

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

AGENDA

Tuesday, October 06, 2015 - 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 July 7, 2015, August 4, 2015, and September 1, 2015

PUBLIC HEARING:

1. **Minor Subdivision SUB-4-15-10787 and Design Review DR-4-15-10788.**
Application by Ping Hsu to subdivide two parcels into two parcels each, creating two new parcels (and two additional homes) at 27 and 29 Lausanne Avenue on the east side of Lausanne Avenue north of Edgewood Court. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15315 - Minor Land Divisions. APNs 003-391-400 and -410.

APPLICANT:	Ping Hsu
LOCATION:	27 and 29 Lausanne Avenue on the east side of Lausanne Avenue north of Edgewood Court.
ENVIRONMENTAL ASSESSMENT:	The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15315 - Minor Land Divisions.
PLANNER:	Michael Van Lonkhuysen, Interim Planning Manager

2. **Zone Change ZC-7-15-11163, Use Permit UPR-7-15-11164, Design Review DR-7-15-11165, and Negative Declaration CEQA-7-15-11166.** Application by Dan Tealdi to construct a four-story mixed-use apartment building on a vacant 0.35-acre parcel located at the northwest corner of Bryant Street and Washington Avenue. The

building would be comprised of 27 apartment units and 3,955 square feet of commercial leasable space at the street level. The side is presently designated Residential Retail Commercial (C-R/R) by the Sullivan Corridor Specific Plan, which allows residential densities up to 20 dwelling units per acre while the project proposes a density exceeding the maximum. The applicant therefore proposes to rezone the property to Retail and Office Commercial (C-R/O), which permits the project at the density proposed. After completing an initial study checklist for the project, staff has determined that the adoption of a Negative Declaration for the project is appropriate pursuant to California environmental Quality Act (CEQA) Guidelines Article 6 - Negative Declaration Process. APN 006-345-070.

APPLICANT: Dan Tealdi
LOCATION: 1590 Bryant Street - northwest corner of Bryant Street and Washington Avenue
ENVIRONMENTAL ASSESSMENT: Negative Declaration pursuant to California Environmental Quality Act Guidelines Article 6 - Negative Declaration Process
PLANNER: Tendai Mtunga, Associate Planner

3. **Use Permit UPR-8-15-11326 ad Design Review DR-8-15-11371.** Application by Mark Bucciarelli to construct a new duplex (two residential units in one building) on a vacant corner lot located at 198 Miriam Street. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 25303(b): New Construction of Small Structures. APN 003-080-420.

APPLICANT: Mark Bucciarelli
LOCATION: 198 Miriam Street - northwest corner of Miriam Street ad Parkview Avenue
ENVIRONMENTAL ASSESSMENT: Categorically Exempt: Section 15303(b): New Construction of Small Structures
PLANNER: Tendai Mtunga, Associate Planner

4. **Use Permit UPR-8-15-11455.** Application by Graciela Tejada to operate a daycare center for up to 36 children at the existing Golden Gate Korean Presbyterian Church located at 300 Crocker Avenue. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061(b)(3) - Review for Exemption. APN 004-102-290.

APPLICANT: Graciela Tejada
LOCATION: 300 Crocker Avenue - southwest corner of Winchester Street and Crocker Avenue
ENVIRONMENTAL ASSESSMENT: Exempt from CEQA per CEQA Guidelines Section 15061(b)(3)- Review for Exemption
PLANNER: Guido Persicone, Contract 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.

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

MINUTES

Tuesday, July 7, 2015 – 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, Edelman, Satorre, Sylvester, Tallerico

ELECTION OF OFFICERS:

Minutes: Approval of Minutes of June 2, 2015

Moved by Commissioner Satorre, seconded by Commissioner Crump, that the Minutes of June 2, 2015 meeting be approved. Motion carried 5-0 (Sylvester abstained).

PUBLIC HEARING:

1. Zone Change ZC-10-13-8105 and Major Subdivision SUB-8-13-7731 to amend the Planned Development zoning for PD58A and Development Agreement to allow a seven lot subdivision on the subject parcel which is located generally on the east side of Calgary Street, north of Geneva Avenue. The Planned Development amendment is necessary to allow seven lots on the subject property instead of six and amend the development regulations contained in the existing PD zoning to allow home construction on the proposed lots.

Staff report presented by: Steve Flint, Contract Senior Planner

On July 7, 2015, the Planning Commission voted 5-0 to recommend that the City Council approve Zone Change ZC 10-13-8105 and Major Subdivision SUB 8-13-7731. Commissioner Tallerico asked about the history of the City loaning money to the applicants in 2004. Terry Sedik, representing the applicants, provided a brief history of the project and how it evolved from a senior affordable project to the 72 market rate units which were ultimately constructed on the site. He indicated that the applicants retained Lot Four, where the seven houses are proposed, for the purposes of developing detached homes, and that the money the Redevelopment Agency loaned was for design work for the original senior affordable project. Commissioner Edelman asked about the reasoning behind the change from six to seven lots. Mr. Sedik responded that the proposed lots with 25-foot frontages would match rest of Calgary Street and that, while have seven lots was the original intent, a previous city manager desired fewer lots on the property, which resulted in the six lots presently allowed for in the Planned Development zoning.

Moved by Commissioner Edelman, seconded by Commissioner Crump, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Satorre, to adopt the findings as outlined in the staff report of July 7, 2015. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico to affirm the Environmental Assessment. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico approve Zone Change ZC-10-13-8105 and Major Subdivision SUB-8-13-7731 subject to the Conditions outlined in the staff report of July 7, 2015. Motion carried 5-0 (unanimous roll call vote).

2. Zone Text Amendment ZC-4-15-10794 – To amend Chapter 17.37 (Condominiums and Condominium Conversions) of the Daly City Municipal Code to reduce the minimum number of condominiums in any construction plan and establish a minimum number of condominiums that qualify for conversion. City-wide.

Staff report presented by: Guido Persicone, Contract Associate Planner

On July 7, 2015, the Planning Commission voted 5-0 to recommend that the City Council approve Zoning Text Amendment ZC 4-15-10794. Commissioner Edelman confirmed that the proposed changes would reduce the minimum number of new condominiums in a development, but increase the minimum number of units necessary to convert existing apartment buildings. Staff indicated that this understanding was correct.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico, to adopt the findings as outlined in the staff report of June 2, 2015. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico, to approve Zone Text Amendment ZC-4-15-10794 subject to the Findings and Conditions outlined in the staff report of July 7, 2015. Motion carried 5-0 (unanimous roll call vote).

3. Use Permit UPR-5-15-10862 – To operate a vehicle showroom and on-line vehicle sales in an existing building located at 290 Pierce Street. The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b) (3) –Review for Exemption.

Staff report presented by: Tendai Mtunga, Associate Planner

On July 7, 2015, the Planning Commission voted 5-0 to recommend that the City Council approve Use Permit UPR-5-15-10862. Although supportive of the proposed warehouse car storage, the Planning Commission asked questions concerning customer parking and also asked why the applicant was proposing to keep a maximum of only four vehicles in stock for such a large warehouse. The applicant Mr. Gabriel Gomez explained that he will be conducting most of his sales on various websites online and customers will only visit the warehouse by appointment. Mr. Gomez further explained that the type of Department of Motor Vehicle (DMV) dealership license that he applied for limits him to display a maximum of four vehicles at any given time.

Moved by Commissioner Crump, seconded by Commissioner Edelman, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico, to adopt the findings as outlined in the staff report of July 7, 2015. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico to affirm the Environmental Assessment. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico approve Use Permit UPR-5-15-10862 subject to the Findings and Conditions outlined in the staff report of July 7, 2015. Motion carried 5-0 (unanimous roll call vote).

4. Use Permit UPR-5-15-10913 – To operate a firearms repair and sales business in an existing building located at 7345 Mission Street. The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) – Review for Exemption.

Staff Report Presented by: Tendai Mtunga, Associate Planner

On July 7, 2015, the Planning Commission voted 5-0 to recommend that the City Council approve Use Permit UPR-5-15-10913. Although supportive of the business proposal, the Commission asked questions concerning precautionary security measures that the applicant will take to assure public safety, and whether the Daly City Police Department had reviewed the proposal and provided its comments. Lieutenant Christensen explained that the applicant went beyond what was expected in providing the Police Department the necessary security plan for the both inside and outside the building. The Commissioners also asked the applicant to provide them with his professional background and experience working with firearms. The applicant in his response explained that he is a former police officer who had worked at San Francisco State University for several years, and holds all necessary firearms certifications as required by Federal Bureau of Alcohol, Tobacco, and Firearms (ATF), and the State Department of Justice (DOJ). The applicant also stated that he has broad experience with assembling and disassembling firearms and plans to provide firearms repair services for members of the public and law enforcement on the Peninsula. The applicant explained that his business would be comprised of 80 percent repair services and 20 percent firearm sales.

Moved by Commissioner Crump, seconded by Commissioner Tallerico, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Satorre, to adopt the findings as outlined in the staff report of July 7, 2015. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Satorre, to affirm the Environmental Assessment. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Tallerico, approve Use Permit UPR-5-15-10913 subject to the Findings and Conditions outlined in the staff report of July 7, 2015. Motion carried 5-0 (unanimous roll call vote).

5. Use Permit UPR-6-15-10970 – To operate an entertainment restaurant at 3 Serramonte Boulevard (Serramonte Shopping Center). The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) – Review for Exemption.

Staff report presented by: Michael Van Lonkhuysen, Interim Planning Manager

On July 7, 2015, the Planning Commission voted 5-0 to recommend that the City Council approve Use Permit UPR-6-15-10970. Although supportive of the restaurant proposal, the Commission expressed concern about the allowance of persons under age 18 in the restaurant until 2 A.M.. Commissioner Tallerico asked about the operational hours at the Milpitas Dave & Buster's location. Jill Valachovic, from Dave & Buster's, clarified that, at the Milpitas location, persons under age 21 are not allowed after 11:00 P.M. on Friday and Saturday. She added that this restriction was an operational decision on the part of Dave & Buster's and was not a requirement of the City of Milpitas. Ms. Valachovic, in response to questions from the Commissioners, testified that (a) the family experience that Dave & Busters was creating would be disrupted if there was an arbitrary time where minors needed to leave, (b) Dave & Busters has significant national experience with the proposed operation and have found that when minors stay with their adult guardians as required by the house rules, there are no problems, and (c) Dave & Busters had worked closely with the Daly City Police to produce a comprehensive security agreement and will continue to consult with the Police Department as necessary regarding security issues. Commissioner Crump suggested adding a Condition of Approval that no persons under 18 years old be allowed in the restaurant after 11 P.M.. Commissioner Satorre suggested that the time limitation proposed by Commissioner Crump be amended to apply to persons age 15 or under. Commissioner Sylvester indicated that he was in agreement with Commissioner Satorre. Staff added that the proposed Conditions of Approval require that a Security Agreement be established for the restaurant that provided more specific requirements related to hours of operation and allowance of minors after certain hours, and that the Police Department would have the discretion to review the hours and allowance of minors in the restaurant. Staff further indicated that Dave & Buster's was negotiating a lease with the shopping center and that the Conditions of Approval suggested by the Planning Commission could impact whether Dave & Buster's initiates the project. Commissioner Edelman suggested that the Planning Commission recommend to the Police Department that it consider, given what is reasonable at the time, the hour limitations suggested by the Commissioner Crump, i.e., no persons under 18 after 11 P.M. The Planning Commissioners agreed upon making this recommendation to the Police Department.

Moved by Commissioner Crump, seconded by Commissioner Tallerico, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico, to adopt the findings as outlined in the staff report of July 7, 2015. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Satorre, to affirm the Environmental Assessment. Motion carried 5-0.

Moved by Commissioner Crump, seconded by Commissioner Tallerico, approve Use Permit UPR-5-15-10913 subject to the Findings and Conditions outlined in the staff report of July 7, 2015. Motion carried 5-0 (unanimous roll call vote).

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

ADJOURNMENT: The Chair adjourned the meeting at 8:56 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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**CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING**

MINUTES

Tuesday, August 4, 2015 - 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: Chair Crump called the meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG:

ROLL CALL: PRESENT: Crump, Edelman, Satorre, Sylvester
ABSENT: Tallerico

MINUTES: Approval of Minutes of July 7, 2015

Minutes for the July 7, 2015 Planning Commission Meeting were not available at the time.

PUBLIC HEARING:

1. Major Subdivision SUB-6-15-11016 – Point Martin Residential Subdivision and Environmental Assessment to subdivide an existing two-acre parcel into 16 lots for the purpose of constructing single-family detached homes served by a private street. The proposed subdivision is located generally west of the intersection of Steve Courter Way and Farrier Place.

Staff report presented by: Michael Van Lonkhuysen, Interim Planning Manager

On August 4, 2015, the Planning Commission voted 4-0 (Commissioner Edelman abstained) to recommend that the City Council approve Major Subdivision SUB-6-15-11016. Commissioner Crump questioned why the extension of Martin Street narrowed as it entered the proposed subdivision. Staff responded that, at the time of the initial review of the subdivision in 2013, the City staff agreed to allow a narrower road segment to avoid existing high voltage power lines and a riparian area that would have been impacted. Staff confirmed that the road would be wide enough for two-way traffic. Commissioner Satorre questioned where Lots Seven and Eight would gain access to the private road in the project. The applicant, David Beaumont, responded that these lots would be served by a private driveway. Howard Edelman, President of the Summit Ridge Homeowners Association, asked if sidewalks were proposed on Martin Street, as they were critical to safety; when the high voltage power line that traverses the site would be undergrounded; if the name of the proposed street accessing the subdivision could be more accurately be called “Farrier”; if the City had received any development proposals for the 2.4-acre site that is for sale; and if development of the site to the east of the subdivision would be precluded, as the current proposed identifies only a retaining wall at this location. Staff responded that a sidewalk extension is proposed at the south side of the Martin Street to connect to the existing sidewalk terminus at the Summit Ridge subdivision. Mr. Beaumont responded that, with regard to undergrounding the high-voltage lines, that such undergrounding would not likely occur except for lines that served the subdivision. He added that PG and E might consider complete realignment of the high voltage power lines if there is a master plan that demonstrates that there is another area that can carry those lines and that he was working on such a plan with the city’s Engineering staff as a part of a future development phase. Mr. Beaumont added that his team had invited the adjacent property owner to be a participant in land planning but that this property owner had chosen not to participate. Although the current proposal provided a street that could be extended, it would be a brief extension due to an existing easement granted to Summit Ridge which constrains what can be built there. He added that street names are up to the City Council, but that he would be open to ideas from Summit Ridge and the City.

Moved by Commissioner Crump, seconded by Commissioner Satorre, to close the public hearing. Motion carried 3-0. (Edelman recused himself.)

Moved by Commissioner Satorre, seconded by Commissioner Crump, to adopt the findings as outlined in the staff report of August 4, 2015. Motion carried 3-0.

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

Moved by Crump, seconded by Commissioner Satorre, to approve Major

Subdivision SUB-6-15-11016 subject to the Findings and Conditions outlined in the staff report of August 4, 2015 with the modified condition of approval per staff recommendation. Motion carried 3-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

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

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

MINUTES

Tuesday, September 1, 2015 - 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, Edelman, Satorre, Sylvester, Tallerico
 ABSENT:

MINUTES: Approval of Minutes of August 4, 2015

Minutes for the August 4, 2015 Planning Commission Meeting were not available at the time.

PUBLIC HEARING:

1. Minor Subdivision SUB-4-15-10787 and Design Review DR-4-15-10788 – To subdivide one existing lot into three lots to be developed with two additional single-family residences at 27 and 29 Lausanne Avenue, north of Edgewood Court. The project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15315 – Minor Land Divisions.

Staff report presented by: Michael Van Lonkhuysen, Interim Planning Manager

Moved by Commissioner Edelman, seconded by Commissioner Tallerico to continue item. Motion carried 5-0.

2. Use Permit UPR-5-15-10938 and Design Review DR-5-15-10939 – To construct and operate a compressed natural gas (CNG) fueling facility on an existing 0.52-acre site for use by Republic Services at 1680/1685 Edgeworth Avenue between Edgeworth Avenue and Bryant Street, north of Pierce Street. The Project is exempt from the California environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 – Infill Development.

Staff report presented by: Guido Persicone, Contract Associate Planner

On September 1, 2015, the Planning Commission voted 4-1 to recommend that the City Council approve Use Permit UPR-5-15-10939 and Design Review 5-15-10938. Although supportive of the compressed natural gas (CNG) facility, the Planning Commission asked questions concerning the safety of natural gas, the traffic impacts to MP Brown School and the noise from the project.

The applicant, Mr. Evan Boyd, representing Allied Waste, explained that approximately 100 CNG facilities operated by Allied Waste have been converted to CNG facilities with no significant impacts to the community. City staff also visited a similar facility in South San Francisco and spoke with the City of Salinas and Milpitas regarding recently built CNG facilities. In all three instances, each jurisdiction indicated the sites were safe and has not caused issues with abutting property owners. Additionally, it was pointed out that Allied Waste has operated the facility for 30 years with no impacts to the abutting school. The proposed project does not exceed the noise threshold adopted by Daly City, but the applicant agreed to a condition of approval requiring additional testing and monitoring if noise complaints are received from the community. Finally, a Hazardous Material and Emergency Response Plan will be prepared and approved by the Fire Marshal prior to the issuance of building permits per the conditions of approval for the project.

Moved by Commissioner Crump, seconded by Commissioner Tallerico, to close the public hearing. Motion carried 5-0.

