution of Amendment to the Police Department's Axon Agreement to Include Automated License Plate Reader Cameras.

Check Registers:

Check Registers for the Month of April 2026

END OF CONSENT AGENDA

CITY OF DALY CITY
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PUBLIC HEARINGS:

Public Hearing - Notice of Lien and Special Assessment to Rental Property

Director Nevin provided the staff report for the past due business license rental property taxes. Nevin responded to questions about what percentage of property taxes collected the City actually receives.

Mayor Sylvester opened the hearing. There were no speakers.

It was moved by Councilmember Manalo, seconded by Vice Mayor Proaño and carried to close the hearing.

It was moved by Mayor Sylvester, seconded by Councilmember DiGiovanni and carried by unanimous roll call vote to adopt the resolution.

Resolution 26-109, Approving Notice of Lien and Special Assessment to Rental Property

Public Hearing on Proposed Turnkey Design-Build Energy Efficiency Improvements to City-Owned Facilities and Associated Financing Agreement

Assistant Director of Public Works Jeffrey Fornesi provided the staff report and addressed questions regarding cost savings to the City from these types of improvements and whether maintenance is covered in the terms of the agreement. Gabe Johnson, Syserco Energy Solutions, Inc., addressed questions on the cost savings to Daly City from using the proposed technology.

Mayor Sylvester opened the public hearing. There were no speakers.

It was moved by Councilmember Manalo, seconded by Councilmember DiGiovanni and carried to close the hearing.

It was moved by Councilmember Manalo, seconded by Councilmember DiGiovanni and carried by unanimous roll call vote to adopt the resolution.

Resolution 26-110, Authorizing Award Turnkey Design-Build Energy Efficiency Improvements to City-Owned Facilities and Associated Financing Agreement

RESOLUTIONS:

Accept and Receive the Report Regarding Implementation of the City's Existing Utility Users Tax (UUT) as it Applies to Video Programming Services Delivered Through Internet Protocol-Based Technologies, Including Streaming Services

Director Nevin presented the staff report on applying the City's UUT to video streaming services. According to Nevin, the implementation will include provider notification, registration, and compliance procedures. Staff addressed questions regarding other municipalities that have implemented the UUT for streaming services, how the implementation will affect enforcement of the UUT, and whether the UUT will appear on the bill.

It was moved by Vice Mayor Proaño, seconded by Councilmember Manalo and carried by unanimous roll call vote to adopt the resolution.

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Resolution 26-111, Accepting and Receiving the Report Regarding Implementation of the City’s Existing Utility Users Tax as it applies to Video Programming Services

ORDINANCES:

Second Reading, Ordinance No.1492, Adding Chapter 2.34 and Amending Sections of Title 2 of the Municipal Code Re: Boards and Commissions

It was moved by Mayor Sylvester, seconded by Councilmember Manalo and carried by unanimous roll call vote to adopt the ordinance.

Ordinance 1492, Adding Chapter 2.34 and Repealing and Replacing Sections of Title 2 of the Municipal Code Re: Boards and Commissions

Mayor Sylvester acknowledged VM, CA, CM and staff for their efforts on this item to give commissioners and boards the tools and. He acknowledged Councilmember Daus-Magbual for first

APPOINTMENTS:

It was moved by Councilmember DiGiovanni to appoint Florence Monzasch to the Arts and Culture Commission. DiGiovanni noted there is an expired position on the commission and that she has not received a response from the current commissioner. City Manager Piccolotti mentioned that the current commissioner has been out of the country for some time. The motion to appoint Florence Monzasch was seconded by Mayor Sylvester and carried by voice vote.

It was moved by Councilmember Daus-Magbual, seconded by Councilmember Manalo and carried to reappoint Nate Ortiz to the Recreation Commission and Perla Ibarrientos to the Personnel Board.

REPORTS:

Council Committee

- Parking Violations and Fines (Proaño/Sylvester)
- Public Libraries (Proaño/Manalo)
- Peninsula Clean Energy (PCE) (Daus-Magbual)

City Council

Vice Mayor Proaño attended the following events: the 4th annual Children’s Day celebration, highlighting the entertainment, food, and the children’s excitement, alongside Mayor Sylvester and Councilmember Manalo’s children, and Councilmember DiGiovanni; the Progress Pride Flag-raising event; and the ribbon-cutting ceremony for the dog park at Gellert Park alongside Mayor Sylvester, Councilmember Manalo, City Manager Piccolotti, City Attorney Zimmerman, Assistant to the City Manager Ramos, Director Sakkal, Director Brown, and Chief Christensen, and acknowledging Paw Patch Pastries for providing dog treats.

Councilmember Manalo attended the following events: the ribbon-cutting for the new dog park, giving kudos to Mayor Sylvester for his leadership; the Jefferson Adult School Graduation with Mayor Sylvester and Vice Mayor Proaño, recognizing the graduates for their obtaining their GEDs; the event at Seafood City for AANHPI Heritage Month held by Manalo, thanking the One Myanmar Burmese cultural

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dancers as well as the Sagayan dancers representing the people of Mindanao for their participation in the event, sending prayers to the those affected by the earthquake in the Philippines; the festivities showcasing the West Coast Lion Dance Troupe with Tony and his whole group; FALEO's 15th annual scholarship celebration with Mayor Sylvester; the Progress Pride Flag-raising to show that everyone is welcome in Daly City, thanking City Manager Piccolotti for creating space for formal City events; the Oceans Band's anniversary; San Mateo County Leadership's 2026 CORPS graduation ceremony, acknowledging the program for receiving Nonprofit of the Year; the Pista Sa Nayon's 40th anniversary festival in Vallejo to celebrate the Philippines Independence Day thanking Vice Mayor Matulac for the invitation; Children's Day, thanking Mayor Sylvester for acknowledging Manalo's children for representing her at the event; the San Mateo County Fair for the first Family Pride Day Parade inside the County Center around the fairgrounds; the 175th anniversary of St. Patrick's Church (South of Market), where Manalo represented Mayor Lurie with a proclamation to the church; the SACC Goes to Broadway event with St. Augustine's Children's Choir featuring Daly City youth; the Philippines Baseball Group's celebrity hitter event with Manalo, Nump, Ginger Conejero, Franco Finn, Al Perez and Gayle Romasanta; the Myanmar Thingyan Festival in Hayward featuring performances from One Myanmar, alongside Mayor Sylvester. Manalo requested the City to review its affordable housing and BMR policy regarding the local preference as a way to have priority for Daly City residents to affordable housing, and to provide stability to families.

Councilmember Daus-Magbual attended the 35th anniversary gala of Westlake School of Performing Arts (WSPA), where he presented the members with commendations, thanking the school for mentoring his daughter and countless youth, and recognizing Ms. Malu, Pat, Nikiya, and the entire WSPA crew. Dr. Daus-Magbual announced upcoming City events: the Bayanihan Kamayan Feast on June 13th at the Pacelli Center (5:00-8:30 PM); the Philippine Flag-raising on June 16th at City Hall (11:00 AM), and Foggy Con on June 20th at Pacelli Center (11:00 AM – 5:00 PM).

Councilmember DiGiovanni attended the Children's Day event, featuring artists and food, acknowledging Director Brown, Recreation staff, Library staff, and the Chinese Youth Committee for all their work. Assistant to the City Manager Leilani Ramos addressed inquiries about the sponsors for the event, which included Spicy House of Daly City and Sweet Delights of San Francisco.

Mayor Sylvester attended the following events: the ribbon-cutting for the new dog park in Daly City, noting highlights at the event; the Shine Event at Gellert Park, acknowledging the video crew from the Recreation Department for their work during City events; the Jefferson Adult School graduation acknowledging the graduates, attended with Vice Mayor Proaño and Councilmember Manalo; the Filipino-American Law Enforcement Officers Association (FALEO) scholarship event, recognizing the scholarship recipients, and where Sylvester was a founding member of the association; the Progress Pride Flag-raising event; and the ASIYA Havana High Tea Luncheon at Lake Merced Golf Course to support Shriner youth, along with Flor Nicolas of South San Francisco. Sylvester looked forward to the upcoming Foggy Con event.

Councilmember DiGiovanni noted the recent Gun Buyback event at El Camino High School, thanking Chief Christensen and the Police Officers for their participation in the event in collaboration with other agencies.

Staff

City Manager Piccolotti acknowledged Director of Library Services Anderson for the idea of implementing remote holds for the Daly City libraries. Piccolotti also thanked Vice Mayor Proaño for connecting staff with Principal Bershirs of the Jefferson Adult School, hoping to arrange meetings between Bershirs, Director Cosgrove and himself.

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ADJOURNMENT:

Mayor Sylvester adjourned the meeting at 9:47 P.M. in memory of Nory Ventura, Feliciano “Fecing” Garcia, and the victims who perished in the earthquake in Mindanao, Philippines.

Approved as submitted, this 22nd
day of June 2026.

City Clerk

Glenn R. Sylvester
Mayor



City Council Meeting Agenda Report

Item # _____

Meeting Date: June 22, 2026

Subject: Adopt Appropriations Limitation for Fiscal Year 2027

Recommended Action

Adopt a resolution establishing Appropriations Limitation for Fiscal Year 2027.

Discussion

As required by Article XIII B of the State Constitution, the City must adopt an appropriations limit for the following fiscal year. By resolution of May 26, 2026, Council established its intent to adopt the appropriations limitation for FY 2027.

The attached calculations establishing the proceeds of taxes and appropriations limit for FY 2027 have been online at www.dalycity.org and on file in the Finance Department since Friday, May 29, 2026, for public inspection and appropriate notice has been posted by the City Clerk.

Summary/Conclusion

Staff recommends that the Council adopt a Resolution establishing the City's Appropriations Limitation for FY 2027.

Staff is available to provide any additional information desired by the Mayor or Council Members.

Respectfully submitted,

Timothy J. Nevin
Assistant City Manager / Interim Director of Finance and Administrative Services

Attachment: FY 2027 Daly City Summary of Calculations

City of Daly City
 Summary of Calculations
 Gann Appropriation Limit for 2026-2027

Change in California Per Capita Personal Income	1.0495
Change in Population*	0.9997
Change Factor (1.0495 x 0.9997)	1.0492
1978-79 Base Year Appropriation Limit	\$ 16,955,771
Multiplied by Cumulative Change Factor (9.6279 x 1.0462)	<u>10.1015</u>
2026-2027 Appropriation Limit	<u>\$ 171,278,037</u>

Application of Gann Appropriation Limit
 To Fiscal Year 2026-2027

Total Gann Appropriation Limit	\$ 171,278,037
Estimated Proceeds of Taxes	<u>111,641,990</u>
Estimated Proceeds of Taxes Under Limit by	<u>\$ 59,636,047</u>

* The population change for San Mateo County was used because it was higher than the change for Daly City. This was done to get higher appropriation limits.



City Council Agenda Report

Item # _____

Meeting Date: June 22, 2026

Subject: Appropriate Funds for Electric Vehicle Fleet Charging Infrastructure Project

Recommended Action

Staff recommends that the City Council appropriate \$1,000,000.00 of unallocated General CIP Funds from Fund 333 for the Electric Vehicle (EV) Fleet Charging Infrastructure Project.

Background

In 2023, the City submitted an application for Peninsula Clean Energy's (PCE's) Public EV Fleet Technical Assistance Program. The City worked with PCE's consultant to design EV charging infrastructure to support the City's fleet transition to electric vehicles. The designs were prepared at no cost to the City. PCE and their consultants provided multiple designs for EV fleet charging infrastructure at City Hall and the Public Works Corporation Yard. PCE and their consultant also helped the City apply for PG&E's EV Fleet Program to provide the required new electrical services needed to power the proposed EV fleet charging infrastructure.

Discussion

The designs have been completed and staff are in the process of securing the building permits for the work so that contractor procurement and installation can begin. Staff is also working with PG&E to apply for and install the required new electrical services at the Public Works Corporation Yard and at City Hall at no cost to the City.

Fiscal Impact

The installation and equipment for the EV charging infrastructure and onsite electrical work needs to be paid for by the City. Staff is requesting \$1,000,000 be appropriated at this time for construction.

An appropriation of \$1,000,000.00 of unallocated General CIP Funds from Fund 333 is needed to fund the Electric Vehicle Fleet Charging Infrastructure Project.

Summary/Conclusion

Staff recommends that the City Council appropriate \$1,000,000.00 of unallocated General CIP Funds from Fund 333 for the Electric Vehicle Fleet Charging Infrastructure Project.

Appropriate Funds for Electric Vehicle Fleet Charging Infrastructure Project

Meeting Date: June 22, 2026

Page 2 of 2

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,



Jeffrey Fornesi
Assistant Director of Public Works

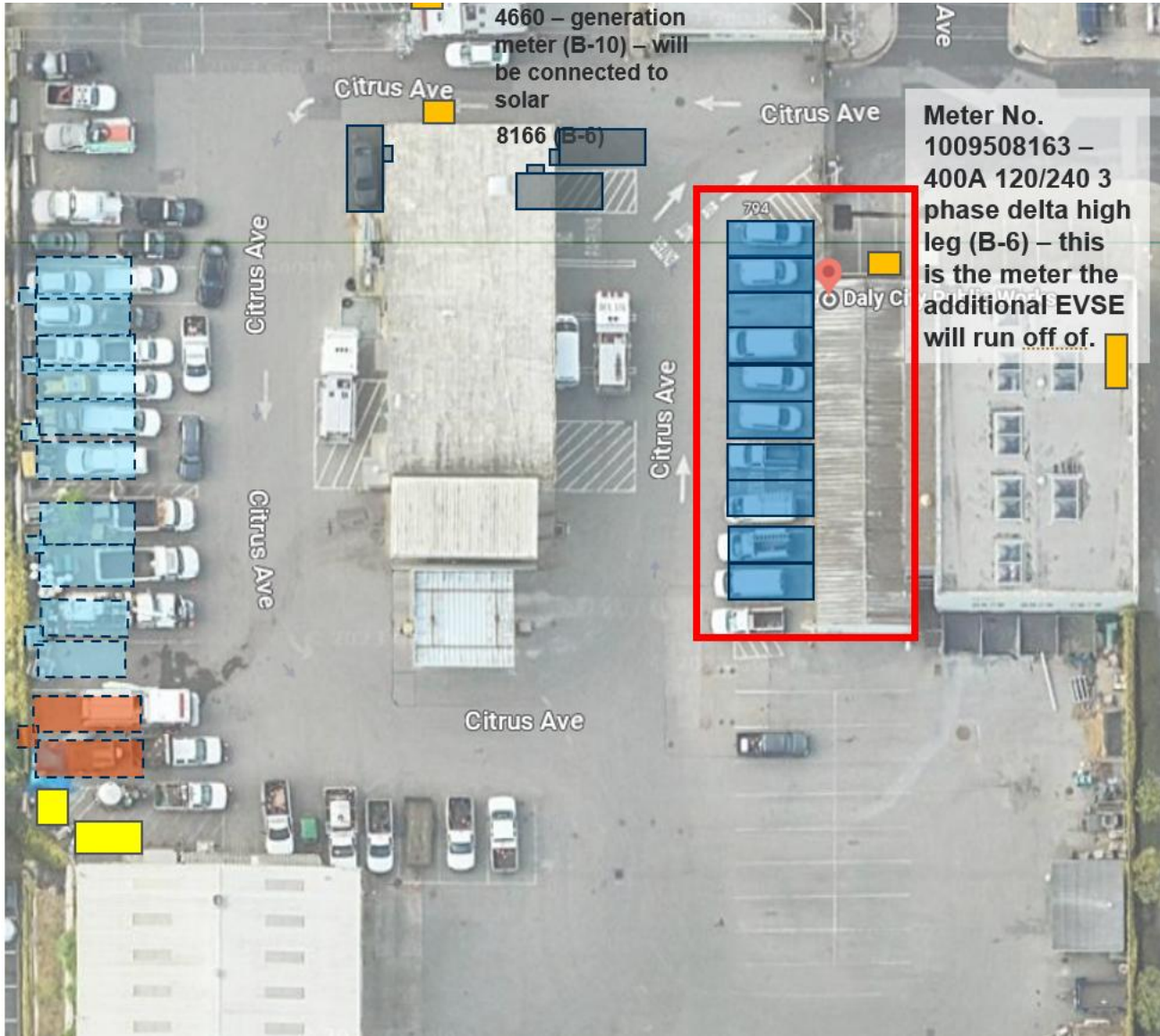









Richard Chiu, Jr.
Director of Public Works

Attachments:

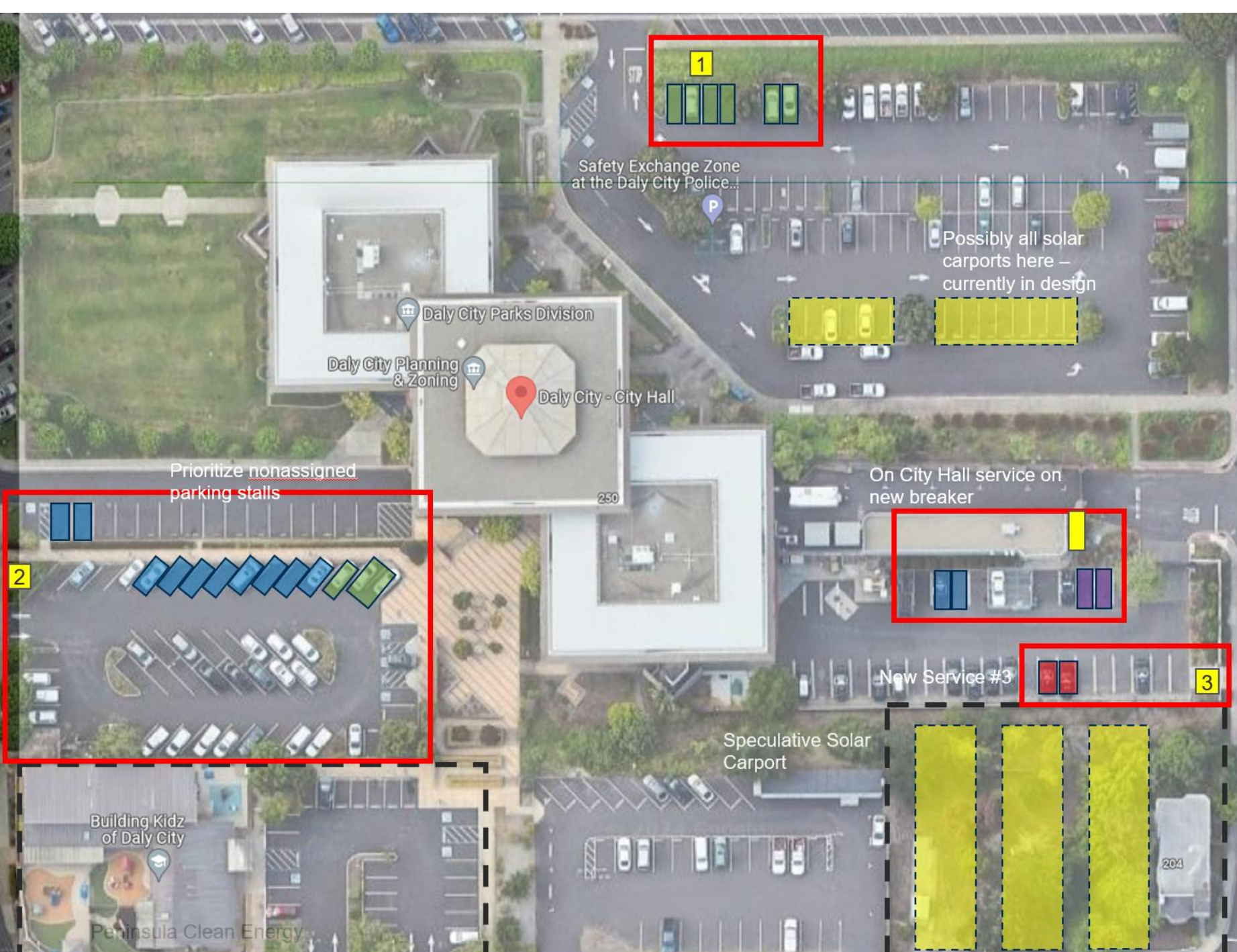
1. Preliminary Charging Locations – Public Works Corporation Yard
2. Preliminary Charging Locations – City Hall

Preliminary Charging Locations – Corp Yard – Proposed Alternative



-  19.2 kW AC Level 2 – Phase 1
-  19.2 kW AC Level 2 – Phase 2
-  62.5 kW DC Fast – Phase 2
-  Existing Charging – ChargePoint Level 2
-  New PGE Service – suggested location*
-  Future PV
-  Existing meters

Preliminary Charging Locations – City Hall



- 19.2 kW AC Level 2 – Phase 1
- 19.2 kW AC Level 2 – Phase 1, Future Public + fleet, initially fleet only
- 62.5 kW DC Fast
- Existing charger – single circuit
- New PG&E service – suggested location*

*City may have three separate addresses for City Hall, allowing the installation of three new services if existing infrastructure is insufficient



Meeting Date: June 22, 2026

Subject: Setting Time and Place for a Public Hearing to Zone Change ZC-05-26-017062 - Amendments to Chapter 17.41.150 – Stormwater Management and Rainwater Retention

Recommended Action

Staff is requesting that the City Council set the time and place for a public hearing to consider Zone Change ZC-05-26-017062.

Background

The City of Daly City proposes amendments to the Zoning Ordinance to explicitly require compliance with the City's Municipal Regional Permit, require stormwater detention in a prescribed amount, and exclude from the detention 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.

Summary/Conclusion

Staff recommends that the City Council set July 27, 2026, at 7:00 p.m. as the date and time for a public hearing to consider Zone Change ZC-05-26-017062.

Staff is available to provide any additional information desired by the Mayor or Council members.

Respectfully submitted,

Michael Van Lonkhuysen
Acting ECD Director



City Council Meeting Agenda Report

Item # _____

Meeting Date: June 22, 2026

Subject: Authorize Agreement with the Jefferson Elementary School District (JESD) for Cost Sharing of Crossing Guard Services through All City Management Services (ACMS) for School Year 2026/27

Recommended Action

Staff recommends Council approve an agreement with All City Management Services and the associated cost-sharing agreement with the Jefferson Elementary School District to provide crossing guard services.

Background

For several years the Police Department has agreed to share costs with the Jefferson Elementary School District (JESD) for crossing guard services at identified school sites. As in previous years, the Jefferson Elementary School District has agreed to cover 50% of the cost, with the City paying the remaining 50%.

Discussion

The Daly City Police Department has an agreement with ACMS, Inc. to provide crossing guard services at 13 JESD school site locations in Daly City. The total cost of the contract for the school year 2026/2027 with ACMS is not to exceed \$272,095.20. The Jefferson Elementary School District has agreed to pay 50% of the program's total cost, not to exceed \$136,047.60. The ACMS contract and split cost agreement will be approved by the JESD School Board.

Fiscal Impact

Funds are available in the Police Department Operating Budget to fund the \$136,047.60 portion to be covered by the City.

Summary/Conclusion

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully Submitted,

Cameron Christensen
Chief of Police

Attachments: 1. Jefferson Elementary School District Contractual Services Agreement 2026/27
2. All City Management Services, Inc Crossing Guard Agreement 2026/27

**MEMORANDUM OF UNDERSTANDING BETWEEN JEFFERSON ELEMENTARY
SCHOOL DISTRICT AND THE CITY OF DALY CITY FOR CROSSING GUARD
SERVICES**

This Memorandum of Understanding entered into on July 1, 2026, between Jefferson Elementary School District (the "District") and the City of Daly City (the "City"), for the cost of providing Crossing Guard Services, in the amount not to exceed \$272,095.20.

The parties, the District and the City, agree to equally share the cost of providing Crossing Guard Services at all K-8 schools in Daly City. The District and the City shall pay the provider, ACMS, the amount not to exceed \$136,047.60 respectively.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as follows:

**Jefferson Elementary School District
(the "District")**

**City of Daly City
(the "City")**

By: _____
Signature

By: _____
Signature

Sandy Mikulik
Printed Name

Thomas J. Piccolotti
Printed Name

Superintendent
Title

City Manager
Title

101 Lincoln Ave., Daly City, CA 94015

333 90th Street, Daly City, CA 94015

Tel: (650) 991-1000

Tel: (650) 991-8127

Date: _____

Date: _____



AGREEMENT FOR CROSSING GUARD SERVICES

This AGREEMENT FOR CROSSING GUARD SERVICES (the “Agreement”) is dated June 16, 2026, and is between the CITY OF DALY CITY & JEFFERSON ELEMENTARY SCHOOL DISTRICT (hereinafter called the "Principal"), and ALL CITY MANAGEMENT SERVICES, INC., a California corporation (hereinafter called the "Contractor").

