

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

AGENDA

Tuesday, March 04, 2014 - 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 February 4, 2014

PUBLIC HEARING:

1. Preliminary Plan Review of Planned Development PD-12-13-8312, Environmental Review CEQA-12-13-8313, Subdivision SUB-12-13-8315, and Design Review DR-12-13-8319

APPLICANT: KB Homes South Bay Inc.

LOCATION: One parcel located at the western termini of Peoria Street and Wellington Avenue (paper street), northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court, Assessor's Parcel Number: 003-211-310

ENVIRONMENTAL Mitigated Negative Declaration
ASSESSMENT:

PLANNER: Steve Flint, Contract Senior Planner

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:

Agenda – Planning Commission

Tuesday, March 04, 2014

Page 2

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.

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

MINUTES

Tuesday, February 4, 2014 - 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: PRESENT: Crump, Kelly, Lubiano, Sylvester
 ABSENT: Edelman

MINUTES: Approval of Minutes of January 7, 2014

Moved by Commissioner Kelly, seconded by Commissioner Crump, that the minutes of January 7, 2014 meeting be approved. Motion carried 4-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

1. Presentation by Strategic Economics - Daly City Economic and Housing opportunities (ECHO) Assessment Mission Street Case Study

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

ADJOURNMENT: The Chair adjourned the meeting at 7:35 p.m.

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Daly City Planning Commission

Agenda Report

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

<u>Meeting Date:</u>	March 4, 2014
<u>Application:</u>	Preliminary Plan for Planned Development PD 12-13-8312, Subdivision SUB-12-13-8315, Design Review DR-12-123-8319, and Environmental Review CEQA-12-13-8313
<u>Project Planner:</u>	Steve Flint, Contract Planner
<u>Project Location:</u>	One parcel located at the western termini of Peoria Street and Wellington Avenue (paper street), the northern terminus of Lausanne Avenue and the southern terminus of Chelsea Court
<u>Project Description:</u>	Construction of 31 detached residences and 23 townhouses on 4.91-acre parcel
<u>Applicant:</u>	KB Home South Bay, Inc. 6700 Koll Center Parkway Pleasanton, CA 94566
<u>Property Owner:</u>	Private Capital Fund, LLC 4300 Stevens Creek Blvd. #275 San Jose, CA 95129
<u>Environmental Assessment:</u>	Mitigated Negative Declaration (anticipated)
<u>Applicable Daly City Municipal Code Provisions:</u>	Title 16 Subdivisions Chapter 17.28 P-D Planned Development District Chapter 17.37 Condominiums and Condominium Conversions Chapter 17.44 Use Permits Chapter 17.45 Design Review Chapter 17.47 Inclusionary Housing

Background

The applicant, KB Homes, has submitted a revised application to develop the presently-vacant parcel generally located at the westerly and northerly ends of Peoria Street and Lausanne Avenue, respectively. A portion of the development site also exists at the southerly end of Chelsea Court (see Attachment A – Location Map). The Planning Commission and City Council last reviewed a proposal for 66 townhomes by the same applicant on the same parcel in August 2013, but the City Council denied the application at that time citing a concern for the project's traffic, parking, and aesthetic impacts.

Due in part to the concerns expressed by the City Council, the applicant has revised the project to reduce the overall number of dwelling units and, more specifically, the number of townhouses on the site. Whereas the previous proposal consisted of 66 townhouses in 11 buildings, the current proposal consists of 23 townhouses in four buildings and 31 single family detached homes, for a total of 54 dwelling units (see Attachment B – Project Plans). All of the single family homes and 19 of the townhouses would be constructed at the upper portion of the site adjacent to Peoria Street and Lausanne Avenue, while four townhouses would be constructed at the end of Chelsea Court. The townhouses at the upper portion of the site would be constructed within three buildings, while the townhouses at the end of Chelsea Court would be constructed within one building.

At the Preliminary Plan stage, the Planning Commission should consider the proposed development and review the proposed land use, parking, circulation, architecture and design, and site plan. The Commission may either grant approval to the Preliminary Plan so that the application proceeds to the Precise Plan stage or request that the applicant revise the Preliminary Plan prior to it proceeding to the Precise Plan stage. Preliminary Plan action does not limit the Commission's ability to approve, conditionally approve, or deny the Precise Plan. The Planning Commission's action will be forwarded to the Council as a communication item.

The following actions by the City are necessary for the project to proceed to the grading and building permit stages:

1. Certification of a Mitigated Negative Declaration for the project;
2. Approval of a Tentative Subdivision Map to create 26 residential condominium units, 31 single family lots, and common area lots on the project site;
3. Approval of Planned Development (PD-68) Zoning District for the entire project site. The new PD-68 zoning district will replace the current R-1 Single Family Residential and R-3 Multiple Family Residential districts. Development standards and restrictions will be established through the approval of PD-68.
4. Approval of a Use Permit for the creation of condominium units;
5. Approval of Design Review for architectural character, site design, and landscaping; and
6. Approval of an Inclusionary Housing Agreement.

Discussion

In an effort to address concerns expressed by the City Council in 2012, the applicant has made the following revisions to the project:

- Reduced the overall number of dwelling units from 66 to 54, thereby reducing traffic and parking impacts;
- Reduced the number of buildings containing townhouses, which contributed significantly to the bulk and mass of the previous proposal, from eleven to four;
- Replaced eight buildings containing townhouses with 31 single family homes, which are more characteristic of the adjacent neighborhood;
- Proposed that the rear elevations of 14 single family homes situated adjacent to the existing neighborhood to the west be two stories where the previous townhouse rear elevations were three stories;
- Increased guest parking from 21 spaces to 23 spaces.

Due to the confined shape of the development site, only six of the proposed parcels with single family homes meet the current minimum 3,000 square foot parcel size. The remainder of single family parcels are as small as 1,560 square feet. Similarly, none of the single family lots meet the mandated 33-foot minimum lot width and only five lots meet the maximum 55 percent lot coverage mandated by the R-1 Single Family Residential District. For this reason, the applicant has proposed to rezone the entire site to Planned Development PD-68.

The PD designation allows variations in development standards required in other zoning districts, including building height. All of the townhouse units are less than 36'0" in height, below the maximum allowed in the surrounding R-3 district. Only the single family units on the western edge of the project site will exceed R-3 standards, extending to a height of approximately 41 feet. These units have been situated at the base of an ascending slope to minimize their visibility to the neighborhood.

General Plan, Zoning, and Project Density

The General Plan identifies the land use designation for the subject site as Low Density Residential, which allows between two and 14.5 dwelling units per acre. Given that the proposed development is 54 units on 4.91 acres of land, the resulting project density would be 11 dwelling units per acre. This density is therefore consistent with the current Low Density Residential General Plan land use designation. Furthermore, the development would be appropriate in context with surrounding uses, which include Low Density Residential uses to the south and west, higher density designations such as Medium-Low Density Residential to the east, and commercially zoned properties to the north.

In addition to compliance with the General Plan density allowance, the proposed development would serve to implement the General Plan Housing Element, which encourages the development of infill housing 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 Housing Element identifies this site in particular as being capable of providing housing opportunities that contribute to the City's fulfillment of its Regional Housing Need Allocation.

Parking and Circulation

The applicant has proposed providing two parking spaces per unit and 23 guest parking stalls, resulting in a total of 131 parking spaces. This number exceeds the minimum number of spaces mandated by the Zoning Ordinance, which requires two spaces for each single family and townhouse unit, by approximately 21 percent. Each floor plan will have either a two car side-by-side garage or a two car tandem garage.

Similar to the site plan previously reviewed by the Planning Commission, access to the site would be provided by new private driveway extensions at Peoria Street, Lausanne Avenue, and Chelsea Court. All driveways associated with the project would be privately owned and maintained by a future homeowners association that the developer will establish for the project. As the development consists of no public streets, the developer has proposed vehicular access gates at the Peoria Street and Lausanne Avenue entries. No gate is proposed at the end of Chelsea Court.

Project Affordability

The applicant has submitted an affordable housing plan in accordance with the City's Inclusionary Housing Ordinance, which requires 20 percent of all units to be affordable. The Ordinance also allows the payment of a fee in lieu of providing the total amount of affordable units. Based on the 20 percent requirement, a total of 10.8 affordable units are required (54 d.u. x 0.20). In compliance with the provisions of the Ordinance, six of the 23 townhouse units will be sold at Below Market Rate (BMR) and the developer would pay an in-lieu fee equivalent to four units plus a pro rata share of 0.8 of a unit. The developer would sell the remaining units of each housing type at market prices. The ordinance also requires that inclusionary units 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. Staff has determined that the affordable housing plan meets the intent of the Ordinance; however, it is at the City Manager's discretion to approve, conditionally approve, or deny the affordable housing plan.

Architectural Design

The project consists of 23 townhouses in four buildings and 31 single family detached homes. The contemporary design incorporates multi-colored, smooth stucco walls, hipped and gable roof designs, and articulated facades, with Spanish Revival-inspired elements such as reddish-brown

concrete tile roofs, arched entries, decorative, painted tile, decorative light fixtures which resemble lanterns, and wood entry and garage doors.

Floor plans for the 23 townhouse units would provide 16 three-bedroom units and seven four-bedroom units. All 31 single family homes would provide three-bedroom units although five homes would be offered with a bonus bedroom capability. Each unit will have a ground floor, two car garage, either in a side by side or tandem configuration, and either one or two levels of living area, depending on the Plan type. Although the Code does not require guest parking, 23 guest parking stalls will be provided in this development.

The average overall building height of the development is less than 36 feet, which is comparable to the building heights allowed in the R-3 Multiple-Family Residential zoning district. The maximum height of the single family units located along the descending slopes (Plan 4, Lots 5-18) do not exceed 35 feet in overall height. Portions of the single family units located along the ascending slopes (Plan 5, Lots 19-35) extend up to 41 feet in height, a height allowance that would be permissible within the Planned Development zoning district.

The project site is visually prominent, and can be seen from several off-site public vantage points. The most prominent points of view will be from eastbound traffic on John Daly Boulevard as it reaches the intersection of Mission Street, southbound traffic on Mission Street as it reaches the same intersection, and the intersection of Crocker Street and Hanover Street on the east side of the project.

Photo simulations illustrate how the proposed development will appear from these intersections (see Attachment C). In response to the prevailing topography of the site, the applicant's development plan utilizes a series of stepped retaining walls situated below and adjacent to the proposed three townhouse buildings on the upper portion of the site. Because the development will have a strong visual presence, it is important that the project exhibit high quality design in architecture and landscaping.

Site Retaining Walls

Site retaining walls will be located along the perimeter of the development site, both on the upper portion accessed from Peoria Street and Lausanne Avenue, and on the lower portion accessed from Chelsea Court. The series of retaining walls will range in height from 1 foot to 21 feet. Several sections of retaining walls will be immediately adjacent to property lines, where the foundations and supporting structures will not encroach onto adjacent properties. The walls will be architecturally treated, using sculpted and stained shotcrete to resemble natural rock.

Landscaping

The applicant has submitted a landscape plan with a proposed plant and tree palette for the project which identifies installation of an underground irrigation system 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.

As identified in the landscape plan, large shrubs and trees will be planted on the uppermost tier of retaining walls, with smaller shrubs and vines planted on subsequent wall levels, moving down the hillside. The photo simulations illustrate how the walls are anticipated to look one year and three years after completion. Wall details are best illustrated on the preliminary landscaping plan, where there are photographic examples are provided together with planting details.

Canopy trees are also proposed to border a majority of the site, as well as additional trees proposed for interior portions of the site around common space and the guest parking areas. The natural landscape will remain in its natural state for a majority of the site, where feasible. Ground cover options and no mow fescue are proposed for areas adjacent to the retaining walls at the eastern boundary to provide a low-maintenance, natural looking landscape.

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

Environmental Assessment

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has found that the project will likely require approval of a Mitigated Negative Declaration. Staff is in the process of drafting this document and will present it to the Planning Commission during the Precise Plan review.

Staff Recommendation

Staff recommends that the Planning Commission take the following action:

1. Approve the Preliminary Plan for Planned Development PD-68.

Respectfully submitted,



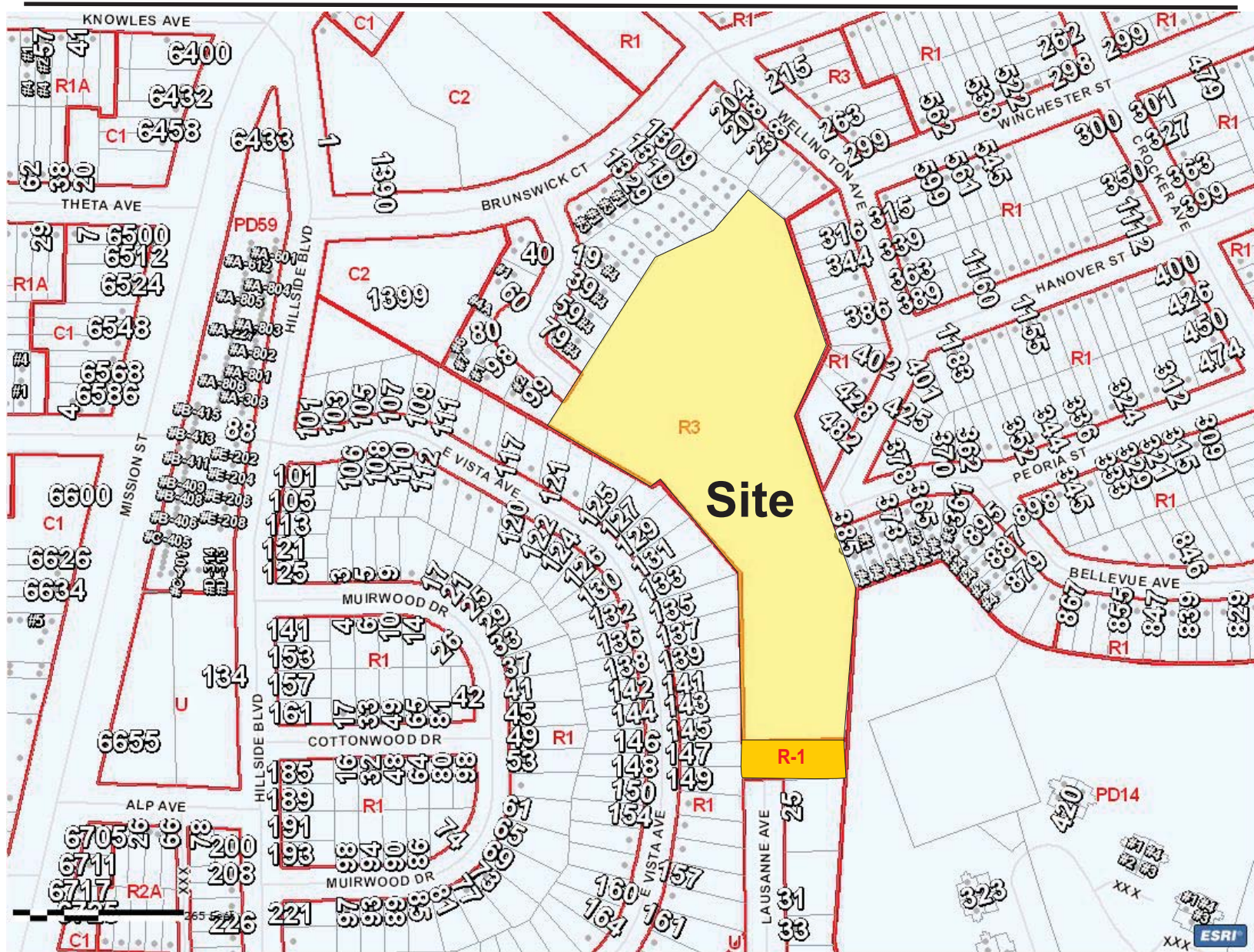
Steve Flint
Contract Senior Planner



Tatum Mothershead
Interim Director of Economic and
Community Development

Attachments

Attachment A – Location Map
Attachment B – Tentative Map, Project Plans
Attachment C – Photo Simulations



BENCHMARK

NATIONAL GEODETIC SURVEY BRASS DISK "M 109", LOCATED AT THE JUNCTION OF SAN JOSE AVENUE – SAGAMORE STREET AND PLYMOUTH AVENUE AT SAN FRANCISCO, 104.7 FEET NORTHEAST OF BENCHMARK "R 1241", IN THE TOP OF THE NORTHWEST EDGE OF THE NORTHWEST SIDEWALK OF SAN JOSE AVENUE, 0.2 FOOT SOUTHEAST OF THE SOUTHEAST FACE OF A BRICK BUILDING FRONT THAT COVERS A PORTION OF THE DISK, 10.0 FEET NORTHWEST OF THE NORTHWEST CURB OF SAN JOSE AVENUE, 62 FEET SOUTH OF THE SOUTH CURB LINE OF SAGAMORE STREET, 35 FEET WEST OF THE EXTENDED CENTER LINE OF PLYMOUTH AVENUE, 0.5 FOOT NORTHEAST OF THE SOUTH CORNER OF A BUILDING OCEAN VIEW INN, 102.5 FEET NORTHEAST OF THE NORTHEAST END OF THE NORTHWEST ABUTMENT OF INTERSTATE HIGHWAY 280 BRIDGE OVER SAN JOSE AVENUE, AND FLUSH WITH THE SIDEWALK.

ELEVATION: 297.45 FEET (NGVD 29)

LEGEND

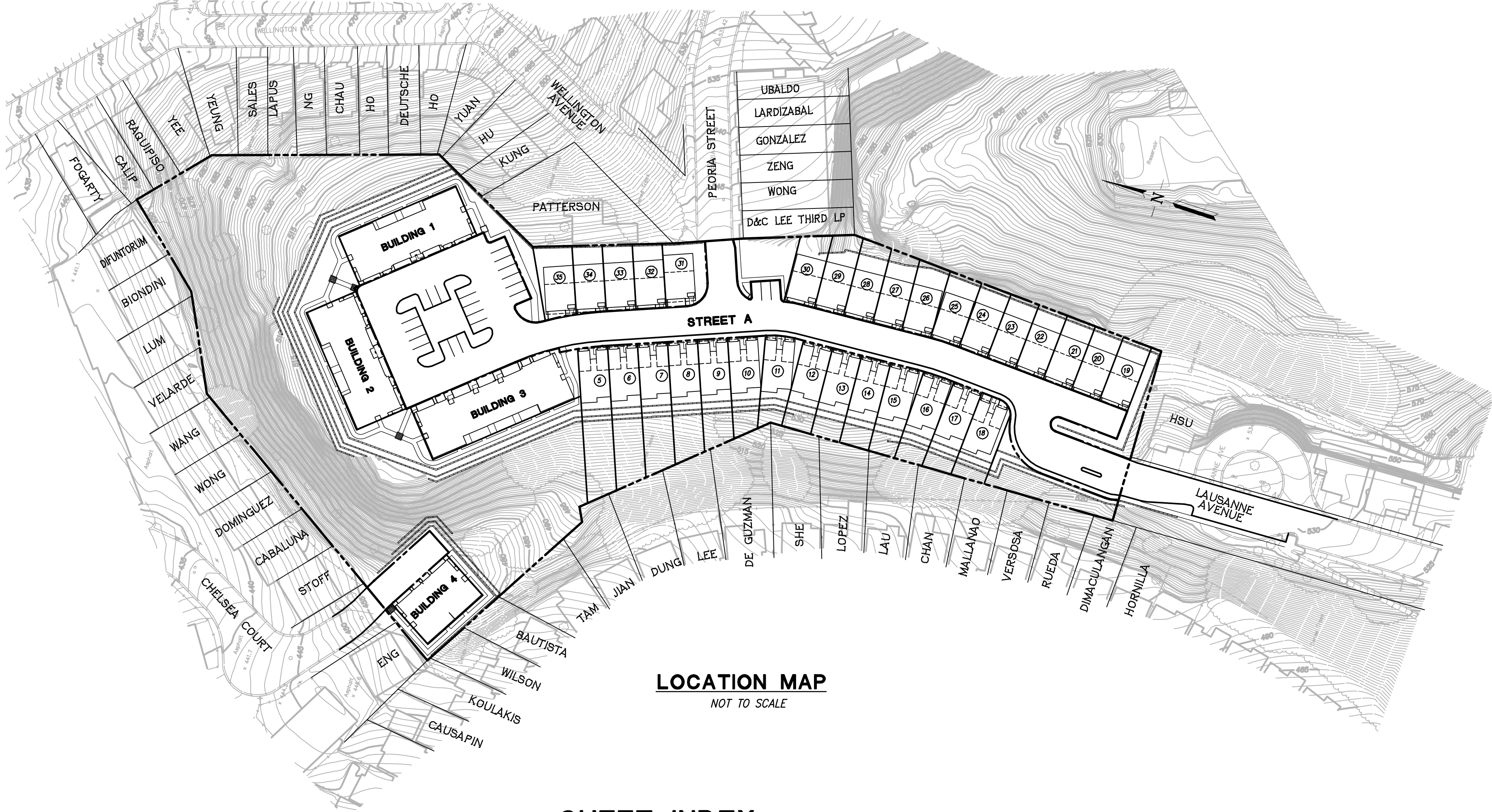
PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	RECYCLED WATER	
	CURB & GUTTER	
	SIDEWALK	
	CONCRETE DITCH	
	STORM WATER INLET	
	FIELD INLET	
	AREA DRAIN	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	SANITARY SEWER LATERAL	
	WATER LATERAL WITH METER	
	WATER VALVE	
	STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	BARRICADE	
	SLOPE	
	HANDICAP RAMP	
	SAVE TREE	
	REMOVE TREE	
	CONTOUR ELEVATIONS	
	SPOT ELEVATION	