Moved by Commissioner Edelman, seconded by Commissioner Tallerico, to adopt the findings as outline in the staff report of September 1, 2015. Motion carried 5-0.

Moved by Commissioners Edelman, seconded by Commissioner Tallerico to affirm the Environmental Assessment. Motion carried 4-1.

Moved by Commissioner Crump, seconded by Commissioner Tallerico to approve Use Permit UPR-5-15-10938 and Design Review DR-5-15-10939 subject to the Conditions outlined in the staff report of September 1, 2015. Motion carried by 4-1 (Unanimous roll call vote)

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT: The Chair adjourned the meeting at 7:35 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

Meeting Date: October 6, 2015

Application: Minor Subdivision SUB 4-15-10787 and Design Review DR 4-15-10788

Project Planner: Michael VanLonkhuysen, Interim Planning Manager

Project Location: 27 and 29 Lausanne Avenue, located generally on the east side of Lausanne Avenue and north of Gambetta Street (APNs 003-391-400 and -410)

Environmental Assessment: Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures and 15315 – Minor Land Divisions

Project Description: Request to subdivide one existing lot into three lots to be developed with two additional single-family residences

Owner/Applicant: Ping Hsu
25 Lausanne Avenue
Daly City, CA 94104

Applicable Daly City Municipal Code Provisions: Title 16 Subdivisions
Chapter 17.08 – R-1 Single-Family Residential
Chapter 17.45 – Design Review

Site Information

Property Size	Existing Use	Proposed Use	General Plan Designation	Current Zoning
14,438 sq. ft.	Cul-de-sac (public easement over private parcels)	Single-family residential	Residential Low Density (2 to 14.5 dwelling units per acre)	R-1 Single Family Residential

Area Information

Location: Land Use	Zoning
North: Residential (under construction)	Planned Development PD68
South: Residential	R-1 Single Family Residential
West: Residential	R-1 Single Family Residential
East: Vacant Land	Planned Development PD14 (Point Pacific)

Background

Ping Hsu, the applicant/owner, is requesting approval to subdivide an existing 14,438 square-foot lot into three lots for the purpose of constructing two single-family homes on the east side of Lausanne Avenue (see Attachment A – Location Map). The proposed lots are 6,231 square feet, 4,193 square feet and 4,014 square feet in area (see Attachment B – Proposed Parcel Map). The applicant is proposing to construct one home on each of the latter two lots (see Attachment C – Site Plan and Elevations). There is an existing home on the largest proposed lot, which would remain.

In 2001, Ping Hsu requested approval of a Major Subdivision (SUB 00-2) and Design Review (DR 00-16) to divide three parcels of land into ten lots. The application process was completed and the City Council approved the Final Map, which the applicant recorded in 2003. In 2007, a Lot Line Adjustment was recorded, which increased the size of Lot 10 to accommodate the three lots currently proposed.

At the time the initial subdivision was developed, Lausanne Avenue was extended north from Edgewood Court, and a cul-de-sac was constructed at the new Lausanne Avenue terminus to provide an adequate turning radius for emergency and other vehicles. Lausanne Avenue consists of a 60-foot right-of-way, in which the minimum 55-foot turning radius distance could not be accommodated. As a result, the applicant dedicated an irrevocable access easement to the City for portions of the cul-de-sac incorporating portions of lots 9 and 10, for public street use.

In 2013, the City Council approved the Wellington subdivision proposed by KB Homes, located between the end of Lausanne Avenue and Peoria Street directly adjacent on the north side of the proposed project. The Wellington subdivision layout included a street extension connecting Lausanne Avenue and Peoria Street; however, the extension is a private, gate-guarded street with no public access through the subdivision. Emergency access is provided through the subdivision by an emergency entry system as approved by the Fire Department.

In April 2015, the applicant submitted a proposal to create the proposed parcel that completely eliminated an existing round cul-de-sac at the end of Lausanne Avenue. The primary concern expressed by staff at the time regarded the elimination of the cul-de-sac and its replacement with a hammerhead turnaround. Staff believed that the new configuration would result in a situation where, if homeowners park on the hammerhead, which was essentially proposed as a portion of their driveway, larger vehicles would be forced to exit Lausanne Avenue traveling in reverse for a distance of over 400 feet, creating a potentially hazardous situation for motorists and pedestrians.

Despite staff's concerns, the applicant continued with a proposal which included the hammerhead that could potentially have been used as a private driveway. For this reason, staff recommended that the Planning Commission deny the proposed parcel map at the September 1, 2015, Planning Commission meeting. Prior to that meeting however, the applicant requested a continuance to allow he and staff to work toward a solution that would allow the parcel map to advance to the Planning Commission and City Council with a staff recommendation for approval. The Planning Commission granted to the continuance until tonight's meeting.

Discussion

In the weeks following the Planning Commission meeting, staff and the applicant have come to agreement regarding the ultimate design of the cul-de-sac, which would essentially require that the applicant replace the existing cul-de-sac with a smaller circular turnaround to accommodate larger vehicles, such as street sweepers, garbage trucks, parcel delivery, and similar vehicles, which might be denied access through the Wellington subdivision (see Attachment D – Amended Site Plan). Again, because Fire Department equipment can access the Wellington subdivision by means of an emergency entry system, this equipment is not affected by the construction of the proposed smaller circular turnaround.

Although staff is overall satisfied with the design of the turnaround, Conditions of Approval are recommended to reflect the following design requirements:

1. Extension of the City sidewalk from the sidewalk terminus to be constructed by the developer of subdivision to the north of the subject parcel map;
2. Movement of the existing luminaire currently proposed at the center of the turnaround to a location behind the back of sidewalk. The luminaire may be eliminated completely should the Engineering Division determine there to be sufficient lighting from existing luminaires in the vicinity;
3. Movement of the existing fire hydrant to a location satisfactory to the North County Fire Authority.
4. Removal of the proposed bollard cluster and curbed area currently proposed at the center of the turnaround, unless the Engineering Division determines that this construction is warranted.

With regard to the homes proposed, each home would gain access directly from the turnaround, where the applicant has proposed that each provide a three-car garage. The two single-family homes are intended to match the currently existing residences on the east side of Lausanne Avenue. Development plans and elevations for the residences are very similar to the plans initially submitted in 2001 and exceed the requirement for two off-street parking spaces by providing three garage spaces and two driveway spaces, for a total of five parking spaces for each home.

Design Review

The applicant has proposed constructing one single family detached home on each of the two lots proposed and has therefore requested Design Review approval for the architecture of the homes. Both homes identified in the project plans are approximately 3,625 square feet and provide a similar architectural style as the existing homes constructed by the applicant. For example, each home provides a stucco exterior and concrete tile roof. Although overall satisfied with the proposed architectural quality, staff is recommending the following Conditions of Approval related to the design of the proposed homes:

1. The applicant shall provide a two-tone color scheme for the homes which complements the color scheme of the existing adjacent homes on Lausanne Avenue. The color scheme shall reflect earth tones and shall be identified in plans submitted for building permit approval. Garage doors shall be painted the body or trim color.
2. All windows visible from the public street incorporate grid bars in a pattern similar to those in the existing adjacent homes.
3. All doors, including garage doors, shall be of a style approved by the Planning Division. The style shall reflect those of the adjacent homes. Garage doors shall also reflect the garage door style found in the adjacent homes.
4. The driveways for each home shall be constructed from decorative pavers in a color complementary to the house color.

General Plan, Zoning, and Project Density

The General Plan Land Use Element designates the project site as Low Density Residential, which allows for the new residential development as proposed. 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.

Environmental Assessment

The City Council adopted a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) when the original subdivision was approved in 2001. The currently proposed parcel map to amend one existing lot and create two new lots is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures and Section 15315 – Minor Land Divisions, which allows the construction of up to three single-family residences. No further environmental review is required.

Findings

1. The General Plan Land Use Element Policy LU-10 directs the City to ensure 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. The lot sizes and development standards established by this subdivision assure such compatibility.
2. The site is physically suitable for the type and density of the proposed subdivision. Within the subject area, there are predominantly single-family residential dwellings. The parcels are in a fully urbanized area with all public services capable of being extended to the new lots.

3. The design of the proposed subdivision would not cause any serious public health problems. The construction of homes on this site must meet Building Code requirements, which set minimum safety standards for new construction. Other City and State regulations would assure that public health is not at risk.
4. The newly created lots would be physically suitable for both the type and density of the proposed development.
5. The design of any proposed structures would be required to meet all health and safety requirements of the Uniform Building Code and will not cause serious public health problems.
6. Utilities to serve the project are in place within the Lausanne Avenue public right-of-way and have the capacity to accommodate additional units. These include electrical, water, sewer, and the availability of telephone service and access to public streets.
7. The design of the proposed residences is consistent with the City's Small Residential Design Guidelines and, as conditioned, would be an aesthetic continuation of the existing homes located to the south.

Conditions of Approval

A. ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

General

1. The applicant shall file a Declaration of Acceptance of the above conditions with the City Clerk within thirty (30) days of City Council approval. Until said declaration is filed, the minor subdivision shall not be valid for any purpose.
2. All technical corrections or modifications required by the City Engineer shall be incorporated into the recorded maps, and all applicable fees paid prior to approval for recordation.
3. The parcel map shall conform to the City Standards Conditions for Minor Subdivisions.
4. The parcel map approval granted herein shall be valid for a period of two years. If the parcel map has not been recorded within this timeframe, the applicant may apply for a time extension.
5. 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. 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.

Design Review

6. The applicant shall provide a two-tone color scheme for the homes which complements the color scheme of the existing adjacent homes on Lausanne Avenue. The color scheme shall reflect earth tones and shall be identified in plans submitted for building permit approval. Garage doors shall be painted the body or trim color.
7. All windows visible from the public street incorporate grid bars in a pattern similar to those in the existing adjacent homes.
8. All doors, including garage doors, shall be of a style approved by the Planning Division. The style shall reflect those of the adjacent homes. Garage doors shall also reflect the garage door style found in the adjacent homes.
9. The driveways for each home shall be constructed from decorative pavers in a color complementary to the house color.

B. BUILDING DIVISION

10. Maintain 20 feet rear setback to comply with DCMC 15.10.120 exemption for Emergency Escape and Rescue.

C. ENGINEERING DIVISION

11. The applicant shall submit a complete set of public improvement plans to the Engineering Division for review and approval prior to the recordation of the subject parcel map. The plans shall identify all necessary public improvement work, including the following:
 - a. Extension of the City sidewalk from the sidewalk terminus to be constructed by the developer of subdivision to the north of the subject parcel map. The applicant shall construct a curb at the outside of the sidewalk with the code-complying rail, where determined necessary for public safety by the City Engineer;
 - b. Movement of the existing luminaire currently proposed at the center of the turnaround to a location behind the back of sidewalk. The luminaire may be eliminated completely should the Engineering Division determine there to be sufficient lighting from existing luminaires in the vicinity;
 - c. Movement of the existing fire hydrant to a location satisfactory to the North County Fire Authority.
 - d. Removal of the proposed bollard cluster and curbed area currently proposed at the center of the turnaround, unless the Engineering Division determines that this construction is warranted.

12. Any utility boxes which are currently located in the landscape island that are to be relocated to areas within the turnaround shall be replaced with traffic-rated boxes.
13. Each lot shall have separate utilities. Utility lines shall not cross property lines between private properties, except within private easements.
14. Prior to parcel map, the applicant shall provide a draft easement to the Engineering Division for review and approval. The easement shall grant the public perpetual access to those portions of the private lot encumbered by the proposed turnaround. Any other existing and proposed easements shall also be identified on the map, and proposed easements shall include supporting legal documents.
15. The applicant shall pay applicable City fee for map review and deposit for a copy of the recorded map required to be submitted to the City.
16. Grading exceeding 50 cubic yards shall require approval of plans and a grading permit. A licensed Civil Engineer shall prepare any grading plans and erosion control plans in conformance with a soil report prepared by a licensed soil engineer or geologist in compliance with NPDES requirements prior to any development on the property.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

17. All costs associated with any water system improvements required as a result of this project shall be borne by the applicant.
18. All costs associated with any sewer system improvements required by the City, shall be borne by the applicant.

E. NORTH COUNTY FIRE AUTHORITY (FIRE DEPARTMENT)

19. The project shall comply with 2013 CFC Chapter 5, Section 505.1 and 2 as amended by DCMC 15.32.070.
20. The project shall comply with hydrant location and spacing per 2013 CFC Appendix C hydrant to be within 250 feet.
21. Project shall comply with fire flows per 2013 CFC Appendix B for buildings with fire sprinklers.
22. Fire Sprinklers are required per Municipal Code, and 2013 CFC Chapter 9 Section 903.
23. The project shall comply with Fire Apparatus Access per 2013 CFC Chapter 5 Fire Service Features, 501.4 for Fire Apparatus Access Roads and Water supply.

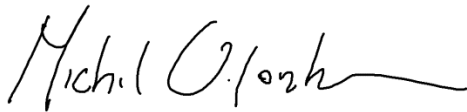
Recommendation

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

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment; and
3. Approve Minor Subdivision SUB 4-15-10787 and Design Review DR 4-15-10788, subject to the Conditions of Approval identified herein.

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

Respectfully submitted,



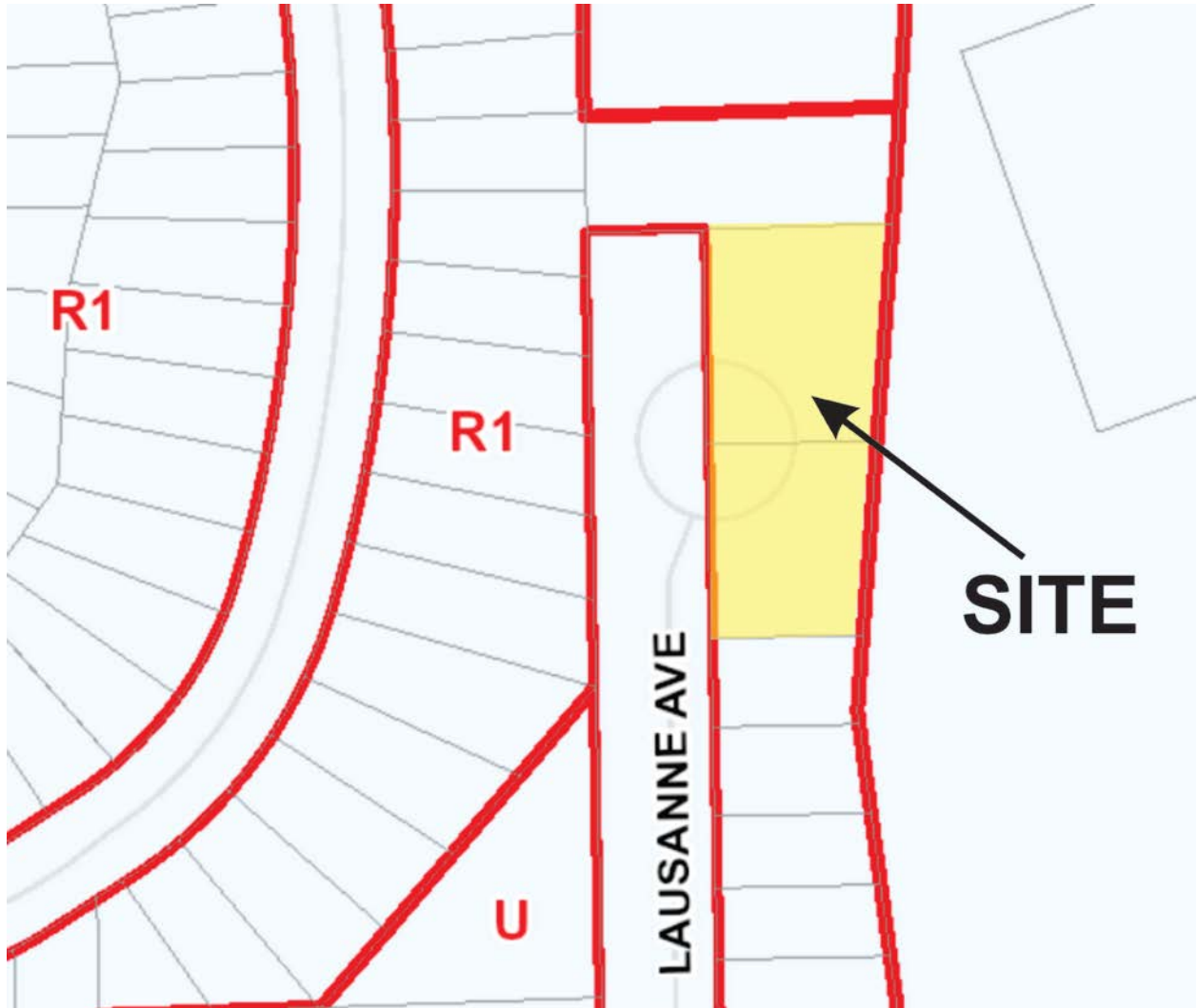
Michael VanLonkhuysen
Interim Planning Manager



Tatum Mothershead
Interim Director of Economic and Community
Development

Attachments

- Attachment A – Location Map
- Attachment B – Proposed Parcel Map
- Attachment C – Site Plan and Elevations
- Attachment D – Amended Turnaround



OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PAS CLEAR TITLE TO SAID PROPERTY; AND WE CONSENT TO THE MAKING OF AND RECORDATION OF THE WITHIN MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE AS A PUBLIC EASEMENT FOR VEHICULAR ACCESS OVER PORTIONS OF PARCELS 'B' AND 'C', SHOWN HEREON AS "ACCESS EASEMENT".

