

**CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING**

AGENDA

Tuesday, September 03, 2013 - 7:00 PM

Council Chambers, City Hall

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

MINUTES:

Approval of Minutes of August 6, 2013

PUBLIC HEARING:

1. GPA-2-12-5055, ZC-2-12-5056, SUB-2-12-5057, DR-2-12-5058, CEQA-2-23-5059 and Environmental Assessment to develop a +/- 14.04 acre site with 80 single family detached residences.

APPLICANT: Lennar Homes of California, Inc.
LOCATION: 60 Christopher Court (APN 008-345-020)
ENVIRONMENTAL Mitigated Negative Declaration
ASSESSMENT:
PLANNER: Jeannie Naughton, Associate Planner

2. Zone Text Amendment ZC-9-12-6154, Use Permit UPR-9-12-6156 Environmental Assessment CEQA-9-12-6155 for an Off-Premise Digital Sign.

APPLICANT: Clear Channel Outdoor, Inc.
LOCATION: Serramonte Shopping Center (Bounded by Serramonte Blvd., Callan Blvd., Southgate Ave., and Interstate 280)
ENVIRONMENTAL Negative Declaration

Agenda – Planning Commission

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ASSESSMENT:

PLANNER:

Jeannie Naughton, Associate Planner

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

Availability of Public Records: All public records relating 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.

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PLANNING COMMISSION
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MINUTES

Tuesday, August 6, 2013 - 7:00 PM

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OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL: PRESENT: Edelman, Kelly, Crump
 ABSENT: Lubiano, Sylvester

MINUTES: Approval of Minutes of July 2, 2013

Moved by Commissioner Kelly, seconded by Commissioner Edelman, that the minutes of July 2, 2013 meeting be approved. Motion carried 3-0.

1. Use Permit UPR-2-13-6867 and Environmental Assessment Use Permit for operation of a commercial construction yard.

Staff report presented by: Jeannie Naughton, Associate Planner

The Planning Commission questioned the quality of materials proposed for the screening panels of the new property boundary fence. The applicant explained that it is a strong, thick vinyl that will be completely solid and sight obscuring. The Commission recommended that the material used for the screening portion of the fence be durable and long-lasting.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to close the public hearing. Motion carried 3-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of August 6, 2013. Motion carried 3-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to affirm the Environmental Assessment. Motion carried 3-0.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to approve Use Permit UPR-2-13-6867 subject to the Findings and Conditions outlined in the staff report of August 6, 2013. Motion carried 3-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: The Chair adjourned the meeting at 7:20 p.m.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

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Daly City Planning Commission

Agenda Report

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

<u>Meeting Date:</u>	September 3, 2013
<u>Application:</u>	General Plan Amendment GPA-2-12-5055, Zone Change ZC-2-12-5056, Major Subdivision SUB-2-12-5057, Design Review DR-2-12-5058, Environmental Assessment CEQA-2-12-5059
<u>Project Planner:</u>	Jeannie Naughton, Associate Planner
<u>Project Location:</u>	60 Christopher Court, Daly City, CA 94015
<u>Project Description:</u>	New Construction of 80 Single Family Residences
<u>Applicant:</u>	Lennar Homes of California, Inc. Brent Reed 5111 Bollinger Canyon Road #550 San Ramon, CA 94583
<u>Property Owner:</u>	Jefferson Elementary School District 101 Lincoln Avenue Daly City, CA 94015
<u>Environmental Assessment:</u>	Mitigated Negative Declaration
<u>Applicable Daly City Municipal Code Sections:</u>	Daly City Municipal Code Sections: Daly City Municipal Code Sections: Title 16 Subdivisions Chapter 17.08 Single Family Residential District Chapter 17.41 Water Conservation in Landscaping Chapter 17.45 Design Review Chapter 17.47 Inclusionary Housing Chapter 17.48 Amendments

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
+/- 14 Acres	Various; Surplus School Site	Single Family Residential	PF Public Facilities	Unzoned

Area Information

Land Use	Zoning
North: Single Family residential and Multi-Family residential	R-1 Single-Family Residential District; R-3 Multiple-Family Residential District
South: Multi-Family residential	PD4 Multi-Family Residential Development
West: Single Family residential	R-1 Single-Family Residential District
East: Single Family and Mixed-Use office and residential Development	R-1 Single Family Residential; PD31 Serramonte Del Rey

Background

The applicant, Brent Reed of Lennar Homes of California, Inc., is requesting approval for a General Plan Amendment, Zone Change, Major Subdivision, and Design Review for the construction of 80 single family residences. The +/-14 acre project site consists of one parcel located at 60 Christopher Court (Attachment A - Location Map).

The surplus school property, located at 60 Christopher Court, is bordered by St. Francis Boulevard, Higate Drive, and CA State Highway 35 (Skyline Boulevard). According to the Jefferson Elementary School District (JESD), due to shifting local demographics in the District, enrollment has been declining is expected to decline further in the foreseeable future. The decline created a surplus of both classroom space and unused real property owned by JESD, which prompted the District to close certain schools and declare these properties surplus and available for redevelopment. The subject site is one of these surplus properties and was formerly operating as Christopher Columbus Elementary School.

Surrounding development consists of predominantly two- and three-story single family residences. The proposed two story single family residences will have varying building heights, depending on model type, ranging between approximately 25 to 30 feet. There will be several retaining walls throughout the site, varying in height from 2-6 feet.

Discussion

The proposed project will be developed according to the R-1 Single Family Residential standards. Access to the site would be provided by an existing driveway off Christopher Court on the west side of the site and a new driveway on the east side of the site from St. Francis

Boulevard. The Engineering Division has reviewed the proposed means of vehicular access from both of these locations and has determined that the driveways at these locations would effectively provide a safe means of ingress and egress for automobiles without creating a danger to pedestrians. On-site private streets will be built to City standards and are adequate for the transport of vehicles and emergency access as determined by the Engineering Division, Fire Department, and Allied Waste Management. The 80 single family residential development will consist of four different Plan types, including 21 four-bedroom/three-bath units, 37 five-bedroom/three-bath units, and 22 five-bedroom/four-bathroom units. Two Plan types will feature alternative layouts, with optional lofts in one of the bedrooms. Twelve of the 80 single family residences will be sold at Below Market Rate (BMR), while the remaining 68 single family residences will be sold at Market Rate. Each unit will have a two car garage, in a side by side configuration, and two levels of living area.

The average overall building height of the development is approximately 27.5 feet and complies with the 30 foot height limit in the R-1 Single-Family Residential zoning district.

General Plan, Zoning, and Project Density

Residential development density is governed by the General Plan; the subject site has a General Plan land use designation of PF Public Facilities. This designation applies to all land on which federal, state or local government facilities are located and includes the Daly City Civic Center and corporation yard, War Memorial Community Center, telephone and electrical switching and corporation yards, and all public schools, including all elementary (K-6), middle (7-9), and high schools (9-12).

The applicant is proposing to change the General Plan Land Use Designation from Public Facilities to Low Density Residential, which allows 2-14.5 dwelling units per acre. This land use designation typically corresponds to single family residences located on parcels of 3,000 square feet or greater and is the predominant residential land use category in Daly City. The General Plan encourages the development of infill housing development in existing neighborhoods on sites that are underutilized, where residential development represents the highest and best use, and where public infrastructure exists to support the intensity of the proposed development. The development would be appropriate in context with surrounding uses, which include Low Density Residential to the north, east, and west, and higher density designations such as Medium-High Density Residential to the north and south, and mixed use zoned properties to the east. This project would meet all the R-1 development standards, as proposed.

As previously mentioned, a Zone change is required to change the existing designation of Unzoned to R-1 Single Family Residential District. The resulting density for the proposed project is 5.7 dwelling units per acre, consistent with surrounding development and the current Low Density Residential General Plan land use designation.

Parking and Circulation

The applicant has proposed providing two garage parking spaces per unit, resulting in a total of 160 garage parking spaces for the development. There will also be sufficient space in the driveways to accommodate an additional two vehicles, and there will be street parking available on all of the private streets. Each Plan type will have a two car side-by-side garage. The Code requires depths of 19 feet, and widths of 17 feet, for a two car side by side parking garage, as measured from inside wall to inside wall, and must be clear of any obstructions. Dimensions proposed for this development meet or exceed the Code requirements for all Plan type garages.

Access to the site would be provided by an existing driveway off Christopher Court on the west side of the site and a new driveway on the east side of the site from St. Francis Boulevard. Four private streets will be created on the project site and will be built to City standards. Sufficient street width for two-way traffic will be provided and parking provided on both sides of all four private streets. Sidewalks will be provided per ADA requirements. Sidewalks on St. Francis Boulevard and Christopher Court will be extended to join the development site and improved to City standards. The proposed site plan for the development provides a highly functional layout as well as an aesthetically pleasing development that retains an abundance of common open space for the outdoor enjoyment of the residents.

Architectural Design

The project contains three different contemporary architectural styles—Early Californian, French, and Craftsman. The Early Californian style contains smooth stucco, concrete “S” tile roofing, stucco window trim, decorative tile vents, and W.I. railing. The French style also contains smooth stucco, concrete “flat” tile roofing, stucco recesses, stucco window trim, decorative shutters, wood railing, and stone veneer. The Craftsman style features smooth stucco, concrete “flat” tile roofing, stucco window trim, decorative shutters, decorative wood gables, and stone veneer. The surrounding neighborhood contains an eclectic mix of architectural styles, where no one type of style is dominant. The variety of architectural styles within this development will ensure a diverse, yet cohesive aesthetic.

Building heights will slightly vary depending on the architectural style, but all residences are in compliance with the maximum 30-foot height limit of the R-1 Single Family Residential District.

There are four different Plan types for the development, including alternate layouts for Plan types 2 & 3. Within each Plan type, there are the three different design styles—Early Californian, French, and Craftsman. The breakdown for the Plan types is as follows:

Plan Type	Bedroom/Bathroom	Size (including garage)	Number
1	4/3	2,382 sq.ft.	21
2	5/3 + optional loft in bedroom 4	2,623 sq.ft.	21
3	5/3 + optional loft in bedroom 2	2,758 sq.ft.	16
4	5/4	2,833 sq.ft.	22
Total			80

Each street segment will contain a variety of Plan types; the complete distribution is illustrated on sheet TM-6 of the attached plans. All plan types will have private front and rear yards, typical in the R-1 Single Family Residential neighborhoods.

Affordability

The applicant has submitted an Inclusionary Housing Plan (Attachment C), per DCMC Chapter 17.47 Inclusionary Housing. DCMC Section 17.47.090 allows a Developer the opportunity to propose alternatives to the construction of affordable units, including off-site construction, in-lieu fees, or a combination thereof. The applicant has proposed in the Inclusionary Housing Plan, provision of 12 affordable units within the project and the balance of the 4 units met by way of an In-Lieu Fee. The agreed total In-Lieu Fee amount is \$250,000 per unit (based on City Ordinance), equating to \$1 million dollars. This fee would be paid at the issuance of the first building permit, and deposited into the City's Affordable Housing Trust Fund. Staff has determined that the Inclusionary Housing Plan meets the intent of the Ordinance, and the City Manager has approved the Plan. Therefore, an Inclusionary Housing Agreement will be executed between the City and the applicant and recorded with the County of San Mateo.

The 12 inclusionary units will be affordable to median income households at 110% of area median income, in turn providing good opportunity for area workforce employees to live within the subdivision.

DCMC Section 17.47.070.A requires that inclusionary units must be dispersed throughout a residential development and be comparable in infrastructure (sewer, water and other utilities), construction quality and exterior materials to market rate units. The Code allows for inclusionary units to be smaller in aggregate size and have different interior finishes and features from market-rate units, so long as those finishes are durable, of good quality, and consistent with contemporary standards for new housing. The affordable units will all be four-bedroom, three bathroom units, and dispersed throughout the project as shown on Attachment C.

Landscaping

The City's landscaping ordinance promotes efficient water use in new and rehabilitated landscaping by using proper design and management, efficient irrigation equipment and techniques, low water use plant materials, and the use of mulches and soil improvement

materials, while limiting high water use areas. The applicant has submitted a preliminary landscape plan with a proposed plant and tree palette for the project which will incorporate an underground irrigation system that will be designed to make efficient use of water through conservation practices. During the building permit submittal process, a more detailed plant and tree palette will be created, based on results of soil reports and recommendations for materials that will be most appropriate to the specific project site. All plant material selections were selected from the “Water-Conserving Plants and Landscapes” by the East Bay Municipal Utility District (EBMUD) and WULCOS Project “Water-Use Classification of Landscape Species” California Department of Water Resources. EBMUD’s Water Conserving Plants and Landscapes is a book that features more than 650 native Californian and Mediterranean plants suited to the climate and microclimates found throughout much of California and the West.

A variety of street trees are proposed for the site, as well as additional trees proposed for perimeter portions of the site, along common space areas, to act as screening trees and to fill in gaps in existing landscaping. The existing landscape will remain in its natural state for a majority of the site, where feasible. Enhanced entry paving and project monuments at both entrances to the site, imparts a sense of place for the project. While no specific plan for individual lot landscaping is being shown on the plans, the project has been conditioned to require that all front yards be landscaped and that driveways and walkways will be constructed with permeable materials such as pavers.

The bioretention area located on the northeast portion of the site is illustrated on Sheet TM-5 of the plan set, and will be constructed to meet the requirements of the Municipal Regional Permit (MRP). Bioretention areas are landscaping features adapted to treat stormwater runoff from a development site. They function as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. Bioretention areas will detain low flows of runoff, are low maintenance and reliable once established, and can act as a landscaping feature, such as the ones proposed. The actual functional design of the bioretention area will be prepared by the project civil engineer and will accompany irrigation plans upon submittal of the construction set for building permits. A third party reviewer will plan check the ultimate design proposal to ensure compliance with the MRP.

The selection of appropriate, native plants will utilize the natural conditions of the Bay Area watershed and encourages Bay-friendly practices that foster soil health, conserve water, and reduces waste and prevents pollution. In an attempt to ensure that all new landscaping installed in the City not only complies with the Municipal Code, but also follows a progressive best management approach to landscaping techniques, proposals are reviewed for conformance with the Bay-Friendly Landscape Guidelines as well. Because the plant and tree palette is conceptual in nature at this point, staff is recommending a condition of approval that would require the final plant and tree palette to be in compliance with the recommendations in the Bay-Friendly Landscape Guidelines and the EBMUD guidelines, as well as the soil specifications for biotreatment systems, as detailed in the amended MRP. This will ensure the appropriate use of plants that match the microclimate and soil conditions of the site, selection of plants that can

grow to their natural size in the space allotted to them, and will avoid the planting of invasive species.

Site retaining walls will be located along the perimeter of the development site, as well as internally, between blocks of homes and in some of the rear yards. The site retaining wall locations are most clearly illustrated on sheet TM-3, where the heights of the respective walls sections are illustrated, along with their locations. The series of retaining walls will range in height from 1 to 5 feet and will provide a range of setbacks from the residential buildings, as illustrated on Sheet TM-6, between 5 feet (Lot 75) and 45 feet (Lot 65). The retaining walls along the perimeter of the site are set back far enough from adjacent rights of ways and are low enough (5 foot maximum height) that they will not be a prominent feature of the development.

The applicant will be required to establish a home owners association (HOA) for the purpose of infrastructure maintenance, street maintenance, common landscape maintenance, biotreatment maintenance, and parking enforcement. The HOA membership will consist of all residential parcel owners and will be professionally managed.

Utility Providers

The subject property is located within a fully urbanized area with all public services capable of serving the new lots. The City of Daly City has agreed to service the subject development, upon submittal of modeled water analysis by the applicant, illustrating the existing system can meet the demands of the project. Any upgrades in the system deemed necessary will be the applicant's responsibility. Conditions of approval have been added to address this issue. Utilities to serve the project are in place or will be in place prior to construction, within either the Christopher Court or St. Francis Boulevard public right-of-way and will have the capacity to accommodate additional units. These include electrical, water, sewer, and the availability of telephone service and access to public streets.

<i>Utility</i>	<i>Provider</i>
Water, Sanitary Sewers, Storm Drains	City of Daly City
Gas & Electric	PG&E
Telephone	Pacific Bell
Cable Television	Astound! Cable Services
Fire/Police Protection	North County Fire Authority/City Daly City

Fiscal Analysis & Impacts

The proposed project consists of the entitlements General Plan Amendment, Zone Change, Major Subdivision, and Design Review for the construction of 80 single family residences. Prior to project completion, the project applicant will be required to pay park in-lieu fees, building permit, plan check, and AB 1600 fees to the City. Upon sale of the residential properties, the future owners will pay property tax to the County, a portion of which is distributed to the City. The addition of the residential project to the subject project would add an incremental demand

for City services. Per the Parkland Dedications Ordinance, park in-lieu fees would be required for park or recreational purposes.

Environmental Assessment

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has, after the completion of an Initial Study, determined the project will not have a significant impact on the environment, given the mitigation measures outlined in the Mitigation Monitoring Plan. The Mitigated Negative Declaration prepared for the project is attached and recommended for Planning Commission certification.

FINDINGS

Staff finds that the proposed General Plan Amendment GPA-2-12-5055, Zone Change ZC-2-12-5056, Major Subdivision SUB-2-12-5057, Design Review DR-2-12-5058 are in accordance with Chapters 16 and 17 of the Daly City Municipal Code. Approval of the proposed project will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the vicinity. The proposed project would not be injurious or detrimental to property and improvements in the neighborhood or result in substantial environmental damage or disturbance, given the mitigation measures outlined in the Mitigation Monitoring Plan. These findings are based in part on the following facts:

General

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on September 3, 2013; notice of said hearing was by newspaper publication, and posting and first class mailing to property owners within 300 feet of the site, on August 23, 2013.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and, based on the Initial Study prepared, has been determined that there is no substantial evidence, in light of the whole record that the project may have a significant impact, given the mitigation measures outlined in the Mitigation Monitoring Program and therefore a Mitigated Negative Declaration has been prepared per CEQA.
3. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

4. The proposed single family residential project has been designed in accordance with the Daly City Zoning Ordinance. There exists no evidence in the public record to demonstrate that the project would be detrimental to the public health, safety, and general welfare.
5. The project has received approval for an Inclusionary Housing Plan that meets the requirements of DCMC Chapter 17.47 and will provide 12 single family residences, affordable to median income households at 110% area median income, in turn providing good opportunity for area workforce employees to live within the subdivision.

General Plan Consistency

6. The site is physically suitable for the type of proposed development. A General Plan Amendment is proposed to change the existing designation of PF Public Facilities to Low Density Residential (2.1-14.5) du/ac. The proposed project will result in a density of 5.7 dwelling units per acre. The density and intensity of the project is generally consistent with other similar projects in the immediate vicinity.
7. The proposed land use conforms to Objective 6 and 7 in the General Plan Land Use Element, which states that, a pattern of variety in residential densities; types and tenure should be maintained in order to provide housing opportunities.

Mandatory Findings Pursuant to Section 66474 of the Subdivision Map Act:

8. The proposed subdivision and or design or improvement must be consistent with applicable general and specific plans.
 - The site is currently designated as PF Public Facilities. This designation applies to all land on which federal, state or local government facilities are located, as well as all school uses. The applicant proposes a General Plan Amendment to change the designation to Low Density Residential, which allows for a maximum of 14.5 dwelling units per net acre. The proposed project will result in a density of 5.7 dwelling units per acre. The density and intensity of the project is consistent with other similar projects in the surrounding vicinity.
 - The proposed land use conforms to Policy LU-10 in the General Plan Land Use Element, which requires that new single family homes and duplexes complement the scale, character, and street relationship of existing homes of the neighborhood in which they are constructed.
9. The site must be physically suitable for the type and density of the proposed subdivision.
 - There are predominantly single- and multi-family residential dwellings in the nearby neighborhood where there are similar geologic conditions and topography as the

project site and the parcel is in an urbanized area with all public services capable of being extended to the new lots.

- The proposed development provides ample parking for residents by providing 160 off-street garage parking spaces, with additional capacity in driveways. The project is expected to generate a net increase of 25 a.m.-peak period vehicular trips and 82 p.m.-peak period vehicular trips. This volume of trips is not considered a significant impact to the adjacent street network.
 - The newly created lots are physically suitable for both the type and density of the proposed development in that they are capable of use as zoned to R-1, including all setbacks, height, lot coverage, and other zoning development standards.
 - The subject site is situated adjacent to single-family homes and multiple-family dwellings. Residential development is the highest and best use for the subject property given its size and shape, adjacent uses and uses within the vicinity.
 - Prior to construction, the applicant will pay fees that mitigate the potential impacts caused by the project related to schools, public facilities, and public utility connection fees.
10. The design of the proposed subdivision or improvements must not cause substantial environmental damage or injure fish or wildlife or their habitat.
- Staff has determined that the proposed single family residential subdivision will not cause significant environmental damage or injure fish, wildlife, or their habitat, given the mitigation measures identified in the Mitigation Monitoring Plan. The proposed project would be constructed in a fully urbanized area on a previously disturbed site that contains no protected or unprotected habitat. Based on the Initial Study prepared, it has been determined that there is no substantial evidence, in light of the whole record that the project may have a significant effect on the environment, given the mitigation measures identified in the Mitigation Monitoring Plan and therefore a Mitigated Negative Declaration will be prepared per CEQA.
11. The design of the proposed subdivision must not cause serious public health problems.
- The proposed project consists of 80, two-story residences consisting of 80 single family residential units, all of which would be subject to Building Code requirements that set forth minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.
12. The design of the proposed subdivision or improvements must not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

- There will be a 20 foot slope easement and incidental purposes in favor of the State of California, adjacent to Skyline Boulevard (Highway 35). This is a permanent right to construct and maintain a slope on land abutting upon the right-of-way for a transportation facility. The project would occur exclusive of the public right-of-way and no new easements beyond the slope easement or encroachments are known to be required at this time.

Design Review

13. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of other adjacent buildings. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors.

Conditions of Approval

Staff recommends approval of General Plan Amendment GPA-2-12-5055, Zone Change ZC-2-12-5056, Major Subdivision SUB-2-12-5057, Design Review DR-2-12-5058, and Environmental Assessment CEQA-2-12-5059 based on the following conditions as specified by each Department and Division. The applicant shall comply with these conditions prior to or in conjunction with any building permit issuance for the proposed improvements. Minor deviations from the conditions of approval may be approved by the Planning Division. Significant deviations will require review and approval by the Planning Commission and City Council.

A. ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

1. The applicant shall file a declaration of acceptance of all conditions with the City Clerk within thirty (30) days of Council approval. Until said Declaration is filed, the permits shall not be valid for any purpose.
2. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval and minor changes to the plan, must be approved by the Planning Division. Major site or architectural modifications shall be treated as an amendment and shall be subject to review of the Planning Commission and City Council.
3. The project shall conform to all applicable the City of Daly City General Conditions of Approval.
4. The applicant shall submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2 NPDES Permit No. CAS612008. The project must comply with Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National

Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

5. Per the 2010 California Building Code, upon submittal for building permit, residential structures that are to be located in areas where the CNEL exceeds 60 db, the applicant will be required to provide an acoustical analysis report, that shows topographical relationships of noise sources and dwelling sites, identification of noise sources and their characteristics, predicted noise spectra and levels at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction, noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met.
6. Compliance with DCMC Section 17.47.100 is required, and subject to all requirements in DCMC Chapter 17.47 Inclusionary Housing. The project shall comply with the provisions of the City-approved Inclusionary Housing Plan.
7. The applicant shall submit detailed landscape plans for the site, including common areas and individual lots, in compliance with DCMC Chapter 17.41 Water Conservation in Landscaping. The final plant and tree palette shall be in compliance with the recommendations in the Bay-Friendly Landscape Guidelines and the EBMUD guidelines. Permeable pavers or similar materials shall be utilized in all individual lot driveways and walkways, subject to review and approval by the Director of Economic and Community Development.
8. The applicant will be required to pay park-in-lieu fees, in compliance with DCMC Chapter 16.30 Parkland Dedications. Per DCMC Section 16.30.040.A, the required dedication in the specific case is 0.76 acres. Per DCMC Section 16.30.060, the in-lieu fee shall be based upon said dedication requirement. Per DCMC Section 16.30.090, in-lieu fees are required to be paid to the City of Daly City, prior to approval of the Final Map. The project is subject to full compliance with DCMC Chapter 16.30 Parkland Dedications.
9. A maintenance plan for on-site litter control shall be submitted by the applicant and approved by the City. The litter control maintenance plan shall include provision for on-going maintenance required for the project use. The maintenance plan shall be incorporated into the CC&Rs for the project. The maintenance plan shall include the following standards: The entire development area shall be maintained in a neat, safe, and healthful condition. The applicant shall prepare an agreement to implement a weekly litter cleanup plan for all open areas, planters and public sidewalks adjacent to the development. This plan shall include the coordination of disposal of waste and recycling in receptacles located in common open space areas, if there are any. All waste materials generated by the development, such as cardboard boxes, skids, garbage, litter, etc., must be stored in private receptacles for disposal. No waste material shall be visible at any time. All common area receptacles should be kept clean and free of odor at all times.

10. A maintenance plan for weed abatement of areas adjacent to retaining walls over 3 feet in height shall be incorporated into the CC&Rs for the project and shall be the responsibility of the HOA to maintain. The weed abatement maintenance plan shall be subject to approval by the Planning Division.
11. Street lighting that meets City standards shall be provided in common open space areas and shall be illustrated on improvement plans. Site lighting shall be directed downward to protect adjacent residential neighborhoods from glare, yet provide safety for residents utilizing the common walkways and open space areas. Site lighting shall be subject to the approval of the Director of Public Works Department.
12. Annual inspection of the landscaping in common areas shall be conducted for the first five years following construction completion to ensure the landscaping visible from public rights-of-ways are adequately maturing in a healthy manner. Should plants be determined to be significantly deficient in growth or health, additional landscaping shall be required to compensate for the lack of vegetation. Annual inspections shall be conducted by the Planning Division. A point of contact within the HOA shall be established to coordinate said annual inspections, and the HOA shall retain responsibility to maintain and, as necessary per the direction of the City, replace landscaping or enhance site and retaining walls.
13. The applicant shall propose a complementary color palette for all retaining walls proposed for the site that is compatible with the natural topography of the site and that of adjacent properties, subject to approval by the Director of Economic and Community Development.
14. The applicant shall provide adequate pedestrian linkages from the project site to all rights-of-ways. The applicant shall provide adequate pedestrian linkages from the project site to all rights-of-ways. Pedestrian linkages shall be illustrated on the final improvement plans and shall be subject to approval by the Director of Public Works.
15. Prior to the recordation of a Final Map, the applicant shall establish a home owners association (HOA) for the purpose of infrastructure maintenance, building maintenance, landscape maintenance, and parking enforcement. The HOA membership shall consist of all residential parcel owners. The HOA shall be professionally managed and the HOA bylaws and initial annual operating budget shall be reviewed for sufficiency by the Planning Division prior to submittal to the California Department of Real Estate.
16. Prior to the recordation of a Final Map, the developer shall submit a maintenance plan, which clearly specifies methods and standards for performance of common responsibilities and maintenance for all common areas and equipment and fees to be assessed for such purposes. The maintenance plan shall include a budget acceptable to the City for major repairs and extraordinary expenses.

17. The developer shall submit to the City Attorney, for review and approval, a copy of the covenants, conditions, and restrictions (CC&Rs) that will apply to the development prior to recordation of the Final Map.
18. Prior to final inspection, the applicant shall contribute \$7,800 (2.5% of the cost of a standard, fully-actuated traffic signal) for the installation of a fully-actuated traffic signal at Serramonte Blvd./Callan Blvd.
19. The design of all structures in the development shall comply with all relevant FAA standards and criteria for safety, regarding flashing lights, reflective building material, land uses that may attract large concentrations of birds, HVA exhaust vents, thermal plumes, and uses that may generate electrical/electronic interference with aircraft communications and/or instrumentation, per SFO ALUCP Airspace Protection Policy, "AP-4 Other Flight Hazards are Incompatible."
20. The applicant shall include appropriate text in the project approval documents to indicate the project site is located within the boundaries of Airport Influence Area B for San Francisco International Airport and therefore, all real property for sale or lease on the project site is subject to the real estate disclosure provisions in State law (California Business and Professions Code Sections 11010(a) and (b)12), regarding disclosure of potential airport impacts.
21. The following controls shall be implemented at the project construction site, in addition to any current requirements since the BAAQMD 1999 guidelines were adopted. Water all active construction areas at least twice daily; Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard; Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites; Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets; Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.); Limit traffic speeds on unpaved roads to 15 mph; Install sandbags or other erosion control measures to prevent silt runoff to public roadways; Replant vegetation in disturbed areas as quickly as possible; Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas; Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph; Limit the area subject to excavation, grading and other construction activity at any one time.
22. The demolition, renovation or removal of asbestos-containing building materials is subject to the limitations of District Regulation 11, Rule 2: Hazardous Materials;

Asbestos Demolition, Renovation and Manufacturing. The District's Enforcement Division shall be consulted prior to commencing demolition of a building containing asbestos building materials. Any demolition activity subject to but not complying with the requirements of District Regulation 11, Rule 2 would be considered to have a significant impact.

B. WATER AND WASTEWATER RESOURCES DEPARTMENT

23. All existing water and sanitary sewer connections associated with the existing school shall be abandoned per City Standards and specifications. Some of the connections are located on Christopher Court and some are located on St. Francis Boulevard.
24. The water connections of the last three (3) of four (4) homes (36, 40, 44 and 48 Christopher Court) shall be transferred onto the new proposed 8-inch water main. At that point of connection the applicant may also be required to include into their plans installing a new hydrant assembly, pending what is actually found during the required potholing. The existing main is 6-inch AC.
25. The applicant shall provide complete set utility plans also showing the locations of the proposed combination water/fire services and sizes, sanitary sewer lateral and size, clean outs, angle markers water valves.
26. Plans shall include the current City Standards for water conservation devices and / or practices that demonstrate the efficient use of water for both indoor and outdoor applications.
27. The applicant will be required to protect the existing pump station during all phases of construction.
28. All costs associated with any water system improvements related to this project shall be borne by the applicant.

C. PUBLIC WORKS DEPARTMENT

29. All improvements, including on- and off-site improvements, and all public service and utility facilities required to serve the project, shall be completed by the applicant or shall be incorporated into an Improvement Agreement(s) before issuance of a Building Permit. The improvements shall be consistent with plans approved by the City Engineer and the Conditions of Approval. All construction shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code and the City Standard Specifications and Drawings. Securities for all required improvements, and applicable fees and charges, shall be submitted with the Building Permits, or submission of the development agreement for approval. The applicant shall obtain all required permits before commencing work. All required improvements shall be constructed at no cost to the City.

Conform to the "City of Daly City General Conditions of Approval: Use Permits, Variances, Design Reviews, Planned Developments, and Subdivisions" dated 1999.

30. All project improvements shall be ADA compliant. Applicant shall repair and make the sidewalk along all the property frontages ADA compliant to current City Standards, including the access ramps at the perimeter corners T- intersections and interior streets.
31. All retaining walls shall be maintained by the HOA with appropriate easements reserved for such maintenance.
32. All storm water compliance and detention facilities shall be located on private property and maintained by the HOA. Storm water compliance measures shall include provisions for full trash capture. A Storm Water Treatment Measures Maintenance Agreement will be required.
33. The on-site drainage system shall be designed to detain on-site all flows in excess of the existing flows during a ten year frequency storm. The detention basin shall be designed to detain water only during peak flows. Normal dry weather flows should bypass the detention basins. The flow rate entering City's storm drain system shall not exceed the pre-development condition. The associated Storm Water Study shall conform to City Design Standards. The discharge rate shall be calculated at the point of connection to City's System in Higate Drive and St. Francis Boulevard. The detention system shall be located on private property with provisions for all required maintenance by the HOA. Private systems shall be located on private property and not within the public right-of-way. Storm flows cannot go from a public collection system to a private detention and treatment system back to a public system. The detention and treatment system for the development, including the associated collection systems must be privately owned and maintained and located outside public right-of-way. The streets will not be accepted as public streets if they include private facilities. As proposed, the streets within the subdivision will be privately owned.
34. All utilities shall be provided through underground service connections. All service utilities shall be shown on the improvement plans.
35. Grading plans shall be reviewed by an independent qualified Consulting Engineer or Geologist as well as the City Engineer. The Consulting Engineer or Geologist shall be present on-site during the excavation and grading phases of the project and shall submit a written certification that the approved grading plan has been implemented as approved.
36. Preliminary plans show a storm water treatment / detention facility within the perimeter slope. Such facilities shall be designed and maintained as not to affect slope stability. The geotechnical report shall include an assessment of the perimeter slope and specific requirements for the storm water treatment / detention facility.

37. Grading and improvement plan review and approval by the City Engineer are required before any City Permit is issued. The improvement plans shall include details for on-site and off-site improvements for vehicular and pedestrian access, parking, traffic signs and markings, utility service connections, modifications and extension of the City's sewer, water, storm drain, street lighting, landscaping, and other public service facilities. Said improvements shall conform to Daly City and affected Agency's standards. Plans shall be accompanied by all required calculations and studies including geotechnical and impact studies to justify design. Submit photo-mylar reproducibles (24" x 36"), electronic files and blueprints as required for City's inspection and filing before permits are issued for construction of improvements. All required improvements shall be constructed at no cost to the City. 3-29-13 As-built plans shall be provided upon project completion and prior to any occupancy permit.
38. Project improvements shall comply with city requirements and the mitigation measures addressed in the impact studies and approved by the city for water, sewer, storm and traffic.
39. Bio-retention safety. Provide fail-safe conditions for catastrophic events such as 100-year storms, seismic events, system overflows or failures. Drainage swales shall be provided at the top, intermediate and bottom of slopes and embankments to prevent erosion and degradation of slopes. The project geotechnical report shall include appropriate recommendations regarding the protection of existing and proposed slopes.
40. Subdrains shall be installed within the private property at the bottom of the perimeter slope, approximately 2 feet minimum from the public right-of-way, along Higate Drive and St. Francis Boulevard.
41. Provide "STOP" signs at various intersections per City traffic Engineer's directions.
42. The proposed streets shall conform to existing street improvements at the A-Street and the B-Street connections.
43. Utility Easements shall be a minimum of 20 feet wide and there shall be a 5 feet minimum clearance between the easement lines and the nearest utility line in the easement. Easements in the slope areas shall include provisions for the operation and maintenance by HOA of the private storm drain system.
- D. FIRE PREVENTION
44. Hydrants shall not exceed 300 ft. apart per city standards.
- E. BUILDING DIVISION

45. The project is subject to California Green Building Code and Daly City Green Building Program.
46. The underside of roof overhang on both side setback for all models shall be 1 Hour fire rated Construction. No exposed framing members will be allowed This will be reviewed further regular building permit plan review process (CRC Table R302.1 - Projections)

Recommendation

Staff recommends the Planning Commission forward to the City Council the following recommendations:

1. Adopt the Findings as outlined herein;
2. Adopt the Mitigated Negative Declaration prepared for the project;
3. Approve General Plan Amendment GPA-2-12-5055, Zone Change ZC-2-12-5056, Major Subdivision SUB-2-12-5057, Design Review DR-2-12-5058, as conditioned herein.

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

Respectfully submitted,



Jeannie Naughton, AICP
Associate Planner



Brian Millar
Director of Economic and Community
Development

Attachments

Attachment A – Location Map

Attachment B – Mitigated Negative Declaration,
Mitigation Monitoring Program, and Environmental Checklist

Attachment C – Inclusionary Housing Plan

Attachment D – Tentative Map, Project Plans

LOCATION MAP

Christopher Highlands 80 Single Family Residences
60 Christopher Court (Former Christopher Columbus School)
APN 008-345-020
GPA-2-12-5055, ZC-2-12-5056, SUB-2-12-5057,
DR-2-12-5058, CEQA-2-12-5059
Planning Commission Review





City of Daly City

MITIGATED NEGATIVE DECLARATION

Planning Division
333-90th Street
Daly City, CA
94015
(650) 991-8033

The Planning Division of the City of Daly City, California has analyzed the project described below and has determined that the project will not have any significant adverse effects on the environment.

PROJECT DESCRIPTION

NAME: Christopher Highlands 80 Single Family Residences, 60 Christopher Court (Former Christopher Columbus School); APN 008-345-020. GPA-2-12-5055, ZC-2-12-5056, SUB-2-12-5057, DR-2-12-5058, CEQA-2-12-5059, Daly City, CA

APPLICANT: Lennar Homes

Brent Reed

5111 Bollinger Canyon Rd. #550
San Ramon, CA 94583

OWNER: Jefferson Elementary School District

101 Lincoln Avenue

Daly City, CA 94015

LOCATION: 60 Christopher Court, Daly City, CA 94015

Assessor's Parcel Number: 008-345-020

DESCRIPTION: The applicant, Brent Reed of Lennar Homes is requesting approval for a General Plan Amendment, Zone Change, Major Subdivision, and Design Review for the new construction of 80 single family residences.

The +/-14 acre project site consists of one parcel located at **60 Christopher Court, Daly City, CA 94015** Assessor's Parcel Number: 008-345-020 (Attachment A - Location Map).

The subject site is a surplus school property and was formerly operating as Christopher Columbus Elementary School. The subject site is bordered by St. Francis Boulevard, Higate Drive, and CA State Highway 35 (Skyline Boulevard).

The proposed single family residences are considered infill development in an existing fully urbanized residential neighborhood. The proposal is subject to CEQA review because of the Zone Change and General Plan Amendment and to ensure there are no significant effects relating to traffic, noise, air quality, or water quality.

The project will include the construction/installation of any off-site infrastructure that may be necessary

to adequately provide the subject property with municipal services.

FINDINGS

As documented in the accompanying Initial Study and Checklist, the proposed project will not significantly adversely affect the environment, either in the alteration of the site or by creating short- or long-term adverse impacts.

This Mitigated Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, and applicable guidelines. A hard copy of the Initial Study and Checklist and related materials may be obtained at the City of Daly City Planning Division, 333-90th Street, Daly City, CA 94015. All materials are also available in electronic format and may be obtained by submitting an email request to Jeannie Naughton, Associate Planner, at jnaughton@dalycity.org.