ABBREVIATIONS

BNBY	BOUNDARY
BO	BLOW OFF
BW	BOTTOM OF WALL
CL	CENTER LINE
EX	EXISTING
FC	FACE OF CURB
FL	FLOW LINE
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MH	MANHOLE
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RET	CURB RETURN
RW	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
SW	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
W	WATER
WLE	WATER LINE EASEMENT
WM	WATER METER

TENTATIVE MAP
WELLINGTON SITE

DALY CITY, SAN MATEO COUNTY, CALIFORNIA
FOR: KB HOME SOUTHBAY



LOCATION MAP
NOT TO SCALE

SHEET INDEX

SHEET NO. DESCRIPTION

CIVIL PLANS

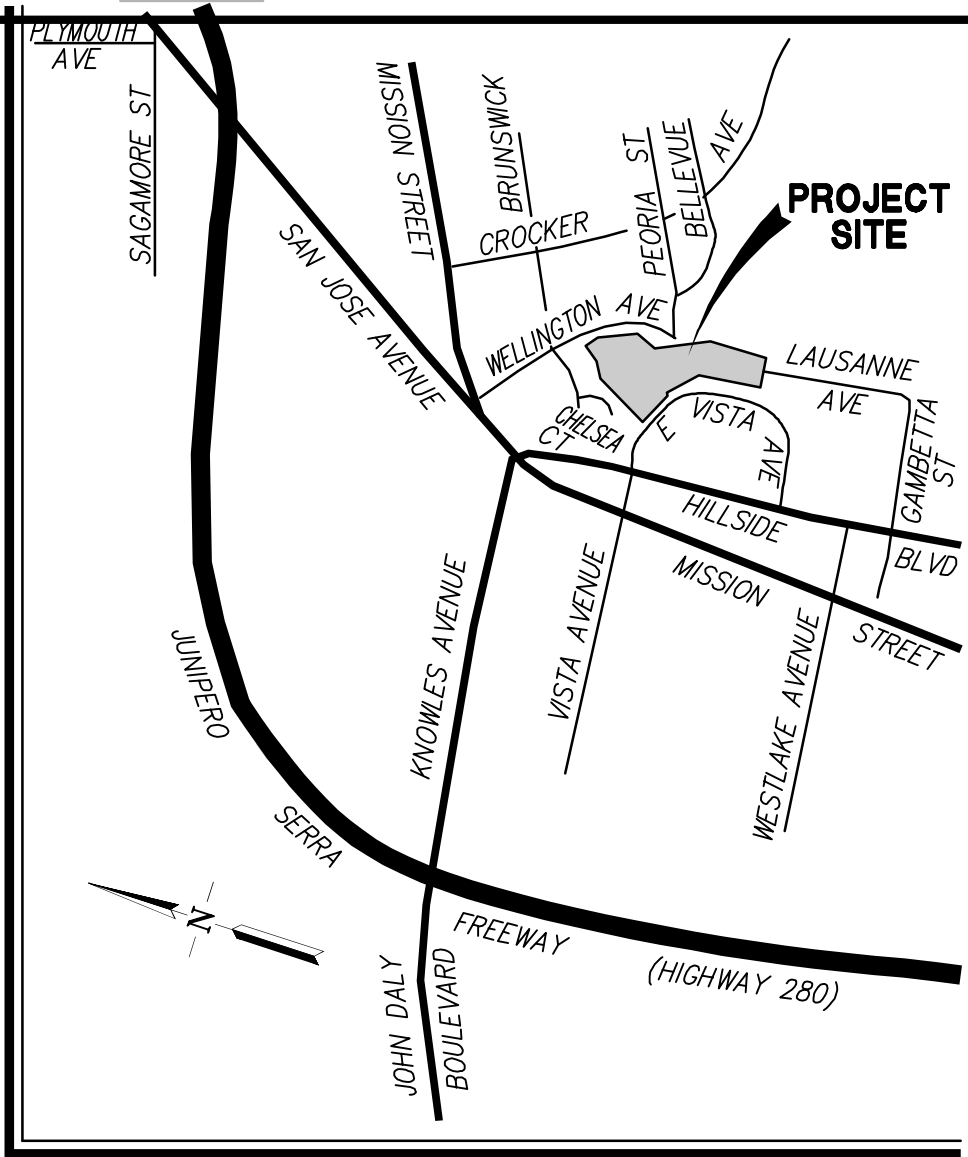
C1	TITLE SHEET
C2	EXISTING CONDITION PLAN
C3	LOTING AND EASEMENT PLAN
C4	PRELIMINARY SITE PLAN
C5	PRELIMINARY GRADING AND DRAINAGE PLAN
C6	PRELIMINARY UTILITY PLAN
C7	PRELIMINARY STORM WATER TREATMENT PLAN
C8	SIGHT DISTANCE PLAN
C9	PRELIMINARY STORM WATER TREATMENT DETAILS

ARCHITECTURAL PLANS

A0.0	BUILDINGS 1-4 PERSPECTIVE
A1.0	BUILDINGS 1-4 ELEVATIONS
A2.0	BUILDING 4 FLOOR PLAN
A2.1	BUILDINGS 1 & 2 FLOOR PLAN
A2.2	BUILDING 3 FLOOR PLAN
A3.0	PLANS 1 & 2 FLOOR PLAN
A3.1	PLAN 3 FLOOR PLAN
A4.0	PLAN 4 ELEVATIONS
A4.1	PLAN 5 ELEVATIONS
A5.0	PLAN 4 FLOOR PLAN
A5.1	PLAN 5 FLOOR PLAN

LANDSCAPE PLANS

L1.0	PRELIMINARY LANDSCAPE PLAN
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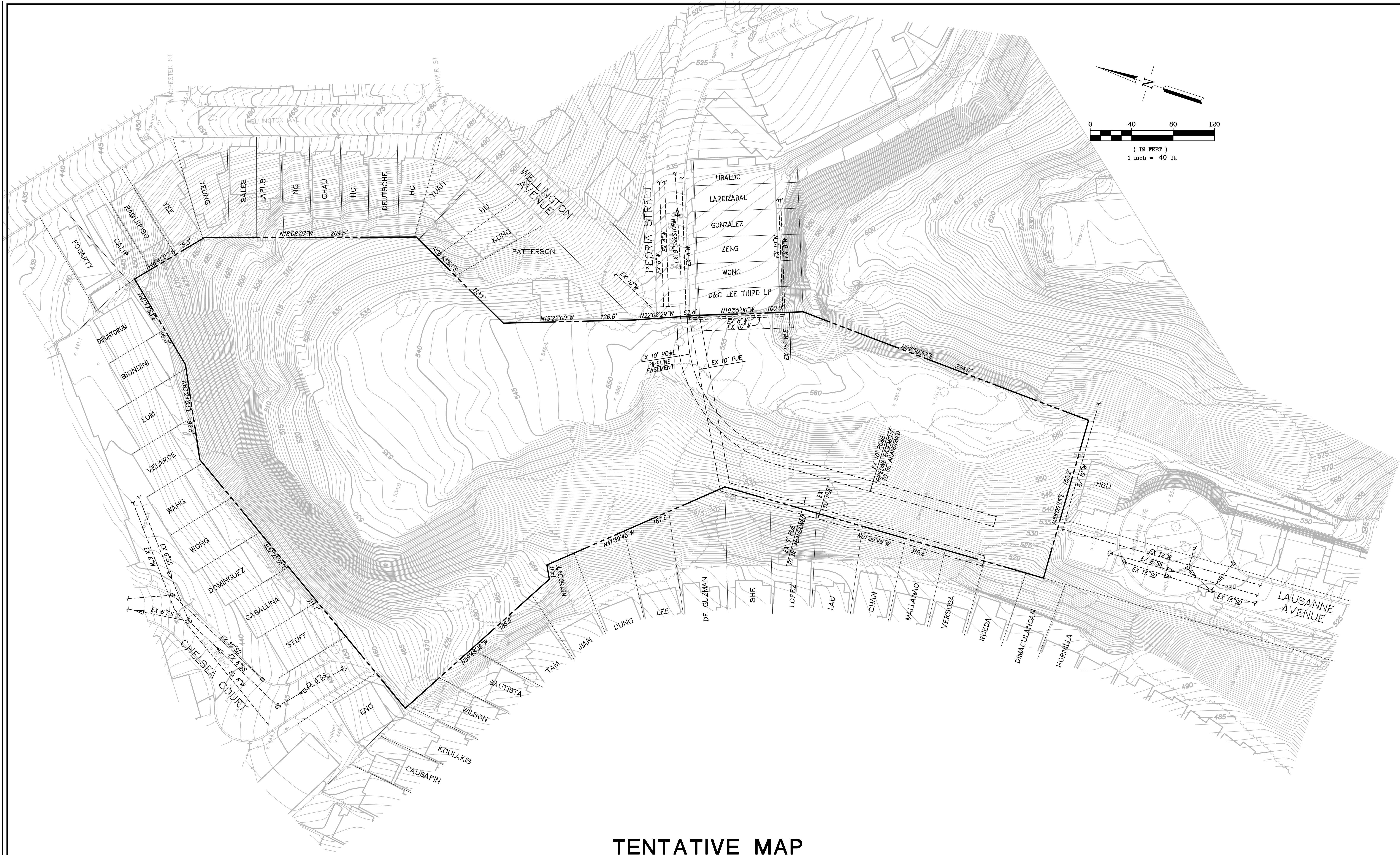
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- OWNER: PRIVATE CAPITAL FUND, LLC
4300 STEVENS CREEK BOULEVARD #275
SAN JOSE, CA 95129
- DEVELOPER: KB HOME SOUTH BAY
6700 KOLL CENTER PARKWAY
PLEASANTON, CA 94566
(925) 750-1713
- ARCHITECT: KTG GROUP, INC.
1733 OCEAN AVENUE, SUITE 250
SANTA MONICA, CA 90401
(949) 851-2133
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
(925) 227-9100
- SOILS ENGINEER: STEVENS, FERRONE & BAILEY
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001
- CURRENT GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2.1-14.5 DU/AC)
- CURRENT ZONING: LOW DENSITY RESIDENTIAL
- PROPOSED ZONING: R-3 MULTIPLE FAMILY RESIDENTIAL
- APN: 003-211-310
- GROSS SITE AREA: 4.9± ACRES
- TOTAL NO. OF PROPOSED UNITS: 54
- PARKING:
REQUIRED: 108 (2.0 PER UNIT)
PROVIDED: 131 (INCLUDES 23 GUEST STALLS)
- UTILITIES:
WATER: CITY OF DALY CITY
SANITARY SEWER: CITY OF DALY CITY
STORM DRAIN: CITY OF DALY CITY
FIRE: NORTH COUNTY FIRE AUTHORITY
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TV: COMCAST
- BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.
- TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC MAP PREPARED BY TETRA-TECH IN JUNE 2011.



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



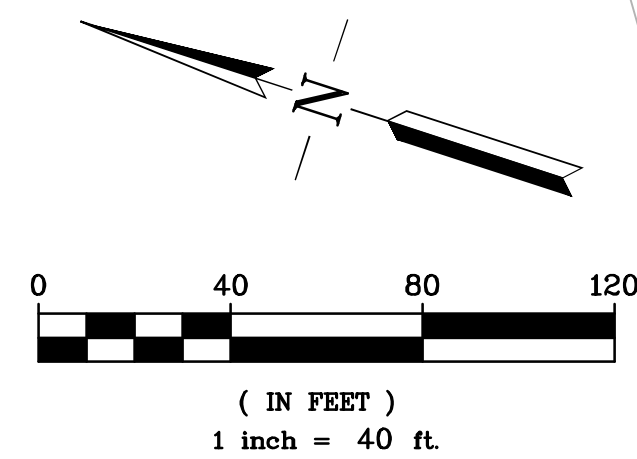
TENTATIVE MAP
EXISTING CONDITION PLAN
WELLINGTON SITE

DALY CITY, SAN MATEO COUNTY, CALIFORNIA

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PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: DECEMBER 3, 2013

G:\J020201\11060\TENT-MAP\CS-LOTING.DWG 12/2/2013 3:01:26 PM CORY BANNON



TENTATIVE MAP
LOTING AND EASEMENT PLAN
WELLINGTON SITE
DALY CITY, SAN MATEO COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: DECEMBER 3, 2013 JOB NO. 111060 SHEET C3

LOT AREA TABLE	
LOT NUMBER	AREA (SF)
1	5,534
2	5,534
3	7,643
4	3,231
5	3,628
6	3,382
7	3,116
8	2,850
9	2,584
10	2,404
11	2,247
12	2,149
13	2,169
14	2,188
15	2,241
16	2,222
17	2,153
18	2,355
19	1,643
20	1,643
21	1,643
22	1,643
23	1,643
24	1,676
25	1,750
26	1,787
27	1,807
28	1,889
29	1,900
30	1,766
31	2,105
32	1,560
33	1,588
34	1,624
35	2,024
A	39,474
B	1,985
C	74,922
D	2,280
E	2,127
F	3,049

PROJECT SUMMARY

A. GROSS SITE AREA: 4.9± ACRES

B. PROPOSED # OF UNITS: 54

C. GROSS DENSITY: 11.0 UNITS/AC

D. FLOOR AREA RATIO (FAR):

111,937± TOTAL BUILDING AREA/211,158± SITE AREA

=0.53

E. LOT SUMMARY

LOTS (MULTIFAMILY HOMES) (LOTS 1-4)

LOTS (SINGLE FAMILY DETACHED HOMES) (LOTS 5-35)

LOTS (OPEN/Common SPACE) (LOTS C)

STREETS/PARKING (LOTS A-B)

TOTAL

F. SITE COVERAGE

ACRES	%
BUILDING	1.2± 24
STREETS	0.9± 18
PARKING	0.1± 2
DRIVEWAYS	0.1± 2
WALKWAYS	0.2± 4
PATIO/ENTRY	0.1± 2
LANDSCAPING	0.8± 16
OPEN SPACE (EXISTING NATURAL LANDSCAPE)	1.5± 32
TOTAL	4.9± 100

G. USABLE OPEN SPACE

G. <u>USABLE OPEN SPACE</u>	<u>SQ. FT.</u>
REQUIRED (150 SF/UNIT X 54 UNITS)	8,100
PROVIDED	
REAR YARDS	9,150±
PRIVATE BALCONIES	1,560±
COMMON AREA LANDSCAPE/WALKWAYS	17,450±

H. PROPOSED SETBACKS:

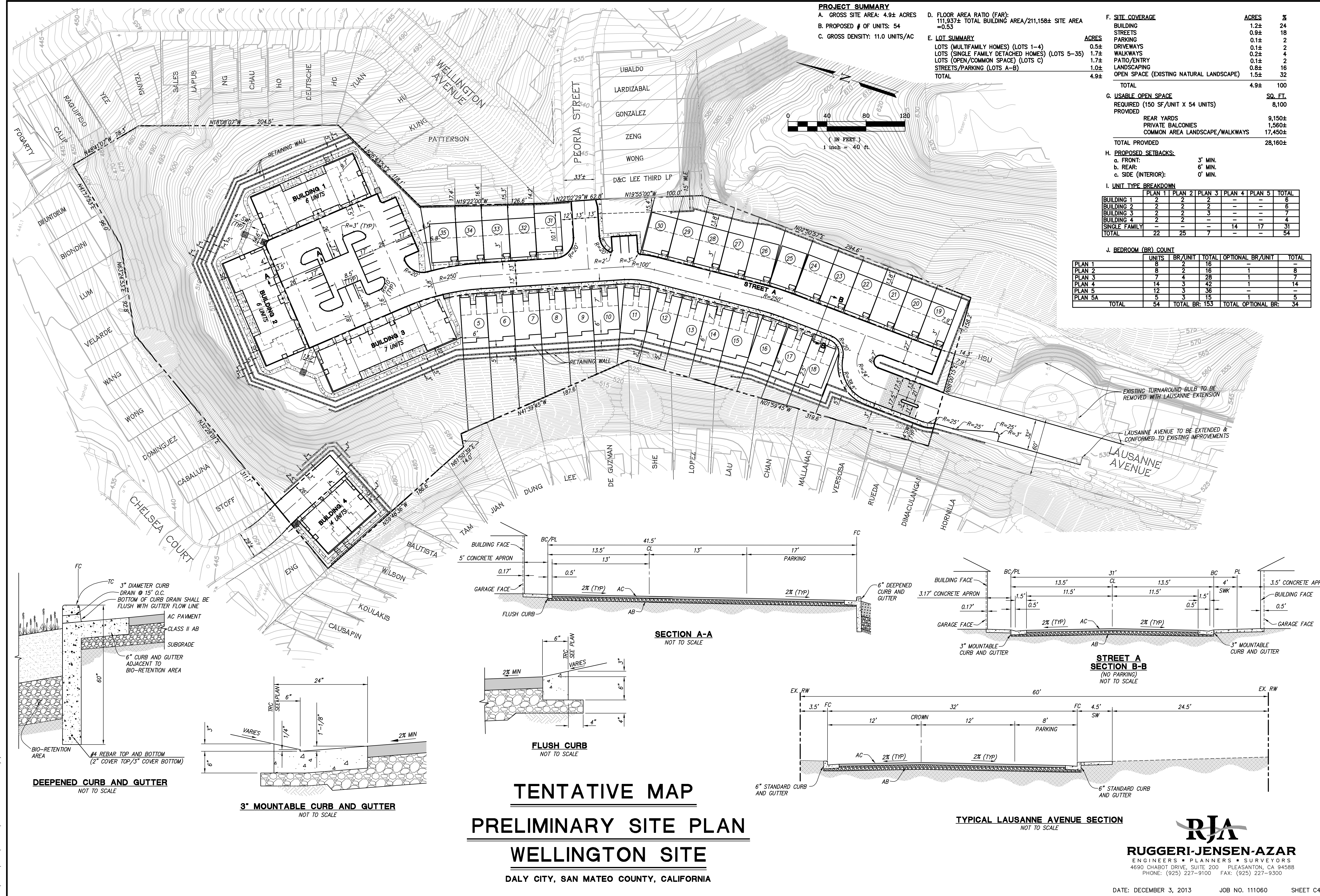
a. FRONT:	3' MIN.
b. REAR:	6' MIN.
c. SIDE (INTERIOR):	0' MIN.