PING HSU AND LILY C. HSU, TRUSTEES OF THE PING AND LILY C. HSU TRUST DATED JULY 25, 2003

PING HSU, TRUSTEE

OWNERS ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

ON _____, BEFORE ME
_____, PERSONALLY

APPEARED
PERSONALLY KNOWN TO ME (OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND,

PRINT NAME

COMMISSION EXPIRES _____

PRINCIPAL PLACE OF BUSINESS

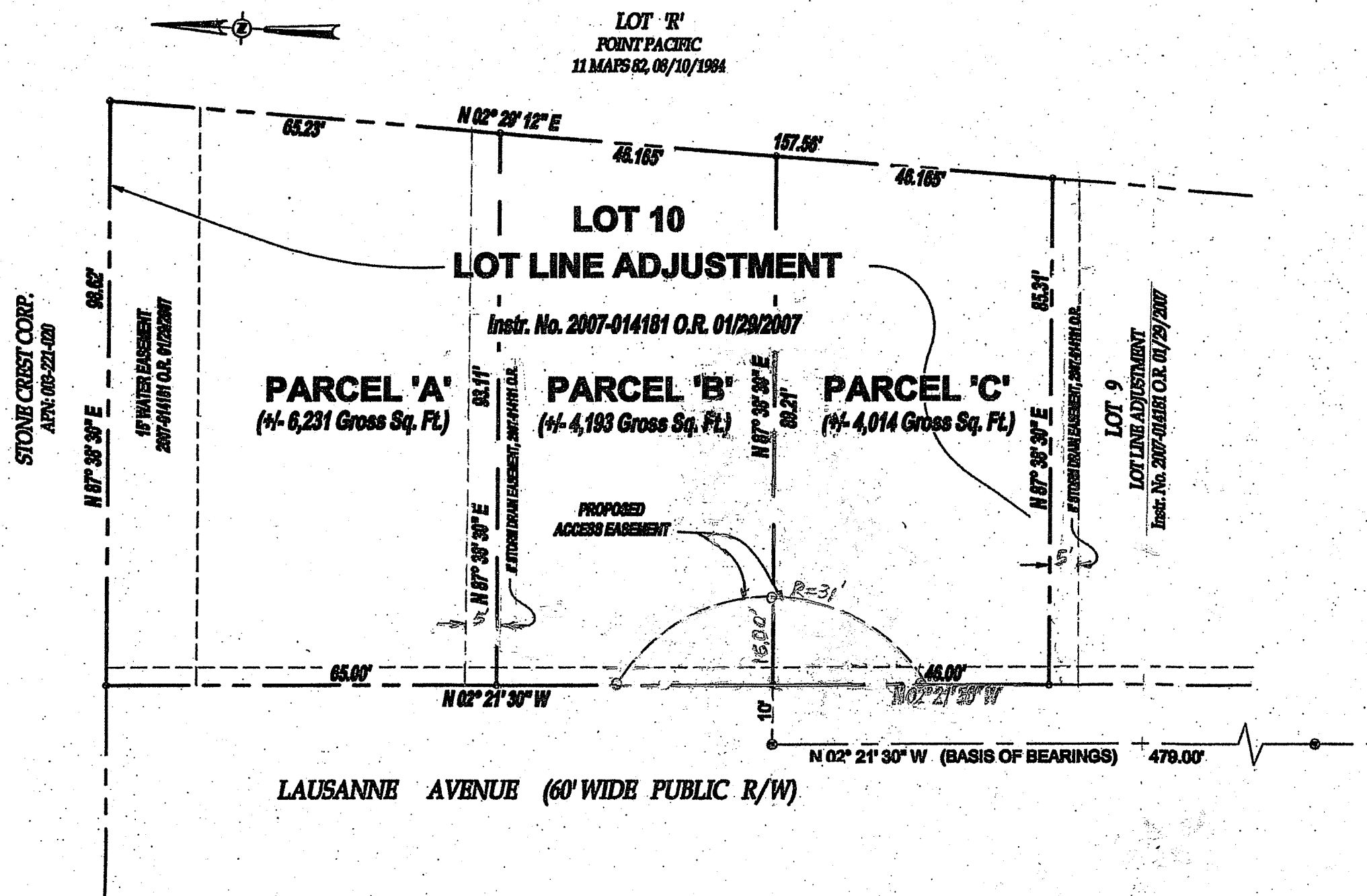
_____ COUNTY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA; THAT THIS PARCEL MAP, CONSISTING OF ONE SHEET, IS BASED ON THE CERTIFICATE APPROVING LOT LINE ADJUSTMENT, RECORDED JANUARY 29, 2007 AS INSTRUMENT NO. 2007-014181 OF OFFICIAL RECORDS; THAT THIS PARCEL MAP WAS MADE UNDER MY DIRECT SUPERVISION IN THE MONTH OF APRIL IN THE YEAR 2015; THAT THIS PARCEL MAP IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THEIR POSITIONS ARE ACCURATELY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ALLOW THE BOUNDARIES SHOWN HEREON TO BE RETRACED.

DATE: _____

THEODORE V. TRONOFF, R.C.E. 12104



CITY CLERK'S STATEMENT

I, _____, CITY CLERK OF THE CITY OF DALY CITY, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY AT ITS REGULAR MEETING HELD ON _____, 2015, DULY APPROVED THE PARCEL MAP SHOWN HEREON AND APPROVED ITS RECORDATION.

SAID CITY COUNCIL DID ALSO ACCEPT ON BEHALF OF THE PUBLIC THE EASEMENT FOR VEHICULAR ACCESS OVER PORTIONS OF PARCELS 'B' AND 'C', SHOWN HEREON AS "ACCESS EASEMENT".

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL OF SAID CITY THIS _____ DAY OF _____, 2015.

CITY CLERK

LEGEND

○ FOUND MONUMENT
--- DISTINCTIVE BOUNDARY

BASIS OF BEARINGS

THE BEARING N 02° 21' 30" W OF THE CENTERLINE OF LAUSANNE AVENUE AS SHOWN ON THE MAP GAMBETTA PARK NO. 1, RECORDED IN MAP VOL. 80, PAGE 34, SAN MATEO COUNTY RECORDER, IS THE BASIS OF BEARING FOR THIS MAP

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE SET TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____

_____ AT _____ A.M./P.M. IN BOOK

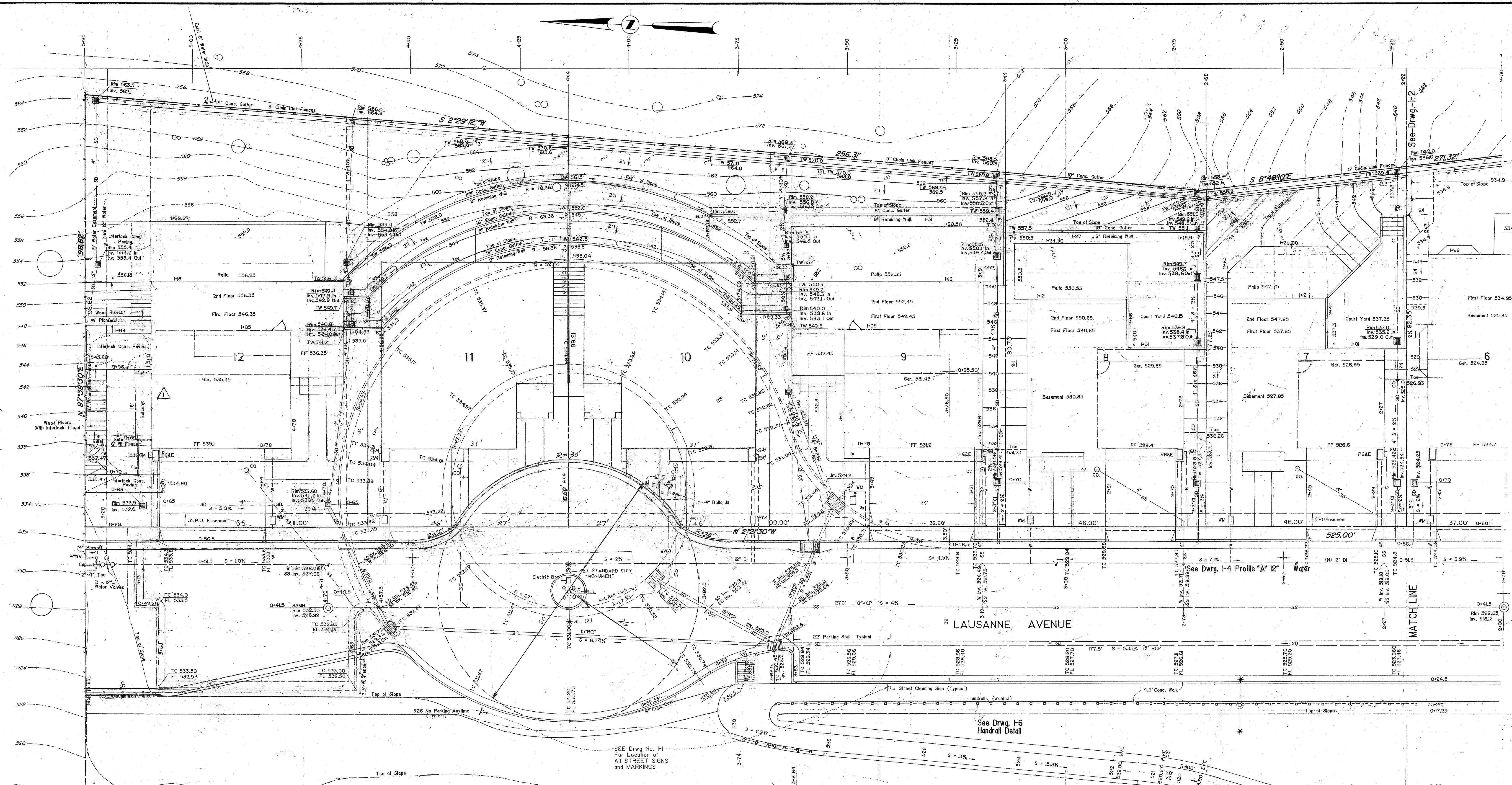
_____ AT PAGE _____, AT THE REQUEST OF

FILE NO. _____ FEE: _____

PARCEL MAP

BEING A SUBDIVISION OF LOT 10
INSTRUMENT NO. 2007-014181 OF OFFICIAL RECORDS
ALSO BEING A PORTION OF THE MAP OF VILLA LAUSANNE
BOOK 132 OF MAPS AT PAGE 100
DALY CITY, SAN MATEO COUNTY, CALIFORNIA

THEODORE V. TRONOFF
CIVIL ENGINEER AND SURVEYOR, INC.
345 PARK PLAZA DRIVE, DALY CITY, CA 94015
SCALE: 1" = 20' APRIL, 2015



- Legend
- CI Cast Iron
 - CO Clean Out
 - CP Concrete Pavers
 - 70 Existing Contour
 - FF Finished Floor
 - Gar. Finished Garage Grade
 - TC Finished Top of Curb
 - FL Flow Line
 - G Gas
 - GM Gas Meter
 - Gut. Gutter
 - Handrail (Welded)
 - SB Shaped Bark
 - SD Shaped Drain
 - Toe Top of Slope
 - Top Top of Slope
 - TW Top of Wall
 - WM Water Meter
 - W or X Water Valve

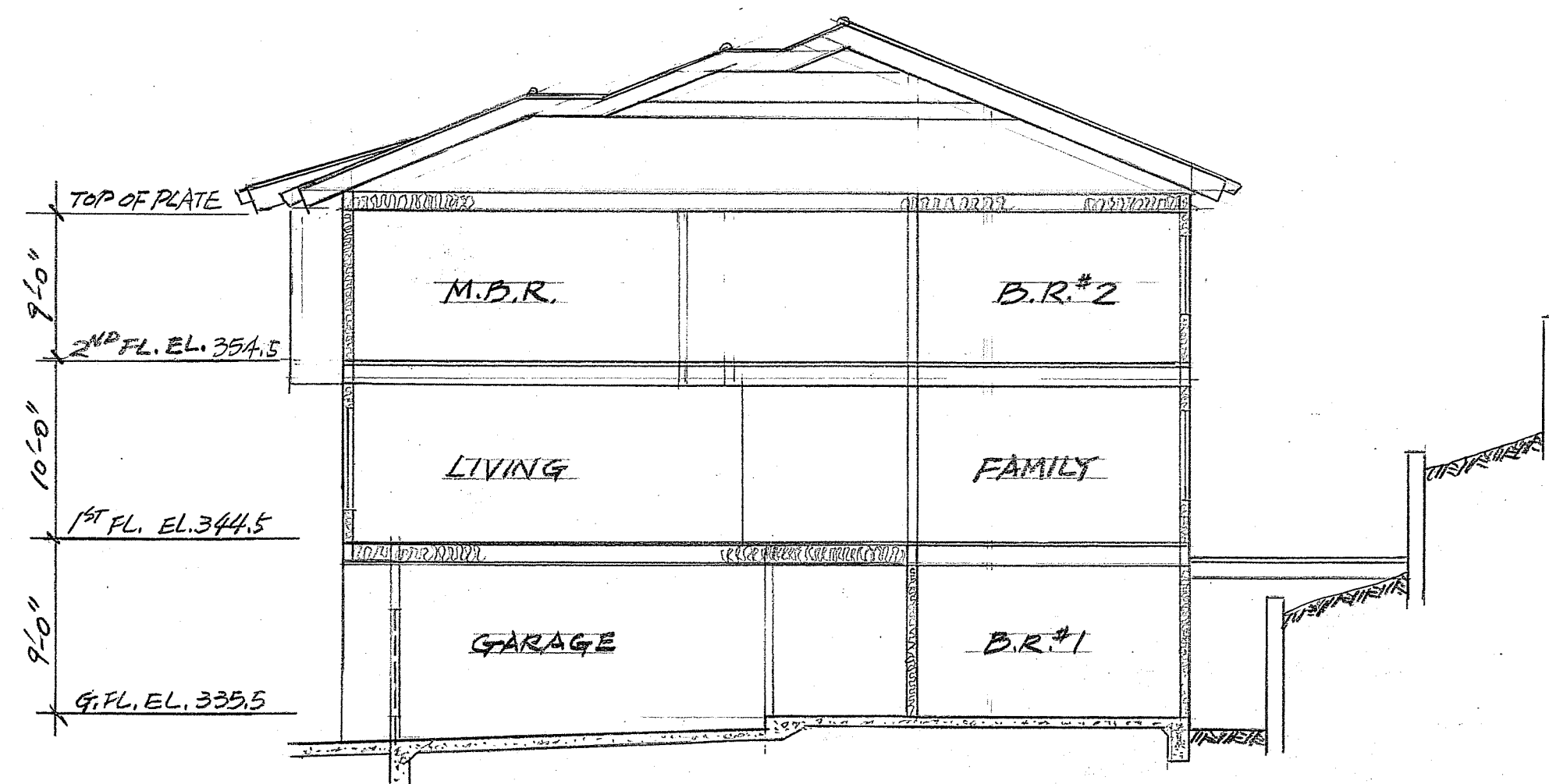
○ Rev. 3. Add Monument at the turn around, May 2006.
 Rev. 2. Revised Front yard improvements - Lot 10, Sept. 2005.
 Rev. 1. Revised Side yard improvements - Lot 10 June 23, 2005.