WITNESSETH

The parties hereto have mutually covenanted and agreed as follows:

1. This Agreement is for an initial term which commences on or about July 1, 2026, and ends on June 30, 2027 (the “Initial Term”). Thereafter, the term of this Agreement shall renew automatically on the termination date of this Agreement for up to two (2) additional, successive one (1) year periods (each, a “Renewal Term” and, together with the Initial Term, the “Term”) unless either party provides the other party with no less than thirty (30) days’ written notice to the other party prior to the end of the Initial Term or the Renewal Term, as applicable, in which case this Agreement shall terminate on the expiration date of the Initial Term, or the then-current Renewal Term, as the case may be.
2. The Contractor will provide personnel equipped and trained in appropriate procedures for crossing pedestrians in marked crosswalks. Such personnel shall be herein referred to as a “Crossing Guard”. The Contractor will perform criminal background checks and confirm employment eligibility through E-Verify on all prospective personnel. The Contractor is an independent contractor and the Crossing Guards to be furnished by it shall at all times be its employees and not those of the Principal.
3. The Principal shall designate a representative to serve as its point of contact for dealing with Contractor with respect to this Agreement.
4. The Principal shall determine the locations where Crossing Guards shall be furnished by the Contractor. The Contractor shall provide at each designated location personnel properly trained as herein specified for the performance of duties as a Crossing Guard. The Contractor shall provide supervisory personnel to see that Crossing Guard activities are taking place at the required places and times, and in accordance with the terms of this Agreement.
5. The Contractor shall maintain adequate reserve personnel to be able to furnish alternate Crossing Guards in the event that any person fails to report for work at the assigned time and location and agrees to provide immediate replacement.
6. In the performance of its duties the Contractor and all employees of the Contractor shall conduct themselves in accordance with the conditions of this Agreement and all applicable laws of the state in which the Services are to be performed.

7. Persons provided by the Contractor as Crossing Guards shall be trained in all applicable laws of the state in which the Services are to be performed pertaining to general pedestrian safety in school crossing areas.
8. Crossing Guard Services (the "Services") shall be provided by the Contractor at the designated locations on all days in which school is in session in the area under Principal's jurisdiction. The Contractor also agrees to maintain communication with the designated schools to maintain proper scheduling.
9. The Contractor shall provide all Crossing Guards with apparel by which they are readily visible and easily recognized as Crossing Guards. Such apparel shall be uniform for all persons performing the duties of Crossing Guards and shall be worn at all times while performing said duties. This apparel must be appropriate for weather conditions. The Contractor shall also provide all Crossing Guards with hand held Stop signs and any other safety equipment which may be necessary.
10. The Contractor shall at all times provide workers' compensation insurance covering its employees and shall provide and maintain liability insurance for Crossing Guard activities. The Contractor will provide to the Principal a Certificate of Insurance naming the Principal and its officials, officers and employees as additional insureds. Such insurance shall include commercial general liability with a combined single limit of not less than \$1,000,000.00 per occurrence and in aggregate for property damage and bodily injury. Such insurance shall be primary with respect to any insurance maintained by the Principal and shall not call on the Principal's insurance contributions. Such insurance shall be endorsed for contractual liability and personal injury and shall include the Principal, its officers, agents and interest of the Principal. Such insurance shall not be canceled, reduced in coverage or limits or non-renewed except after thirty (30) days written notice has been given to the Principal.
11. Contractor agrees to defend, indemnify and hold harmless the Principal, its officers, employees, agents and representatives, from and against any and all actions, claims for damages to persons or property, penalties, obligations or liabilities (each a "Claim" and collectively, the "Claims") that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of the sole negligent acts or omissions, or willful misconduct, of Contractor, its agents, employees, subcontractors, representatives or invitees.
 - a) Contractor will defend any action or actions filed in connection with any of said claims, damages, penalties, obligations or liabilities and will pay all costs and expenses including attorney's fees incurred in connection herewith.
 - b) In the event the Principal, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the sole negligence of Contractor hereunder, Contractor agrees to pay Principal, its officers, agents, or employees, any and all costs and expenses incurred by the Principal, its officers agents or employees in such action or proceeding, including, but not limited to, reasonable attorney's fees.
 - c) In the event that a court determines that liability for any Claim was caused or contributed to by the negligent act or omission or the willful misconduct of Principal, liability will be apportioned between Contractor and Principal based upon the parties' respective degrees

of culpability, as determined by the court, and Contractor's duty to indemnify Principal will be limited accordingly.

- d) Notwithstanding anything to the contrary contained herein, Contractor's indemnification obligation to Principal for Claims under this Agreement will be limited to the maximum combined aggregate of Contractor's general liability and umbrella insurance policies in the amount of \$6,000,000 (Six Million Dollars).
12. Either party shall have the right to terminate this Agreement by giving sixty (60) days written notice to the other party.
13. The Contractor shall not have the right to assign this Agreement to any other person or entity except with the prior written consent of the Principal.
14. The Principal agrees to pay the Contractor for the Services rendered pursuant to this Agreement the sum of thirty-eight dollars and seventy-six cents (**\$38.76**) per hour, per Crossing Guard during the Initial Term. It is understood that the cost for providing seven thousand twenty (**7,020**) hours of service to a minimum of thirteen (**13**) sites shall not exceed two hundred seventy-two thousand ninety-five dollars and twenty cents (**\$272,095.20**). For automatic renewals no less than (60) days before the expiration of the Initial Term, or the Renewal Term, as applicable, Contractor will notify Principal of its proposed hourly rate for the following 12-month period, which will be deemed accepted by Principal unless Principal notifies Contractor of its disagreement therewith, or its intent not to renew the Agreement, in writing, no less than thirty (30) days prior to the end of the Initial Term or the Renewal Term, as applicable. If Principal disagrees with Contractor's proposed new hourly rate, but still wishes to renew the Agreement the parties will negotiate in good faith to reach mutual agreement on, and confirm in writing, the new hourly rate for the following 12-month period, prior to the expiration of the Initial Term or the Renewal Term, as the case may be.
15. Payment is due within thirty (30) days of receipt of Contractor's properly prepared invoice.
16. Contractor may request a price increase during the term as a result of any legally-mandated increases in wages or benefits imposed in the state or municipality in which the Services are to be performed and to which Contractor's employees would be subject. Contractor shall provide Principal with 60 days-notice of its request to increase pricing. Principal agrees to review and respond to said notice within 30 days of receipt.
17. This Agreement constitutes the complete and exclusive statement of the agreement among the parties with respect to the subject matter hereof and supersedes all prior written or oral statements among the parties, including any prior statements, warranties, or representations. This Agreement is binding upon and will inure to the benefit of the parties hereto and their respective heirs, administrators, executors, successors, and assigns. Each party hereto agrees that this Agreement will be governed by the law of the state in which the Services are to be performed, without regard to its conflicts of law provisions. Any amendments, modifications, or alterations to this Agreement must be in writing and signed by all parties. There will be no presumption against any party on the ground that such party was responsible for preparing this Agreement or any part of it. Each provision of this Agreement is severable from the other provisions. If any provision of this Agreement is declared invalid or contrary to existing law, the inoperability of that provision will have no effect on the remaining provisions of the Agreement which will continue in full force and effect.

18. Sites covered for the 2026-2027 fiscal year are compensated 3.0 hours per day and are as follows:

- 1. E. Market/Hillside
- 2. Eastmoor/Mirada
- 3. Price/Bonnie
- 4. E. Market/Wyandotte
- 5. So. Gate/Palomar
- 6. Skyline/Arcadia
- 7. So. Gate/Westridge
- 8. Hanover/Whittier
- 9. Casa/El Dorado
- 10. Lake Vista/Fieldcrest
- 11. John Daly/ Santa Barbara
- 12. Lakeshire Drive / Midvale Drive
- 13. Chester Street / Abbot Avenue

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year written below.

PRINCIPAL

CONTRACTOR

City of Daly City

All City Management Services, Inc.

By _____
Signature

By _____

Print Name and Title

Print Name and Title

Date _____

Date _____

Jefferson Elementary School District

By _____
Signature

Print Name and Title

Date _____



City Council Meeting Agenda Report

Item # _____

Meeting Date: June 22, 2026

Subject: Approval of a Memorandum of Understanding Between the City of Daly City and The Olympic Club Regarding Proposed Improvements and Shared Use of Westlake Field

Recommended Action

Approve the Memorandum of Understanding ("MOU") between the City of Daly City and The Olympic Club regarding proposed improvements and shared use of Westlake Field and authorize the City Manager to execute the MOU in substantially the form presented to the City Council.

Background

Westlake Field is an integral recreational facility serving Daly City residents, schools, youth sports organizations, and community groups. The City has explored opportunities to improve and modernize the facility while maintaining public ownership and preserving recreational access for the community.

In 2025, the City entered into an Exclusive Negotiation Agreement ("ENA") with The Olympic Club to evaluate a potential public-private partnership involving improvements to Westlake Field and related recreational facilities. The ENA established a framework for evaluating facility improvements, public access, maintenance responsibilities, community benefits, and long-term operation of the site.

Following completion of the ENA process, City staff and representatives of The Olympic Club negotiated the attached Memorandum of Understanding, which establishes the principal business terms and framework for the proposed partnership.

Representatives of The Olympic Club will be present at the meeting to provide an overview of the proposed Project and answer questions from the City Council.

Discussion

Project Overview

The proposed project contemplates substantial private investment in Westlake Field and related recreational facilities. Improvements currently under consideration include installation of a synthetic turf field, renovation of tennis courts, construction of pickleball courts, upgraded lighting, landscaping improvements, spectator seating improvements, accessibility upgrades, scoreboards, controlled-access improvements, greenhouse relocation, and construction of a Club support building.

The Olympic Club would be responsible for funding project planning, environmental review, design, permitting, construction, maintenance, and future capital replacement obligations, subject to the terms of a future Use and Improvement Agreement.

City Council Agenda Report

Subject: Approval of a Memorandum of Understanding Between the City of Daly City and The Olympic Club Regarding Proposed Improvements and Shared Use of Westlake Field

Meeting Date: June 22, 2026

Page 2

The anticipated investment is expected to exceed Ten Million Dollars (\$10 million) and would be funded by The Olympic Club.

Memorandum of Understanding

The attached MOU establishes the framework for the proposed partnership and identifies the principal business terms negotiated through the ENA process. The MOU addresses project objectives, proposed improvements, public ownership, public access, community benefits, maintenance responsibilities, environmental review, and preparation of a future Use and Improvement Agreement.

The MOU is intended to serve as a framework document and does not authorize construction, approve environmental review, grant development rights, or establish long-term occupancy rights. Those matters will be addressed through future environmental review and a comprehensive Use and Improvement Agreement that will return to the City Council for consideration and approval.

If the MOU is approved, staff will continue working with The Olympic Club to prepare a detailed Use and Improvement Agreement governing construction, operation, maintenance, scheduling, public access, capital replacement obligations, insurance, indemnification, ownership of improvements, and other operational matters.

The proposed Memorandum of Understanding represents the completion of the ENA process and establishes a framework for continued evaluation of a public-private partnership that has the potential to provide substantial recreational improvements and community benefits while preserving public ownership and public access.

The Use and Improvement Agreement will be presented to the City Council following completion of environmental review and final negotiations.

Fiscal Impact

Approval of the Memorandum of Understanding does not create a direct fiscal impact or financial obligation for the City at this stage.

The proposed Project Improvements are anticipated to be funded by The Olympic Club. Any future financial obligations, maintenance responsibilities, use fees, utility reimbursements, or other fiscal considerations will be presented to the City Council as part of the future Use and Improvement Agreement.

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City Council Agenda Report

Subject: Approval of a Memorandum of Understanding Between the City of Daly City and The Olympic Club Regarding Proposed Improvements and Shared Use of Westlake Field

Meeting Date: June 22, 2026

Page 3

Conclusion

Staff recommends approval of the Memorandum of Understanding and authorization for the City Manager to execute the MOU

Staff is available to answer any questions of the City Council.

Respectfully submitted,



Timothy Nevin
Assistant City manager

Attachment Draft Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF DALY CITY AND THE OLYMPIC CLUB REGARDING THE IMPROVEMENT, OPERATION, MAINTENANCE, AND SHARED USE OF WESTLAKE FIELD

This Memorandum of Understanding (“MOU”) is entered into by and between the City of Daly City, a municipal corporation (“City”), and The Olympic Club, a California nonprofit mutual benefit corporation (“Club”).

RECITALS

WHEREAS, the City owns and operates Westlake Park, including Westlake Field and related recreational facilities for the benefit of Daly City residents and the general public; and

WHEREAS, the City desires to improve and modernize recreational facilities while preserving public ownership and public access; and

WHEREAS, the Club has expressed an interest in financing and constructing substantial improvements to Westlake Field and associated facilities and participating in the long-term operation and maintenance of such facilities; and

WHEREAS, the Parties entered into an Exclusive Negotiation Agreement (“ENA”) to evaluate and negotiate a potential public-private partnership concerning the Property; and

WHEREAS, the Parties have completed negotiations regarding the principal business terms of the proposed Project and desire to memorialize those understandings in this MOU; and

WHEREAS, the Parties anticipate negotiating a future Use and Improvement Agreement that will govern the construction, operation, maintenance, scheduling, public access, community benefits, insurance, indemnification, and long-term management of the facilities;

NOW, THEREFORE, the Parties agree as follows:

1. PURPOSE

The purpose of this MOU is to establish the principal business terms and policy framework governing the proposed partnership between the City and the Club regarding the improvement, operation, maintenance, and shared use of Westlake Field and related recreational facilities.

2. PROJECT OBJECTIVES

The Parties acknowledge that the primary objective of the Project is to leverage substantial private investment to improve publicly owned recreational facilities while preserving public ownership, maintaining meaningful public access, and reducing future capital maintenance obligations that might otherwise be borne by the City.

The Parties anticipate that the Project will consist of the design, permitting, financing, construction, operation, maintenance, and future capital replacement of significant recreational improvements at Westlake Field and related facilities.

3. PROJECT IMPROVEMENTS

The Olympic Club shall be responsible for funding the Project Improvements, including all planning, engineering, environmental review, permitting, construction, project management, and related costs associated with implementation of the Project.

The Project Improvements currently contemplated by the Parties include, but are not necessarily limited to:

- Synthetic turf
- Site development
- Landscaping
- Spectator stands
- Tennis courts
- Pickleball courts
- Club Building
- Lighting
- Scoreboards
- Controlled-access fencing
- Greenhouse relocation
- Financial assurance
- Ownership provisions
- Public Works coordination
- As-built documents

4. PROJECT FUNDING AND FINANCIAL COMMITMENTS

The Parties anticipate that the future Use and Improvement Agreement shall include provisions requiring the Club to fund future capital replacement obligations associated with the Project Improvements, including replacement of synthetic turf, court resurfacing, lighting systems, scoreboards, fencing, and other major capital improvements.

5. TERM OF FUTURE AGREEMENT

The Parties anticipate that the future Use and Improvement Agreement will provide for an initial term of twenty (20) years with three (3) five-year extension options, subject to the Club's compliance with the terms and conditions of the future Use and Improvement Agreement.

6. OWNERSHIP, USE AND PUBLIC ACCESS

The City shall retain ownership of the Property throughout the term of the Project. The Parties acknowledge that preservation of public ownership, public recreational use, and meaningful public access are material components of the proposed partnership and are intended to be preserved throughout the term of the future Use and Improvement Agreement.

The Parties currently anticipate that the future Use and Improvement Agreement shall provide for not less than twenty-five (25) hours per week of public recreational access. Sundays shall remain dedicated primarily to public recreational use, except as otherwise agreed by the Parties. Any reserved Club use periods not scheduled by the Club during established scheduling procedures shall automatically revert to City scheduling authority.

7. COMMUNITY BENEFITS

Community benefits are anticipated to include youth sports clinics, reduced-cost camps, school access opportunities, community recreation programs, and other activities benefiting Daly City residents. The future Use and Improvement Agreement shall establish annual reporting requirements concerning community benefit obligations.

8. MAINTENANCE AND CAPITAL REPLACEMENT

The Parties anticipate that the Club will assume responsibility for maintenance of the synthetic turf field, recreational courts, Club facilities, and other designated improvements. The Club is also expected to assume responsibility for future capital replacement obligations, including synthetic turf replacement and court resurfacing.

9. FINANCIAL TERMS

The Parties anticipate that the future Use and Improvement Agreement will include annual use fees, utility reimbursement provisions, maintenance obligations, and other financial terms. Final financial obligations shall be established through the definitive agreement.

10. ENVIRONMENTAL REVIEW

The Parties acknowledge that the City retains complete discretion as Lead Agency under CEQA and that nothing contained in this MOU shall obligate the City to approve any environmental determination, mitigation measure, alternative project, or project design.

11. SURPLUS LAND ACT

The Parties intend that the future Use and Improvement Agreement shall be structured in a manner that preserves public ownership, public recreational use, and meaningful public access and qualifies for any applicable exemption under the California Surplus Land Act.

12. FUTURE USE AND IMPROVEMENT AGREEMENT

The Parties acknowledge and agree that this MOU is intended to establish the principal business terms governing the Project and the future relationship between the Parties.

Following approval of this MOU, the Parties shall continue to negotiate in good faith a comprehensive Use and Improvement Agreement that will govern the design, construction, operation, maintenance, scheduling, public access, community benefits, insurance, indemnification, capital replacement obligations, ownership rights, default remedies, and other operational matters relating to the Project. The Use and Improvement Agreement shall be subject to approval by the Daly City City Council.

13. CITY SPECIAL EVENT RIGHTS

The Parties anticipate that the future Use and Improvement Agreement shall preserve the City's ability to schedule significant civic events, community-wide activities, public safety events, and emergency operations at the Property, subject to reasonable coordination with the Club.

14. NON-BINDING NATURE

Except as expressly stated herein, this MOU is intended as a statement of the Parties' current understanding and shall not create binding obligations regarding construction, operation, occupancy, or long-term use of the Property.

The Parties acknowledge that final rights and obligations shall be established only through execution of a mutually approved Use and Improvement Agreement.

15. EFFECTIVE DATE

This MOU shall become effective upon approval by the Daly City City Council and execution by authorized representatives of the Parties.

Dated: _____

CITY OF DALY CITY

By: _____

Thomas J. Piccolotti
City Manager

THE OLYMPIC CLUB

By: _____

Tim Muessle, CCM, CCE
COO, The Olympic Club



City Council Meeting Agenda Report

Item # _____

Meeting Date: June 22, 2026

Subject: Set Time and Place of Public Hearing – Approval to Execute Agreement with Axon for Unmanned Aerial Systems

Recommended Action

Staff recommends Council set the time, July 13, 2026, at 7:00 pm, and City Council Chambers as place, for a public hearing to approve the purchase of Unmanned Aerial Systems (UAS) for indoor use from Axon for the police department.

Background

In 2023, Council approved our department's use of Unmanned Aerial Systems (UAS). In June 2025, Council approved our department's expansion of UAS's to include a Drone First Responder (DFR) Program and indoor UAS's for tactical operations. UAS's are listed in AB 481 – Military Equipment Use (Daly City Municipal Code 9.56), and as such require Council approval for acquisition and use of in a law enforcement capacity.

Discussion

The police department has an effective UAS program, providing significant benefits towards community and officer safety. Our current indoor UAS solution, while effective, requires the operator to be in close proximity, making it best suited for planned operations. It is not capable of remote operation by our Real Time Intelligence Center (RTIC), reducing availability for use.

Our DFR supplier, Skydio, recently introduced an indoor UAS capable of remote operation from within our RTIC. This remote-piloting capability expands operational use for daily calls for service encountered by patrol that would benefit from the use of an indoor UAS. This resource can potentially reduce the need for officers to enter uncleared structures, improving safe outcomes.

UAS technology continues to enhance situational awareness and support community safety across the city through improved response times, de-escalation and force multiplication.

Summary/Conclusions

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Cameron Christensen
Chief of Police

CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF MAY 2026

05/01/2026

CHECKS ISSUED - #506110 TO #506121
CANCELLED CHECK - NONE
VOID CHECK - NONE

05/12/2026

CHASE CREDIT CARD - N/A – Electronic Payment

05/15/2026

CHECKS ISSUED - #506122 TO #506567
CANCELLED CHECK - #506187 & #506268
VOID CHECK - NONE

05/29/2026

CHECKS ISSUED - #506568 TO #506852
CANCELLED CHECK - NONE
VOID CHECK - NONE

AUDITED  FINANCE DIRECTOR

APPROVED _____ CITY MANAGER

APPROVED _____ MAYOR

APPROVED _____ VICE MAYOR

ACCOUNTS PAYABLE CHECK RUN SUMMARY
 FISCAL YEAR 2025-2026

	MONTH		TOTAL
2025	July	\$	15,869,193.61
	August		7,883,983.08
	September		9,588,977.55
	October		13,531,502.31
	November		11,364,720.60
	December		11,223,835.70
2026	January		11,299,536.42
	February		8,109,131.14
	March		8,311,478.92
	April		11,300,222.48
	May		9,575,418.34
	June		
	TOTAL	\$	118,058,000.15

MAY 2026 BREAK DOWN OF EXPENSES BY FUND

Fund	Total for Month	Total for Year	% of Total
General Fund	\$ 2,964,258.30	\$ 47,482,371.96	40.2%
Gas Tax Fund	390,098.53	9,077,770.89	7.7%
Utility/Enterprise Funds	6,221,061.51	61,497,857.30	52.1%
Total:	\$ 9,575,418.34	\$ 118,058,000.15	100.0%


CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF MAY 2026

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AUDITED  FINANCE DIRECTOR

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Total:	\$ 9,575,418.34	\$ 118,058,000.15	100.0%

City of Daly City, CA



AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: UnCleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506110	05/01/2026	PRINTED	100413 CALPERS	238.92			
506111	05/01/2026	PRINTED	100091 DALY CITY COLMA CHAMBER O	17,500.00			
506112	05/01/2026	PRINTED	100133 DEPARTMENT OF CONSERVATIO	14,367.67			
506113	05/01/2026	PRINTED	102931 FRANCHISE TAX BOARD	712.52			
506114	05/01/2026	PRINTED	102940 FRANCHISE TAX BOARD	619.10			
506115	05/01/2026	PRINTED	100816 MISSIONSQUARE - 801447	12,825.00			
506116	05/01/2026	PRINTED	100816 MISSIONSQUARE - 801447	2,000.00			
506117	05/01/2026	PRINTED	100816 MISSIONSQUARE - 801447	250.00			
506118	05/01/2026	PRINTED	100816 MISSIONSQUARE - 801447	1,000.00			
506119	05/01/2026	PRINTED	100816 MISSIONSQUARE - 801447	3,875.00			
506120	05/01/2026	PRINTED	102935 THE SAN MATEO COUNTY SHER	112.50			
506121	05/01/2026	PRINTED	102935 THE SAN MATEO COUNTY SHER	215.00			
12 CHECKS CASH ACCOUNT TOTAL				53,715.71			
					.00		

AP CHECK RECONCILIATION REGISTER

	UNCLEARED	CLEARED
12 CHECKS		
FINAL TOTAL	53,715.71	.00

** END OF REPORT - Generated by Mei WU **

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1011	05/12/2026	WIRE	101113 JP MORGAN CHASE BANK NA	81,111.95			
			1 CHECKS	CASH ACCOUNT TOTAL	81,111.95	.00	