Prepared by: 
Jeannie Naughton, AICP
Associate Planner

August 8, 2013

MITIGATION MONITORING AND REPORTING PROGRAM
Christopher Highlands 80 Single Family Residences
60 Christopher Court (Former Christopher Columbus School)
APN 008-345-020
GPA-2-12-5055, ZC-2-12-5056, SUB-2-12-5057,
DR-2-12-5058, CEQA-2-12-5059, Daly City, CA

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/ Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<u>Mitigation Measure 1</u> ▪ Prior to final inspection, the applicant shall contribute \$7,800 (2.5% of the cost of a standard, fully-actuated traffic signal) for the installation of a fully-actuated traffic signal at Serramonte Blvd./Callan Blvd.	Prior to final inspection, the applicant shall contribute \$7,800 (2.5% of the cost of a standard, fully-actuated traffic signal) for the installation of a fully-actuated traffic signal at Serramonte Blvd./Callan Blvd.	Planning Division, Engineering Division and Building Division	Approve or disapprove Final Inspection and/or Temporary Certificate of Occupancy or Certificate of Occupancy	No Final Inspection and no Temporary Certificate of Occupancy or Certificate of Occupancy	

Christopher Highlands 80 Single Family Residences
60 Christopher Court (Former Christopher Columbus School)
APN 008-345-020
GPA-2-12-5055, ZC-2-12-5056, SUB-2-12-5057,
DR-2-12-5058, CEQA-2-12-5059, Daly City, CA



CEQA Environmental Checklist

PROJECT DESCRIPTION AND BACKGROUND

Project Title:	Christopher Highlands 80 Single Family Residences
Lead agency name and address:	City of Daly City 333 90 th Street ECD Department, Daly City, CA 94015
Contact person and phone number:	Jeannie Naughton Associate Planner 650.991.8035
Project Location:	60 Christopher Court, Daly City, CA Assessor's Parcel Number: 008-345-020
Project sponsor's name and address:	Lennar Homes of California, Inc. Brent Reed 511 Bollinger Canyon Road #550 San Ramon, CA 94583
General plan description:	School
Zoning:	U Unzoned
Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)	General Plan Amendment, Zone Change, Major Subdivision, and Design Review for the new construction of 80 Single Family residences
Surrounding land uses and setting; briefly describe the project's surroundings:	The project site is surrounded by predominantly single family residential development
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 3 for additional information.

☐	Aesthetics	☐	Agriculture and Forestry	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology/Soils
☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials	☐	Hydrology/Water Quality
☐	Land Use/Planning	☐	Mineral Resources	☐	Noise
☐	Population/Housing	☐	Public Services	☐	Recreation
☒	Transportation/Traffic	☐	Utilities/Service Systems	☐	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required

Signature: 	Date: 08.08.13
Printed Name: Jeannie Naughton	For:

CEQA Environmental Checklist

Dist.-Co.-Rte.

P.M/P.M.

E.A.

This checklist identifies physical, biological, social and economic factors that might be affected by the proposed project. In many cases, background studies performed in connection with the projects indicate no impacts. A NO IMPACT answer in the last column reflects this determination. Where there is a need for clarifying discussion, the discussion is included either following the applicable section of the checklist or is within the body of the environmental document itself. The words "significant" and "significance" used throughout the following checklist are related to CEQA, not NEPA, impacts. The questions in this form are intended to encourage the thoughtful assessment of impacts and do not represent thresholds of significance.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Discussion of Evaluation: The proposed project consists of a General Plan Amendment, Zone Change, Major Subdivision, and Design Review for the new construction of eighty single family residences.

The +/- 14 acre surplus school property, located at 60 Christopher Court, is bordered by St. Francis Boulevard, Higate Drive, and CA State Highway 35 (Skyline Boulevard). According to the Jefferson Elementary School District (JESD), due to shifting local demographics in the District, enrollment has been declining is expected to decline further in the foreseeable future. The decline created a surplus of both classroom space and unused real property owned by JESD, which prompted the District to close certain schools and declare these properties surplus and available for redevelopment. The subject site is one of these surplus properties and was formerly operating as Christopher Columbus Elementary School.

Surrounding development consists of predominantly two- and three-story single family residences. The proposed two story single family residences will have varying building heights, depending on model type, ranging between approximately 25 feet to 30 feet as measured from finished grade. There will be several series of retaining walls throughout the site, varying in height from 2-6 feet in height.

The site is surrounded by urbanized residential uses and will not affect any views of scenic vistas, as none existing on or surrounding the site. A significant number of existing trees and shrubbery will be removed from the sloped areas of the site, where a walking trail for residents' use, and a stormwater treatment system will be installed. The slopes will be revegetated as necessary and trees will be retained, where possible. The proposed development will adhere to the R-1 Single Family Residential standards, including required setbacks and lot coverage.

The subject buildings represent excellent architectural detail and are subject to Design Review approval, wherein building and site design will be evaluated to ensure that all zoning standards are met. Because the development will be incorporated into a well-established residential neighborhood, it is important to ensure that high quality design is executed at this site. The Planning Commission and/or City Council may wish to further discuss the proposed design concept during the public hearing process as part of the Design Review. The proposed single family residences are considered infill development in an existing fully urbanized residential neighborhood. The proposal is subject to CEQA review because of the Zone Change and General Plan Amendment and to ensure there are no significant effects relating to traffic, noise, air quality, or water quality. No adverse visual impacts are anticipated.

Mitigation: None required.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion of Evaluation: The site is currently developed as a school and is completely surrounded by urbanized development. The project site does not fall under the definition of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as defined by the California Resources Agency. The site is categorized on the San Mateo County Important Farmland 2006 map, prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, as Urban and Built-Up Land. The proposed project would not convert farmland to non-agricultural use. There is no Williamson Act contract for the site.

The project site is not considered forest land as defined in Public Resources Code section 12220(g), or timberland as defined in Public Resources Code section 4526. The proposed development will not result in the loss of forest land or conversion of forest land to non-forest use. The site is considered an urban infill development site, surrounded by existing residential development in a fully urbanized area. The project does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Mitigation: None required.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Bay Area Air Quality Management District (BAAQMD) adopted, *California Environmental Quality Act Air Quality Guidelines* in June, 2010 (Guidelines), to assist lead agencies in evaluating air quality impacts of projects and plans proposed in the San Francisco Bay Area Air Basin (SFBAAB). The Guidelines provide BAAQMD-recommended procedures for evaluating potential air quality impacts during the environmental review process consistent with CEQA requirements. Furthermore, the Guidelines contain instructions on how to evaluate, measure, and mitigate air quality impacts generated from land development construction and operation activities. On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the Thresholds. The court did not determine whether the Thresholds were valid on the merits, but found that the adoption of the Thresholds was a project under CEQA. The court issued a writ of mandate ordering the District to set aside the Thresholds and cease dissemination of them until the Air District had complied with CEQA.

In view of the court's order, the Air District is no longer recommending that the Thresholds be used as a generally applicable measure of a project's significant air quality impacts. Lead agencies will need to determine appropriate air quality thresholds of significance based on substantial evidence in the record. Although lead agencies may rely on the Air District's updated CEQA Guidelines (updated May 2011) for assistance in calculating air pollution emissions, obtaining information regarding the health impacts of air pollutants, and identifying potential mitigation measures, the Air District has been ordered to set aside the Thresholds and is no longer recommending that these Thresholds be used as a general measure of project's significant air quality impacts. Lead agencies may continue to rely on the Air District's 1999 Thresholds of Significance and they may continue to make determinations regarding the significance of an individual project's air quality impacts based on the substantial evidence in the record for that project.

Construction-related emissions are generally short-term in duration, but may still cause adverse air quality impacts. Fine particulate matter (PM10) is the pollutant of greatest concern with respect to construction activities. PM10 emissions can result from a variety of construction

activities, including excavation, grading, demolition, vehicle travel on paved and unpaved surfaces, and vehicle and equipment exhaust. Construction-related emissions can cause substantial increases in localized concentrations of PM₁₀. Particulate emissions from construction activities can lead to adverse health effects as well as nuisance concerns such as reduced visibility and soiling of exposed surfaces.

Construction emissions of PM₁₀ can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions and other factors. Despite this variability in emissions, experience has shown that there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM₁₀ emissions from construction. The District's approach to CEQA analyses of construction impacts is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions.

The District has identified a set of feasible PM₁₀ control measures for construction activities. These control measures are listed in Table 2. As noted in the table, some measures ("Basic Measures") should be implemented at all construction sites, regardless of size. Additional measures ("Enhanced Measures") should be implemented at larger construction sites (greater than 4 acres) where PM₁₀ emissions generally will be higher.

The determination of significance with respect to construction emissions should be based on a consideration of the control measures to be implemented. From the District's perspective, quantification of construction emissions is not necessary (although a Lead Agency may elect to do so - see Section 3.3 of these Guidelines, "Calculating Construction Emissions," for guidance).

The Lead Agency should review Table 2. If all of the control measures indicated in Table 2 (as appropriate, depending on the size of the project area) will be implemented, then air pollutant emissions from construction activities would be considered a less than significant impact. The project has been conditioned to include all Basic, Enhanced, and Optional Measures.

Project construction sometimes requires the demolition of existing buildings at the project site. Buildings constructed prior to 1980 often include building materials containing asbestos. Airborne asbestos fibers pose a serious health threat. The demolition, renovation or removal of asbestos-containing building materials is subject to the limitations of District Regulation 11, Rule 2: Hazardous Materials; Asbestos Demolition, Renovation and Manufacturing. The District's Enforcement Division should be consulted prior to commencing demolition of a building containing asbestos building materials. Any demolition activity subject to but not complying with the requirements of District Regulation 11, Rule 2 would be considered to have a significant impact. The project site contains buildings that were constructed prior to 1980 and accordingly, the project has been conditioned to comply with the requirements of District Regulation 11, Rule 2 during all demolition activities.

For many types of land use development, such as office parks, shopping centers, residential subdivisions and other "indirect sources", motor vehicles traveling to and from the projects represent the primary source of air pollutant emissions associated with project operations. Significance thresholds discussed below address the impacts of these indirect source emissions on local and regional air quality. Thresholds are also provided for other potential impacts related to project operations, such as odors and toxic air contaminants.

For one of the thresholds of significance (total emissions from project operations), project screening may provide a simple indication of whether a project may exceed the threshold. The Lead Agency may consult Table 6 of the Air District's 1999 Guidelines, for an indication as to whether the threshold for total emissions from project operations might be exceeded. Table 6 provides size or activity levels for various types of land uses which, based on default assumptions, would result in mobile source emissions exceeding the District's threshold of significance for NO_x (80 lbs/day). The values provided in Table 6 are based on average, default assumptions for modeling inputs using the URBEMIS7G model (described in Section 3.4). Therefore, the values in Table 6 represent approximate sizes of projects for which total emissions may exceed the threshold. The values should be used only for project screening, and should not be considered absolute thresholds of project significance. Projects approaching or exceeding the levels indicated in Table 6 should undergo a more detailed analysis, as described in Chapter 3. The District recommends that a more detailed analysis be conducted for any project whose size is within 20% of the values indicated in Table 6. The District generally does not recommend a detailed air quality analysis for projects generating less than 2,000 vehicle trips per day, unless warranted by the specific nature of the project or project setting. The proposed project consists of the new construction of 80 single family residences. The threshold in Table 6 of the Air District's 1999 Guidelines lists a single family residential development size of 320 dwelling units as a size of this type of project that would be likely to generate 80 lb/day of NO_x. A new development containing 80 single family residences is far below this threshold size. Furthermore, based on a conservative assumption of 9.57 trips per dwelling unit per day, on a weekday, the project will generate approximately 766 trips per day, far below the 2,000 vehicle trips per day referenced in the Air District's 1999 CEQA guidelines for necessitating a detailed air quality analysis.

In a jurisdiction with a general plan consistent with the Clean Air Plan, a project may be proposed that is not consistent with that general plan because it requires a general plan amendment (GPA). In such instances, the cumulative impact analysis should consider the difference(s) between the project and the original (pre-GPA) land use designation for the site with respect to motor vehicle use and potential land use conflicts. A project would not have a significant cumulative impact if: VMT from the project would not be greater than the VMT that would be anticipated under the original land use designation, and 2) the project would not result in sensitive receptors being in close proximity to sources of objectionable odors, toxics or accidental releases of hazardous materials. The proposed project was included in assumptions for the implementation of the General Plan, adopted by the City Council on March 15, 2013. A comparison of projected ADT and VMT under the proposed project (General Plan implementation) versus the No Project Conditions illustrated that forecasted ADT and VMT would increase in the city, beyond the projected increase in population. These two metrics would both increase under the future No Project scenario as well (without implementation of the General Plan). However, with implementation of the proposed General Plan, daily ADT per capita service population would be 5.3, which is the same as Existing and No Project. Daily VMT per capita service population would be 20.2 under the proposed General Plan, versus 20.3 with the No Project. Though VMT per capita service population is increasing from Existing, much of this increase in VMT growth is regional traffic growth as supported by the fact that vehicle trips per capita within the city will remain the same as Existing. Additionally VMT per capita with the adopted General Plan will be less than the No Project in the future. The impact is less than significant¹. The project would not result in sensitive receptors being in close

1. Dyett & Bhatia. City of Daly City General Plan Environmental Impact Report, SCH# 2012032024, March 25, 2013.

proximity to sources of objectionable odors, toxics or accidental releases of hazardous materials, per Table 4 and the Threshold screening criteria found BAAQMD's 1999 CEQA Guidelines. Therefore, based on Figure 2 of the respective Guidelines which details how to evaluate cumulative impacts, the proposed project does not have a significant cumulative impact.

Staff relied on the Air District's updated CEQA Guidelines (updated May 2011) for assistance in calculating air pollution emissions, obtaining information regarding the health impacts of air pollutants, and identifying potential mitigation measures, in regards to local community risks and hazards associated with Toxic Air Contaminants (TACs) and Fine Particulate Matter (PM_{2.5}) with respect to siting a new source and/or receptor; as well as for assessing both individual source and cumulative multiple source impacts. The Guidelines recommend methods whereby local community risk and hazard impacts from projects for both new sources and new receptors can be determined based on comparison with applicable thresholds of significance and screening criteria and the Guidelines recommend mitigation measures for these impacts. The process involves identifying emission sources within 1,000 feet of a project's fence line, conducting initial conservative screening, conducting advanced screening for more refined estimates, and conducting refined modeling analysis. Each step of the process either results in an assumption that the project will not have significant impact for risk and hazards and no further analysis is required, or the requirement to pursue the next step in the analysis process. If the risk and hazard estimates are not below the thresholds, after conducting the final step of refined modeling analysis, the project would have to implement risk reduction strategies.

There are no permitted emission sources within 1,000 feet of the project's fence line. After conducting initial conservative screening, by first identifying the estimated PM_{2.5}, cancer risk and hazard index values for the identified permitted sources (there are none) and comparing the estimates against the CEQA single source thresholds, then looking up PM_{2.5}, cancer risk, and hazard index values for highways and major roadways based on the distance of the roadways from the project and whether the project is east/west or north/south of the roadway, the individual values were compared to the single source thresholds, and then all the sources' values within 1,000 feet of the project were summed and the total compared against the cumulative thresholds.

The Cumulative Thresholds of Risk and Hazards for new receptors is Compliance with a Qualified Community Risk Reduction Plan OR Cancer: >100 in a million (from all local sources); Non-cancer: >10.0 Hazard Index (from all local sources) (Chronic); and PM_{2.5}: >0.8 µg/m³ annual average (from all local sources). Daly City has not prepared and adopted a Qualified Community Risk Reduction Plan so analysis was based on the latter criteria. Cumulative sums for the project resulted in Cancer Risk of 6.824 in a million (from all local sources); Non-cancer hazard index of 0.023; and PM_{2.5} of 0.144µg/m³. The construction-related thresholds for Risk and Hazards for new receptors are the same as the Operation Thresholds. All of the risk and hazard estimates were below the thresholds and based on this process, the proposed project can assume no significant impact for risk and hazards and no further analyses are needed.

The proposed project does not include uses that have been identified by BAAQMD as potential sources of objectionable odors. Sources of odors include restaurants, manufacturing plants, and agricultural operations and industrial operations such as wastewater treatment plants and solid waste transfer stations or landfills. As a new sensitive receptor for odors, the project is distant from the types of land uses that are identified as having potential to create objectionable odors.

Therefore, the proposed project would have no impact because it would not frequently create substantial objectionable odors affecting a substantial number of people.

Mitigation: None required.

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion of Evaluation: The developed site is completely surrounded by existing development.

The project does not have the potential to cause substantial adverse effect, either directly or

through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, as there are none located on or near the subject site.

There are no riparian habitats or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service located on the subject property.

There are no federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) that will be adversely affected through direct removal, filling, hydrological interruption, or other means, by the development of this project, as there are none present near this site.

This project will not interfere with the movement of any native resident or migratory fish, as there are none present on or near this site. The project will not interfere with any wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, as there are none present or near the site. The City has no tree preservation policies or ordinances. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan at this site.

Mitigation: None required.

V. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Discussion of Evaluation: There are no known historical or archaeological resources or sites, as defined by §15064.5, on the subject site or within the immediate vicinity.

There are no known paleontological resources or unique geologic features on the subject site or within the immediate vicinity.

The project area is currently developed as a school site and is surrounded entirely by existing development.

The project does not have the potential to cause a physical change, which would affect unique ethnic cultural values. Should evidence of cultural or historic artifacts be uncovered during subsequent development, work shall be halted in the area of the find. An archaeologist or historian, selected by the City, shall be consulted and shall determine the significance of the find; identify feasible mitigation measures to preserve, recover or document the find pursuant to the California Environmental Quality Act; and at that time the City shall specify the measures to be taken.

Mitigation: None required.

VI. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2010), creating substantial risks to life or property?	☐	☐	☐	☒

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
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Discussion of Evaluation: The site is not within a State of California designated Alquist-Priolo Earthquake Fault Zone, but is located in the San Francisco Bay Area, considered one of the most seismically active regions in the United States. Significant earthquakes have occurred in the Bay Area, and will continue to occur, with intensities varying, depending upon the magnitude of earthquake, the distance of the site from the causative fault, and the type of materials underlying the site.

According to the Safety Element of the Daly City General Plan, the subject site could experience “Very Strong” ground shaking intensity from an earthquake on the San Andreas Fault (0.5 miles west). Otherwise, according to more recent data prepared by the Association of Bay Area Governments (ABAG), “*On Shaky Ground, 2010*,” there are three different types of ground shaking intensities shown in the project area: high, moderately high, and moderate. These intensities are projected from earthquakes on the San Andreas or other faults in the region.

No known active faults or fault traces are known to traverse the subject site. However, due to the proximity of the nearest active fault line, the San Andreas—Peninsula, approximately 0.5 miles west, the proposed development, along with all of the City of Daly City, engenders risk of seismic instability. Due to its proximity to this fault, and the generally seismically active region, severe ground shaking is likely during the life of the structure(s), particularly during a major seismic event.

The project area is currently developed and is surrounded entirely by existing development. Soils reports are typically required wherever future development is intended, prior to grading or issuance of a building permit, as determined by the Building Official and/or City Engineer. The proposed buildings on the site will be subject to the building and safety requirements of the City of Daly City and the Uniform Building Code of the State of California, and based upon the observed geologic conditions of the site. No significant impact is expected.

Mitigation: No mitigation required beyond compliance with the Uniform Building Code.

VII. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion of Evaluation: The updated BAAQMD's guidelines developing a *Threshold of Significance* for Greenhouse Gas (GHG) Emissions is to identify the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move us toward climate stabilization. If a project would generate GHG emissions above the threshold, it would be considered to contribute substantially to a cumulative impact and would be considered significant. The *Thresholds of Significance* for operational-related GHG emissions for land use development projects are either compliance with a qualified GHG Reduction Strategy; or annual emissions less than 1,100 metric tons per year (MT/yr) of CO₂ e; or 4.6 MT of CO₂ e/SP/yr (residents + employees). Land use development projects include residential, commercial, industrial, and public land use facilities. The City of Daly City has not adopted a qualified GHG Reduction Strategy.

Construction emissions are generally considered separately from operational emissions because construction emissions are a one-time event, while operational emissions would be continuous over the life of the project. BAAQMD has not adopted thresholds for construction emissions but recommends quantification and disclosure of these emissions. Staff utilized the BAAQMD's recommended URBEMIS (version 9.2.4) modeling program to quantify construction and operational emissions of greenhouse gases for the proposed land use development project. Carbon Dioxide (CO₂) is the most common GHG emitted by human activities, in terms of quantity released and the total impact on global warming. Project construction emissions were calculated as 513.46 MTCO₂e, to be emitted over the construction period.

The operational unmitigated emissions modeled in URBEMIS (version 9.2.4). The screening criteria developed for greenhouse gases were derived using the default emission assumptions in URBEMIS and using off-model GHG estimates for indirect emissions from electrical generation, solid waste and water conveyance. The proposed project will not have sources of emissions not evaluated in the aforementioned criteria. Staff utilized the URBEMIS (version 9.2.4) modeling program to quantify operational emissions for the proposed project, resulting in 975 MT/yr of CO₂ e, below the 1,100 (MT/yr) of CO₂ e significance threshold. The project GHG impacts would be less-than-significant.

Additionally, the City of Daly City adopted a Green Building Ordinance in December, 2010 that requires all new residential construction to meet minimum requirements for Build It Green, LEED, or an equivalent third party rating system certification. Compliance with certification requirements of one of the aforementioned third party rating systems will translate into building energy efficiency above what is required by Code, greater resource conservation in the demolition, construction and operation of the site, and healthier interior and exterior materials. According to the U.S. Environmental Protection Agency (EPA), buildings account for 38.9% of the nation's total carbon dioxide emissions—a major contributor to GHG emissions. Mandating green building practices in new residential construction will result in increased energy efficiency that can ultimately contribute toward lower GHG emissions and other pollutants.

Mitigation: None required.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion of Evaluation: As part of the building permit process, all plans are reviewed for compliance with applicable Building and Fire Department requirements, pursuant to the Uniform Building and Fire Codes, and all other related City requirements. The referenced codes prescribe types of construction to protect safety.

A Phase I Environmental Site Assessment was performed by PES Environmental Inc., which was performed in general conformance with the scope and limitations of requirements issued by the U.S. Environmental Protection Agency in 40 CFR Part 312, *Standards and Practices for All Appropriate Inquiries, Final Rule* dated 1 November 2005 ("Final EPA AAI Rule"). These federal regulations prescribe accepted reasonable efforts to identify conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the Subject Property (40 CFR Part 312.21(c)(1)). The Phase I Site Assessment included a review of local, state, tribal and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources. A reconnaissance of the Property was conducted to review site use and current conditions to check for the storage, use, production or disposal of hazardous or potentially hazardous materials and interviews with persons knowledgeable about current and past site use.

The Phase I states that the site reconnaissance and records review did not find documentation of soil or groundwater impairments associated with the use of the property; there exists no documentation of hazardous materials violations or discharges on the property in any regulatory databases maintained by county, state, and federal agencies. A Phase II environmental site assessment was performed by ENGEO, Inc. because, based on their experience with similar facilities, there is a possibility that materials such as pesticides and lead-based paint are present near the "drip line" of the structures due to application of exterior paints and pesticides at the perimeter of the structures. The Phase II assessed the potential presence of pesticides and lead-based paint materials on-site by collecting a total of 28 soil samples from depths of 3 to 9 inches below the ground surface, and 10 discrete samples from select locations at depths of 12 to 18 inches below the ground surface. The results of the soil sampling program are presented in Table 1 of the Phase II Environmental Site Assessment and the laboratory analysis report is presented in its entirety in Appendix A. One sample exhibited a detectable organochlorine pesticide concentration; 4,4' -DDT, detected at a concentration of 1.9 micrograms per kilogram. The reported pesticide concentration is well below the CAL-EPA California Human Health Screening Level (CHHSL) for residential concentrations. Detected lead concentrations were below the respective CHHSL and were within the expected range of background concentrations in the Daly City area. Although the detected arsenic concentrations exceed the respective CHHSL, these concentrations are also within the expected range of background concentrations in the Daly City area. Based on the findings in the assessment, the soils near the structures at the Property do not appear to have been impacted by the use of organochlorine pesticides or lead-based paint. Based on the findings of the assessment, no additional studies were recommended.

The proposed 80-unit single family residential development project is not expected to involve the routine transport, use, or disposal of hazardous materials. As such, there would be no risk of significant hazard to the public or the environment involving the release of hazardous materials into the environment. While the construction vehicles would typically use gas and diesel fuel, Best Management Practices (BMPs) would be utilized to ensure that no construction-related fuel hazards occur. No hazardous materials are currently present at the site. The proposed project would not result in the emission of hazardous materials, substances or hazardous waste.

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a

significant hazard to the public or the environment.

Daly City in its entirety is subject to the provisions of the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport November 2012 (SFO ALUCP)*. Because the project includes a General Plan Amendment and Zone Change, it requires a finding by the Airport Land Use Commission (C/CAG Board of Directors) of consistency between the relevant land use policy actions and related discretionary actions, and the relevant airport land use compatibility criteria contained in the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport November 2012 (SFO ALUCP)*. This review is pursuant to the California Public Utilities Code Section 21676(b). On March 14, 2013, the C/CAG Airport Land Use Commission determined that the Christopher Highlands Project (80-Unit Single-Family Subdivision) was consistent with the relevant content in the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport November 2012 (SFO ALUCP)*, subject to conditions of approval. The conditions of approval include the following: 1. Reference to airspace protection and land use characteristics that may create hazards to aircraft in flight. Add a condition of approval that indicates the design of all structures in the development shall comply with all relevant FAA standards and criteria for safety, regarding flashing lights, reflective building material, land uses that may attract large concentrations of birds, HVA exhaust vents, thermal plumes, and uses that may generate electrical/electronic interference with aircraft communications and/or instrumentation, per SFO ALUCP Airspace Protection Policy, "AP-4 Other Flight Hazards are Incompatible."; and 2. Reference to Airport Influence Area/Real Estate Disclosure. Include appropriate text in the project approval documents to indicate the project site is located within the boundaries of Airport Influence Area B for San Francisco International Airport and therefore, all real property for sale or lease on the project site is subject to the real estate disclosure provisions in State law (California Business and Professions Code Sections 11010(a) and (b) 12), regarding disclosure of potential airport impacts. Both conditions of approval have been added to the project conditions of approval.

The site is not located within a private airstrip. The proposed project would not impair implementation or physically interfere with an adopted emergency plan or emergency evacuation plan.

The proposed project would ultimately result in the grading of the site and construction of 80 single family residences on a +/-14.1 acre site. As previously stated, the site is currently developed as a school. The project area is surrounded on all sides by single-family residential and multi-family residential development. The site is currently in a disturbed state and is not within an area that is subject to wildland fires.

Mitigation: None required.

IX. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow	☐	☐	☐	☒

Discussion of Evaluation: The project is within the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB), but would not result in significant impacts to

water quality, as the project will be subject to compliance with Order R-2-2009-0074, NPDES Permit No. CAS612008, of which, the City of Daly City is a Co-Permittee. The subject project will create more than one acre of impervious surface, and therefore, is subject to Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit, intended to control pollution in storm water associated with construction and land disturbance activities.

There are no known subsurface water supplies in the project area. The surrounding residential areas receive water service from the City of Daly City. The City purchases treated water from the San Francisco Public Utility Commission's Hetch Hetchy water system. The project will not draw on or deplete groundwater supplies.

The development of the property with a 80-unit single family residential development will result in slightly increased impermeable surfaces, as the existing site is currently developed as a school site and contains large areas of permeable surfaces (grass fields formerly uses for play areas). However, the development will be required to meet pre-development stormwater detention rates, in addition to treatment requirements per Order R-2-2009-0074, NPDES Permit No. CAS612008. The change is consistent with the surrounding neighborhood and is not expected to generate a significant impact.

The project will be connected to existing improved drainage facilities, and prior to any issuance of permits, the developer will be required to submit a final storm drain analysis for existing and proposed drainage improvements; existing improvements shall be upgraded in compliance with City standards and as required by the impacts of the proposed improvements. The developer has submitted a Sewer Flow Study illustrating that the existing system is capable of handling the additional flow of this development. A final Sewer Flow Study shall be provided prior to issuance of any permits illustrating any and all improvements necessary. The developer shall bear all costs for any water and/or sewer infrastructure improvements that may be necessary and will be designed to meet the current edition of the City of Daly City Standard Specifications and Drawings.

Most project construction including grading and excavation will take place in the dry season to minimize immediate erosion/siltation effects, but some construction activities may extend into the winter months, though surface water runoff flows are anticipated to be minimal. Nevertheless, the project will be subject to Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit, intended to control pollution in storm water associated with construction and land disturbance activities. The project would not degrade water quality due to the implementation of BMPs to control pollution in runoff. These measures would reduce water runoff to a less than significant level.

Permanently installed stormwater treatment facilities will be required to be constructed and maintained post-construction onsite, in compliance with Order R-2-2009-0074, NPDES Permit No. CAS612008. Stormwater treatment measures are engineered systems that remove pollutants before stormwater reaches the storm drain. Examples of stormwater treatment facilities include bioretention areas/rain gardens, flow-through planters, and vegetated swales. Beginning December 1, 2011, Low Impact Development (LID) treatment became the first priority of required systems. LID treatment systems, as defined in Order R-2-2009-0074, NPDES Permit No. CAS612008, are evapotranspiration, infiltration, and/or rainwater harvesting. Where this is infeasible, landscaped based treatment measures (biotreatment) with underdrains may be utilized. All treatment systems must be hydraulically sized to treat stormwater runoff in one of three ways: 1. Volume Hydraulic Design Basis, where the primary mode of action depends on volume capacity; 2. Flow Hydraulic Design Basis, where the primary mode of action depends on

flow capacity; or 3. Combination Flow and Volume Design Basis, where a combination of flow and volume capacity is sized to treat at least 80 percent of the total runoff over the life of the project, using local rainfall data. The developer has submitted preliminary plans to address the stormwater treatment requirements; based on results of soils reports, a final treatment design will be prepared for the project site.

Neither the site, nor any portion of Daly City is located within a 100-year flood hazard area. The project would not impede or redirect flood flows. Proposed ground elevations on the subject site are in excess of 200 feet above sea level. There are no impacts from flooding as a result of the proposed project. The project site located on a hillside and upland from the Pacific Ocean, and is not likely subject to the potential effects of a seiche, tsunami (seismic wave) or volcanic hazard. No significant impact upon water resources would be anticipated.

Mitigation: None required. Standard BMPs required for all new development per Order No. 2010-0014-DWQ, NPDES No. CAS000002, and compliance with Order R-2-2009-0074, NPDES Permit No. CAS612008.

X. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion of Evaluation: The proposed project consists of a General Plan Amendment, Zone Change, Major Subdivision, and Design Review for the new construction of eighty single family residences.

The +/- 14 acre surplus school property, located at 60 Christopher Court, is bordered by St. Francis Boulevard, Higate Drive, and CA State Highway 35 (Skyline Boulevard). According to the Jefferson Elementary School District (JESD), due to shifting local demographics in the District, enrollment has been declining is expected to decline further in the foreseeable future. The decline created a surplus of both classroom space and unused real property owned by JESD, which prompted the District to close certain schools and declare these properties surplus and available for redevelopment. The subject site is one of these surplus properties and was formerly operating as Christopher Columbus Elementary School. The proposed project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

The proposal is consistent with the pertinent residential land use goals, objectives and policies of the General Plan Land Use Element, in particular, Policy LU-10, which seeks to ensure that new single family residential development complements the scale, character, and street relationship of existing homes in the neighborhood. The proposal, as conditioned, will contribute to maintaining a pattern of variable and balanced residential densities and will promote a residential type and density suitable to the existing built environment, while helping to strengthen the integrity of the neighborhood.

Existing multistory residential buildings as previously described in this Study, surround the property. Inasmuch as the proposal is substantially similar to existing land uses in the project vicinity and does not impede circulation between any adjacent properties, it is not foreseeable that the project would physically divide the established neighborhood.

There is no habitat conservation plan or natural community or natural community conservation plan adopted for this site.

Mitigation: None Required.

XI. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion of Evaluation: No known mineral resources that would be of value to the region and the residents of the state are located on the site. The development of the subject site with the proposed 80-unit single family residential development would not result in the loss of availability of a locally important mineral resource recovery site, as this site is not delineated as such, on a local general plan, specific plan or other land use plan.

Mitigation: None Required.

XII. NOISE: Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion of Evaluation: According to the Daly City General Plan Noise Element existing and projected noise contour maps, the project site is located in an area with Community Noise Equivalent Level (CNEL) of 65-70. Future noise levels are not expected to decrease for this area. Within this noise contour, a single-family residential development, such as the proposed project, is considered "Conditionally Acceptable". Per the 2010 California Building Code, upon submittal for building permit, residential structures that are to be located in areas where the CNEL exceeds 60 db, the applicant will be required to provide an acoustical analysis report, that shows topographical relationships of noise sources and dwelling sites, identification of noise sources and their characteristics, predicted noise spectra and levels at the exterior of the proposed dwelling structure considering present and future land usage, basis for the prediction, noise attenuation measures to be applied, and an analysis of the noise insulation effectiveness of the proposed construction showing that the prescribed interior noise level requirements are met.

Construction noise is intrusive and can reach up to 105 decibels at fifty feet from the source for pile driving. Earthmoving equipment such as compactors, backhoes, tractors, trucks and graders range from 70 to 95 dBA at 50 feet from the source. Impact equipment such as pneumatic wrenches, jack hammers and pile drivers generate higher levels of noise. The noise range for this type of equipment is 80 to 105 dBA at 50 feet from the source.

Construction noise is shorter in duration than noise associated with fixed land uses. The typical time frame for construction noise is three to nine months. This impact, however, would be temporary only, limited in area, and would be diminished via implementation of Best Management Practices (BMP's). BMPs are required at the time of building permit issuance for all new development and would reduce any impacts of additional noise level exposure to insignificance. Such BMPs include, as standard conditions of approval for all new construction include requirements for construction vehicles and equipment to be properly muffled. Construction hours will be limited to 8:00 a.m. to 4:30 p.m. Mondays through Saturdays and construction on Sundays and holidays will be prohibited to avoid inconveniencing neighbors.

The project site is subject to the provisions of the *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport November 2012 (SFO ALUCP)*. The 65 dB CNEL aircraft noise contour defines the federal and state threshold for aircraft noise impacts. This contour boundary is also used by the State of California as the threshold for airport noise/land use compatibility. The Serramonte area of Daly City is located within the projected 202 65 dB CNEL aircraft noise contour boundary for San Francisco International Airport. The project site may receive noise impacts from aircraft departing on the San Bruno Gap Departure procedure (to the west) from Runways 28 Left and Right at San Francisco International Airport. However, the site is not located within the Airport's 65 dB CNEL aircraft noise contour or any other SFO noise contour. Therefore, the airport noise/land use compatibility policies and criteria in the SFO ALUCP do not apply to this referral and results in a less than significant impact.

The proposed project is not within the vicinity of a private airstrip.

Mitigation: None required.

XIII. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion of Evaluation: There exists little chance that the project will induce substantial population growth beyond the roughly 280 people who are expected to reside in the 80 proposed single family residences proposed by the project. The subject project is limited roughly to the property proposed for development and provides no substantial capacity increases to water, sewer, or wastewater facility that would allow the accommodation of additional population growth in the immediate vicinity. The project does not include any improvements to sub-regional or regional roadway networks that would induce population growth. There is no retail or office development associated with the project.

The site is currently developed as a school and would not displace any housing, necessitating the construction of replacement housing elsewhere.

The project would be constructed on a +/-14.1-acre infill site and will utilize or improve existing site infrastructure. The proposed project is an 80-unit single family residential development located less than 1.5 mile to the Colma BART station. Single-family residential land uses are consistent with the land uses in the area. No significant impact is expected under this heading.

Mitigation: None required

XIV. PUBLIC SERVICES:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☐	☒
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Discussion of Evaluation: As part of the building permit review process, all departments and agencies responsible for providing services are consulted to determine their ability to provide services to proposed development projects. Such services within the project area may include, but not be limited to, local utilities, service systems such as fire and police protection, schools, maintenance of public facilities including roads, and other governmental services as anticipated by the City's General Plan. Based on distribution of preliminary plans, all applicable agencies have indicated they would be able to provide the needed public services at acceptable service levels to this project. The proposal is further consistent with the current Daly City Water Master Plan, Waste Water Master Plan, other long-range master plans and Capital Improvement Program in terms of future growth anticipated in the project area. The developer will be assessed any necessary fees to cover these services at the time the City issues building permits for the project.

Mitigation: None required.

XV. RECREATION:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion of Evaluation: The proposed project will increase the use of existing neighborhood park facilities. Although the project contains no park areas designated by the General Plan for future construction, the Daly City Municipal Code requires that the applicant pay park fees in lieu of land dedication. The minimal number of new residents to be generated by the project would not contribute to the substantial physical deterioration of existing City recreational facilities. The project will neither generate nor create any need for additional recreational opportunities or facilities within the City.

Mitigation: None required.

XVI. TRANSPORTATION/TRAFFIC: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Discussion of Evaluation: Access to the site would be provided by an existing driveway off Christopher Court on the west side of the site and a new driveway on the east side of the site off St. Francis Boulevard. The Engineering Division has reviewed the proposed means of vehicular access from both of these locations and has determined that the driveways at these locations effectively provide a safe means of ingress and egress for automobiles without creating a danger to pedestrians. On site private streets will be built to City standards and are adequate for the transport of vehicles and emergency access as determined by the Engineering Division, Fire Department, and Allied Waste Management.

Traffic operating characteristics of intersections are described by the concept of level of service

(LOS). LOS is a qualitative description of an intersection's performance based on the average delay per vehicle, and ranges from LOS A (free flow or excellent conditions with short delays) to F (congested or overloaded conditions with extremely long delays). LOS A, B, C, and D are considered excellent to satisfactory service levels. LOS E is undesirable and LOS F is unacceptable and both are considered significant adverse impact levels.