I. UNIT TYPE BREAKDOWN

	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5	TOTAL
BUILDING 1	2	2	2	-	-	6
BUILDING 2	2	2	2	-	-	6
BUILDING 3	2	2	3	-	-	7
BUILDING 4	2	-	-	-	-	4
SINGLE FAMILY	-	-	-	14	17	31
TOTAL	22	25	7	-	-	54

J. BEDROOM (BR) COUNT

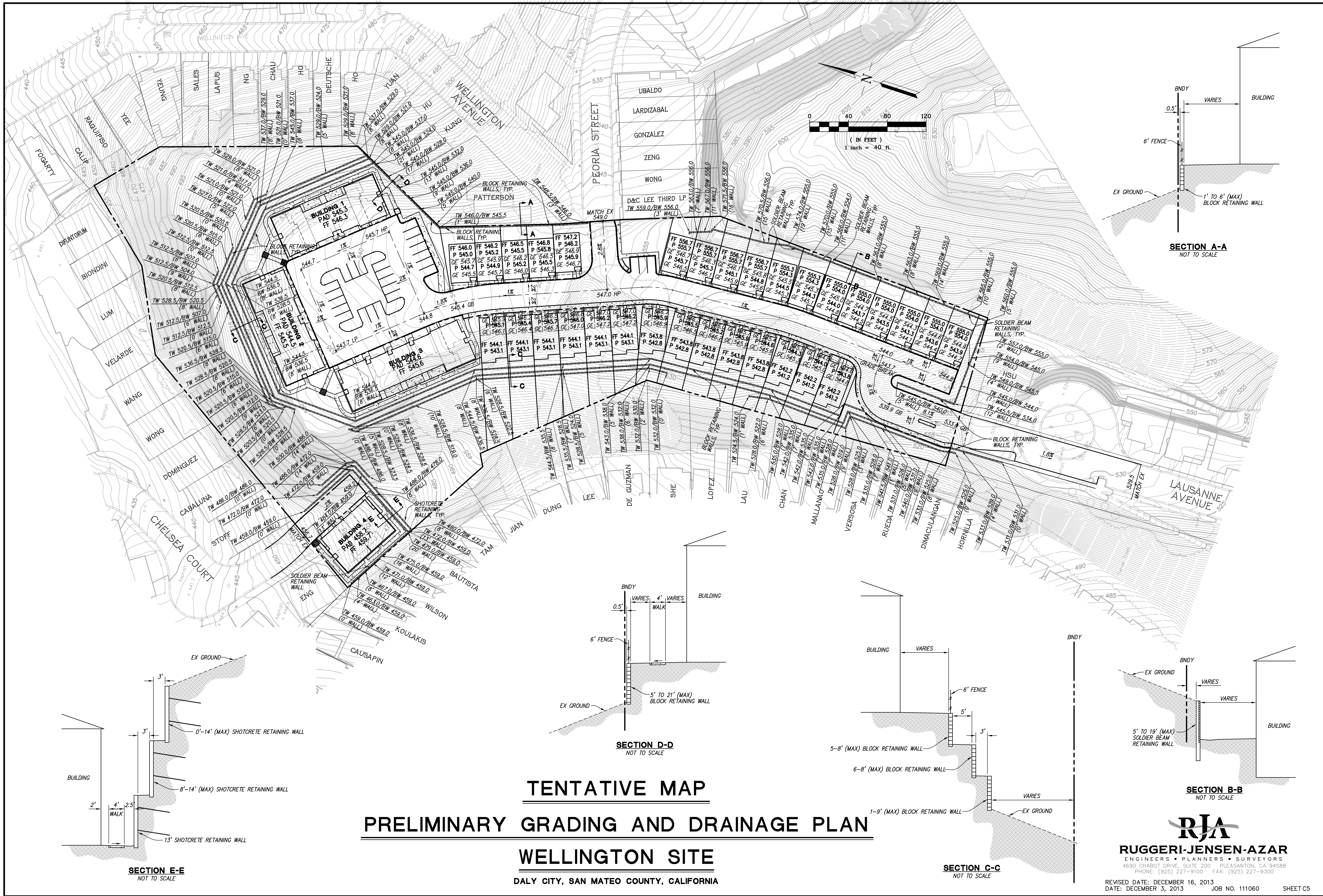
	UNITS	BR/UNIT	TOTAL	OPTIONAL BR/UNIT	TOTAL
PLAN 1	8	2	16	-	16
PLAN 2	8	2	16	1	17
PLAN 3	7	4	28	1	29
PLAN 4	14	3	42	1	43
PLAN 5	12	3	36	-	36
PLAN 5A	5	3	15	1	16
TOTAL	54	TOTAL BR: 153	TOTAL OPTIONAL BR: 34		

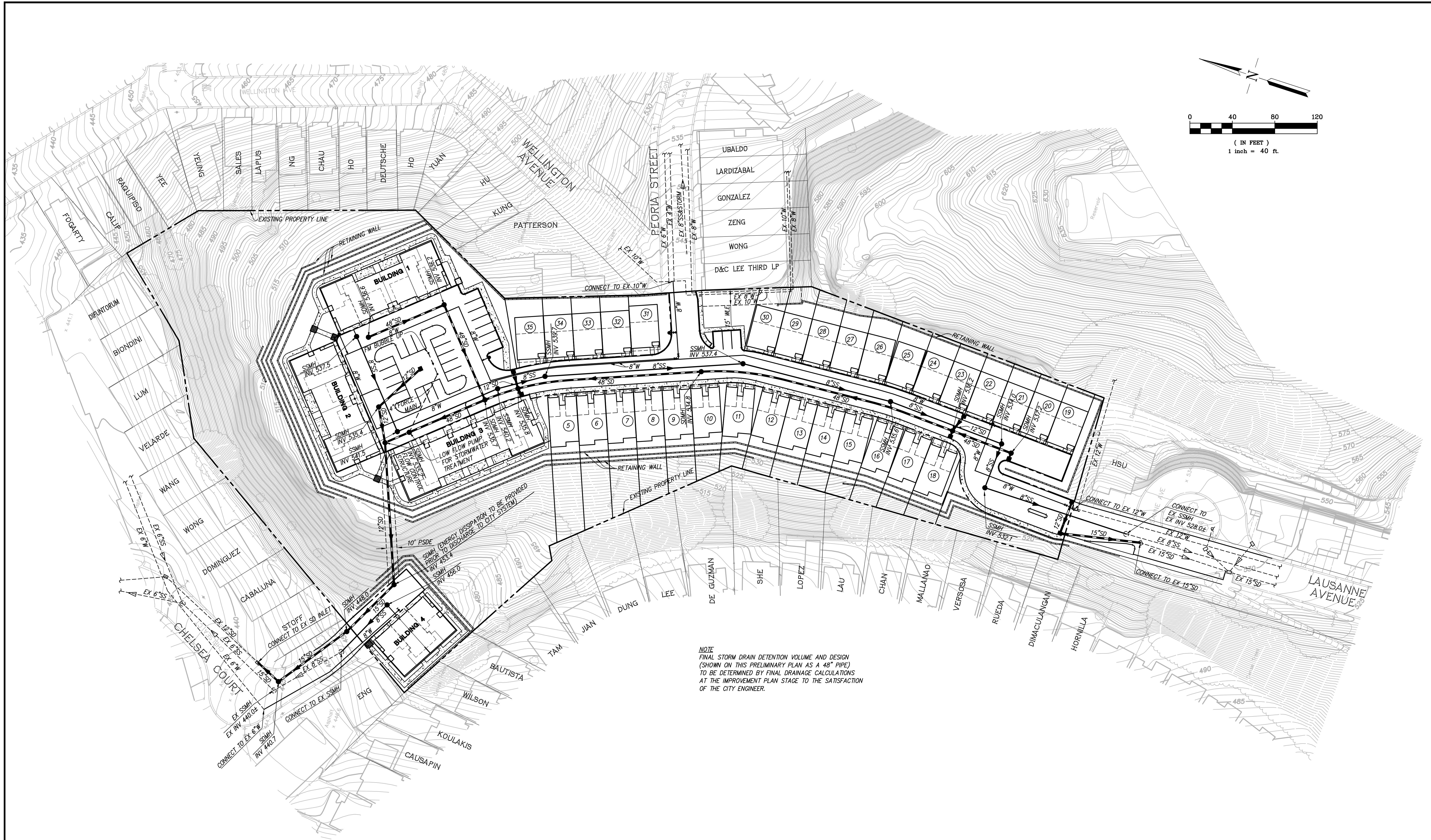


TENTATIVE MAP PRELIMINARY SITE PLAN WELLINGTON SITE DALY CITY, SAN MATEO COUNTY, CALIFORNIA

TYPICAL LAUSANNE AVENUE SECTION NOT TO SCALE

RJA
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PHONE: (925) 227-9100 FAX: (925) 227-9300



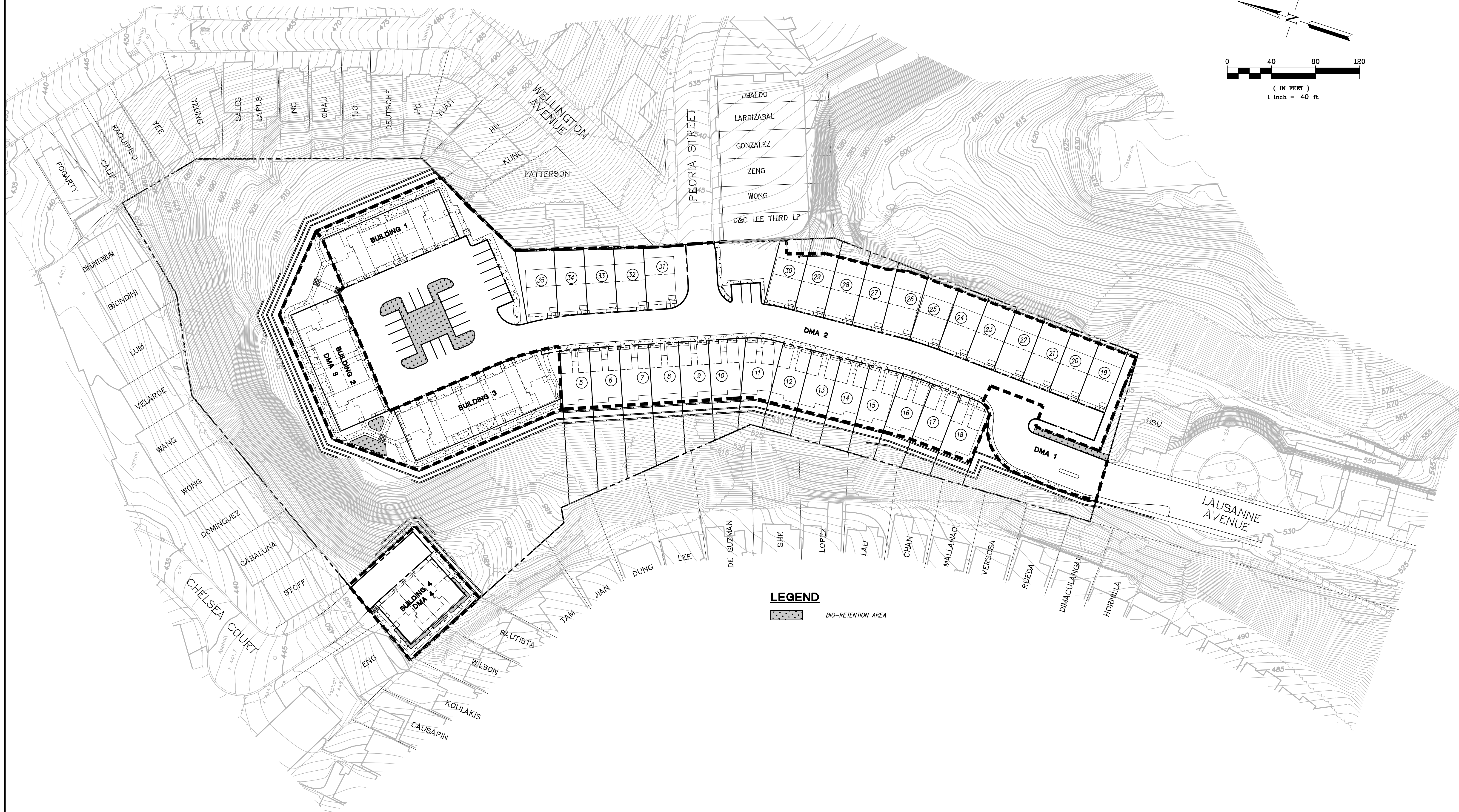
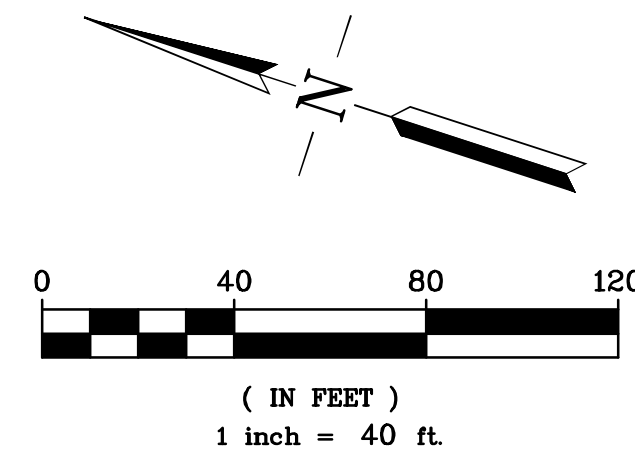


NOTE
FINAL STORM DRAIN DETENTION VOLUME AND DESIGN
(SHOWN ON THIS PRELIMINARY PLAN AS A 48" PIPE)
TO BE DETERMINED BY FINAL DRAINAGE CALCULATIONS
AT THE IMPROVEMENT PLAN STAGE TO THE SATISFACTION
OF THE CITY ENGINEER.

TENTATIVE MAP **PRELIMINARY UTILITY PLAN** **WELLINGTON SITE**

DALY CITY, SAN MATEO COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

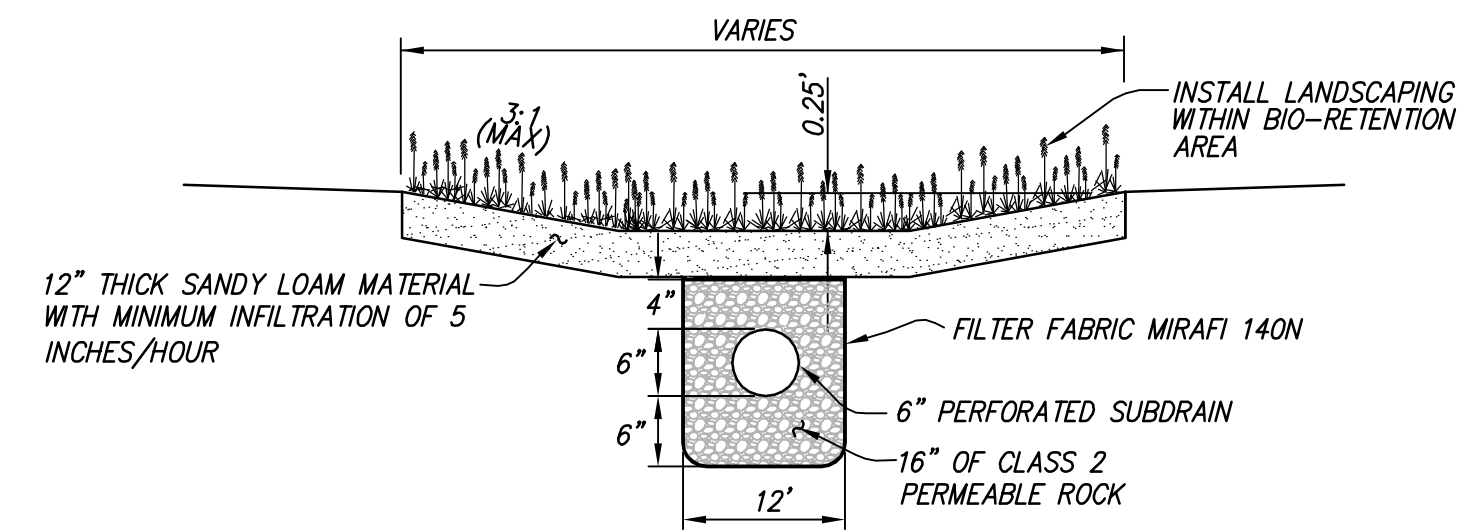


TENTATIVE MAP
PRELIMINARY STORM WATER TREATMENT PLAN
WELLINGTON SITE
DALY CITY, SAN MATEO COUNTY, CALIFORNIA

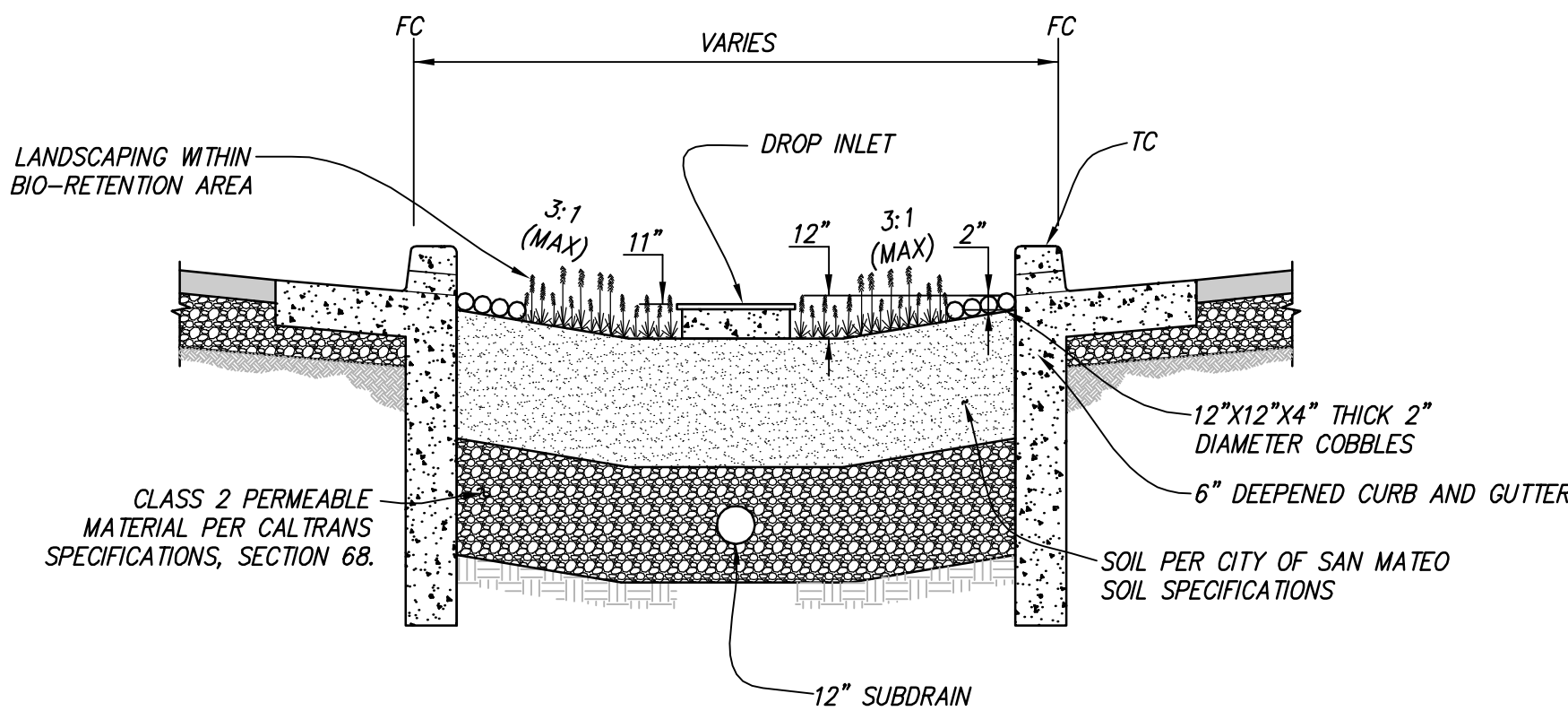
RJA
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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DMA#	DMA Area (SF)	% Impervious	Adjusted Unit Basin Storage Volume (in)	Treatment Volume Required (cf)	Treatment Area Bottom (SF)	Runoff Filtered Through Soils (CF)	Storage Volume Required Above Soils (CF)	Ponding Depth at Bio-Retention (in)	Bio-Retention Area vs. Imp Area (%)
1	6,264	65%	0.55	287	250	286	1	0.0	3.99%
2	96,523	68%	0.58	4665	2,146	2593	2072	11.6	2.22%
3	18,638	66%	0.56	870	440	513	356	9.7	2.36%
4	7,102	70%	0.60	355	275	344	11	0.5	3.87%
TOTAL	128,527			6,177	3,111				

- NOTES:
- 90% OF THE DMA AREA IS ASSUMED TO BE IMPERVIOUS.
 - THE ABOVE CALCULATIONS ARE BASED ON THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 20, 2010 AND THE FOLLOWING CRITERIA:
 - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 - SIZING FACTOR BASED ON COMBO FLOW VOLUME METHOD PER SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE.