AP CHECK RECONCILIATION REGISTER

	UNCLEARED	CLEARED
1 CHECKS	81,111.95	.00
FINAL TOTAL	81,111.95	.00

** END OF REPORT - Generated by Mei WU **

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506122	05/15/2026	PRINTED	101962 ABACUS PRODUCTS INC	273.61			
506123	05/15/2026	PRINTED	103103 ACES UP CASINO PARTIES LL	2,121.30			
506124	05/15/2026	PRINTED	104165 ACKER ROOFING	4,901.00			
506125	05/15/2026	PRINTED	101341 ACTION TOWING	4,502.64			
506126	05/15/2026	PRINTED	100306 AECO SYSTEMS INC	3,008.34			
506127	05/15/2026	PRINTED	103520 AERO LIVING	2,901.00			
506128	05/15/2026	PRINTED	100332 AFSCME DISTRICT COUNCIL 5	5,233.84			
506129	05/15/2026	PRINTED	104090 AION MUSIC	453.00			
506130	05/15/2026	PRINTED	100617 AIRGAS USA LLC	155.42			
506131	05/15/2026	PRINTED	104173 ALAN CHU	114.00			
506132	05/15/2026	PRINTED	100049 ALBERTSONS SAFEWAY	1,099.69			
506133	05/15/2026	PRINTED	100309 ALERT PEST CONTROL COMPAN	4,459.00			
506134	05/15/2026	PRINTED	104166 ALEXANDER ROOFING INC	201.00			
506135	05/15/2026	PRINTED	101146 ALL CITY MANAGEMENT SERVI	7,281.30			
506136	05/15/2026	PRINTED	104100 ALL HOMES AND CONSTRUCTIO	4,129.70			
506137	05/15/2026	PRINTED	100839 ALL-STAR GLASS	852.82			
506138	05/15/2026	PRINTED	100474 ALLSTAR FIRE EQUIPMENT IN	3,946.71			
506139	05/15/2026	PRINTED	104127 AMANDA WU	3,548.54			
506140	05/15/2026	PRINTED	101732 AMAZON CAPITAL SERVICES I	24,288.18			
506141	05/15/2026	PRINTED	100391 AMERICAN EAGLE ENTERPRISE	10,298.00			
506142	05/15/2026	PRINTED	102782 AMERICAN HOME RENEWAL INC	1,274.85			
506143	05/15/2026	PRINTED	100811 AMERICAN MESSAGING	35.74			
506144	05/15/2026	PRINTED	102847 AMERICAN STANDARD ROOFING	201.00			
506145	05/15/2026	PRINTED	100571 AMERICAN TEXTILE & SUPPLY	294.63			
506146	05/15/2026	PRINTED	103914 AMERICAN YOUTH SOCCER ORG	19,730.00			
506147	05/15/2026	PRINTED	100901 AMERINAT	235.00			
506148	05/15/2026	PRINTED	100965 ANDREW FARAGO	200.00			
506149	05/15/2026	PRINTED	102615 ANNA MARIE VIOLA	769.50			
506150	05/15/2026	PRINTED	102383 ANNE WILLIAMS	721.54			
506151	05/15/2026	PRINTED	103306 APEX POWER ELECTRICAL SUP	6,879.38			
506152	05/15/2026	PRINTED	103943 APEX SYSTEMS LLC	26,000.00			
506153	05/15/2026	PRINTED	103586 APPLIED GENERAL CONSTRUCT	2,382.00			
506154	05/15/2026	PRINTED	102811 ARNOLD LOUIE	4,901.00			
506155	05/15/2026	PRINTED	103828 ASTOUND	249.95			
506156	05/15/2026	PRINTED	103828 ASTOUND	95.95			
506157	05/15/2026	PRINTED	103828 ASTOUND	254.59			
506158	05/15/2026	PRINTED	103828 ASTOUND	99.90			
506159	05/15/2026	PRINTED	103828 ASTOUND	1,079.95			
506160	05/15/2026	PRINTED	100016 AT&T	246.32			
506161	05/15/2026	PRINTED	100193 AT&T MOBILITY	950.67			
506162	05/15/2026	PRINTED	100193 AT&T MOBILITY	81.36			
506163	05/15/2026	PRINTED	100499 ATCO INTERNATIONAL	19.50			
506164	05/15/2026	PRINTED	102572 ATLAS PLUMBING AND ROOTER	500.00			
506165	05/15/2026	PRINTED	102531 AURA JOMELIE CRUZ	721.54			
506166	05/15/2026	PRINTED	100613 AUTO COLLISION CENTER	375.00			
506167	05/15/2026	PRINTED	101163 AZYURA	10,000.00			
506168	05/15/2026	PRINTED	103977 B SIDE INC	33,697.00			
506169	05/15/2026	PRINTED	100101 BARKER BLUE DIGITAL IMAGI	245.76			
506170	05/15/2026	PRINTED	100221 BAY AREA AIR QUALITY MANA	655.00			
506171	05/15/2026	PRINTED	100221 BAY AREA AIR QUALITY MANA	1,653.00			
506172	05/15/2026	PRINTED	104130 BAY AREA EXECUTIVE RE & D	2,301.00			
506173	05/15/2026	PRINTED	100054 BAY AREA WATER SUPPLY & C	225.00			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506174	05/15/2026	PRINTED	103599 BAYSIDE COLLISION AND REP	11,791.39			
506175	05/15/2026	PRINTED	104138 BETTER BUILDING CONSTRUCT	1,401.00			
506176	05/15/2026	PRINTED	100807 BFI OF CALIFORNIA INC	7,580.03			
506177	05/15/2026	PRINTED	104124 BI YUN QUYANG	4,121.51			
506178	05/15/2026	PRINTED	100404 BIRITE FOODSERVICE DISTRI	7,538.37			
506179	05/15/2026	PRINTED	100469 BLACKSTONE PUBLISHING	361.55			
506180	05/15/2026	PRINTED	104118 BLUE BIRDS CONSTRUCTION I	1,326.00			
506181	05/15/2026	PRINTED	101707 BLUE FLAMINGO MARKETING	18,125.00			
506182	05/15/2026	PRINTED	102038 BLUEBEAM INC	9,405.00			
506183	05/15/2026	PRINTED	104099 BLUSKY RESTORATION CONTRA	6,651.00			
506184	05/15/2026	PRINTED	104147 BOHONG SHE	4,901.00			
506185	05/15/2026	PRINTED	101642 BRADY AIR SERVICE INC	6,311.00			
506186	05/15/2026	PRINTED	101935 BRENT TURNER	8,100.00			
506187	05/15/2026	PRINTED	104152 BRIAN CHARLES	29,901.00			
506188	05/15/2026	PRINTED	100451 BRISBANE RECYCLING CO INC	926.07			
506189	05/15/2026	PRINTED	100132 BROADMOOR LANDSCAPE SUPPL	1,087.64			
506190	05/15/2026	PRINTED	101088 BWNVT MOTORS INC	76,112.06			
506191	05/15/2026	PRINTED	100381 C.L.E.A.	2,432.00			
506192	05/15/2026	PRINTED	102618 CAL STATE ROOFING COMPANY	201.00			
506193	05/15/2026	PRINTED	100764 CALCON SYSTEMS INC	91,258.88			
506194	05/15/2026	PRINTED	103370 CALIFORNIA SEWER ENGINEER	2,000.00			
506195	05/15/2026	PRINTED	100029 CALIFORNIA WATER SERVICE	41.49			
506196	05/15/2026	PRINTED	100413 CALPERS	238.92			
506197	05/15/2026	PRINTED	104085 CALSENSE	2,515.25			
506198	05/15/2026	PRINTED	100015 WESTLAKE ECO SOFT-TOUCH	924.29			
506199	05/15/2026	PRINTED	100616 CARBON ACTIVATED CORP	36,875.75			
506200	05/15/2026	PRINTED	100378 CARL WARREN & COMPANY INC	362.10			
506201	05/15/2026	PRINTED	104074 CARMINE GAROFALO	336.92			
506202	05/15/2026	PRINTED	104128 CAROLYN HERRAN	201.00			
506203	05/15/2026	PRINTED	100900 CEL ANALYTICAL INC	2,646.00			
506204	05/15/2026	PRINTED	101073 CENGAGE LEARNING INC / GA	99.49			
506205	05/15/2026	PRINTED	100774 CENTRAL COUNTY FIRE DEPAR	71,053.14			
506206	05/15/2026	PRINTED	102604 CENTRAL ROOFING INC	1,407.00			
506207	05/15/2026	PRINTED	102635 CFY CONSTRUCTION INC	1,608.00			
506208	05/15/2026	PRINTED	103570 CHIARI LAW PC	5,761.00			
506209	05/15/2026	PRINTED	101366 CHRISSENTIA PIZZO	2,555.22			
506210	05/15/2026	PRINTED	104125 CHRISTINE WONG	2,233.67			
506211	05/15/2026	PRINTED	103883 CHRISTOPHER BRYAN	4,901.00			
506212	05/15/2026	PRINTED	104003 CHRISTOPHER GIULIACCI	850.00			
506213	05/15/2026	PRINTED	103182 CHRISTOPHER V BONDANZA	500.00			
506214	05/15/2026	PRINTED	104098 CHT PROPERTIES DEVELOPMEN	3,813.00			
506215	05/15/2026	PRINTED	102025 CINTAS CORPORATE SERVICES	119.76			
506216	05/15/2026	PRINTED	101213 CINTAS CORPORATION	738.76			
506217	05/15/2026	PRINTED	100141 CINTAS CORPORATION #464	5,532.30			
506218	05/15/2026	PRINTED	100721 CITY AUTO SUPPLY	620.13			
506219	05/15/2026	PRINTED	100172 CITY OF BELMONT	19,371.43			
506220	05/15/2026	PRINTED	100286 CITY OF BRISBANE	14,867.43			
506221	05/15/2026	PRINTED	101153 CITY OF BURLINGAME	65.00			
506222	05/15/2026	PRINTED	100115 CITY OF DALY CITY	16,039.35			
506223	05/15/2026	PRINTED	100534 CITY OF DALY CITY	4,473.74			
506224	05/15/2026	PRINTED	100833 CITY OF FOSTER CITY	22,624.43			
506225	05/15/2026	PRINTED	100586 CITY OF PACIFICA	11,244.36			



AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: UnCleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506122	05/15/2026	PRINTED	101962 ABACUS PRODUCTS INC	273.61			
506123	05/15/2026	PRINTED	103103 ACES UP CASINO PARTIES LL	2,121.30			
506124	05/15/2026	PRINTED	104165 ACKER ROOFING	4,901.00			
506125	05/15/2026	PRINTED	101341 ACTION TOWING	4,502.64			
506126	05/15/2026	PRINTED	100306 AECO SYSTEMS INC	3,008.34			
506127	05/15/2026	PRINTED	103520 AERO LIVING	2,901.00			
506128	05/15/2026	PRINTED	100332 AFSCME DISTRICT COUNCIL 5	5,233.84			
506129	05/15/2026	PRINTED	104090 AION MUSIC	453.00			
506130	05/15/2026	PRINTED	100617 AIRGAS USA LLC	155.42			
506131	05/15/2026	PRINTED	104173 ALAN CHU	114.00			
506132	05/15/2026	PRINTED	100049 ALBERTSONS SAFEWAY	1,099.69			
506133	05/15/2026	PRINTED	100309 ALERT PEST CONTROL COMPAN	4,459.00			
506134	05/15/2026	PRINTED	104166 ALEXANDER ROOFING INC	201.00			
506135	05/15/2026	PRINTED	101146 ALL CITY MANAGEMENT SERVI	7,281.30			
506136	05/15/2026	PRINTED	104100 ALL HOMES AND CONSTRUCTIO	4,129.70			
506137	05/15/2026	PRINTED	100839 ALL STAR GLASS	852.82			
506138	05/15/2026	PRINTED	100474 ALLSTAR FIRE EQUIPMENT IN	3,946.71			
506139	05/15/2026	PRINTED	104127 AMANDA WU	3,548.54			
506140	05/15/2026	PRINTED	101732 AMAZON CAPITAL SERVICES I	24,288.18			
506141	05/15/2026	PRINTED	100391 AMERICAN EAGLE ENTERPRISE	10,298.00			
506142	05/15/2026	PRINTED	102782 AMERICAN HOME RENEWAL INC	1,274.85			
506143	05/15/2026	PRINTED	100811 AMERICAN MESSAGING	35.74			
506144	05/15/2026	PRINTED	102847 AMERICAN STANDARD ROOFING	201.00			
506145	05/15/2026	PRINTED	100571 AMERICAN TEXTILE & SUPPLY	294.63			
506146	05/15/2026	PRINTED	103914 AMERICAN YOUTH SOCCER ORG	19,730.00			
506147	05/15/2026	PRINTED	100901 AMERINAT	235.00			
506148	05/15/2026	PRINTED	100965 ANDREW FARAGO	200.00			
506149	05/15/2026	PRINTED	102615 ANNA MARIE VIOLA	769.50			
506150	05/15/2026	PRINTED	102383 ANNE WILLIAMS	721.54			
506151	05/15/2026	PRINTED	103306 APEX POWER ELECTRICAL SUP	6,879.38			
506152	05/15/2026	PRINTED	103943 APEX SYSTEMS LLC	26,000.00			
506153	05/15/2026	PRINTED	103586 APPLIED GENERAL CONSTRUCT	2,382.00			
506154	05/15/2026	PRINTED	102811 ARNOLD LOUIE	4,901.00			
506155	05/15/2026	PRINTED	103828 ASTOUND	249.95			
506156	05/15/2026	PRINTED	103828 ASTOUND	95.95			
506157	05/15/2026	PRINTED	103828 ASTOUND	254.59			
506158	05/15/2026	PRINTED	103828 ASTOUND	99.90			
506159	05/15/2026	PRINTED	103828 ASTOUND	1,079.95			
506160	05/15/2026	PRINTED	100016 AT&T	246.32			
506161	05/15/2026	PRINTED	100193 AT&T MOBILITY	950.67			
506162	05/15/2026	PRINTED	100193 AT&T MOBILITY	81.36			
506163	05/15/2026	PRINTED	100499 ATCO INTERNATIONAL	19.50			
506164	05/15/2026	PRINTED	102572 ATLAS PLUMBING AND ROOTER	500.00			
506165	05/15/2026	PRINTED	102531 AUBA JOWELLIE CRUZ	721.54			
506166	05/15/2026	PRINTED	100613 AUTO COLLISION CENTER	375.00			
506167	05/15/2026	PRINTED	101163 AZYURA	10,000.00			
506168	05/15/2026	PRINTED	103977 B SIDE INC	33,697.00			
506169	05/15/2026	PRINTED	100101 BARKER BLUE DIGITAL IMAGI	245.76			
506170	05/15/2026	PRINTED	100221 BAY AREA AIR QUALITY MANA	655.00			
506171	05/15/2026	PRINTED	100221 BAY AREA AIR QUALITY MANA	1,653.00			
506172	05/15/2026	PRINTED	104130 BAY AREA EXECUTIVE RE & D	2,301.00			
506173	05/15/2026	PRINTED	100054 BAY AREA WATER SUPPLY & C	225.00			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: UncTeared

CHECK # CHECK DATE TYPE VENDOR NAME UNCLEARED CLEARED BATCH CLEAR DATE

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506174	05/15/2026	PRINTED	103599 BAYSIDE COLLISION AND REP	11,791.39			
506175	05/15/2026	PRINTED	104138 BETTER BUILDING CONSTRUCT	1,401.00			
506176	05/15/2026	PRINTED	100807 BFI OF CALIFORNIA INC	7,580.03			
506177	05/15/2026	PRINTED	104124 BI YUN OUYANG	4,121.51			
506178	05/15/2026	PRINTED	100404 BIRITE FOODSERVICE DISTRI	7,538.37			
506179	05/15/2026	PRINTED	100469 BLACKSTONE PUBLISHING	361.55			
506180	05/15/2026	PRINTED	104118 BLUE BIRDS CONSTRUCTION I	1,326.00			
506181	05/15/2026	PRINTED	101707 BLUE FLAMINGO MARKETING	18,125.00			
506182	05/15/2026	PRINTED	102038 BLUEBEAM INC	9,405.00			
506183	05/15/2026	PRINTED	104099 BLUSKY RESTORATION CONTRA	6,651.00			
506184	05/15/2026	PRINTED	104147 BOHONG SHE	4,901.00			
506185	05/15/2026	PRINTED	101642 BRADY AIR SERVICE INC	6,311.00			
506186	05/15/2026	PRINTED	101935 BRENT TURNER	8,100.00			
506187	05/15/2026	PRINTED	104152 BRIAN CHARLES	29,901.00			
506188	05/15/2026	PRINTED	100451 BRISBANE RECYCLING CO INC	926.07			
506189	05/15/2026	PRINTED	100132 BROADMOOR LANDSCAPE SUPPL	1,087.64			
506190	05/15/2026	PRINTED	101088 BWNVT MOTORS INC	76,112.06			
506191	05/15/2026	PRINTED	100381 C.L.E.A.	2,432.00			
506192	05/15/2026	PRINTED	102618 CAL STATE ROOFING COMPANY	201.00			
506193	05/15/2026	PRINTED	100764 CALCON SYSTEMS INC	91,258.88			
506194	05/15/2026	PRINTED	103370 CALIFORNIA SEWER ENGINEER	2,000.00			
506195	05/15/2026	PRINTED	100029 CALIFORNIA WATER SERVICE	41.49			
506196	05/15/2026	PRINTED	100413 CALPERS	238.92			
506197	05/15/2026	PRINTED	104085 CALSENSE	2,515.25			
506198	05/15/2026	PRINTED	100015 WESTLAKE ECO SOFT-TOUCH	924.29			
506199	05/15/2026	PRINTED	100616 CARBON ACTIVATED CORP	36,875.75			
506200	05/15/2026	PRINTED	100378 CARL WARREN & COMPANY INC	362.10			
506201	05/15/2026	PRINTED	104074 CARMINE GAROFALO	336.92			
506202	05/15/2026	PRINTED	104128 CAROLYN HERRAN	201.00			
506203	05/15/2026	PRINTED	100900 CEL ANALYTICAL INC	2,646.00			
506204	05/15/2026	PRINTED	101073 CENGAGE LEARNING INC / GA	99.49			
506205	05/15/2026	PRINTED	100774 CENTRAL COUNTY FIRE DEPAR	71,053.14			
506206	05/15/2026	PRINTED	102604 CENTRAL ROOFING INC	1,407.00			
506207	05/15/2026	PRINTED	102635 CFY CONSTRUCTION INC	1,608.00			
506208	05/15/2026	PRINTED	103570 CHIARI LAW PC	5,761.00			
506209	05/15/2026	PRINTED	101366 CHRISENTIA PIZZO	2,555.22			
506210	05/15/2026	PRINTED	104125 CHRISTINE WONG	2,233.67			
506211	05/15/2026	PRINTED	103883 CHRISTOPHER BRYAN	4,901.00			
506212	05/15/2026	PRINTED	104003 CHRISTOPHER GIULIACCI	850.00			
506213	05/15/2026	PRINTED	103182 CHRISTOPHER V BONDANZA	500.00			
506214	05/15/2026	PRINTED	104098 CHT PROPERTIES DEVELOPMEN	3,813.00			
506215	05/15/2026	PRINTED	102025 CINTAS CORPORATE SERVICES	119.76			
506216	05/15/2026	PRINTED	101213 CINTAS CORPORATION	738.76			
506217	05/15/2026	PRINTED	100141 CINTAS CORPORATION #464	5,532.30			
506218	05/15/2026	PRINTED	100721 CITY AUTO SUPPLY	620.13			
506219	05/15/2026	PRINTED	100172 CITY OF BELMONT	19,371.43			
506220	05/15/2026	PRINTED	100286 CITY OF BRISBANE	14,867.43			
506221	05/15/2026	PRINTED	101153 CITY OF BURLINGAME	65.00			
506222	05/15/2026	PRINTED	100115 CITY OF DALY CITY	16,039.35			
506223	05/15/2026	PRINTED	100534 CITY OF DALY CITY	4,473.74			
506224	05/15/2026	PRINTED	100833 CITY OF FOSTER CITY	22,624.43			
506225	05/15/2026	PRINTED	100586 CITY OF PACIFICA	11,244.36			



AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506226	05/15/2026	PRINTED	101168 CITY OF REDWOOD CITY	3,601.14			
506227	05/15/2026	PRINTED	100287 CITY OF SAN CARLOS	21,607.00			
506228	05/15/2026	PRINTED	101076 CITY OF SAN MATEO	28,573.28			
506229	05/15/2026	PRINTED	100847 CITY TOYOTA	2,123.67			
506230	05/15/2026	PRINTED	101398 CIVICPLUS INC	174.99			
506231	05/15/2026	PRINTED	101398 CIVICPLUS INC	15,542.05			
506232	05/15/2026	PRINTED	102547 KKG BUILDING CONSTRUCTION	1,005.00			
506233	05/15/2026	PRINTED	101736 CLAREMONT BEHAVIORAL SERV	1,384.50			
506234	05/15/2026	PRINTED	103434 CLAYTON HOLSTINE	4,600.00			
506235	05/15/2026	PRINTED	100390 CLEARLITE TROPHIES	1,190.22			
506236	05/15/2026	PRINTED	102287 COASTSIDE FIRE PROTECTION	29,322.14			
506237	05/15/2026	PRINTED	100460 COLE FARMER INSTRUMENT CO	569.41			
506238	05/15/2026	PRINTED	101281 COLMA FIRE PROTECTION DIS	6,365.14			
506239	05/15/2026	PRINTED	102864 COMBINE ROOFING INC	201.00			
506240	05/15/2026	PRINTED	101040 COMCAST	89.70			
506241	05/15/2026	PRINTED	101097 COMCAST	194.01			
506242	05/15/2026	PRINTED	101140 COMCAST	108.33			
506243	05/15/2026	PRINTED	101242 COMCAST	479.42			
506244	05/15/2026	PRINTED	101863 COMCAST	174.85			
506245	05/15/2026	PRINTED	102168 COMCAST	174.85			
506246	05/15/2026	PRINTED	103404 COMMUNITY RECONSTRUCTION	1,242.62			
506247	05/15/2026	PRINTED	100278 COMPLETE LINEN SERVICES I	154.75			
506248	05/15/2026	PRINTED	100621 CORELOGIC SOLUTIONS LLC	203.84			
506249	05/15/2026	PRINTED	100324 COUNTY OF SAN MATEO	2,029.12			
506250	05/15/2026	PRINTED	104094 COUNTY OF SAN MATEO	61,500.00			
506251	05/15/2026	PRINTED	104170 COURTNEY INC	7,900.00			
506252	05/15/2026	PRINTED	104119 CP VIII WESTLAKE OWNER 4	10,401.00			
506253	05/15/2026	PRINTED	101089 CRYSTAL CREAMERY	1,160.00			
506254	05/15/2026	PRINTED	101355 PROPRINT	11,710.18			
506255	05/15/2026	PRINTED	100422 CWEA	129.00			
506256	05/15/2026	PRINTED	101688 CYNTHIA MARIE KIRBY	3,375.00			
506257	05/15/2026	PRINTED	104143 D CONSTRUCTION INC	1,401.00			
506258	05/15/2026	PRINTED	103045 DA DAVIDSON & CO	40,000.00			
506259	05/15/2026	PRINTED	100072 DAILY JOURNAL CORPORATION	1,553.50			
506260	05/15/2026	PRINTED	103650 DALIA MANAOIS	4,901.00			
506261	05/15/2026	PRINTED	100078 DALY CITY FIREFIGHTERS UN	9,013.00			
506262	05/15/2026	PRINTED	100238 DALY CITY POLICE OFFICERS	7,800.00			
506263	05/15/2026	PRINTED	100238 DALY CITY POLICE OFFICERS	937.40			
506264	05/15/2026	PRINTED	100635 DALY CITY POLICE OFFICERS	2,500.00			
506265	05/15/2026	PRINTED	102212 DALY CITY PUBLIC LIBRARY	7,583.78			
506266	05/15/2026	PRINTED	103980 DAS MANUFACTURING INC	274.11			
506267	05/15/2026	PRINTED	100911 DASH MEDICAL GLOVES INC	1,251.00			
506268	05/15/2026	PRINTED	104133 DBP-INVESTMENTS	201.00			
506269	05/15/2026	PRINTED	104122 DEBBIE L WONG	116.71			
506270	05/15/2026	PRINTED	104169 DELUXE WINDOWS AND CLEAN	869.23			
506271	05/15/2026	PRINTED	102339 DENISE BROWN	4,901.00			
506272	05/15/2026	PRINTED	104113 DENNIS MATANGUIHAN	294.00			
506273	05/15/2026	PRINTED	100041 DEPARTMENT OF JUSTICE	50.00			
506274	05/15/2026	PRINTED	100527 DEPARTMENT OF TOXIC SUBST	135.00			
506275	05/15/2026	PRINTED	103557 DEREK EMANUEL	3,258.00			
506276	05/15/2026	PRINTED	100437 DEWEY PEST CONTROL INC	651.00			
506277	05/15/2026	PRINTED	104151 DIABLO TELECOM & CONSTRUC				