Christopher Highlands Residential Traffic Impact Analysis was prepared by Hexagon Transportation Consultants, Inc. for Lennar and the City of Daly City, on September 7, 2012, and included evaluations of peak-hour traffic conditions at seven unsignalized intersections and one signalized intersection in the vicinity of the project site. The study intersections were Lakeshire Drive and Clarinada Avenue (unsignalized); St. Francis Boulevard and Clarinada Avenue (unsignalized); Highway 1 and Clarinada Avenue (unsignalized); Callan Boulevard and Clarinada Avenue (unsignalized); St. Francis Boulevard and Highgate Drive/Serramonte Boulevard (unsignalized); Highway 1 and Serramonte Boulevard (unsignalized); Callan Boulevard and Serramonte Boulevard (unsignalized); and Gellert Boulevard and Serramonte Boulevard (signalized). The City's LOS standard for signalized intersections is LOS D or better. The correlation between LOS and average delay is shown in Table 1 of *Christopher Highlands Residential Traffic Impact Analysis*. The City's LOS standard for STOP controlled intersections is LOS E or better. The correlation between average delay and level of service is shown in Table 2 of *Christopher Highlands Residential Traffic Impact Analysis*. The LOS analysis at unsignalized intersections is supplemented with an assessment of the need for signalization of the intersection. This method makes no evaluation of intersection LOS but simply provides an indication whether vehicular peak hour traffic volumes are, or would be, sufficient to justify installation of a traffic signal. The study also includes an operations analysis for the unsignalized study intersections, and an analysis of site access, on-site circulation, and parking.

Traffic conditions at the study locations were analyzed during the AM (7:00 A.M. to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods. The Existing (2011), Existing Plus Project, Cumulative No Project, and Cumulative Plus Project transportation scenarios were examined in the study.

Based on the size of the proposed project and the applicable ITE trip generation rates, it was estimated that the project would generate a total of 66 (16 inbound and 50 outbound) and 86 (54 inbound and 32 outbound) AM and PM peak hour trips, respectively. The existing uses on site were observed to generate 41 trips (33 inbound and 8 outbound) during the AM peak hour and 4 trips (1 inbound and 3 outbound) during the PM peak hour. The traffic generated by the existing land uses on the site is subtracted from the gross project trips to yield net generated project trips. Based on the recommended rates and the existing trip generation for the site, it is estimated that the proposed project would generate 766 daily gross trips, with a net increase of 25 AM peak-hour trips (-17 inbound trips and 42 outbound trips) and 82 PM peak-hour trips (53 inbound trips and 29 outbound trips). Gross project trips were utilized in the analysis of site driveway operations, since all trips generated by the project would access the project driveways. The project trip generation estimates are presented in Chapter 3, Table 5.

As shown in Table 6 of *Christopher Highlands Residential Traffic Impact Analysis*, no study intersection would be significantly impacted by the project under Existing Plus Project, Background Plus Project, Cumulative, and Cumulative Plus Project conditions. All study intersections would operate at LOS D or better during the AM and PM peak periods. The results of the intersection level of service analysis under existing plus project conditions show that no study intersections would be impacted by the project according to applicable level of service standards. The results of the peak-hour traffic signal warrant checks under existing plus project

conditions indicate that the intersection at Callan Boulevard and Serramonte Boulevard would continue to have traffic conditions that meet the signal warrant thresholds during the peak hours. Although the proposed project would contribute to the need for signalization of the above intersection, according to City of Daly City threshold of significance, the project would not have a significant impact at the above intersection. The project trips constitute approximately 2 and 3 percent (%) of the total existing plus project conditions traffic volumes during the AM and PM peak hours, respectively, at this location.

Section 17.34.020.A of the Zoning Ordinance requires that two parking spaces be provided for each proposed townhouse unit. In this case, 160 parking spaces would be required for a 80-unit single family residential development. The proposed project will provide 2 car garages for each unit and will include street parking.

The San Mateo County Congestion Management Agency (CMA) requires that all development projects' transportation studies include an analysis of congestion management plan (CMP) intersections and roadways for projects that generate more than 100 net P.M. peak hour trips. Since the project is expected to generate 43 P.M. peak hour trips, it is in compliance with the CMP and no further analysis is necessary.

There are no air traffic concerns with the proposed project. However, because all of Daly City is located within the purview of the SFO ALUCP, the project has been conditioned to that the design of all structures in the development shall comply with all relevant FAA standards and criteria for safety, regarding flashing lights, reflective building material, land uses that may attract large concentrations of birds, HVA exhaust vents, thermal plumes, and uses that may generate electrical/electronic interference with aircraft communications and/or instrumentation, per SFO ALUCP Airspace Protection Policy, "AP-4 Other Flight Hazards are Incompatible."

The proposal does not involve the creation of new areas of circulation within the site that would include sharp curves or dangerous intersections. The project would not result in inadequate emergency access. The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation policies.

Mitigation: Prior to final inspection, the applicant shall contribute \$7.800 (2.5% of the cost of a standard, fully-actuated traffic signal) for the installation of a fully-actuated traffic signal at Serramonte Blvd./Callan Blvd.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion of Evaluation: The project will be required to comply with federal, state, and local statutes and regulations related to solid waste, per the City of Daly City's standards. Electric, gas, water, storm, and sewer lines exist within close proximity of the project site however, there may be upgrades to existing facilities required, per Department of Water and Wastewater Department, Engineering Division and the North County Fire Authority. All facilities will be required to be constructed in compliance with pertinent Codes and standard specifications. The City of Daly City currently services the area surrounding the project site. Prior to the issuance of any permits, the applicant will be required to submit revised studies illustrating that the existing water, sewer, and stormwater facilities are adequate to serve the development or that their proposed upgrades will be adequate to serve the development. As part of the environmental review process, all departments and agencies responsible for supplying utilities for this project have indicated their ability to meet the needs of the project. As with all new construction projects, conditions would require all new utility services to be undergrounded.

The proposed project would not exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board. The City of Daly City controls and provides the sewer lines and will ultimately provide all of the water that would serve the subject site. The City has indicated adequate wastewater treatment plant capacity to service the site including ultimate development, and that no adverse impacts to the wastewater system are expected. Water conservation programs, wastewater reclamation and reuse, and increased well production are all methods in which the City could utilize to reduce any uncertainty in the future supply of water.

The local solid waste disposal and recycling service provider, Allied Waste Services, has reviewed the project and does not anticipate any difficulty meeting the anticipated needs of the project in terms of storage containment, access, and landfill capacity.

Mitigation: None required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Discussion of Evaluation: The proposed project consists of a General Plan Amendment, Zone Change, Major Subdivision, and Design Review for the new construction of eighty single family residences.

The +/- 14 acre surplus school property, located at 60 Christopher Court, is bordered by St. Francis Boulevard, Higate Drive, and CA State Highway 35 (Skyline Boulevard). According to the Jefferson Elementary School District (JESD), due to shifting local demographics in the District, enrollment has been declining is expected to decline further in the foreseeable future. The decline created a surplus of both classroom space and unused real property owned by JESD, which prompted the District to close certain schools and declare these properties surplus and available for redevelopment. The subject site is one of these surplus properties and was formerly operating as Christopher Columbus Elementary School.

Surrounding development consists of predominantly two- and three-story single residences. The proposed two story single family residences will have varying building heights, depending on model type, ranging between approximately 25 feet to 30 feet as measured from finished grade. There will be several series of retaining walls throughout the site, varying in height from 2-6 feet in height.

The proposed project is compatible with the existing land uses in the area. The proposed project will not have any significant impact under this heading.

Mitigation: None required.

LIST OF REFERENCES AND CONTACTS

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2. Dyett & Bhatia. City of Daly City General Plan Environmental Impact Report, SCH# 2012032024, March 25, 2013.
3. City of Daly City. Zoning Regulations, Title 17, as updated to 5/11.
4. CH2Mhill. Daly City Collection System Master Plan, 1993.
5. Brown and Caldwell. Daly City Water Master Plan, 1991.
6. Association of Bay Area Governments. On Shaky Ground, Earthquakes and Hazards Program, 2010.
7. Association of Bay Area Governments. Alquist-Priolo Earthquake Fault Zones Map, reproduced with permission, California Geological Survey from CD-ROM 2001-04 (2001), Official Map of Alquist-Priolo Earthquake Fault Zones.
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9. California Department of Conservation, Office of Land Conservation. California Agricultural Land Evaluation and Site Assessment Model Instruction Manual.
10. California Department of Conservation, Office of Land Conservation. Compiled by the Farmland Mapping and Monitoring Program (FMMP) pursuant to Section 65570 of the California Government Code. San Mateo County Important Farmland Map 2006, 2008.
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13. Jones, A.L., M. Perlmutter, W.B. Monahan, and D. Yun. 2008. Mapping California's Important Bird Areas. Prepared by Audubon California with support from California Polytechnic Institute. Audubon California, Sacramento, CA.
14. United States Department of Fish and Wildlife Service. National Wetlands Inventory, Wetlands Data.KMZ (Keyhole Markup Language file accessed via Google Earth), May 20, 2010.
15. Hexagon Transportation Consultants, Inc. Christopher Highlands Residential Transportation Impact Analysis, September 7, 2012.
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19. Bay Area Air Quality Management District. Stationary Source Screening Analysis Tool, San Mateo May 2011, Google Earth KMZ file, accessed July, 2013.
20. Bay Area Air Quality Management District. Roadway Screening Analysis Tables, Roadway Screening Tables. July, 2013.
21. Bay Area Air Quality Management District. GHG Plan Level Quantification Guidance. July, 2013.
22. Bay Area Air Quality Management District. Screening Tables for Air Toxics Evaluation During Construction, Version 1.0, May, 2010.

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24. ENGEO Incorporated. Phase II Environmental Site Assessment Report, 60 Christopher Court, Daly City, California, September 1, 2011.
25. PES Environmental Inc.; Phase I Environmental Site Assessment, Christopher Columbus School, 60 Christopher Court, Daly City, California; August 3, 2010.
26. SCA, Summary Report, 3-Year AHERA Re-inspections, Christopher Columbus Elementary School, 60 Christopher Court, Daly City, California; December 17, 2007.
27. ENGEO Incorporated. Preliminary Review of Bio-Retention Facility, Christopher Highlands Bio-Retention Facility, Daly City, California; February 5, 2013.
28. Institute of Transportation Engineers. TRIP GENERATION, 8TH Edition, Volume 2 of 3, 2008.
29. California Department of Public Health, California Environmental Health Tracking Program (CEHTP). Traffic Volume Linkage Tool, accessed July, 2013, www.ehib.org
30. United States Environmental Protection Agency. Buildings and their Impact on the Environment: A Statistical Summary. April 22, 2009.
31. Ricondo and Associates in association with Jacobs Consultancy and Clarion Associates. Comprehensive Land Use Compatibility Plan for the Environs of San Francisco International Airport, prepared for City/County Association of Governments of San Mateo County, Redwood City, California. October, 2012.

EXHIBITS

- Site Location Map
- Reduced Plan(s) (8-1/2" x 11")
- Mitigation Monitoring Plan

INCLUSIONARY HOUSING PLAN

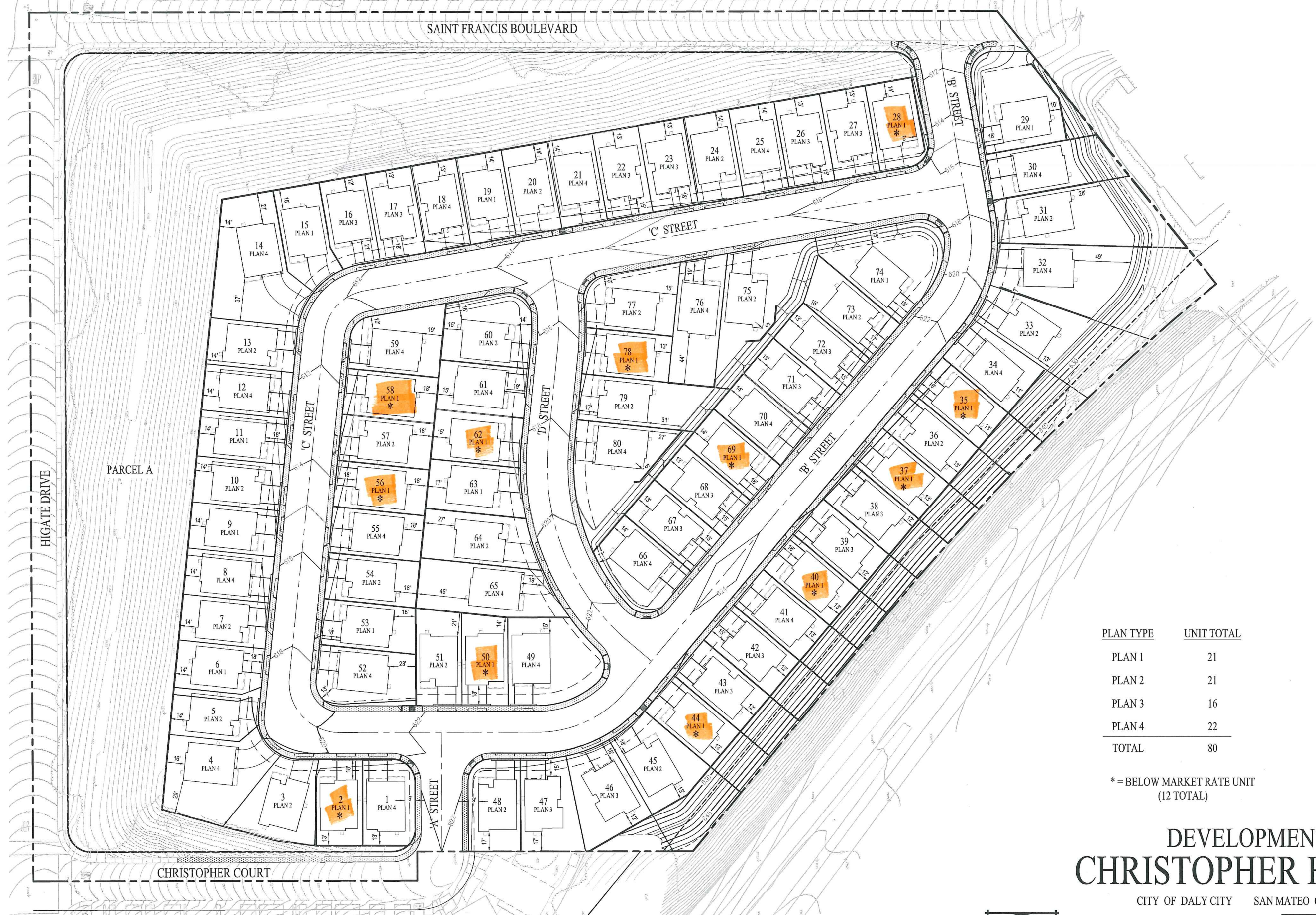
For
Christopher Highlands, Daly City, CA

Developer: Lennar Homes
Contact: Brent Reed 925.699.7465
Date Submitted: August 8, 2013

1. Describe the location, structure (attached, semi-attached, or detached), proposed tenure, and size of the proposed market-rate, commercial space and/or Inclusionary Units and the basis for calculating the number of Inclusionary Units. *The entire Christopher Highlands project consists of 80 single family ownership dwelling units. Lennar Homes proposes to build 12 (twelve) single family Inclusionary Units on-site. The 12 Inclusionary Units are to be affordable to median income households at 110% AMI. Income eligibility shall be set at 120% AMI maximum in order to optimize the pool of potential buyers. As dictated by ordinance, 20% of the homes (16 D/Us) are to be affordable. We are meeting this requirement by building 12 units on-site and the balance of 4 (four) units needed to be met by way of an In-Lieu Fee. The agreed total In-Lieu Fee amount is \$250,000 per unit, equating to \$1 million dollars and payable at the time of issuance for the first building permit. The following Lot numbers are designated as affordable units: 2, 28, 35, 37, 40, 44, 50, 56, 58, 62, 69, and 78.*
2. Provide a floor or site plan depicting the location of the Inclusionary Units. *See attached.*
3. Describe the income levels to which each Inclusionary Unit will be made affordable. *All affordable units shall have 4 bedrooms. For pricing purposes, a household size of not more than five persons shall be assumed for a 4 bedroom home (Plan 1). Eligible households are required to have a minimum of a 4 person household. Actual sales price of the affordable units shall be calculated based on the "Affordable Ownership cost" as defined in the Municipal Code, Section 17.47.040 using 110% AMI as applicable income. Pricing for the affordable units shall be set at time of the first building permit issuance and shall remain in force for 24 months thereafter.*
4. Describe the mechanisms that will be used to assure that the units remain affordable for the desired term, such as resale and rental restrictions, deeds of trust, and rights of first refusal and other documents. *Lennar shall set in place a Deed Restriction that shall bind the Below Market Rate units for 55 years after the initial owner takes occupancy. Covenants thereunder shall Run with the Land.*
5. For phased Development, provide a phasing plan that provides for the timely development of the number of Inclusionary Units proportionate to each proposed phase

of development as required by Section 17.47.050(B) of ordinance. *The Christopher Highlands project will not have a phased Map. The inclusionary units are dispersed through out the tract and shall be constructed and occupied concurrent with the production homes in any given construction or DRE phase.*

6. Describe any alternative means designated in Section 17.47.090 proposed for the Development along with information necessary to support the findings required by Section 17.47.090 for approval of such alternatives; and *(see #7)*
7. Provide any other information reasonably requested by the City Manager to assist with evaluation of the Plan under the standards of the ordinance. *As noted in Item #1, fulfillment of the Inclusionary Housing Plan shall be met by a combination of on-site construction and an In- Lieu fee. To meet the 20% requirement for median income affordable units on an 80 unit subdivision, Lennar proposed building 15% of the units (12 D/U's) on site and paying an In Lieu fee for the remaining 5% (4 units x \$250K) at time of the first building permit issuance. This alternative has been discussed with and accepted by the City Manager and Community Development staff.*



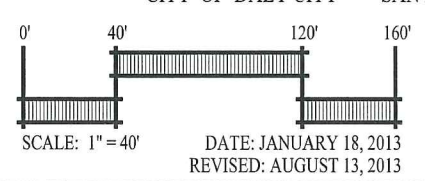
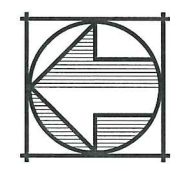
PLAN TYPE	UNIT TOTAL
PLAN 1	21
PLAN 2	21
PLAN 3	16
PLAN 4	22
TOTAL	80

* = BELOW MARKET RATE UNIT
(12 TOTAL)

2	3,000	PLAN 1	1,475	48.5
3	4,103	PLAN 2	1,465	35.7
4	5,740	PLAN 4	1,517	26.4
5	3,077	PLAN 2	1,465	47.6
6	3,057	PLAN 1	1,475	48.2
7	3,040	PLAN 2	1,465	48.2
8	3,040	PLAN 4	1,517	49.9
9	3,040	PLAN 1	1,475	48.5
10	3,040	PLAN 2	1,465	48.2
11	3,040	PLAN 1	1,475	48.5
12	3,040	PLAN 4	1,517	49.9
13	3,040	PLAN 2	1,465	48.2
14	6,947	PLAN 4	1,517	21.8
15	3,439	PLAN 1	1,475	42.9
16	3,054	PLAN 4	1,517	49.7
17	3,040	PLAN 3	1,437	47.3
18	3,040	PLAN 3	1,437	47.3
19	3,040	PLAN 1	1,475	48.5
20	3,040	PLAN 2	1,465	48.2
21	3,040	PLAN 4	1,517	49.9
22	3,040	PLAN 3	1,437	47.3
23	3,040	PLAN 3	1,437	47.3
24	3,040	PLAN 2	1,465	48.2
25	3,040	PLAN 1	1,475	48.5
26	3,040	PLAN 3	1,437	47.3
27	3,040	PLAN 3	1,437	47.3
28	3,372	PLAN 4	1,517	45.0
29	6,315	PLAN 1	1,475	23.4
30	4,372	PLAN 4	1,517	34.7
31	7,209	PLAN 2	1,465	20.3
32	10,638	PLAN 4	1,517	14.3
33	6,748	PLAN 2	1,465	21.7
34	5,581	PLAN 4	1,517	27.2
35	4,479	PLAN 1	1,475	32.9
36	4,377	PLAN 2	1,465	33.5
37	4,307	PLAN 1	1,475	34.2
38	4,267	PLAN 3	1,437	33.7
39	4,258	PLAN 3	1,437	33.7
40	4,275	PLAN 1	1,475	34.5
41	4,296	PLAN 4	1,517	35.3
42	4,317	PLAN 3	1,437	33.3
43	4,339	PLAN 3	1,437	33.1
44	4,360	PLAN 1	1,475	33.8
45	6,765	PLAN 2	1,465	21.7
46	5,242	PLAN 3	1,437	27.4
47	3,848	PLAN 3	1,437	37.3
48	3,554	PLAN 2	1,465	41.2
49	5,330	PLAN 4	1,517	28.5
50	3,126	PLAN 1	1,475	47.2
51	3,294	PLAN 2	1,465	44.5
52	4,112	PLAN 4	1,517	36.9
53	3,284	PLAN 1	1,475	44.9
54	3,200	PLAN 2	1,465	45.8
55	3,200	PLAN 4	1,517	47.4
56	3,200	PLAN 1	1,475	46.1
57	3,200	PLAN 2	1,465	45.8
58	3,200	PLAN 1	1,475	46.1
59	4,217	PLAN 4	1,517	36.0
60	4,385	PLAN 2	1,465	33.4
61	3,311	PLAN 4	1,517	45.8
62	3,322	PLAN 1	1,475	44.4
63	3,536	PLAN 1	1,475	41.7
64	4,133	PLAN 2	1,465	35.4
65	5,131	PLAN 4	1,517	29.6
66	3,959	PLAN 4	1,517	38.3
67	3,040	PLAN 3	1,437	47.3
68	3,040	PLAN 3	1,437	47.3
69	3,040	PLAN 1	1,475	48.5
70	3,040	PLAN 4	1,517	49.9
71	3,040	PLAN 3	1,437	47.3
72	3,040	PLAN 3	1,437	47.3
73	3,373	PLAN 2	1,465	43.4
74	6,060	PLAN 1	1,475	24.3
75	6,810	PLAN 2	1,465	21.5
76	4,422	PLAN 4	1,517	34.3
77	4,183	PLAN 2	1,465	35.0
78	3,009	PLAN 1	1,475	49.0
79	4,624	PLAN 2	1,465	31.7
80	6,409	PLAN 4	1,517	23.7

DEVELOPMENT PLAN CHRISTOPHER HIGHLANDS

CITY OF DALY CITY SAN MATEO COUNTY CALIFORNIA





Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

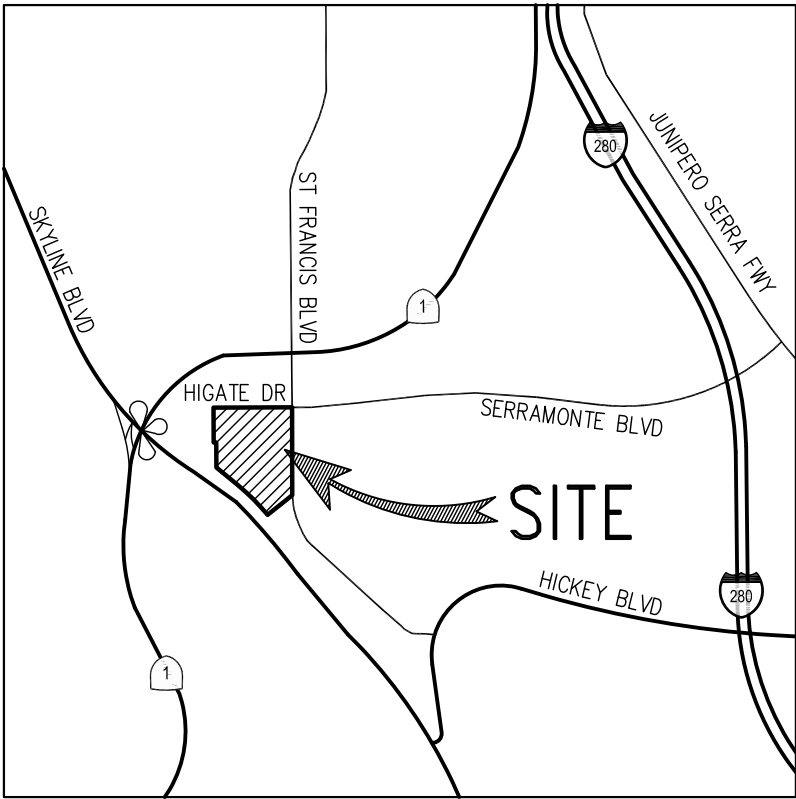
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575

CHRISTOPHER HIGHLANDS

TENTATIVE MAP PACKAGE

DALY CITY, CALIFORNIA



VICINITY MAP
NOT TO SCALE

PROJECT TEAM :

DEVELOPER

LENNAR HOMES OF CALIFORNIA, INC.
DOUG RICH
6111 BOLLINGER CANYON ROAD, SUITE 550
SAN RAMON, CA 94583
(925) 242-0811

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
GREG MILLER
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583
(925) 866-0322

ARCHITECT

SDG ARCHITECTURE & ENGINEERING
JENNIFER MASTRO
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
(925) 634-7000

LANDSCAPE ARCHITECT

HLD GROUP
TIM HOAGLAND
555 N. SANTA CRUZ AVENUE
LOS GATOS, CA 95030
(408) 354-9509

SOILS ENGINEER

ENGE, INC
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000



PROJECT INFORMATION :

SITE AREA:	14.04± AC (GROSS) ; 12.70± AC (NET)
A.P.N. :	008-345-020
EXISTING ZONING:	U : UNZONED
PROPOSED ZONING:	R-1 : SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	80 SINGLE FAMILY RESIDENTIAL HOMES

SHEET INDEX :

T1 TITLE SHEET

CIVIL PLANS:

TM-1	TENTATIVE SUBDIVISION MAP
TM-2	SITE PLAN
TM-3	PRELIMINARY GRADING PLAN
TM-4	PRELIMINARY UTILITY PLAN
TM-5	PRELIMINARY STORMWATER QUALITY PLAN
TM-6	DEVELOPMENT PLAN

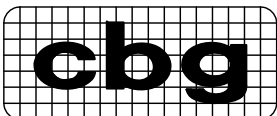
ARCHITECTURAL PLANS:

A0	STREET SCENE
A1	PLAN 1 FRONT ELEVATIONS
A2	PLAN 1 FIRST & SECOND FLOOR PLANS
A3	PLAN 1 EARLY CALIFORNIA SIDE, REAR ELEVATIONS & ROOF PLAN
A4	PLAN 1 FRENCH SIDE, REAR ELEVATIONS & ROOF PLAN
A5	PLAN 1 CRAFTSMAN SIDE, REAR ELEVATIONS & ROOF PLAN
A6	PLAN 2 FRONT ELEVATIONS
A7	PLAN 2 FIRST & SECOND FLOOR PLANS
A8	PLAN 2 EARLY CALIFORNIA SIDE, REAR ELEVATIONS & ROOF PLAN
A9	PLAN 2 FRENCH SIDE, REAR ELEVATIONS & ROOF PLAN
A10	PLAN 2 CRAFTSMAN SIDE, REAR ELEVATIONS & ROOF PLAN
A11	PLAN 3 FRONT ELEVATIONS
A12	PLAN 3 FIRST & SECOND FLOOR PLANS
A13	PLAN 3 EARLY CALIFORNIA SIDE, REAR ELEVATIONS & ROOF PLAN
A14	PLAN 3 FRENCH SIDE, REAR ELEVATIONS & ROOF PLAN
A15	PLAN 3 CRAFTSMAN SIDE, REAR ELEVATIONS & ROOF PLAN
A16	PLAN 4 FRONT ELEVATIONS
A17	PLAN 4 FIRST & SECOND FLOOR PLANS
A18	PLAN 4 EARLY CALIFORNIA SIDE, REAR ELEVATIONS & ROOF PLAN
A19	PLAN 4 FRENCH SIDE, REAR ELEVATIONS & ROOF PLAN
A20	PLAN 4 CRAFTSMAN SIDE, REAR ELEVATIONS & ROOF PLAN

LANDSCAPE PLANS:

L-1	PRELIMINARY LANDSCAPE SITE PLAN
L-2	CONCEPTUAL LANDSCAPE DETAILS
L-3	CONCEPTUAL TRAILSIDE PLAZA DETAILS

LENNARSM



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& Gibson, Inc.**
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6111 Bollinger Canyon Road, Suite 150 • San Ramon, CA 94583
925-866-0322 • fax 925-866-8575
www.cbng.com

SDG Architecture + Engineering
3361 Walnut Blvd. Suite 120 Brentwood, CA 94513
925.634.7000 www.straussdesign.com

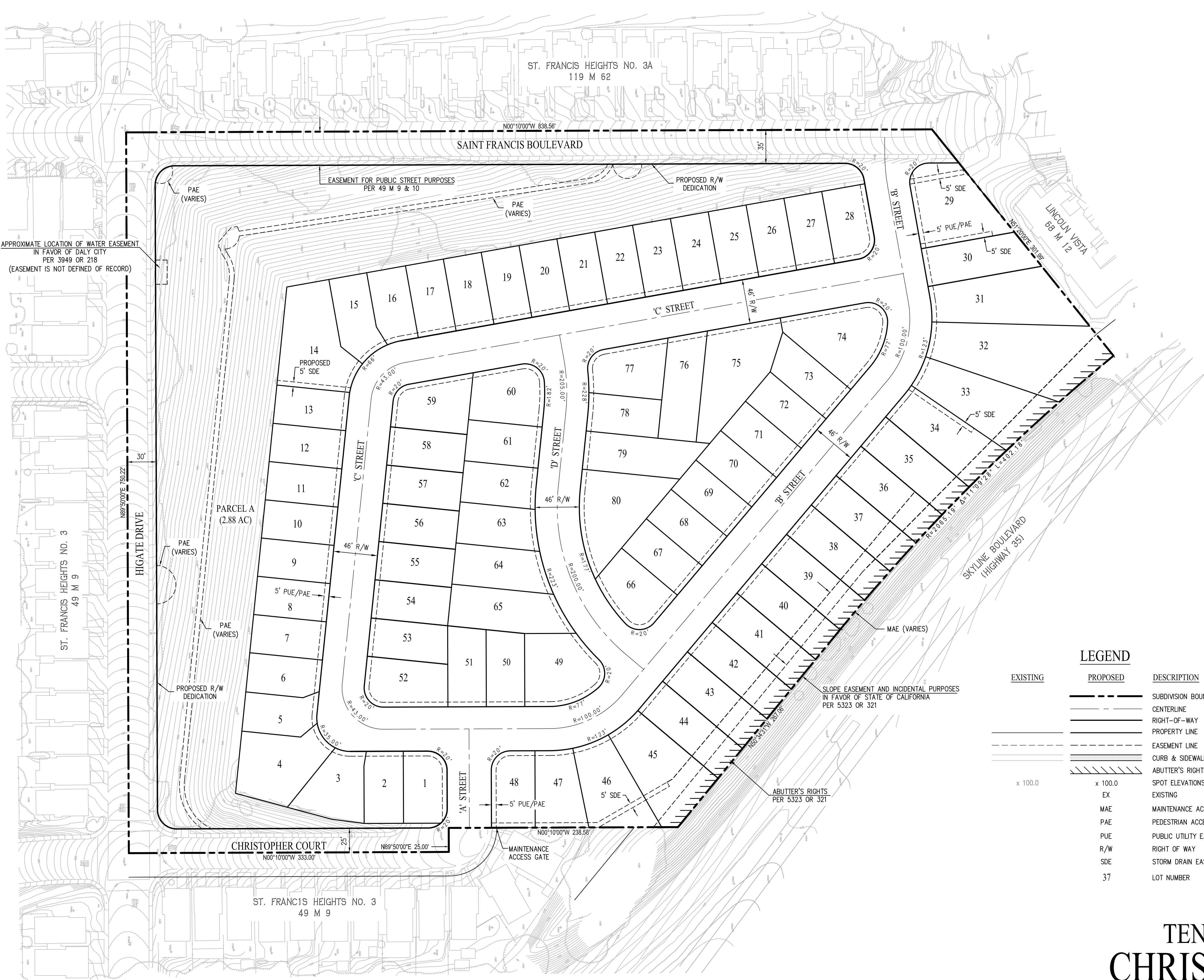


H•L•D Group
Landscape Architecture

555 N. Santa Cruz Avenue, Los Gatos, CA 95030
(408) 354-9509, Fax # (408) 354.9040

T1

AUGUST 14, 2013

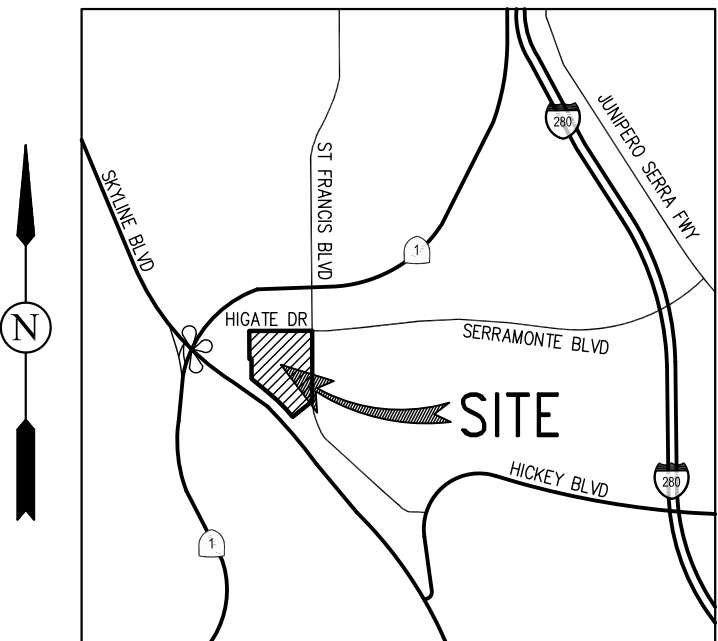


SHEET INDEX:

- TM-1 TENTATIVE SUBDIVISION MAP
- TM-2 SITE PLAN
- TM-3 PRELIMINARY GRADING PLAN
- TM-4 PRELIMINARY UTILITY PLAN
- TM-5 PRELIMINARY STORMWATER QUALITY PLAN

GENERAL NOTES:

- 1. OWNER: JEFFERSON SCHOOL DISTRICT
60 CHRISTOPHER COURT
DALY CITY, CA 94015
- 2. APPLICANT: LENNAR HOMES OF CALIFORNIA INC.
6111 BOLLINGER CANYON ROAD, SUITE 550
SAN RAMON, CA 94583
ATTN: DOUG RICH
- 3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583
ATTN: GREG MILLER
REGISTRATION #45042
- 4. GEOTECHNICAL ENGINEER: ENGEQ, INCORPORATED
2010 CROW CANYON PL, SUITE 250
SAN RAMON, CA 94583
(925)866-9000
- 5. TOPOGRAPHIC SOURCE: AEROMETRIC SURVEYS
SAN MATEO, CA 94566
DATE OF PHOTOGRAPHY: 12-02-11
- 6. A.P.N.: 008-345-020
- 7. EXISTING LAND USE: ELEMENTARY SCHOOL
- 8. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- 9. SITE AREA: 14.04± AC. (GROSS); 12.70± AC. (NET)
- 10. RESIDENTIAL UNITS: 80
- 11. GENERAL PLAN: SCHOOL
- 12. DENSITY: 6.38 DU/AC (NET)
- 13. PARKING: RESIDENTIAL GARAGE 160
GUEST 48
TOTAL ON SITE PARKING: 208
NOTE: PARKING AS SHOWN ON SHEET 2 REFLECTS THE AVAILABLE STALLS.
GUEST PARKING WILL NOT BE STRIPED.
- 14. ZONING: EXISTING: (UNZONED)
PROPOSED: (R1-SINGLE FAMILY RESIDENTIAL)
- 15. STREET: PRIVATE STREETS ARE TO BE PRIVATELY MAINTAINED.
THE MINIMUM LONGITUDINAL SLOPE OF ALL STREETS IS 0.5%.
- 16. SEWER: NORTH SAN MATEO COUNTY SANITARY DISTRICT
- 17. STORM & WATER: CITY OF DALY CITY
- 18. GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
- 19. TELEPHONE: TBD
- 20. CABLE TV: TBD
- 21. FLOOD ZONE: THE SITE IS IN A "NO SPECIAL FLOOD HAZARD AREA" (NSFHA)
PER THE FEMA COMMUNITY STATUS BOOK REPORT.
- 22. STORM WATER QUALITY: SITE RUN-OFF WILL BE COLLECTED AND TREATED USING ONSITE BIO-RETENTION
MEASURES BEFORE DISCHARGING TO THE CITY STORM DRAIN SYSTEM. ALL
MEASURES COMPLY WITH THE WATER QUALITY TREATMENT STANDARDS IN THE
SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM. ON-SITE
BIO-RETENTION AREAS WILL BE MAINTAINED BY THE HOA.
- 23. EXISTING STRUCTURES: ALL EXISTING ON-SITE BUILDINGS ARE TO BE REMOVED.
- 24. CONTOURS: EXISTING CONTOUR INTERVAL: 1 FOOT
- 25. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS
SUBJECT TO FINAL DESIGN.
- 26. EROSION CONTROL: ALL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE
CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE
ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) AND THE STATE WATER
RESOURCES CONTROL BOARD NPDES GENERAL PERMIT FOR STORMWATER
DISCHARGES, ORDER NO 2009-0009-DWG. CONTROL MEASURES ARE SUBJECT
TO THE INSPECTION AND APPROVAL OF THE CITY OF DALY CITY.
- 27. COMMON AREAS: ALL OPEN SPACE TO BE MAINTAINED BY THE HOA.
- 28. RETAINING WALLS: ALL COMMON AREA RETAINING WALLS TO BE MAINTAINED BY THE HOA. REARYARD
RETAINING WALLS TO BE MAINTAINED BY LOT OWNERS.
- 29. FIRE SPRINKLER: ALL UNITS WILL BE INSTALLED WITH FIRE SPRINKLERS. AVAILABLE FIRE FLOW TO
BE CONFIRMED BY THE CITY OF DALY CITY.
- 30. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.
- 31. FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE
LANDS SHOWN ON THIS TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4,
SECTION 66.456.1 OF THE SUBDIVISION MAP ACT.