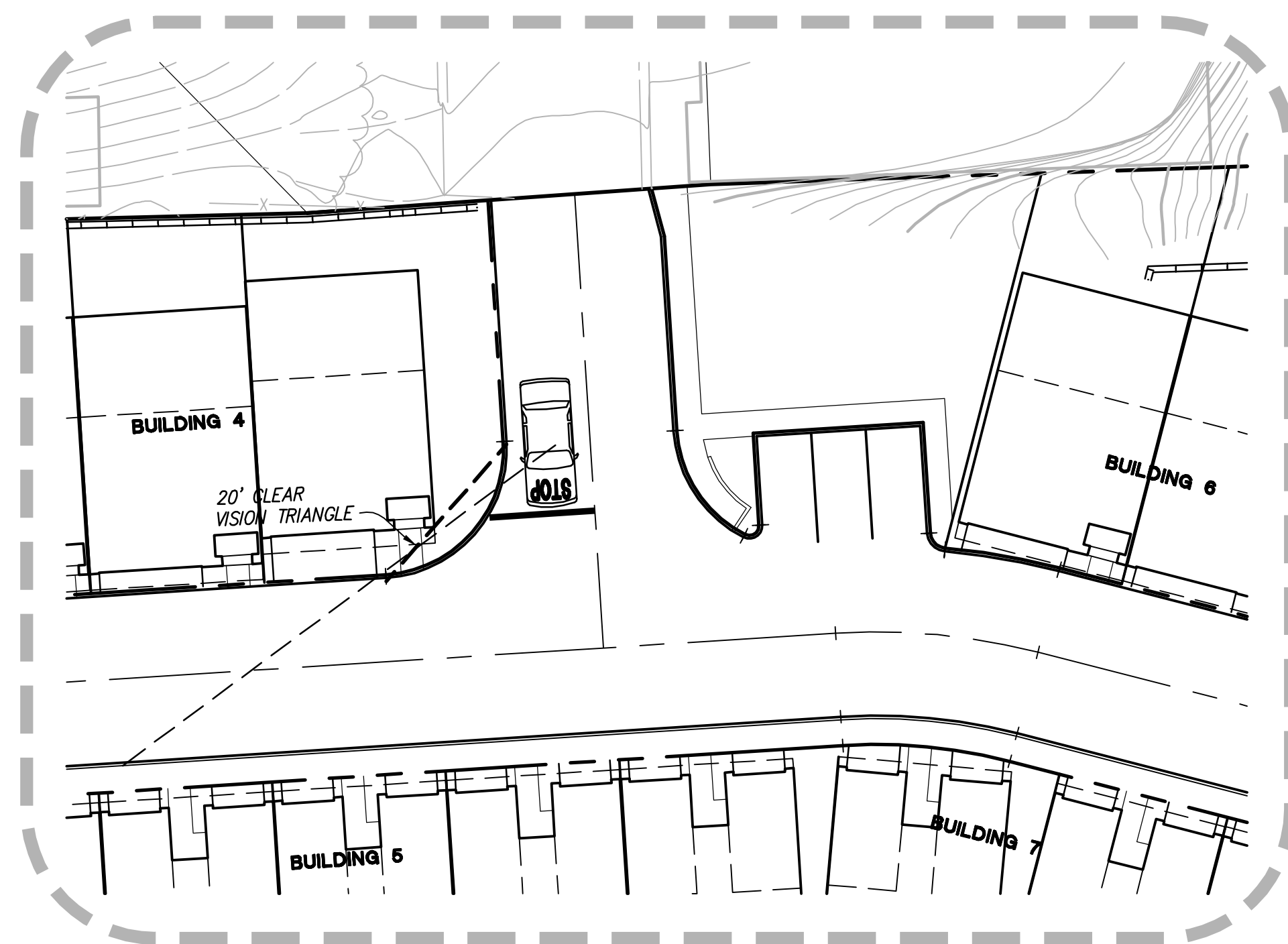
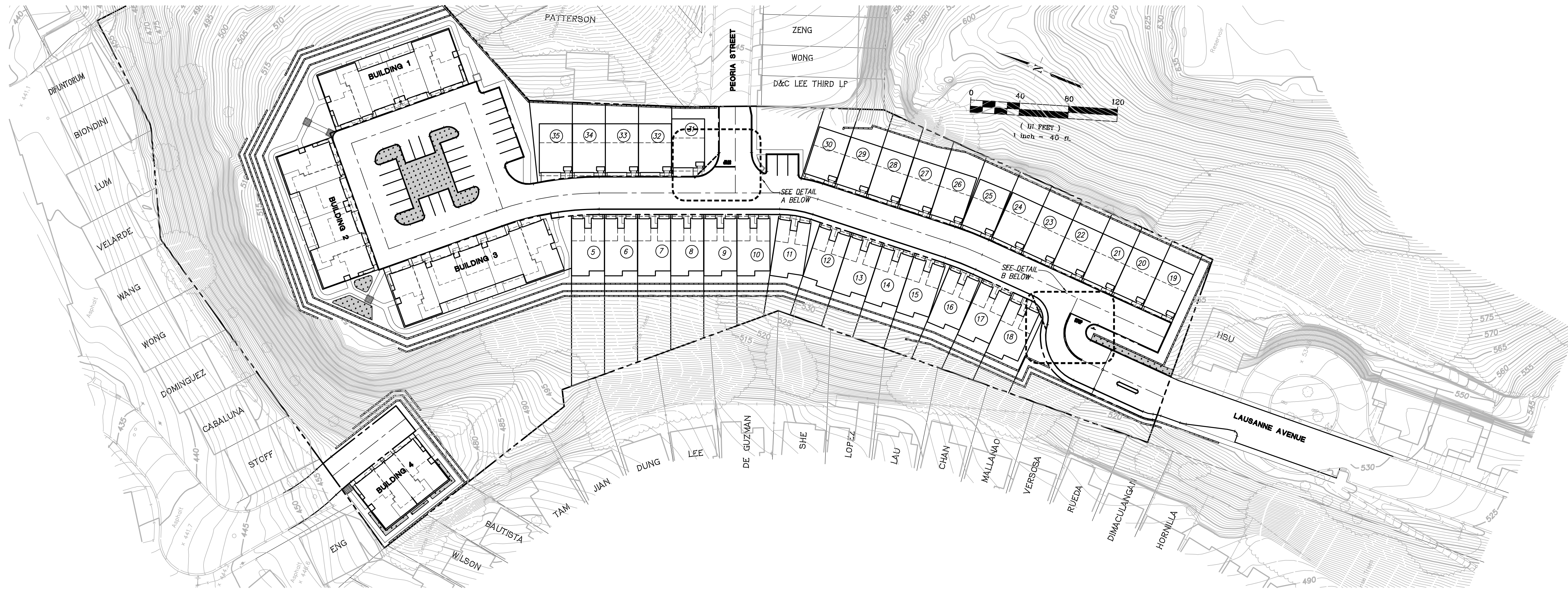
TYPICAL BIO-RETENTION DETAIL
NOT TO SCALE



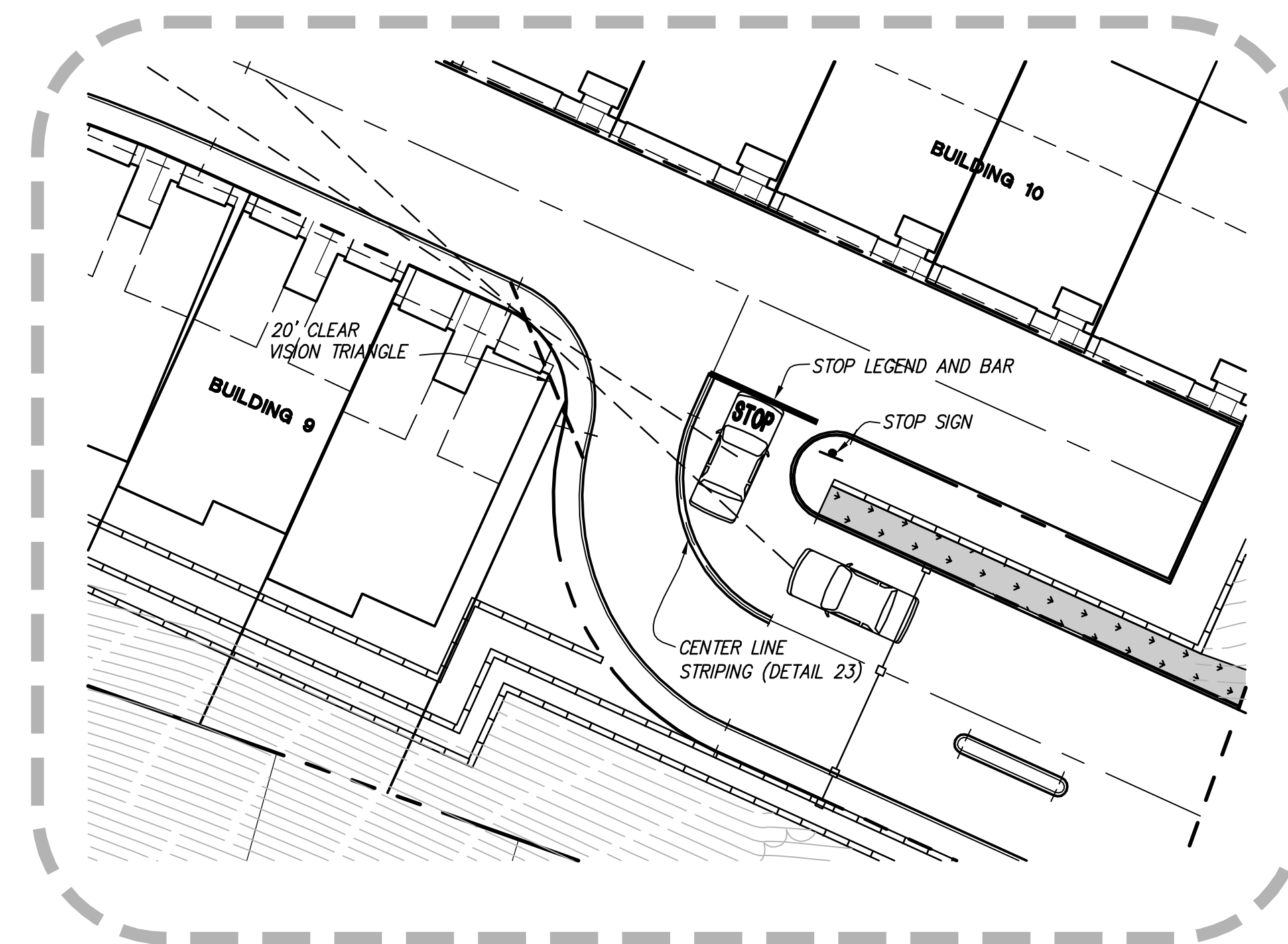
BIO-RETENTION AREA BEHIND CURB DETAIL
NOT TO SCALE

TENTATIVE MAP
PRELIMINARY STORM WATER TREATMENT DETAILS
WELLINGTON SITE

DALY CITY, SAN MATEO COUNTY, CALIFORNIA



DETAIL A
SCALE: 1" = 20'



DETAIL B
SCALE: 1" = 20'

TENATIVE MAP **SIGHT DISTANCE PLAN** **WELLINGTON SITE** DALY CITY, SAN MATEO COUNTY, CALIFORNIA

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RUGGERI-JENSEN-AZAR
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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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W E L L I N G T O N



KB Home South Bay Inc.
 6700 Koll Center Parkway
 Pleasanton, CA 94566
 Contact: Ray Panek
 Phone: 925-750-1713

BUILDINGS 1-4 PERSPECTIVE

DALY CITY, CALIFORNIA
 K T G Y # 2011-0126 DATE 12.02.2013

Architecture + Planning
 1733 Ocean Ave., Suite 250
 Santa Monica, CA 90401
 ktgy.com
 310 394 2623





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

W E L L I N G T O N



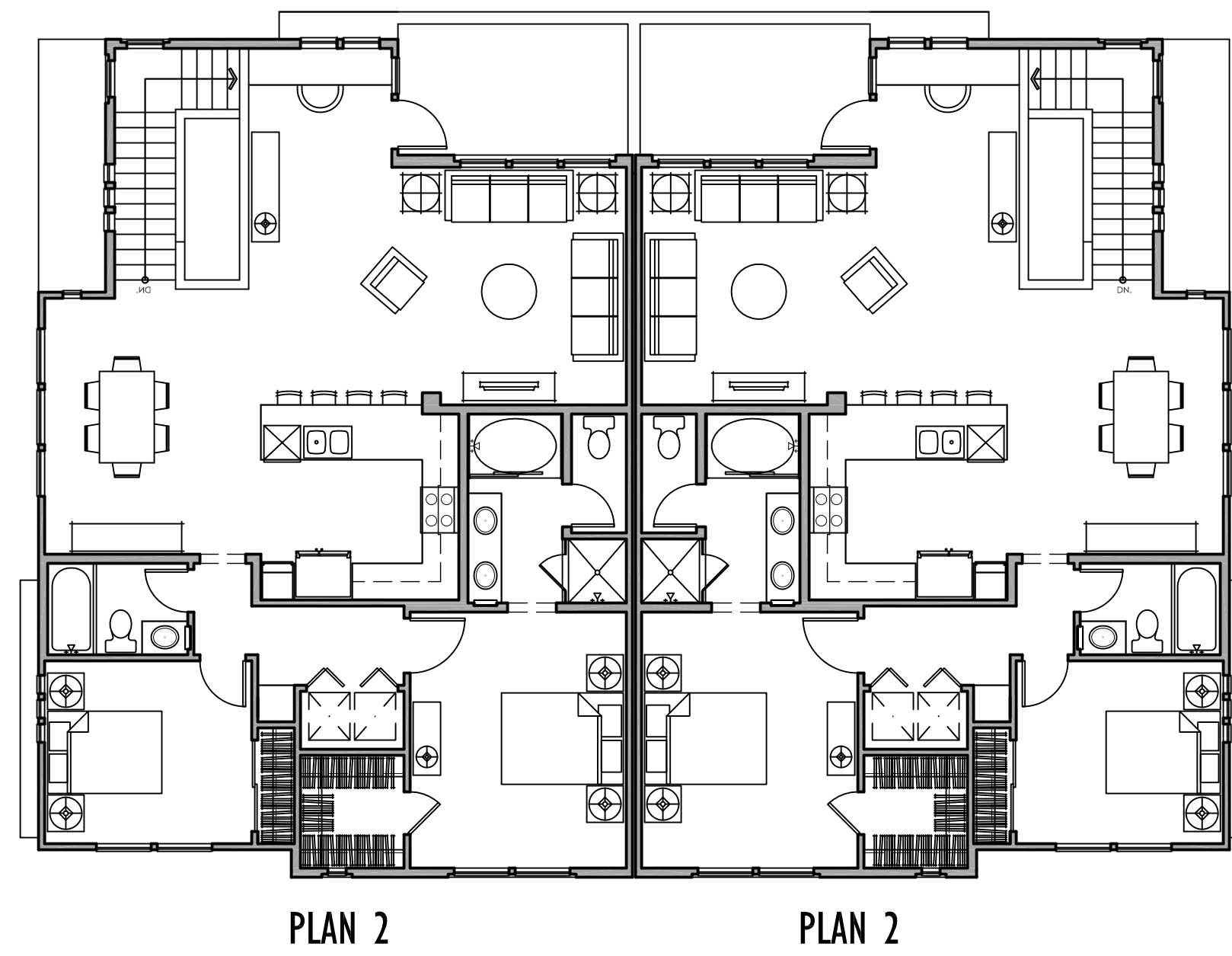
KB Home South Bay Inc.
 6700 Koll Center Parkway
 Pleasanton, CA 94566
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BUILDINGS 1-4 ELEVATIONS

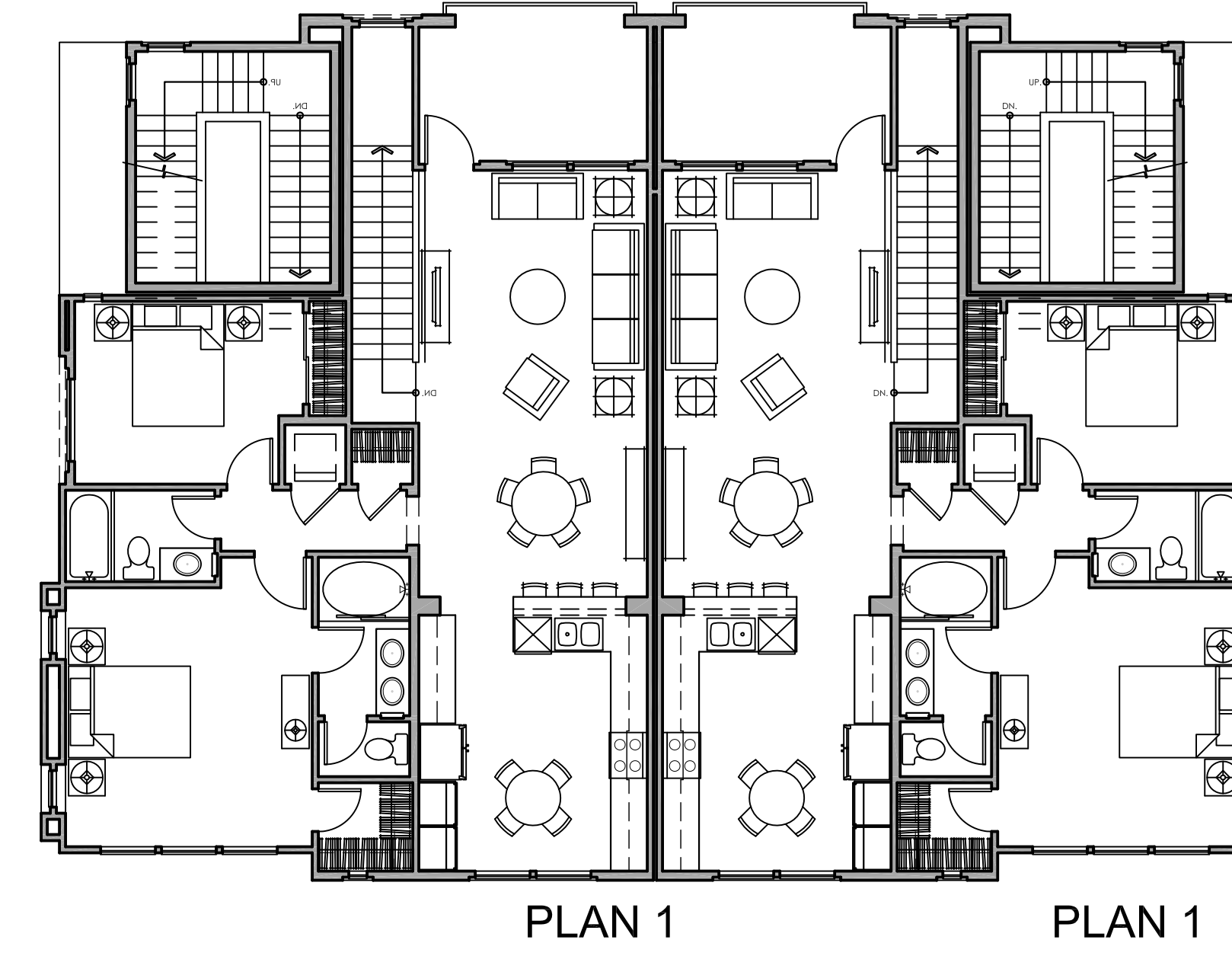
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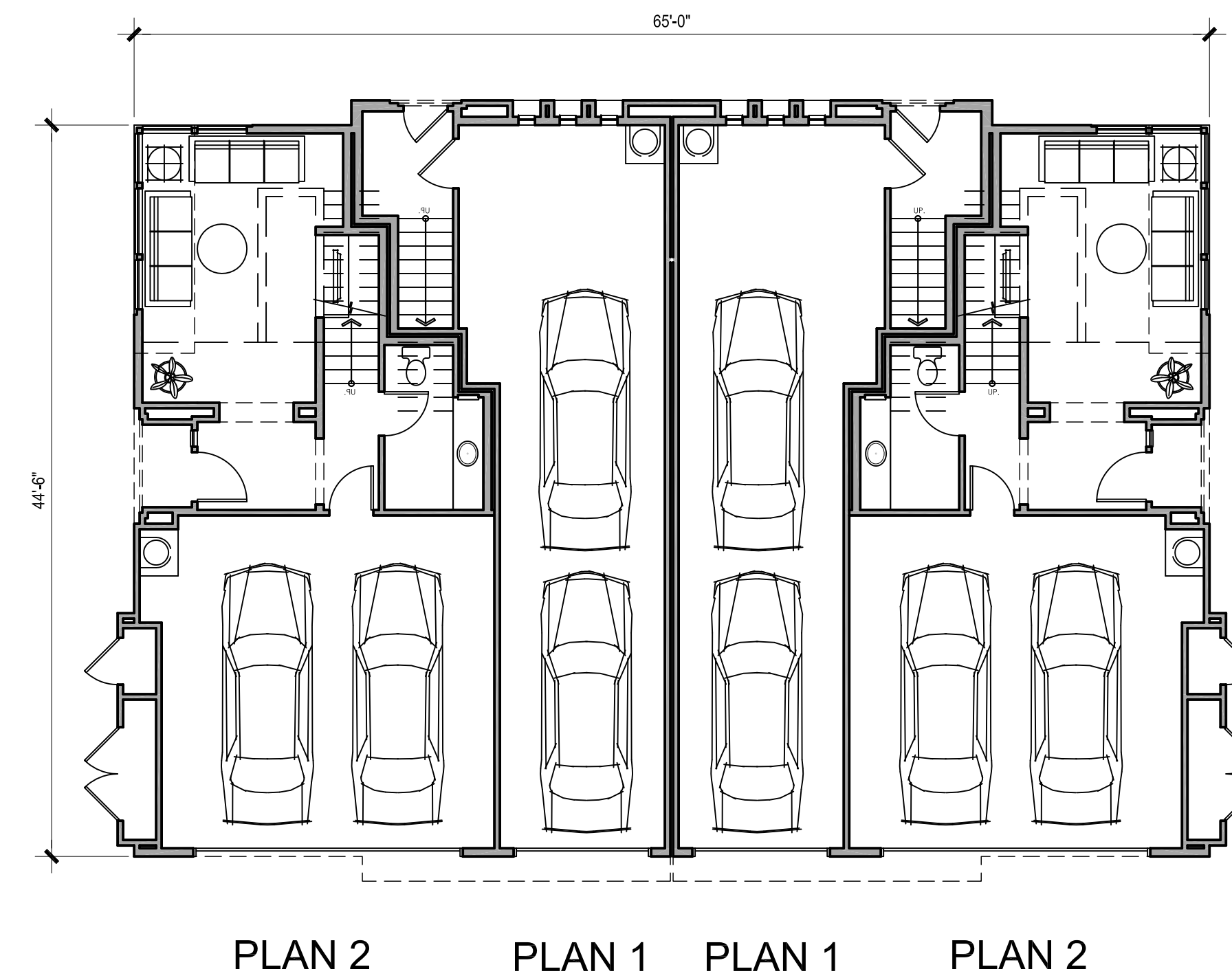