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506278	05/15/2026	PRINTED	102597 DISCOUNT PLUMBING ROOTER	10,000.00			
506279	05/15/2026	PRINTED	103321 DKS ASSOCIATES INC	1,640.00			
506280	05/15/2026	PRINTED	100751 DU ALL SAFETY LLC	400.00			
506281	05/15/2026	PRINTED	100008 DUNN EDWARDS CORPORATION	391.47			
506282	05/15/2026	PRINTED	102777 E J BUILDERS	1,863.00			
506283	05/15/2026	PRINTED	104041 E-RECYCLING OF CALIFORNIA	72.50			
506284	05/15/2026	PRINTED	101161 EAN SERVICES LLC	297.70			
506285	05/15/2026	PRINTED	101082 EAST BAY TIRE CO	2,227.52			
506286	05/15/2026	PRINTED	104131 EDGAR RUIZ	4,808.12			
506287	05/15/2026	PRINTED	104162 EDWARD LOUIE TR	500.00			
506288	05/15/2026	PRINTED	101392 EKI ENVIRONMENT & WATER	23,007.98			
506289	05/15/2026	PRINTED	101750 EME ENTERPRISE INC	485.98			
506290	05/15/2026	PRINTED	100155 EMPLOYMENT DEVELOPMENT DE	9,058.00			
506291	05/15/2026	PRINTED	102967 ENVIRONMENTAL SCIENCE ASS	241,283.30			
506292	05/15/2026	PRINTED	103711 ERMELINDA PEREZ	2,000.00			
506293	05/15/2026	PRINTED	101844 EXPEDITION COMMUNICATIONS	2,495.00			
506294	05/15/2026	PRINTED	102832 EXTERIOR HOME IMPROVEMENT	201.00			
506295	05/15/2026	PRINTED	104140 FADI SHAMIEL	951.00			
506296	05/15/2026	PRINTED	100735 FASTENAL COMPANY	431.73			
506297	05/15/2026	PRINTED	100377 FEDEX	14.81			
506298	05/15/2026	PRINTED	103280 FELLEENIA CHAN	3,241.97			
506299	05/15/2026	PRINTED	102634 FIRM CONSTRUCTION COMPANY	3,424.46			
506300	05/15/2026	PRINTED	100417 FIRST CHOICE COFFEE SERVI	140.85			
506301	05/15/2026	PRINTED	102940 FRANCHISE TAX BOARD	287.70			
506302	05/15/2026	PRINTED	102890 FREUTEL ROOFING INC	402.00			
506303	05/15/2026	PRINTED	101959 FREYER & LAURETA INC	14,385.00			
506304	05/15/2026	PRINTED	101802 FUN EXPRESS LLC	1,263.23			
506305	05/15/2026	PRINTED	103544 GAI CONSULTANTS INC	1,785.00			
506306	05/15/2026	PRINTED	101708 GARY K WARD	600.00			
506307	05/15/2026	PRINTED	104136 GEORGE MARTIN CONSTRUCTIO	1,101.00			
506308	05/15/2026	PRINTED	102786 GILBERT HUANG	500.00			
506309	05/15/2026	PRINTED	103188 GIRLS ON THE RUN OF THE B	525.00			
506310	05/15/2026	PRINTED	102560 GLENN SYLVESTER	208.81			
506311	05/15/2026	PRINTED	102560 GLENN SYLVESTER	145.47			
506312	05/15/2026	PRINTED	101536 GOLDEN STATE EMERGENCY	159.35			
506313	05/15/2026	PRINTED	104121 GOLIATH CONSTRUCTION	1,101.00			
506314	05/15/2026	PRINTED	104134 GOOD LIFE FIRE RESTORATIO	4,901.00			
506315	05/15/2026	PRINTED	100065 GRAINGER INC	13,148.19			
506316	05/15/2026	PRINTED	100767 GRAND INDUSTRIES INC	15,965.98			
506317	05/15/2026	PRINTED	101747 GRANICUS LLC	10,930.47			
506318	05/15/2026	PRINTED	100056 GRANITEROCK	3,843.00			
506319	05/15/2026	PRINTED	102023 GREEN HALO SYSTEMS INC	402.00			
506320	05/15/2026	PRINTED	100472 GREG'S TRUCKING SERVICE I	6,755.10			
506321	05/15/2026	PRINTED	100632 GRM	756.82			
506322	05/15/2026	PRINTED	101941 GSW CONSTRUCTION INC	177,107.28			
506323	05/15/2026	PRINTED	104168 HABITAT RENOVATIONS	4,401.00			
506324	05/15/2026	PRINTED	100089 HACH COMPANY	7,294.33			
506325	05/15/2026	PRINTED	101952 HALEY AND ALDRICH INC	12,141.75			
506326	05/15/2026	PRINTED	101258 HARD DRIVE GRAPHICS	1,115.77			
506327	05/15/2026	PRINTED	100079 HARRISON & BONINI INC	160.15			
506328	05/15/2026	PRINTED	102417 HASSAN SHAH	119.00			
506329	05/15/2026	PRINTED	101605 HAZEN AND SAWYER	5,620.00			



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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506330	05/15/2026	PRINTED	100230 HI TECH EVS INC	138.46			
506331	05/15/2026	PRINTED	102563 HIGHLAND CONSTRUCTION CO	402.00			
506332	05/15/2026	PRINTED	100345 HOME DEPOT CREDIT SERVICE	11,838.71			
506333	05/15/2026	PRINTED	101695 HONEY BUCKET	488.48			
506334	05/15/2026	PRINTED	102116 HSQ TECH INC	1,000.00			
506335	05/15/2026	PRINTED	100759 HUBER TECHNOLOGY	5,157.00			
506336	05/15/2026	PRINTED	104144 HUNG CHEONG SHIU	801.00			
506337	05/15/2026	PRINTED	100893 HUNTINGTON COURT REPORTER	21.42			
506338	05/15/2026	PRINTED	103303 HURLEY DIESEL AND POWER L	30,819.93			
506339	05/15/2026	PRINTED	100673 HY FLOOR & GAMELINE PAINT	5,883.00			
506340	05/15/2026	PRINTED	103621 ILLUM STRATEGY GROUP	10,000.00			
506341	05/15/2026	PRINTED	103248 INGRAM LIBRARY SERVICES L	14,208.22			
506342	05/15/2026	PRINTED	103689 INTERMOUNTAIN LOCK AND SE	376.54			
506343	05/15/2026	PRINTED	101806 INVOICE CLOUD INC	100.00			
506344	05/15/2026	PRINTED	100009 J SNELL & COMPANY INC	172.00			
506345	05/15/2026	PRINTED	102494 JASPRADEEP DHALIWAL	231.00			
506346	05/15/2026	PRINTED	104101 JIAXIN ZHANG	3,425.47			
506347	05/15/2026	PRINTED	103100 JOHN ALLAN G PENACERRADA	7,200.00			
506348	05/15/2026	PRINTED	102609 JOHN KLATT	52.60			
506349	05/15/2026	PRINTED	102609 JOHN KLATT	475.47			
506350	05/15/2026	PRINTED	104153 JOHNNY MARENCO	218.00			
506351	05/15/2026	PRINTED	104112 JOHNNY WAN	606.00			
506352	05/15/2026	PRINTED	104132 JOSE VIERA	951.00			
506353	05/15/2026	PRINTED	102520 JOSHUA COSGROVE	522.22			
506354	05/15/2026	PRINTED	104115 JPCA TOKYO BEAUTY CORP	5,901.00			
506355	05/15/2026	PRINTED	103946 JUAN LUIS INIGUEZ	698.81			
506356	05/15/2026	PRINTED	101749 KELLY SPICERS FACILITIES	503.28			
506357	05/15/2026	PRINTED	104135 KEVIN DUONG	4,901.00			
506358	05/15/2026	PRINTED	103997 KEVIN JIANYU ZHOU	1,401.00			
506359	05/15/2026	PRINTED	102601 KFL CONSTRUCTION INC	4,901.00			
506360	05/15/2026	PRINTED	100835 KIMBALL MIDWEST	149.65			
506361	05/15/2026	PRINTED	102337 KLAUS ZALINSKIS	721.54			
506362	05/15/2026	PRINTED	104156 KOK YAP	7,526.16			
506363	05/15/2026	PRINTED	100017 L N CURTIS AND SONS	1,515.44			
506364	05/15/2026	PRINTED	104164 LAINEZ INC	7,101.00			
506365	05/15/2026	PRINTED	100304 LANGUAGE LINE SERVICES	2,112.40			
506366	05/15/2026	PRINTED	103085 LAZ KARP ASSOCIATES LLC	6,130.00			
506367	05/15/2026	PRINTED	104149 LB CONSTRUCTION & REMODEL	951.00			
506368	05/15/2026	PRINTED	100684 LEGACY MECHANICAL & ENERG	11,044.00			
506369	05/15/2026	PRINTED	100598 LEGAL SHIELD	53,737.24			
506370	05/15/2026	PRINTED	100971 LEHR	14,459.54			
506371	05/15/2026	PRINTED	100971 LEHR	351.12			
506372	05/15/2026	PRINTED	102416 LEILANI RAMOS	201.00			
506373	05/15/2026	PRINTED	104148 LEON BROTHERS ROOFING CO	4,901.00			
506374	05/15/2026	PRINTED	104088 LEVEL 8 CONSTRUCTION	510.00			
506375	05/15/2026	PRINTED	100769 LEXISNEXIS RISK DATA MANA	4,901.00			
506376	05/15/2026	PRINTED	104103 LIANSHENG YU	500.00			
506377	05/15/2026	PRINTED	102328 LIEBERT CASSIDY WHITMORE	700.00			
506378	05/15/2026	PRINTED	103703 LIKHA PILIPINO FOLK ENSEM	10,171.74			
506379	05/15/2026	PRINTED	100316 LINDE INC	350.00			
506380	05/15/2026	PRINTED	104091 LITTLE OCEANAUTS INC	1,041.00			
506381	05/15/2026	PRINTED	104117 LIYAN LI				

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CHECK # CHECK DATE TYPE VENDOR NAME UNCLEARED CLEARED BATCH CLEAR DATE

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506382	05/15/2026	PRINTED	100604 LORAL LANDSCAPING	1,030.00			
506383	05/15/2026	PRINTED	101159 LOU'S GLOVES INC	440.00			
506384	05/15/2026	PRINTED	102190 LUBE SQUAD OF SFO LLC	2,808.80			
506385	05/15/2026	PRINTED	104163 LUIS D & ELSA E RODRIGUEZ	2,000.00			
506386	05/15/2026	PRINTED	100263 MADOLYN AGRIMONTI	1,348.70			
506387	05/15/2026	PRINTED	103556 MAID CITY CLEANING SERVIC	18,300.00			
506388	05/15/2026	PRINTED	102340 MARJORIE KALAVERAS	769.50			
506389	05/15/2026	PRINTED	104150 MATTHEW CHEONG	801.00			
506390	05/15/2026	PRINTED	100333 MCMASTER-CARR	1,510.05			
506391	05/15/2026	PRINTED	104097 MEHMET SELIM BATKITAR	410.00			
506392	05/15/2026	PRINTED	102285 MENLO PARK FIRE PROTECTIO	48,566.14			
506393	05/15/2026	PRINTED	103110 METRO LOCKSMITHS INC	140.00			
506394	05/15/2026	PRINTED	100503 METRO MOBILE COMMUNICATIO	26,081.41			
506395	05/15/2026	PRINTED	100503 METRO MOBILE COMMUNICATIO	1,800.00			
506396	05/15/2026	PRINTED	100775 METROPOLITAN ELECTRICAL C	52,040.00			
506397	05/15/2026	PRINTED	103409 MICHAEL KELLISON	300.00			
506398	05/15/2026	PRINTED	100480 MIDWEST TAPE INC	774.25			
506399	05/15/2026	PRINTED	100804 MIELE INC	894.72			
506400	05/15/2026	PRINTED	103583 MILTON WONG	3,951.00			
506401	05/15/2026	PRINTED	103750 MIMI GORDON COACHING	5,300.00			
506402	05/15/2026	PRINTED	100816 MISSIONSQUARE - 801447	66,959.51			
506403	05/15/2026	PRINTED	103948 MISTERSOFTENORCAL	2,490.00			
506404	05/15/2026	PRINTED	104102 MOSAIC CONSTRUCTION	651.00			
506405	05/15/2026	PRINTED	102552 MP ROOFING	201.00			
506406	05/15/2026	PRINTED	102568 MR ROOFING INC	201.00			
506407	05/15/2026	PRINTED	104116 MRCC BUILDERS INC	1,401.00			
506408	05/15/2026	PRINTED	101460 MSI FUEL MANAGEMENT	2,309.32			
506409	05/15/2026	PRINTED	104109 NATALIE WONG	621.00			
506410	05/15/2026	PRINTED	104111 NEW CENTURY ROOFING & ELE	402.00			
506411	05/15/2026	PRINTED	104114 NEW HIGH PROTECTION INC	402.00			
506412	05/15/2026	PRINTED	101160 NGLIC	2,428.41			
506413	05/15/2026	PRINTED	102762 NICHOLAS CRESCENZI	1,033.13			
506414	05/15/2026	PRINTED	104157 NICHOLAS HARTANTO	1,000.00			
506415	05/15/2026	PRINTED	101276 NICHOLS CONSULTING ENGINE	29,407.50			
506416	05/15/2026	PRINTED	102835 NORSTAR COMMERCIAL SERVIC	4,901.00			
506417	05/15/2026	PRINTED	102063 NORTH AMERICAN RESCUE LLC	14,267.14			
506418	05/15/2026	PRINTED	104107 NORTH BY WEST CONSTRUCTIO	1,401.00			
506419	05/15/2026	PRINTED	104167 OCCIDENTAL POWER	381.53			
506420	05/15/2026	PRINTED	101441 OCEAN TREASURES SERVICING	669.75			
506421	05/15/2026	PRINTED	101864 ODP BUSINESS SOLUTIONS LL	102.18			
506422	05/15/2026	PRINTED	101865 ODP BUSINESS SOLUTIONS LL	231.83			
506423	05/15/2026	PRINTED	101866 ODP BUSINESS SOLUTIONS LL	2,132.67			
506424	05/15/2026	PRINTED	104137 ODYSSEUS BUILDERS	1,727.64			
506425	05/15/2026	PRINTED	101757 OPERATIONAL TECHNICAL SER	26,828.16			
506426	05/15/2026	PRINTED	100142 OTIS ELEVATOR COMPANY	6,032.04			
506427	05/15/2026	PRINTED	100033 PACIFIC GAS & ELECTRIC	271,228.03			
506428	05/15/2026	PRINTED	100033 PACIFIC GAS & ELECTRIC	3,500.00			
506429	05/15/2026	PRINTED	102585 PACIFIC GAS & ELECTRIC CO	29,901.00			
506430	05/15/2026	PRINTED	100601 PACIFIC PRODUCE INC	2,822.20			
506431	05/15/2026	PRINTED	101709 PADRAIG GAVIN	11,009.79			
506432	05/15/2026	PRINTED	102551 PARAGON ROOFING AND REMOD	201.00			
506433	05/15/2026	PRINTED	103879 PARK CONSULTING GROUP INC	7,500.00			

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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506434	05/15/2026	PRINTED	101832 PARTS AUTHORITY LLC	3,623.83			
506435	05/15/2026	PRINTED	101907 PATRICK FONG	1,700.00			
506436	05/15/2026	PRINTED	104104 PAUL FARRAGHER	201.00			
506437	05/15/2026	PRINTED	101449 PAUL J ROTTENBERG	1,250.00			
506438	05/15/2026	PRINTED	100246 PENINSULA CONFLICT RESOLU	7,567.57			
506439	05/15/2026	PRINTED	100130 PENINSULA LIBRARY SYSTEM	151.60			
506440	05/15/2026	PRINTED	101241 PET FOOD EXPRESS	271.08			
506441	05/15/2026	PRINTED	104139 PETER WONG	201.00			
506442	05/15/2026	PRINTED	100062 PETERSON	2,670.27			
506443	05/15/2026	PRINTED	101034 PETERSON TRUCKS INC	3,775.43			
506444	05/15/2026	PRINTED	104110 PHASE ONE CONSTRUCTION IN	801.00			
506445	05/15/2026	PRINTED	100756 PHILIP NG	120.00			
506446	05/15/2026	PRINTED	101899 PLANTE & MORAN PLLC	25,500.00			
506447	05/15/2026	PRINTED	100737 POLYDYNE INC	41,668.15			
506448	05/15/2026	PRINTED	100638 PUBLIC RISK MANAGEMENT AS	750.00			
506449	05/15/2026	PRINTED	100025 PUMP REPAIR SERVICE	149,377.26			
506450	05/15/2026	PRINTED	101229 PURETEC INDUSTRIAL WATER	61.43			
506451	05/15/2026	PRINTED	103187 QUADIENT FINANCE USA INC	3,000.00			
506452	05/15/2026	PRINTED	101386 QUADIENT LEASING USA INC	3,303.26			
506453	05/15/2026	PRINTED	100905 RB PETROLEUM SERVICES	345.00			
506454	05/15/2026	PRINTED	102166 RDA CONSULTING	1,537.50			
506455	05/15/2026	PRINTED	100063 RED WING SHOES	550.76			
506456	05/15/2026	PRINTED	102233 REMEDY ENGINEERING INC	274.00			
506457	05/15/2026	PRINTED	102545 RENALDO RODRIGUEZ	262.00			
506458	05/15/2026	PRINTED	102530 RENEWAL BY ANDERSON	723.90			
506459	05/15/2026	PRINTED	100030 REPUBLIC SERVICES OF NORT	2,202,132.30			
506460	05/15/2026	PRINTED	103798 RHEANNA JANAE MARIANO DE	1,019.89			
506461	05/15/2026	PRINTED	103785 ROBERT MCCARTHY	1,053.67			
506462	05/15/2026	PRINTED	103139 ROMEL 400 LLC	348.40			
506463	05/15/2026	PRINTED	100302 ROSS RECREATION EQUIPMENT	5,070.00			
506464	05/15/2026	PRINTED	100302 ROSS RECREATION EQUIPMENT	4,428.36			
506465	05/15/2026	PRINTED	104142 ROY DELUCCHI	201.00			
506466	05/15/2026	PRINTED	RREEF/DB REAL ONE CAM	11,449.68			
506467	05/15/2026	PRINTED	100479 S & S WORLDWIDE INC	164.80			
506468	05/15/2026	PRINTED	102596 S F UNDERGROUND	4,500.00			
506469	05/15/2026	PRINTED	101148 SAFE RESTRAINTS INC	218.91			
506470	05/15/2026	PRINTED	100013 SAFETY KLEEN SYSTEMS INC	799.14			
506471	05/15/2026	PRINTED	103425 SALAS O'BRIEN ENGINEERS I	865.00			
506472	05/15/2026	PRINTED	101050 SALLY SWANSON ARCHITECTS	8,593.90			
506473	05/15/2026	PRINTED	102905 SAN JOSE MUSEUM OF ART	75.00			
506474	05/15/2026	PRINTED	100277 SAN MATEO COUNTY CONTROLL	72,542.50			
506475	05/15/2026	PRINTED	101833 SAN MATEO COUNTY FIREFIGH	10,673.00			
506476	05/15/2026	PRINTED	102296 SAN MATEO COUNTY FIRE COU	47,533.14			
506477	05/15/2026	PRINTED	100069 SAN MATEO COUNTY TRANSIT	43,606.34			
506478	05/15/2026	PRINTED	102268 SAN MATEO MEDICAL CENTER	6,300.00			
506479	05/15/2026	PRINTED	100119 SARTOR QUALITY SAW WORKS	30.00			
506480	05/15/2026	PRINTED	101842 SCL-NORTH	6,427.69			
506481	05/15/2026	PRINTED	104126 SCOTT LU'S CONSTRUCTION I	3,801.00			
506482	05/15/2026	PRINTED	103350 SEAN CHAU ROOFING	402.00			
506483	05/15/2026	PRINTED	104176 SELWAY CONSTRUCTION	403.35			
506484	05/15/2026	PRINTED	100020 SF - WATER	891,872.28			
506485	05/15/2026	PRINTED	102443 SHANE CYPERT	692.98			

City of Daly City, CA



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CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506486	05/15/2026	PRINTED	100500 SHOE DEPOT INC	3,415.72			
506487	05/15/2026	PRINTED	101291 SHRED WORKS INC	96.00			
506488	05/15/2026	PRINTED	100665 SMART & FINAL STORES LLC	392.73			
506489	05/15/2026	PRINTED	100140 STATIONARY ENGINEERS LOCA	4,496.84			
506490	05/15/2026	PRINTED	100972 STEPFORD INC	49,164.42			
506491	05/15/2026	PRINTED	100624 STERICYCLE INC	905.10			
506492	05/15/2026	PRINTED	100483 STERLING	100.20			
506493	05/15/2026	PRINTED	104161 SUBWAY	453.00			
506494	05/15/2026	PRINTED	100386 SUPERION LLC	90.00			
506495	05/15/2026	PRINTED	100766 SUSTAINABLE SAN MATEO COU	1,000.00			
506496	05/15/2026	PRINTED	101223 SWEET DELIGHT BAKERY	3,435.00			
506497	05/15/2026	PRINTED	101922 SYLVIA PINTOR	9,420.00			
506498	05/15/2026	PRINTED	100982 T MOBILE USA INC	50.00			
506499	05/15/2026	PRINTED	100982 T MOBILE USA INC	165.00			
506500	05/15/2026	PRINTED	100335 T SHIRT FEVER	1,092.16			
506501	05/15/2026	PRINTED	100114 TEAMSTERS LOCAL 856	3,725.00			
506502	05/15/2026	PRINTED	100432 TECHNOLOGY ENGINEERING &	1,684.43			
506503	05/15/2026	PRINTED	100305 TELECOMMUNICATIONS ENGINE	83,543.34			
506504	05/15/2026	PRINTED	100305 TELECOMMUNICATIONS ENGINE	11,651.15			
506505	05/15/2026	PRINTED	104141 TEOCALLI BUILDERS LLC	1,479.17			
506506	05/15/2026	PRINTED	104092 THE ABACUS GROUP LLC	125.00			
506507	05/15/2026	PRINTED	100478 THE GARLAND COMPANY INC	101,728.78			
506508	05/15/2026	PRINTED	100453 THE KNOX COMPANY	2,708.43			
506509	05/15/2026	PRINTED	100346 THE LIBRARY STORE INC	5,187.37			
506510	05/15/2026	PRINTED	102376 THE PROFESSIONAL TREE CAR	94,375.66			
506511	05/15/2026	PRINTED	102935 THE SAN MATEO COUNTY SHER	112.50			
506512	05/15/2026	PRINTED	102935 THE SAN MATEO COUNTY SHER	246.48			
506513	05/15/2026	PRINTED	100031 THOMSON REUTERS WEST	3,800.00			
506514	05/15/2026	PRINTED	103430 TILTON PACIFIC CONSTRUCTI	16,401.00			
506515	05/15/2026	PRINTED	102625 TOM LEE ROOFING INC	804.00			
506516	05/15/2026	PRINTED	100166 TOWILL INC	1,848.00			
506517	05/15/2026	PRINTED	101254 TRIPEPI SMITH & ASSOCIATE	963.50			
506518	05/15/2026	PRINTED	104145 TRISTRUX CONSTRUCTION	351.00			
506519	05/15/2026	PRINTED	103316 TURNIL CONSTRUCTION	660.00			
506520	05/15/2026	PRINTED	104093 U-ROCK UTILITY EQUIPMENT	443.75			
506521	05/15/2026	PRINTED	100783 ULINE INC	4,368.61			
506522	05/15/2026	PRINTED	103637 ULTIMATE PIPELINES	4,000.00			
506523	05/15/2026	PRINTED	101822 UNDERGROUND REPUBLIC WATE	24,841.06			
506524	05/15/2026	PRINTED	102995 UNITED COACH TOURS INC	1,120.00			
506525	05/15/2026	PRINTED	100664 UNIVAR SOLUTIONS USA INC	19,943.70			
506526	05/15/2026	PRINTED	102996 UNLIMITED TOOL REPAIR & F	180.99			
506527	05/15/2026	PRINTED	103465 UPWARDS CARE INC	20,992.52			
506528	05/15/2026	PRINTED	100514 US BANK	3,450.00			
506529	05/15/2026	PRINTED	103006 US FOODS INC	3,437.62			
506530	05/15/2026	PRINTED	103009 VALLEY OIL COMPANY	34,515.36			
506531	05/15/2026	PRINTED	103251 VAN TU	3,368.52			
506532	05/15/2026	PRINTED	104120 VASKO ELECTRIC INC	501.00			
506533	05/15/2026	PRINTED	103594 VERDANT COMMERCIAL CAPITA	474.66			
506534	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	236.08			
506535	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	39.00			
506536	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	316.76			
506537	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	398.24			

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506538	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	1,645.28			
506539	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	195.00			
506540	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	3,105.22			
506541	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	155.01			
506542	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	467.44			
506543	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	78.00			
506544	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	239.20			
506545	05/15/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	3,722.58			
506546	05/15/2026	PRINTED	100891 VESTRA RESOURCES INC	1,128.75			
506547	05/15/2026	PRINTED	100081 VITUS SOO	1,987.64			
506548	05/15/2026	PRINTED	101974 VOLER STRATEGIC ADVISORS	10,000.00			
506549	05/15/2026	PRINTED	100058 VWR INTERNATIONAL LLC	3,433.73			
506550	05/15/2026	PRINTED	100298 WATER ENVIRONMENT FEDERAT	399.00			
506551	05/15/2026	PRINTED	100143 WECO INDUSTRIES LLC	459.73			
506552	05/15/2026	PRINTED	101120 WEST COAST ARBORISTS INC	10,062.00			
506553	05/15/2026	PRINTED	103959 WEST COAST CM LLC	20,000.00			
506554	05/15/2026	PRINTED	103420 WEST YOST & ASSOCIATES IN	5,446.06			
506555	05/15/2026	PRINTED	104123 WESTBAY ROOFING	201.00			
506556	05/15/2026	PRINTED	101319 WESTSIDE CONCRETE MATERIA	537.73			
506557	05/15/2026	PRINTED	100628 WHITE CAP LP	451.73			
506558	05/15/2026	PRINTED	102411 WILGRACE DUMANDAN	721.54			
506559	05/15/2026	PRINTED	101405 WILLIAMS SCOTSMAN INC	763.19			
506560	05/15/2026	PRINTED	100805 WILSEY HAM INC	4,292.49			
506561	05/15/2026	PRINTED	102283 WOODSIDE FIRE PROTECTION	33,166.14			
506562	05/15/2026	PRINTED	104106 XPRESS KITCHEN & BATH	801.00			
506563	05/15/2026	PRINTED	103652 YES GENERAL CONSTRUCTION	801.00			
506564	05/15/2026	PRINTED	104129 YIZHI GAO	2,829.94			
506565	05/15/2026	PRINTED	104108 YONG HONG CONSTRUCTION IN	891.00			
506566	05/15/2026	PRINTED	100003 YVETTE SINK	540.00			
506567	05/15/2026	PRINTED	104105 ZHENWEI LIAO	3,471.54			
446 CHECKS CASH ACCOUNT TOTAL				6,750,269.58			.00