LOTS 9 TO 12
VILLA LAUSANNE
IMPROVEMENT PLAN
SUBDIVISION OF LOTS 1-4 BLOCK 2
ABBEY HOMESTEAD California

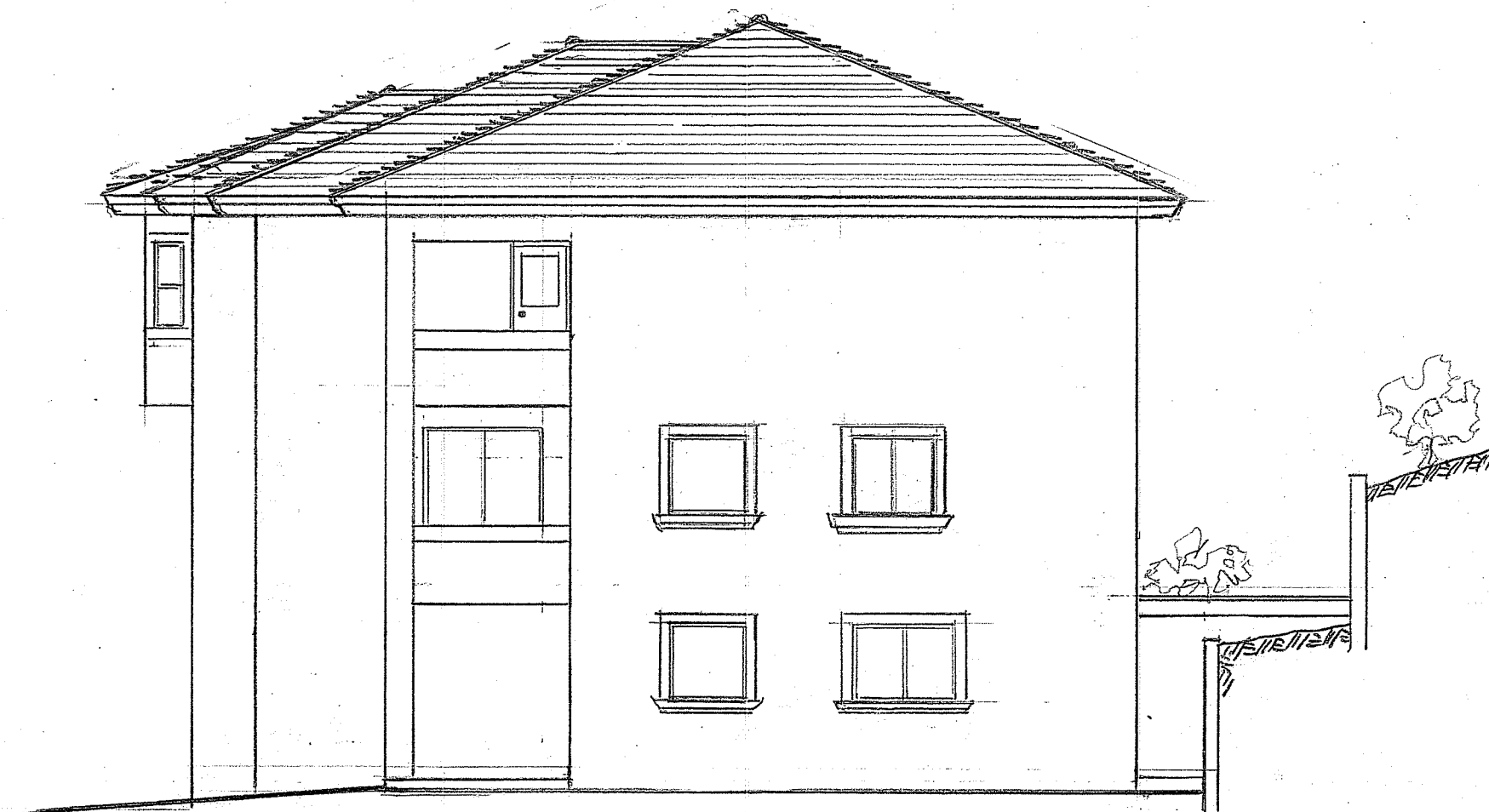
DAILY CITY
 FOR: VILLA LAUSANNE CO. LLC
 SCALE 1" = 10' DATE: April 02, 2016

TRONOFF
 ENGINEERS SURVEYORS PLANNERS
 3333 PULASKI DR. DAYTON, OH 45424
 5950 HORTON ST. #140 SAN FRANCISCO, CA 94131
 (415) 774-1100 FAX (415) 774-1101
 TRONOFF ENGINEERING AND SURVEYING, INC.

Exp. 3/31/17
 8431-2 I-3



SECTION

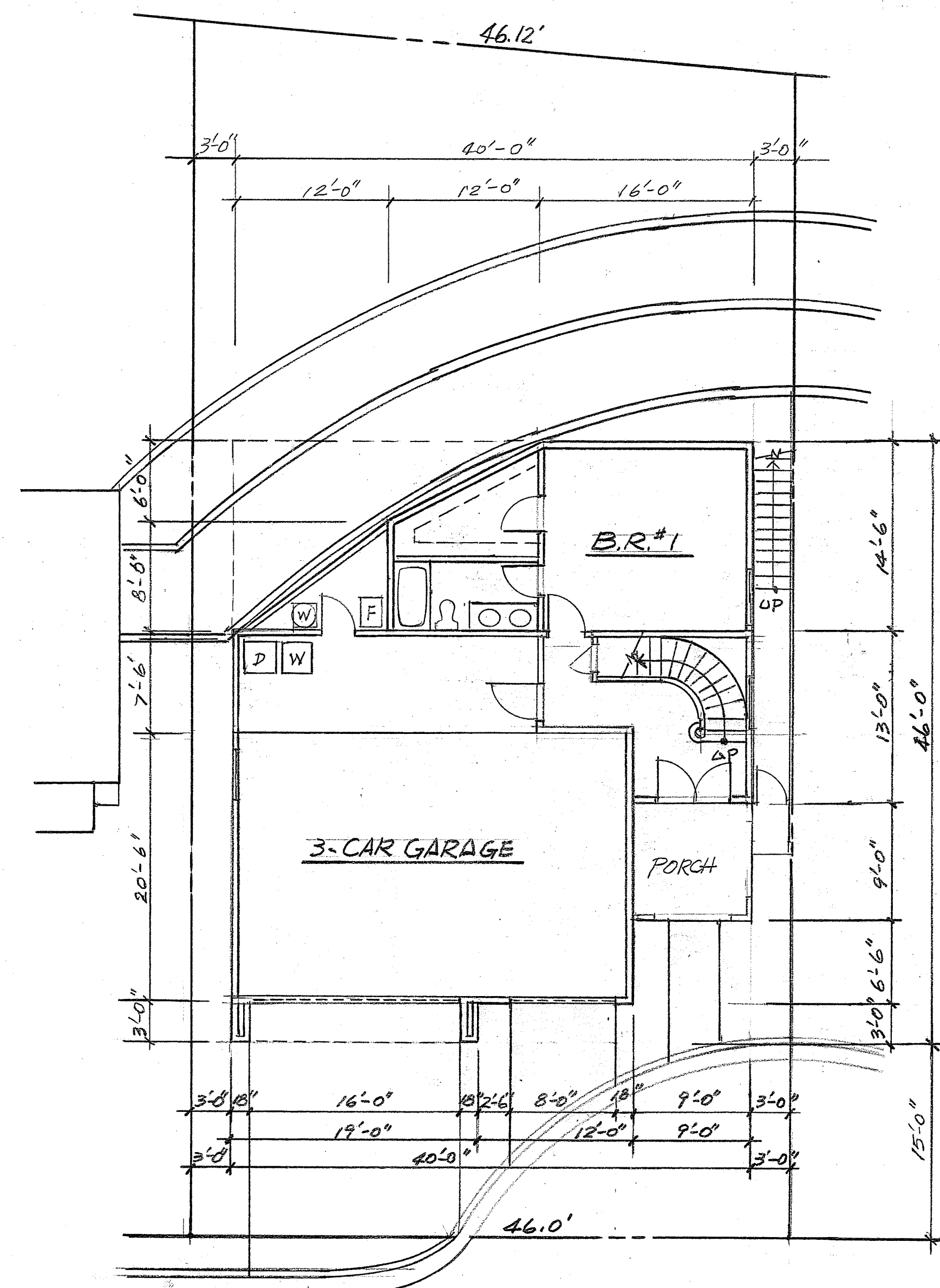


RIGHT ELEVATION

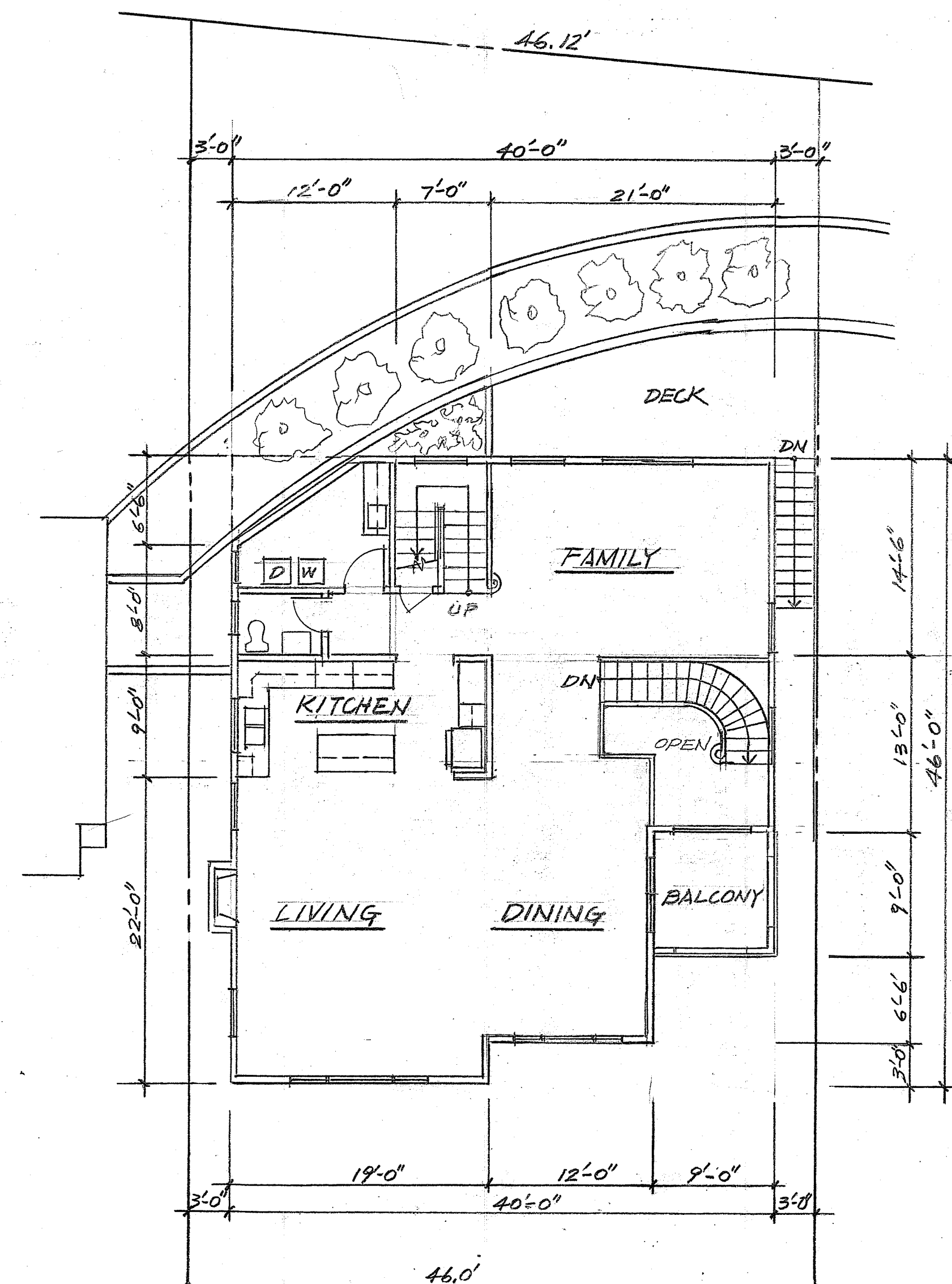


FRONT ELEVATION

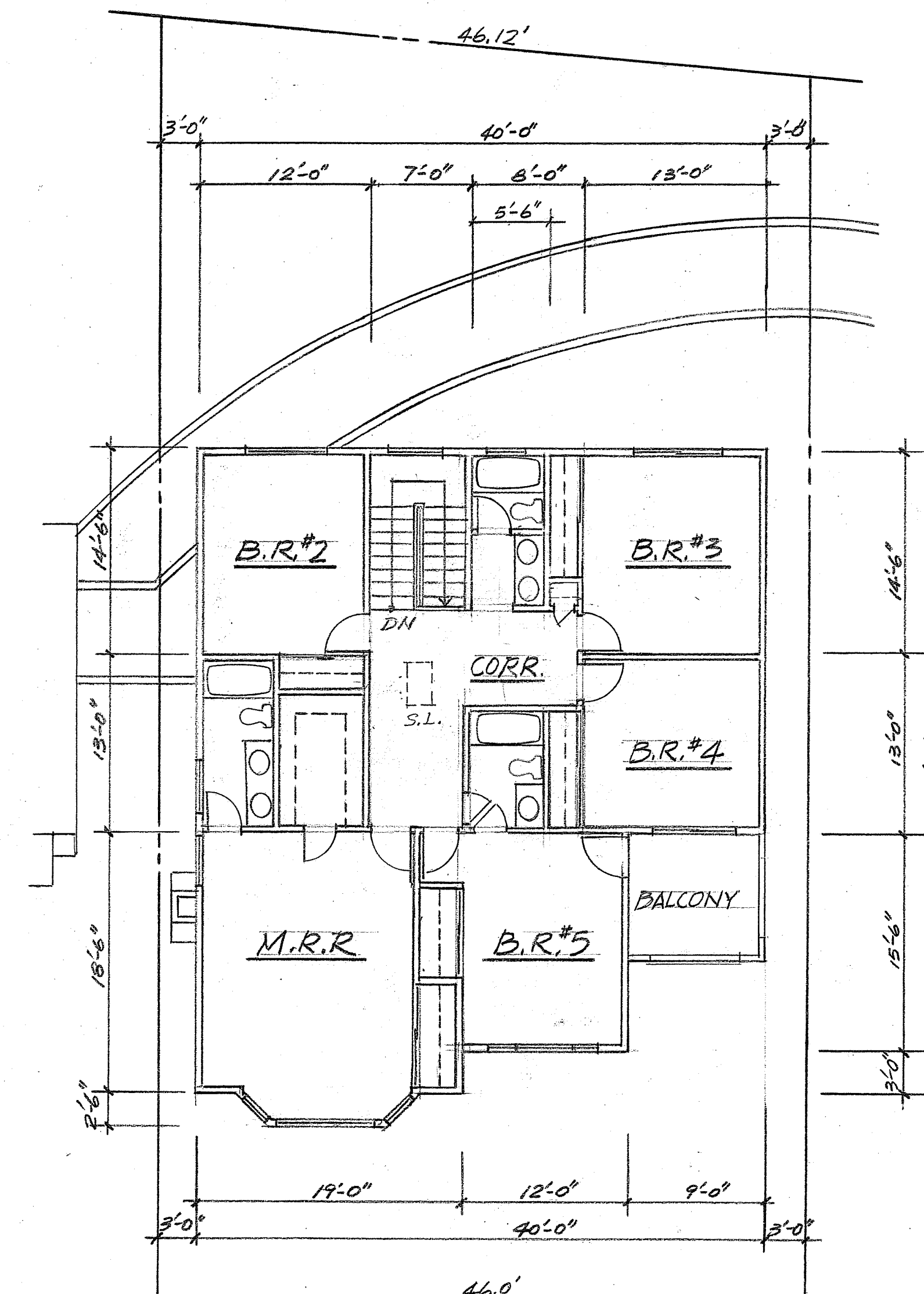
PROJECT DATA:
 ADDRESS: 27 LAUSANNE AVE
 LOT SIZE: 4,193 SQ.FT.
 LIVING AREA: 3,626 SQ.FT.
 GROUND FLOOR: 549 SQ.FT.
 FIRST FLOOR: 1,490 SQ.FT.
 SECOND FLOOR: 1,587 SQ.FT.
 GARAGE: 816 SQ.FT.
 TOTAL BUILDING AREA: 4,440 SQ.FT.
 LOT COVERAGE: 1,745/4,193=41.62%



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

REVISIONS BY

TRONOFF
 ENGINEERS SURVEYORS PLANNERS
 345 Park Plaza Dr.
 Daly City, CA 94015
 TEL: (650) 755-2404

PING HSU Designer
 25 Lausanne Ave.
 Daly City, CA 94014
 TEL: (650) 755-0202

FLOOR PLAN
 ELEVATIONS
 SECTION

Date 9-18-15
 Scale 1/8" = 1'-0"
 Drawn P.H.
 Job 201502
 Sheet A1
 Of Sheets

PROJECT DATA:
ADDRESS: 29 LAUSANNE AVE
LOT SIZE: 4,014 SQ.FT.
LIVING AREA: 3,625 SQ.FT.
GROUND FLOOR: 546 SQ.FT.
FIRST FLOOR: 1,491 SQ.FT.
SECOND FLOOR: 1,588 SQ.FT.
GARAGE: 816 SQ.FT.
TOTAL BUILDING AREA: 4,441 SQ.FT.
LOT COVERAGE: 1,746/4,014=43.50%

REVISIONS	BY

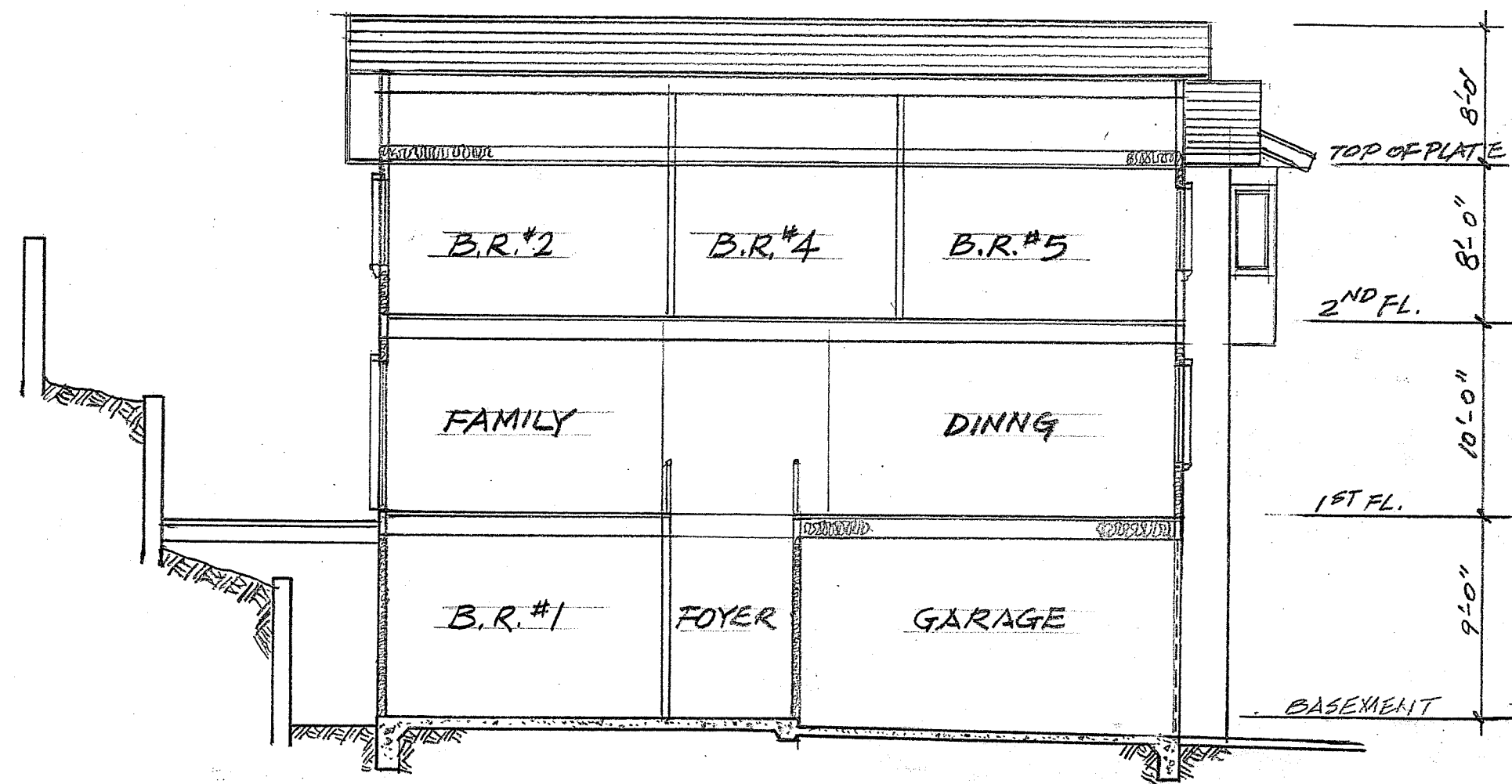
TRONOFF
ENGINEERS SURVEYORS PLANNERS
345 Park Plaza Dr.
Daly City, CA 94015
TEL: (650) 755-2404