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

BUILDING 4 - 4 UNITS

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Scale 0 4 8 16

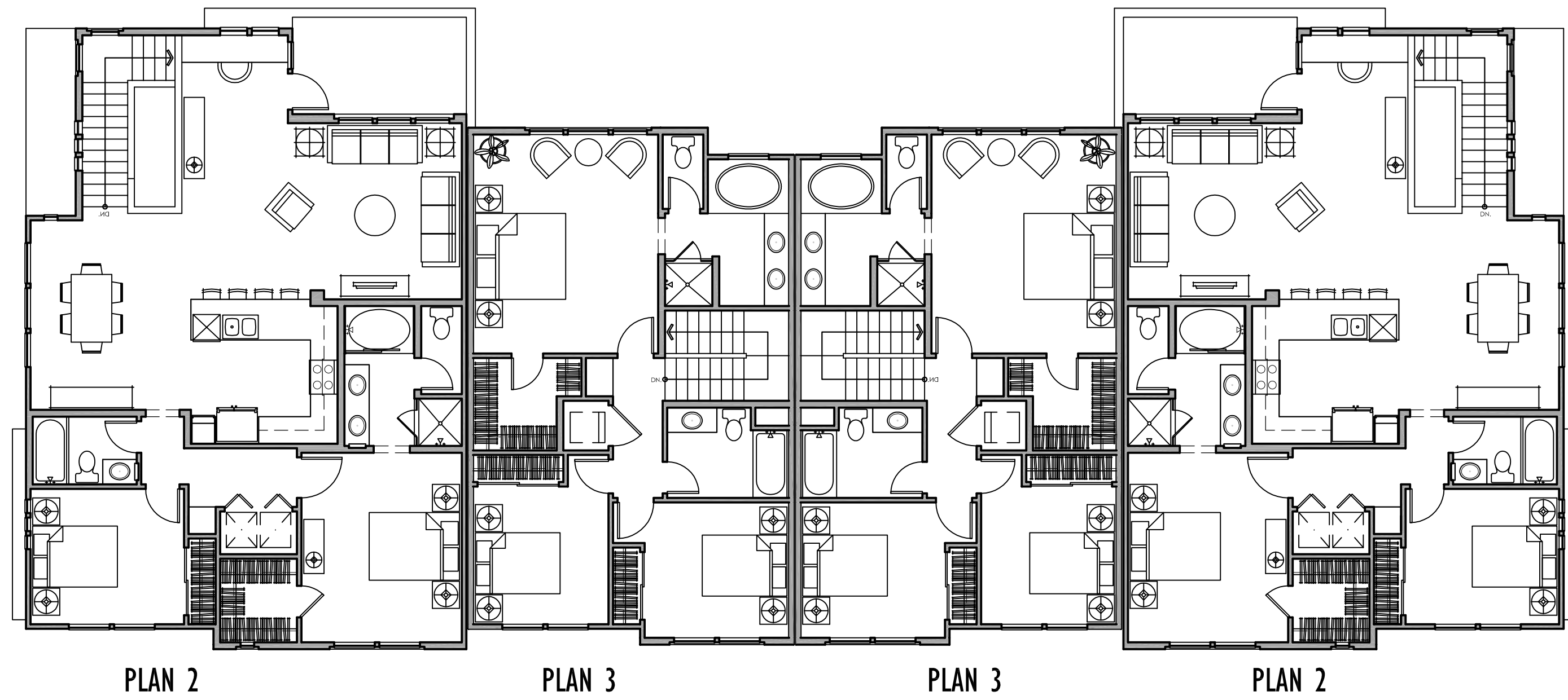
A2.0

W E L L I N G T O N

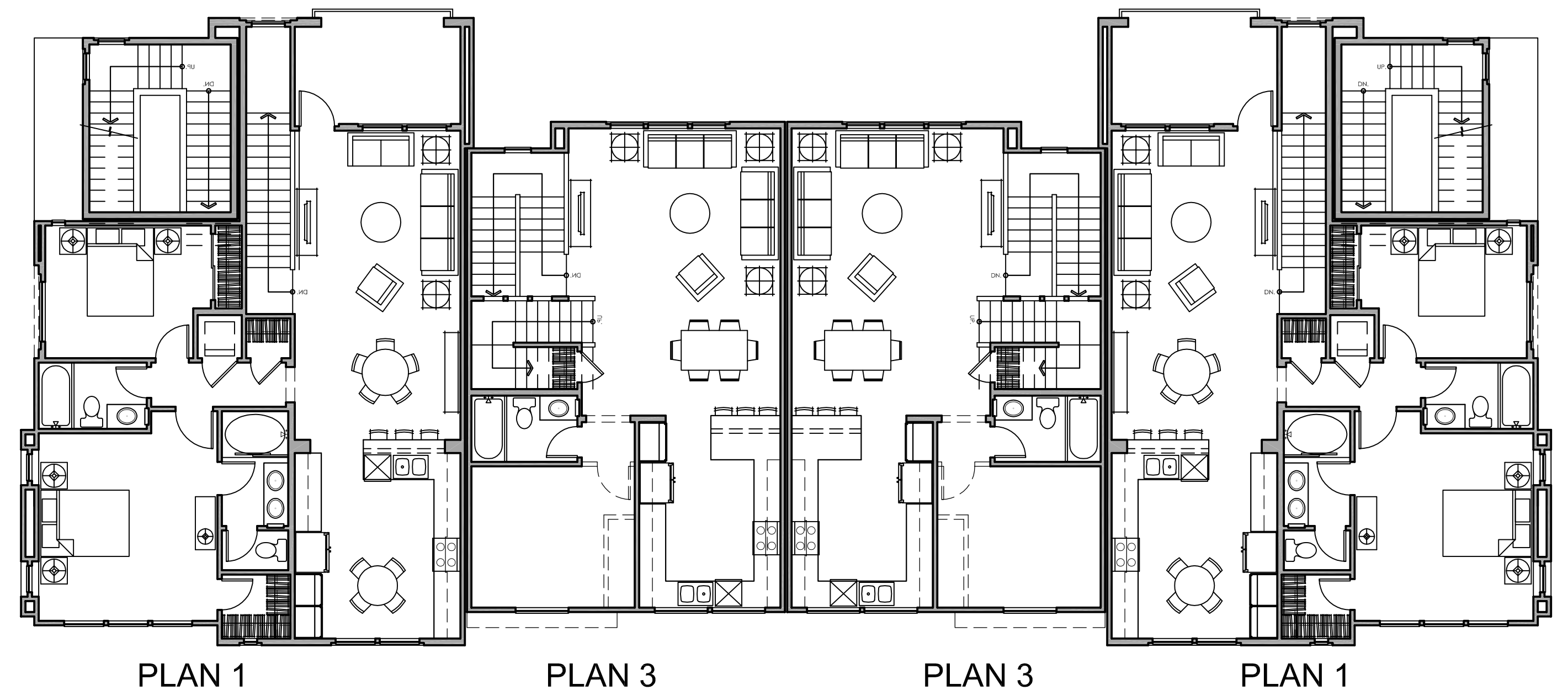


KB Home South Bay Inc.
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Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

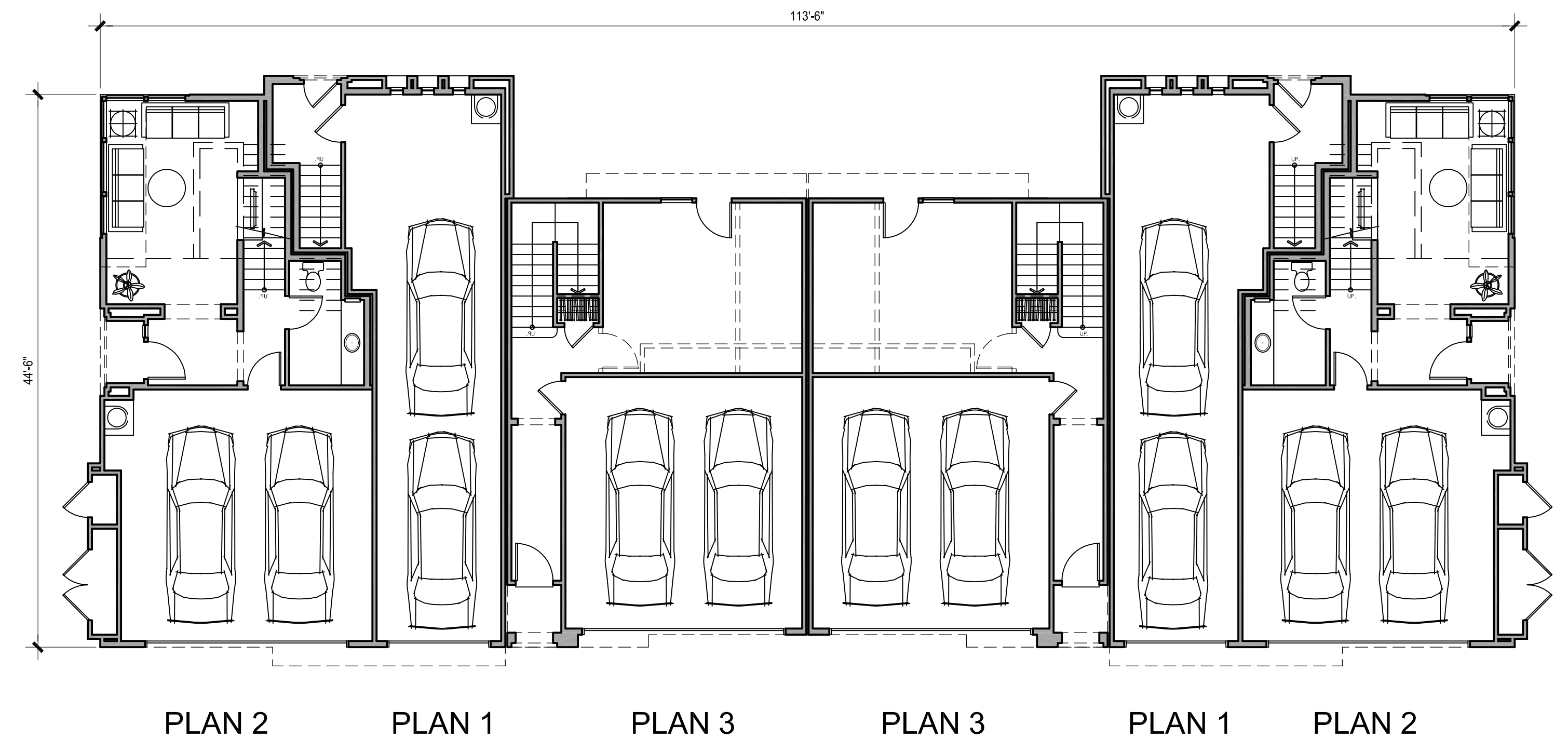




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

W E L L I N G T O N

BUILDING 1&2 - 6 UNITS

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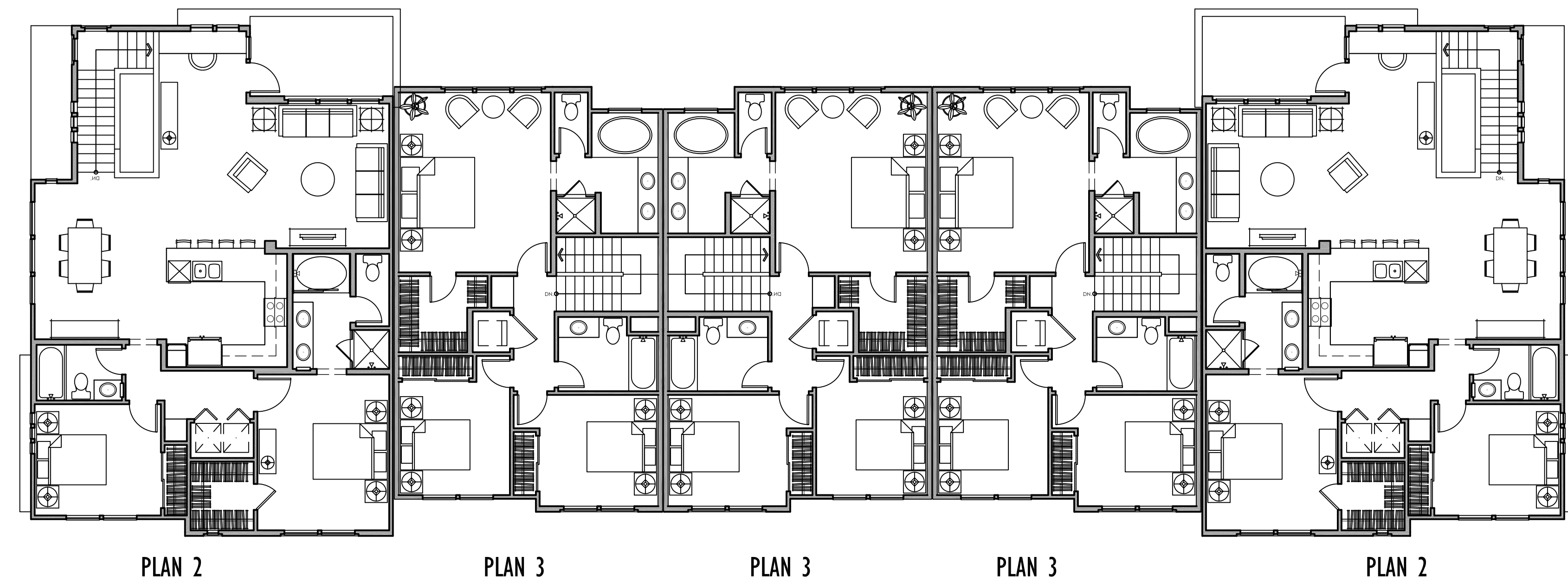
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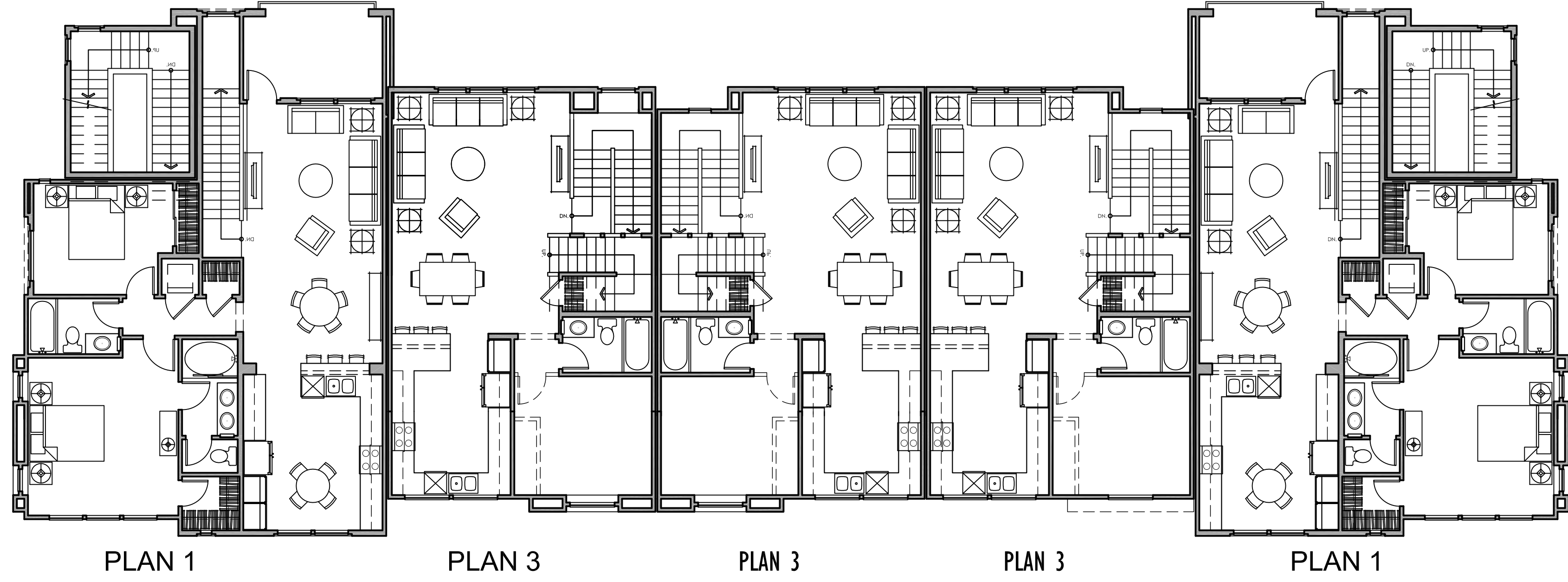


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Pleasanton, CA 94566
Contact: Ray Panek
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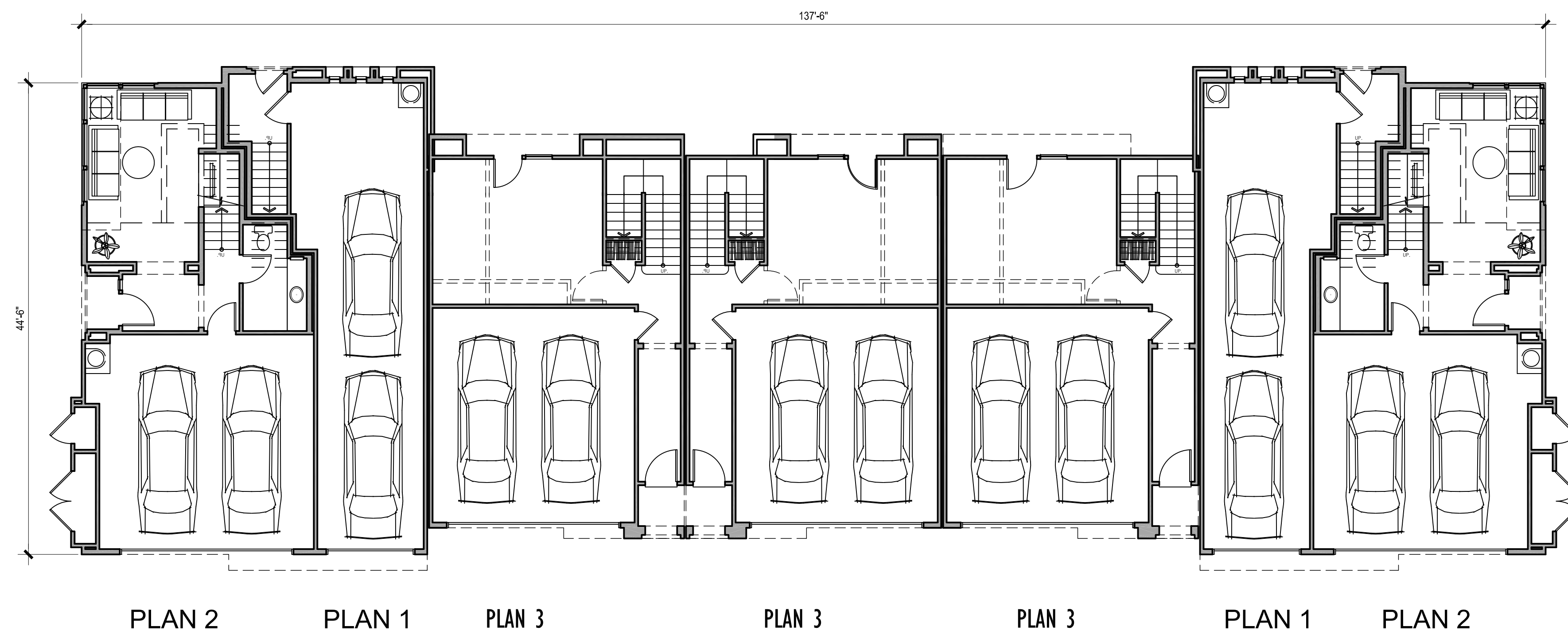