CANCELED CHECK

506187	05/15/2026	104152	BRIAN CHARLES	-29,901.00			
506268	05/15/2026	104133	DBP INVESTMENTS	-1,251.00			
				<u>6,719,117.58</u>			

AP CHECK RECONCILIATION REGISTER

	UNCLEARED	CLEARED
446 CHECKS		
FINAL TOTAL	6,750,269.58	.00

** END OF REPORT - Generated by Lilly Sun **

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506568	05/29/2026	PRINTED	102183 120WATER INC	47,399.00			
506569	05/29/2026	PRINTED	102593 24/7 ROOTER & PLUMBING SE	2,000.00			
506570	05/29/2026	PRINTED	100535 A S F ELECTRIC INC	2,770.00			
506571	05/29/2026	PRINTED	101172 ABM BUILDING SOLUTIONS SA	1,962.00			
506572	05/29/2026	PRINTED	104178 ABT PENINSULA LLC	284.45			
506573	05/29/2026	PRINTED	101996 AC3	600.00			
506574	05/29/2026	PRINTED	101816 ACC BUSINESS	528.85			
506575	05/29/2026	PRINTED	101816 ACC BUSINESS	4,292.36			
506576	05/29/2026	PRINTED	102209 ACME PACIFIC REPAIRS INC	1,093.64			
506577	05/29/2026	PRINTED	101341 ACTION TOWING	3,791.45			
506578	05/29/2026	PRINTED	101369 ADVANCED FIRE CONTROL	3,202.06			
506579	05/29/2026	PRINTED	100753 ALAMEDA COUNTY FIRE DEPAR	15,685.82			
506580	05/29/2026	PRINTED	104217 ALB DESIGN & CONSTRUCTION	951.00			
506581	05/29/2026	PRINTED	100309 ALERT PEST CONTROL COMPAN	1,318.00			
506582	05/29/2026	PRINTED	103913 ALL ABOUT BOOKS LLC	1,205.33			
506583	05/29/2026	PRINTED	101146 ALL CITY MANAGEMENT SERVI	7,281.30			
506584	05/29/2026	PRINTED	103755 ALLEN P CARDOZA	1,000.00			
506585	05/29/2026	PRINTED	100474 ALLSTAR FIRE EQUIPMENT IN	3,419.59			
506586	05/29/2026	PRINTED	101732 AMAZON CAPITAL SERVICES I	172.13			
506587	05/29/2026	PRINTED	103701 AMERICAN SOIL & STONE	2,541.81			
506588	05/29/2026	PRINTED	100571 AMERICAN TEXTILE & SUPPLY	294.63			
506589	05/29/2026	PRINTED	100326 AMERICAN TOWER CORPORATIO	9,800.74			
506590	05/29/2026	PRINTED	104200 ANDRES LORENZO MARTINEZ	251.00			
506591	05/29/2026	PRINTED	101007 ANTHEM BLUE CROSS	1,365.72			
506592	05/29/2026	PRINTED	101007 ANTHEM BLUE CROSS	1,365.72			
506593	05/29/2026	PRINTED	103306 APEX POWER ELECTRICAL SUP	578.69			
506594	05/29/2026	PRINTED	101641 AQUA-METRIC SALES CO	28,598.44			
506595	05/29/2026	PRINTED	100697 ARTEX GROUP INC	1,660.00			
506596	05/29/2026	PRINTED	103828 ASTOUND	3,533.04			
506597	05/29/2026	PRINTED	100672 AT&T	405.44			
506598	05/29/2026	PRINTED	100672 AT&T	5,105.15			
506599	05/29/2026	PRINTED	100672 AT&T	3,061.61			
506600	05/29/2026	PRINTED	102300 AT&T	13,784.41			
506601	05/29/2026	PRINTED	100193 AT&T MOBILITY	975.11			
506602	05/29/2026	PRINTED	100193 AT&T MOBILITY	124.30			
506603	05/29/2026	PRINTED	100193 AT&T MOBILITY	1,466.64			
506604	05/29/2026	PRINTED	100193 AT&T MOBILITY	6,005.96			
506605	05/29/2026	PRINTED	100193 AT&T MOBILITY	1,629.60			
506606	05/29/2026	PRINTED	100193 AT&T MOBILITY	2,322.18			
506607	05/29/2026	PRINTED	100193 AT&T MOBILITY	81.36			
506608	05/29/2026	PRINTED	100193 AT&T MOBILITY	517.05			
506609	05/29/2026	PRINTED	100193 AT&T MOBILITY	132.39			
506610	05/29/2026	PRINTED	100613 AUTO COLLISION CENTER	17,809.77			
506611	05/29/2026	PRINTED	100221 BAY AREA AIR QUALITY MANA	636.00			
506612	05/29/2026	PRINTED	103856 BAY AREA LIGHTWORKS	175,418.69			
506613	05/29/2026	PRINTED	100421 BAY AREA PAVING COMPANY I	7,986.00			
506614	05/29/2026	PRINTED	100054 BAY AREA WATER SUPPLY & C	3,720.00			
506615	05/29/2026	PRINTED	104215 BENEDICTO BERMUDEZ	4,901.00			
506616	05/29/2026	PRINTED	102848 BETTER ROOTER	2,000.00			
506617	05/29/2026	PRINTED	104208 BIGGE CRANE	1,500.00			
506618	05/29/2026	PRINTED	100404 BIRITE FOODSERVICE DISTRI	3,200.99			
506619	05/29/2026	PRINTED	100430 BKF ENGINEERS	675.50			



City of Daly City, CA

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506620	05/29/2026	PRINTED	104155 BLANCA RODRIGUEZ	300.00			
506621	05/29/2026	PRINTED	101217 BLUE LINE TRANSFER INC	190.97			
506622	05/29/2026	PRINTED	101196 BLUETRITON BRANDS INC	109.42			
506623	05/29/2026	PRINTED	101196 BLUETRITON BRANDS INC	66.15			
506624	05/29/2026	PRINTED	103355 BP3-SF7 2001 JS OWNER LLC	29,901.00			
506625	05/29/2026	PRINTED	104212 BRIGHT PLANET SOLAR	1,503.14			
506626	05/29/2026	PRINTED	100451 BRISBANE RECYCLING CO INC	444.34			
506627	05/29/2026	PRINTED	100132 BROADMOOR LANDSCAPE SUPPL	1,040.84			
506628	05/29/2026	PRINTED	100691 CAGWIN & DORWARD	396.00			
506629	05/29/2026	PRINTED	100764 CALCON SYSTEMS INC	87,254.07			
506630	05/29/2026	PRINTED	100029 CALIFORNIA WATER SERVICE	150.90			
506631	05/29/2026	PRINTED	100413 CALPERS	238.92			
506632	05/29/2026	PRINTED	104219 CARLA KO	4,607.47			
506633	05/29/2026	PRINTED	100592 CDW GOVERNMENT INC	939.13			
506634	05/29/2026	PRINTED	104186 CHIELO YUSTA	206.59			
506635	05/29/2026	PRINTED	104192 CHRISTOPHER K HACKET	45.00			
506636	05/29/2026	PRINTED	101213 CINTAS CORPORATION	801.60			
506637	05/29/2026	PRINTED	100141 CINTAS CORPORATION #464	3,986.92			
506638	05/29/2026	PRINTED	101653 CITY CONSULTANTS & RESEAR	75.00			
506639	05/29/2026	PRINTED	100286 CITY OF BRISBANE	3,350.06			
506640	05/29/2026	PRINTED	101289 COMCAST	244.80			
506641	05/29/2026	PRINTED	101783 COMCAST	246.34			
506642	05/29/2026	PRINTED	101826 COMCAST	296.06			
506643	05/29/2026	PRINTED	101827 COMCAST	174.85			
506644	05/29/2026	PRINTED	103072 COMCAST	174.85			
506645	05/29/2026	PRINTED	103222 COMCAST	169.76			
506646	05/29/2026	PRINTED	100278 COMPLETE LINEN SERVICES I	154.75			
506647	05/29/2026	PRINTED	100121 CONTRACTORS ELECTRICAL DI	224.70			
506648	05/29/2026	PRINTED	100324 COUNTY OF SAN MATEO	82.25			
506649	05/29/2026	PRINTED	100324 COUNTY OF SAN MATEO	2,193.63			
506650	05/29/2026	PRINTED	100902 CRIME SCENE CLEANERS INC	390.00			
506651	05/29/2026	PRINTED	101089 CRYSTAL CREAMERY	587.90			
506652	05/29/2026	PRINTED	100594 CSG CONSULTANTS INC	1,800.00			
506653	05/29/2026	PRINTED	103773 CSWSTZ	11,165.50			
506654	05/29/2026	PRINTED	104179 CYNTHIA CHRISTINE HUERTAS	175.74			
506655	05/29/2026	PRINTED	100072 DAILY JOURNAL CORPORATION	494.50			
506656	05/29/2026	PRINTED	100047 DALY CITY CENTRAL CASHIER	1,263.96			
506657	05/29/2026	PRINTED	101603 DALY CITY FIREFIGHTERS AS	9,000.00			
506658	05/29/2026	PRINTED	101098 DALY CITY PARTNERSHIP	18,731.92			
506659	05/29/2026	PRINTED	103341 DANIEL HERPE	758.17			
506660	05/29/2026	PRINTED	104218 DANNY WONG	4,374.61			
506661	05/29/2026	PRINTED	100211 DANS DRILLING & FENCING I	11,890.00			
506662	05/29/2026	PRINTED	101809 DARLENE MASAMORI	1,008.00			
506663	05/29/2026	PRINTED	104230 DEBORAH CHONG	500.00			
506664	05/29/2026	PRINTED	104182 DEBORAH TSUI	21.22			
506665	05/29/2026	PRINTED	100457 DELL MARKETING LP	3,917.02			
506666	05/29/2026	PRINTED	100041 DEPARTMENT OF JUSTICE	113.00			
506667	05/29/2026	PRINTED	100437 DEWEY PEST CONTROL INC	6,516.00			
506668	05/29/2026	PRINTED	101880 DORMAN ASSOCIATES INC	34,577.95			
506669	05/29/2026	PRINTED	101082 EAST BAY TIRE CO	499.16			
506670	05/29/2026	PRINTED	104229 EL CAMINO GENERAL ENGINEE	37,370.00			
506671	05/29/2026	PRINTED	104197 ELDORADO FORKLIFT CO	70.87			



City of Daly City, CA

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
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506672	05/29/2026	PRINTED	104154 ELENA WONG	400.00			
506673	05/29/2026	PRINTED	104185 ELLA GARON	100.00			
506674	05/29/2026	PRINTED	104020 ELLAINE VERZOSA-BOBITS	142.91			
506675	05/29/2026	PRINTED	100004 EQUIFAX INFORMATION SVCS	50.00			
506676	05/29/2026	PRINTED	104222 ERIN NGUY	2,241.00			
506677	05/29/2026	PRINTED	101777 ESO SOLUTIONS INC	647.55			
506678	05/29/2026	PRINTED	102155 ETIC	328,608.12			
506679	05/29/2026	PRINTED	100544 EWING IRRIGATION PRODUCTS	345.23			
506680	05/29/2026	PRINTED	100735 FASTENAL COMPANY	1,550.04			
506681	05/29/2026	PRINTED	104198 FE ESPERANZA FARRALE	2,010.23			
506682	05/29/2026	PRINTED	102192 FEET FIRST ENTERTAINMEN	3,075.00			
506683	05/29/2026	PRINTED	100250 FERGUSON ENTERPRISES LLC	228.44			
506684	05/29/2026	PRINTED	104196 FN SIMPLE LLC	3,363.41			
506685	05/29/2026	PRINTED	104181 FRAN HEJAZI	214.22			
506686	05/29/2026	PRINTED	101959 FREYER & LAURETA INC	312.50			
506687	05/29/2026	PRINTED	101802 FUN EXPRESS LLC	319.75			
506688	05/29/2026	PRINTED	101569 GARRATT CALLAHAN COMPANY	4,407.31			
506689	05/29/2026	PRINTED	104177 GEE HERNADEZ	4,333.00			
506690	05/29/2026	PRINTED	102786 GILBERT HUANG	4,901.00			
506691	05/29/2026	PRINTED	100065 GRAINGER INC	5,520.11			
506692	05/29/2026	PRINTED	100767 GRAND INDUSTRIES INC	92,673.14			
506693	05/29/2026	PRINTED	100608 GRAPHTECH GRAPHICS	1,347.15			
506694	05/29/2026	PRINTED	100472 GREG'S TRUCKING SERVICE I	5,176.34			
506695	05/29/2026	PRINTED	101759 GRIDLESS POWER CORPORATIO	150.00			
506696	05/29/2026	PRINTED	101740 GRISWOLD INDUSTRIES	27,290.37			
506697	05/29/2026	PRINTED	100743 HABITAT FOR HUMANITY GREA	90,871.45			
506698	05/29/2026	PRINTED	101952 HALEY AND ALDRICH INC	20,481.75			
506699	05/29/2026	PRINTED	100144 HARRINGTON INDUSTRIAL PLA	685.08			
506700	05/29/2026	PRINTED	100079 HARRISON & BONINI INC	54.35			
506701	05/29/2026	PRINTED	103819 HD SUPPLY FACILITIES MAIN	8,752.98			
506702	05/29/2026	PRINTED	102032 HDL COMPANIES	12,247.08			
506703	05/29/2026	PRINTED	100758 HEART OF SAN MATEO COUNTY	32,642.00			
506704	05/29/2026	PRINTED	100361 HF&H CONSULTANTS LLC	1,106.25			
506705	05/29/2026	PRINTED	100230 HI TECH EVS INC	465.86			
506706	05/29/2026	PRINTED	101695 HONEY BUCKET	228.49			
506707	05/29/2026	PRINTED	104226 HOT DOG BILLS INC	1,213.81			
506708	05/29/2026	PRINTED	102116 HSQ TECH INC	4,866.00			
506709	05/29/2026	PRINTED	100073 HUMAN INVESTMENT PROJECT	2,102.42			
506710	05/29/2026	PRINTED	103303 HURLEY DIESEL AND POWER L	12,213.31			
506711	05/29/2026	PRINTED	101111 INFOSEND INC	8,730.52			
506712	05/29/2026	PRINTED	102037 INTERACTIVE RESOURCES INC	6,675.25			
506713	05/29/2026	PRINTED	103013 ISABEL ZAMORA	1,950.00			
506714	05/29/2026	PRINTED	104213 J A ROOFING	201.00			
506715	05/29/2026	PRINTED	101716 JAVA CONNECTIONS LLC	17,184.78			
506716	05/29/2026	PRINTED	103090 JEANNETTE M PERALTA	800.00			
506717	05/29/2026	PRINTED	104189 JENNIFER NICDAO	337.43			
506718	05/29/2026	PRINTED	104223 JERRY LIU	4,901.00			
506719	05/29/2026	PRINTED	102609 JOHN KLATT	52.60			
506720	05/29/2026	PRINTED	100526 JOHNSON CONTROLS SECURITY	634.02			
506721	05/29/2026	PRINTED	104211 JON IVAN ALBERO	614.00			
506722	05/29/2026	PRINTED	104214 JUDY WU	2,302.44			
506723	05/29/2026	PRINTED	102546 KAISER FOUNDATION HEALTH	29,901.00			

City of Daly City, CA



AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506724	05/29/2026	PRINTED	100473 KAPCO	859.07			
506725	05/29/2026	PRINTED	101749 KELLY SPICERS FACILITIES	2,119.49			
506726	05/29/2026	PRINTED	104135 KEVIN DUONG	500.00			
506727	05/29/2026	PRINTED	101228 KEYSTONE PLASTICS INC	6,576.80			
506728	05/29/2026	PRINTED	100835 KIMBALL MIDWEST	576.62			
506729	05/29/2026	PRINTED	100427 KIMLEY HORN & ASSOCIATES	3,855.00			
506730	05/29/2026	PRINTED	100688 KOFELER ELECTRICAL MECHAN	16,215.76			
506731	05/29/2026	PRINTED	104172 KRISTINE POGGIOLI	145.61			
506732	05/29/2026	PRINTED	100017 L N CURTIS AND SONS	6,681.69			
506733	05/29/2026	PRINTED	104183 L&T CABINET & GRANITE LLC	167.37			
506734	05/29/2026	PRINTED	102470 LAINE FOWLER	251.00			
506735	05/29/2026	PRINTED	100684 LEGACY MECHANICAL & EMERG	8,304.50			
506736	05/29/2026	PRINTED	100452 LEGAL AID SOCIETY OF SAN	9,207.83			
506737	05/29/2026	PRINTED	101712 LEXISNEXIS CLAIMS SOLUTIO	20,789.16			
506738	05/29/2026	PRINTED	104231 LILY CHEN	114.00			
506739	05/29/2026	PRINTED	101733 LOOKINGPOINT INC	14,161.44			
506740	05/29/2026	PRINTED	100604 LORAL LANDSCAPING	485.00			
506741	05/29/2026	PRINTED	103920 LUBIN OLSON & NIEMTADOMSK	7,847.00			
506742	05/29/2026	PRINTED	104163 LUIS D & ELISA E RODRIGUEZ	2,000.00			
506743	05/29/2026	PRINTED	100263 MADOLYN AGRIMONTI	202.90			
506744	05/29/2026	PRINTED	104206 MARC HIGAKI	450.00			
506745	05/29/2026	PRINTED	104193 MARIA ALEJANDRA TAPIA	892.00			
506746	05/29/2026	PRINTED	104184 MARIA J REYES	236.64			
506747	05/29/2026	PRINTED	104187 MASON FISKE	50.80			
506748	05/29/2026	PRINTED	101687 MATTHEW J BRADSHAW	2,600.00			
506749	05/29/2026	PRINTED	101127 MAX B HUFFMAN	6,700.00			
506750	05/29/2026	PRINTED	104171 MAXIMUS W CHIN	30.36			
506751	05/29/2026	PRINTED	104224 MEGAMART CA INC	29,901.00			
506752	05/29/2026	PRINTED	104021 MEIHUAN YUAN	336.92			
506753	05/29/2026	PRINTED	104195 MERSHON MENARD	3,000.00			
506754	05/29/2026	PRINTED	104203 MES SERVICE COMPANY LLC	4,903.11			
506755	05/29/2026	PRINTED	100775 METROPOLITAN ELECTRICAL C	1,699.00			
506756	05/29/2026	PRINTED	104216 MGB CONSTRUCTION	4,901.00			
506757	05/29/2026	PRINTED	101203 MICHAEL BAKER INTERNATION	3,979.50			
506758	05/29/2026	PRINTED	104194 MIGUEL ALCARAZ	3,409.73			
506759	05/29/2026	PRINTED	100816 MISSIONSQUARE - 801447	12,825.00			
506760	05/29/2026	PRINTED	100816 MISSIONSQUARE - 801447	250.00			
506761	05/29/2026	PRINTED	100816 MISSIONSQUARE - 801447	2,000.00			
506762	05/29/2026	PRINTED	100816 MISSIONSQUARE - 801447	1,000.00			
506763	05/29/2026	PRINTED	100816 MISSIONSQUARE - 801447	3,675.00			
506764	05/29/2026	PRINTED	104191 MTA PARTS INC	62.17			
506765	05/29/2026	PRINTED	104221 NANCY CHOW	4,901.00			
506766	05/29/2026	PRINTED	102188 NATIONAL DATA & SURVEYING	3,220.00			
506767	05/29/2026	PRINTED	104205 NATIONAL TESTING NETWORK	1,500.00			
506768	05/29/2026	PRINTED	104190 NERETA CANONIZADO	169.10			
506769	05/29/2026	PRINTED	104204 NICOLAS PEIX	114.00			
506770	05/29/2026	PRINTED	101801 NOR CAL SIGNAL SUPPLY LLC	1,003.45			
506771	05/29/2026	PRINTED	101115 NORA NAPLER	650.00			
506772	05/29/2026	PRINTED	104207 NORALYN BREIZ	1,325.13			
506773	05/29/2026	PRINTED	100060 NORLAB INC	1,304.00			
506774	05/29/2026	PRINTED	100539 NORTHERN SAFETY CO INC	1,071.77			
506775	05/29/2026	PRINTED	101864 ODP BUSINESS SOLUTIONS LL	202.71			



City of Daly City, CA

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
506776	05/29/2026	PRINTED	101865 ODP BUSINESS SOLUTIONS LL	40.64			
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506786	05/29/2026	PRINTED	100411 PARKSON CORPORATION	1,931.98			
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506791	05/29/2026	PRINTED	101899 PLANTE & MORAN PLLC	8,500.00			
506792	05/29/2026	PRINTED	100737 POLYDYNE INC	57,751.88			
506793	05/29/2026	PRINTED	101380 PREFERRED ALLIANCE INC	547.96			
506794	05/29/2026	PRINTED	102549 RAYLEEN PEREZ	216.00			
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506805	05/29/2026	PRINTED	103425 SALAS O'BRIEN ENGINEERS I	9,442.50			
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506826	05/29/2026	PRINTED	100335 T SHIRT FEVER	1,804.15			
506827	05/29/2026	PRINTED	102316 TABLET COMMAND INC	240,650.00			

City of Daly City, CA



AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 99900000 10001

FOR: Uncleared

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506831	05/29/2026	PRINTED	100053 THE ADAM HILL COMPANY	3,101.78			
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506835	05/29/2026	PRINTED	103606 TMT ENTERPRISES	3,510.82			
506836	05/29/2026	PRINTED	101144 TRB AND ASSOCIATES INC	1,400.00			
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506838	05/29/2026	PRINTED	101254 TRIPEPI SMITH & ASSOCIATE	2,034.75			
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506843	05/29/2026	PRINTED	103006 US FOODS INC	3,540.14			
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506845	05/29/2026	PRINTED	100603 VERIZON WIRELESS SERVICES	165.00			
506846	05/29/2026	PRINTED	104202 VERTICAL SUPPLY GROUP INC	458.15			
506847	05/29/2026	PRINTED	100081 VITUS SOO	6,043.13			
506848	05/29/2026	PRINTED	101087 VSS INTERNATIONAL INC	55,404.00			
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CASH ACCOUNT TOTAL					.00		

City of Daly City, CA



AP CHECK RECONCILIATION REGISTER

	UNCLEARED	CLEARED
285 CHECKS		
FINAL TOTAL	2,721,473.10	.00

** END OF REPORT - Generated by Mei Wu **



Meeting Date: June 22, 2026

Subject: Zone Change ZC-04-26-17042 – Amendments to Zoning Ordinance Repealing Existing Accessory Dwelling Unit Regulations

Recommended Action

Approve Zone Change ZC-04-26-17042, amending the City’s Zoning Ordinance to repeal the existing accessory dwelling unit (ADU) regulations and to retain and relocate certain requirements pertaining to ADUs to other sections within the Zoning Ordinance.

Planning Commission Discussion

On May 5, 2026, the Planning Commission voted 4-0 (Commissioner Paniza absent) to recommend approval of the proposed changes to the City Council. Commissioner Faapuaa suggested that the City build physical models of ADUs and display them at City Hall, and that she supported aligning the City’s regulations with those of the State. Staff communicated that the City provided model ADUs that could be constructed on the City website. Commissioner Satorre asked if the staff was familiar with AB130, which was a permit streamlining provision that could be associated with the proposed amendments. Commissioner Nurris stated that he supported the zoning text changes.

Background

Historically referred to as “second units” in Daly City, Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) have become an innovative and effective option for homeowners and residential property owners adding an additional dwelling to their property. Since the inception of State mandates for cities to allow second units in early 1980s, the Planning Division estimates the City has permitted over 2,200 ADUs and continues to permit approximately 30 to 50 new ADUs and JADU’s per year.

In California, the primary difference between an ADU and JADU is that the JADU is smaller (maximum 500 square feet), created within an existing home's footprint, and may share a bathroom with the main house. Alternatively, an ADU can be detached, is larger (often up to 1,200 square feet), and must be a fully self-contained unit. While traditionally most ADUs in Daly City have occupied the unfinished basement of homes, several homeowners have taken advantage of State laws allowing detached ADUs in their backyards. If these ADUs meet size and height maximums, and provide four-foot side and rear yards established by State law, they are not subject to the normal 50-55 percent maximum lot coverage normally permissible on single-family lots (see Attachment A – City of Daly City ADU Handout).

To increase housing supply, beginning in 2016, the State legislature passed significant reforms that eased the regulation of ADUs and shifted control from local jurisdictions like the City of Daly City to state regulations. Key changes included mandatory ministerial approval, 60-day review timelines, removal of parking requirements near transit, elimination of owner-occupancy mandates, and increased building allowances for both single-family and multifamily lots. In 2020, the Planning Division determined that all residential lots were “transit proximate” and began to conform the City’s regulation of ADUs and JADUs to State law.