PING HSU Designer
25 Lausanne Ave
Daly City, CA 94014
TEL: (650) 755-0202

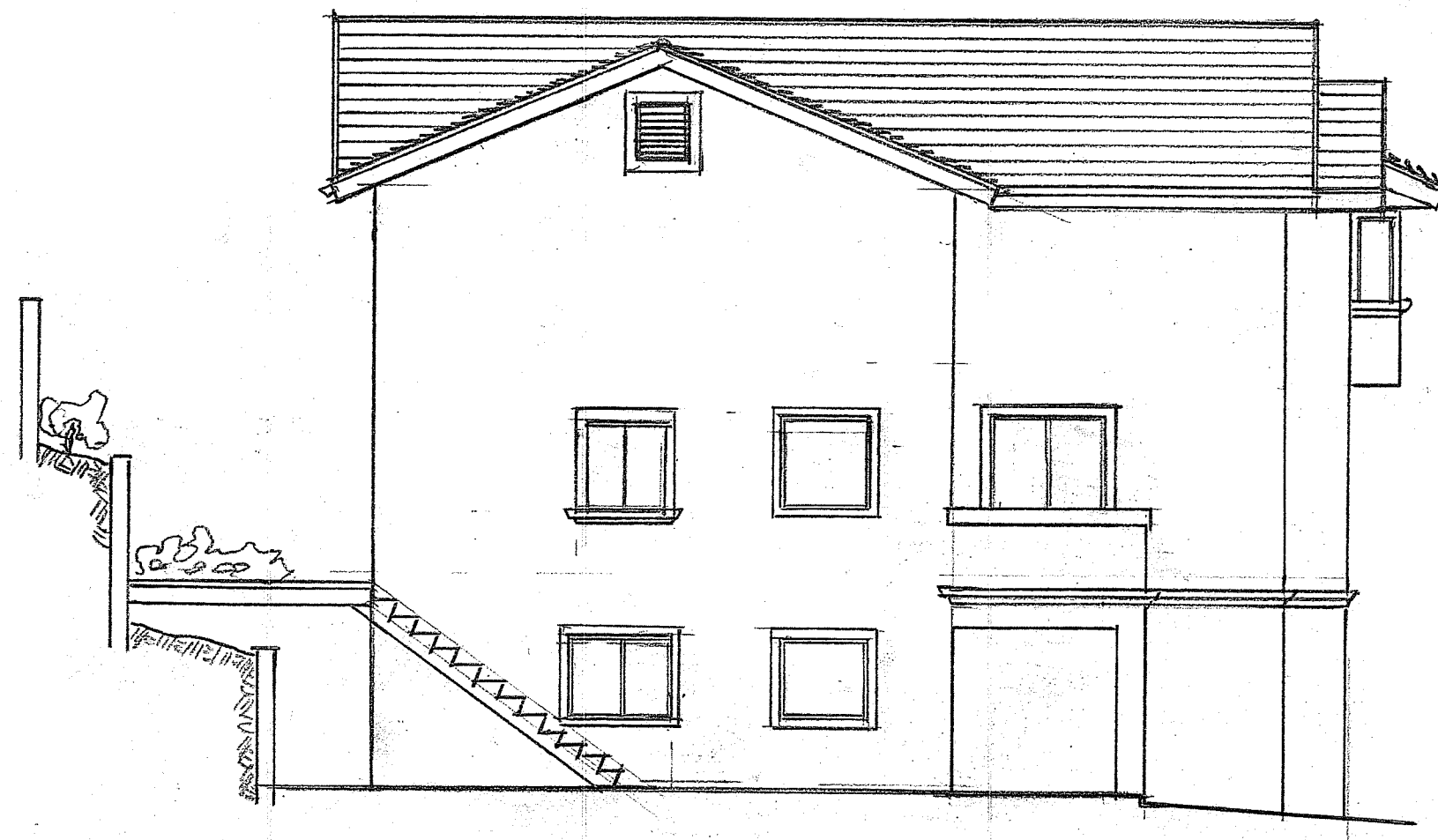
Hsu's Residence
29 Lausanne Ave
Daly City, CA 94014

FLOOR PLAN
ELEVATIONS
SECTION

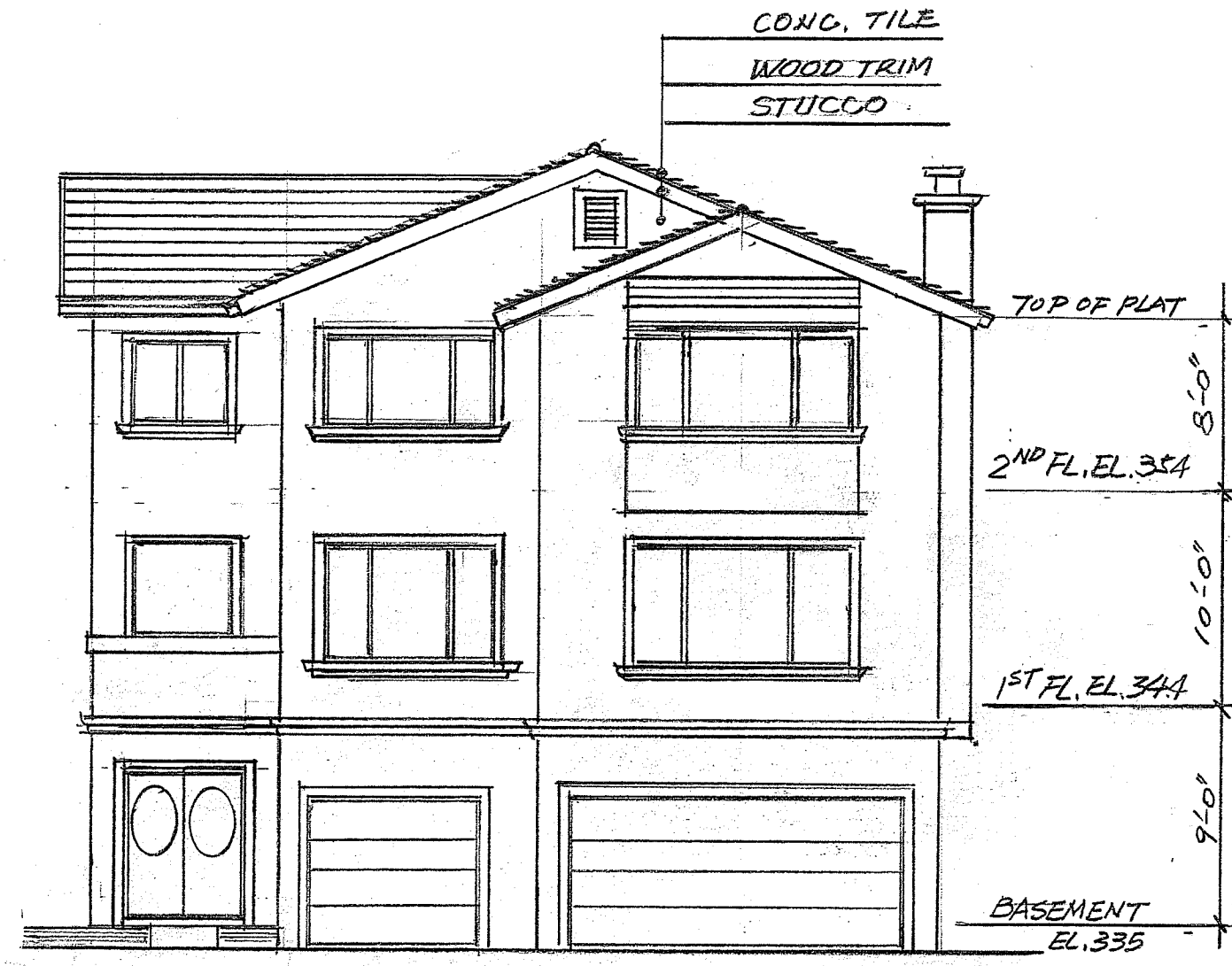
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Job 201501
Sheet
A1
Of Sheets



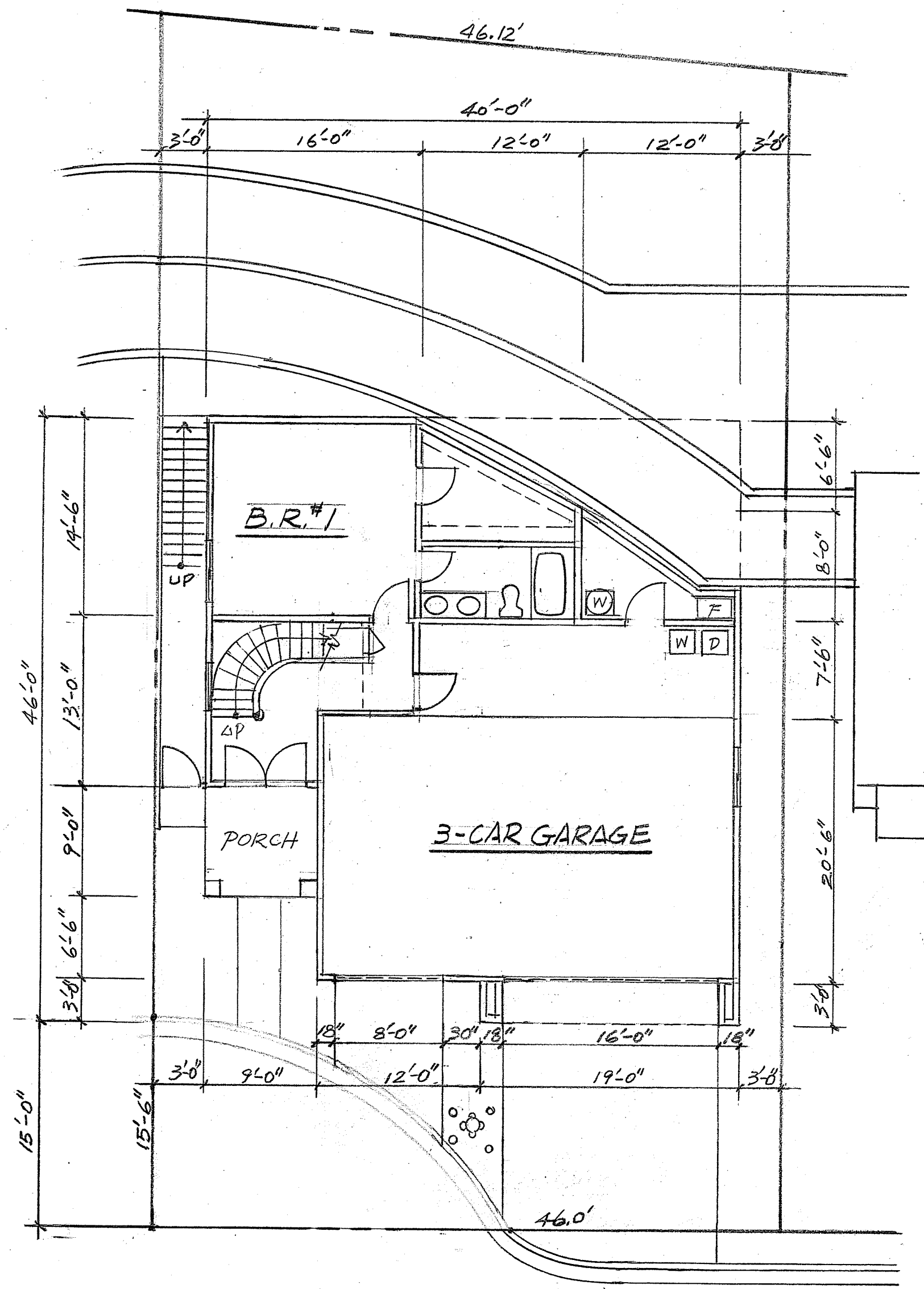
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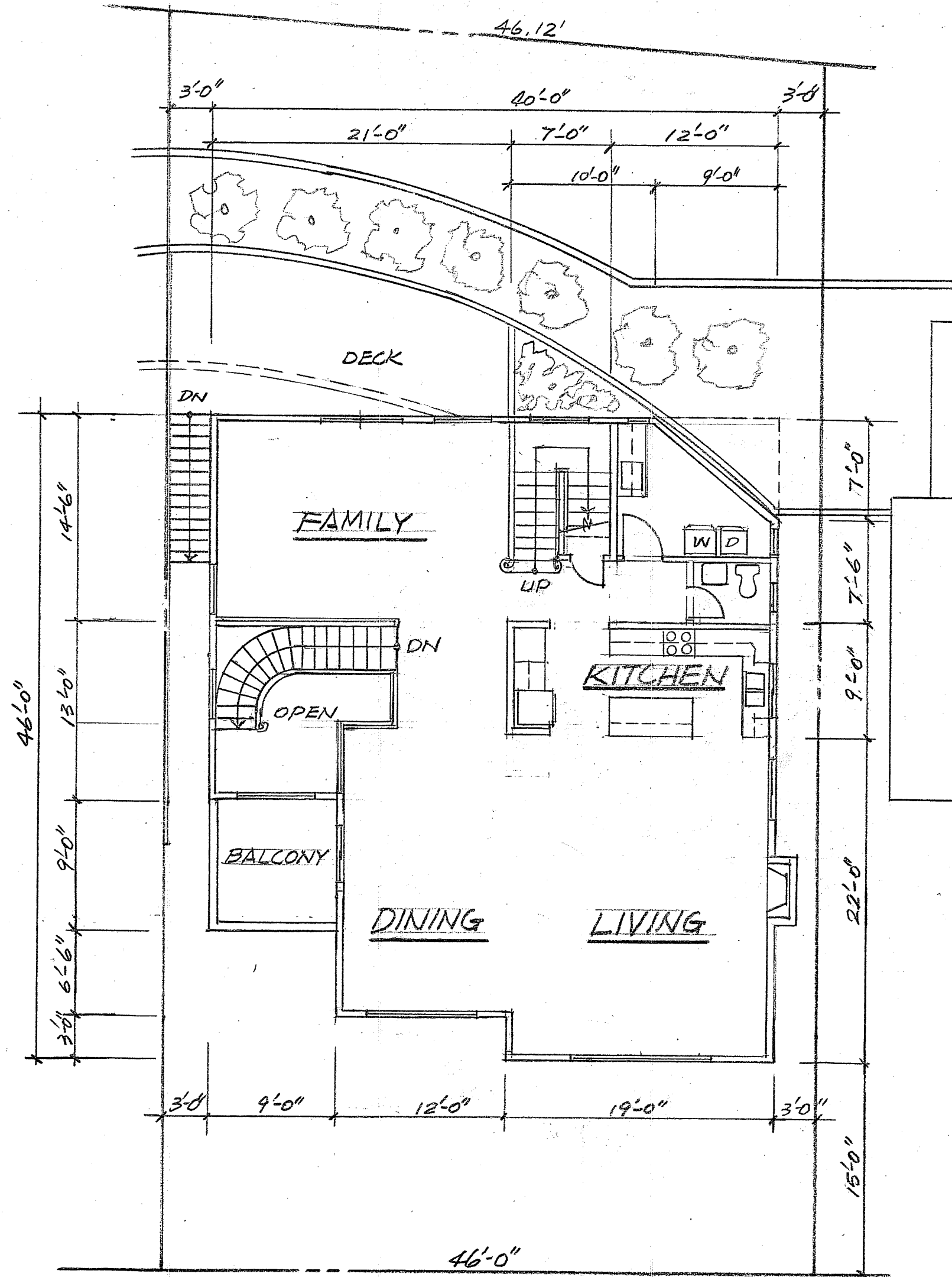
LEFT ELEVATION