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

W E L L I N G T O N

BUILDING 3 - 7 UNITS

DALY CITY, CALIFORNIA
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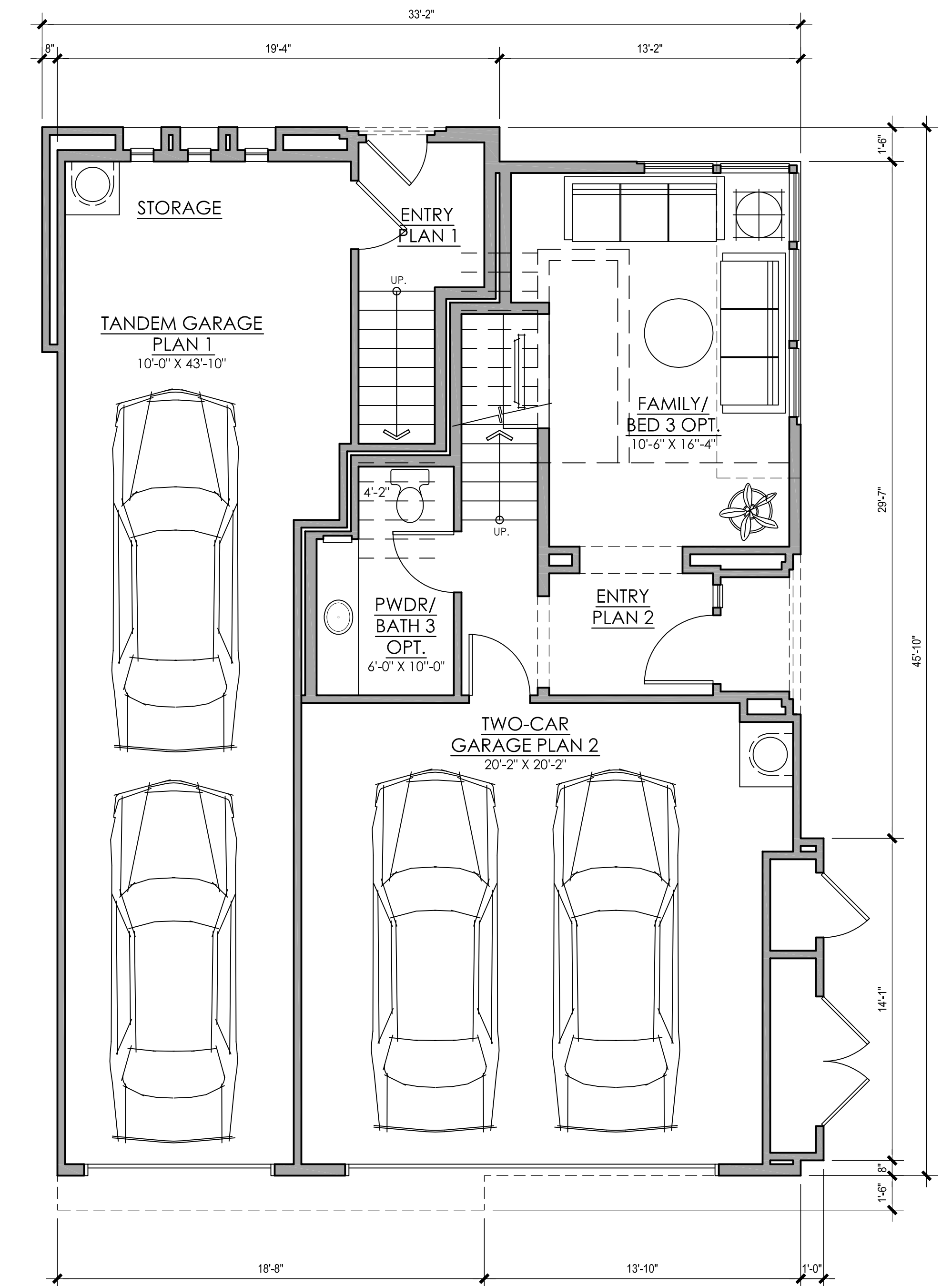
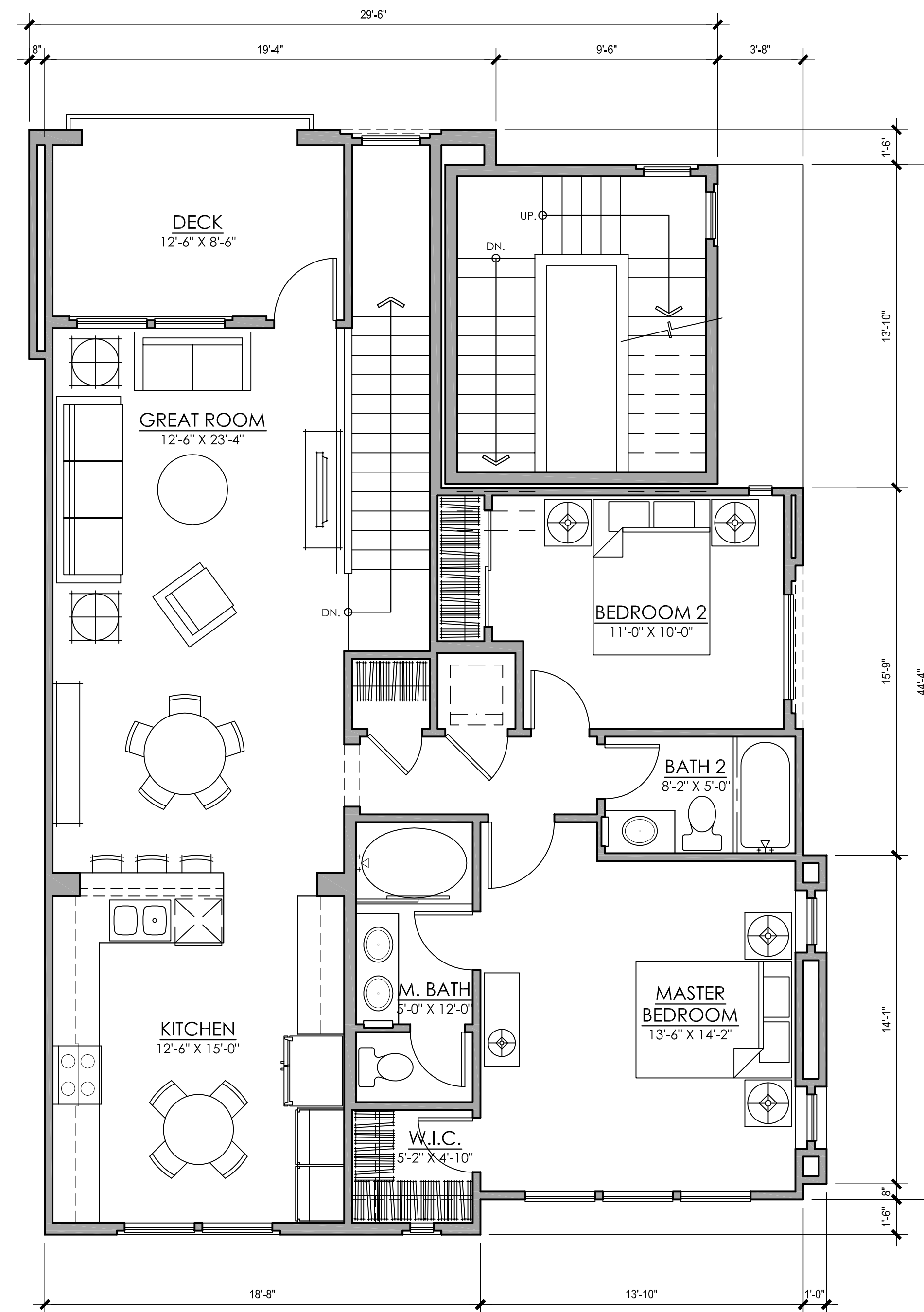
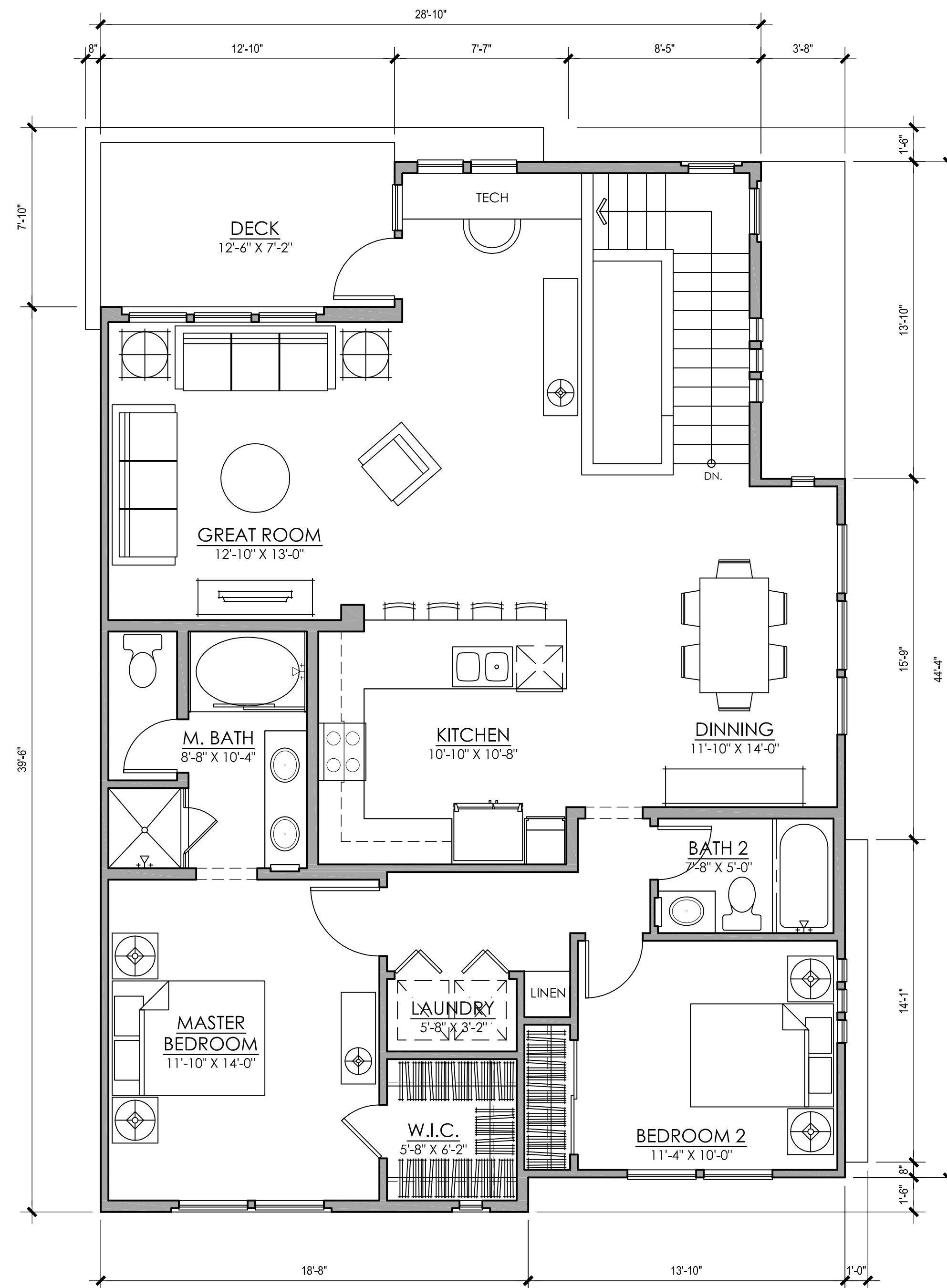
Scale 0 4 8 16

A2.2



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Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713





W E L L I N G T O N



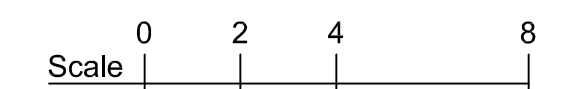
KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

PLAN 1 & 2

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE 12.02.2013

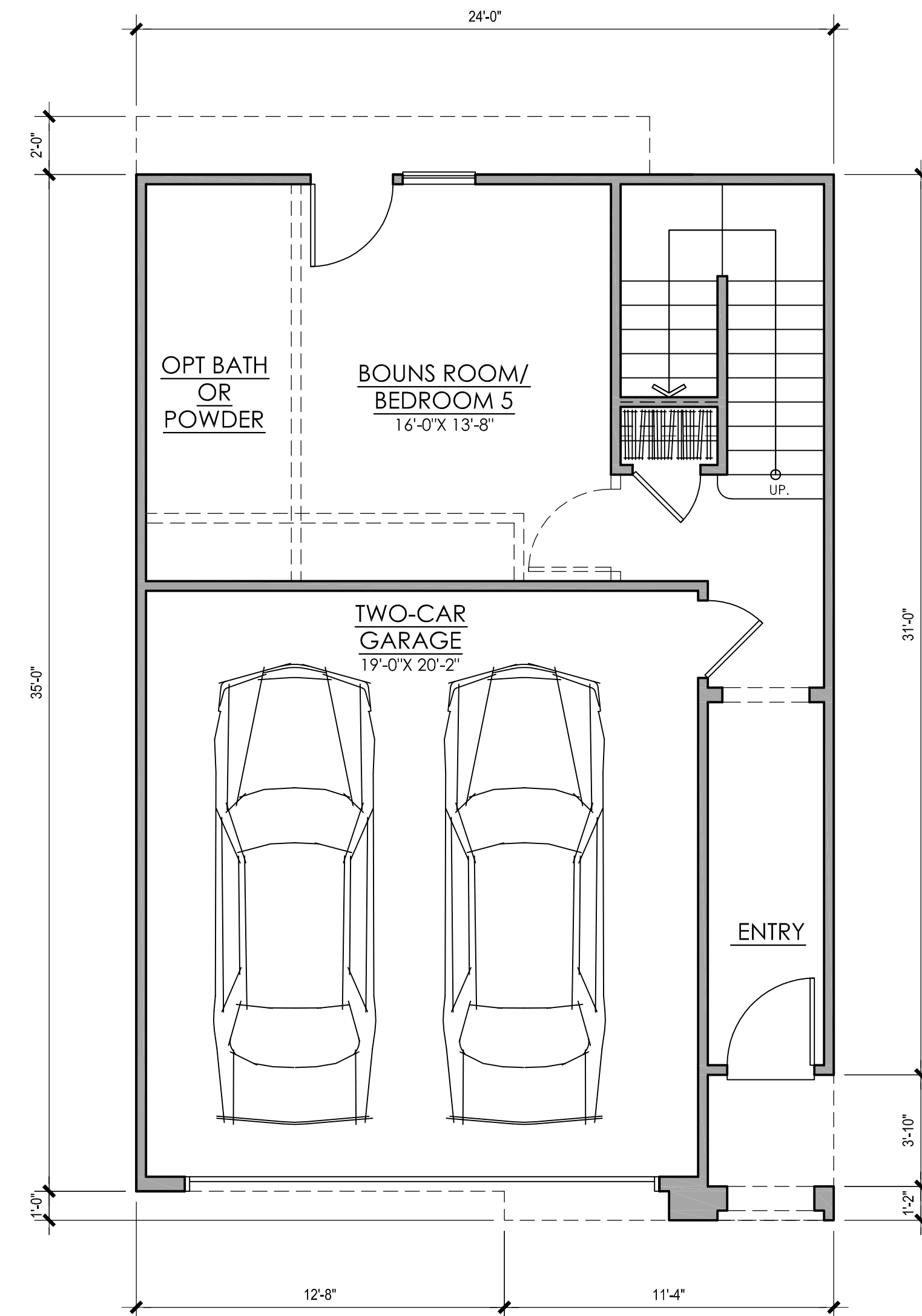
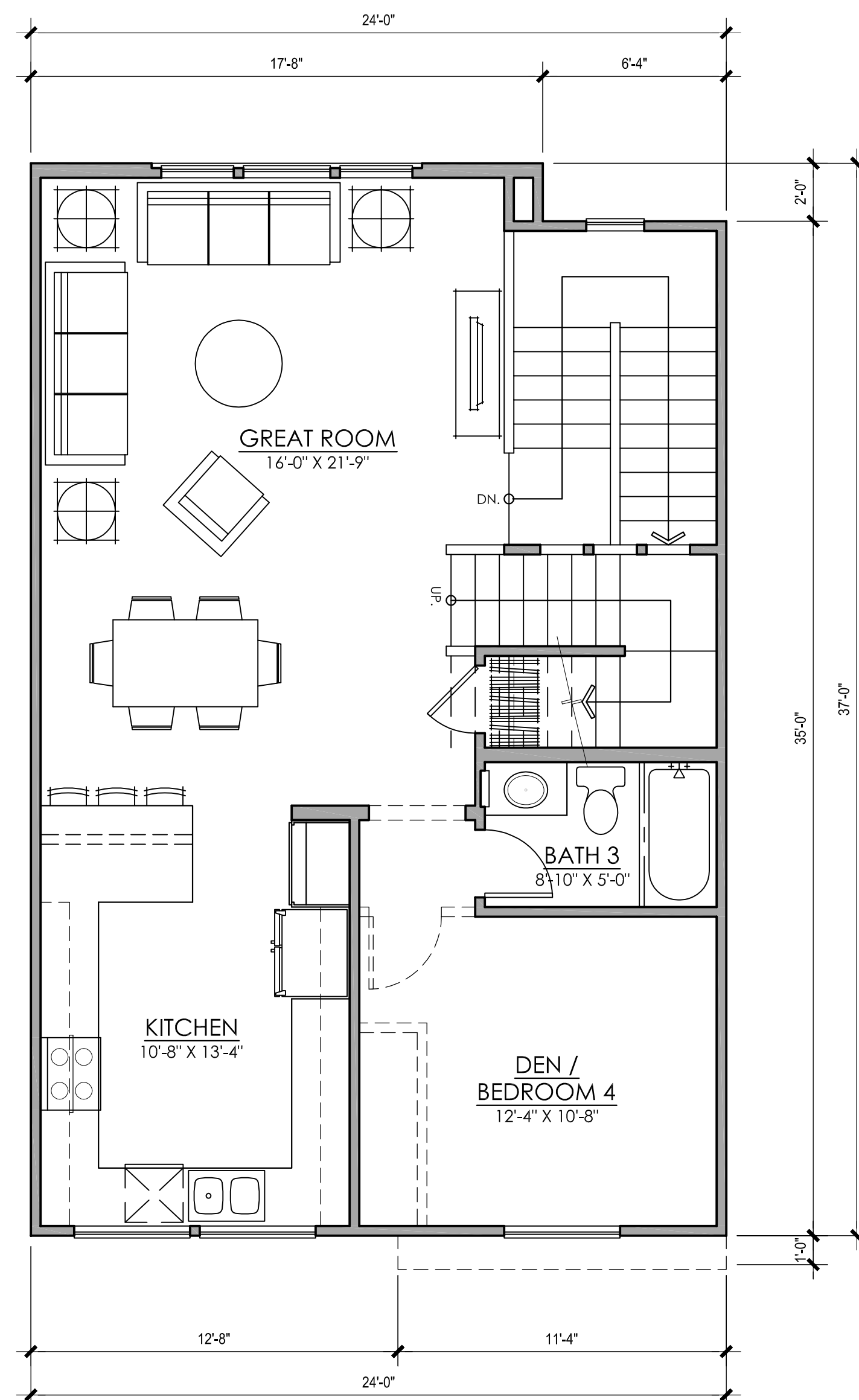
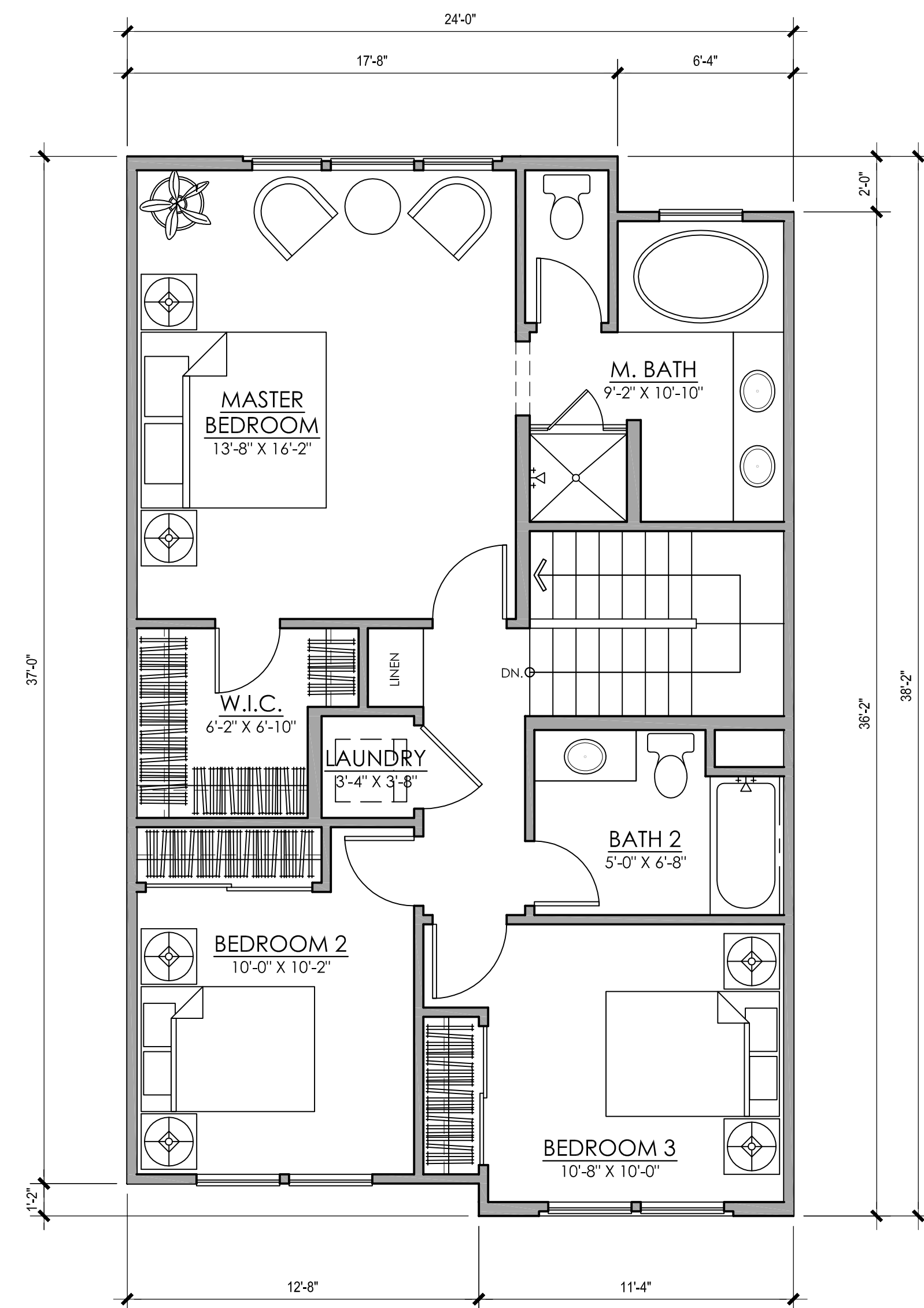
PLAN 1 1,125 sf net 1,190 sf gross
PLAN 2 1,623 sf net 1,750 sf gross