Discussion

Over the years, and continuing every year, the State has added new legal parameters for allowing ADUs and JADU's, most recently clarifying legislation (AB 1154) that the owner-occupancy allowance only applies if the JADU shares sanitation facilities, such as a bathroom, with the main house. Below is summary of the numerous changes enacted by the State legislature since 2020:

- 15-Day Rule (SB 543 - 2026): Local agencies must issue a completeness determination within 15 days; failure to do so deems the application approved. It also clarifies that maximum size limits refer to interior livable space, excluding exterior walls and stairs.
- Fire-Affected Homes (AB 462 - 2026): Allows certificates of occupancy for detached ADUs to be issued before the main house is rebuilt in fire-affected counties.
- Rental Rights (AB 976 - 2025): Permanently bans local agencies from requiring property owners to live on-site in either the primary dwelling or the ADU.
- JADU Expansion (AB 1154 - 2026): Allows for 3-unit rentals on a single-family lot (primary house, JADU, and detached ADU) without owner occupancy.
- Pre-approval Requirement (AB 1332 - 2025): Requires cities to create programs for pre-approved ADU plans to expedite construction.
- Reduced Fees & Timelines (AB 68/AB 881 - 2020): Drastically cut down on the time local governments had to approve applications (down to 60 days) and eliminated maximum size restrictions for detached ADUs, limiting local impact fees.
- Substandard ADUs (AB 2533 - 2025): Provided a path to legalizing existing, unpermitted ADUs without excessive penalties.
- Multi-family ADUs (AB 1211 - 2025): Expanded the number of detached ADUs for multi-family properties to 1 per unit, allowing more flexibility in creating density.

All the State's requirements for ADUs and JADUs are outlined in the California Government Code Sections 66310–66342, which the Planning Division now enforces instead of the second unit regulations in the Zoning Ordinance (see Attachment B – State Law Pertaining to ADUs and JADUs). The City is authorized to do so by State “preemption,” meaning that State law, which supersedes City law, has specifically set aside (made illegal) any of the City's regulations that contradict State law. Because of the number of annual amendments, the City has just relied upon State law over the years instead of adopting Zoning Ordinance regulations that mimic State law.

When the Planning Division was preparing the Housing Element in 2023, Division staff and the State Department of Housing and Community Development (HCD) staff agreed this was the most efficient approach if the City did not have significant modifications that it would like HCD to review. It is therefore necessary that the City repeal its existing “second unit” regulations, the definitions of what constitutes an accessory dwelling unit, and the requirements pertaining to Certificates of Registration, which are no longer a requirement because owner occupancy is no longer required. In review of the regulations proposed for repeal, staff has recognized that it is necessary to retain the following requirements, which would be relocated to other sections within the Zoning Ordinance.

- Entrance to an accessory dwelling unit and junior accessory dwelling unit shall be provided at the dwelling unit's rear elevation or at the side elevation providing the main entrance to the dwelling, unless such a requirement would result in trespassing onto adjacent property. Where the pedestrian entrance to the unit is provided at the rear, a paved walkway shall be provided leading from the sidewalk or driveway to the pedestrian entrance, if one does not already exist. Pedestrian entrances to any accessory dwelling unit or junior accessory dwelling unit allowed at a garage door shall be perpendicular to the street.
- For garages converted to any other use in any home with side yards, including for the purpose of constructing an accessory dwelling unit or junior accessory dwelling unit, the garage door shall be retained and an area provided sufficient to accommodate trash and recycle bins at least 36 inches deep and the full width of the garage door.

A complete outline of the proposed changes is attached to the City Council staff report (see Attachment C – Proposed Zoning Ordinance Revisions). Staff is currently coordinating the above revisions with HCD. Should HCD disapprove of the above changes, they will be removed from the draft ordinance prior to the second reading of the ordinance by the City Council.

Environmental Assessment

The proposed rezoning are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section of 15061 - Review for Exemption. The proposed rezoning do 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.

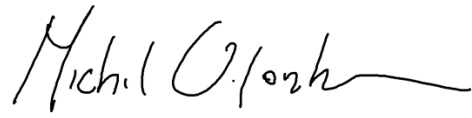
Recommendations

Based on the findings enumerated above, staff recommends that the City Council take the following action:

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. Approve Zone Change ZC-04-26-17042, Amending Chapter 17.04 – Definitions, Chapter 17.35.040 – General Property Development Requirements, and Chapter 17.40.090 – Review of modifications to residential floorplans; and repealing Chapter 17.40.100 – Secondary Unit Standards and Requirements and 17.40.110 – Certificate of Registration Requirements.

Staff is available to provide any additional information desired by the Council members.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michal O. Lopez", with a long horizontal flourish extending to the right.

Acting Director
Department of Economic and Community Development

Attachments

Attachment A – City of Daly City ADU Handout
Attachment B – State Law Pertaining to ADUs and JADUs
Attachment C – Proposed Zoning Ordinance Revisions

ACCESSORY DWELLING UNIT GUIDE

Recent amendments to state laws (Government Code Sections 65852.2 and 65852.22) have made it easier for homeowners to construct an Accessory Dwelling Unit and a Junior Accessory Dwelling Unit on their properties. Effective January 1, 2020, any conflicting regulation within the Daly City Municipal Code is superseded by state law until the City adopts a local ordinance. This handout will be updated after a local ordinance is adopted and when state laws are amended.

What is an ADU?

An Accessory Dwelling Unit (ADU) is a dwelling unit that provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the single-family or multi-family dwelling in which it is located. An ADU is considered an accessory use or an accessory structure and is not included in the allowable density for the lot.

What is a JADU?

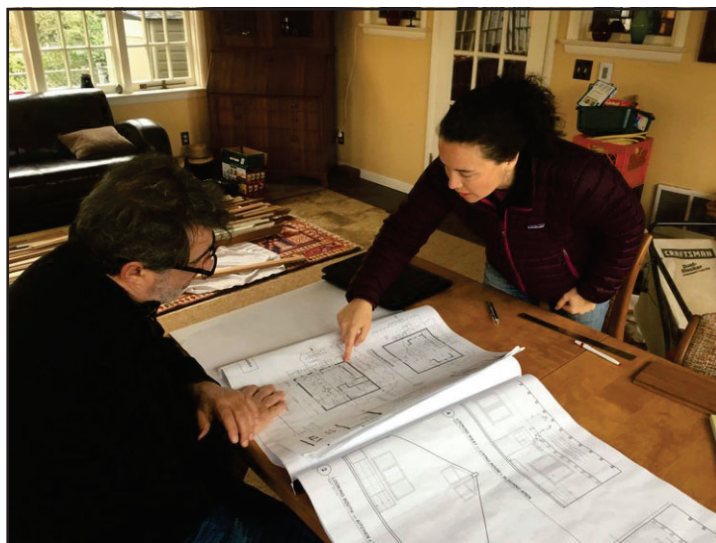
A Junior Accessory Dwelling Unit (JADU) is a dwelling unit located entirely within the walls of an existing or proposed single-family dwelling that is no more than 500 square feet in size. Compared to an ADU, a JADU only requires an efficiency kitchen and is not required to have a private bathroom as long as it has full access to a bathroom in the primary dwelling. JADUs are not considered separate dwelling units for fire protection and utility purposes.

Locations & Quantity Permitted

Location. ADUs are permitted on lots with an existing or proposed single-family or multi-family dwelling (including duplexes). JADUs are only permitted within a single-family dwelling.

For single-family dwelling lots, an ADU may be proposed within or attached to the main residence, within an existing attached or detached garage or accessory structure, or in a proposed detached accessory structure. JADUs are only permitted within the walls of an existing or proposed single-family dwelling. For multi-family dwelling lots, attached ADUs may only be proposed within existing non-living areas (e.g. storage, garage) and detached ADUs are subject to a 18-foot height limit and 4-foot rear and side yard setbacks.

For lots located within the Coastal Zone, ADUs proposed entirely within or attached to primary



Photos courtesy of buildinganadu.com

dwelling are typically exempt from Coastal Development Permit (CDP) requirements. JADUs are also exempt because they are located entirely within the walls of the primary dwelling. Detached ADUs are not exempt and a CDP may be required. Please contact the Planning Division for more information.

Quantity. No more than one ADU and one JADU are permitted on a lot with an existing or proposed single-family dwelling. On multi-family dwelling lots, attached ADUs are limited to 25% of the existing units (e.g. one ADU for a four-unit apartment building), or one ADU, whichever is greater. For detached ADUs, up to two detached ADUs are permitted.



FREQUENTLY ASKED QUESTIONS

1. Is owner occupancy required for ADUs and JADUs?

Owner occupancy (homeowner lives in either the primary dwelling or the ADU) is not required for ADUs as of January 1, 2024 (CA AB 976). For JADUs, owner occupancy is required.

2. May I rent out my ADU or JADU as a short-term rental?

ADUs and JADUs may not be rented as a short-term rental, defined as a rental for a period of 30 consecutive days or less.

3. Is my property located within the Coastal Zone?

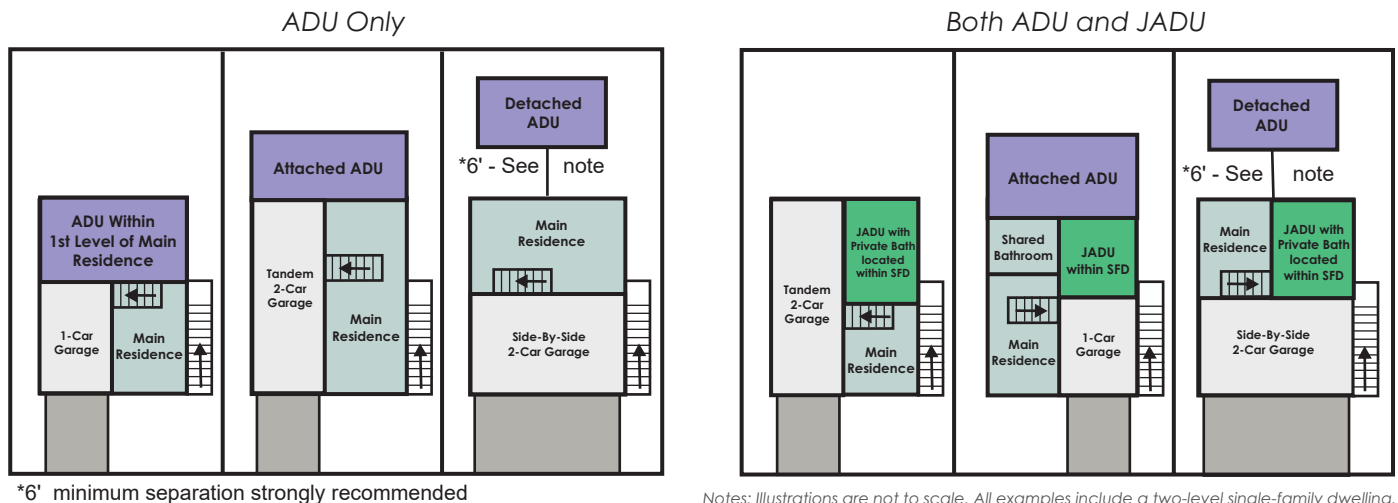
Properties west of Skyline Boulevard and west of Eastgate Drive (north of John Daly Boulevard) are located within the Coastal Zone. Please contact the Planning Division to confirm the location of your property and to determine if a Coastal Development Permit is required for your ADU or JADU proposal.

4. Are fire sprinklers required in an ADU? Are there any other requirements from other departments/agencies?

Fire sprinklers are no longer required in an ADU if they are not required in the primary residence. However, both ADUs and JADUs must comply with all other applicable building, fire, and health and safety codes including fire flow test requirements. Please contact the respective departments/agencies for more information on their requirements.

5. Do you have any examples of ADUs and JADUs that have been proposed in Daly City?

Yes! The following are examples of common ADU and JADU layouts on single-family dwelling lots in Daly City:



ADDITIONAL QUESTIONS?

Please contact the Daly City Planning Division at (650) 991-8033 or visit the Planning Counter open Monday through Friday (excluding holidays) from 8:00am to 5:00pm.



ACCESSORY DWELLING UNIT CHECKLIST

After reviewing the Accessory Dwelling Unit Guide, please review the following checklist which includes the criteria for ADUs on single-family dwelling lots prior to submitting your application.

- Attached ADUs or ADUs Within the Primary Dwelling:
 - Height: 25 feet in height and up to two stories.
 - Total floor area of ADU does not exceed 50% of the floor area of the primary dwelling, or is no more than 850 sq. ft. for up to one bedroom or 1,000 sq. ft. for more than one bedroom, whichever is greater.
 - Minimum 4-foot rear and side yard setbacks
 - Complies with front and side yard setbacks, lot coverage, and building height requirements for the zoning district in which the lot is located
 - Garage Conversions: Proposal is compliant with all other zoning regulations such as trash & recycling storage areas and front yard paving. Consultation with the Engineering Division is also required to determine if the driveway curb cut must be removed or reduced.
- Detached ADUs:
 - Height: 18 feet in height and up to 20 feet in height if matching roof pitch of main house.
 - Total floor area of the ADU does not exceed 1,200 sq. ft.
 - Minimum 4-foot rear and side yard setbacks. 6-foot separation between ADU and primary dwelling strongly recommended
- Exemptions:
 - Lot coverage, floor area ratio, open space, or minimum lot size cannot preclude the construction of a statewide exemption ADU, an ADU (attached or detached) up to 800 sq. ft. in size and 16 ft. in height with 4-foot side and rear yard setbacks.
 - A detached new construction ADU that is a maximum of 800 sq. ft. in size and 16 ft. in height with 4-foot side and rear yard setbacks is not subject to other zoning and development standards (Government Code Section 65852.2, subdivision (e)).
 - Minimum setbacks are not required if the ADU is constructed entirely within an existing living area or within or replaces a structure in the same location and to the same dimensions as the existing structure
- One exterior pedestrian entrance (not including a sliding glass door) to the ADU is provided at the rear elevation or same side elevation as the main entrance to the primary dwelling, unless it would result in trespassing onto adjacent property
- Paved walkway from sidewalk or driveway to ADU entrance is provided
- Complies with design review standards in Daly City Municipal Code Chapter 17.45 (Design Review)
- Complies with all applicable building, fire, and other health and safety codes (separation distance between structures, fire sprinklers, fire flow test, etc.)



JUNIOR ACCESSORY DWELLING UNIT CHECKLIST

After reviewing the Accessory Dwelling Unit Guide, please review the following checklist which includes the criteria for JADUs on single-family dwelling lots prior to submitting your application.

- Location entirely within the walls of the existing or proposed primary dwelling, and share a common connecting door with the main dwelling (Government Code Section 65852.22)
- Total floor area does not exceed 500 sq. ft.
- One exterior pedestrian entrance (not including a sliding glass door) to the JADU is provided at the rear elevation or same side elevation as the main entrance to the primary dwelling, unless it would result in trespassing onto adjacent property
- Either a private bathroom located within the JADU or a shared bathroom located in the primary residence fully accessible to the JADU is provided
- If a shared bathroom is proposed, one interior connection to the main living area of the primary residence is provided
- An efficiency kitchen with the following limitations:
 - A removable kitchen that contains a sink with a maximum vertical waste line diameter of 1.5 inches
 - Appliances that do not require electrical service greater than 120 volts, or natural or propane gas
 - A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU. The entire kitchen shall not exceed six lineal feet, except if existing counter space is being converted to efficiency kitchen use then the counter space shall not exceed eight lineal feet.
 - Examples of allowed cooking appliances that may be used are: microwave ovens, hot plates, and similar appliances intended for use on top of a countertop. Refrigerator size is not limited.
- Paved walkway from sidewalk or driveway to JADU entrance is provided
- Either the primary dwelling or the JADU will be owner-occupied and any rental agreement for the primary residence or JADU will include a disclosure to the renter of the owner occupancy requirement. The following documents must be submitted prior to issuance of the building permit :
 - Evidence of owner-occupancy (e.g. state issued photo identification card, driver's license)
 - A recorded deed restriction for the property as prescribed in DCMC Section 17.40.110


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GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.*)

DIVISION 1. PLANNING AND ZONING [65000 - 66342] (*Heading of Division 1 added by Stats. 1974, Ch. 1536.*)

CHAPTER 13. Accessory Dwelling Units [66310 - 66342] (*Chapter 13 added by Stats. 2024, Ch. 7, Sec. 20.*)

ARTICLE 1. General Provisions [66310 - 66313]

 (*Article 1 added by Stats. 2024, Ch. 7, Sec. 20.*)

66310. The Legislature finds and declares all of the following:

- (a) Accessory dwelling units are a valuable form of housing in California.
- (b) Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods.
- (c) Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security.
- (d) Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California.
- (e) California faces a severe housing crisis.
- (f) The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners.
- (g) Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character.
- (h) Accessory dwelling units are, therefore, an essential component of California's housing supply.
(*Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.*)

66311. It is the intent of the Legislature that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance.

(*Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.*)

66312. Notwithstanding Section 65803, this chapter shall also apply to a charter city.

(*Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.*)

66313. For purposes of this chapter:

(a) "Accessory dwelling unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

- (1) An efficiency unit.
- (2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

- (b) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.
- (c) "Efficiency unit" has the same meaning as defined in Section 17958.1 of the Health and Safety Code.
- (d) "Junior accessory dwelling unit" means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
- (e) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- (f) "Local agency" means a city, county, or city and county, whether general law or chartered.
- (g) "Nonconforming zoning condition" means a physical improvement on a property that does not conform to current zoning standards.
- (h) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.
- (i) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.
- (j) "Permitting agency" means any entity that is involved in the review of a permit for an accessory dwelling unit or junior accessory dwelling unit and for which there is no substitute, including, but not limited to, applicable planning departments, building departments, utilities, and special districts.
- (k) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- (l) "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- (m) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)


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GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.*)

DIVISION 1. PLANNING AND ZONING [65000 - 66342] (*Heading of Division 1 added by Stats. 1974, Ch. 1536.*)

CHAPTER 13. Accessory Dwelling Units [66310 - 66342] (*Chapter 13 added by Stats. 2024, Ch. 7, Sec. 20.*)

ARTICLE 2. Accessory Dwelling Unit Approvals [66314 - 66332] (*Article 2 added by Stats. 2024, Ch. 7, Sec. 20.*)

66314. A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following:

(a) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. A local agency that does not provide water or sewer services shall consult with the local water or sewer service provider regarding the adequacy of water and sewer services before designating an area where accessory dwelling units may be permitted.

(b) (1) Impose objective standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historical Resources. These standards shall not include requirements on minimum lot size.

(2) Notwithstanding paragraph (1), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(c) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(d) Require the accessory dwelling units to comply with all of the following:

(1) Except as provided in Article 4 (commencing with Section 66340), the accessory dwelling unit may be rented separate from the primary residence, but shall not be sold or otherwise conveyed separate from the primary residence.

(2) The lot is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

(3) The accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling, including detached garages.

(4) If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling.

(5) The total floor area for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(6) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(7) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling

unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

(8) Local building code requirements that apply to detached dwellings, except that the construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the building official or enforcement agency of the local agency makes a written finding based on substantial evidence in the record that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety. Nothing in this paragraph shall be interpreted to prevent a local agency from changing the occupancy code of a space that was uninhabitable space or was only permitted for nonresidential use and was subsequently converted for residential use pursuant to this article.

(9) Approval by the local health officer where a private sewage disposal system is being used, if required.

(10) (A) Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

(B) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(C) This subparagraph shall not apply to an accessory dwelling unit that is described in Section 66322.

(11) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the local agency shall not require that those offstreet parking spaces be replaced.

(12) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(e) Require that a demolition permit for a detached garage that is to be replaced with an accessory dwelling unit be reviewed with the application for the accessory dwelling unit and issued at the same time.

(f) An accessory dwelling unit ordinance shall not require, and the applicant shall not be otherwise required, to provide written notice or post a placard for the demolition of a detached garage that is to be replaced with an accessory dwelling unit, unless the property is located within an architecturally and historically significant historic district.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66315. Section 66314 establishes the maximum standards that a local agency shall use to evaluate a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in Section 66314, shall be used or imposed, including an owner-occupant requirement, except that a local agency may require that the property may be used for rentals of terms 30 days or longer.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66316. An existing accessory dwelling unit ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this article. If a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this article, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this article for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this article.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66317. (a) A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits. The permitting agency shall either approve or deny the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit

within 60 days from the date the permitting agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the permitting agency may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved. A local agency may charge a fee to reimburse it for costs incurred to implement this section, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

(b) If a permitting agency denies an application for an accessory dwelling unit or junior accessory dwelling unit pursuant to subdivision (a), the permitting agency shall, within the time period described in subdivision (a), return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

(c) No local ordinance, policy, or regulation, other than an accessory dwelling unit ordinance consistent with this article shall be the basis for the delay or denial of a building permit or a use permit under this section.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66318. (a) A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of an accessory dwelling unit if these provisions are consistent with the limitations of this article.

(b) An accessory dwelling unit ordinance shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66319. An accessory dwelling unit that conforms to Section 66314 shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66320. (a) When a local agency that has not adopted an ordinance governing accessory dwelling units in accordance with Section 66314 receives an application for a permit to create or serve an accessory dwelling unit pursuant to this article, the local agency shall approve or disapprove the application ministerially without discretionary review pursuant to Section 66317. The permitting agency shall either approve or deny the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the permitting agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot. If the permit application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create or serve a new single-family or multifamily dwelling on the lot, the permitting agency may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create or serve the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved.

(b) If a permitting agency denies an application for an accessory dwelling unit or junior accessory dwelling unit pursuant to subdivision (a), the permitting agency shall, within the time period described in subdivision (a), return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66321. (a) Subject to subdivision (b), a local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units.

(b) Notwithstanding subdivision (a), a local agency shall not establish by ordinance any of the following:

(1) A minimum square footage requirement for either an attached or detached accessory dwelling unit that prohibits an efficiency unit.

(2) A maximum square footage requirement for either an attached or detached accessory dwelling unit that is less than either of the following:

(A) Eight hundred fifty square feet.

(B) One thousand square feet for an accessory dwelling unit that provides more than one bedroom.

(3) Any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

(4) Any height limitation that does not allow at least the following, as applicable:

(A) A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.

(B) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. A local agency shall also allow an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

(C) A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

(D) A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This subparagraph shall not require a local agency to allow an accessory dwelling unit to exceed two stories.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66322. Notwithstanding any other law, and whether or not the local agency has adopted an ordinance governing accessory dwelling units in accordance with Section 66314, all of the following shall apply:

(a) A local agency shall not impose any parking standards for an accessory dwelling unit in any of the following instances:

(1) Where the accessory dwelling unit is located within one-half of one mile walking distance of public transit.

(2) Where the accessory dwelling unit is located within an architecturally and historically significant historic district.

(3) Where the accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.

(4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(5) When there is a car share vehicle located within one block of the accessory dwelling unit.

(6) When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this subdivision.

(b) The local agency shall not deny an application for a permit to create an accessory dwelling unit due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66323. (a) Notwithstanding Sections 66314 to 66322, inclusive, a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following:

(1) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

(A) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

(B) The space has exterior access from the proposed or existing single-family dwelling.

(C) The side and rear setbacks are sufficient for fire and safety.

(D) The junior accessory dwelling unit complies with the requirements of Article 3 (commencing with Section 66333).

(2) One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in paragraph (1). A local agency may impose the following conditions on the accessory dwelling unit:

(A) A total floor area limitation of not more than 800 square feet.

(B) A height limitation as provided in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable.

(3) (A) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

(B) A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.

(4) (A) Not more than two accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation in subparagraph (A), (B), or (C) of paragraph (4) of subdivision (b) of Section 66321, as applicable, and rear yard and side setbacks of no more than four feet.

(B) If the existing multifamily dwelling has a rear or side setback of less than four feet, the local agency shall not require any modification of the existing multifamily dwelling as a condition of approving the application to construct an accessory dwelling unit that satisfies the requirements of this paragraph.

(b) A local agency shall not require, as a condition for ministerial approval of a permit application for the creation of an accessory dwelling unit or a junior accessory dwelling unit, the correction of nonconforming zoning conditions.

(c) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing multifamily dwelling.

(d) A local agency shall require that a rental of the accessory dwelling unit created pursuant to this section be for a term longer than 30 days.

(e) A local agency may require, as part of the application for a permit to create an accessory dwelling unit connected to an onsite wastewater treatment system, a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last 10 years.

(f) Notwithstanding Section 66321 and subdivision (a) a local agency that has adopted an ordinance by July 1, 2018, providing for the approval of accessory dwelling units in multifamily dwelling structures shall ministerially consider a permit application to construct an accessory dwelling unit that is described in subdivision (a), and may

impose objective standards including, but not limited to, design, development, and historic standards on said accessory dwelling units. These standards shall not include requirements on minimum lot size.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66324. (a) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).