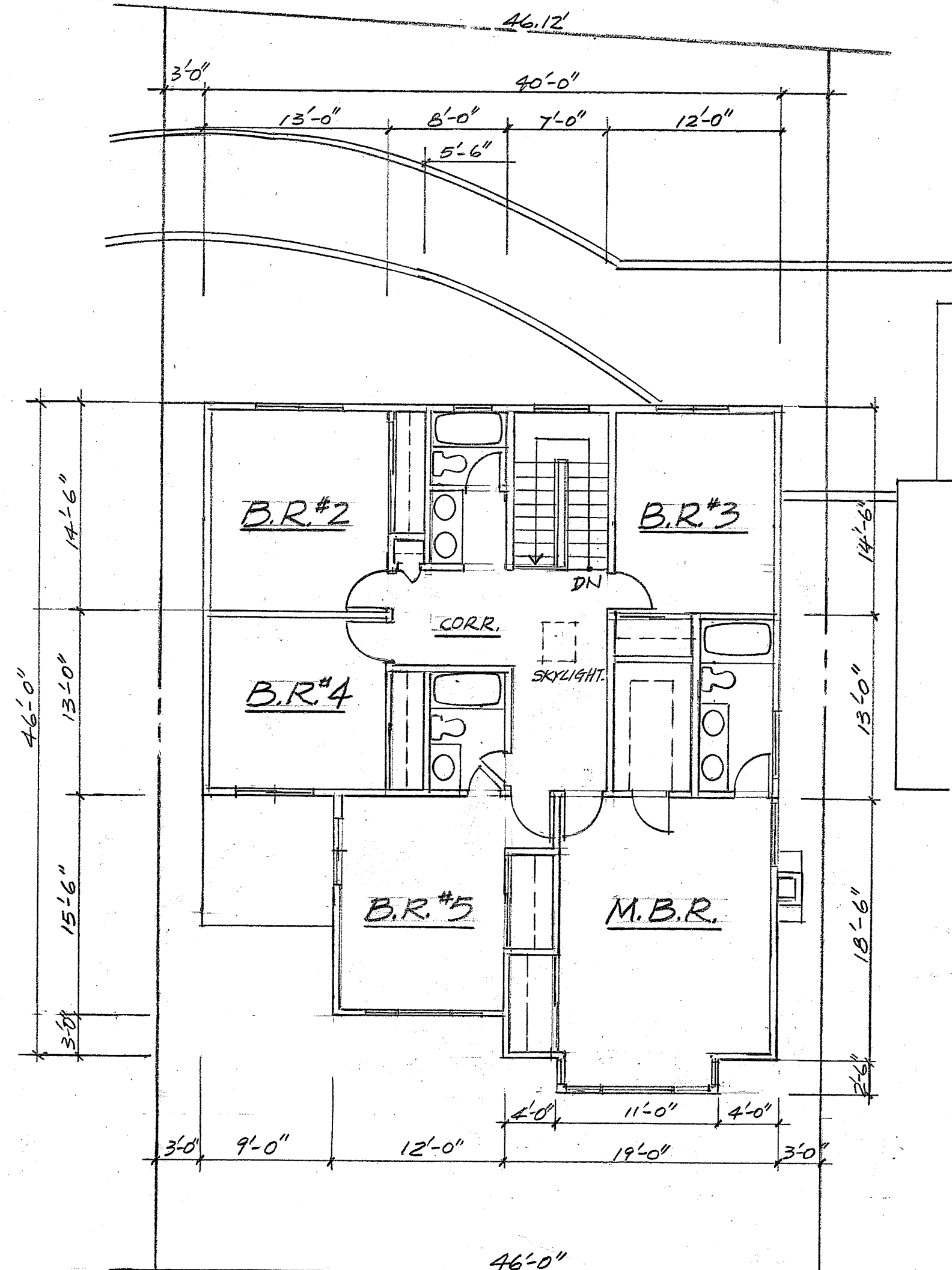
FRONT ELEVATION



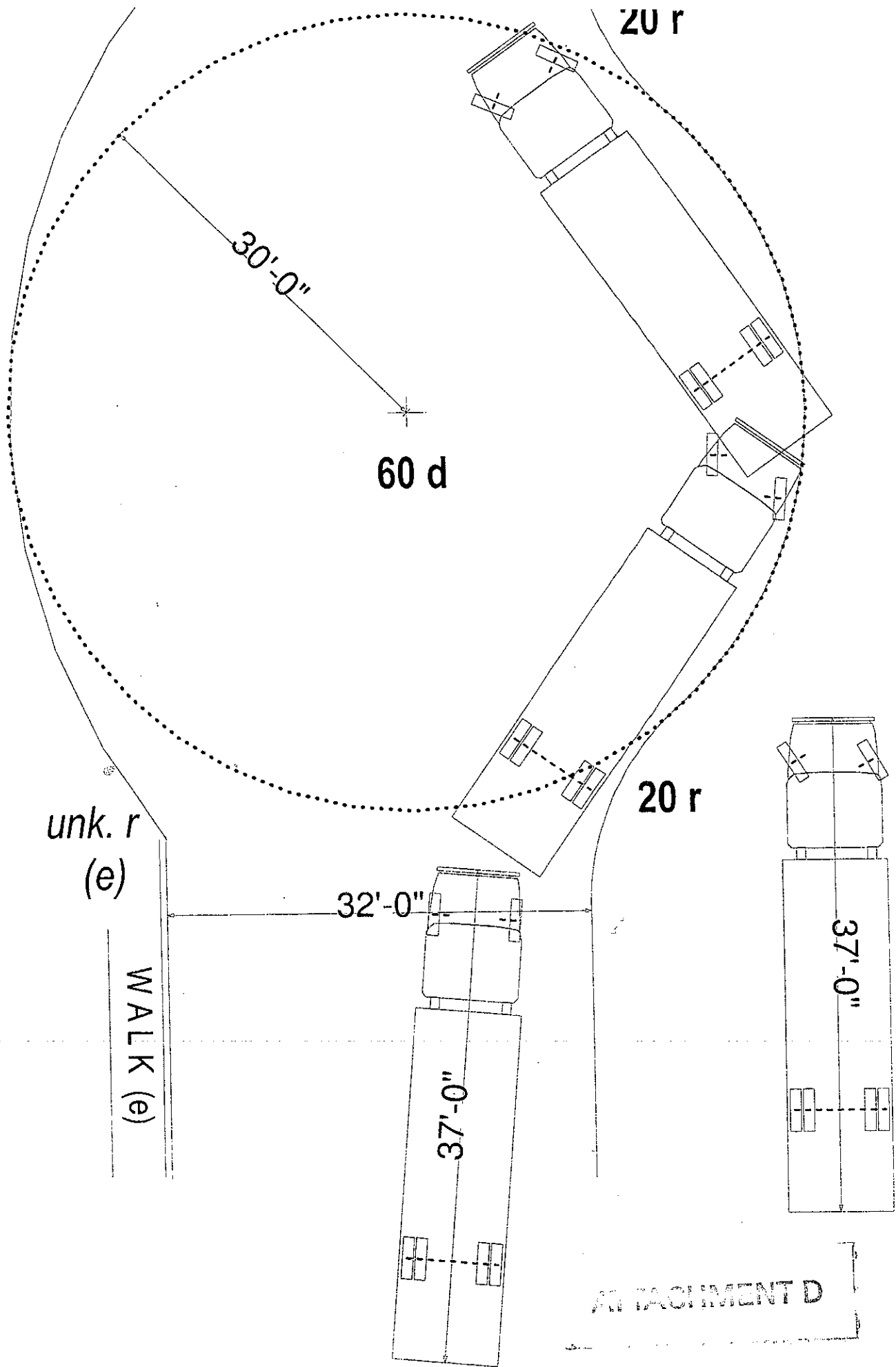
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Daly City Planning Commission Agenda Report

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

Meeting Date: October 6, 2015

Applications: Zone Change ZC 7-15-11163, Use Permit UPR 7-15-11164, Design Review DR 7-15-11165, and Negative Declaration CEQA 7-15-11166

Project Planner: Tendai Mtunga, Associate Planner

Project Location: 1590 Bryant Street (APN 006-345-070)

Project Description: Construction of a four-story mixed-use building comprised of 27 apartment units and 3,675 square feet of commercial leasable space

Applicant: Dan Tealdi
320 Washington Street # 106
Daly City, CA 94015

Property Owners: John Tealdi
320 Washington Street #106
Daly City, CA 94015

Environmental Assessment: Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines Article 6 – Negative Declaration Process

Applicable Daly Municipal Code Sections: Chapter 17.21 – SC Sullivan Corridor Specific Plan District
Chapter 17.44 – Use Permits
Chapter 17.45 – Design Review

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
15,115 sq. ft. (0.35-acres)	Vacant lot	Construction of a mixed-use building (apartments/commercial)	Commercial Mixed-Use (C-MU)	Commercial-Residential Retail (C-R/R)

Area Information

Land Use	Zoning
North: Office building	Residential Retail Commercial (C-R/R)
South: Detached home	Residential Retail Commercial (C-R/R)
West: Church	Residential Retail Commercial (C-R/R)
East: Detached home	Retail and Office Commercial (C-R/O)

Background

The applicant, Dan Tealdi, requests approval to construct a four-story mixed-use building on a 0.35-acre site located at the northwest corner of Bryant Street and Washington Avenue (see Attachment A –Site Location). The building would contain 27 residential units, street-level retail and/or office uses, common open space, and a basement garage (see Attachment B – Project Plans and Attachment C – Project Description Letter). The multiple components of the project are summarized in the following table:

Use	Area/Units
Residential Living	29,072 sq. ft. / 27 units
Common Spaces (Courtyard)	2,960 sq. ft.
Commercial Uses	3,675 sq. ft.
Parking Garage	20,913 sq. ft.
Total Open Space Provided	4,050 sq. ft.
Misc. Spaces – decks, corridors, storage, etc.	1,350 sq. ft.

On June 8, 2015, the Sullivan Corridor Council Committee reviewed a preliminary version of the project. At that time, the Committee indicated support for the project and directed the applicant to apply for an amendment to the Sullivan Corridor Specific Plan designation applicable to the property to accommodate the proposed density and floor area ratio. The applicant has therefore applied to redesignate the parcel from Residential Retail Commercial (C-R/R) to Retail and Office Commercial (C-R/O), a designation which permits the proposed 77 dwelling unit per acre density and 3.6 FAR. A thorough discussion of the proposed amendment is discussed further in this staff report.

The following actions by the City are necessary for the project to proceed to the building permit stage:

1. Certification of a Negative Declaration for the project;
2. Approval of a redesignation the parcel from Residential Retail Commercial (C-R/R) to Retail and Office Commercial (C-R/O), a designation which permits the proposed density;
3. Approval of Use Permit UPR 7-15-11164, to allow the residential uses in the building at the density proposed; and
4. Approval of Design Review DR 7-15-11165, to allow the proposed building, site design, and landscaping.

Project Overview

As indicated in the project plans, the proposed building would be mixed-use, with a 3,675 square foot non-residential component proposed at the street level, while the residential component of the project, 27 two-bedroom units, is proposed on the remaining floors of the building. The proposed building would primarily be four floors, although a single apartment unit at the southeast corner of the fourth floor would be two-story, providing a partial fifth floor at this corner of the building.

Each of the three residential floors would provide nine apartments centered on a common courtyard located at the first residential level. Open to the sky, this courtyard would provide residents a landscaped open space area. In addition to these areas, the applicant proposes a private 50 square foot balcony for each unit. In total, the building would provide 4,310 square feet of resident accessible open spaces, exceeding the 4,050 square feet of open space mandated by the Zoning Ordinance, i.e., 150 square feet of open space per unit.

Parking for the project would be provided in a 53-space garage beneath the building, with vehicle access solely from Bryant Street. The garage would provide parking for both the retail/office and residential uses, with the retail/office spaces provided at the street level and the residential spaces provided at a basement level. The applicant would likely install a roll-up door within the garage to delineate the garage area solely accessible to building residents.

In association with constructing the apartment building, the applicant would complete improvements in the public right-of-way, including undergrounding utilities, replacing the existing sidewalk, and installing street trees with decorative tree grates similar to those found in front of the Peninsula Del Rey apartment building on Pierce Street.

With respect to the type of office and retail uses that could be expected in the non-residential component of the building, tenants would likely be similar to those found in the John Louis Plaza building the applicant owns and operates at the northwest corner of Washington and Sullivan Avenue. The building's non-residential tenants are primarily offices uses, such as dental and insurance services.

Specific Plan Designation Amendment

The proposed apartment building is located in the Sullivan Corridor Specific Plan Area. The Specific Plan was adopted in October 1998 as a means to plan for the expansion of the Daly City Civic Center and to revitalize the commercial areas with the plan's geographic area. As such, the plan articulates development parameters, including land uses and development intensities, for the plan area. The Specific Plan presently designates the subject parcel Residential Retail Commercial (C-R/R), calling for mixed-uses within the same building, with the intention of creating a pedestrian-oriented neighborhood that could take advantage of the area's close proximity to the Colma BART station.

In order to allow the building at the density/intensity proposed, it is necessary that the City redesignate the parcel from the existing C-R/R designation to the Retail and Office Commercial (C-R/O) designation. The present C-R/R designation limits the site density to 20 dwelling units per acre and allows a maximum 1.0 FAR. The proposed C-R/O designation allows all densities subject to use permit approval and allows up to a 5.0 FAR. The applicants propose a 77 dwelling unit per acre density and a 3.6 FAR.

As indicated on the site location map, the parcel is immediately adjacent to the area designated C-R/O by the Sullivan Corridor Specific Plan, which generally includes all parcels located between Sullivan Avenue and Bryant Street. While staff feels the expansion of the C-R/O designation to the subject parcel is logical from a building mass and traffic perspective, staff indicated to the applicant at the project inception that the building architecture would need to provide a strong transition to smaller existing buildings in the adjacent neighborhood. According

to the Specific Plan, sensitivity to the scale and character of development is essential to allowing a wide mix of uses to co-exist together successfully.

In response to staff's concerns about transition and scale, the applicant has designed the apartment building to provide the greatest portion of its massing at the building corner closest to the Bryant Street/Washington Avenue intersection, where the building would be five stories tall. Likewise, the building's mass is reduced at the west and north elevations to provide a transition to adjacent building heights, which are considerably less than that of the proposed apartment building. Additionally, the building design includes architectural elements at these elevations, in combination with color and material variation to provide both visual interest and to reduce the scale of large walls that would otherwise have a more massive appearance in the context of smaller adjacent structures.

With regard to maintaining the mixed-use nature initially envisioned under the C-R/R designation, the applicant has designed the building with a mix of uses (it is not solely residential). If ultimately approved, the proposed project would create a transition between the more-intensive commercial uses envisioned by the Specific Plan east of Bryant Street and the lower-density area to the west.

Use Permit

The applicant is required obtain a use permit under the Sullivan Corridor Specific Plan to allow the residential uses in the building at the density proposed, i.e., 77 dwelling units per acre. Although this density is considerably higher than the 20 dwelling unit per acre maximum density permitted by the site's existing C-R/R designation, staff feels that the proposed change in the density is justifiable to support the creation of the pedestrian-oriented mixed-use neighborhood envisioned by the Specific Plan.

The Specific Plan includes objectives and policies that would support the proposed project density. Specific Plan Land Use Objective 2.5 encourages additional residential development that reinforces existing neighborhoods and is within walking distance to the Colma BART Station. Likewise, the General Plan Housing Element Policy HE-3 indicates that the City should provide regulatory incentives for developers to construct higher-density mixed-use development along Mission Street, Geneva Avenue, and any other locations within close proximity to public transit. In the case of this particular parcel, the Colma BART Station is less than a half-mile from the site and a SamTrans bus route runs along Washington Street, providing an ideal location for a more dense development pattern.

Design Review

In terms of the architectural design, the project architect has worked closely with staff to develop a building design and massing scheme that addresses staff's design requirements for the building. Among these were the requirements that the building entrance orient to the Bryant/Washington intersection, that the building corner at above this entrance be visually pronounced, and that the north building elevation provide the strong transitional elements mentioned in the previous section.

As an outcome, the proposed building is of contemporary design, providing a distinct horizontal base from the street level to help differentiate the residential upper floors from the commercial first floor. The building massing increases at the Washington Avenue and Bryant Street intersection, where the fourth-floor corner residential unit is two-story, thereby adding a fifth floor only at this location where visual distinction at the intersection requires slightly greater building height. The pitched roof and additional building height associated with the corner unit provides a focal point for the building and further enhances visual prominence of the building entry.

The exterior wall surface of the residential floors is also enhanced with vertical elements that project from the wall surface of the main building mass. These elements extend up above the general parapet line and are capped with a visually pronounced roof overhang. The project architect proposed these design elements to break up the massing of the building and to give some articulation of the roof line of the building.

At the pedestrian level, the proposed commercial window and door systems are a dark colored aluminum storefront material. The door openings to the commercial will be located along the raised retail walkway when the tenant configuration is confirmed. Access doors to electrical and gas rooms will be louvered steel doors. Exit-only stair doors and doors leading to building maintenance areas will be solid steel flush panel doors in a steel frame. The garage door for the parking structure will be recessed back from the street.