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A3.0





W E L L I N G T O N

PLAN 3

DALY CITY, CALIFORNIA
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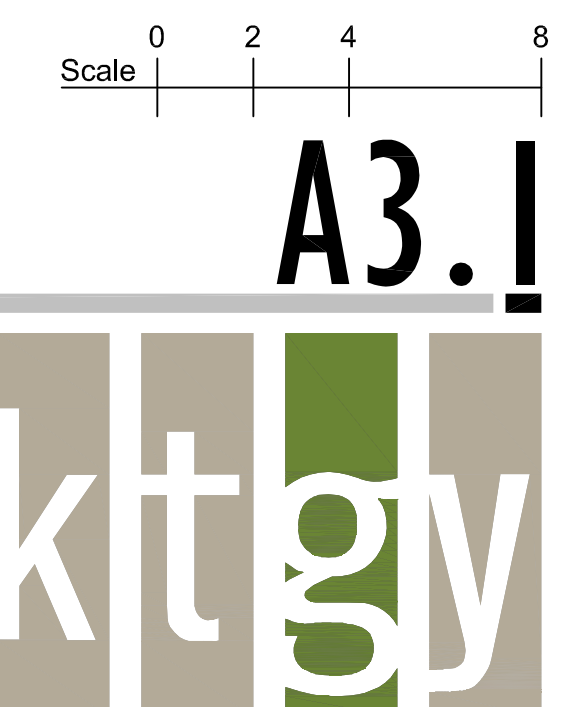
PLAN 3 1,931 sf net 2,050 sf gross

A3.1



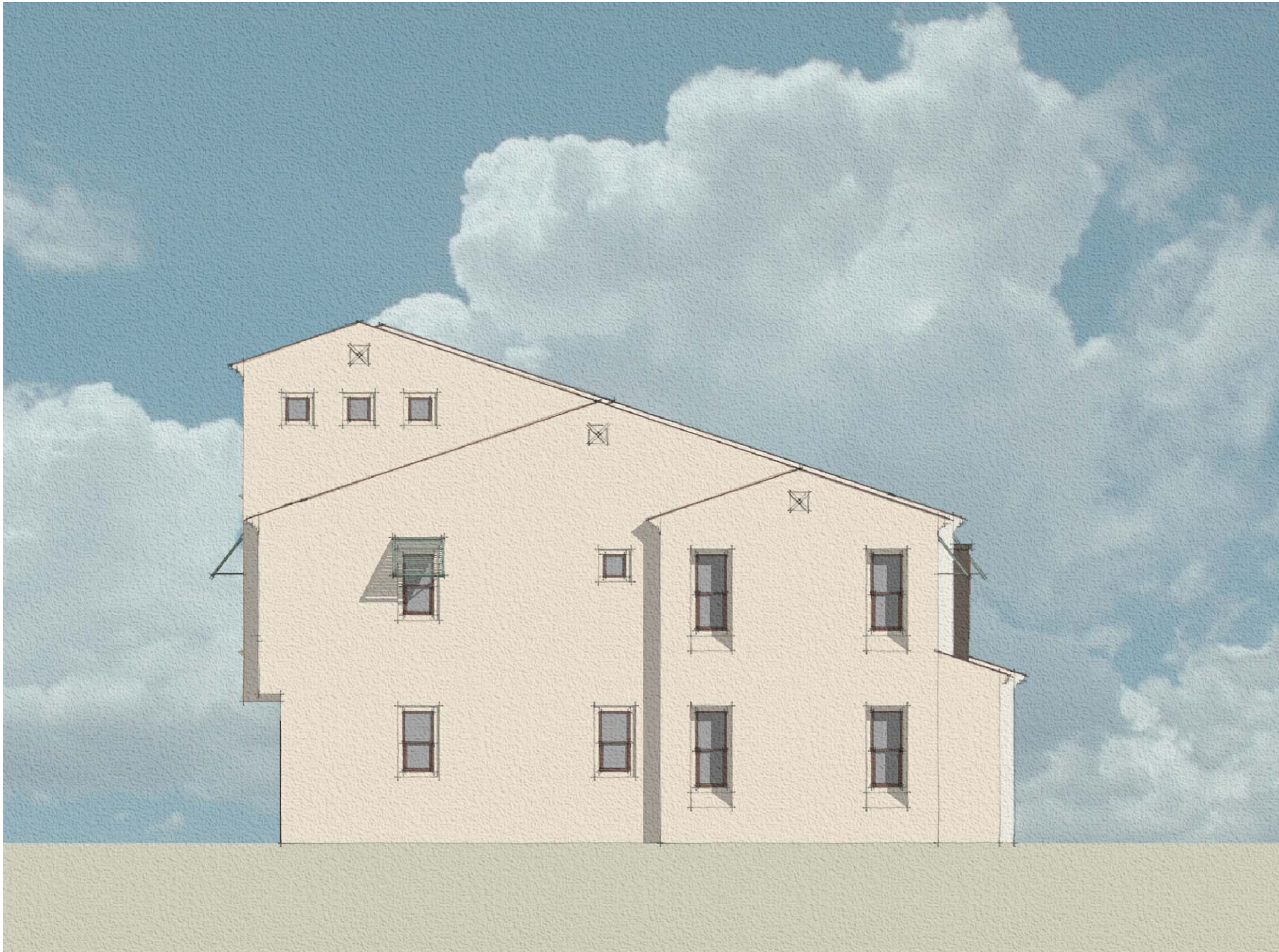
KB Home South Bay Inc.
6700 Koll Center Parkway
Pleasanton, CA 94566
Contact: Ray Panek
Phone: 925-750-1713

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Front Elevation



Typ. Side Elevation



Rear Elevation

W E L L I N G T O N

PLAN 4 ELEVATIONS

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 December 2, 2013



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Contact: Ray Panek
Phone: 925-750-1713

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Scale

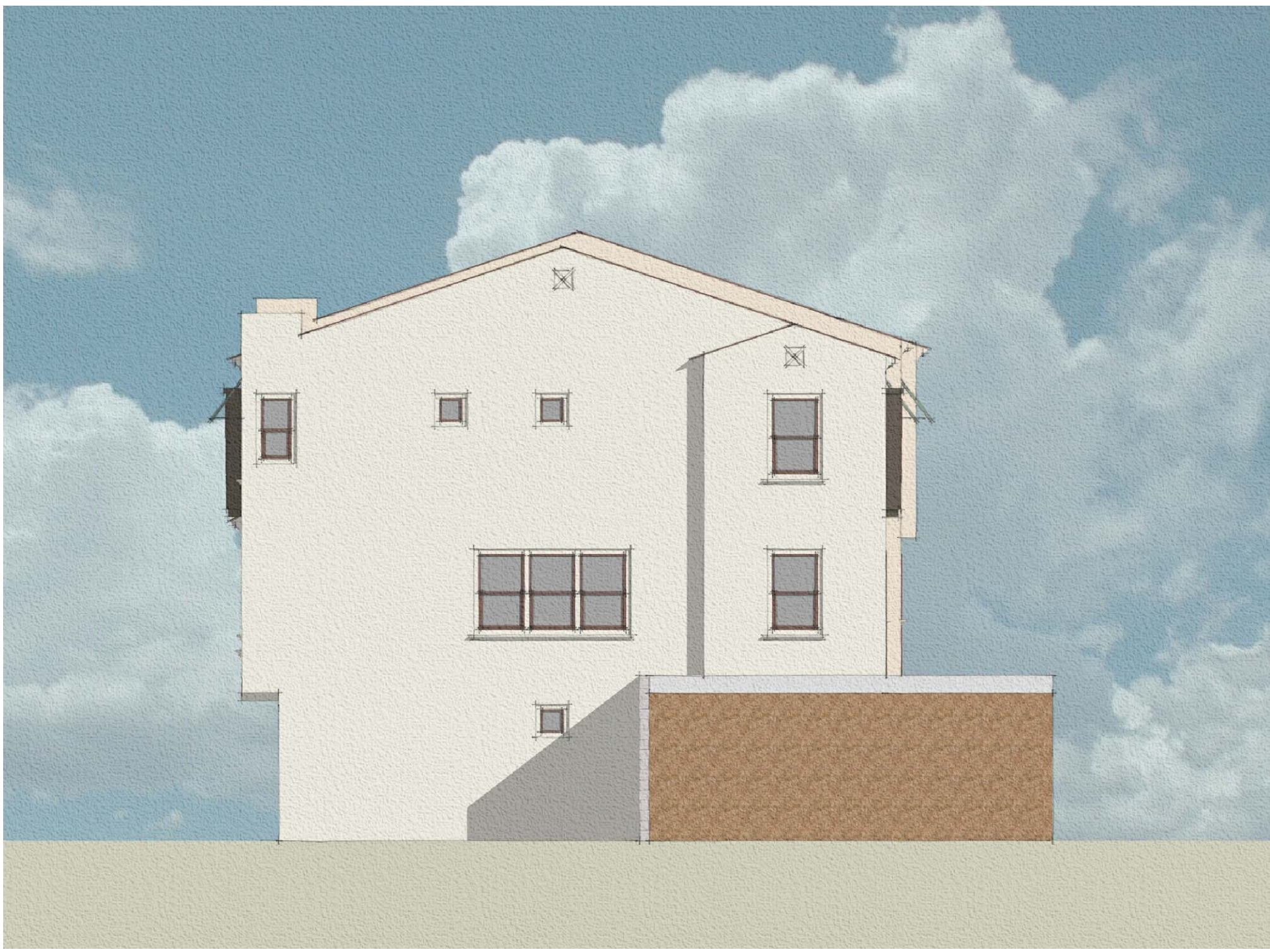
04816

A4.0

ktgy



Front Elevation



Typ. Side Elevation



Rear Elevation

W E L L I N G T O N

PLAN 5 ELEVATIONS

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 December 2, 2013

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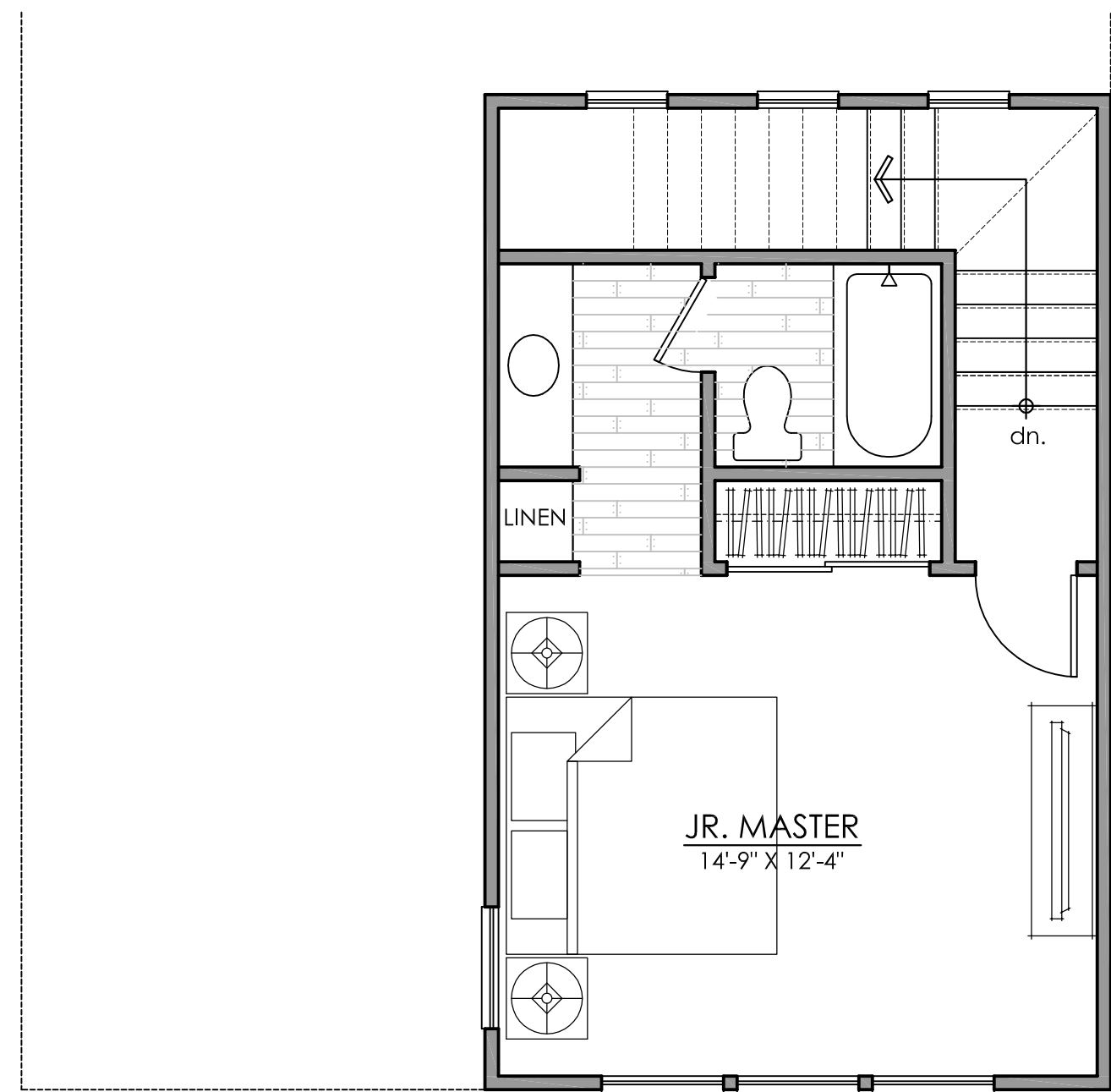
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Pleasanton, CA 94566
Contact: Ray Panek
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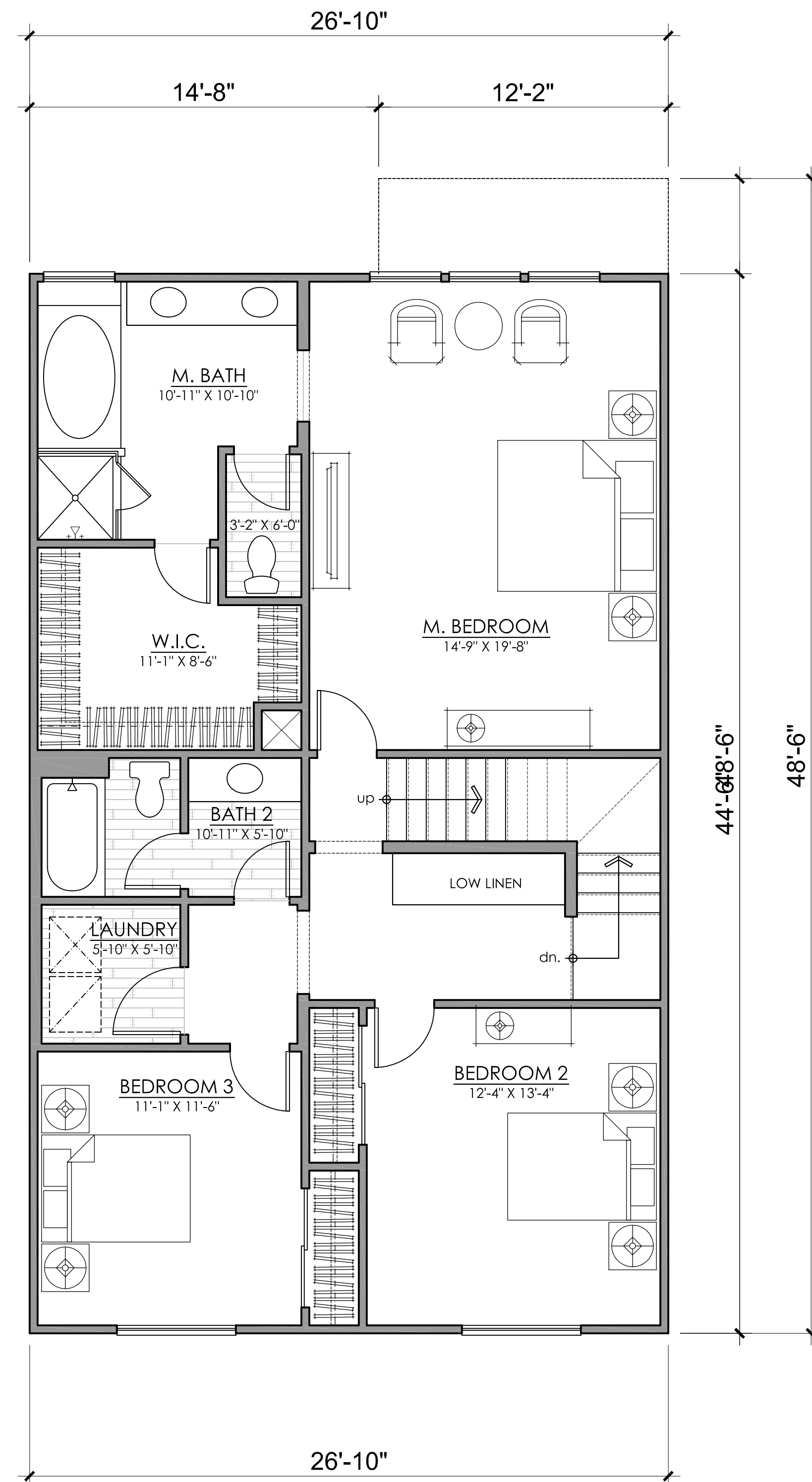




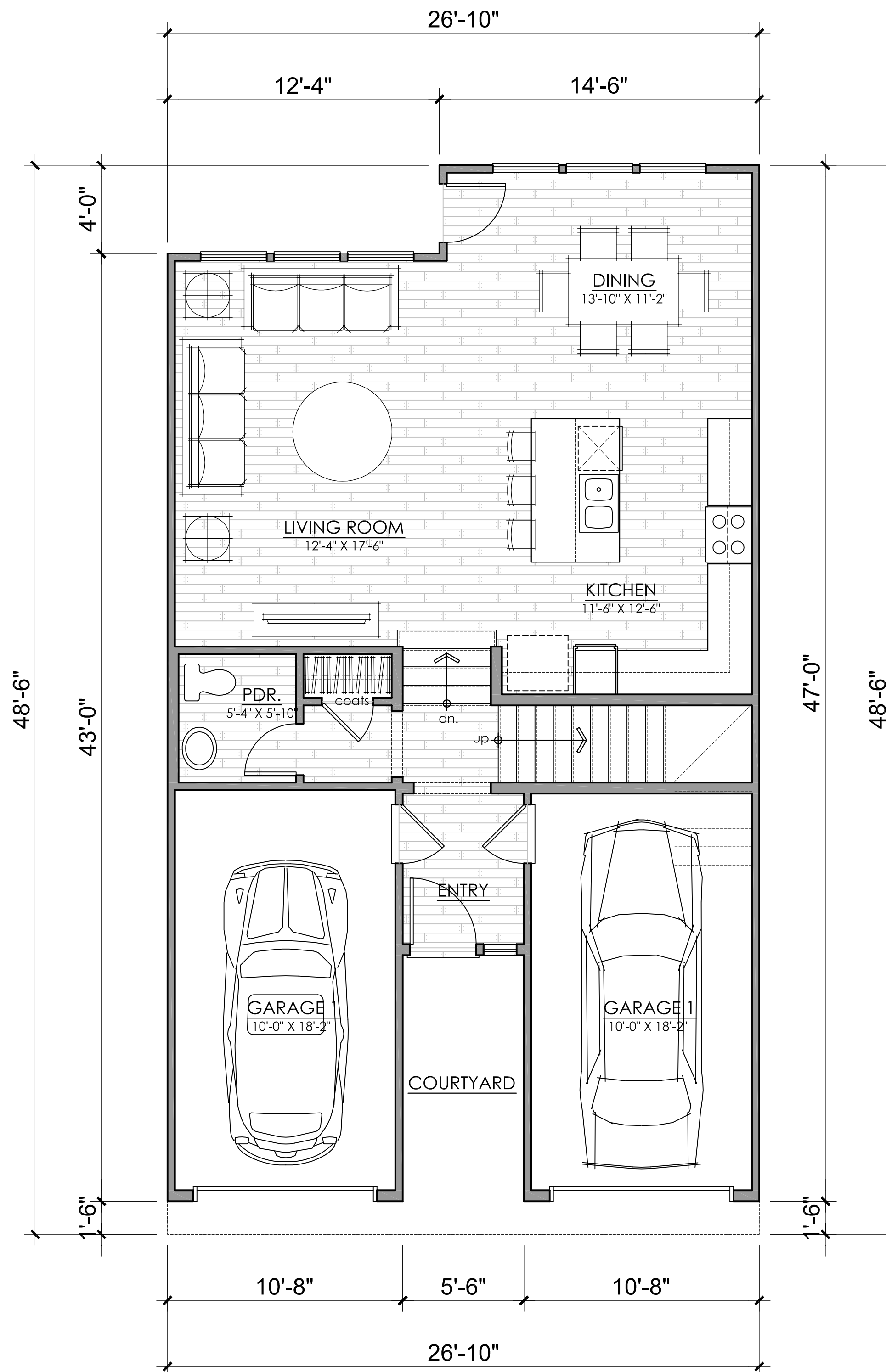
THIRD FLOOR - ALT JR MASTER SUITE
319 SQ. FT.