VICINITY MAP

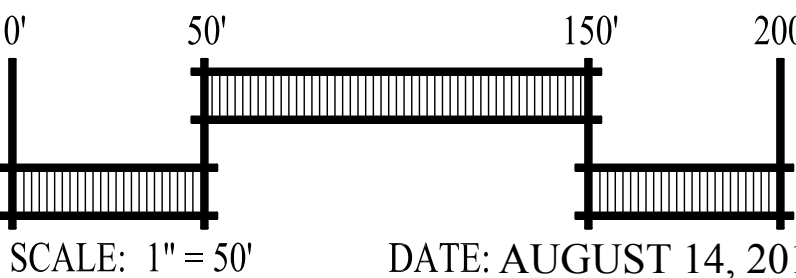
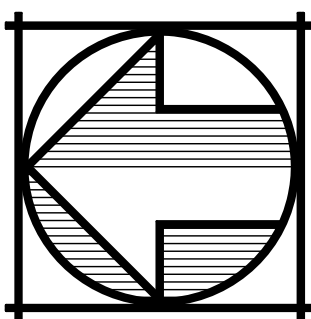
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		RIGHT-OF-WAY
		PROPERTY LINE
		EASEMENT LINE
		CURB & SIDEWALK
		ABUTTER'S RIGHTS
		SPOT ELEVATIONS
		EXISTING
		MAINTENANCE ACCESS EASEMENT
		PEDESTRIAN ACCESS EASEMENT
		PUBLIC UTILITY EASEMENT
		RIGHT OF WAY
		STORM DRAIN EASEMENT
		LOT NUMBER

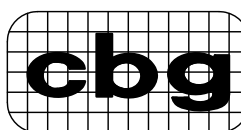
TENTATIVE SUBDIVISION MAP
CHRISTOPHER HIGHLANDS

CITY OF DALY CITY SAN MATEO COUNTY CALIFORNIA



SCALE: 1" = 50'

DATE: AUGUST 14, 2013



Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575

SHEET NO.

TM-1

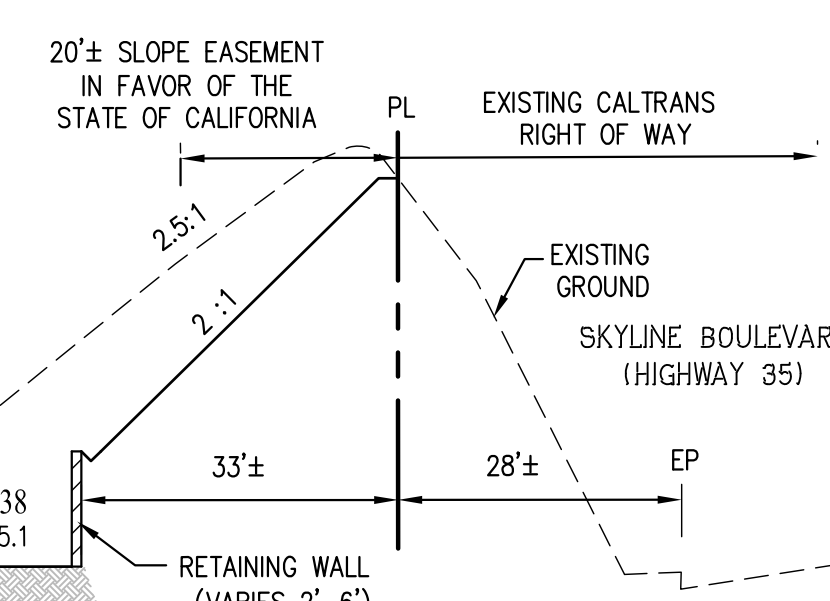
OF 6 SHEETS



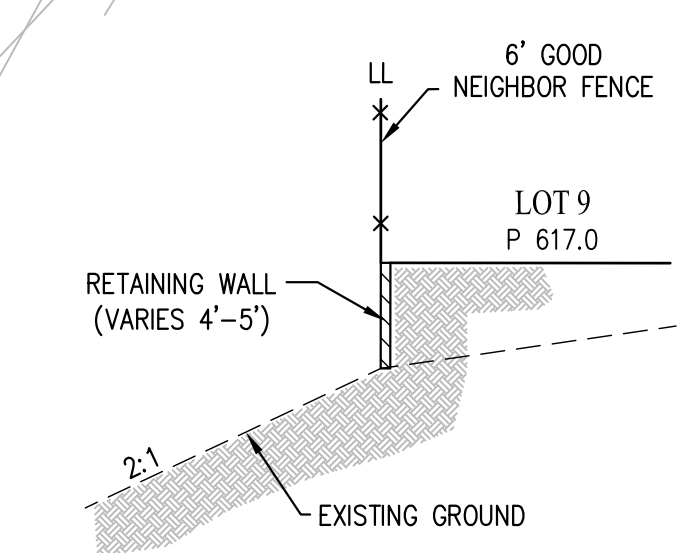


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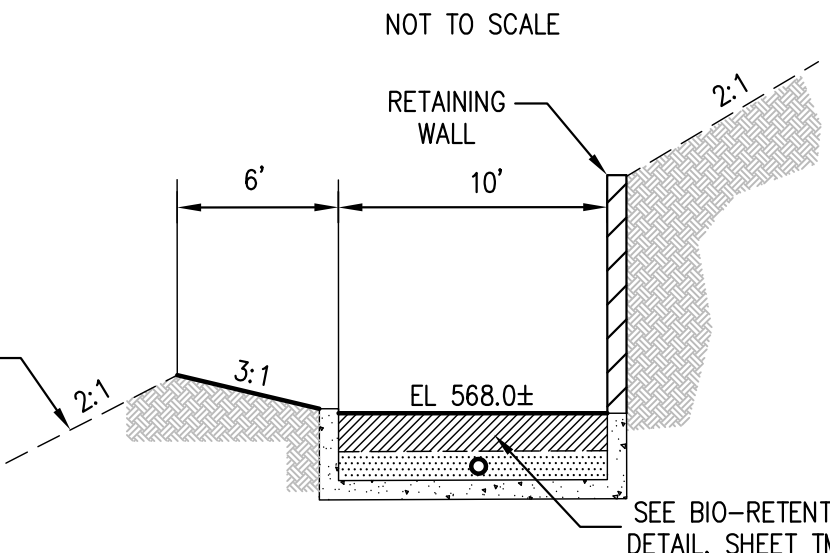
EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CENTERLINE
---	---	RIGHT-OF-WAY
---	---	PROPERTY LINE
---	---	TOE OF SLOPE
---	---	PAD HINGE LINE
---	---	CURB & SIDEWALK
---	---	CURB RAMP (CITY STD S-4)
x 100.0	x 100.0	SPOT ELEVATIONS
EL	EL	ELEVATION
EX	EX	EXISTING
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
LL	LL	LOT LINE
LP	LP	LOW POINT
P	P	PAD
PV	PV	PAVEMENT
PUE	PUE	PUBLIC UTILITY EASEMENT
R/W	R/W	RIGHT OF WAY
RW	RW	RETAINING WALL
SDE	SDE	STORM DRAIN EASEMENT
SF	SF	SQUARE FEET
37	37	LOT NUMBER
~	~	DIRECTION OF FLOW



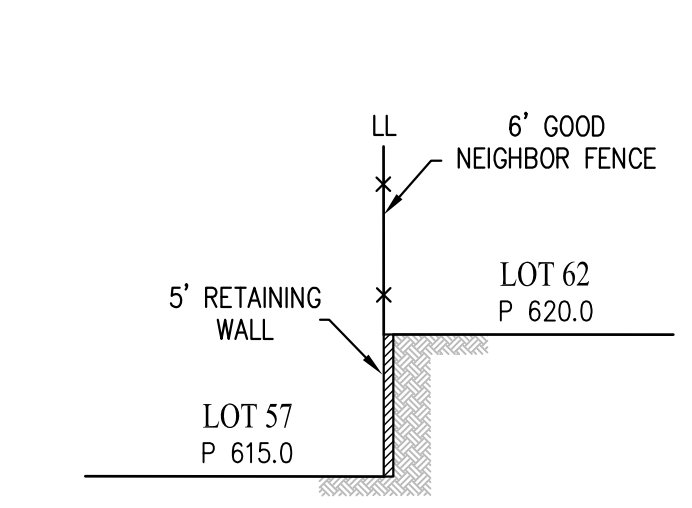
SECTION A-A
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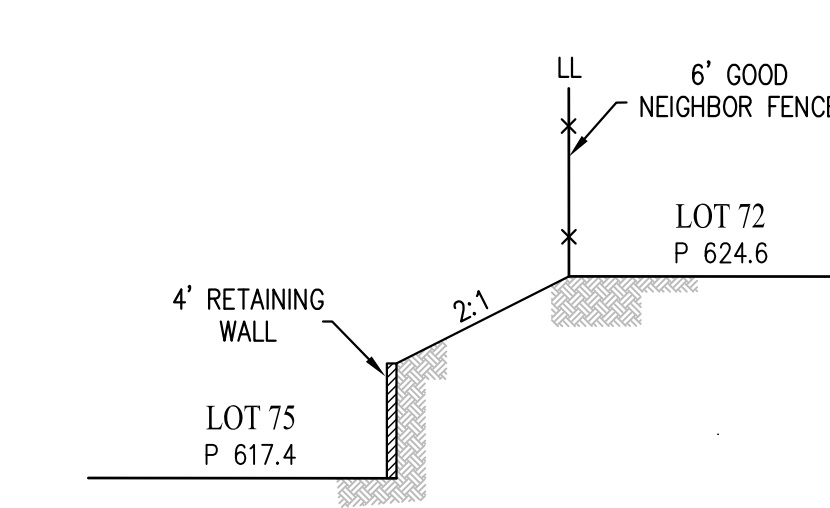
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



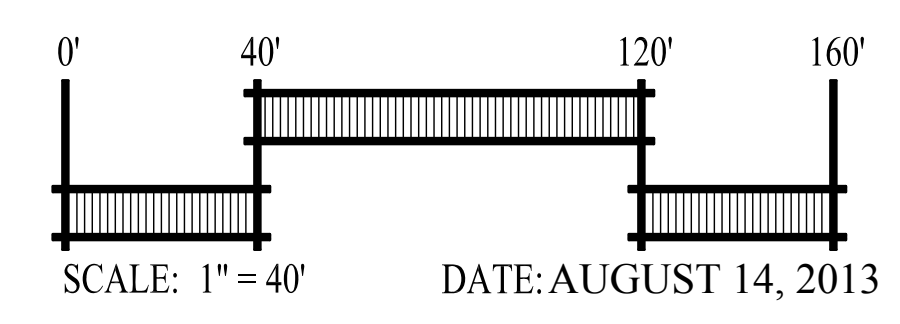
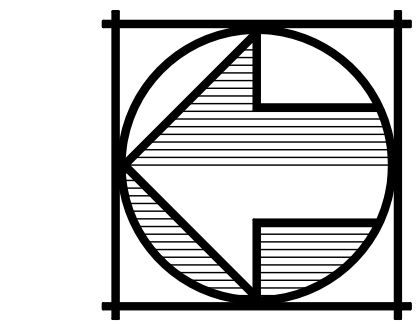
SECTION E-E
NOT TO SCALE

PRELIMINARY EARTHWORK SUMMARY		
CUT (CY)	FILL (CY)	NET (CY)
18,700	18,700	0

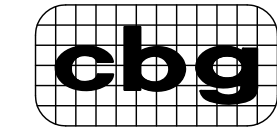
*NOTE: EARTHWORK QUANTITIES ARE BASED ON PRELIMINARY GRADING PLAN, SUBJECT TO CHANGE.

PRELIMINARY GRADING PLAN
CHRISTOPHER HIGHLANDS

CITY OF DALY CITY SAN MATEO COUNTY CALIFORNIA



DATE: AUGUST 14, 2013



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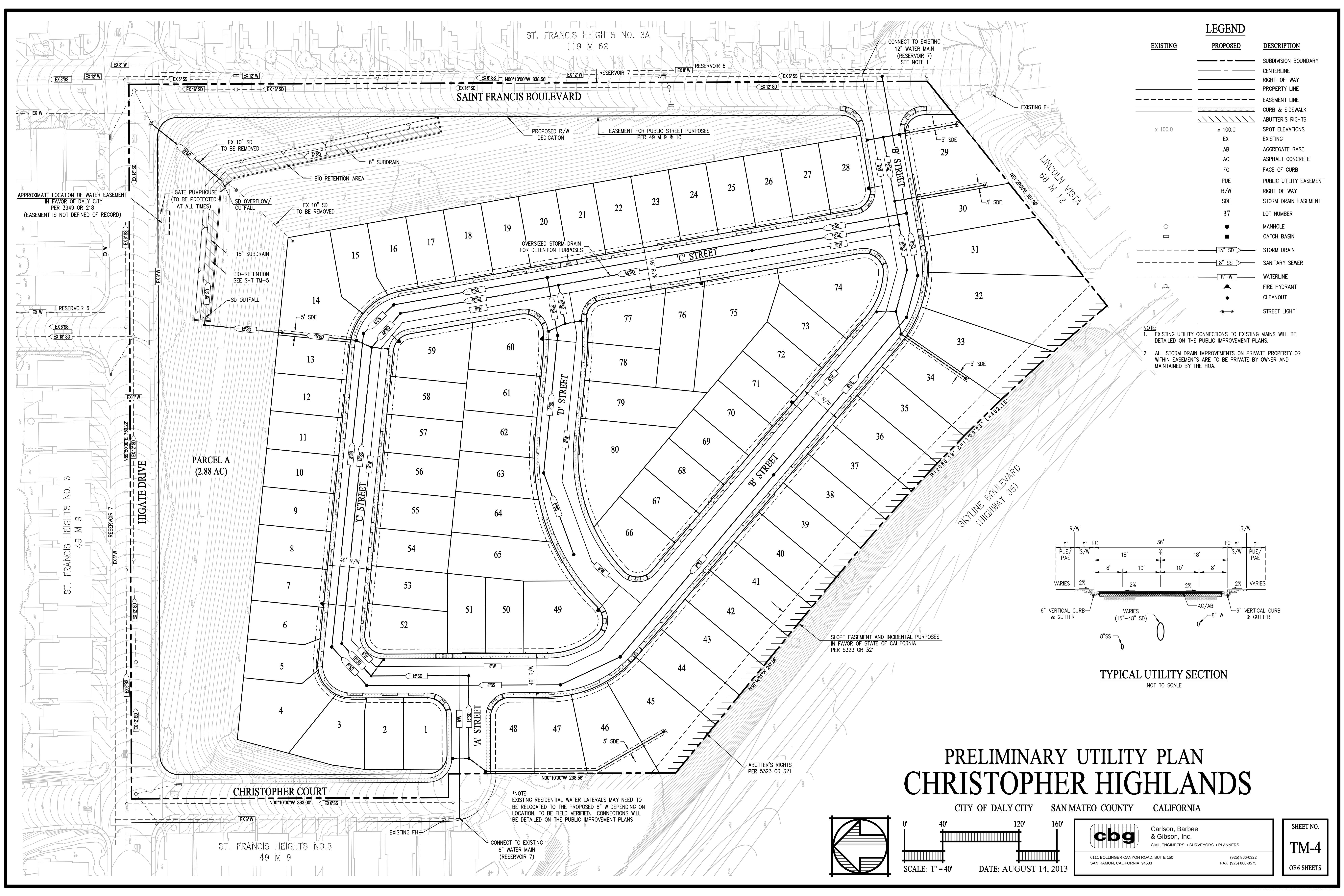
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575

SHEET NO.

TM-3

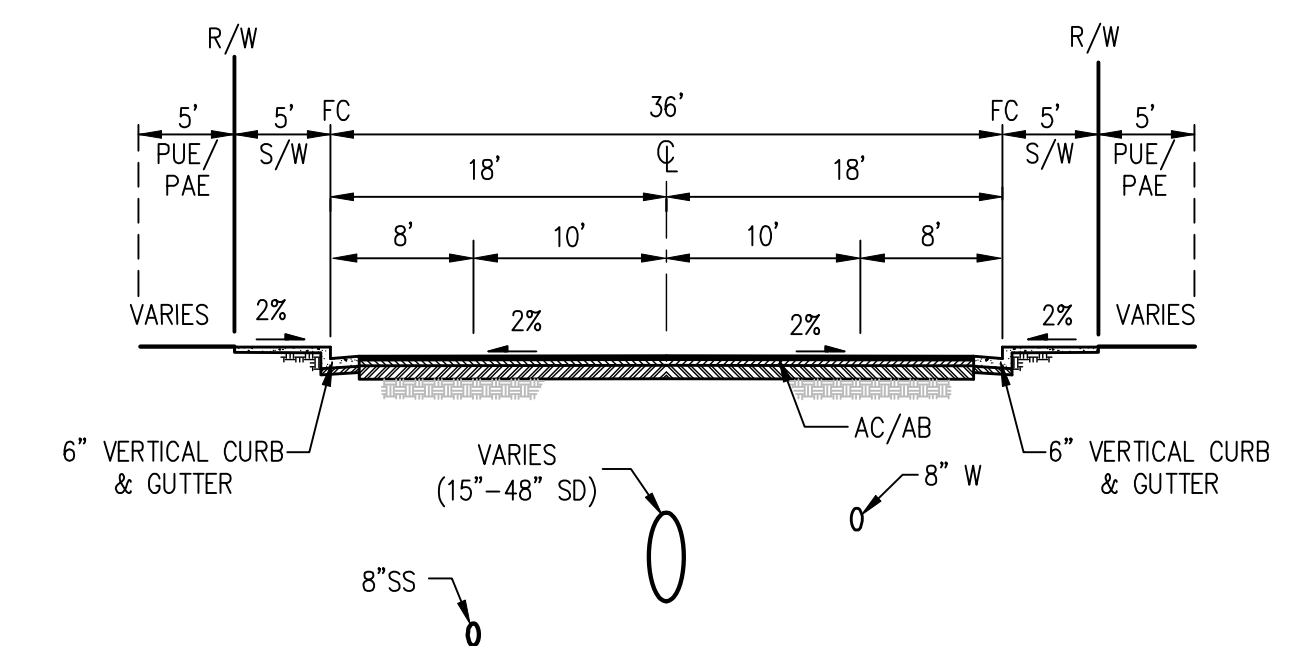
OF 6 SHEETS



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CENTERLINE
---	---	RIGHT-OF-WAY
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB & SIDEWALK
---	---	ABUTTER'S RIGHTS
---	---	SPOT ELEVATIONS
x 100.0	x 100.0	EXISTING
EX	EX	AGGREGATE BASE
AB	AB	ASPHALT CONCRETE
FC	FC	FACE OF CURB
PUE	PUE	PUBLIC UTILITY EASEMENT
R/W	R/W	RIGHT OF WAY
SDE	SDE	STORM DRAIN EASEMENT
37	37	LOT NUMBER
○	●	MANHOLE
■	■	CATCH BASIN
---	---	15" SD
---	---	8" SS
---	---	8" W
---	---	FIRE HYDRANT
---	---	CLEANOUT
---	---	STREET LIGHT

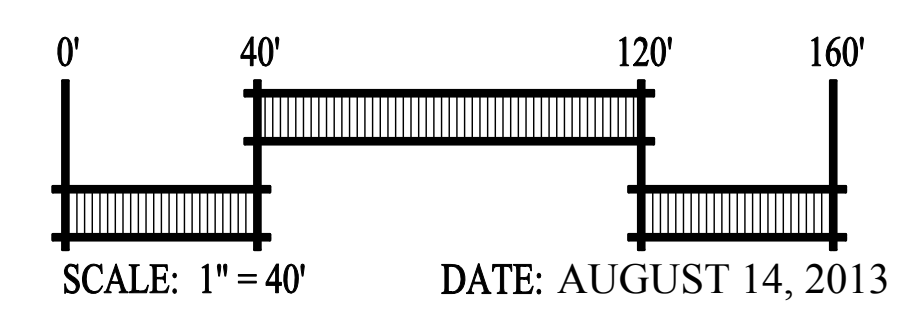
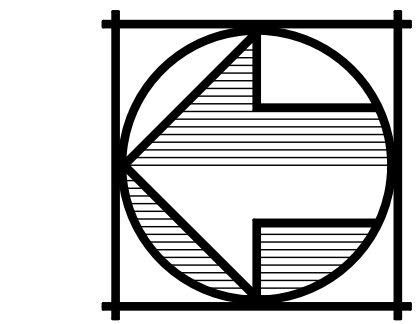
NOTE:
1. EXISTING UTILITY CONNECTIONS TO EXISTING MAINS WILL BE DETAILED ON THE PUBLIC IMPROVEMENT PLANS.
2. ALL STORM DRAIN IMPROVEMENTS ON PRIVATE PROPERTY OR WITHIN EASEMENTS ARE TO BE PRIVATE BY OWNER AND MAINTAINED BY THE HOA.



TYPICAL UTILITY SECTION
NOT TO SCALE

PRELIMINARY UTILITY PLAN
CHRISTOPHER HIGHLANDS

CITY OF DALY CITY SAN MATEO COUNTY CALIFORNIA



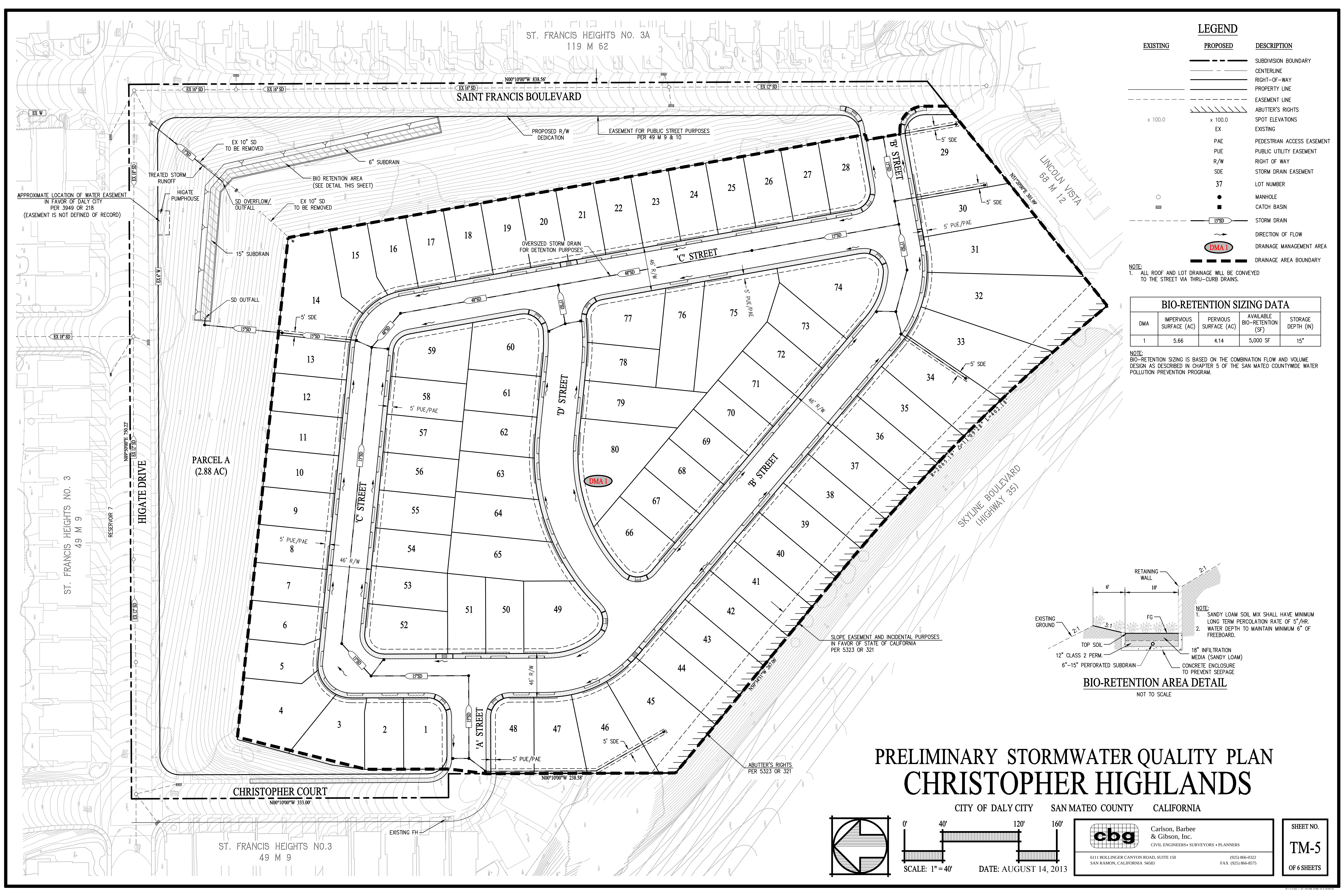
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SAN RAMON, CALIFORNIA 94583

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FAX (925) 866-8575

SHEET NO.
TM-4
OF 6 SHEETS

*NOTE:
EXISTING RESIDENTIAL WATER LATERALS MAY NEED TO BE RELOCATED TO THE PROPOSED 8" W DEPENDING ON LOCATION, TO BE FIELD VERIFIED. CONNECTIONS WILL BE DETAILED ON THE PUBLIC IMPROVEMENT PLANS



LEGEND

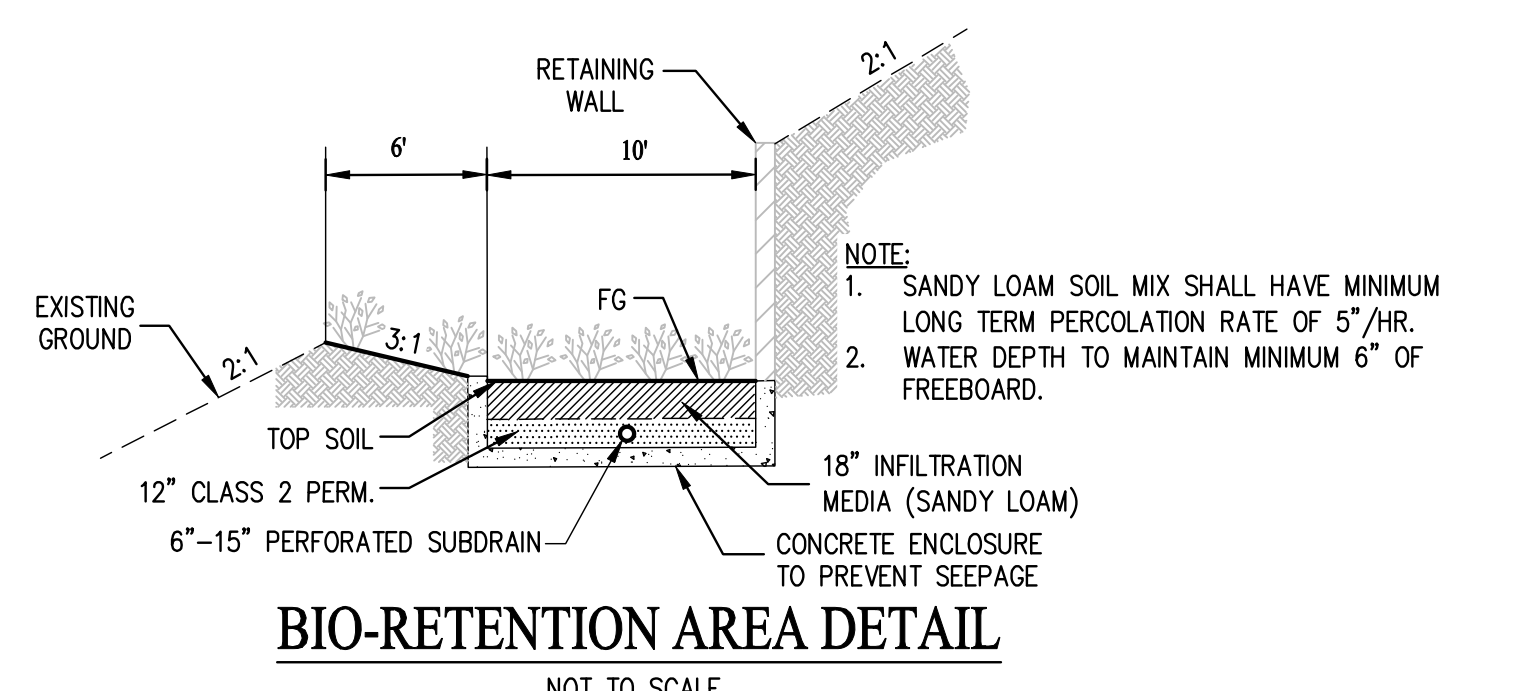
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---	---	CENTERLINE
---	---	RIGHT-OF-WAY
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	ABUTTER'S RIGHTS
---	---	SPOT ELEVATIONS
---	---	EXISTING
x 100.0	x 100.0	EX
---	---	PAE
---	---	PUE
---	---	R/W
---	---	SDE
---	---	37
---	---	MANHOLE
---	---	CATCH BASIN
---	---	STORM DRAIN
---	---	DIRECTION OF FLOW
---	---	DRAINAGE MANAGEMENT AREA
---	---	DRAINAGE AREA BOUNDARY

NOTE:
1. ALL ROOF AND LOT DRAINAGE WILL BE CONVEYED TO THE STREET VIA THRU-CURB DRAINS.

BIO-RETENTION SIZING DATA

DMA	IMPERVIOUS SURFACE (AC)	PERVIOUS SURFACE (AC)	AVAILABLE BIO-RETENTION (SF)	STORAGE DEPTH (IN)
1	5.66	4.14	5,000 SF	15"

NOTE:
BIO-RETENTION SIZING IS BASED ON THE COMBINATION FLOW AND VOLUME DESIGN AS DESCRIBED IN CHAPTER 5 OF THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM.



PRELIMINARY STORMWATER QUALITY PLAN CHRISTOPHER HIGHLANDS

CITY OF DALY CITY SAN MATEO COUNTY CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40'

DATE: AUGUST 14, 2013

cbg
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6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575

SHEET NO.
TM-5
OF 6 SHEETS



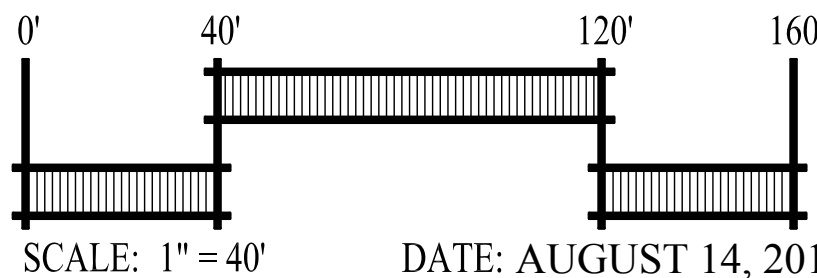
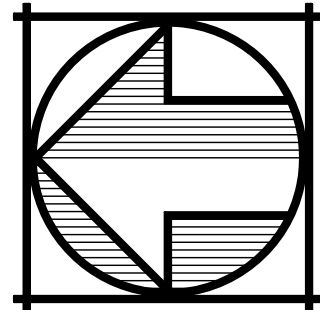
PLAN TYPE	UNIT TOTAL
PLAN 1	21
PLAN 2	21
PLAN 3	16
PLAN 4	22
TOTAL	80

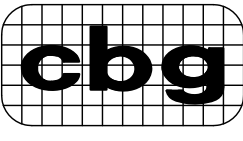
* = BELOW MARKET RATE UNIT
(12 TOTAL)

LOT COVERAGE				
LOT	LOT AREA (SF)	PLAN TYPE	PLAN AREA(SF)	LOT COVERAGE
1	3,295	PLAN 4	1,517	46.0
2	3,055	PLAN 1	1,475	48.3
3	4,103	PLAN 2	1,465	35.7
4	5,740	PLAN 4	1,517	26.4
5	3,077	PLAN 2	1,465	47.6
6	3,057	PLAN 1	1,475	48.2
7	3,040	PLAN 2	1,465	48.2
8	3,040	PLAN 4	1,517	49.9
9	3,040	PLAN 1	1,475	48.5
10	3,040	PLAN 2	1,465	48.2
11	3,040	PLAN 1	1,475	48.5
12	3,040	PLAN 4	1,517	49.9
13	3,040	PLAN 2	1,465	48.2
14	6,947	PLAN 4	1,517	21.8
15	3,439	PLAN 1	1,475	42.9
16	3,054	PLAN 4	1,517	49.7
17	3,040	PLAN 3	1,437	47.3
18	3,040	PLAN 3	1,437	47.3
19	3,040	PLAN 1	1,475	48.5
20	3,040	PLAN 2	1,465	48.2
21	3,040	PLAN 4	1,517	49.9
22	3,040	PLAN 3	1,437	47.3
23	3,040	PLAN 3	1,437	47.3
24	3,040	PLAN 2	1,465	48.2
25	3,040	PLAN 1	1,475	48.5
26	3,040	PLAN 3	1,437	47.3
27	3,040	PLAN 3	1,437	47.3
28	3,372	PLAN 4	1,517	45.0
29	6,315	PLAN 1	1,475	23.4
30	4,372	PLAN 4	1,517	34.7
31	7,209	PLAN 2	1,465	20.3
32	10,638	PLAN 4	1,517	14.3
33	6,748	PLAN 2	1,465	21.7
34	5,581	PLAN 4	1,517	27.2
35	4,479	PLAN 1	1,475	32.9
36	4,377	PLAN 2	1,465	33.5
37	4,307	PLAN 1	1,475	34.2
38	4,267	PLAN 3	1,437	33.7
39	4,258	PLAN 3	1,437	33.7
40	4,275	PLAN 1	1,475	34.5
41	4,296	PLAN 4	1,517	35.3
42	4,317	PLAN 3	1,437	33.3
43	4,339	PLAN 3	1,437	33.1
44	4,360	PLAN 1	1,475	33.8
45	6,765	PLAN 2	1,465	21.7
46	5,242	PLAN 3	1,437	27.4
47	3,848	PLAN 3	1,437	37.3
48	3,554	PLAN 2	1,465	41.2
49	5,330	PLAN 4	1,517	28.5
50	3,126	PLAN 1	1,475	47.2
51	3,294	PLAN 2	1,465	44.5
52	4,112	PLAN 4	1,517	36.9
53	3,284	PLAN 1	1,475	44.9
54	3,200	PLAN 2	1,465	45.8
55	3,200	PLAN 4	1,517	47.4
56	3,200	PLAN 1	1,475	46.1
57	3,200	PLAN 2	1,465	45.8
58	3,200	PLAN 1	1,475	46.1
59	4,217	PLAN 4	1,517	36.0
60	4,385	PLAN 2	1,465	33.4
61	3,311	PLAN 4	1,517	45.8
62	3,322	PLAN 1	1,475	44.4
63	3,536	PLAN 1	1,475	41.7
64	4,133	PLAN 2	1,465	35.4
65	5,131	PLAN 4	1,517	29.6
66	3,959	PLAN 4	1,517	38.3
67	3,040	PLAN 3	1,437	47.3
68	3,040	PLAN 3	1,437	47.3
69	3,040	PLAN 1	1,475	48.5
70	3,040	PLAN 4	1,517	49.9
71	3,040	PLAN 3	1,437	47.3
72	3,040	PLAN 3	1,437	47.3
73	3,373	PLAN 2	1,465	43.4
74	6,060	PLAN 1	1,475	24.3
75	6,810	PLAN 2	1,465	21.5
76	4,422	PLAN 4	1,517	34.3
77	4,183	PLAN 2	1,465	35.0
78	3,009	PLAN 1	1,475	49.0
79	4,624	PLAN 2	1,465	31.7
80	6,409	PLAN 4	1,517	23.7

DEVELOPMENT PLAN
CHRISTOPHER HIGHLANDS

CITY OF DALY CITY SAN MATEO COUNTY CALIFORNIA





Carlson, Barbee
& Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX (925) 866-8575

SHEET NO.
TM-6
OF 6 SHEETS



Christopher Highlands

Daly City, California April 19, 2013



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 925.634.7000
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EXTERIOR MATERIALS

EARLY CALIFORNIAN ELEVATION

- A. Stucco
- B. Concrete "S" Tile Roofing
- C. Stucco Window Trim
- D. Decorative Tile Vents
- E. Stucco Recess w/ W.I. Railing
- F. Metal Potshelf
- G. Tile Surround At Porch

FRENCH ELEVATION

- A. Stucco
- B. Concrete "Flat" Tile Roofing
- C. Stucco Recess
- D. Stucco Window Trim
- E. Decorative Shutters
- F. Wood Railing
- G. Stone Veneer

CRAFTSMAN ELEVATION



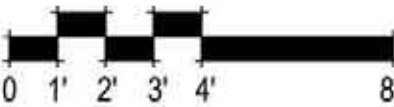
FRONT ELEVATION 'EARLY CALIFORNIAN'