Overall, staff is satisfied with the proposed project architecture as it addresses many of staff's initial concerns about introducing a building that is significantly more massive than existing adjacent buildings. Staff feels that the project design is consistent with the objectives of the Sullivan Corridor Specific Plan. Although no architectural changes are proposed by staff, several Conditions of Approval are recommended, primarily as a means to clarify items in the proposed architecture:

1. All residential windows shall be dark-colored aluminum or vinyl. All street-level windows shall be dark-colored aluminum;
2. The canopy above the building entrance and along Washington Avenue shall provide additional depth to accommodate freestanding tenant sign letters, as permitted by the Public Works Department;
3. All canopies, metal trim elements, and/or residential balcony materials shall be wood or other material with a demonstrated ability to withstand the local climate. Wood shall receive weatherproof treatment. Any metal materials shall be galvanized;
4. All residential balcony horizontal railing shall fully screen the balcony;
5. The garage entrance shall provide an arched overhead detail identified in the project perspective drawings;
6. Material transitions between thin-set brick veneer and siding shall receive a decorative course of brick veneer;

7. Decorative planters adjacent to the City sidewalk shall receive a decorative cap; and
8. Decorative planters identified adjacent to either side of the garage door entrance shall be permanent fixtures installed in a manner similar to the decorative planters adjacent to the City sidewalk and shall receive a vertical tree element similar to that identified in the project perspective drawings.

Parking and Circulation

Parking for the project consists of 53 spaces provided in a basement garage. Staff has determined that the proposed number of spaces meets the Zoning Ordinance required minimum, which requires two spaces for each 27 two-bedroom apartment (54 spaces) and one space for each 300 square feet of retail floor area (12.25 spaces). Applying the 20 percent mixed-use reduction, 53 spaces are required.

As identified in the project plans, there are 15 spaces proposed in Parking Level One. Staff is recommending a Condition of Approval that, should the applicant choose to install an electronic gate, that the gate not restrict access to these 15 spaces during business hours. The purpose for this restriction is to ensure that patrons to the retail/office portions of the building are provided off-street parking.

With regard to site circulation, no individual parking spaces would access directly onto the adjacent streets. Although the internal circulation appears to comply with the mandated travel lane and parking space dimensions required in the Zoning Ordinance, staff will continue to work with the applicant to ensure that this remains the case for subsequent submittals.

Utility Providers

The subject property is located within a fully urbanized area and is already connected to all public services capable of serving the proposed building.

<i>Utility</i>	<i>Provider</i>
Water, Sanitary Sewers, Storm Drains	California Water Service
Gas & Electric	PG&E
Telephone	Pacific Bell
Cable Television	ATT/RCN* Cablevision * = RCN future provider
Fire/Police Protection	Daly City

Environmental Assessment

After completing an initial study checklist for the project, staff has determined that the adoption of a Negative Declaration for the project is appropriate pursuant to California Environmental Quality Act (CEQA) Guidelines Article 6 – Negative Declaration Process. A copy of the initial study checklist which led staff to this conclusion is attached (see Attachment C – Initial Study and Negative Declaration).

Fiscal Analysis

The proposed mixed-use apartment building will allow for construction of 27 apartments and 3,675 square feet of retail/office uses. Prior to the building permit issuance, the applicant will be required to pay building permit, plan check, AB 1600 development impact, and affordable housing impact fees to the City. Additionally, the value of the building will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County, a portion of which would be distributed to the City. The addition of the residential units and office/retail development would add an incremental demand for City services.

Findings

Staff finds that, as conditioned, the proposed Zone Change ZC 7-15-11163, Use Permit UPR 7-15-11164, and Design Review DR 7-15-11165 are in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Zone Change ZC 7-15-11163, Use Permit UPR 7-15-11164, and Design Review DR 7-15-11165, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site aesthetics have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based 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 October 6, 2015; notice of said hearing was by newspaper publication on September 25, 2015, posting and first class mailing to property owners within 300 feet;
2. The proposed mixed-use building is consistent with the Daly City General Plan, which designates the project site as Commercial — Mixed Use (C-MU), pertaining to areas within the Sullivan Corridor Specific Plan intended for mixed-use development and where the City intends to provide regulatory incentives and/or requirements for developers to construct buildings which contain a vertical mix of uses, e.g. retail or restaurant uses at the street level and office or residential uses at levels above the street.
3. The increased density and intensity that would be allowed by the designation is supported by the General Plan Housing Element, which indicates that the City should provide regulatory incentives for developers to construct higher-density mixed-use development at locations within close proximity to public transit. The Colma BART Station is less than a half-mile from the site and a SamTrans bus route runs along Washington Street, providing an ideal location for a more dense development pattern;
4. The redesignation of the subject parcel from Residential Retail Commercial (C-R/R) to Retail and Office Commercial (C-R/O), a Sullivan Corridor Specific Plan designation which permits a density and a floor area ratio to accommodate the proposal, would maintain the mixed-use nature initially envisioned under the C-R/R designation,

- contributing to a lively pedestrian-oriented mixed-use neighborhood which can take advantage of its proximity to the Colma BART station;
5. The available on site parking spaces would provide ample parking spaces for the apartment residents and the commercial spaces within the building, and the proposed mixed-use building would not conflict with the adjacent uses;
 6. The proposed mixed-use building complies with the open space requirements of the Zoning Ordinance, providing 4,310 square feet of open space 4,050 square feet is required based on 150 square feet per each of 27 apartment units;
 7. The proposed mixed-use building merits use permit approval, as the building would be compatible with existing adjacent uses, adequate utility and infrastructural capacity exists within close proximity to serve the site, and the provision of parking is substantial and, as designed, would not have a detrimental impact to the adjacent neighborhood;
 8. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of on-site signage. 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;
 9. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and, after completing an initial study checklist for the project pursuant to California Environmental Quality Act (CEQA) Guidelines Article 6 – Negative Declaration Process, has determined that the project qualifies for Negative Declaration. The initial study has shown that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment;
 10. 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.

Conditions of Approval

Staff recommends approval of Zone Change ZC 7-15-11163, Use Permit UPR 7-15-11164, Design Review DR 7-15-11165, and Negative Declaration CEQA 7-15-11166, based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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 approvals of Zone Change ZC 7-15-11163, Use Permit UPR 7-15-11164,

Design Review DR 7-15-11165, and Negative Declaration CEQA 7-15-11166 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 site or architectural modifications shall be treated as an amendment and shall be subject to review by the Planning Commission and City Council.
3. The approvals granted herein shall be valid for a period of one year. If building permits have not been issued within this timeframe, the applicant shall apply for a time extension.
4. The applicant shall pay an Affordable Housing Impact Fee in compliance with the City's Affordable Housing Ordinance. Please contact the City's Housing Division at (650) 991-8256 for details.

Site Design

5. The applicants shall fully improve and landscape the public right-of-way. This shall include installing decorative landscaped planters behind the sidewalk, installing decorative pedestrian-oriented street-lights, and providing street trees along the entirety of the Bryant Street and Washington Avenue.
6. Landscape planters shall have an integral appearance, constructed from concrete, and receive a veneer and decorative cap to match the veneer proposed on the subject building.
7. Pedestrian-oriented street-lights shall be the same design or closely similar to those installed in front of the apartment building at 165 Pierce Street.
8. Street trees shall be installed twenty feet on center, sized as 15-gallon minimum, receive triple staking at installation, and receive establishment irrigation. The tree staking and establishment irrigation shall be identified in building plans submitted for a building permit.
9. All street trees shall receive decorative tree grates of the same design or closely similar to those installed in front of the apartment building at 165 Pierce Street, as approved by the Planning and Engineering Divisions.
10. Backflow preventers shall be concealed and/or screened from public view to the satisfaction of the Daly City Community and Economic Development Director prior to issuance of building permit.

Building Design

11. Should the applicant desire to install a security gate within the building garage, the location of such a gate shall not preclude public access to the commercial parking spaces within the garage during business hours. At least 10 spaces shall be devoted to commercial uses.

12. The applicant shall, prior to building permit submittal, provide a sign program for Planning Division review and approval. The final building elevation design shall consider sign placement and plans submitted for building permit approval shall reflect such placement.
13. All residential windows shall be dark-colored aluminum or vinyl. All street-level windows shall be dark-colored aluminum;
14. The canopy above the building entrance and along Washington Avenue shall provide additional depth to accommodate freestanding tenant sign letters, as permitted by the Public Works Department;
15. All canopies, metal trim elements, and/or residential balcony materials shall be wood or other material with a demonstrated ability to withstand the local climate. Wood shall receive weatherproof treatment. Any metal materials shall be galvanized;
16. All residential balcony horizontal railing shall fully screen the balcony;
17. The garage entrance shall provide an arched overhead detail identified in the project perspective drawings;
18. Material transitions between thin-set brick veneer and siding shall receive a decorative course of brick veneer;
19. Decorative planters adjacent to the City sidewalk shall receive a decorative cap; and
20. Decorative planters identified adjacent to either side of the garage door entrance shall be permanent fixtures installed in a manner similar to the decorative planters adjacent to the City sidewalk and shall receive a vertical tree element similar to that identified in the project perspective drawings.
21. All rooftop mechanical equipment shall be screened from the view of all adjacent public rights-of-way by screenwalls, painting, and similar treatments acceptable to the Planning Division. The Division may require screenwalls for equipment located within 20 feet of the rooftop parapet wall.

Stormwater Treatment

22. The applicant shall develop and submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2-2009-0074 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.
23. The applicant shall receive approval of the stormwater management plan from a third-party reviewer appointed by the City prior to building permit submittal. The applicant shall pay the entire cost of the third-party reviewer, beginning with a \$10,000 deposit

from which the Planning Division may draw to pay for the costs from the third-party review and associated inspections.

24. All stormwater treatment facilities shall be inspected during construction to ensure eventual compliance with the stormwater management plan. The applicant shall pay the entire cost of these inspections.
25. The applicant shall enter into a Maintenance Agreement with the City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according the approved Maintenance Plan.
26. The applicant shall arrange and pay for final inspection of installed treatment measure by municipality's Special Inspector within 45 days of installation or project construction completion, whichever comes first.

Site Maintenance

27. The site shall be maintained in a safe, sanitary, and litter free condition at all times.
28. No outside storage shall be allowed, except in the approved trash enclosure area.
29. Doors to the trash enclosure area shall be kept closed except when necessary to dispose of trash or to store material to be recycled.
30. All sidewalks, walkways, driveways, parking lot facilities, and easements within and adjacent to the property, including weeds. The requirement shall not apply to adjacent State-owned highway.
31. Garbage storage areas are to be kept sanitary and free of litter and debris.

B. BUILDING DIVISION

32. Applicant shall install protected window opening for the exterior fire rated wall. Maximum protected window opening shall be limited to 15 percent per CBC Table 705.8.
33. Architectural roof projections at the north and west side of the building shall be limited to 24 inches measured from the face of the building.
34. The applicant shall maintain all vertical and horizontal clearances for structures required by Pacific Gas and Electric Company (PGE) located on the adjacent overhead utilities to the east of the subject parcel. Evidence of PGE review the proposed duplex shall be supplied to the City at the time of building permit application submittal.
35. Upon submittal for building permit, the applicant shall 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.

36. Construction hours will be limited to 8:00 a.m. to 5:00 p.m. Mondays through Fridays and construction on weekends and holidays shall be prohibited.

C. ENGINEERING DIVISION

37. Plans submitted for building or grading permit shall show all existing and proposed utilities, on-site and in the street, including water, sanitary sewer, and storm drain mains.
38. The project's electrical transformer shall not be installed within the public rights-of-way.
39. The applicant shall be financially responsible for all project-related storm drainage improvements on- and off-site, as required and approved by the City Engineer in accordance with City Standards.
40. The applicant shall underground the existing utility pole located at the northwest corner of Bryant Street and Washington Avenue.
41. The applicant shall replace the City sidewalk fronting the subject parcel.
42. The applicant shall replace the existing pedestrian apron located at the northwest corner of Bryant Street and Washington Avenue with an accessible pedestrian ramp. Should the Engineering Division require resurfacing of either street, the applicant may be required to replace existing aprons at the northeast corner and southwest corners of the intersection as well.
43. An encroachment permit is required prior to any work or underground utilities installation within the public right-of way.
44. Following new utility installation, the applicant shall replace areas of street pavement, sidewalk, curb, and gutter damaged by construction. Such repair shall be per City standard specifications.
45. All roof drainage shall be directed toward the curb gutter through pipes underneath the City sidewalk. There shall be no storm water sheet flow over the sidewalk.
46. All street trees shall be maintained by the building owner in perpetuity, with irrigation tied to and maintained by the private building.
47. Street lights shall be installed as per plans approved by the City Engineer. All lighting shall be designed to minimize glare onto adjacent properties.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

48. A capacity study shall be performed through the city's consultant. The study shall be done from the project location to the nearest trunk sewer 15 inches and larger, and all costs associated with the study shall be borne by the applicant.
49. All garage drains shall flow through a properly sized sand/ oil interceptor to the city's collection system. All costs associated with any water system improvements required by the City as a result of this project, shall be borne by the applicant.
50. All existing laterals projecting towards the property from the main shall be abandoned at the main, and laterals from the commercial space and the residential space shall be separate.

E. FIRE DEPARTMENT

51. The applicant shall comply with all Fire Department Fire Code, requirements prior to Certificate of Occupancy.
52. The building shall maintain all required clearances from the existing fire hydrant in the Washington Avenue right-of-way. Alternatively, the applicant may elect to move the hydrant to a location suitable to the Fire Marshal.

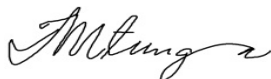
Recommendations

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

1. Adopt the Findings as outlined herein;
2. Affirm the Negative Declaration; and
3. Approve Zone Change ZC 7-15-11163, Use Permit UPR 7-15-11164, and Design Review DR 7-15-11165, subject to the Conditions of Approved outlined herein.

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

Respectfully submitted,



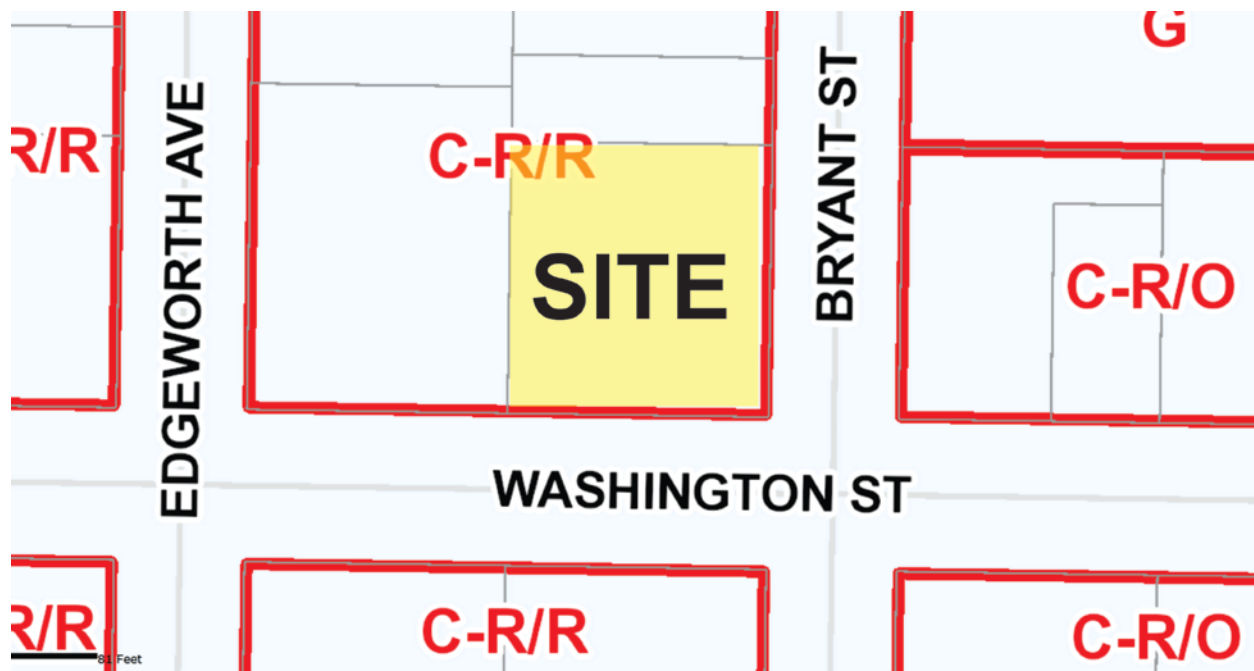
Tendai Mtunga
Associate Planner



Tatum Mothershead
Interim Director of Economic and Community
Development

Attachments

Attachment A – Site Location
Attachment B – Project Plans
Attachment C – Initial Study and Negative Declaration



WASHINGTON STREET

REZONING AND USE PERMIT APPLICATION

NORTH WEST CORNER OF WASHINGTON STREET & BRYANT STREET

DEVELOPMENT SUMMARY:

SITE: +/- 0.347 ACRES

2-BEDROOM APARTMENT UNITS: 27 UNITS
COMMERCIAL LEASE SPACE: 3675 SF

TOTAL UNITS: 27 UNITS

DENSITY: 77.8 UNITS/ACRE

ONSITE PARKING ANALYSIS

27 TWO BEDROOM APARTMENTS
AT 2 STALLS PER APARTMENT= 54 SPACES

3955 SF COMMERCIAL SPACE
AT 1 STALL PER 300 SF= 12.25 SPACES

TOTAL PARKING REQUIRED = 66.25 SPACES

TOTAL PARKING REQUIRED WITH A 20%
REDUCTION FOR MIXED USE= 53 SPACES

ONSITE PARKING PROVIDED = 53 SPACES

OPEN SPACE

REQUIRED OPEN SPACE @ 150 SF/UNIT= 4050 SF
PRIVATE OPEN SPACE ON DECKS= 1350 SF (50 SF AVERAGE)
COURTYARD OPEN SPACE= 2960 SF
OPEN SPACE PROVIDED= 4310 SF

BUILDING HEIGHT: GENERALLY 4 STORIES ABOVE GRADE WITH
BASEMENT PARKING, 5 STORIES AT CORNER
OF WASHINGTON STREET & BRYANT STREET.