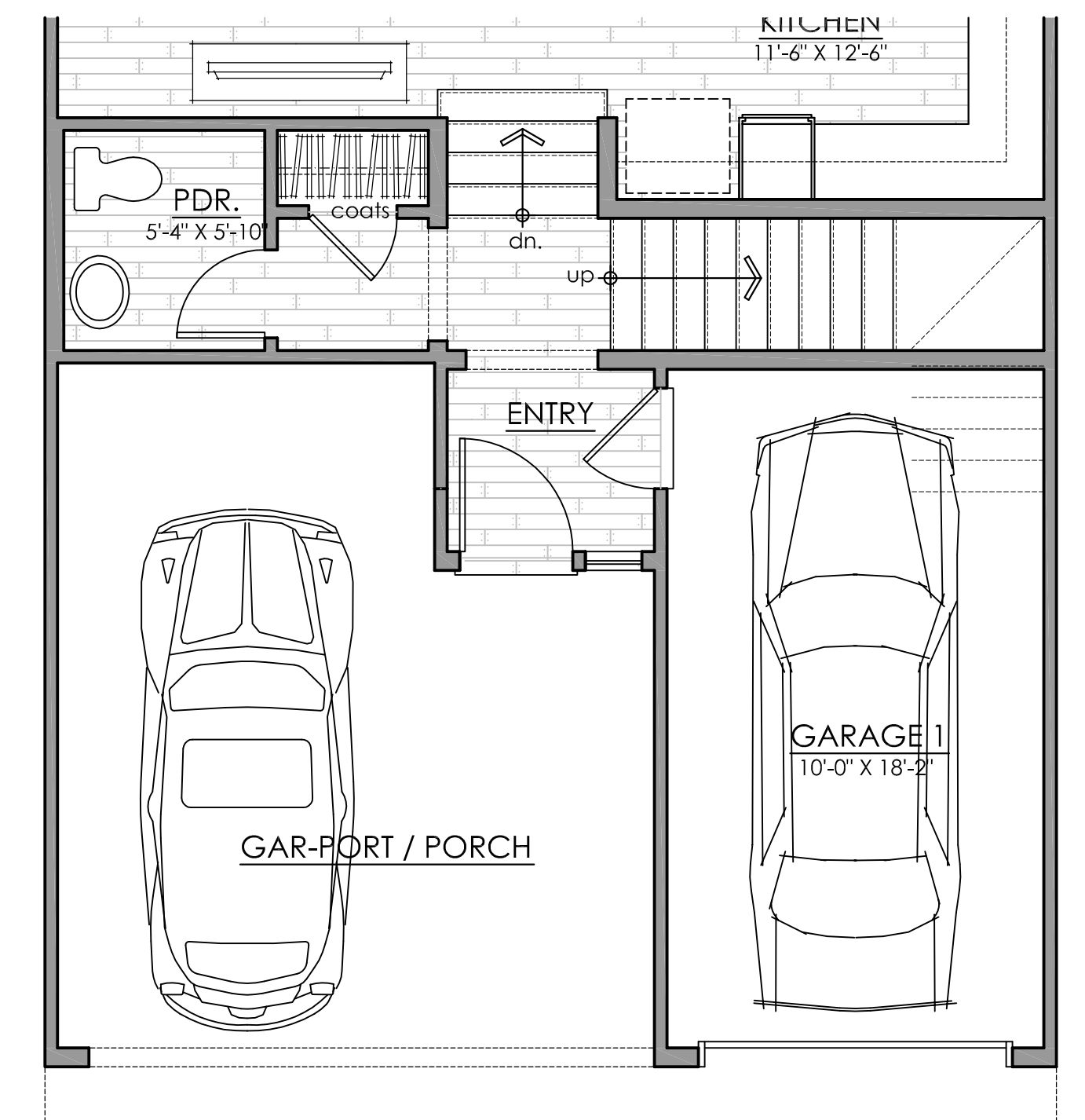
THIRD FLOOR
319 SQ. FT.



SECOND FLOOR
1194 SQ. FT.



FIRST FLOOR
759 SQ. FT.
GARAGE 1
196 SQ. FT.
GARAGE 2
194 SQ. FT.



FIRST FLOOR GAR-PORT / PORCH OPTION

W E L L I N G T O N

PLAN 4 2290 SF

DALY CITY, CALIFORNIA
K T G Y # 2011-0126 DATE 12.02.2013



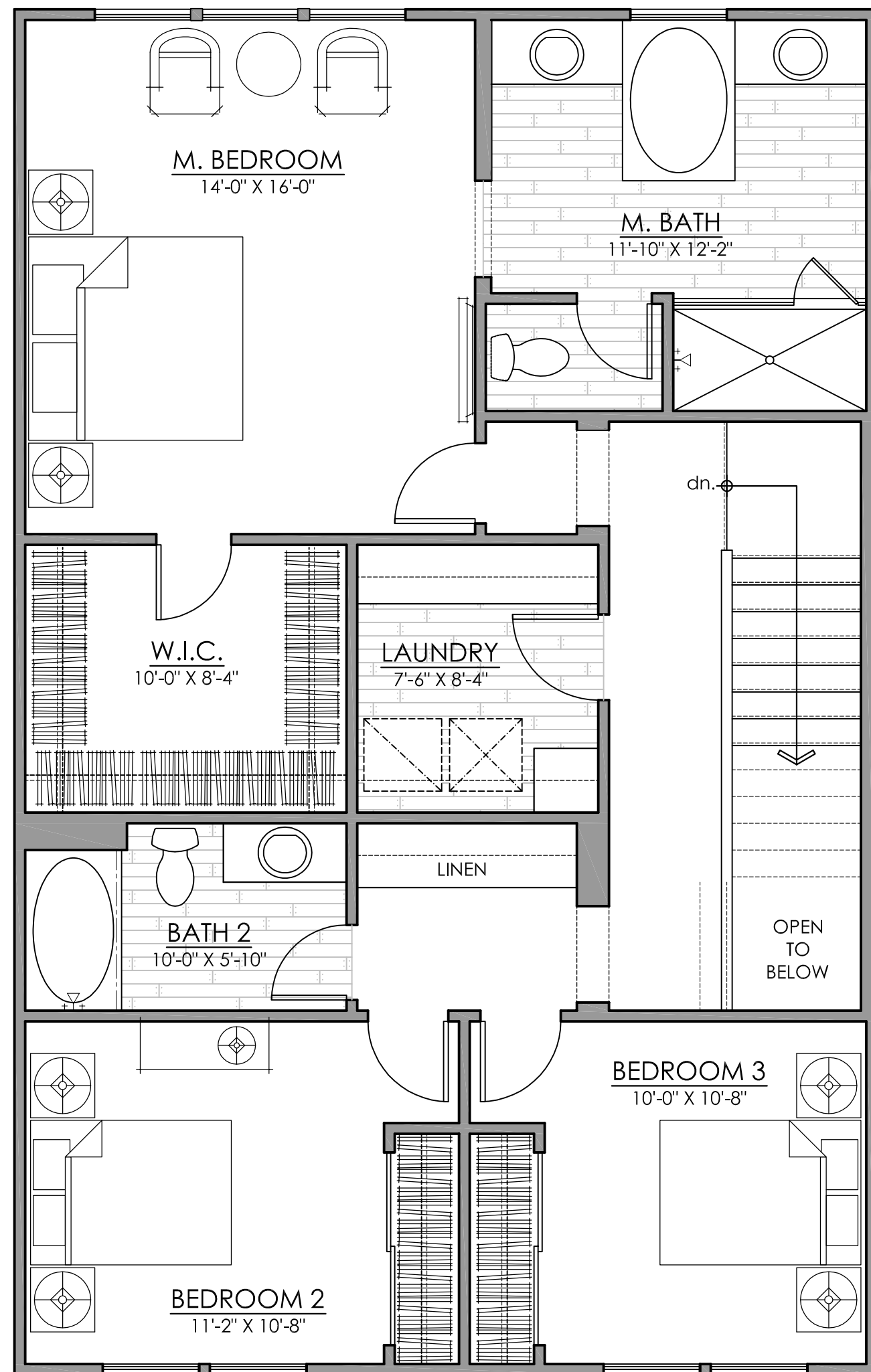
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6700 Koll Center Parkway
Pleasanton, CA 94566
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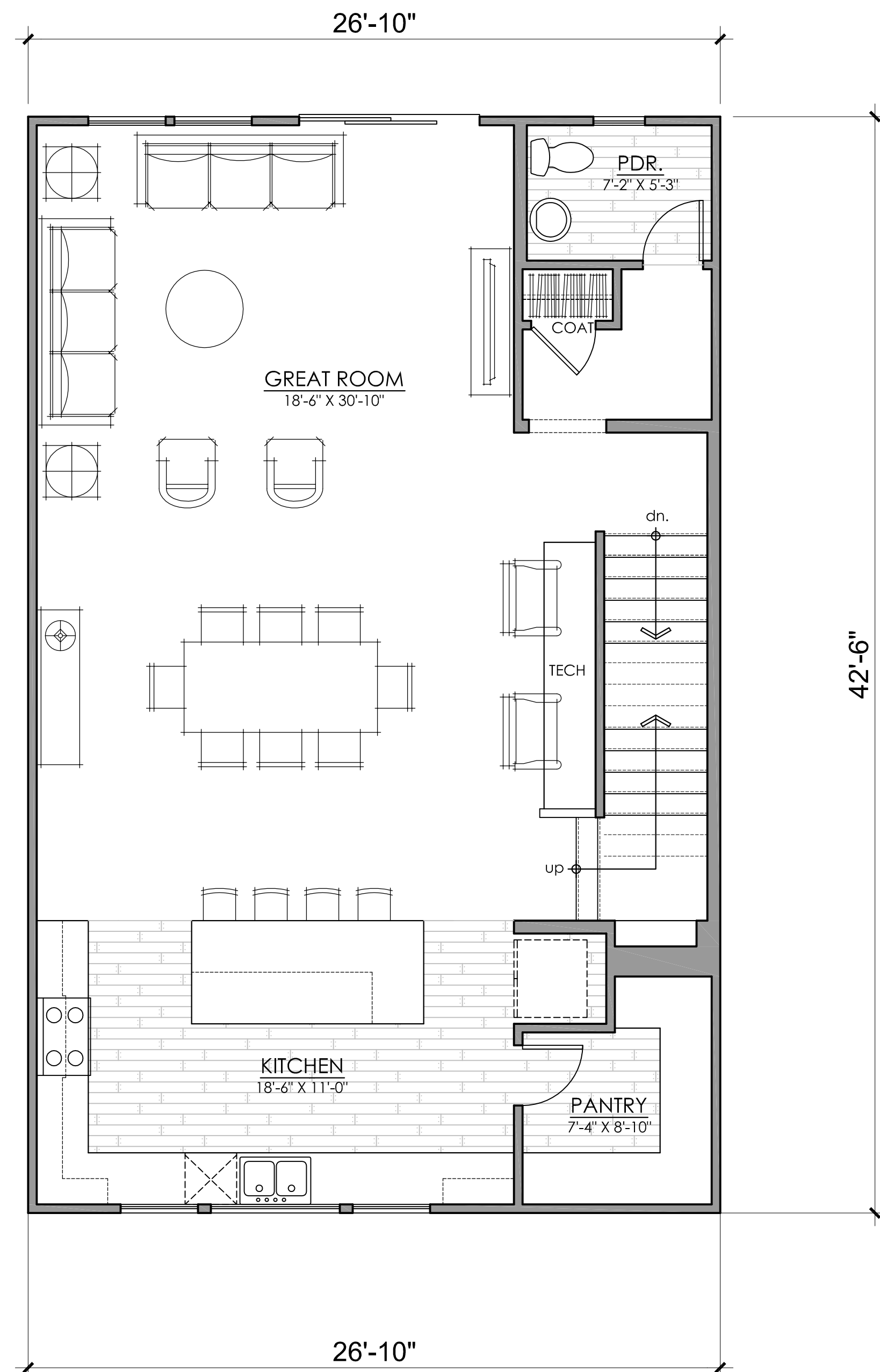
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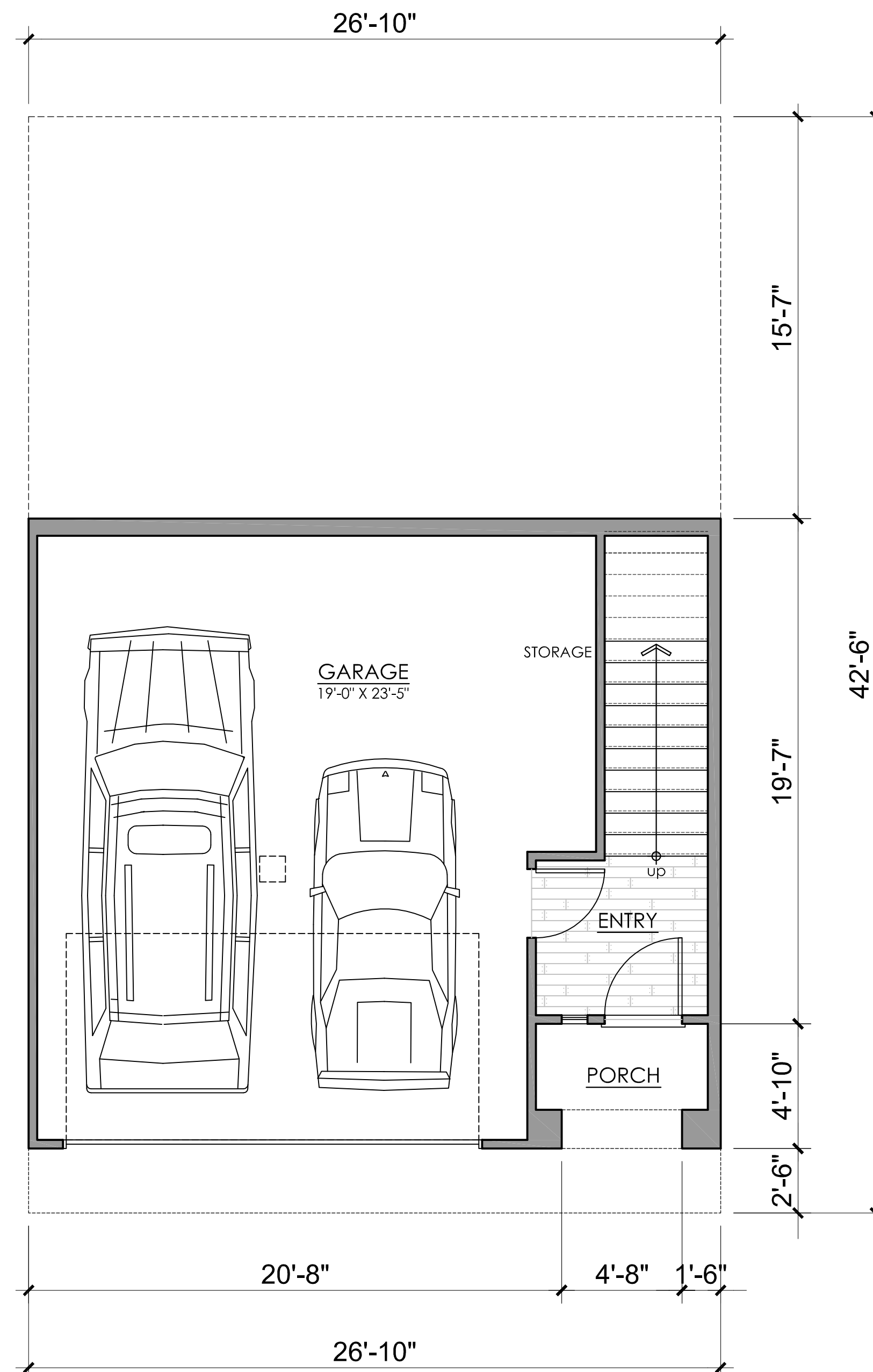




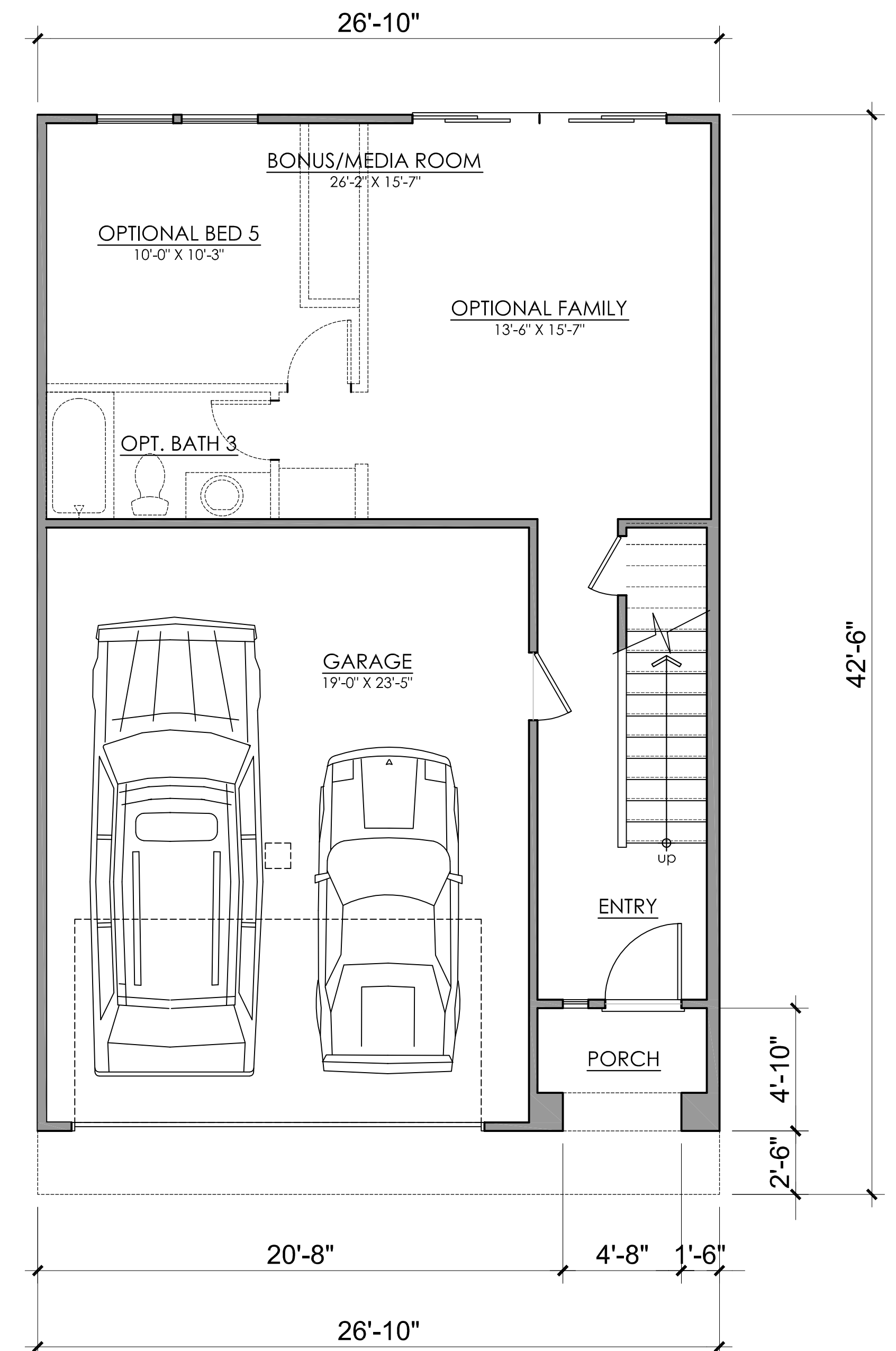
THIRD FLOOR
1077 SQ. FT.



SECOND FLOOR
1140 SQ. FT.



FIRST FLOOR
112 SQ. FT.
GARAGE
508 SQ. FT.



ALTERNATE FIRST FLOOR - LOTS 13-17 ONLY
578 SQ. FT.
GARAGE
461 SQ. FT.

W E L L I N G T O N

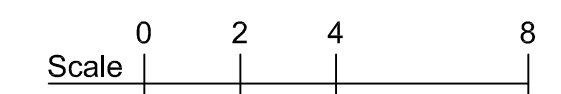


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PLAN 5 2329 SF (2795SF @ ALT 1ST FLOOR)

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K T G Y # 2011-0126 DATE 12.02.2013

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A5.1