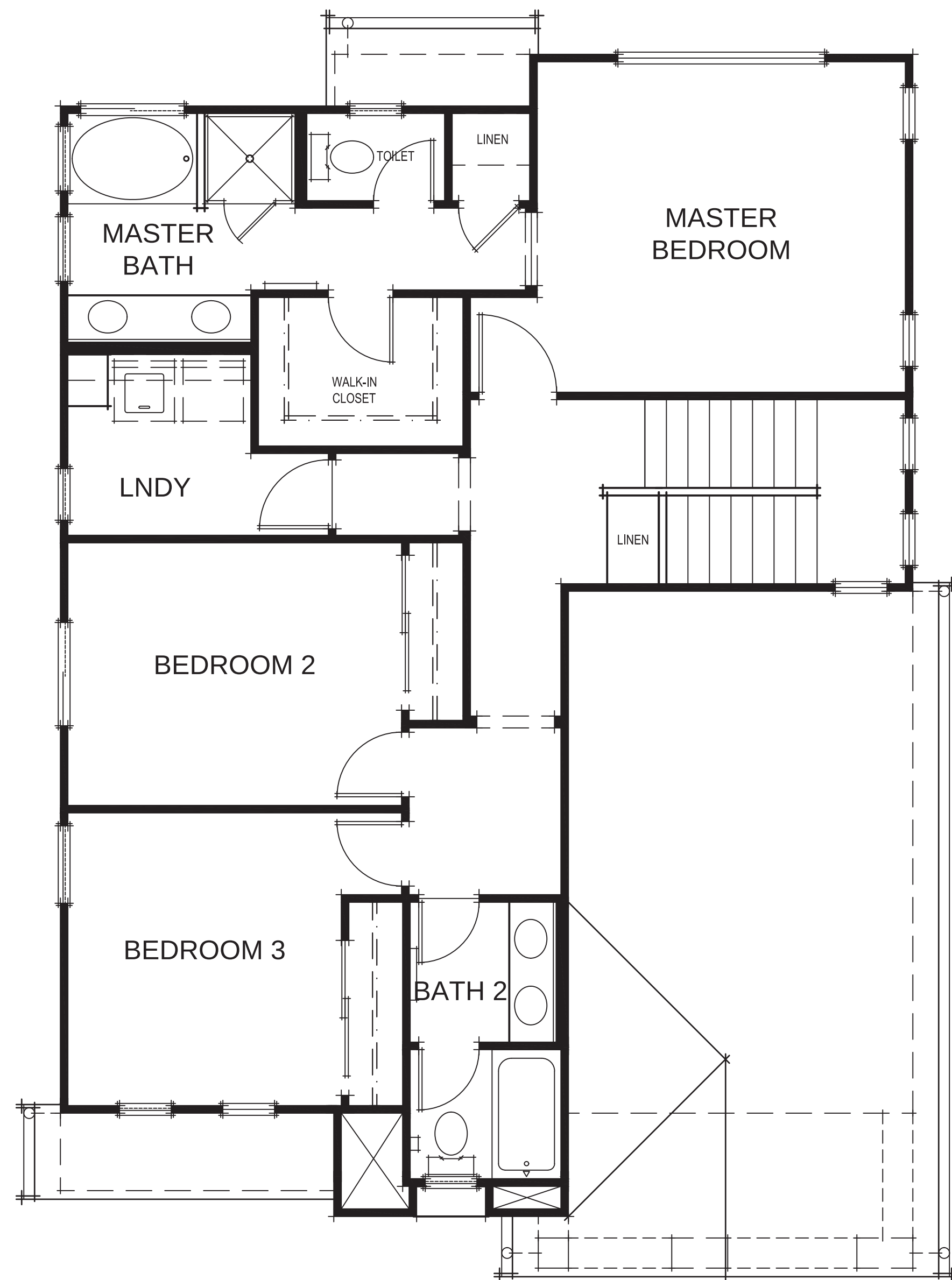


FRONT ELEVATION 'CRAFTSMAN'



FRONT ELEVATION 'FRENCH'





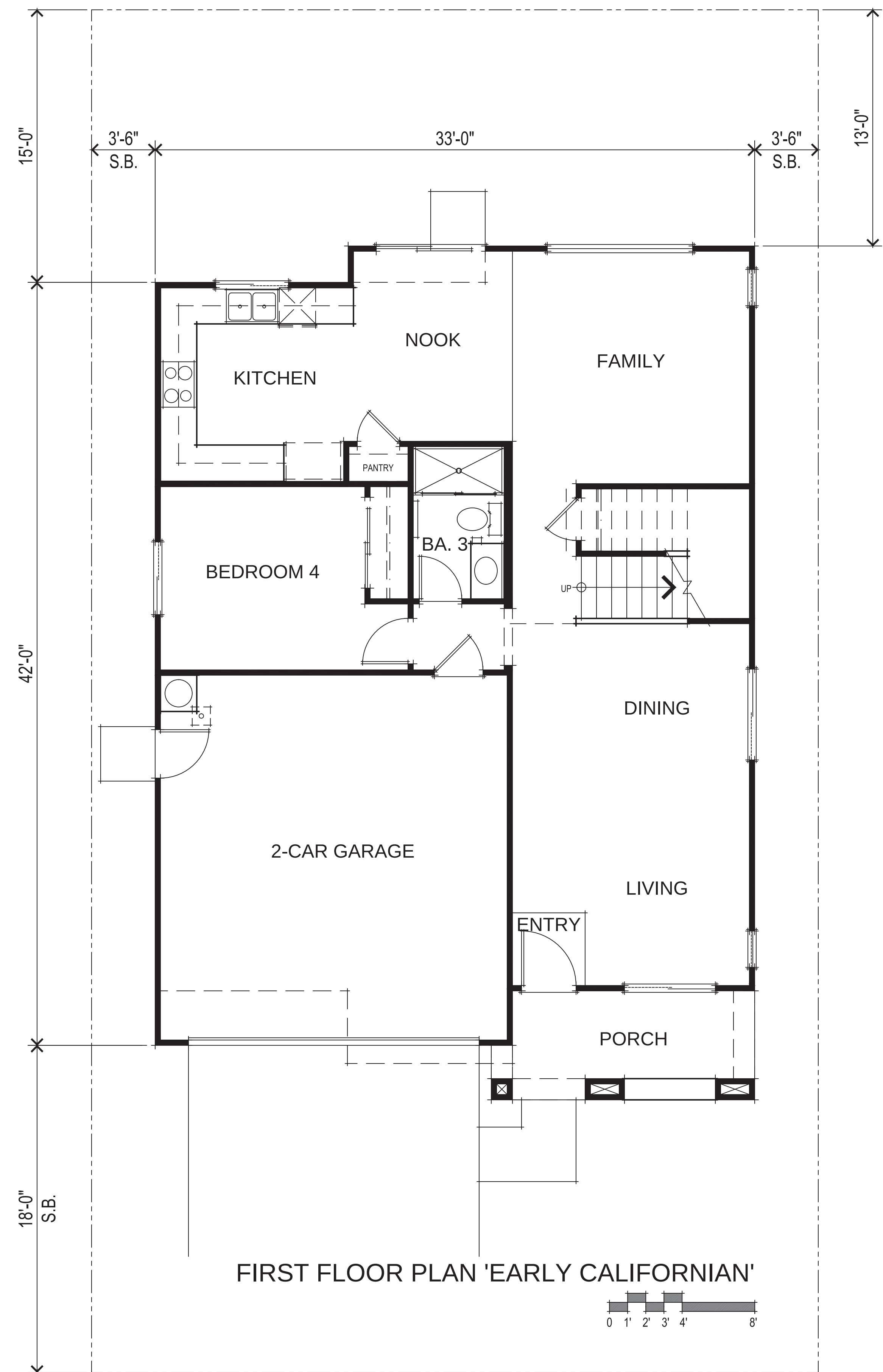
SECOND FLOOR PLAN 'EARLY CALIFORNIAN'

SQUARE FOOTAGE

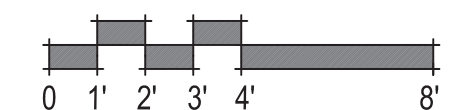
FIRST FLOOR :	995 SQ. FT.
SECOND FLOOR:	991 SQ. FT.
TOTAL:	1986 SQ. FT.
2-CAR GARAGE:	396 SQ. FT.

Christopher Highlands

Daly City, California June 22, 2012



FIRST FLOOR PLAN 'EARLY CALIFORNIAN'

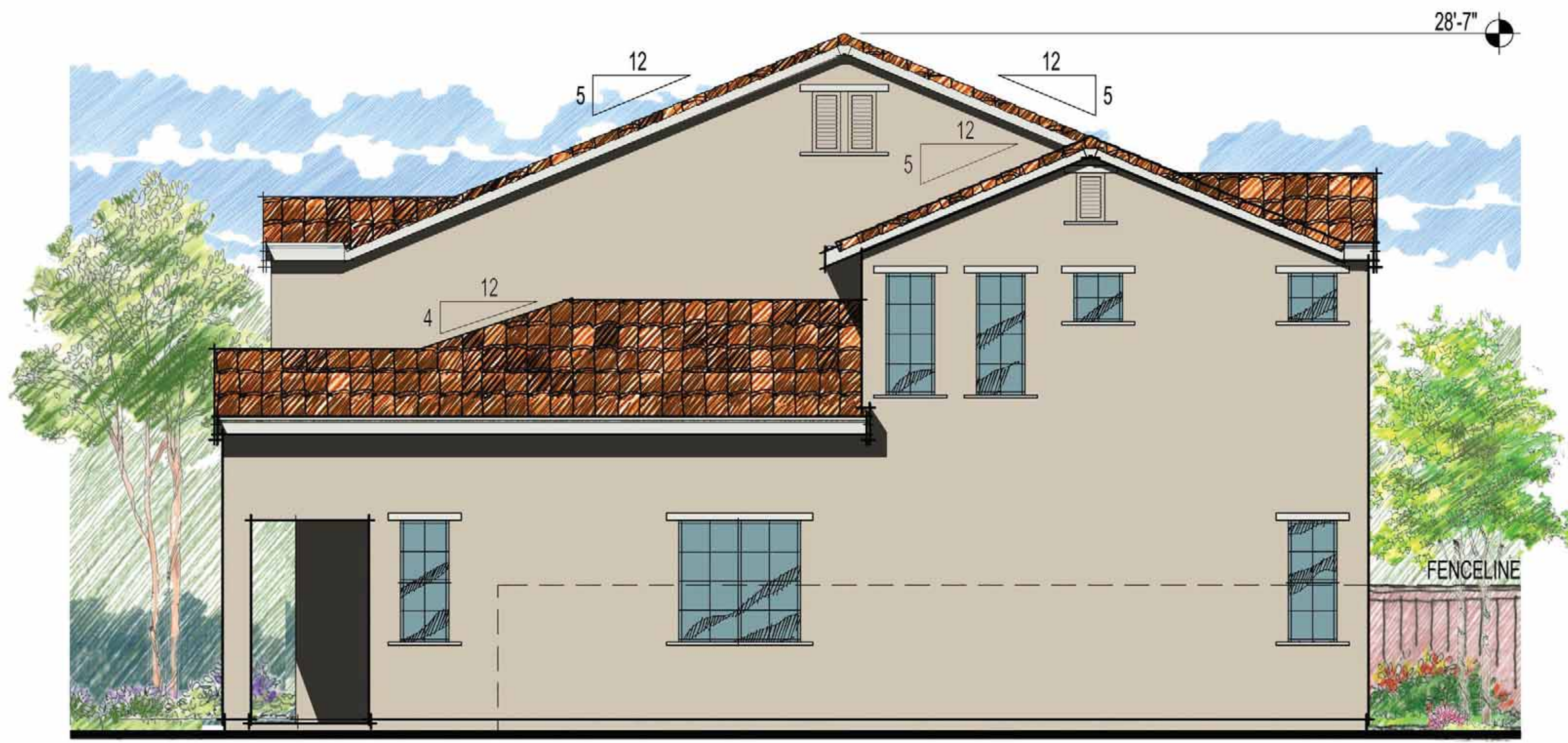


PLAN 1

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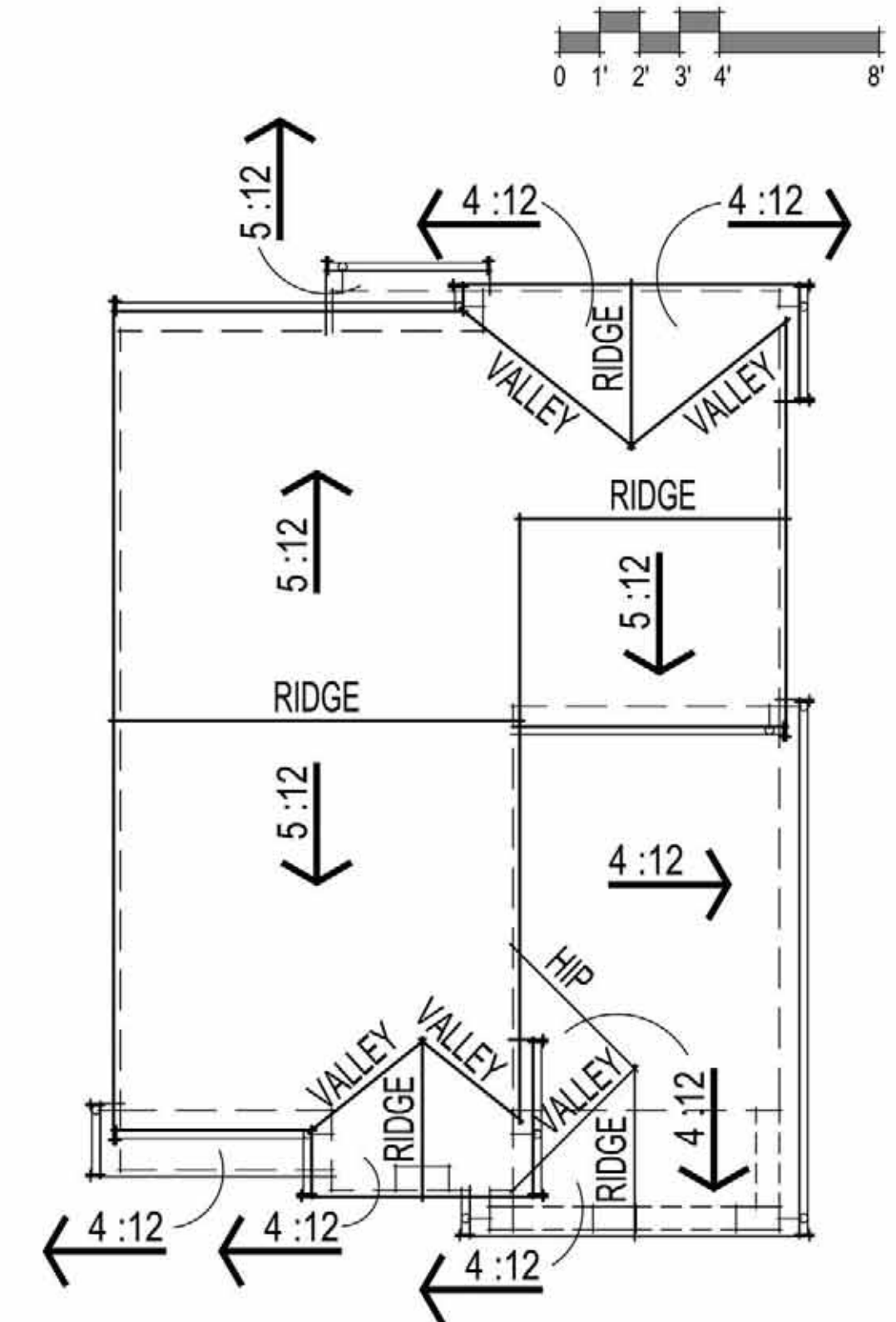
RIGHT ELEVATION 'EARLY CALIFORNIAN'



REAR ELEVATION 'EARLY CALIFORNIAN'



LEFT ELEVATION 'EARLY CALIFORNIAN'



ROOF PLAN 'EARLY CALIFORNIAN'

Christopher Highlands

Daly City, California April 19, 2013



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PLAN 1



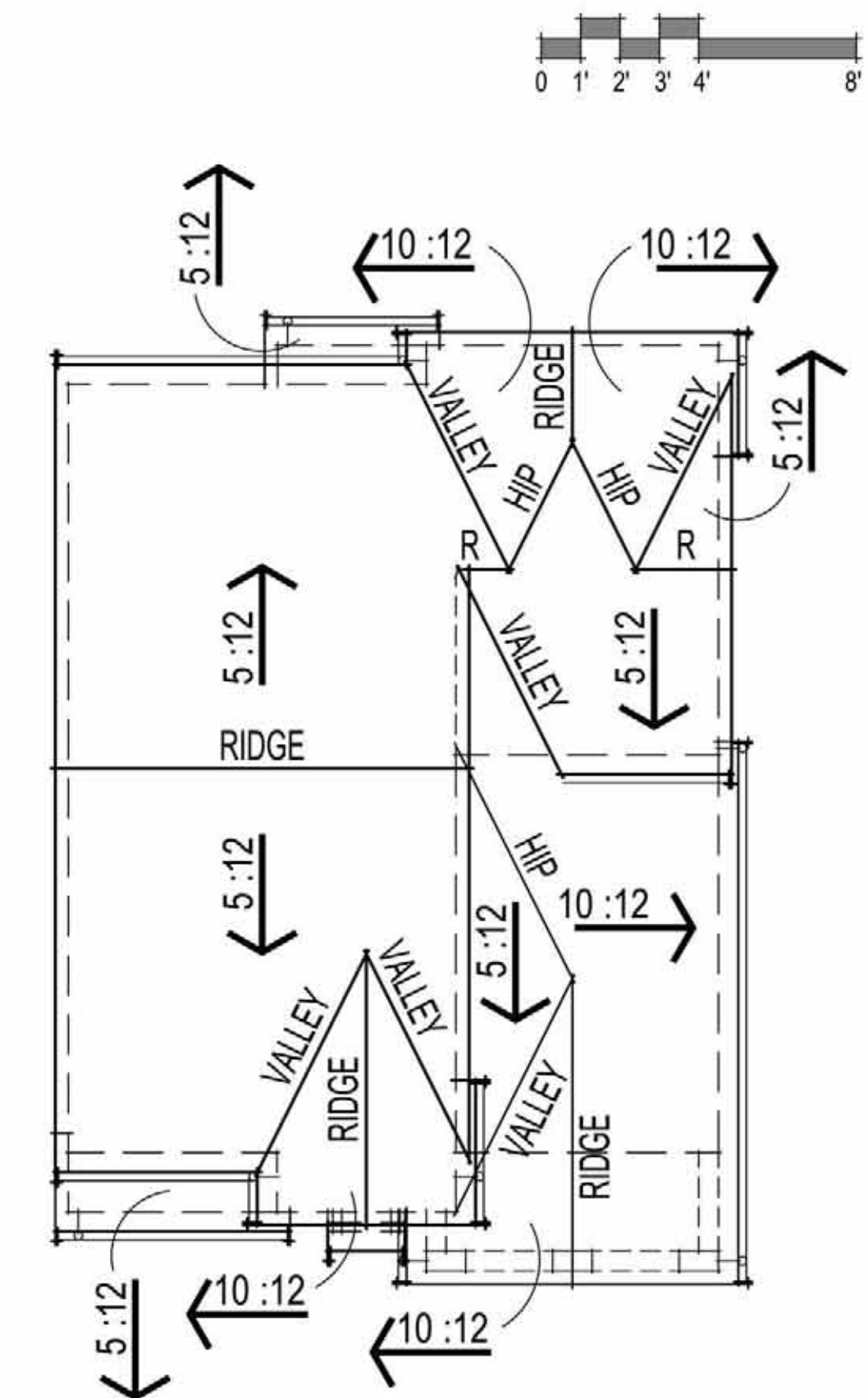
RIGHT ELEVATION 'FRENCH'



REAR ELEVATION 'FRENCH'



LEFT ELEVATION 'FRENCH'



ROOF PLAN 'FRENCH'



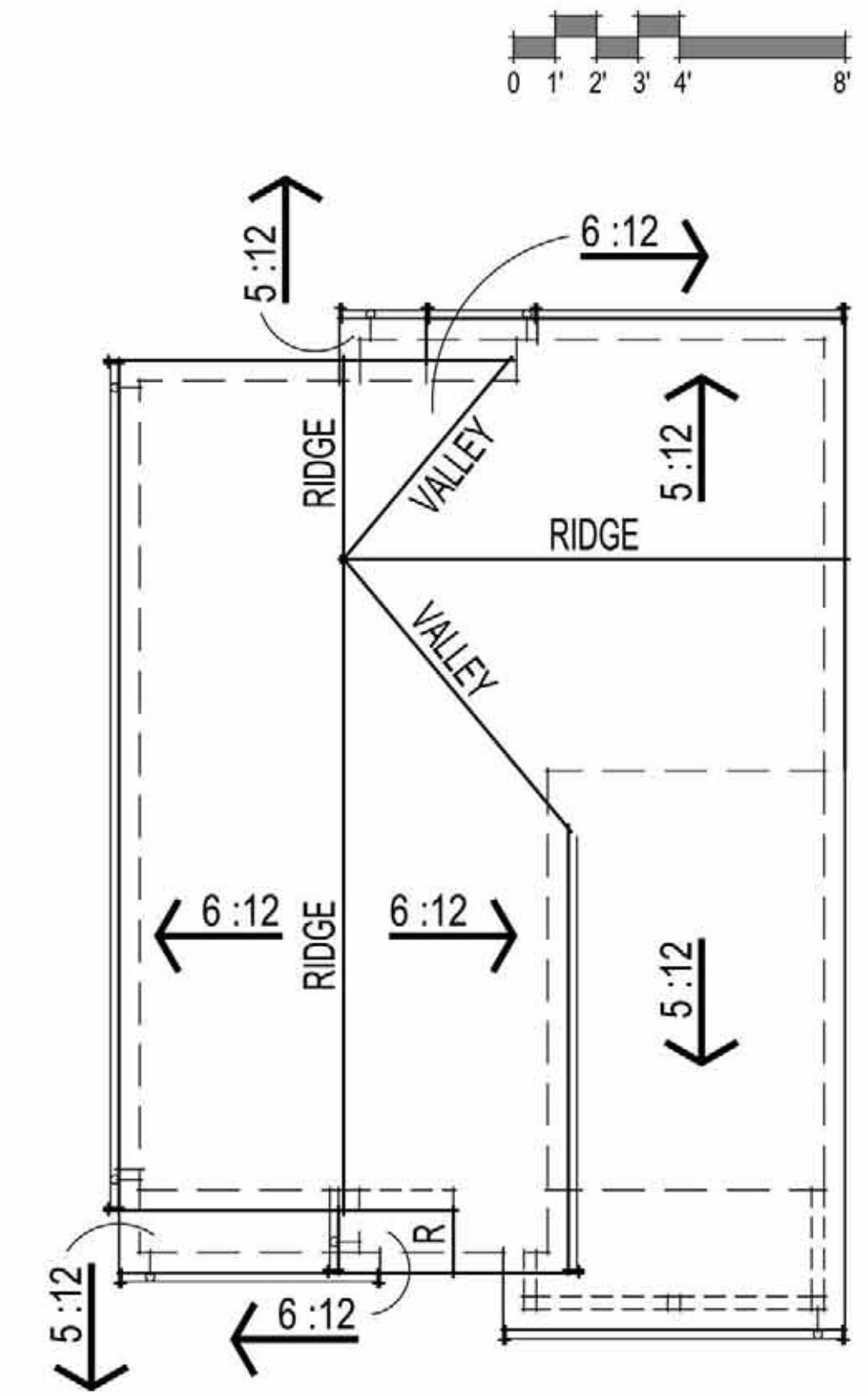
RIGHT ELEVATION 'CRAFTSMAN'



REAR ELEVATION 'CRAFTSMAN'



LEFT ELEVATION 'CRAFTSMAN'



ROOF PLAN 'CRAFTSMAN'

EXTERIOR MATERIALS

EARLY CALIFORNIAN ELEVATION

- A. Stucco
- B. Concrete "S" Tile Roofing
- C. Stucco Window Trim
- D. Decorative Tile Vents
- E. W.I. Railing

FRENCH ELEVATION

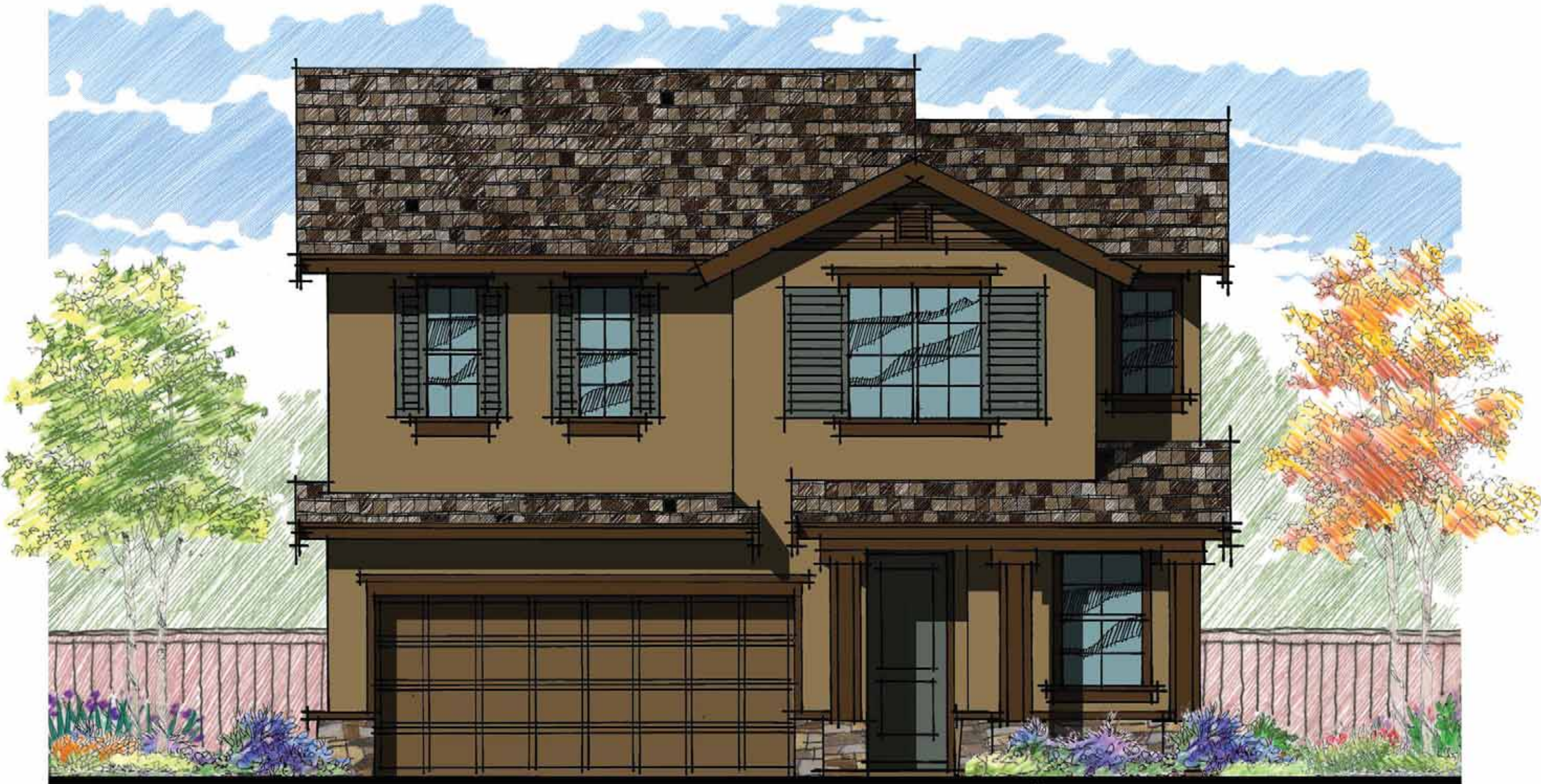
- A. Stucco
- B. Concrete "Flat" Tile Roofing
- C. Stucco Recess
- D. Stucco Window Trim
- E. Decorative Shutters
- F. Wood Railing
- G. Stone Veneer

CRAFTSMAN ELEVATION

- A. Stucco
- B. Concrete "Flat" Tile Roofing
- C. Stucco Window Trim
- D. Decorative Shutters
- E. Decorative Wood Gables
- F. Stone Veneer



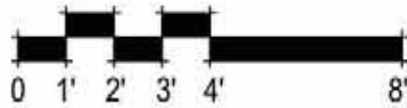
FRONT ELEVATION 'EARLY CALIFORNIAN'

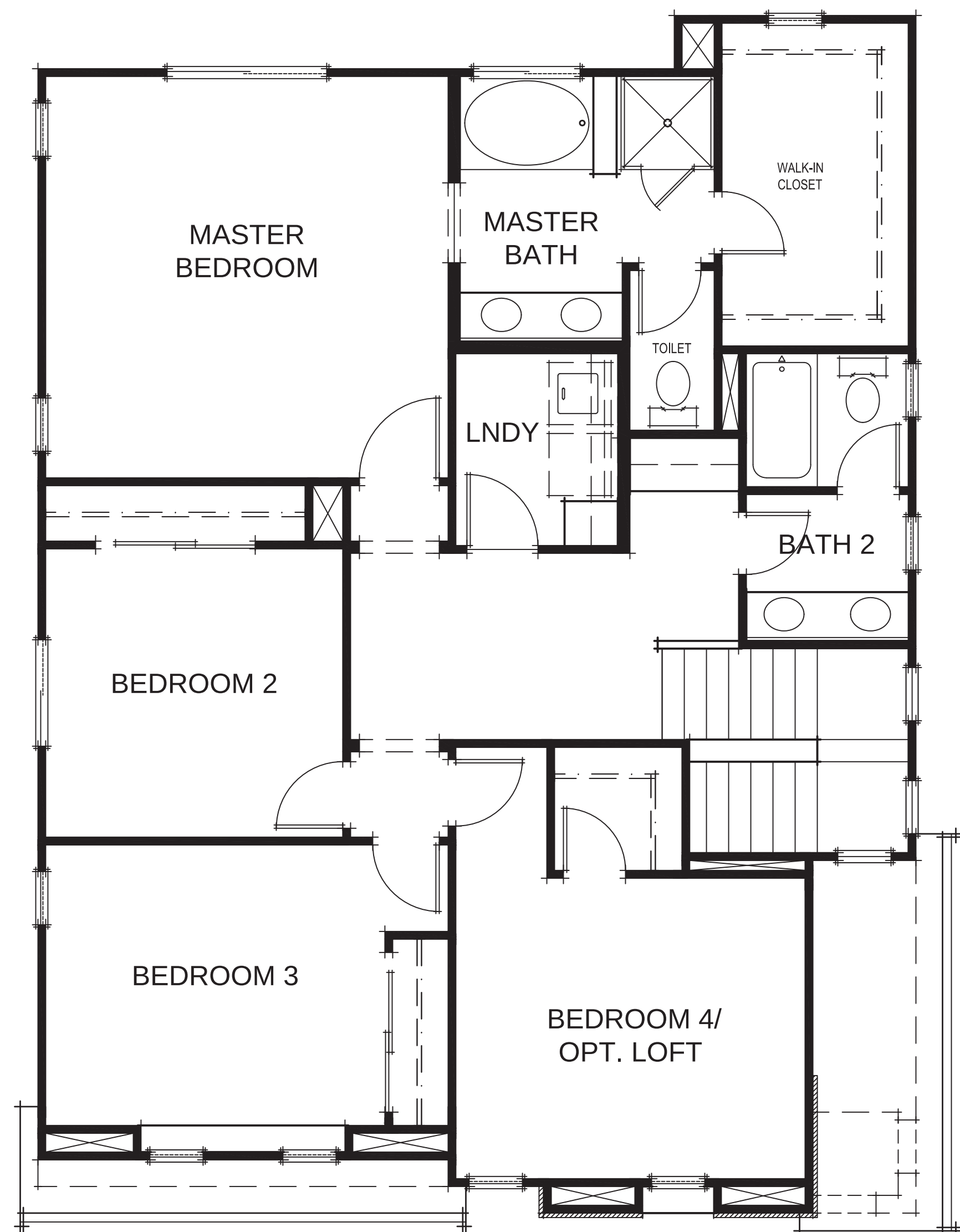


FRONT ELEVATION 'CRAFTSMAN'



FRONT ELEVATION 'FRENCH'

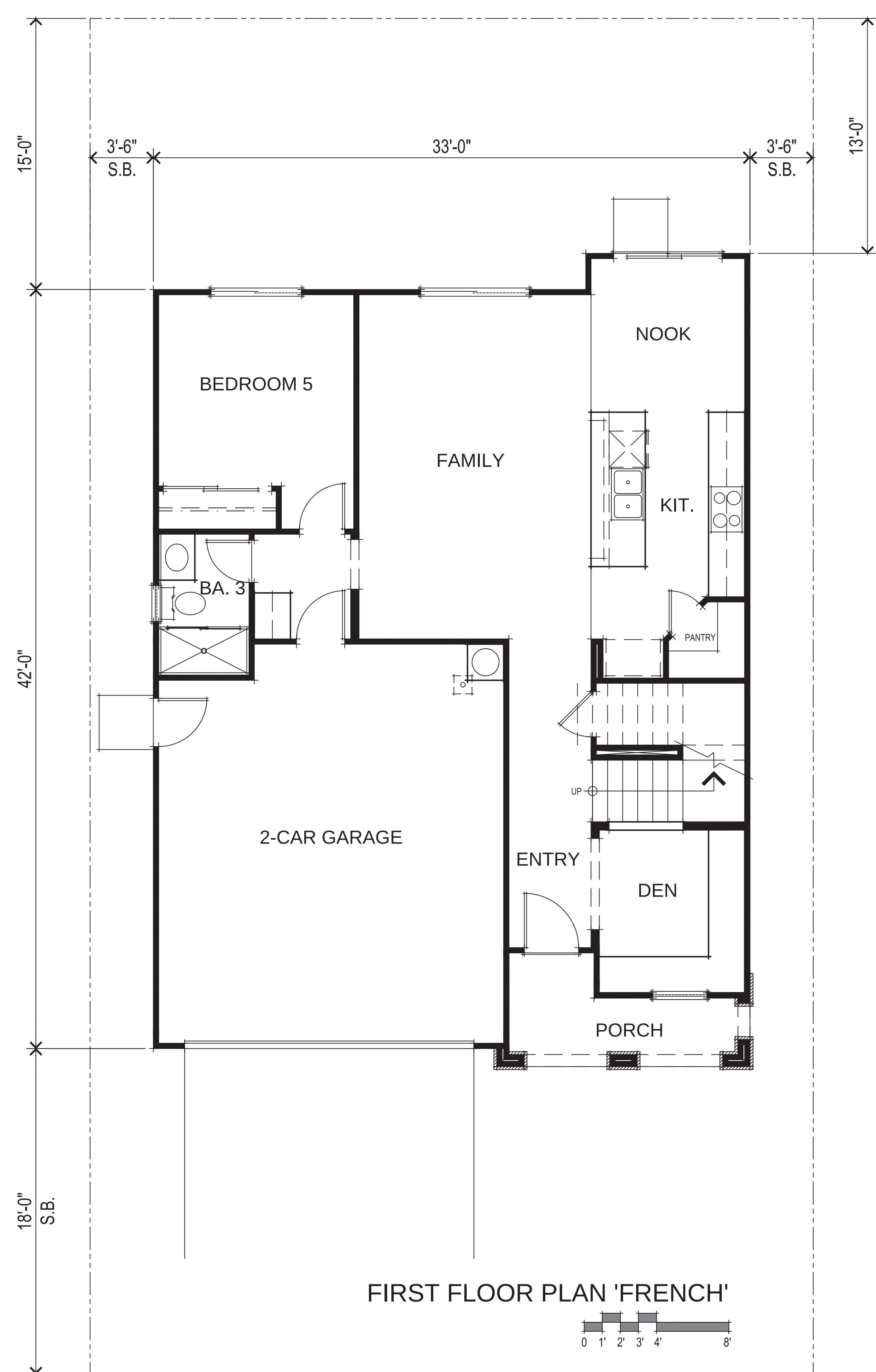




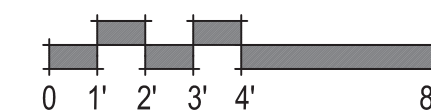
SECOND FLOOR PLAN 'FRENCH'

SQUARE FOOTAGE

FIRST FLOOR :	931 SQ. FT.
SECOND FLOOR:	1268 SQ. FT.
TOTAL:	2199 SQ. FT.
2-CAR GARAGE:	424 SQ. FT.