(b) An accessory dwelling unit shall not be considered by a local agency, special district, or water corporation to be a new residential use for purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

(c) (1) A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.

(2) For purposes of this subdivision, "impact fee" has the same meaning as the term "fee" is defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

(d) For an accessory dwelling unit described in paragraph (1) of subdivision (a) of Section 66323, a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge, unless the accessory dwelling unit was constructed with a new single-family dwelling, or upon separate conveyance of the accessory dwelling unit pursuant to Section 66342.

(e) For an accessory dwelling unit that is not described in paragraph (1) of subdivision (a) of Section 66323, a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66325. (a) Except as provided in subdivision (b), this article shall supersede a conflicting local ordinance.

(b) This article does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66326. (a) A local agency shall submit a copy of the ordinance adopted pursuant to Section 66314 to the Department of Housing and Community Development within 60 days after adoption. After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with this article.

(b) (1) If the department finds that the local agency's ordinance does not comply with this article, the department shall notify the local agency and shall provide the local agency with a reasonable time, no longer than 30 days, to respond to the findings before taking any other action authorized by this article.

(2) The local agency shall consider the findings made by the department pursuant to paragraph (1) and shall do one of the following:

(A) Amend the ordinance to comply with this article.

(B) Adopt the ordinance without changes. The local agency shall include findings in its resolution adopting the ordinance that explain the reasons the local agency believes that the ordinance complies with this article despite the findings of the department.

(c) (1) If the local agency does not amend its ordinance in response to the department's findings or does not adopt a resolution with findings explaining the reason the ordinance complies with this article and addressing the

department's findings, the department shall notify the local agency and may notify the Attorney General that the local agency is in violation of state law.

(2) Before notifying the Attorney General that the local agency is in violation of state law, the department may consider whether a local agency adopted an ordinance in compliance with this article between January 1, 2017, and January 1, 2020.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66327. The department may review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, and standards set forth in this article. The guidelines adopted pursuant to this section are not subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66328. A local agency shall not issue a certificate of occupancy for an accessory dwelling unit before the local agency issues a certificate of occupancy for the primary dwelling.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66329. Nothing in this article shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66330. A local agency may count an accessory dwelling unit for purposes of identifying adequate sites for housing, as specified in subdivision (a) of Section 65583.1, subject to authorization by the department and compliance with this division.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66331. In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an accessory dwelling unit described in subdivision (a) or (b), a local agency, upon request of an owner of an accessory dwelling unit for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code:

(a) The accessory dwelling unit was built before January 1, 2020.

(b) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66332. (a) Notwithstanding any other law, and except as otherwise provided in subdivision (b), a local agency shall not deny a permit for an unpermitted accessory dwelling unit that was constructed before January 1, 2018, due to either of the following:

(1) The accessory dwelling unit is in violation of building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code.

(2) The accessory dwelling unit does not comply with this article or any local ordinance regulating accessory dwelling units.

(b) Notwithstanding subdivision (a), a local agency may deny a permit for an accessory dwelling unit subject to subdivision (a) if the local agency makes a finding that correcting the violation is necessary to protect the health and safety of the public or occupants of the structure.

(c) This section shall not apply to a building that is deemed substandard pursuant to Section 17920.3 of the Health and Safety Code.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)


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TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.*)

DIVISION 1. PLANNING AND ZONING [65000 - 66342] (*Heading of Division 1 added by Stats. 1974, Ch. 1536.*)

CHAPTER 13. Accessory Dwelling Units [66310 - 66342] (*Chapter 13 added by Stats. 2024, Ch. 7, Sec. 20.*)

ARTICLE 3. Junior Accessory Dwelling Units [66333 - 66339] (*Article 3 added by Stats. 2024, Ch. 7, Sec. 20.*)

66333. Notwithstanding Article 2 (commencing with Section 66314), a local agency may, by ordinance, provide for the creation of junior accessory dwelling units in single-family residential zones. The ordinance may require a permit to be obtained for the creation of a junior accessory dwelling unit, and shall do all of the following:

(a) Limit the number of junior accessory dwelling units to one per residential lot zoned for single-family residences with a single-family residence built, or proposed to be built, on the lot.

(b) Require owner-occupancy in the single family residence in which the junior accessory dwelling unit will be permitted. The owner may reside in either the remaining portion of the structure or the newly created junior accessory dwelling unit. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

(c) Require the recordation of a deed restriction, which shall run with the land, shall be filed with the permitting agency, and shall include both of the following:

(1) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.

(2) A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this article.

(d) Require a permitted junior accessory dwelling unit to be constructed within the walls of the proposed or existing single-family residence. For purposes of this subdivision, enclosed uses within the residence, such as attached garages, are considered a part of the proposed or existing single-family residence.

(e) (1) Require a permitted junior accessory dwelling unit to include a separate entrance from the main entrance to the proposed or existing single-family residence.

(2) If a permitted junior accessory dwelling unit does not include a separate bathroom, the permitted junior accessory dwelling unit shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

(f) Require the permitted junior accessory dwelling unit to include an efficiency kitchen, which shall include all of the following:

(1) A cooking facility with appliances.

(2) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(*Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.*)

66334. (a) A junior accessory dwelling unit ordinance adopted pursuant to Section 66333 shall not require additional parking as a condition to grant a permit.

(b) This article shall not be interpreted to prohibit the requirement of an inspection, including the imposition of a fee for that inspection, to determine if the junior accessory dwelling unit complies with applicable building standards.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66335. (a) (1) An application for a permit pursuant to this article shall, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits, be considered ministerially, without discretionary review or a hearing.

(2) The permitting agency shall either approve or deny the application to create or serve a junior accessory dwelling unit within 60 days from the date the local agency receives a completed application if there is an existing single-family dwelling on the lot.

(3) If the permit application to create or serve a junior accessory dwelling unit is submitted with a permit application to create or serve a new single-family dwelling on the lot, the permitting agency may delay approving or denying the permit application for the junior accessory dwelling unit until the permitting agency approves or denies the permit application to create or serve the new single-family dwelling, but the application to create or serve the junior accessory dwelling unit shall still be considered ministerially without discretionary review or a hearing.

(4) If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

(b) If a permitting agency denies an application for a junior accessory dwelling unit pursuant to subdivision (a), the permitting agency shall, within the time period described in subdivision (a), return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.

(c) A local agency may charge a fee to reimburse the local agency for costs incurred in connection with the issuance of a permit pursuant to this article.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66336. A local agency shall not deny an application for a permit to create a junior accessory dwelling unit pursuant to this article due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and that are not affected by the construction of the junior accessory dwelling unit.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66337. (a) For purposes of any fire or life protection ordinance or regulation, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.

(b) This article shall not be construed to prohibit a city, county, city and county, or other local public entity from adopting an ordinance or regulation relating to fire and life protection requirements within a single-family residence that contains a junior accessory dwelling unit so long as the ordinance or regulation applies uniformly to all single-family residences within the zone regardless of whether the single-family residence includes a junior accessory dwelling unit or not.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66338. (a) For purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.

(b) This section shall not be construed to prohibit a local agency from adopting an ordinance or regulation related to a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains a junior accessory dwelling unit, so long as that ordinance or regulation applies uniformly to all single-family residences regardless of whether the single-family residence includes a junior accessory dwelling unit.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66339. If a local agency has not adopted a local ordinance pursuant to this article, the local agency shall ministerially approve a permit to construct a junior accessory dwelling unit that satisfies the requirements set forth in paragraph (1) of subdivision (a) of Section 66323 and the requirements of this article.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)


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GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.*)

DIVISION 1. PLANNING AND ZONING [65000 - 66342] (*Heading of Division 1 added by Stats. 1974, Ch. 1536.*)

CHAPTER 13. Accessory Dwelling Units [66310 - 66342] (*Chapter 13 added by Stats. 2024, Ch. 7, Sec. 20.*)

ARTICLE 4. Accessory Dwelling Unit Sales [66340 - 66342] (*Article 4 added by Stats. 2024, Ch. 7, Sec. 20.*)

66340. For purposes of this article:

(a) "Qualified buyer" means persons and families of low or moderate income, as that term is defined in Section 50093 of the Health and Safety Code.

(b) "Qualified nonprofit corporation" means a nonprofit corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(*Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.*)

66341. A local agency shall allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if all of the following apply:

(a) The accessory dwelling unit or the primary dwelling was built or developed by a qualified nonprofit corporation.

(b) There is an enforceable restriction on the use of the land pursuant to a recorded contract between the qualified buyer and the qualified nonprofit corporation that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code.

(c) The property is held pursuant to a recorded tenancy in common agreement that includes all of the following:

(1) The agreement allocates to each qualified buyer an undivided, unequal interest in the property based on the size of the dwelling that each qualified buyer occupies.

(2) A repurchase option that requires the qualified buyer to first offer the qualified nonprofit corporation to buy the accessory dwelling unit or primary dwelling if the buyer desires to sell or convey the property.

(3) A requirement that the qualified buyer occupy the accessory dwelling unit or primary dwelling as the buyer's principal residence.

(4) Affordability restrictions on the sale and conveyance of the accessory dwelling unit or primary dwelling that ensure the accessory dwelling unit and primary dwelling will be preserved for low-income housing for 45 years for owner-occupied housing units and will be sold or resold to a qualified buyer.

(5) If the tenancy in common agreement is recorded after December 31, 2021, it shall also include all of the following:

(A) Delineation of all areas of the property that are for the exclusive use of a cotenant. Each cotenant shall agree not to claim a right of occupancy to an area delineated for the exclusive use of another cotenant, provided that the latter cotenant's obligations to each of the other cotenants have been satisfied.

(B) Delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, improvements, and any other costs, obligations, or liabilities associated with the property. This

delineation shall only be binding on the parties to the agreement, and shall not supersede or obviate the liability, whether joint and several or otherwise, of the parties for any cost, obligation, or liability associated with the property where such liability is otherwise established by law or by agreement with a third party.

(C) Procedures for dispute resolution among the parties before resorting to legal action.

(d) A grant deed naming the grantor, grantee, and describing the property interests being transferred shall be recorded in the county in which the property is located. A Preliminary Change of Ownership Report shall be filed concurrently with this grant deed pursuant to Section 480.3 of the Revenue and Taxation Code.

(e) Notwithstanding Section 66324, if requested by a utility providing service to the primary residence, the accessory dwelling unit has a separate water, sewer, or electrical connection to that utility.

(f) Nothing in this section limits the ability of an accessory dwelling unit to be sold or otherwise conveyed separate from the primary residence as a condominium pursuant to an ordinance adopted under Section 66342.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

66342. In addition to the requirement that a local agency allow the separate sale or conveyance of an accessory dwelling unit pursuant to Section 66341, a local agency may also adopt a local ordinance to allow the separate conveyance of the primary dwelling unit and accessory dwelling unit or units as condominiums. Any such ordinance shall include all of the following requirements:

(a) The condominiums shall be created pursuant to the Davis-Stirling Common Interest Development Act (Part 5 (commencing with Section 4000) of Division 4 of the Civil Code).

(b) The condominiums shall be created in conformance with all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)) and all objective requirements of a local subdivision ordinance.

(c) Before recordation of the condominium plan, a safety inspection of the accessory dwelling unit shall be conducted as evidenced either through a certificate of occupancy from the local agency or a housing quality standards report from a building inspector certified by the United States Department of Housing and Urban Development.

(d) (1) Neither a subdivision map nor a condominium plan shall be recorded with the county recorder in the county where the real property is located without each lienholder's consent. The following shall apply to the consent of a lienholder:

(A) A lienholder may refuse to give consent.

(B) A lienholder may consent provided that any terms and conditions required by the lienholder are satisfied.

(2) Prior to recordation of the initial or any subsequent modifications to the condominium plan, written evidence of the lienholder's consent shall be provided to the county recorder along with a signed statement from each lienholder that states as follows:

"(Name of lienholder) hereby consents to the recording of this condominium plan in their sole and absolute discretion and the borrower has or will satisfy any additional terms and conditions the lienholder may have."

(3) The lienholder's consent shall be included on the condominium plan or a separate form attached to the condominium plan that includes the following information:

(A) The lienholder's signature.

(B) The name of the record owner or ground lessee.

(C) The legal description of the real property.

(D) The identities of all parties with an interest in the real property as reflected in the real property records.

(E) The lienholder's consent shall be recorded in the office of the county recorder of the county in which the real property is located.

(e) The local agency shall include the following notice to consumers on any accessory dwelling or junior accessory dwelling unit submittal checklist or public information issued describing requirements and permitting for accessory

dwelling units, including as standard condition of any accessory dwelling unit building permit or condominium plan approval:

“NOTICE: If you are considering establishing your primary dwelling unit and accessory dwelling unit as a condominium, please ensure that your building permitting agency allows this practice. If you decide to establish your primary dwelling unit and accessory dwelling unit as a condominium, your condominium plan or any future modifications to the condominium plan must be recorded with the County Recorder. Prior to recordation or modification of your subdivision map and condominium plan, any lienholder with a lien on your title must provide a form of written consent either on the condominium plan, or on the lienholder’s consent form attached to the condominium plan, with text that clearly states that the lender approves recordation of the condominium plan and that you have satisfied their terms and conditions, if any.

In order to secure lender consent, you may be required to follow additional lender requirements, which may include, but are not limited to, one or more of the following:

(a) Paying off your current lender.

You may pay off your mortgage and any liens through a refinance or a new loan. Be aware that refinancing or using a new loan may result in changes to your interest rate or tax basis. Also, be aware that any subsequent modification to your subdivision map or condominium plan must also be consented to by your lender, which consent may be denied.

(b) Securing your lender’s approval of a modification to their loan collateral due to the change of your current property legal description into one or more condominium parcels.

(c) Securing your lender’s consent to the details of any construction loan or ground lease.

This may include a copy of the improvement contract entered in good faith with a licensed contractor, evidence that the record owner or ground lessee has the funds to complete the work, and a signed statement made by the record owner or ground lessor that the information in the consent above is true and correct.”

(f) If an accessory dwelling unit is established as a condominium, the local government shall require the homeowner to notify providers of utilities, including water, sewer, gas, and electricity, of the condominium creation and separate conveyance.

(g) (1) The owner of a property or a separate interest within an existing planned development that has an existing association, as defined in Section 4080 of the Civil Code, shall not record a condominium plan to create a common interest development under Section 4100 of the Civil Code without the express written authorization by the existing association.

(2) For purposes of this subdivision, written authorization by the existing association means approval by the board at a duly noticed board meeting, as defined in Section 4090 of the Civil Code, and if needed pursuant to the existing association’s governing documents, membership approval of the existing association.

(h) An accessory dwelling unit shall be sold or otherwise conveyed separate from the primary residence only under the conditions outlined in this paragraph or pursuant to this article.

(Added by Stats. 2024, Ch. 7, Sec. 20. (SB 477) Effective March 25, 2024.)

**City of Daly City
Planning Division**

DRAFT

Proposed Amendments to Chapter 17.04 – Definitions

17.04.010 - Definitions

~~"Dwelling unit accessory" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes the following: 1) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code; and 2) a manufactured home, as defined in Section 18007 of the California Health and Safety Code.~~

~~"Dwelling, secondary" means a room or suite of rooms constructed or adapted within or onto a one-family (i.e., principal) dwelling being an integral part thereof, and designed for the use and occupancy by a person or persons living independently from the one-family dwelling occupants. A secondary dwelling shall be subordinate to the principal dwelling.~~

**Proposed Repeal of Chapter 17.40.100 –
Secondary Unit Standards and Requirements**

~~17.40.100 - Secondary unit standards and requirements. ———~~

~~A. ——— An accessory dwelling unit that conforms to this section shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.~~

~~B. ——— Any proposed accessory dwelling unit, or any existing accessory dwelling unit proposed for legalization, shall meet or exceed the following development standards:~~

~~1. ——— There shall be no more than one accessory dwelling unit per parcel;~~

~~2. ——— The principal and accessory dwelling unit shall meet all development standards for the residential zoning district in which it is located;~~

3. ~~Occupancy of one of the two units shall be the owner(s) of record. The applicant for an accessory dwelling unit shall provide evidence of occupancy in the form of a government issued photo identification card that includes the address of the property where the accessory dwelling unit is proposed and the current owner of record. Prior to permit issuance for an accessory dwelling unit, the applicant shall record a deed restriction for the property as prescribed in Section 17.40.110 below. Any rental agreement for the main or accessory dwelling unit shall provide a disclosure to the renter of the requirement of owner occupancy of the subject property;~~
4. ~~The accessory dwelling unit shall meet the standards of the building, fire, and other applicable health and safety codes;~~
5. ~~The floor area of an attached accessory dwelling unit shall not exceed fifty percent of the size of the primary dwelling unit, with a maximum increase in floor area of one thousand two hundred square feet. The total area of floor area for a detached accessory dwelling unit shall not exceed one thousand two hundred square feet;~~
6. ~~Accessory dwelling units shall provide one parking space per unit or per bedroom (studio units shall provide one parking space). These spaces may be provided as tandem parking on an existing driveway in the front setback. No parking spaces shall be required for an accessory dwelling unit in any of the following instances:
 - a. ~~The accessory dwelling unit is located within one-half mile of public transit.~~
 - b. ~~The accessory dwelling unit is located within an architecturally and historically significant historic district.~~
 - c. ~~The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.~~
 - d. ~~When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.~~
 - e. ~~When there is a car share vehicle located within one block of the accessory dwelling unit. Parking spaces shall comply with the parking space dimension regulations provided in Section 17.34.020(H).~~~~
7. ~~Only one exterior pedestrian entrance (not including slide glass door) shall be provided for each accessory dwelling unit. The entrance shall be provided at the dwelling unit's rear elevation or at the side elevation providing the main entrance to the dwelling, unless such a requirement would result in trespass onto adjacent property. A paved walkway shall be provided leading from the sidewalk or driveway to the pedestrian entrance.~~

**Proposed Repeal of 17.40.110 –
Certificate of Registration Requirements**

~~17.40.110 – Certificate of registration requirements. —~~

~~Prior to final building inspection, the applicant for an accessory dwelling unit shall file a certificate of registration for the property which indicates that the property owner shall live in either the main or accessory dwelling unit.~~

~~A. — The certificate of registration shall contain the following:~~

- ~~1. — The name and address of the current owner or owners;~~
- ~~2. — The address of the property for which an accessory dwelling unit is proposed to be permitted;~~
- ~~3. — A photocopy of the deed for the property as recorded with the county recorder, county of San Mateo;~~
- ~~4. — A scale drawing showing the lot dimensions, the location of the building, building setbacks, and proposed additions to the building and all vehicular parking spaces;~~
- ~~5. — Floor plans of the principal and accessory dwelling units drawn to the scale showing all existing and proposed improvements;~~
- ~~6. — Consent of the owner to the physical inspection of the premises prior to the issuance of any building permit or certificate of registration;~~
- ~~7. — Signature of the owner(s) under penalty of perjury;~~
- ~~8. — A nonrefundable filing fee, to be established by resolution of the city council;~~
- ~~9. — Any other information or data deemed necessary by the city planner to determine compliance of the proposed accessory dwelling unit with the terms of this section.~~

~~B. — Application for a certificate of registration shall be made when applying for a building permit. Issuance of a certificate of registration will take place upon final building inspection and the issuance of a certificate of occupancy. The city planner shall also certify, date and cause to be recorded the certificate of registration at the time of issuance.~~

~~C. — The following shall appear on the certificate of registration:~~

This certificate of registration has been issued in accordance with the provisions of Section 17.40.100 of the Daly City Municipal Code (Zoning Ordinance) and is subject to certain restrictions and conditions so long as an accessory dwelling unit exists on the premises; these include, but are not necessarily limited to the following:

1. — That the accessory dwelling is allowed only so long as one of the two dwelling units is occupied by the owner(s) of record;
2. — That all off-street parking spaces, as identified in plans submitted in application for this Certificate of Registration shall be maintained in usable condition. Said spaces shall not be used for storage of materials, inoperable vehicles or equipment, if such storage necessitates the parking of the property owner's or tenant's vehicles outside the specified parking area.
3. — That no improvement or modification of the building shall be made without issuance of a building permit by the City of Daly City. The City Council of the City of Daly City has the right to terminate the continued use of the accessory dwelling unit if, after a Public Hearing on the matter, it determines that a violation of any zoning, building, fire or other health and safety code of the city exists; the council may cause to be recorded with the County Recorder of San Mateo a revocation of this certificate of registration. The use of said property contrary to these special restrictions shall constitute a violation of the Daly City Zoning Ordinance and shall constitute a misdemeanor and upon conviction thereof the person violating the ordinance shall be subject to all remedies under Section 1.12.010 of the Daly City Municipal Code, including a fine of not more than five hundred dollars, or imprisonment in the county jail for a term not exceeding six months, or both. A separate offense shall have been committed for each and every day during which a violation persists. In addition, the city may take any and all civil action necessary to abate said use. The certificate of registration shall be signed and acknowledged by the owner(s) of record.
4. — The certificate of registration may be conveyed with title to the property, however, this in no way relieves any property owner or successor from compliance with all the terms of the ordinance and all other applicable regulations.
5. — Failure to comply with the requirements of this or any other section of the zoning ordinance will comprise a violation that, in addition to penalties cited in Section 1.12.010 of the Municipal Code, can result in the revocation of the certificate of registration by the city council after public hearing on the matter.

(Ord. 1159 § 3, 1992; Ord. 1128 § 2, 1990; Ord. 991 § 5, 1983)

**Proposed Amendments to 17.35.040 –
General property development requirements.**

- A. All plans submitted for building permits shall be reviewed for the following:
1. Flat plywood shall not be used as an exterior siding material. All exterior surfaces shall be finished with paint or other weather protective coating.
 2. Metal grills and gates are allowed if they are ornate and of a unique design, in keeping with the architectural components of the development and neighborhood.
 3. Dry Goods Storage. All residential units must be constructed with adequate storage for the number of occupants or for commercial structures, for the type of occupancy allowed by the construction type.
 4. Trash Receptacle and Recycling Container Storage. All new buildings or buildings where the occupancy is changed or in buildings where an expansion of business area or living space is applied for, including expansion of internal habitable areas, shall provide adequate space to accommodate a trash bin and recycling containers. The storage areas shall be weather-proof, vermin-proof and easily accessible to facilitate solid waste collection. Existing or new dwellings without side yards shall provide an area devoted to such storage that measures three feet by eight feet adjacent and connected to the dwelling's garage. Accessory dwelling units shall utilize the trash and recycling receptacles of the primary dwelling unit on the parcel. For garages converted to any other use in any home with side yards, including for the purpose of constructing an accessory dwelling unit or junior accessory dwelling unit, the garage door shall be retained and an area provided sufficient to accommodate trash and recycle bins at least 36 inches deep and the full width of the garage door.

(Ord. 1242 § 1 (part), 1997)

**Proposed Amendments to Chapter 17.40.090 –
Review of modifications to residential floorplans.**

Downstairs room construction is permissible in single dwelling units and duplexes in compliance with the following regulations:

- A. No such construction shall displace or negatively impact any required parking space and all parking spaces shall continue to meet dimension requirement provided in Section [17.34.030](#)—Off-street parking design standards.
- B. Internal integration between all habitable rooms in a dwelling unit shall be required. Internal integration shall be defined as construction which allows pedestrian movement between all habitable rooms without the need to travel through non-

habitable rooms, exterior breezeways, or outside the home. In dwellings with three floors, integration must be provided at different locations between the first and second floors, and between second and third floors, unless the staircase rail is open between floors to an adjacent area equal to the floor area occupied by the staircase. There shall be no requirement for integration of one half bathroom, or one or more non-habitable rooms (e.g., storage rooms) collectively not exceeding seventy-five square feet, at the garage level. Pedestrian connections between non-habitable rooms, hallways, and any room other than the garage shall be prohibited.

- C. Unless associated with an approved accessory dwelling unit, pedestrian entrances other than the primary entrance to the home or to the garage shall be provided at the rear elevation only. Where there is an existing pedestrian entrance to any habitable room from the dwelling exterior and construction increasing habitable floor area is proposed on the same floor, the existing pedestrian entrance shall be moved to the rear elevation, unless the construction proposed is part of an accessory dwelling unit. Proposals not involving the construction of full baths or a wet bar shall be exempt from the requirements of this subsection.
- D. With the exception of entrances proposed in conjunction with an accessory dwelling unit and junior accessory dwelling unit, pedestrian entrances leading to garage areas shall be allowed on either side of the home or on either side of the garage door exterior for homes with no side yard. All such entrances, including those installed in homes with no side yard, shall be installed perpendicular to the adjacent street.
- E. The entrance to an accessory dwelling unit and junior accessory dwelling unit shall be provided at the dwelling unit's rear elevation or at the side elevation providing the main entrance to the dwelling, unless such a requirement would result in trespassing onto adjacent property. Where the pedestrian entrance to the unit is provided at the rear, a paved walkway shall be provided leading from the sidewalk or driveway to the pedestrian entrance, if one does not already exist. Pedestrian entrances to any accessory dwelling unit or junior accessory dwelling unit allowed at a garage door shall be perpendicular to the street.
- EF. Garage doors modified to allow for secondary pedestrian entrances shall not be allowed. Existing garage doors that have been modified to allow for secondary pedestrian entrances shall be replaced by an unmodified garage upon the issuance of any building permit for work exceeding fifty thousand dollars valuation.
- FG. All new homes and home proposed for interior modification shall provide a kitchen not less than fifty square feet in area and a living room, family room, or dining room not less than one hundred square feet in area located on the same floor as the kitchen. Patio covers, roof decks, and balconies shall not be counted toward meeting this requirement.