FIRST FLOOR PLAN 'FRENCH'



Christopher Highlands

Daly City, California April 19, 2013



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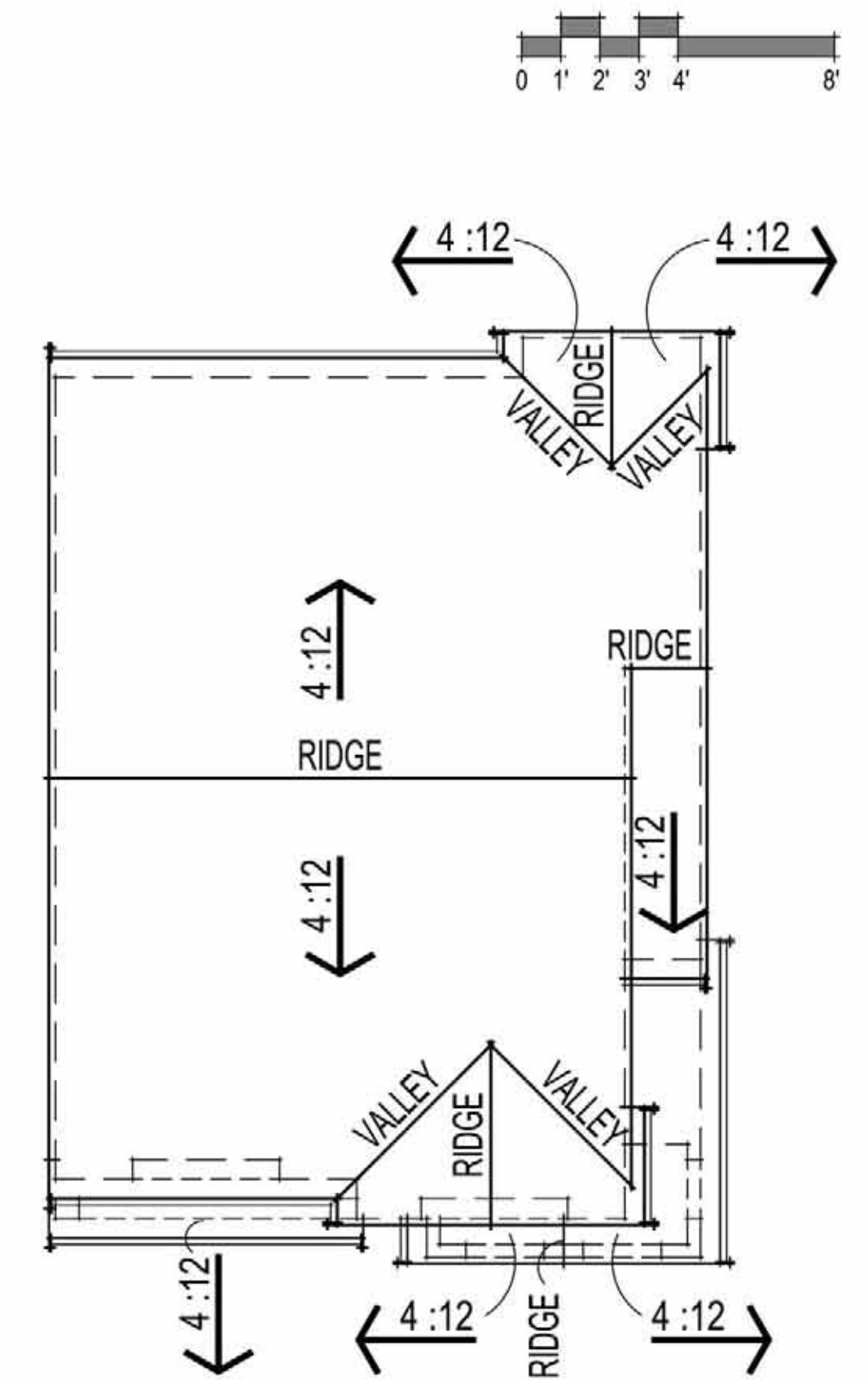
RIGHT ELEVATION 'EARLY CALIFORNIAN'



REAR ELEVATION 'EARLY CALIFORNIAN'



LEFT ELEVATION 'EARLY CALIFORNIAN'



ROOF PLAN 'EARLY CALIFORNIAN'

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Daly City, California April 19, 2013



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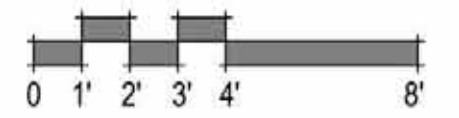
PLAN 2



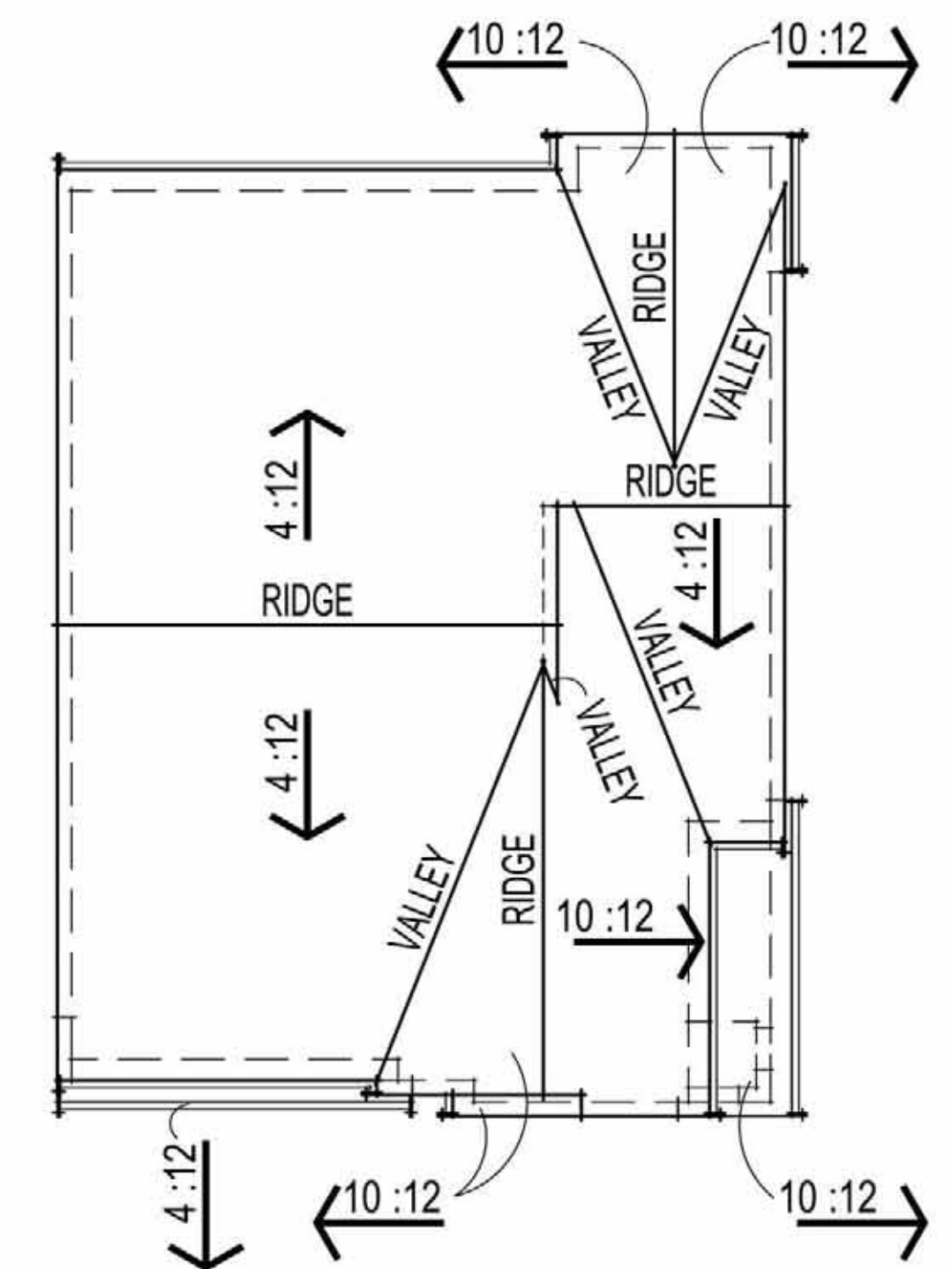
RIGHT ELEVATION 'FRENCH'



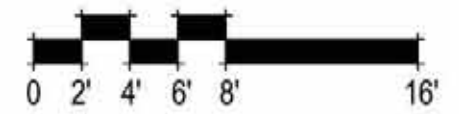
REAR ELEVATION 'FRENCH'

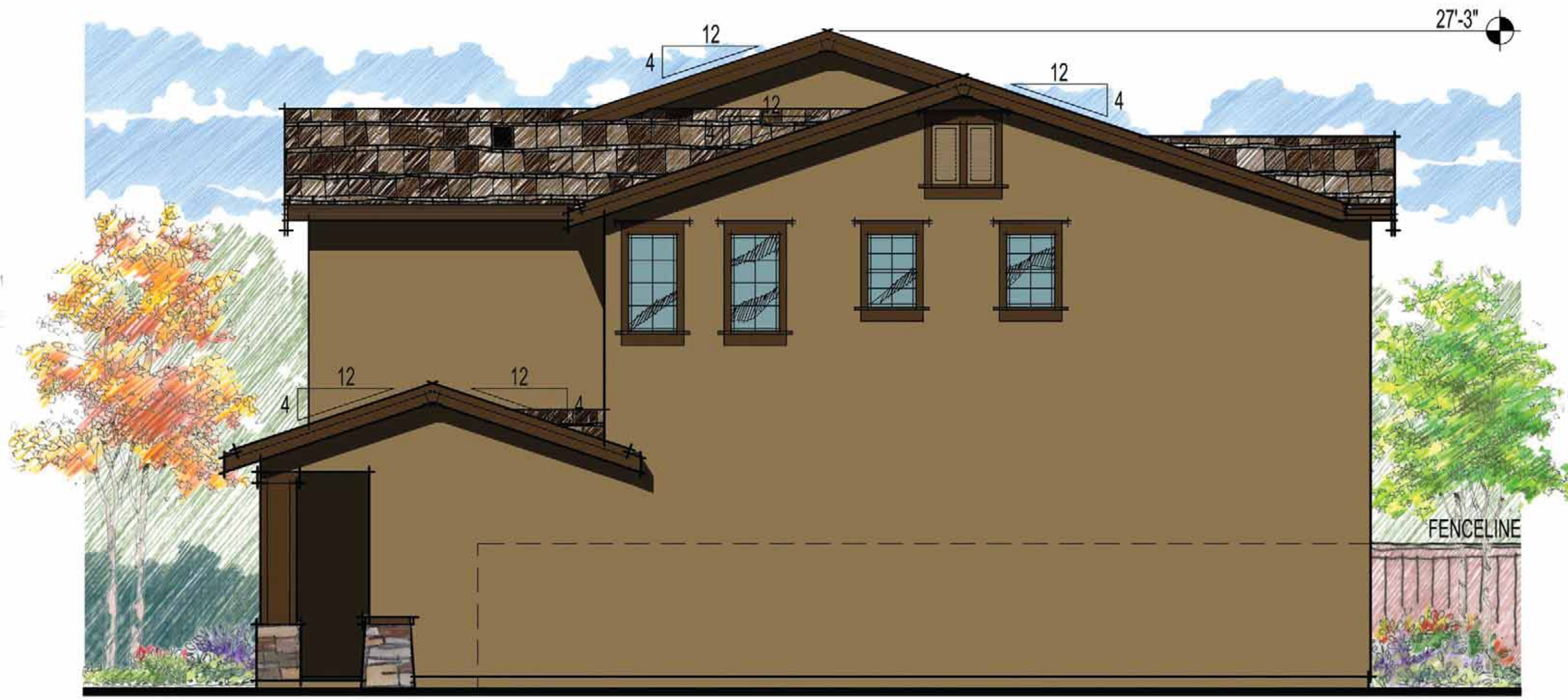


LEFT ELEVATION 'FRENCH'



ROOF PLAN 'FRENCH'

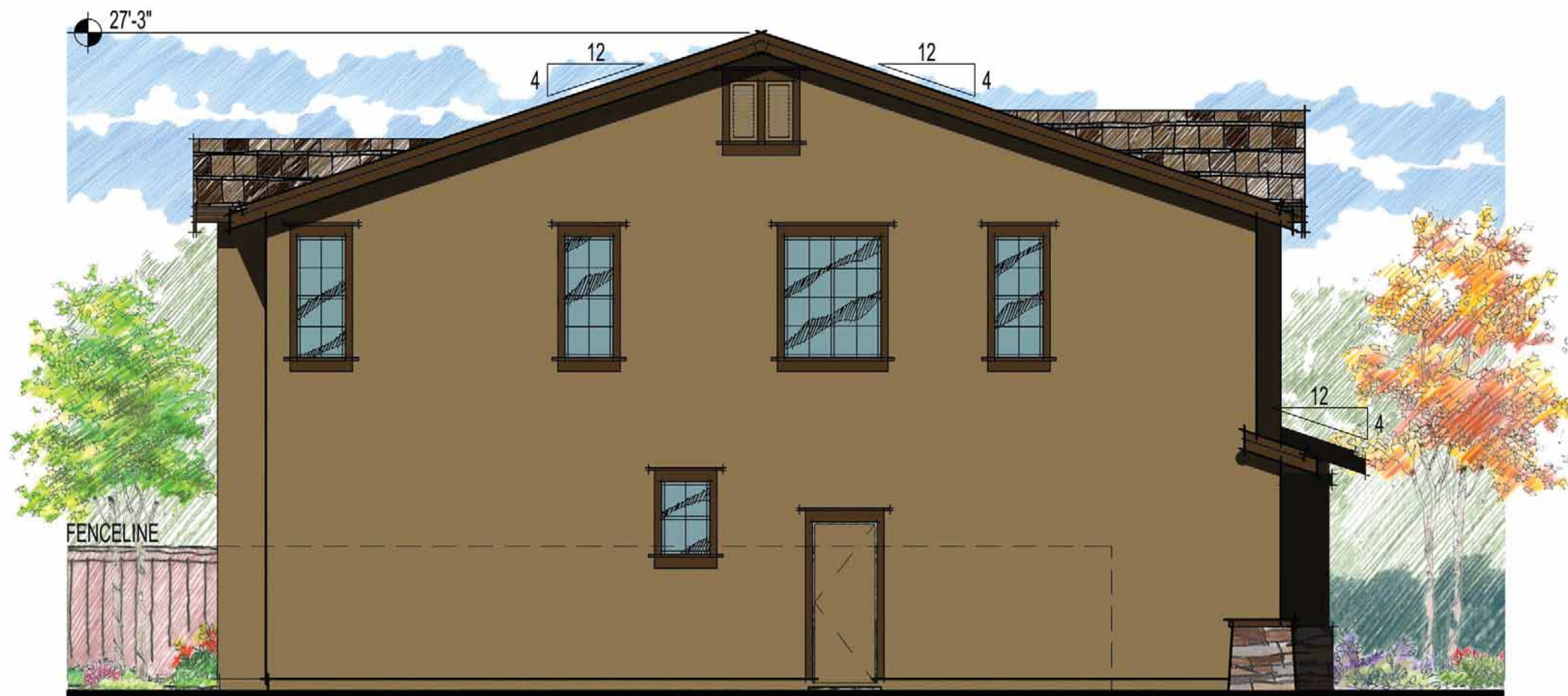
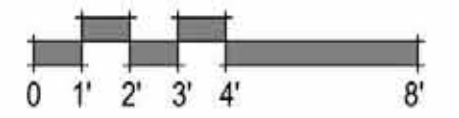




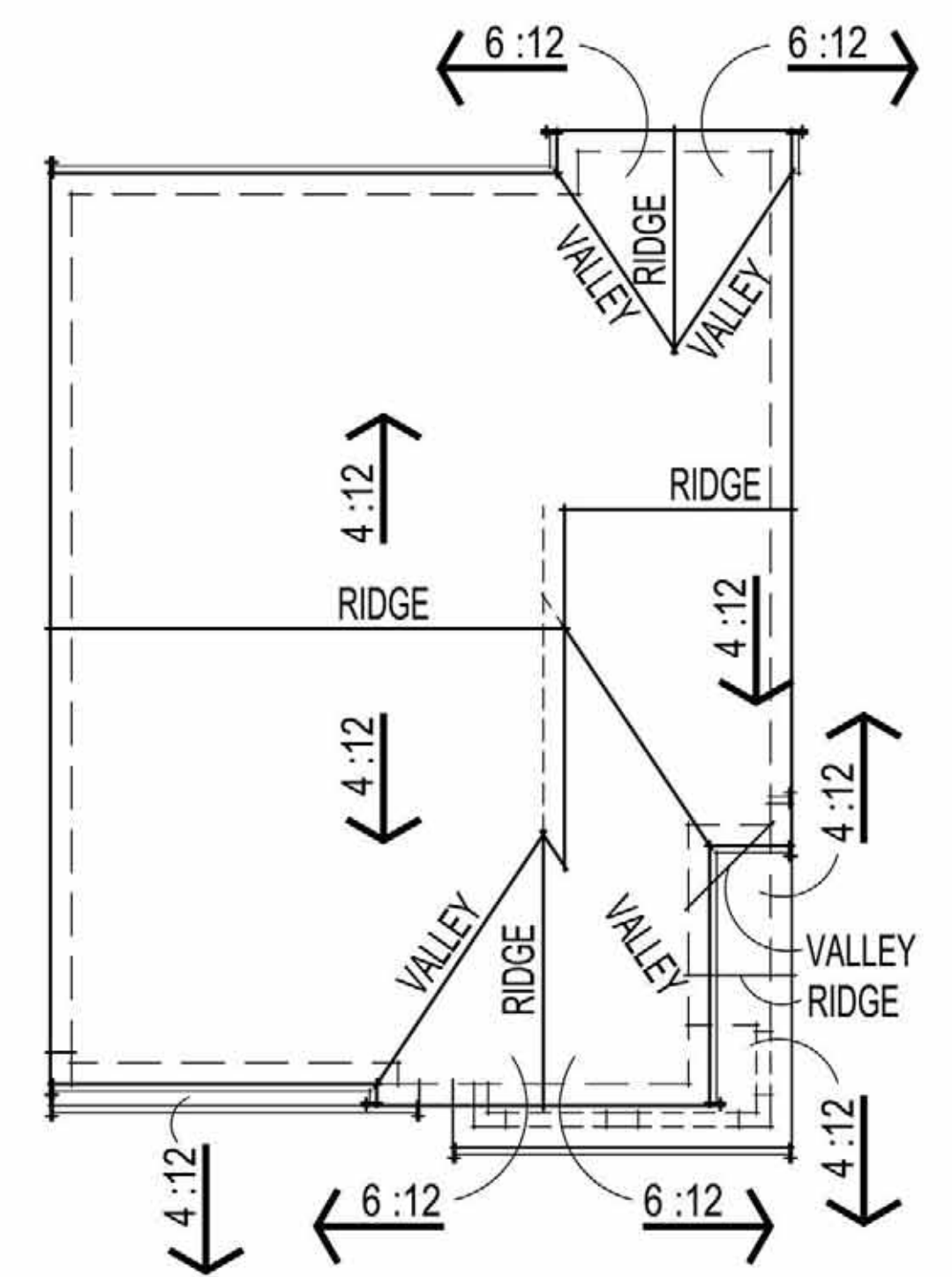
RIGHT ELEVATION 'CRAFTSMAN'



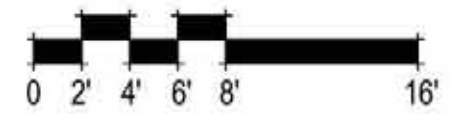
REAR ELEVATION 'CRAFTSMAN'



LEFT ELEVATION 'CRAFTSMAN'



ROOF PLAN 'CRAFTSMAN'



EXTERIOR MATERIALS

EARLY CALIFORNIAN ELEVATION

- A. Stucco
- B. Concrete "S" Tile Roofing
- C. Stucco Window Trim
- D. Decorative Tile Vents
- E. W.I. Railing
- F. Stucco Recess w/ W.I. Railing
- E. Balcony w/ Wood Posts & W.I. Railing

FRENCH ELEVATION

- A. Stucco
- B. Concrete "Flat" Tile Roofing
- C. Stucco Recess
- D. Stucco Window Trim
- E. Decorative Shutters
- F. Wood Corbels w/ Kickers
- G. Stone Veneer
- H. Wood Railing w/ Stucco Corbels

CRAFTSMAN ELEVATION

- A. Stucco
- B. Concrete "Flat" Tile Roofing
- C. Stucco Window Trim
- D. Decorative Shutters
- E. Decorative Wood Gables



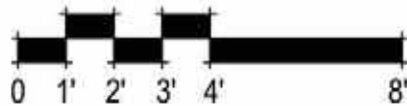
FRONT ELEVATION 'EARLY CALIFORNIAN'

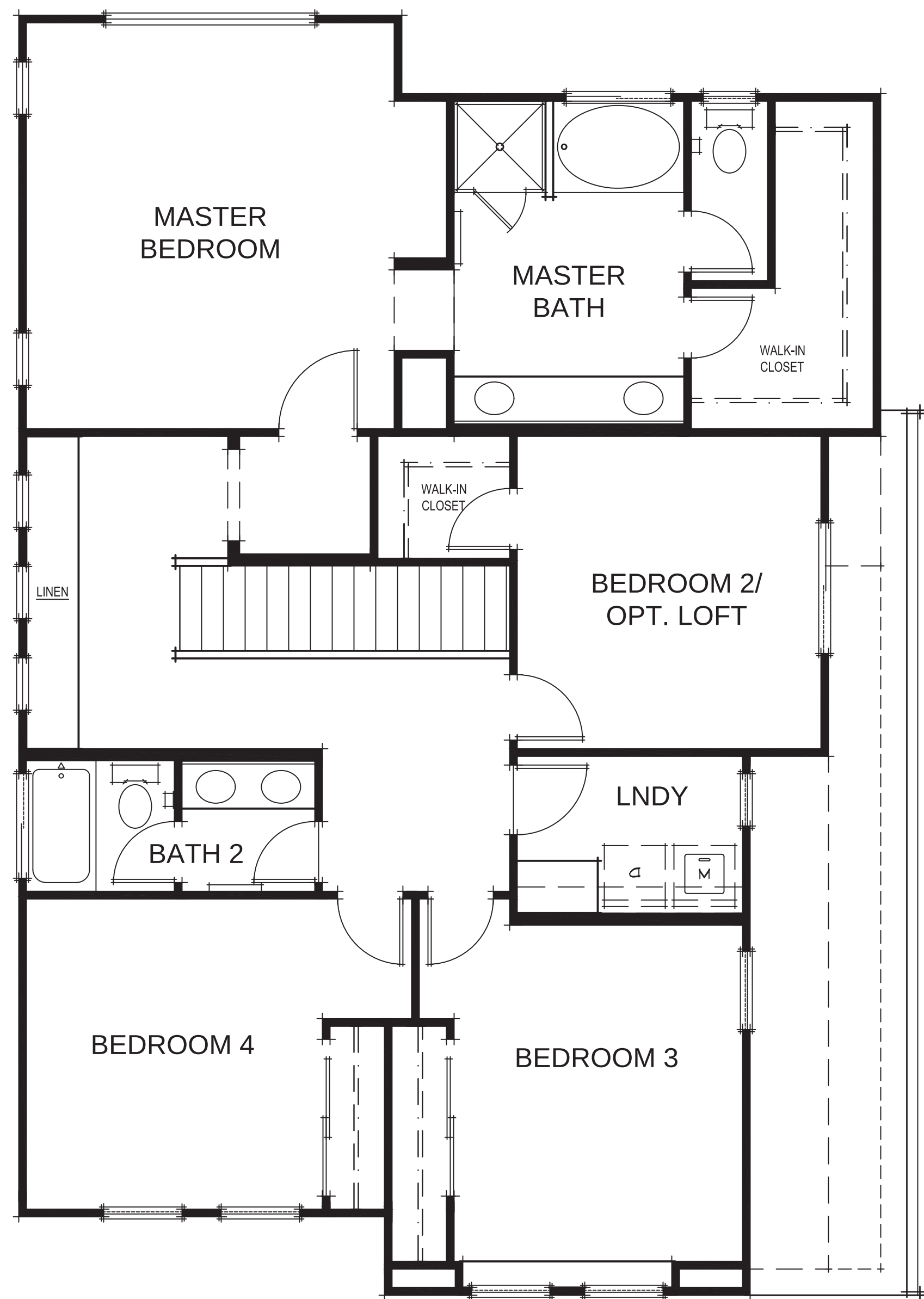


FRONT ELEVATION 'CRAFTSMAN'



FRONT ELEVATION 'FRENCH'





SECOND FLOOR PLAN 'CRAFTSMAN'

SQUARE FOOTAGE

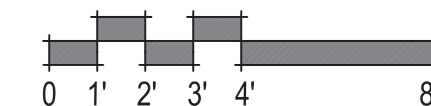
FIRST FLOOR :	1001 SQ. FT.
SECOND FLOOR:	1333 SQ. FT.
TOTAL:	2334 SQ. FT.
2-CAR GARAGE:	424 SQ. FT.

Christopher Highlands

Daly City, California April 19, 2013



FIRST FLOOR PLAN 'CRAFTSMAN'



PLAN 3

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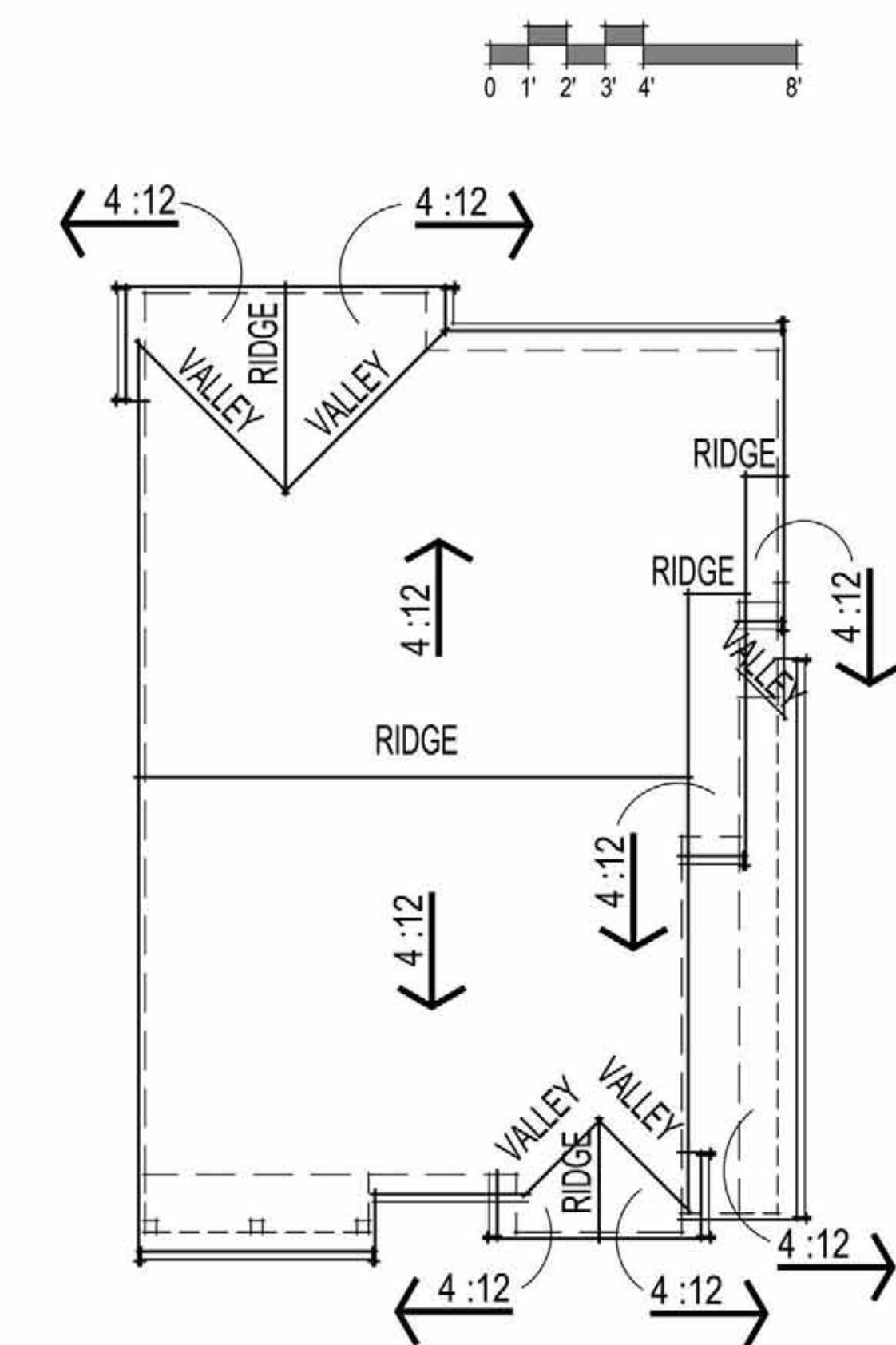
RIGHT ELEVATION 'EARLY CALIFORNIAN'



REAR ELEVATION 'EARLY CALIFORNIAN'



LEFT ELEVATION 'EARLY CALIFORNIAN'



ROOF PLAN 'EARLY CALIFORNIAN'

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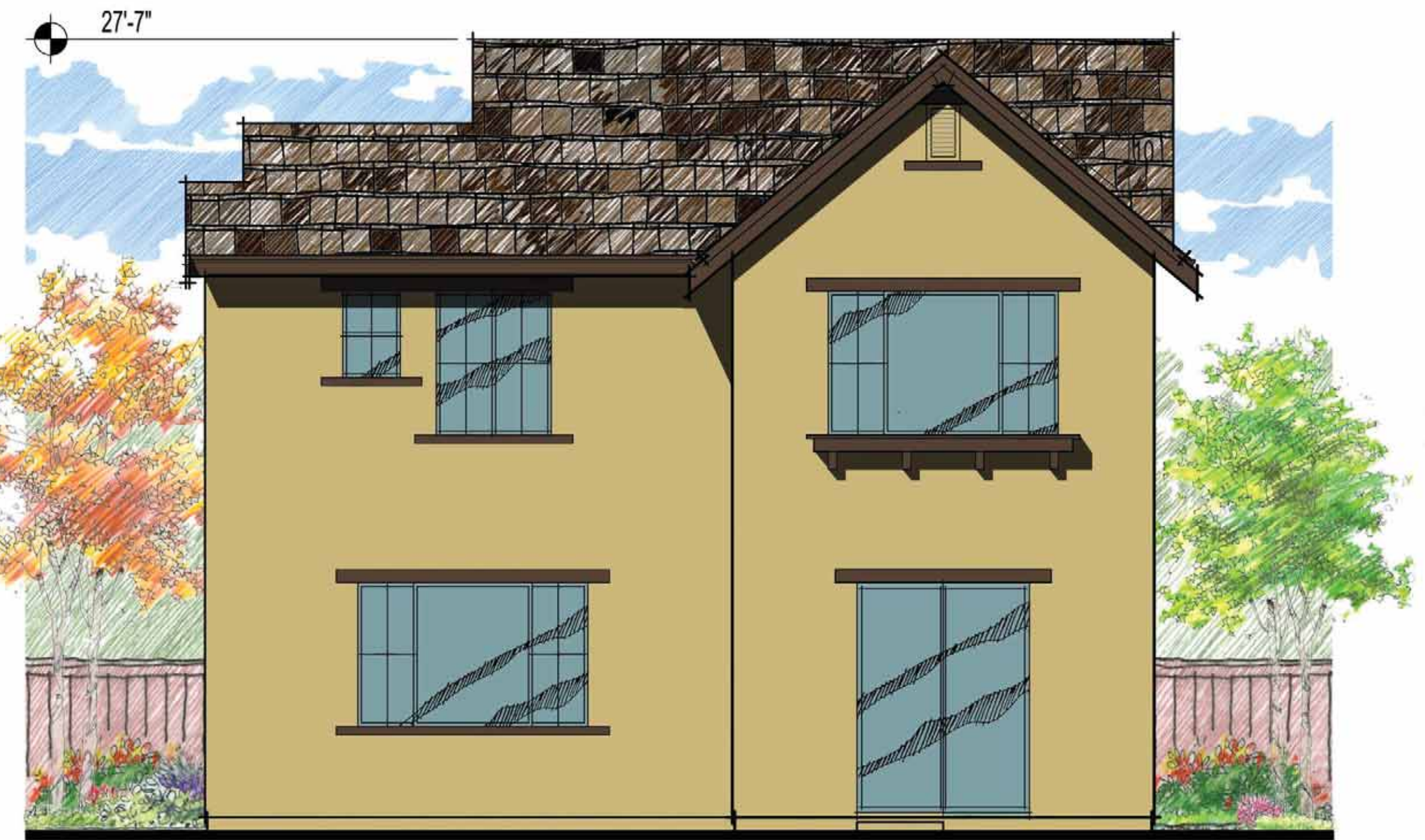
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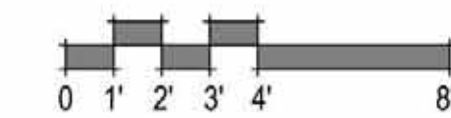
PLAN 3



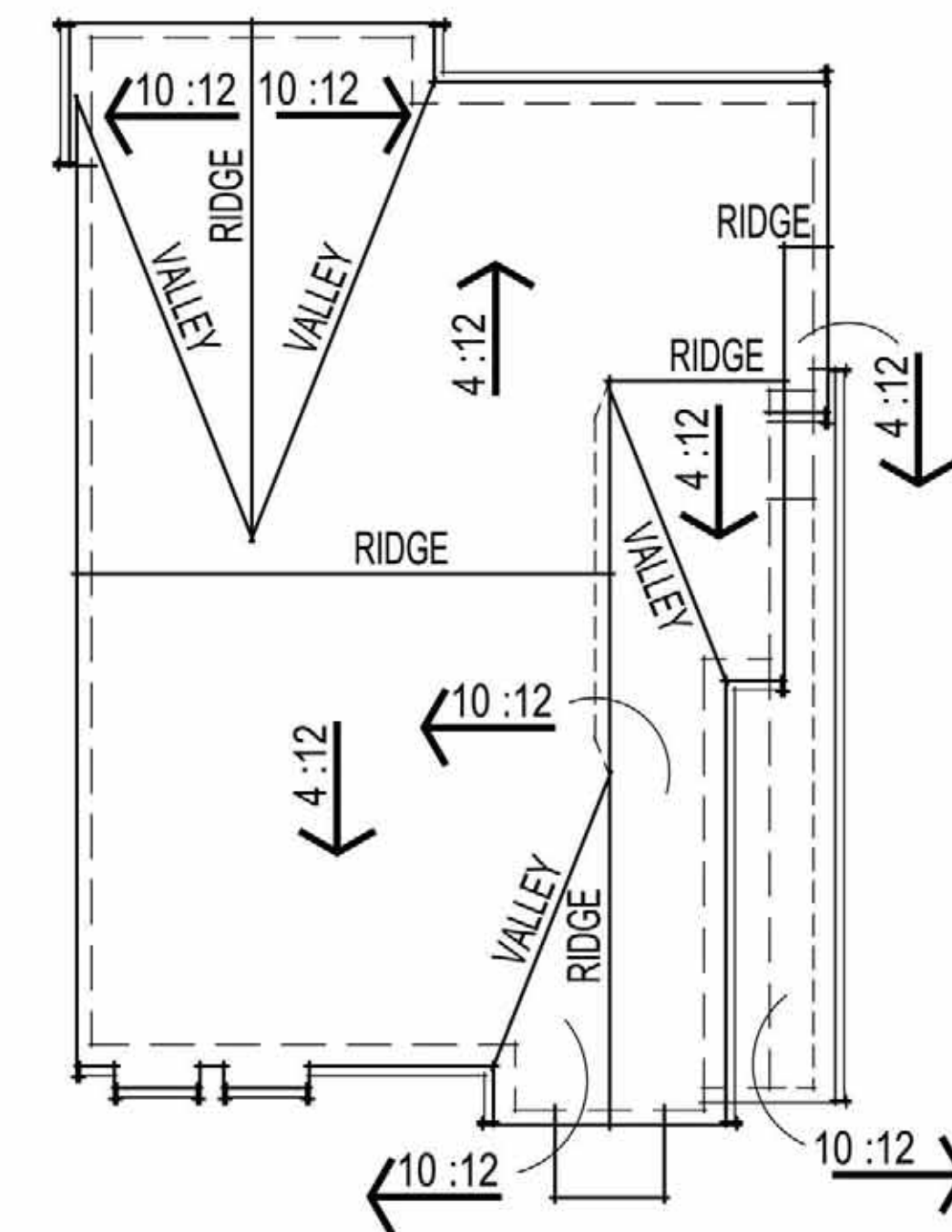
RIGHT ELEVATION 'FRENCH'



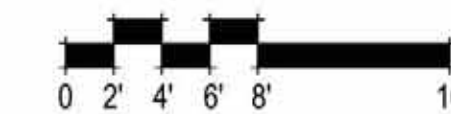
REAR ELEVATION 'FRENCH'



LEFT ELEVATION 'FRENCH'



ROOF PLAN 'FRENCH'





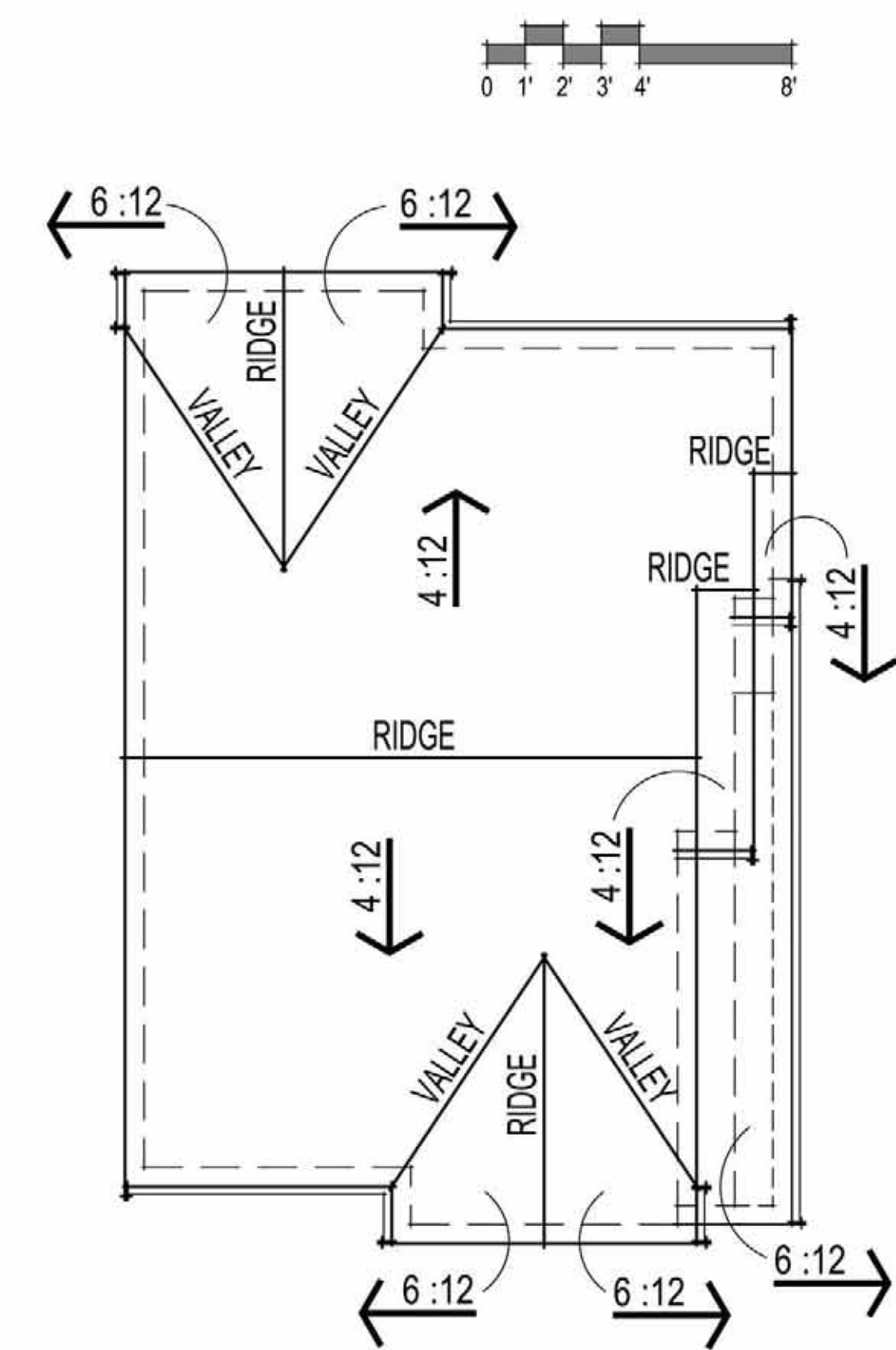
RIGHT ELEVATION 'CRAFTSMAN'



REAR ELEVATION 'CRAFTSMAN'



LEFT ELEVATION 'CRAFTSMAN'



ROOF PLAN 'CRAFTSMAN'

EXTERIOR MATERIALS

EARLY CALIFORNIAN ELEVATION

- A. Stucco
- B. Concrete "S" Tile Roofing
- C. Stucco Window Trim
- D. Decorative Tile Vents
- E. W.I. Railing
- F. Stucco Recess w/ W.I. Railing

FRENCH ELEVATION

- A. Stucco
- B. Concrete "Flat" Tile Roofing
- C. Stucco Recess
- D. Stucco Window Trim
- E. Decorative Shutters
- F. Wood Corbels w/ Kickers
- G. Stone Veneer

CRAFTSMAN ELEVATION

- A. Stucco
- B. Concrete "Flat" Tile Roofing
- C. Stucco Window Trim
- D. Decorative Shutters
- E. Decorative Wood Gables
- F. Balcony w/ Wood Posts & W.I. Railing
- G. Stone Veneer
- H. Stucco Corbels



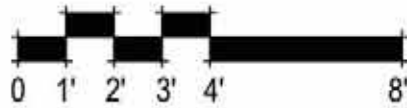
FRONT ELEVATION 'EARLY CALIFORNIAN'

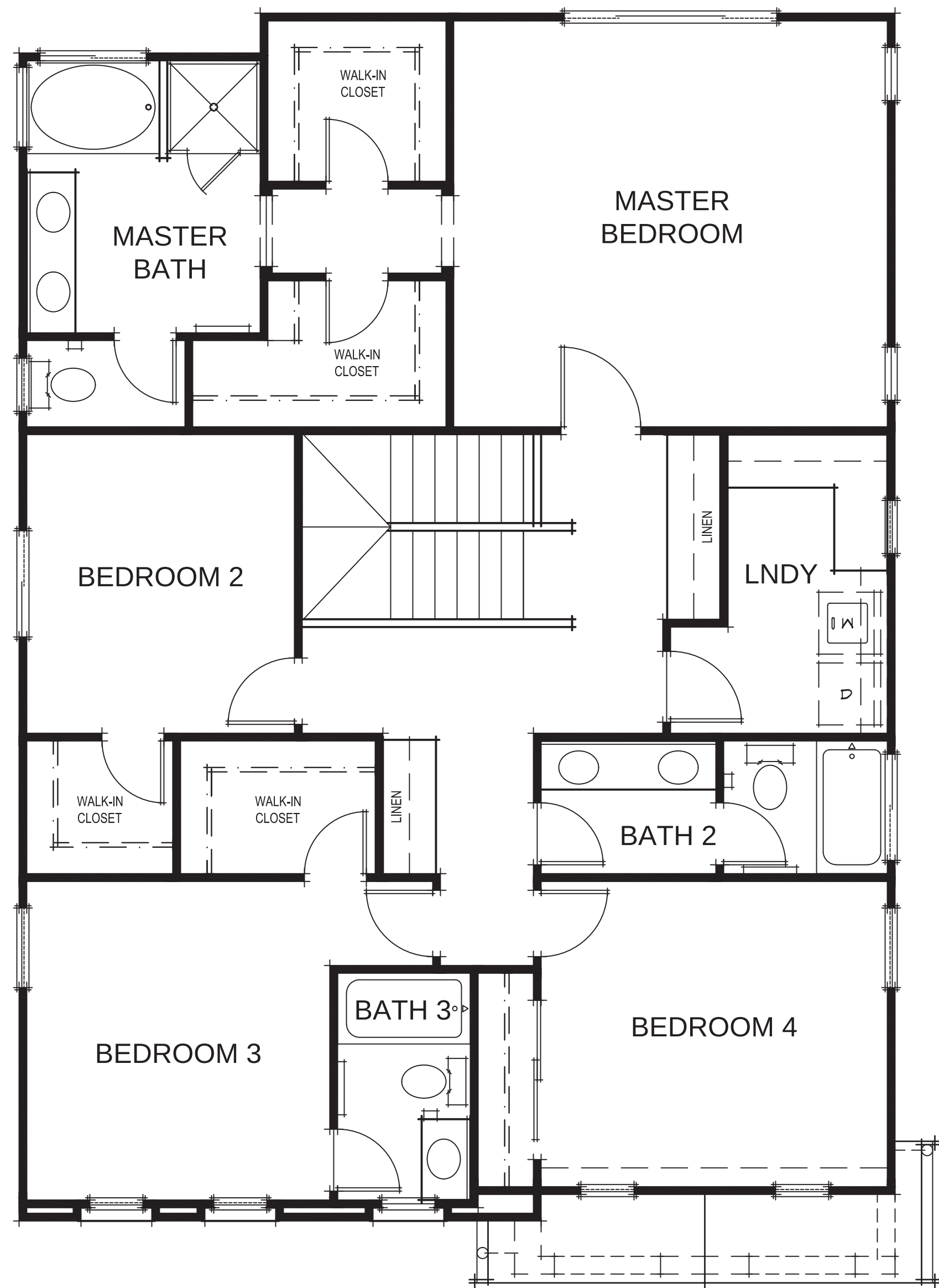


FRONT ELEVATION 'CRAFTSMAN'



FRONT ELEVATION 'FRENCH'





SECOND FLOOR PLAN 'EARLY CALIFORNIAN'

SQUARE FOOTAGE

FIRST FLOOR :	1025 SQ. FT.
SECOND FLOOR:	1412 SQ. FT.
TOTAL:	2437 SQ. FT.
2-CAR GARAGE:	396 SQ. FT.



FIRST FLOOR PLAN 'EARLY CALIFORNIAN'

Christopher Highlands

Daly City, California April 19, 2013



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PLAN 4



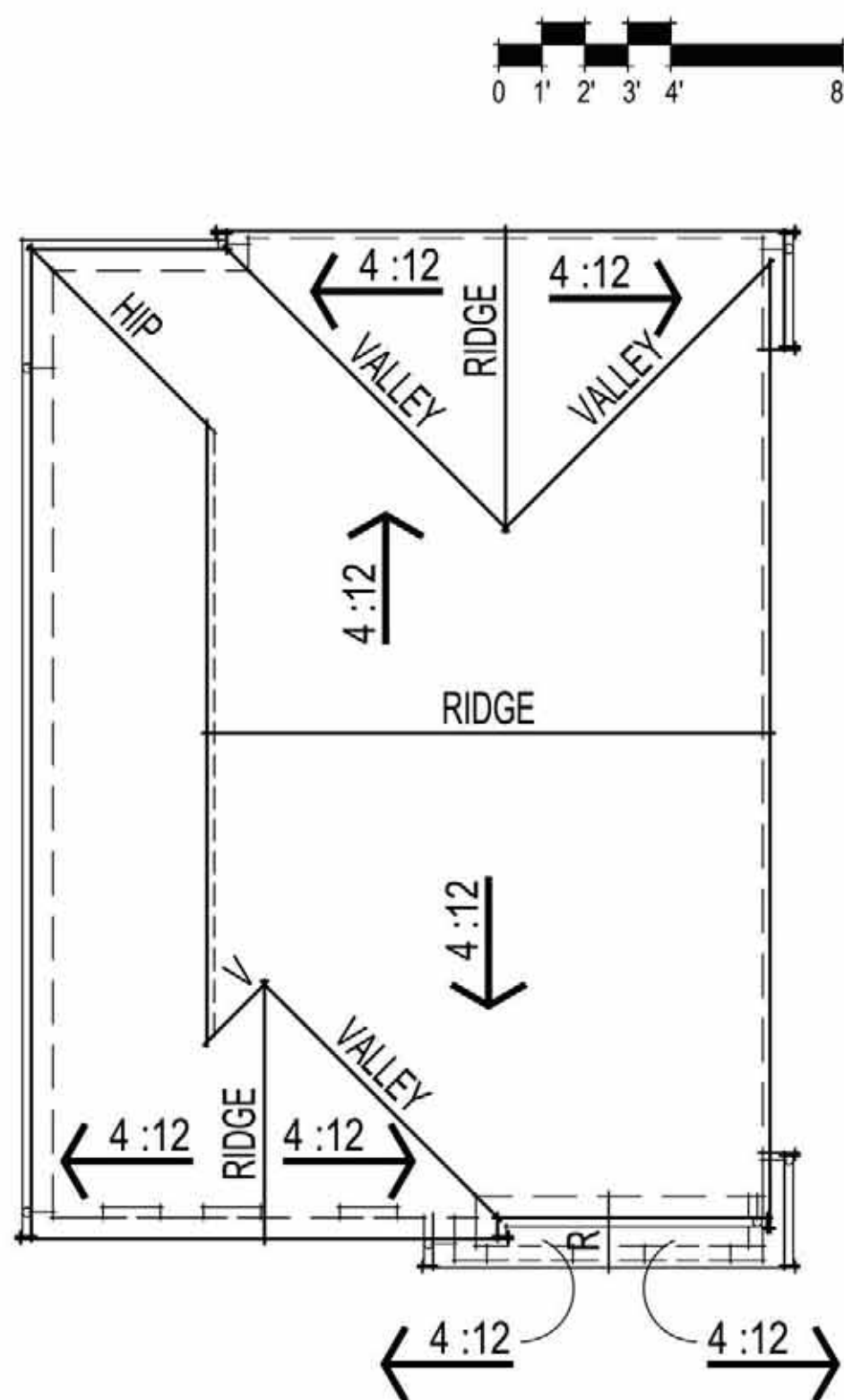
RIGHT ELEVATION 'EARLY CALIFORNIAN'



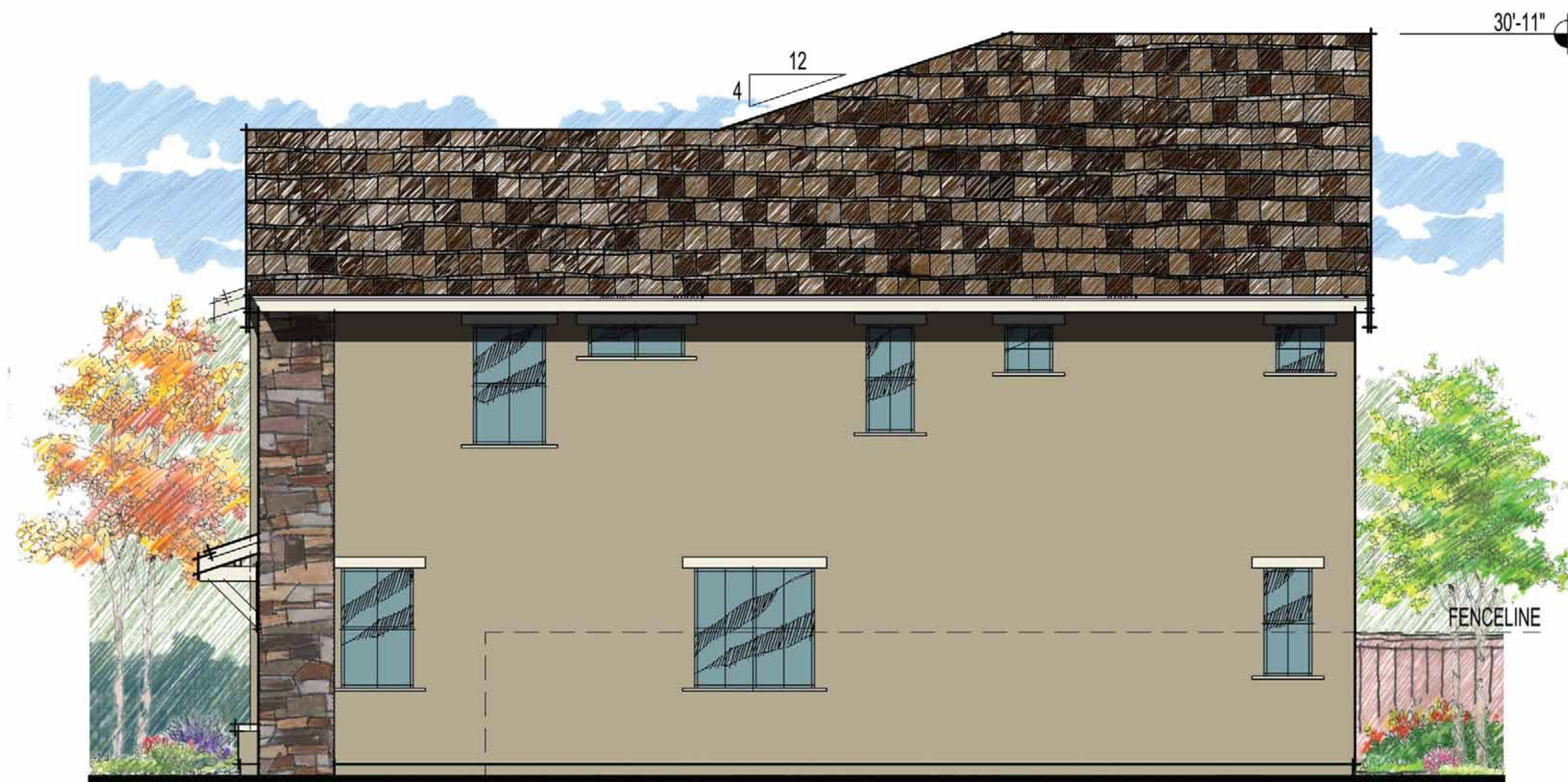
REAR ELEVATION 'EARLY CALIFORNIAN'



LEFT ELEVATION 'EARLY CALIFORNIAN'



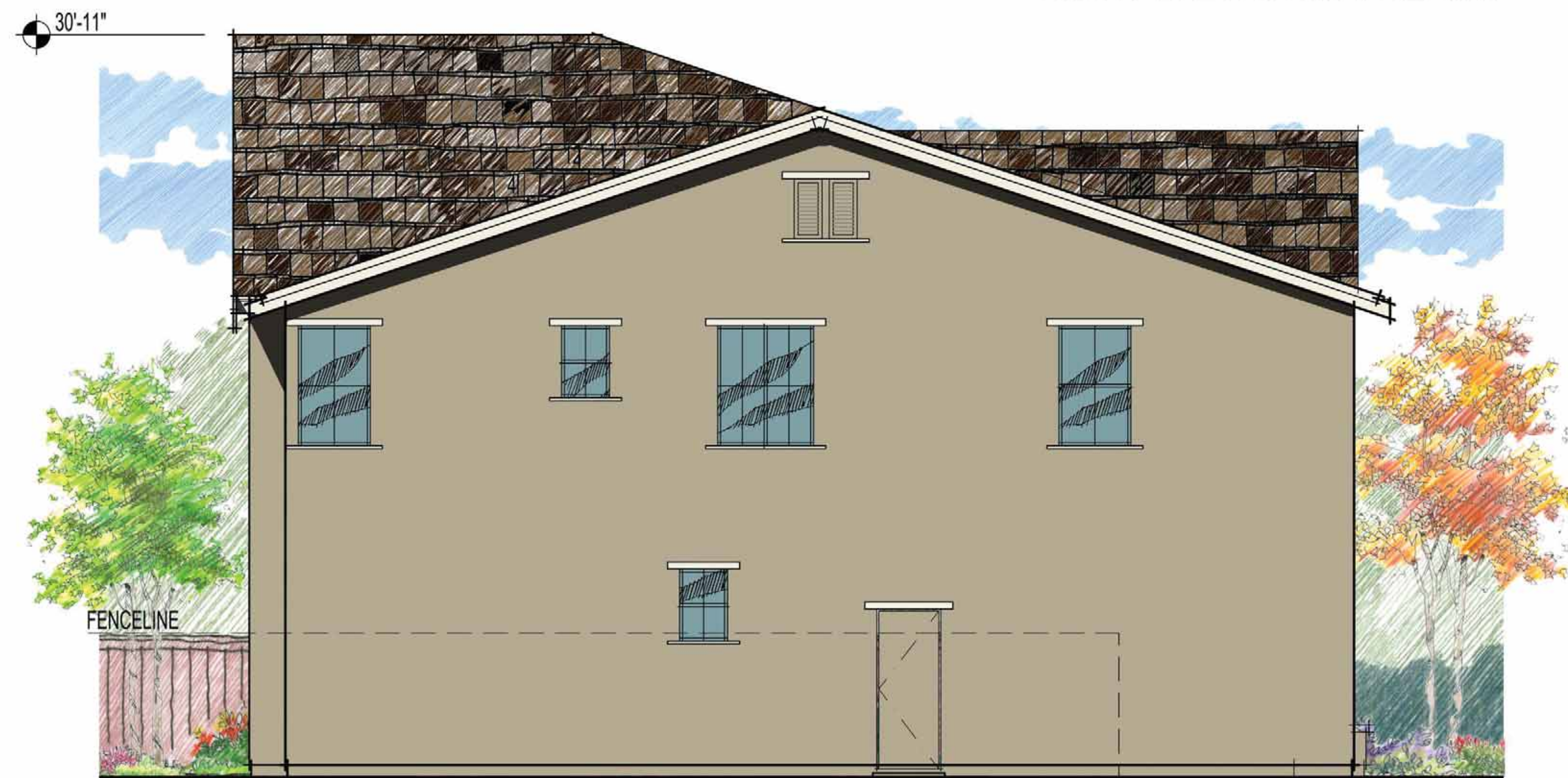
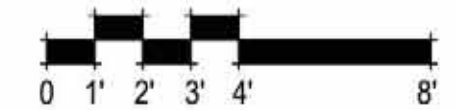
ROOF PLAN 'EARLY CALIFORNIAN'



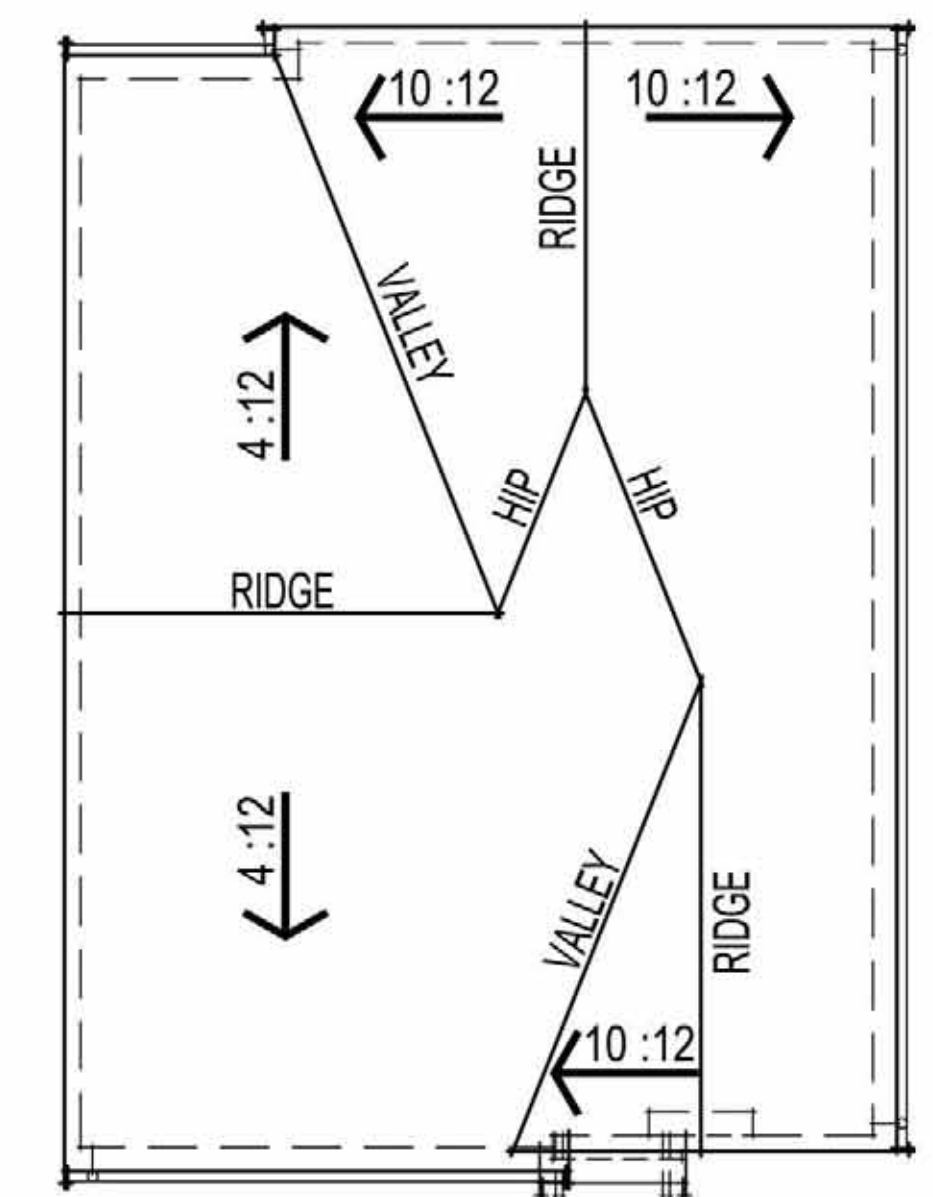
RIGHT ELEVATION 'FRENCH'



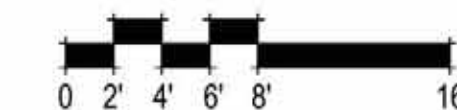
REAR ELEVATION 'FRENCH'



LEFT ELEVATION 'FRENCH'



ROOF PLAN 'FRENCH'

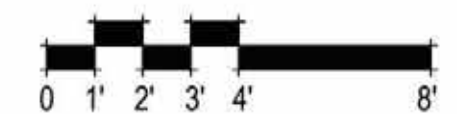




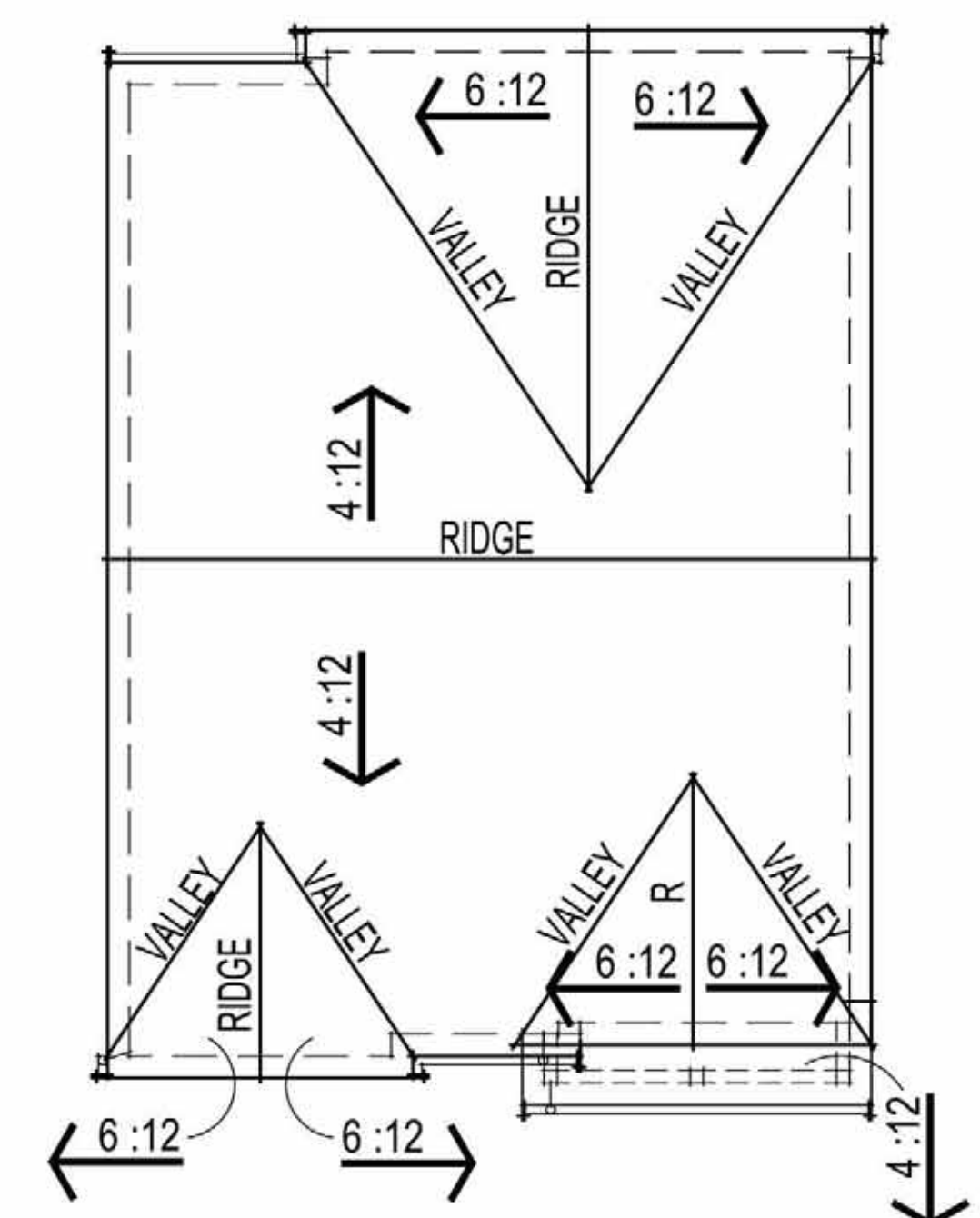
RIGHT ELEVATION 'CRAFTSMAN'



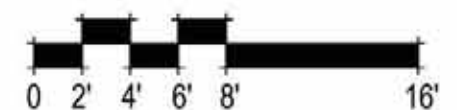
REAR ELEVATION 'CRAFTSMAN'



LEFT ELEVATION 'CRAFTSMAN'



ROOF PLAN 'CRAFTSMAN'





Daly City Planning Commission Agenda Report

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

<u>Meeting Date:</u>	September 3, 2013
<u>Application:</u>	Zone Text Amendment ZC-9-12-6154, Use Permit UPR-9-12-6156, Environmental Assessment CEQA-9-12-6155
<u>Project Planner:</u>	Jeannie Naughton, Associate Planner
<u>Project Location:</u>	Serramonte Shopping Center Bounded by Serramonte Blvd., Callan Blvd., Southgate Ave, and Interstate 280
<u>Project Description:</u>	Off-Premise Digital Sign
<u>Applicant:</u>	Clear Channel Outdoor, Inc. Robert Hatton 555 12 th Street, Suite 950 Oakland, CA 94607
<u>Property Owner:</u>	Daly City Serramonte Center, LLC 3 Serramonte Center Daly City, CA 94015
<u>Environmental Assessment:</u>	Negative Declaration
<u>Applicable Daly City Municipal Code Sections:</u>	Daly City Municipal Code Sections: Chapter 17.48 Amendments Chapter 17.44 Use Permits Chapter 17.32 Signs

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
73 Acres	Shopping Center	Shopping Center	C-RO Commercial Retail and Office	C-2 Heavy Commercial

Area Information

Land Use	Zoning
North: Various commercial-office uses	C-O Office Commercial
South: Serramonte Plaza and Alto Serramonte shopping centers, Cypress Point Condominiums, Cemeteries	C-1 Light Commercial, R-3 Multiple Family Residential, PD57 (Vacant Site), Cemetery District
West: State Highway 1, Multi-family residential uses	R-3 Multiple Family Residential Unzoned
East: Interstate 280	Unzoned

Background

Clear Channel Outdoor is proposing to amend the Municipal Code to allow an off-premise advertising display adjacent to a classified Landscaped Freeway, which would otherwise be prohibited. On April 15, 2013, staff sought policy direction from the City Council for the proposed off-premise digital sign because it would be the first of its kind in Daly City, and placed in a very prominent location. The City Council directed staff to bring back an Ordinance for consideration that would allow the proposed sign at the Serramonte Shopping Center, if supported by Council action.

Discussion

The proposal would consist of a new, double-sided, LED display billboard located on the property of the Serramonte Shopping Center. The project requires a Zone Text Amendment because of the Landscaped Freeway designation, Use Permit for an off-premise sign, and CEQA review.

The overall height of the proposed off-premise display would be 45 feet tall and 15 feet wide. Each of the two LED faces would be 15 feet in height by 48 feet in width (720 square feet on each face), resulting in a total of 1,440 square feet of signage. The proposed Zone Text Amendment would not affect existing billboard regulations elsewhere in the City.

Clear Channel Outdoor owns 11 off-premise displays throughout Daly City, mostly along Mission Street. The majority of these displays are “posters” that are 12 feet high by 25 feet wide and are not in very prominent locations. Clear Channel Outdoor has proposed to remove 7 of these 11 displays as part of their application for the installation of the off-premise display at the Serramonte Shopping Center.

There is an existing electronic message center pylon located at the Serramonte Shopping Center, adjacent to Interstate 280. The message center displays on-premise advertising only, and as part of recently approved amendments to the shopping center's Master Sign Program, will be replaced with two internally illuminated pylon signs that will contain tenant panels for on-premise businesses only.

A light emissions study was prepared by Zeiger Enterprises, Inc., which conducted a nighttime illumination test of the existing electronic message center pylon, in order to compare light emissions of the existing message center with the proposed off-premise, digital sign. The proposed Clear Channel Outdoor (CCO) digital sign will not increase lighting levels by more than 0.3 foot candles (over ambient levels) as measured using a footcandle meter at a pre-set distance. The report concluded that based on their tests, the existing message center produces illumination of between 0.3 and 0.6 footcandles over ambient light levels. Comparing these values to the maximum value of 0.3 footcandle from a COO digital sign, the report found that the proposed digital sign will not exceed the illumination of the existing message center display, and therefore lighting levels will not be increased in any significant manner at the shopping center as a result of the installation of the COO. The digital sign will contain redundant systems to guarantee that the signs brightness is within the desired specifications that the zoning laws require. The multiple redundant sensors and brightness tables guarantee that specification. The sign administrator also has complete control of what the daytime and nighttime lux value should be, meaning they can customize each sign to its unique location and needs. The sign would be able to match the brightness of any surrounding lights exactly. The sign will also transition from daytime to nighttime and back seamlessly without the observer noticing the subtle transitions and will never be brighter or dimmer than what is desired.

Based on the light emissions study and the light sensors included in the design, the proposed off-premise digital sign is not anticipated to be a source of substantial light or glare which would adversely affect day or nighttime views in the area.

Classified Landscaped Freeways

The proposed sign is located along a classified "Landscaped Freeway," which is a section of freeway with planting that meets the criteria of the State Outdoor Advertising Regulations. Approximately one-third of freeways throughout California are classified as Landscaped Freeways, including the section of I-280 adjacent to the Serramonte Shopping Center.

Off-premise displays advertise off-site products and businesses, while on-premise displays advertise on-site products and businesses; the Clear Channel Outdoor proposal would be for an off-premise sign. Caltrans regulates off-premise displays through the State Outdoor Advertising Regulations, which prohibits off-premise signs adjacent to a classified Landscaped Freeway.

Caltrans, however, utilizes an informal process by which off-premise signs may be placed adjacent to a classified Landscaped Freeway—through execution of a Relocation Agreement. Clear Channel Outdoor executed a Relocation Agreement with Caltrans for the removal of an

off-premise display (LED billboard) in Emeryville, in exchange for the right to relocate a new off-premise display adjacent to a Landscaped Freeway somewhere else in the state. Clear Channel Outdoor is proposing to utilize that Relocation Agreement for this project. Caltrans defers to local jurisdictions to approve or deny the request; if the local jurisdiction denies the request, Caltrans will not approve the placement of the display.

Daly City Sign Code

The Daly City Municipal Code prohibits off-premise signs which are primarily viewed from the Federal Interstate Highway, a Landscaped Freeway, or any Scenic Highway. Staff has worked with Clear Channel Outdoor to draft a proposed amended Sign Code that would allow the placement of off-premise displays adjacent to a classified Landscaped Freeway, under certain circumstances, including execution of an agreement approved by the City Council that exchanges the removal of existing off-premise signs elsewhere within Daly City, for the right to install an off-premise sign adjacent to a Landscaped Freeway. This agreement is also referred to as a Relocation Agreement in the draft Ordinance but is separate and distinct from, and would be in addition to, the Relocation Agreement executed between an applicant and Caltrans, which is required by State law.

Daly City cannot change its Code to permit off-premise displays adjacent to the freeway unless we formally request declassification of the section of I-280 that is regulated under State law (all of I-280 in Daly City), which not part of this project action. Equally important to note is that this Zone Text Amendment does not affect billboard regulations elsewhere in the City; it is very specific to displays adjacent to the freeway.

Relocation Agreement

Clear Channel Outdoor and the Serramonte Shopping Center operators have proposed to remove several Clear Channel-owned, off-premise displays throughout Daly City. Serramonte Center, LLC, will be entering into a Relocation Agreement with the City of Daly City, subject to approval by the City Council, per the proposed Code changes. The terms of that agreement include the removal of 7 of the 11 existing Clear Channel Outdoor owned off-premise displays elsewhere in Daly City, installation of a new off-premise display at the Westlake Park center, installing or paying for upgrades to landscaping in the public right of way along Serramonte Boulevard and Callan Boulevard, adjacent to the shopping center, and advertising spots on the new off-premise digital sign at Serramonte Shopping Center for the purpose of advertising and promoting community events and non-profit programs in the City.

Fiscal Analysis and Impacts

Prior to project completion, the project applicant will be required to pay building permit, plan check, and AB 1600 fees to the City. The City would indirectly benefit from the placement of this display because it would generate significant revenue for the shopping center, and if that money is reinvested into the center, increased sales tax revenue will benefit the City's General Fund. The City will benefit from terms of the Relocation Agreement, including revenue

generated by the installation of an off-premise electronic sign at Westlake Park, landscaped improvements along perimeter streets to the mall, and advertising space for community and non-profit events on the proposed off-premise electronic sign at Serramonte Shopping Center.

Environmental Assessment

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has, after the completion of an Initial Study, determined the project will not have a significant impact on the environment. The Negative Declaration prepared for the project is attached and recommended for Planning Commission certification.

Findings

Staff finds that the proposed Zone Text Amendment ZC-9-12-6154 and Use Permit UPR-9-12-6156 are in accordance with Chapter 17 of the Daly City Municipal Code. Approval of the proposed project will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the vicinity. The proposed project would not be injurious or detrimental to property and improvements in the neighborhood or result in substantial environmental damage or disturbance, given the mitigation measures outlined in the Mitigation Monitoring Plan. These findings are based in part on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on September 3, 2013; notice of said hearing was by newspaper publication, and posting and first class mailing to property owners within 300 feet of the site, on August 23, 2013.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and, based on the Initial Study prepared, has been determined that there is no substantial evidence, in light of the whole record that the project may have a significant impact, and therefore a Negative Declaration has been prepared per CEQA.
3. The subject use is consistent with the General Plan and the C-2 zoning standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood.

Conditions of Approval

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Zone Text Amendment ZC-9-12-6154 and Use Permit UPR-9-12-6156, subject to the following conditions and Daly City General Conditions of Approval. Minor deviations from the conditions of approval may be approved by the Planning Division. Significant deviations will require review and approval by the Planning Commission and City Council.

- A. ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

General

1. The applicant shall file a Declaration of Acceptance of the conditions of approval with the City Clerk within thirty (30) days of City Council approval. Until said declaration is filed, the General Plan Amendment and Planned Development shall not be valid for any purpose.
2. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major modifications to the Master Sign Program shall be treated as an amendment and shall be subject to review by the Planning Commission and City Council.
3. Prior to building permit issuance for the off-premise, digital sign, the existing message center pylon sign located at the Serramonte Shopping Center shall be removed.
4. Prior to building permit issuance for the off-premise, digital sign, the applicant shall submit approval from the California Department of Transportation for the location of the respective sign adjacent to the Landscaped Freeway.

B. PUBLIC WORKS DEPARTMENT

5. No sign may be placed within or over any easement for public infrastructure including water, sewer, storm or other systems (typically providing 10 feet of separation on either side of the utility) or otherwise affect access to City utilities. Signs located in the vicinity of private infrastructure shall maintain a minimum of 5 feet of separation from the utility lines and provide adequate space for maintenance and repairs. The method of construction for the signs shall not compromise any nearby utilities.
6. The location of the proposed electronic billboard sign along I-280 shall be approved by Caltrans. Such Caltrans approval shall include a statement that the approved sign and location does not impact safety for HWY 1, I-280 and Sullivan Avenue on-ramp motorists.
7. The foundation of the proposed structure shall not impact the surface and subsurface soil conditions in the adjacent easement.

C. WATER AND WASTEWATER RESOURCES DEPARTMENT

8. The above or below ground portions of the sign shall not impact public infrastructure located in the nearby easements in any way. Nor shall the sign or placement of the sign impair the City's ability to operate the infrastructure.
9. No sign shall be placed in such a way as to pose a negative impact on DWWWR infrastructure. Any additional costs in mitigating any impact found at a later date and any measures necessary to protect DWWWR infrastructure or any private infrastructure proposed shall be borne by the applicant.