GH. One wet bar improvement shall be allowed in each home consisting of any or all of the following permanent elements:

1. A single-basin sink not larger than fifteen inches interior dimension;
2. An under-counter refrigerator which is no greater than five cubic feet in size and utilizes a standard 110-volt electrical outlet;
3. Countertop area which does not exceed five feet in length; and/or
4. Base and wall cabinets which do not exceed countertop length.

Wet bars shall be unrestricted as to size and appliance limitations, subject to accessory dwelling unit permit approval. Wet bars shall not be permitted on any floor in any home with an approved accessory dwelling unit.

[\(Ord. No. 1412, § 10, 2-13-2017\)](#)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY AMENDING
CHAPTER 17 OF THE MUNICIPAL CODE RE: ZONING ORDINANCE UPDATES

The City Council of the City of Daly City, DOES ORDAIN as follows:

SECTION 1. Section 17.04.010 of the Daly City Municipal Code is hereby amended to repeal the following definitions:

"Dwelling unit accessory" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes the following: 1) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code; and 2) a manufactured home, as defined in Section 18007 of the California Health and Safety Code.

"Dwelling, secondary" means a room or suite of rooms constructed or adapted within or onto a one-family (i.e., principal) dwelling being an integral part thereof, and designed for the use and occupancy by a person or persons living independently from the one-family dwelling occupants. A secondary dwelling shall be subordinate to the principal dwelling.

SECTION 2. Section 17.40.100 of the Daly City Municipal Code is hereby repealed in its entirety.

SECTION 3. Section 17.40.110 of the Daly City Municipal Code is hereby repealed in its entirety.

SECTION 4. Section 17.34.040 of the Daly City Municipal Code is hereby amended to read as follows:

- A. All plans submitted for building permits shall be reviewed for the following:
1. Flat plywood shall not be used as an exterior siding material. All exterior surfaces shall be finished with paint or other weather protective coating.
 2. Metal grills and gates are allowed if they are ornate and of a unique design, in keeping with the architectural components of the development and neighborhood.
 3. Dry Goods Storage. All residential units must be constructed with adequate storage for the number of occupants or for commercial structures, for the type of occupancy allowed by the construction type.
 4. Trash Receptacle and Recycling Container Storage. All new buildings or buildings where the occupancy is changed or in buildings where an expansion of business area or living space is applied for, including expansion of internal habitable areas, shall provide adequate space to accommodate a trash bin and recycling containers. The storage areas shall be

weather-proof, vermin-proof and easily accessible to facilitate solid waste collection. Existing or new dwellings without side yards shall provide an area devoted to such storage that measures three feet by eight feet adjacent and connected to the dwelling's garage. Accessory dwelling units shall utilize the trash and recycling receptacles of the primary dwelling unit on the parcel. For garages converted to any other use in any home with side yards, including for the purpose of constructing an accessory dwelling unit or junior accessory dwelling unit, the garage door shall be retained and an area provided sufficient to accommodate trash and recycle bins at least 36 inches deep and the full width of the garage door.

SECTION 5. Section 17.35.040 of the Daly City Municipal Code is hereby amended to add subsection D and E read as follows, and to reorder the subsequent subsections accordingly:

- D. With the exception of entrances proposed in conjunction with an accessory dwelling unit and junior accessory dwelling unit, pedestrian entrances leading to garage areas shall be allowed on either side of the home or on either side of the garage door exterior for homes with no side yard. All such entrances, including those installed in homes with no side yard, shall be installed perpendicular to the adjacent street.
- E. The entrance to an accessory dwelling unit and junior accessory dwelling unit shall be provided at the dwelling unit's rear elevation or at the side elevation providing the main entrance to the dwelling, unless such a requirement would result in trespassing onto adjacent property. Where the pedestrian entrance to the unit is provided at the rear, a paved walkway shall be provided leading from the sidewalk or driveway to the pedestrian entrance, if one does not already exist. Pedestrian entrances to any accessory dwelling unit or junior accessory dwelling unit allowed at a garage door shall be perpendicular to the street.

SECTION 6. Environmental Determination. The City Council of the City of Daly City finds and determines that the implementation of measures described in this Chapter is in furtherance police powers of the City of Daly City, and that these purposes are exempt from the provisions of the California Environmental Quality Act (CEQA); Chapter 3 (commencing with Section 21100) of Division 13 of the Public Resources Code, as provided in categorical exemption Classes 1, 4, 5, 7, 8, 9, and or 21 of the CEQA Guidelines (Title 14, *California Code of Regulations*, Sections 15301-15329).

SECTION 7. Effective Date and Publication: Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post it in the City Clerk's office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary and (2) post in the City Clerk's office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting. This Ordinance shall be in full force and effect thirty (30) days from and after its passage.

SECTION 8. Severability: If any section, subsection or sentence of this Ordinance is found by a court of competent jurisdiction to be invalid or unlawful, the City Council finds and declares that the remainder of this ordinance would be and is enforceable and would have been adopted notwithstanding the finding of invalidity as to any section, subsection or sentence.

Introduced this _____ day of _____, 2026.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the _____ day of _____, 2026, by the following vote:

AYES, Councilmembers: _____

NOES, Councilmembers: _____

ABSENT, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Meeting Agenda Report Item # _____

Meeting Date: June 22, 2026

Subject: Adopt Resolution Approving Increases and Updates to the Parking Violation Fine Schedule

Recommended Action

Staff recommends that City Council adopt a resolution approving the proposed increases and updates to the Parking Violation Fine Schedule utilized by the police department.

Background

General parking violation fines were last adjusted in 2019. In 2023, one parking fine was added, and three parking fines related to commercial vehicles were adjusted. Parking continues to be one of the primary quality of life concerns within the city.

Discussion

City staff did a comprehensive review of parking violation fines, carefully considering the impacts of proposed increases on the community. Parking violation fines are intended to encourage adherence to law and are not specific towards administrative cost recovery. We evaluated quality of life parking issues throughout the city, unique parking challenges given our density, and current comparable fines for cities in San Mateo and San Francisco Counties.

Staff recommends the new Parking Violation Fine Schedule take effect on July 1, 2026. Future parking violation fine increases will be independently evaluated and brought to Council with the Master Fee Schedule, ensuring future increases are more moderately raised over time.

Fiscal Impact

The Daly City Police Department generated approximately \$2.4 million in revenue from parking citations in Fiscal Year 2025. The proposed increases to the Parking Violation Fine Schedule are expected to generate an approximate \$600,000 in additional revenue per fiscal year.

Summary/Conclusion

Staff recommends that City Council adopt a resolution approving the proposed increases to the Parking Violation Fine Schedule, listed in Attachment A and Attachment B, effective July 1, 2026.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Cameron Christensen
Chief of Police

Attachments

A: Proposed California Vehicle Code Parking Violation Fine Schedule
B: Proposed Daly City Municipal Code Parking Violation Fine Schedule

CVC Section	Violation	Current Fine	Proposed Fine	Fine Increased	% Increased
21211(B)	Impeding Bike Lane	\$ 95.00	\$ 95.00	\$ -	0%
22500(A)	Parking within an Intersection	\$ 45.00	\$ 50.00	\$ 5.00	11%
22500(B)	Parking on a Crosswalk	\$ 45.00	\$ 50.00	\$ 5.00	11%
22500(C)	Parking Between Safety Zone and Curb	\$ 45.00	\$ 50.00	\$ 5.00	11%
22500(D)	Parking within 15 feet of Fire Station	\$ 45.00	\$ 50.00	\$ 5.00	11%
22500(E)	Parking in Front of a Driveway	\$ 45.00	\$ 60.00	\$ 15.00	33%
22500(F)	Parking on Sidewalk	\$ 45.00	\$ 55.00	\$ 10.00	22%
22500(G)	Parking at Street Excavation	\$ 45.00	\$ 50.00	\$ 5.00	11%
22500(H)	Double Parking	\$ 45.00	\$ 50.00	\$ 5.00	11%
22500(I)	Parking Bus Zone	\$ 260.00	\$ 265.00	\$ 5.00	2%
22500(K)	Bridge Parking Prohibited	\$ 45.00	\$ 50.00	\$ 5.00	11%
22500(L)	Obstruct Handicapped Ramp	\$ 300.00	\$ 355.00	\$ 55.00	18%
22500(N)	Parked within 20 feet of Crosswalk	\$ 45.00	\$ 50.00	\$ 5.00	11%
22500.1	Parked in Fire Lane	\$ 50.00	\$ 75.00	\$ 25.00	50%
22502(A)	Right Wheels Over 18 inches from Curb	\$ 40.00	\$ 45.00	\$ 5.00	13%
22502(B)(2)	Parked Against Flow of Traffic	\$ 45.00	\$ 50.00	\$ 5.00	11%
22507.8(A)	Handicap Parking (Blue Zone)	\$ 350.00	\$ 360.00	\$ 10.00	3%
22507.8(B)	Obstructing/Blocking a Disabled Parking Stall	\$ 350.00	\$ 360.00	\$ 10.00	3%
22507.8(C)(2)	Parked on Crosshatch Lines	\$ 350.00	\$ 360.00	\$ 10.00	3%
22511.1(A)	Parking in Electric Vehicle Recharge Space	\$ 45.00	\$ 45.00	\$ -	0%
22514	Parked within 15 feet of Fire Hydrant	\$ 40.00	\$ 50.00	\$ 10.00	25%
22515(A)	Unattended Running Vehicle	\$ 40.00	\$ 50.00	\$ 10.00	25%
22515(B)	Unattended Trailer w/o Wheels Blocked	\$ 40.00	\$ 50.00	\$ 10.00	25%
22522	Red Zone-Handicapped Ramp	\$ 345.00	\$ 360.00	\$ 15.00	4%
22523(A)	Abandoned Vehicle Public Property	\$ 280.00	\$ 285.00	\$ 5.00	2%
22523(B)	Abandoned Vehicle Private Property	\$ 280.00	\$ 285.00	\$ 5.00	2%
22526(A)	Block Intersection	\$ 55.00	\$ 60.00	\$ 5.00	9%
22526(B)	Block Intersection While Turning	\$ 55.00	\$ 60.00	\$ 5.00	9%
26700(A)	Windshield (Adequate or Cracked): \$10 with Proof	\$ 35.00	\$ 40.00	\$ 5.00	14%
26708(D)(5)	Tinted Front Windows-Torn or Bubbled: \$10 with Proof	\$ 40.00	\$ 45.00	\$ 5.00	13%
26708.5(A)	Window Tint: \$10 w/Proof	\$ 40.00	\$ 45.00	\$ 5.00	13%
26709(A)	Mirrors Required: \$10 with Proof	\$ 40.00	\$ 45.00	\$ 5.00	13%
26709(B)	Mirrors Required (Left and Right): \$10 with Proof	\$ 40.00	\$ 45.00	\$ 5.00	13%
27155	Gas Cap Required: \$10 with Proof	\$ 40.00	\$ 45.00	\$ 5.00	13%
27465(B)	Low Tire Tread	\$ 40.00	\$ 45.00	\$ 5.00	13%
28071	Bumpers Required (Front and Rear): \$10 with Proof	\$ 35.00	\$ 35.00	\$ -	0%
4000(A)	Expired Registration: \$10 with Proof	\$ 65.00	\$ 75.00	\$ 10.00	15%
4000.4(A)	Failure to Register Vehicle in California: \$10 with Proof	\$ 55.00	\$ 55.00	\$ -	0%
4152.5	Registration Expired Out of State Over 20 Days: \$10 with Proof	\$ 55.00	\$ 55.00	\$ -	0%
4457	Mutilated/Illegible License Plate: \$10 with Proof	\$ 55.00	\$ 60.00	\$ 5.00	9%
4458	Both Plates Stolen Need New Plates: \$10 with Proof	\$ 55.00	\$ 60.00	\$ 5.00	9%
4461(A)	Misuse of Registration Tabs	\$ 90.00	\$ 100.00	\$ 10.00	11%
4461(B)	Misuse of Disabled Placard	\$ 375.00	\$ 375.00	\$ -	0%
4461(C)	Displaying Placard Not Issued to Person	\$ 375.00	\$ 375.00	\$ -	0%
4461(D)	Misusing Disabled License Plates	\$ 375.00	\$ 375.00	\$ -	0%
4462(B)	Display False Plates/Tabs	\$ 90.00	\$ 100.00	\$ 10.00	11%
4463(A)(1)	Display Wrong/Fake Plate	\$ 500.00	\$ 600.00	\$ 100.00	20%
4463(C)	Fraudulent Display of Disabled Placard	\$ 400.00	\$ 600.00	\$ 200.00	50%
4464	Altered License Plate: \$10 with Proof	\$ 40.00	\$ 50.00	\$ 10.00	25%
5200	No License Plate: \$10 with Proof	\$ 40.00	\$ 55.00	\$ 15.00	38%
5201(A)	Position of Plates/Frames: \$10 with Proof	\$ 40.00	\$ 50.00	\$ 10.00	25%
5201(B)	Display Temporary License Plates: \$10 with Proof	\$ 40.00	\$ 50.00	\$ 10.00	25%
5201(C)	Plate Cover Prohibited: \$10 with Proof	\$ 40.00	\$ 50.00	\$ 10.00	25%
5201(D)	Impair Recognition of Plates: \$10 with Proof	\$ 40.00	\$ 50.00	\$ 10.00	25%
5201.1(C)	Remove Reflective Coating: \$10 with Proof	\$ 55.00	\$ 75.00	\$ 20.00	36%
5202	Display of Plates: \$10 with Proof	\$ 40.00	\$ 45.00	\$ 5.00	13%
5204(A)	Missing/Expired Registration Tabs: \$10 with Proof	\$ 40.00	\$ 50.00	\$ 10.00	25%
5902(A)	Failure to Change Ownership of Vehicle: \$10 with Proof	\$ 40.00	\$ 45.00	\$ 5.00	13%

Daly City Muni Codes	Violation	Current Fine	Proposed Fine	Fine Increased	% Increased
10.32.010	No Parking Red/Yellow/Green/White Zone	\$ 45.00	\$ 55.00	\$ 10.00	22%
10.32.020	Designated Lane Parking	\$ 40.00	\$ 50.00	\$ 10.00	25%
10.32.050	No Parking Signs	\$ 40.00	\$ 55.00	\$ 15.00	38%
10.32.060	Limited Time Zone	\$ 40.00	\$ 50.00	\$ 10.00	25%
10.32.090	Handicap Parking (Blue Zone)	\$ 70.00	\$ 100.00	\$ 30.00	43%
10.32.130	Hill Hold/Grade Parking	\$ 40.00	\$ 50.00	\$ 10.00	25%
10.32.140	Parked in Alley	\$ 45.00	\$ 45.00	\$ -	0%
10.32.150	Oversized Vehicle	\$ 293.00	\$ 325.00	\$ 32.00	11%
10.32.155(J)	Fraudulent or Falsified Permit in Commercial Vehicle Zone	\$ 585.00	\$ 655.00	\$ 70.00	12%
10.32.155 M.1.A	Commercial Vehicle Zone w/o Permit	\$ 124.00	\$ 135.00	\$ 11.00	9%
10.32.155 M.1.B	Non Commercial Vehicle Com Veh Zone	\$ 124.00	\$ 135.00	\$ 11.00	9%
10.32.160	Private Property w/o Owner's Consent	\$ 40.00	\$ 45.00	\$ 5.00	13%
10.32.165	Off Driveway Parking	\$ 60.00	\$ 60.00	\$ -	0%
10.32.170	City Property-Permit Required	\$ 45.00	\$ 50.00	\$ 5.00	11%
10.32.190	Repair/Wash or Veh for Sale in Street	\$ 45.00	\$ 50.00	\$ 5.00	11%
10.32.200	Parked Over 72 Hours	\$ 50.00	\$ 55.00	\$ 5.00	10%
10.32.220	Parked on Wrong Side of One-Way Street	\$ 45.00	\$ 45.00	\$ -	0%
10.36.090	Meter Violation	\$ 40.00	\$ 50.00	\$ 10.00	25%
10.40.190	Preferential Parking	\$ 45.00	\$ 55.00	\$ 10.00	22%
10.40.200	Displaying Expired Preferential Permit	\$ 40.00	\$ 45.00	\$ 5.00	13%



City Council Agenda Report

Item # _____

Meeting Date: June 22, 2026

Subject: Award of Construction Contract for the Westlake Slurry Seal Project

Recommended Action

Staff recommends that the City Council:

1. Approve the design documents for the Westlake Slurry Seal Project;
2. Affirm the California Environmental Quality Act (CEQA) determination of Categorical Exemption;
3. Accept all responsive bids and award a construction contract to Graham Contractors, Inc. of San Jose, California, in the amount of \$2,341,427.51; and
4. Authorize the City Manager to execute all necessary contracts to complete the project.

Background

Since 1998, Daly City Public Works has undertaken a comprehensive street pavement preventative maintenance program. The “cornerstone” of this program is an annual Street Slurry Seal Project as the single most cost-effective means to preserve a pavement’s condition and thereby reduce long term pavement operations and maintenance cost. Street slurry sealing replaces fine aggregate stripped from the pavement surface, reduces water penetration in the roadway base and thereby reduces base failures and the resultant damage that is more costly to repair. Streets selected to be surface sealed are based on several factors including the City’s Seven-Year Master Plan, the City’s computer-based pavement management system recommendations, visual observation of the streets by Public Works staff and other upcoming or associated work such as utility repairs and bike lane installations.

The construction bid documents include slurry sealing approximately 13.9 miles of City streets in the Westlake area. See attached location map. The purpose of the Westlake Slurry Seal Project is to slurry seal City streets in the Westlake area to extend the useful life of the pavement and install traffic striping and pavement markings.

Discussion

The construction bid documents were prepared in-house by the Engineering Staff with the help of Engineering interns. The project was advertised on May 10, 2026, and three (3) bids were received on June 2, 2026 with total bids ranging from \$2,341,427.51 to \$2,716,106.95. The bids and the Engineer’s Estimate are summarized as follows:

Bidder	Bid Schedule	Comments
1. Graham Contractors, Inc.	\$2,341,427.51	Responsive Bid
2. Union Pavement Services, Inc.	\$2,435,000.00	Responsive Bid
3. Pavement Coatings Co.	\$2,716,106.95	Responsive Bid
Engineer's Estimate	\$2,920,176.86	

Graham Contractors, Inc. of San Jose, California, has been in business since 1976. This bidder holds the required Class A contractor's license, which is current and in good standing. The contractor's references for work performed for other public agencies are acceptable including the City of San Jose, County of Santa Clara, and City of Sunnyvale. The contractor successfully completed the City of San Jose 2024 and 2025 Major Streets Sealing, County of Santa Clara 2024 Micro Surfacing of County Roads, and City of Sunnyvale Slurry Seal 2024 projects.

The low bid for this project is 19.8% lower than the Engineer's estimated cost which is based on unit prices received from last year's slurry seal project.

If the Westlake Slurry Seal Project is awarded as recommended, construction is anticipated to commence in July 2026 and be completed in January 2027.

The full set of plans and specifications are available at the City Clerk's office for review. Striping changes are included in the design to incorporate Vision Zero strategies on the City's High Injury Network within the project area. These changes include adjusting the location of limit line to behind curb ramps, adjusting lane lines for better alignment, and installing high-visibility crosswalks.

Fiscal Impact

The total estimated construction cost for the Westlake Slurry Seal Project is \$2,810,000.00, which includes the \$2,341,427.51 construction contract and \$468,572.49 (20%) for construction contingency, inspection and administration.

Sufficient funds are available in Transportation Fund CIP project accounts 21762100 – Westlake Slurry Seal Project to fully fund this construction contract.

Summary/Conclusion

Staff recommends that the City Council:

1. Approve the design documents for the Westlake Slurry Seal Project;
2. Affirm the CEQA determination of Categorical Exemption;

Award of Construction Contract for the Westlake Slurry Seal Project

Meeting Date: June 22, 2026

Page 3 of 3

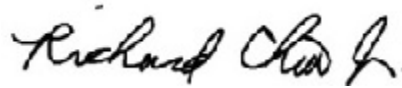
3. Accept all responsive bids and award a construction contract to Graham Contractors, Inc. of San Jose, California, in the amount of \$2,341,427.51; and
4. Authorize the City Manager to execute all necessary contracts to complete the project.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,



Shirley Yee
Acting City Engineer



Richard Chiu, Jr.
Director of Public Works

Attachments:

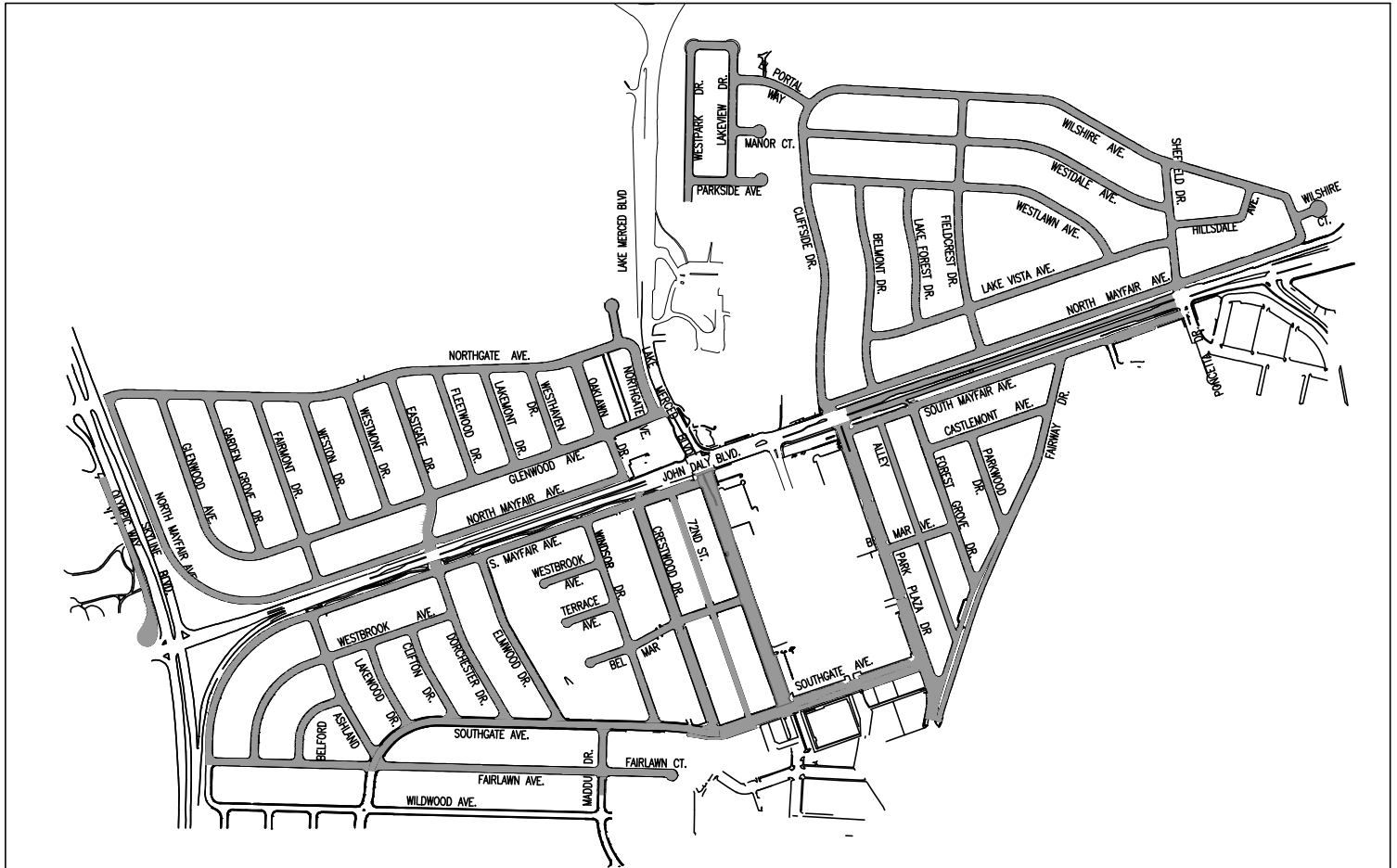
1. Project Location Map
2. Full set of plans and specifications available at the City Clerk's Office

CITY OF DALY CITY

SAN MATEO COUNTY, CALIFORNIA

PROJECT LOCATION MAP

WESTLAKE SLURRY SEAL



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