Planning Commission Report

Subject: Off-Premise Digital Sign at the Serramonte Shopping Center

ZC-9-12-6154, UPR-9-12-6156, CEQA-9-12-6155

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Recommendation

Staff recommends the Planning Commission forward to the City Council the following recommendations:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;
3. Approve Zone Text Amendment ZC-9-12-6154 and Use Permit UPR-9-12-6156, as conditioned herein

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

Respectfully submitted,



Jeannie Naughton, AICP
Associate Planner



Brian Millar
Director of Economic and Community
Development

Attachments

Attachment A – Location Map

Attachment B – Negative Declaration and Environmental Checklist

Attachment C – Proposed Sign Ordinance

Attachment D – Proposed Sign Design and Photo Sims

LOCATION MAP

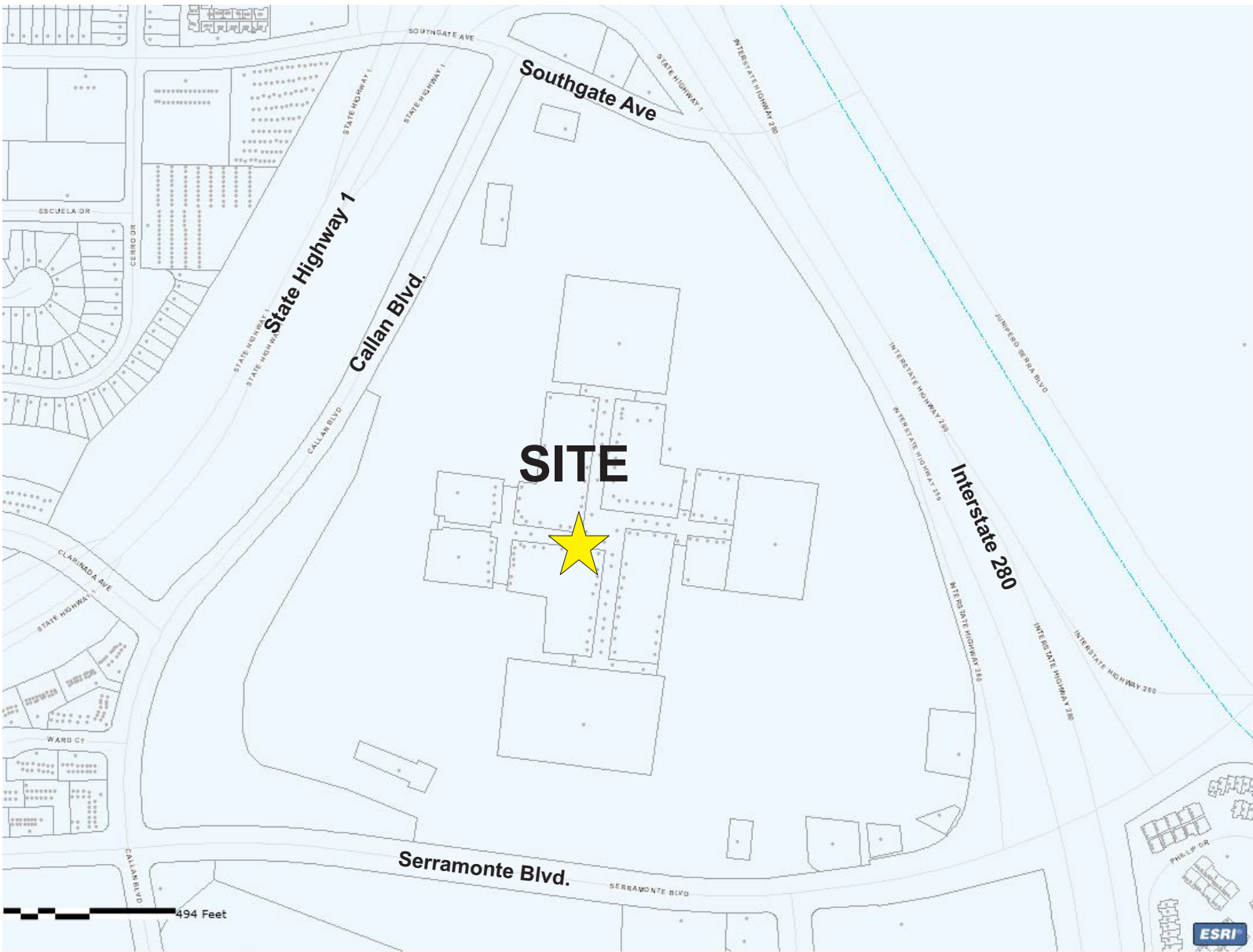
ZC-9-12-6154, UPR-9-12-6156,

CEQA-9-12-6155

Off-Premise Digital Sign

Serramonte Shopping Center

Planning Commission





NEGATIVE DECLARATION

**Planning Division
333-90th Street
Daly City, CA
94015
(650) 991-8033**

The Planning Division of the City of Daly City, California has analyzed the project described below and has determined that the project will not have any significant adverse effects on the environment.

PROJECT DESCRIPTION

NAME: Clear Channel Outdoor, Inc. Off-Premise, Digital Sign at the Serramonte Shopping Center (Zone Text Amendment ZC-9-12-6154, Use Permit UPR-9-12-6156 and Environmental Assessment CEQA-9-12-6156)

APPLICANT: Clear Channel Outdoor, Inc.
Robert Hatton
555 12th Street, Suite 950
Oakland, CA 94607

OWNER: Daly City Serramonte Center, LLC
Jeff Mooallem
3 Serramonte Center
Daly City, CA 94015

LOCATION: Northeast portion of the Serramonte Shopping Center Bounded by Serramonte Blvd., Callan Blvd., Southgate Ave, and the 280 Freeway

Assessor's Parcel Number: 091-240-330

DESCRIPTION: The project consists of installation of an off-premise, digital sign at the northeast portion of the Serramonte Shopping Center, adjacent to a Landscaped Freeway (Interstate 280). Entitlements will include Zone Text Amendment, Use Permit, and Environmental Review.

The +/- 73 acre project site is currently developed as a regional shopping center consists of one main parcel for the shopping center and several tax ID parcels. The site is **bounded by Serramonte Blvd., Callan Blvd., Southgate Ave, and Interstate 280.**

Assessor's Parcel Number: 091-240-330 (Attachment A - Location Map). The site is surrounded entirely by existing development.

The project will include the construction/installation of any off-site infrastructure that may be necessary to adequately provide the subject property with municipal services.

FINDINGS

As documented in the accompanying Initial Study and Checklist, the proposed project will not significantly adversely affect the environment, either in the alteration of the site or by creating short- or long-term adverse impacts.

This Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, and applicable guidelines. A hard copy of the Initial Study and Checklist and related materials may be obtained at the City of Daly City Planning Division, 333-90th Street, Daly City, CA 94015. All materials are also available in electronic format and may be obtained by submitting an email request to Jeannie Naughton, Associate Planner, at jnaughton@dalycity.org.

Prepared by: *Jeannie Naughton* August 13, 2013
Jeannie Naughton, AICP
Associate Planner

Chapter 17.32 - SIGNS*

Sections:

[17.32.010 - Uniform Sign Code—Adopted.](#)

[17.32.020 - Section 103.3—Deleted.](#)

[17.32.030 - Section 202—Amended.](#)

[17.32.040 - Section 203—Amended.](#)

[17.32.050 - Section 205—Amended.](#)

[17.32.060 - Section 206—Amended.](#)

[17.32.070 - Section 207—Amended.](#)

[17.32.080 - Section 208.2—Added.](#)

[17.32.090 - Section 210—Amended.](#)

[17.32.100 - Section 211.1—Added.](#)

[17.32.110 - Section 212—Amended.](#)

[17.32.120 - Section 214—Amended.](#)

[17.32.130 - Section 217—Amended.](#)

[17.32.140 - Section 403.6—Deleted.](#)

[17.32.150 - Exempt signs.](#)

[17.32.160 - General regulations.](#)

[17.32.170 - Permitted signs in all districts.](#)

[17.32.180 - Temporary signs.](#)

[17.32.190 - \(Reserved\).](#)

[17.32.200 - Permitted signs in commercial and industrial districts.](#)

[17.32.210 - Off-premises signs.](#)

[17.32.220 - Variances.](#)

[17.32.230 - Procedures for appeals.](#)

[17.32.240 - Enforcement violation—Penalty.](#)

17.32.010 - Uniform Sign Code—Adopted.

There is adopted by the city, for the purpose of providing minimum standards to safeguard life, health, property and public welfare by regulating and controlling the design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures not located entirely within a building, that certain code designated as the Uniform Sign Code, 1994 Edition, published by the

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International Conference of Building Officials, a copy of which is on file in the office of the city clerk for public record and inspection, subject, however, to the amendments, additions and deletions set forth in this chapter, and from the date on which this ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

(Ord. 1249 § 3 (part), 1997)

17.32.020 - Section 103.3—Deleted.

Section 103.3 of the Uniform Sign Code, 1994 Edition, is deleted.

(Ord. 1249 § 3 (part), 1997)

17.32.030 - Section 202—Amended.

Section 202 of the Uniform Sign Code, 1994 Edition, is amended by adding the following definitions thereto:

A BOARD: A portable sign capable of standing without support.

AREA OF SIGN: The entire area within a single, continuous perimeter composed of squares or rectangles which enclose the extreme limits of the advertising message, together with any frame or other material, color, or condition which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed; excluding the necessary supports or uprights upon which such sign is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that only one face of a double-faced sign shall be considered in determining the sign area, provided both faces are parallel and the distance between faces does not exceed two feet.

Further, where a sign consists only of individual letters, numbers, or symbols and is painted on or attached flat against the wall of a building and where such individual components are without integrated background definition and are not within a circumscribed frame area, the total area of the sign shall be the sum of the areas of the squares or rectangles surrounding each individual sign component.

(Ord. 1249 § 3 (part), 1997)

17.32.040 - Section 203—Amended.

Section 203 of the Uniform Sign Code, 1994 Edition is amended by adding the following definition thereto:

BILLBOARD: Any sign, other than a directional sign, which directs attention to a business, commodity, product, service, or activity, sold, offered or made available elsewhere than upon the premises whereon the sign is located.

(Ord. 1249 § 3 (part), 1997)

17.32.050 - Section 205—Amended.

Section 205 of the Uniform Sign Code, 1994 Edition is amended by adding the following definition thereto:

DIRECTIONAL SIGN: Any sign which is designed, erected and maintained for the purpose of directing persons to a place, structure or activity not located on the same premises as the sign.

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(Ord. 1249 § 3 (part), 1997)

17.32.060 - Section 206—Amended.

Section 206 of the Uniform Sign Code, 1994 Edition is amended by adding the following definition thereto:

ERECT: To build, construct, attach, hang, place, suspend, or affix, including the painting or otherwise applying of wall signs.

(Ord. 1249 § 3 (part), 1997)

17.32.070 - Section 207—Amended.

Section 207 of the Uniform Sign Code, 1994 Edition is amended by adding the following definitions thereto:

FACE: The surface of the sign upon, against, or through which the message is displayed or illustrated on the sign.

FACE OF BUILDING: The exposed side of any exterior wall of a building, excluding structural-projections.

FACE SIGN: Any sign painted or mounted on a wall or of solid construction located as to be approximately parallel with the face of a building, including a "V" type sign which does not extend more than 18" from the face of a building or structure.

FREESTANDING: Any sign in a fixed location which is self-supporting on the ground, or on one or more poles or upright members which are in no part attached to any building, excluding "A"-board signs.

(Ord. 1249 § 3 (part), 1997)

17.32.080 - Section 208.2—Added.

A new section is added to the Uniform Sign Code, 1994 Edition, to be numbered Section 208.2, to provide for the addition of the following definition:

Sec. 208.2.-I

ILLUMINATED SIGN: Any sign which has characters, letters, figures, designs or outline illumination by electric lights or luminous tubes on, within or attached to the sign or by a light source removed therefrom.

(Ord. 1249 § 3 (part), 1997)

17.32.090 - Section 210—Amended.

Section 210 of the Uniform Sign Code, 1994 Edition, is amended by adding the following definition thereto:

MARQUEE SIGN: Any sign attached to or supported by a marquee.

(Ord. 1249 § 3 (part), 1997)

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17.32.100 - Section 211.1—Added.

A new section is added to the Uniform Sign Code, 1994 Edition, to be numbered Section 211.1, to provide for the addition of the following definitions:

Sec. 211.1-O

OFF-PREMISES SIGN: A sign, such as a billboard, which advertises goods or services which are available elsewhere than upon the premises whereon the sign is located, excluding direction signs.

ON-PREMISES SIGN: A sign that carries only advertisements strictly incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted, services rendered, goods sold or produced on the premises, name of the business, name of the person, firm or corporation occupying the premises.

OUTDOOR ADVERTISING SIGN: (See BILLBOARD)

(Ord. 1249 § 3 (part), 1997)

17.32.110 - Section 212—Amended.

Section 212 of the Uniform Sign Code, 1994 Edition, is amended by adding the following definition thereto:

PRIMARY LOT FRONTAGE: That single dimension of a parcel abutting a public right-of-way and providing for the most important approach to the parcel or occupancy thereon.

(Ord. 1249 § 3 (part), 1997)

17.32.120 - Section 214—Amended.

Section 214 of the Uniform Sign Code, 1994 Edition, is amended by adding the following definition thereto:

SECONDARY LOT FRONTAGE: Any dimension of a parcel abutting a public right-of-way other than, "primary lot frontage."

(Ord. 1249 § 3 (part), 1997)

17.32.130 - Section 217—Amended.

Section 217 of the Uniform Sign Code, 1994 Edition, is amended by adding the following to the definition of Wall sign.

WALL SIGN: (See FACE SIGN).

(Ord. 1249 § 3 (part), 1997)

17.32.140 - Section 403.6—Deleted.

Section 403.6 of the Uniform Sign Code, 1994 Edition, is deleted.

(Ord. 1249 § 3 (part), 1997)

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17.32.150 - Exempt signs.

The following signs shall be exempt from regulation under this chapter:

- A. Advertising media located entirely within a completely enclosed building and which is not intended to be viewed primarily from the exterior of the building;
- B. Traffic highway markers and railroad crossing or danger signals;
- C. Any sign posted pursuant to and in discharge of any governmental function by public officials in performance of their duties, including traffic and street name signs as well as notices, emblems or other forms of identification and signs required by law;
- D. Signs used by public utilities for the safety, welfare or convenience of the public;
- E. Flags of any nation or political subdivision, of any fraternal, religious or other organization of a civic character;
- F. Holiday greetings, decorations and displays, excluding advertising signs disguised as seasonal decorations;
- G. Temporary display posters in connection with civic, political, noncommercial, health, welfare and safety programs posted in or on private residences or within commercial display windows.

(Ord. 1249 § 3 (part), 1997)

17.32.160 - General regulations.

The prohibitions contained in this section shall apply to all signs and all zoning districts, regardless of designation, of the city:

- A. Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights. In no event shall an illuminated or lighting device be so placed or directed or beamed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

Public service signs such as the time-temperature type, are exempted from this prohibition.

- B. No signs shall have any mechanical or moving parts; rotating signs, with the exception of public-service signs, are specifically prohibited.
- C. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices. The devices, as well as strings of lights, shall not be utilized for the purposes of advertising or attracting attention when not part of a sign. No sign, A-board, advertising structure or merchandise display shall be placed upon or attached to the ground on any portion of the public street, sidewalk or right-of-way except as permitted by this chapter.
- D. No sign erected or maintained in the window of a building, visible from any public or private street or highway, shall occupy more than twenty-five percent of the area of the window. Window signs must be located on the inside of the windows or painted on the windows.
- E. No portable or temporary sign shall be placed on the front or face of a building or on any premises, except as provided in [Section 17.32.180](#)
- F. No outdoor advertising structure, sign or other advertising structure shall be erected, constructed, relocated or maintained, regardless of the zone or district in which it is located if such structure or sign is designed to have or has the advertising thereon maintained primarily to

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be viewed from a main traveled roadway of a landscaped freeway or of a scenic highway or the ingress or egress ramps thereto; however, such prohibition shall not apply to:

(a) signs and/or structures erected, constructed, relocated or maintained pursuant to a Relocation Agreement with a sign owner which is approved by the City Council following a determination that such Relocation Agreement will benefit the community. Such Relocation Agreement shall comply with the provisions of State Business and Professions Code Sections 5412 and 5443.5; and

(b) This shall not apply to any sign or advertising structure which is painted or maintained on a building on which the advertising is limited to:

1. The name of the building whereon the sign is located;
 2. The name of the person, firm or corporation occupying the building, and type of business conducted by such person, firm or corporation;
 3. The name of the product manufactured on the premises;
 4. Advertising which is strictly incidental and subordinate to a lawful use of the premises on which it is located, including signs advertising services rendered or goods sold on the premises, but no such advertising or signs shall exceed twenty square feet in area. This exception shall not be construed as permitting signs indicating the trade name, merchandise or service of any person or corporation who pays a consideration for the privilege of placing, maintaining or using any portion of the sign or painting advertising to the owner or occupant on which it is located.
- G. No roof signs are permitted, except when integral with the architecture of the building, such as mansard roof or building fascia, and subject to the following conditions:
1. No higher than the ground sign permitted;
 2. May not extend above the roof peak.
- H. Projecting signs are permitted only for commercial activities having a building frontage of twenty feet or more, provided:
1. A sign may not extend about the sill of the lowest window of any residentially occupied floor or floors;
 2. A sign shall not exceed the maximum height of the zoned district in which located;
 3. The maximum clearance from the face of wall to sign shall not be greater than one foot;
 4. The sign shall be prohibited where a ground sign is located on the same parcel;
 5. The sign shall neither extend over the public right-of-way, nor to less than three feet from face of curb.
- I. Signs on Public Property. No person, except a duly authorized public officer or employee, shall post, mount, affix or fasten any sign, card, banner, handbill, poster, advertisement or notice of any kind, or cause the same to be done, on any publicly-owned curb, sidewalk, streetlight, pole, bench, fence, hydrant, bridge, wall, tree, sidewalk, traffic control device, parking meter, street, alley, place or property, except as specifically permitted by this chapter.

(Ord. 1249 § 3 (part), 1997)

17.32.170 - Permitted signs in all districts.

- A. The following signs are permitted in any zoned district without a sign permit:

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1. Real estate signs advertising the sale, lease or rental of the premises upon which the sign is located shall be limited to one sign per property or business and shall not exceed four square feet in a residential zone or twelve square feet in any other zoning district. Real estate signs shall be placed on the offered property and shall be removed within thirty days after the sale, rental or lease of the subject property. A-frames used for real estate purposes shall be allowed in addition to the limitations set forth in this subsection. Such signs shall be allowed off the site, provided they are removed by sundown each day and are limited to the minimum number necessary for directional purposes. A-frames may identify the owner or agent's name, address and telephone number but shall not otherwise be used to identify or advertise real estate offices or businesses;
 2. Signs denoting the name and address of the occupants of the premises; the sign not to exceed one square foot in area;
 3. Signs denoting the architect, engineer or contractor placed on premises where construction, repair or renovation is in progress; the signs not to exceed thirty-two square feet in area, except sixteen square feet in R-1 and R-2 districts;
 4. Bulletin boards not over twelve square feet in area for public, charitable or religious institutions when the same are located entirely on the premises of such institutions;
 5. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible materials;
 6. Occupational signs denoting only the name and profession of an occupant in a commercial or public institutional building, not to exceed two square feet in area.
- B. The following signs are permitted in any zoned district but require a sign permit, as provided in this chapter:
1. Subdivision real estate directional signs in accord with the following standards:
 - a. One portal or entry sign not to exceed three hundred square feet and limited to two faces,
 - b. Interior directional signs not to exceed seventy square feet per individual face and limited to four faces,
 - c. Number of signs shall be limited: one sign per primary traffic direction change and two advertising signs not to exceed one hundred fifty square feet each per "on-site" model home area,
 - d. Signs shall be permitted only in advance of (not more than sixty days) and during such time as developer maintains a sales office on site,
 - e. Advertising signs other than at model home sites, which are within five hundred feet and visible from occupied residences shall be removed within three months after residences are occupied;
 2. Signs for apartment complexes in accord with the following standards:
 - a. One low-scale permanent name identification sign not to exceed thirty-two square feet,
 - b. One building sign to advertise name of property and "No Renting" not to exceed fifty square feet.

(Ord. 1249 § 3 (part), 1997)

17.32.180 - Temporary signs.

Temporary signs may be permitted, provided a sign permit is obtained from the department of economic and community development.

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- A. General Provisions. Application for a sign permit shall indicate size and purpose. The office of the city planner shall issue a permit in accord with the following standards, restrictions and provisions:
1. Commercial, Promotional or Sales Signs:
 - a. Are permitted for a period not to exceed the immediate seven days prior to the event, promotion or sales and continued through to include the event, promotion or sale but not to exceed a total of thirty days;
 - b. Shall not be placed without consent of owner, trustee, tenant or other person responsible for property for each and every location, and applicant so attests on the application;
 - c. Each sign or poster or display shall not exceed twelve square feet;
 - d. Promotional off-site signs shall not be permitted more than one time in any twelve-month period for the same business or commercial enterprise;
 - e. A returnable faithful performance deposit in the form of one hundred dollars cash shall be deposited with the department of finance for each permit.
 2. Eleemosynary Signs, Displays and Announcements. No permit shall be required for the erection of any sign by any bona fide religious, charitable, educational or eleemosynary organization, unless the organization shall fail, upon demand of the department of economic and community development, to verify its status as such type of organization. In the event of the failure of the organization to so verify its status, then the other applicable provisions of this section shall apply.
 3. Searchlights, defined as "an apparatus containing a source of light and a reflector that projects the light produced in a concentrated, far-reaching beam"; it is, in most cases, mounted on a swivel so that the beam can be directed.
 - a. A searchlight is permitted only during the course of the event, promotion or sale which it is intended to publicize;
 - b. A searchlight may remain in operation for the duration of the particular event, promotion or sale except that no individual searchlight permit shall be valid for a period in excess of seven days;
 - c. Under no circumstances shall a searchlight remain in operation later than the hour of ten p.m.;
 - d. A searchlight shall not be placed without consent of the owner, trustee, tenant or other person responsible for the property at each and every proposed location and applicant so attests on the application;
 - e. A searchlight shall not be permitted more than once in any six-month period for the same business, commercial enterprise, religious, charitable, educational or eleemosynary organization;
 - f. A returnable faithful performance deposit in the sum of one hundred dollars cash shall be deposited with the department of finance for each permit. An exception to this requirement shall be made in the case of bona fide religious, charitable, educational or eleemosynary organizations;
 - g. Removal of a searchlight and the return or forfeiture of the required cash deposit shall be governed by the provisions of subsection (B) of this section.
- B. Removal, Return or Forfeiture of Cash Deposit.

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1. All temporary signs permitted under the provisions of this section shall be removed not later than five days following the termination of permit. Upon satisfactory showing to the city planner of such removal, the city planner shall authorize the department of finance to return in full the cash deposit for each permit so obtained;
2. If all signs are not removed pursuant to subsection (B)(1) of this section, the department of economic and community development shall notify the applicant by certified, first class mail, and such signs shall be removed not later than fifteen days following the termination of permit. Upon removal of signs within such fifteen-day period, the city planner shall authorize the department of finance to return one-half of the cash deposit, whether or not the mailed notice was received by applicant;
3. If all signs are not removed pursuant to subsections (B)(1) or (B)(2) of this section, the department of economic and community development shall notify the applicant, by certified, first class mail, of violation of the city's zoning ordinance and direct such signs to be removed or be held subject to the provisions of [Chapter 17.50](#) of this title and the total cash deposited shall be forfeited.

(Ord. 1249 § 3 (part), 1997)

17.32.190 - (Reserved).

(Ord. 1249 § 3 (part), 1997)

17.32.200 - Permitted signs in commercial and industrial districts.

- A. Permit and Fee. Any sign designated in this section may not be installed until a sign permit application has been submitted to, reviewed and approved by the planning and zoning division. A nonrefundable filing fee, to be established by the city council by resolution, shall accompany an application for a sign permit. In order to approve an application, the planning and zoning division must determine that all requirements of this chapter are met. The planning and zoning division shall approve with modifications or disapprove any application for a sign permit.
- B. Other standards for any sign within areas affected by a redevelopment project area, the requirements in this section shall be superseded by standards set forth within the guidelines of the approved plan for such project area and subsequently by standards, specifications and all other applicable requirements set forth within an adopted final plan of the redevelopment agency for such project area and any subsequent amendments thereto.
- C. Criteria. The office of planning shall consider, but not be limited to, the following criteria in performing the review of sign applications:
 1. Is the sign consistent with the purpose and intent of this chapter and the Uniform Sign Code?
 2. Is the size of the sign proportionate to the building and site it serves; is the height, size and shape of the sign in proper relation to the height, size and shape of the building and the site, and the distance from which the passing public primarily views the signs?
 3. Is the appearance of the sign in harmony with the premises on which it is to be located and with other properties in the vicinity? Is the sign architecturally a part of the building rather than a feature independent of or in conflict with the design of the building? Is the shape, letter type, material, type of color and type of illumination compatible to the use, enhancing to the premises and to other properties in the vicinity?
 4. Signs for projects located in areas included in a specific plan, or for which design guidelines for signs have been adopted, shall conform to those requirements.

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- D. Adjustments of Specifications. The office of planning, when reviewing sign applications in cases where the applicant requests one or more deviations from the requirements set forth in this chapter, may allow adjustments within the items listed below, provided it enters on the application, findings consistent with the purpose of this chapter:
1. Additional area for any of the following reasons:
 - a. To allow a sign to be in proper scale with its building or use,
 - b. To overcome a disadvantage because of an exceptional setback,
 - c. To achieve an effect which is essentially architectural, sculptural or graphic art,
 - d. To allow a sign compatible with other conforming signs in the vicinity;
 2. Additional height: to compensate for distance or difference in elevation from primary viewing angles to overcome obstructions to visibility (wires, poles, trees, conforming signs or other property);
 3. Additional number: to compensate for inadequate visibility or to facilitate good design balance;
 4. Variation in type: to provide compatibility with architecture of structures on the site and improve the overall appearance of the site.
- E. C-O Office Commercial Districts. In the C-O office commercial district, the following signs may be erected or maintained for each business entity subject to the requirements in this subsection:
1. Single-faced wall sign(s) which shall not protrude above or beyond a wall and shall not exceed in length seventy-five percent of the building frontage for each commercial entity;
 2. Directional signs for off-street parking and loading facilities with the area for each sign not exceeding four square feet;
 3. One ground sign located in a landscaped area not to exceed a height of six feet.
- The total aggregate sign area for each business entity shall not exceed one-quarter square foot per lineal foot of primary frontage with a permitted minimum of twenty-five square feet and a maximum allowable of seventy-five square feet.
- F. All Other Commercial, Industrial or Other Zoned Districts. In all other districts zoned commercial, industrial or any other comparable classification, the following signs may be erected or maintained subject to the requirements in this subsection:
1. Single-faced wall sign(s) which shall not protrude above or beyond a wall and shall not exceed in length seventy-five percent of the building frontage;
 2. One pedestrian-oriented sign suspended from an overhanging architectural feature, the sign not to exceed ten square feet and placed at a minimum height of eight feet above the sidewalk;
 3. A ground sign, which is low-mounted and located within a landscaped area, as an alternate to other types of signs; said sign may not exceed a height of six feet and may be placed in the required setback or yard areas;
 4. Ground signs mounted on a pole are permitted only if the property has a minimum primary lot frontage of fifty feet; no portion of subject sign may encroach upon the public right-of-way; the height of the sign shall not exceed twenty-two feet, the maximum face area shall not exceed seventy-five square feet;
 5. The total face area of the aforementioned signs shall not exceed the permitted area as shown on Figure 1, which is made a part of this section by reference; the maximum face area permitted for each business entity is one hundred twenty-five square feet; if parcels of land have secondary frontage, signs may be located on the frontage; provided, that the total sign area

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thereon shall not exceed one-half the maximum sign area allowed by Figure 1, for the secondary frontage.

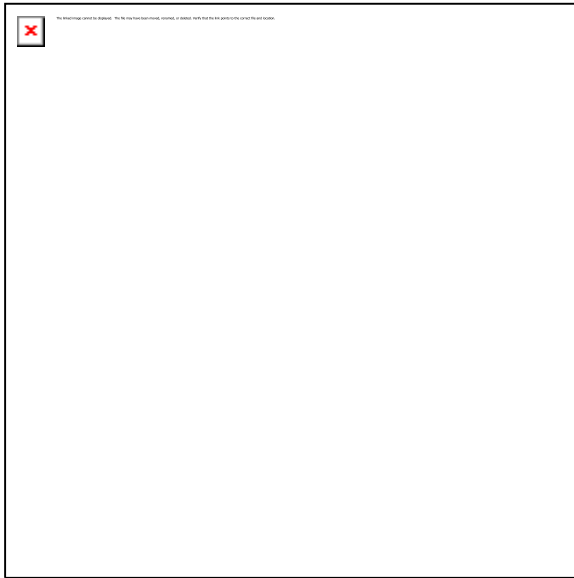
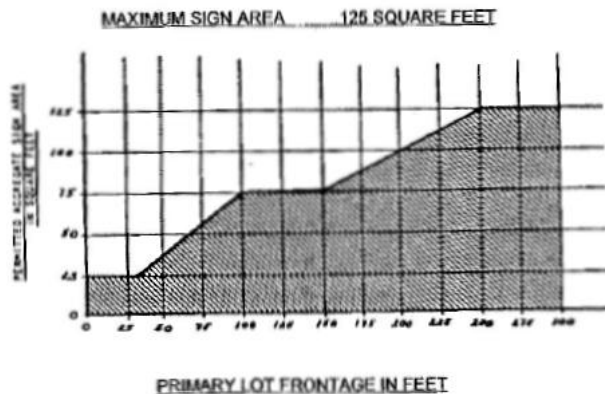


Figure 1 - Sign Area Permitted per Section 17.32.200
(except C-O Zoned District)

Primary lot frontage	Permitted sign area	Permitted minimum	Maximum
0-25'	1 sq. ft./1 ft.	25 sq. ft.	25 sq. ft.
26-100'	$\frac{1}{4}$ sq. ft./1 ft.	25 sq. ft.	75 sq. ft.
100'	$\frac{1}{4}$ sq. ft./1 ft.	75 sq. ft.	125 sq. ft.



Note: If a parcel of land has secondary frontage, signs may be located on said frontage provided that the total sign area thereon shall not exceed one-half the maximum sign area allowed by Figure No. 1 for said secondary frontage.

- G. Shopping Centers. For shopping centers, an owner or owners may file for a use permit under the procedures stipulated in the zoning ordinance to establish specific requirements for ground sign and for the exterior signs on individual business. In lieu of a "master" use permit, all exterior signs of a shopping center must conform to the requirements of this section.

(Ord. 1249 § 3 (part), 1997)

17.32.210 - Off-premises signs.

Off-premises signs, such as billboards and outdoor advertising structures, shall be permitted only within commercially or industrially zoned areas (exclusive of office-commercial zoned districts) and shall be completely excluded from areas in or adjacent to residentially zoned areas and shall be subject to the following conditions:

- A. All off-premises signs shall require a use permit.
- B. Off-premises signs may be mounted on the blank or side walls of structures not constituting frontage and not covering exits or windows or otherwise interfering with the architectural exterior treatment of structures. Signs shall be structurally developed so as to be aesthetically acceptable. Whenever possible, off-premises signs shall be of a low-level type situated in a landscaped or planted area and developed with aesthetic consideration to surrounding or adjacent properties, regardless of zone or use.
- C. Off-premises signs shall not exceed a ratio of one sign face or structure per three hundred linear feet of a block along each side of a commercially or industrially zoned street frontage.
- D. Off-premises signs shall not be permitted which are primarily viewed from the landscaped federal interstate highway, a landscaped freeway, or from any designated scenic highway; however, such prohibition shall not apply to signs and/or structures erected, constructed, relocated or maintained pursuant to a Relocation Agreement with a sign owner, approved by the City Council following a determination that such Relocation Agreement will benefit the community. Such Relocation Agreement shall comply with the provisions of California State Business and Professions Code Sections 5412 and 5443.5.-
- E. Off-premises signs shall not constitute a nuisance either by their location or by their visible condition to surrounding or adjacent properties regardless of zone and use.
- F. Off-premises signs shall not be permitted to be mounted on a roof nor to extend above a roof line of a building on which said sign is mounted.
- G. Digital Billboard signs are off-premise signs utilizing digital message technology, capable of changing the static message or copy on the sign electronically. A Digital Billboard may be internally or externally illuminated. Notwithstanding the prohibition of digital billboards within the City, the City Council may approve a Relocation Agreement that authorizes the construction of Digital Billboards on commercial or industrial zoned areas subject to the issuance of a use permit and subject to the following additional provisions:
 - (1). Operational Limitations. Such displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement during the static display period, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement. Each static message shall not include flashing, ~~scintillating~~ lighting or the varying of light intensity.
 - (2). Minimum display time. Each message on the sign must be displayed for a minimum of eight (8) seconds. Transition or blank screen time between one still image and the next may not exceed one second.
 - (3). Digital Billboards shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter at a pre-set distance .

(4). The pre-set distances to measure the foot candles impact vary with the expected viewing distances of each size sign. For a sign with a nominal face size of 14 feet x 48 feet, the measurement distance to measure from is two hundred and fifty (250) feet.

(5). Digital Billboards shall not exceed a face size of six hundred and eighty (680) square feet, regardless of zoning district. A sign structure may contain one or two faces of this size, with only one face facing a specific direction.

(6). Each display must have a light sensing device that will adjust the brightness as ambient light conditions change.

(7). The technology currently being deployed for Digital Billboards is LED (light emitting diode), but there may be alternate, preferred and superior technology available in the future. Any other technology that operates under the maximum brightness stated in #(4) above shall not require an ordinance change for approval, unless the commission finds it in the best interest of the public to do so. The City shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.

(8). The Digital Billboard shall be operated with systems and monitoring in place to either turn the display off or show a "full black" image on the display in the event of a malfunction.

(9). Owners of Digital Billboards are encouraged to coordinate with law enforcement and emergency management authorities to display, when appropriate, regional emergency information important to the traveling public including, but not limited to Amber Alerts or emergency management information.

(10) Digital Billboards operating in compliance with this ordinance shall not be considered as containing flashing or intermittent light.

~~(Ord. 1249 § 3 (part), 1997)~~

17.32.220 - Variances.

In order to reduce practical difficulties and unnecessary hardships, inconsistent with the intent of this chapter, the planning commission may grant variances pursuant to procedures in the zoning ordinance with respect to the regulations prescribed relating in this chapter to the height, area, location or number of signs in accordance with the procedures described in this section, when the following circumstances are found to apply:

- A. That the grant of any variance shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated; and
- B. Because of special circumstances applicable to the subject property, including size, shape, topography, street frontage, location or surrounding land use; the size or height of the building

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on which the sign is to be located; the classification of the street or highway on which the sign is located or designed primarily to be viewed from, the strict application of zoning regulations is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

(Ord. 1249 § 3 (part), 1997)

17.32.230 - Procedures for appeals.

- A. Determination of the city planner shall become a final decision except that in all cases, any applicant or party who has filed a request for notice with the city planner shall have the right to appeal the decision of the city planner to the planning commission, in writing, within fifteen days following the rendering of any decision by the city planner.
- B. The commission shall hold a public hearing on any such appeal. Notice of such public hearing shall be given in the manner as provided for by Section 65.854 of the Government Code of the state of California.
- C. In considering such an appeal, the commission, using the regulations, criteria and design standards as set forth in this chapter, except as to variances, may approve, modify or reverse the decision of the city planner insofar as such action may, in its judgment, be necessary to carry out the general purposes of this chapter. The determination of the commission shall become effective seven days after the date of mailing of decision unless appealed to the city council in accordance with the procedures set forth in subsection (D) of this section.
- D. Within seven days following the date of mailing the decision by the planning commission under subsection (C) of this section, an appeal may be taken to the city council by the applicant or any other interested party. An appeal shall be made, in writing, and shall be filed with the city clerk within the seven-day period. Upon receipt of such appeal, the city council, at its next regularly scheduled meeting, following receipt of such appeal, shall set the matter for hearing pursuant to Section 65.856 of the Government Code of the state of California. The city council may affirm, reverse or modify the decision of the planning commission and may impose such conditions as the facts warrant. The decision of the council shall be final.

(Ord. 1249 § 3 (part), 1997)

17.32.240 - Enforcement violation—Penalty.

- A. All departments and public employees of Daly City who are vested with the duty or authority to issue permits or licenses, shall conform to the provisions of this chapter and shall issue no permit or license for uses, structures or purposes in conflict with the provisions of this chapter and any such permit or license issued in conflict with the provisions of this chapter shall be null and void.
- B. It shall be the duty of the office of planning to enforce the provisions of this chapter pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any sign or sign structure. Any sign or sign structure erected, altered, moved or maintained contrary to the provisions of this chapter and any use of any land, building or premises established, conducted, operated or maintained contrary to the provisions of this chapter shall be declared to be unlawful and a public nuisance, and the city attorney, upon order of the city council, immediately shall commence action or proceedings for the abatement and removal in the manner provided by law and shall take such other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate and remove such sign or structure, and restrain and enjoin any person, firm or corporation from erecting, building, maintaining or using any such sign or sign structure or using any premises contrary to the provisions of this chapter.

(Ord. 1249 § 3 (part), 1997)



NEW DIGITAL DISPLAY

HWY. 280 & SERRAMONTE BLVD., DALY CITY, CA 94015

SHEET INDEX

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YESCO®

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CA. CONTRACTOR LICENSE NO.
980698

Notice to the Customer

This drawing was created to assist you in visualizing our proposal. The ideas herein are the property of YESCO SIGNS, LLC. Permission to copy or revise this drawing can only be obtained thru a written agreement with YESCO SIGNS, LLC.

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Note: The colors depicted on this rendering may not match actual colors used on the finished display. Please refer to the detail drawing for the approved color specifications.

Note: The cost of providing electrical wiring to the sign area, all required permits and all special inspections are not included in this sign proposal.

Note: The proportion of signs shown on building and landscape area photos is an approximate representation.

FIRM NAME / LOCATION ADDRESS



**HWY 280 & SERRAMONTE
ADDRESS:**

**DALY CITY, CA 94015
CITY:**

**TOM HUFF
ACCOUNT EXECUTIVE:**

DESIGNER	DATE
R. Tucker	09/14/12

APPROVAL

CUSTOMER	DATE

LANDLORD	DATE

SALES	DATE

ESTIMATING	DATE

SURVEY	DATE

DESIGN NUMBER
566338-4

ARCHIVE NUMBER

SHEET
CV 1 of 1



Serramonte, CA

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