PROJECT TEAM INFO:

Owner:
Tealdi Development Group
Contact: Dan Tealdi
Email: dtealdi@ymail.com

Land Planner/Architect
Dahlin Group
5865 Owens Drive,
Pleasanton, CA 94588
Tel: (925) 251-7200
Contact: Kurt Fehlberg
Email: kurt.fehlberg@dahlingroup.com

Civil Engineer:
Alcon Engineering
Contact: Steve Devich
Tel: 650-308-5288
Email:alconengineering@gmail.com

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SITE LOCATION MAP:



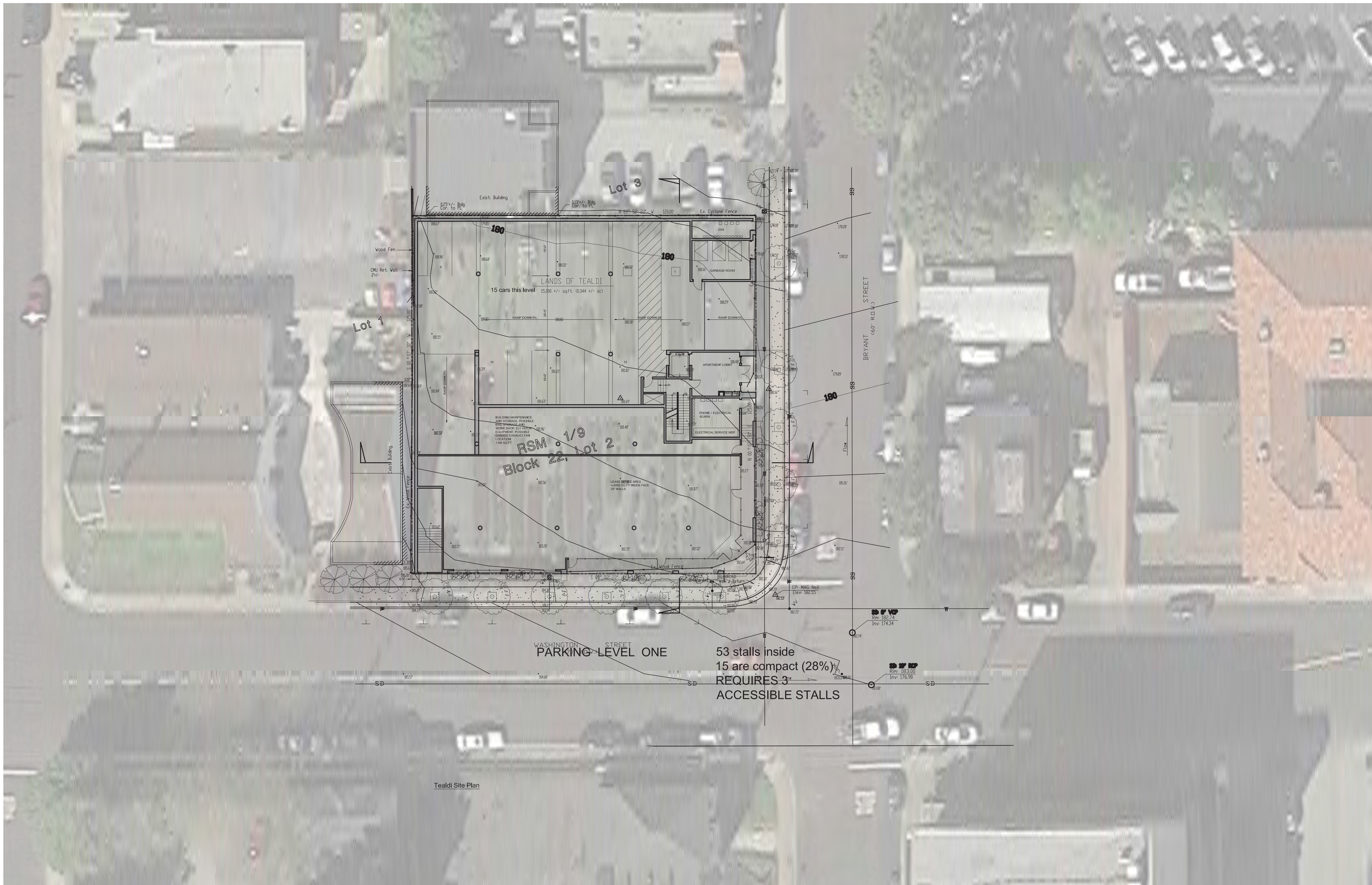
TITLE SHEET

WASHINGTON STREET
DALY CITY, CALIFORNIA



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DATE 07-06-15
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T-1



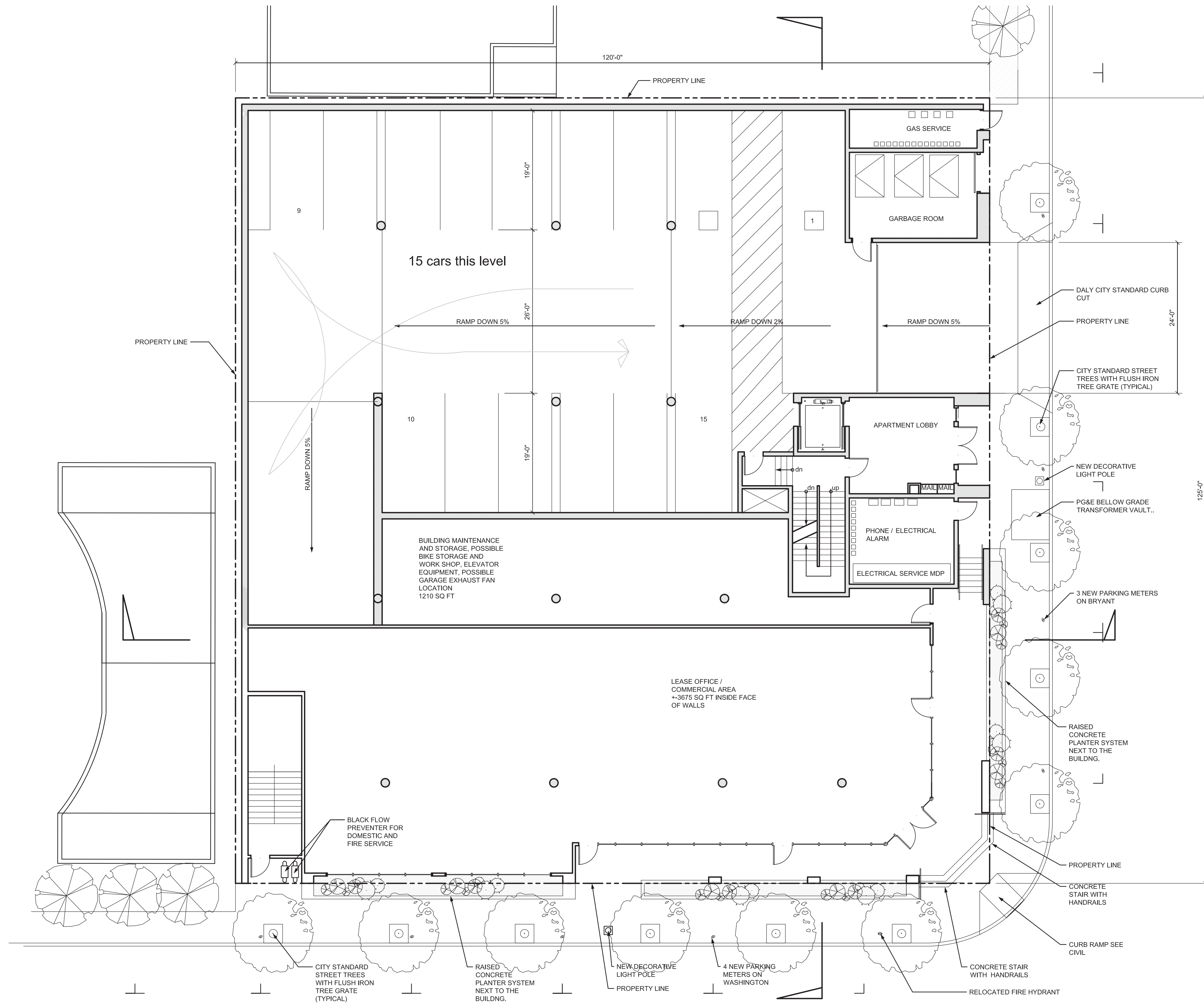
GROUND FLOOR PLAN WITH SITE CONTEXT

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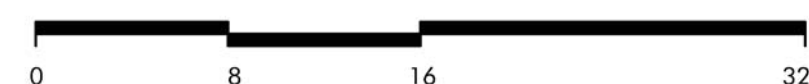
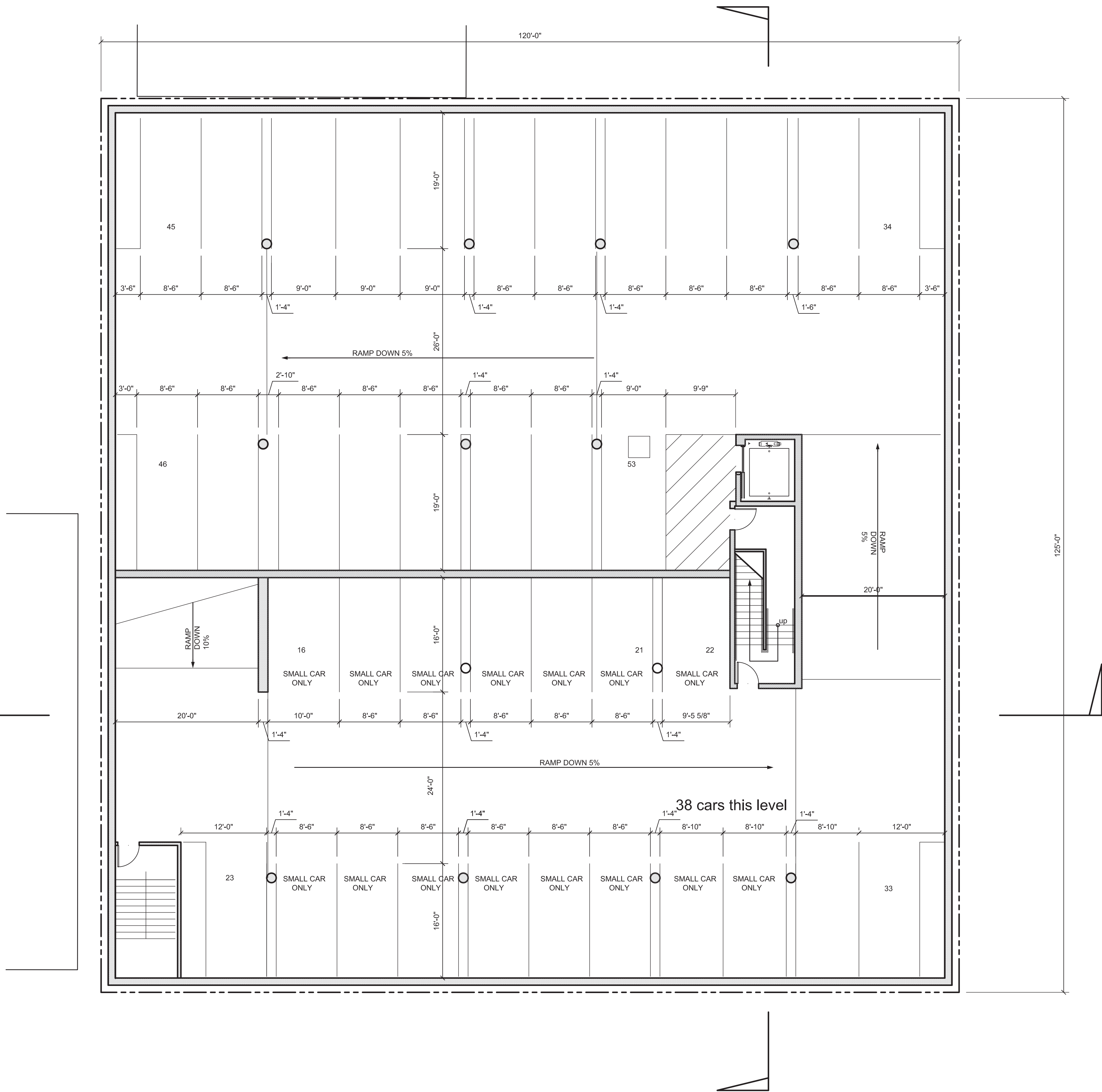
GROUND FLOOR - COMMERCIAL LEASE AREA AND PARKING LEVEL ONE

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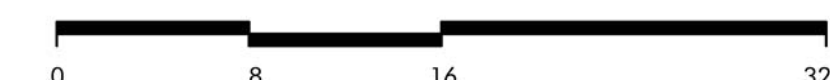
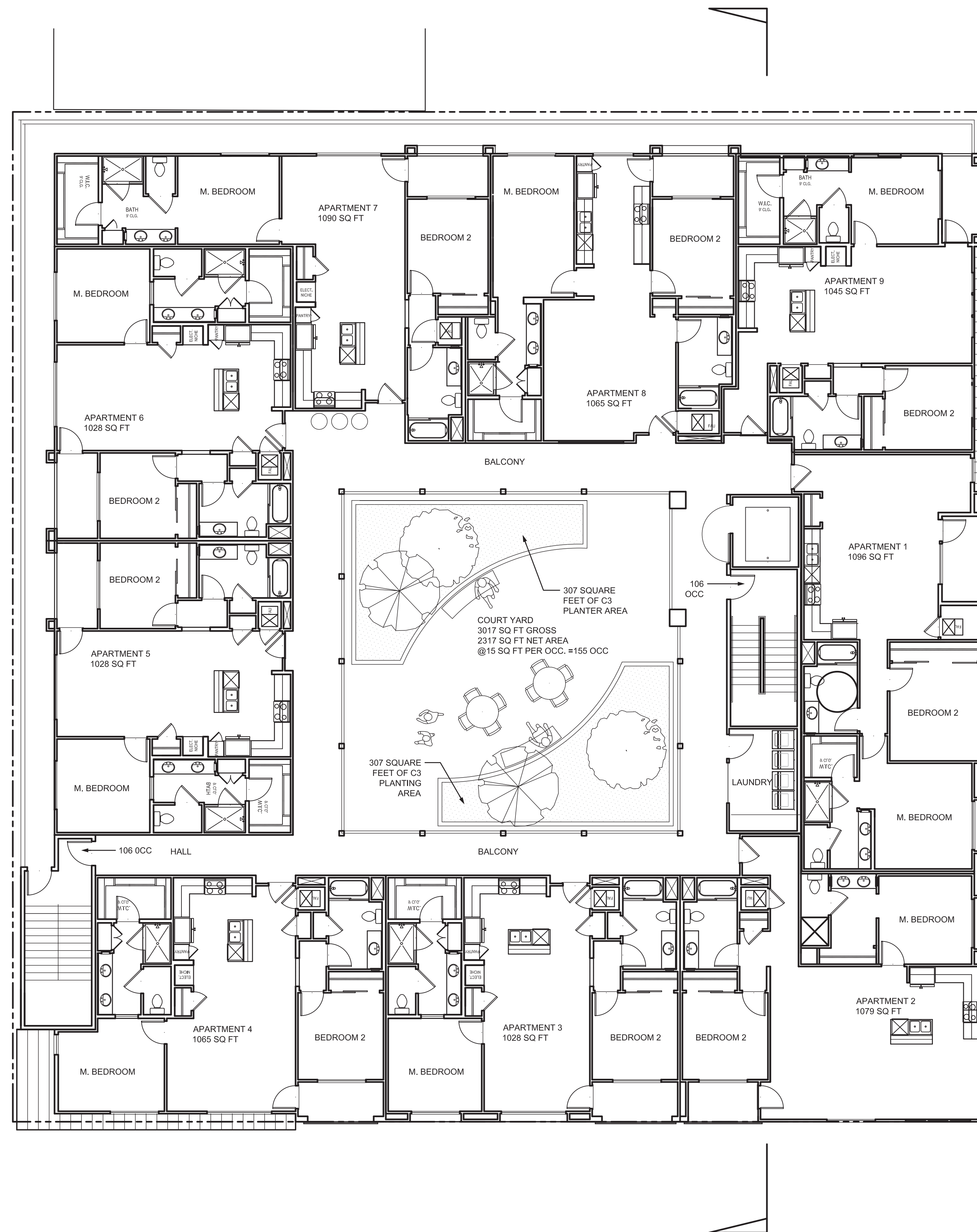
BASEMENT PARKING LEVEL

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A-3



SECOND FLOOR - RESIDENTIAL LEVEL ONE

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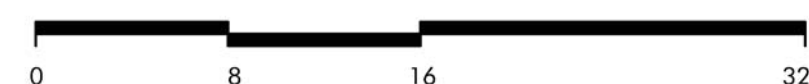


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A-4



NORTH



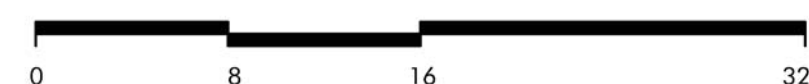
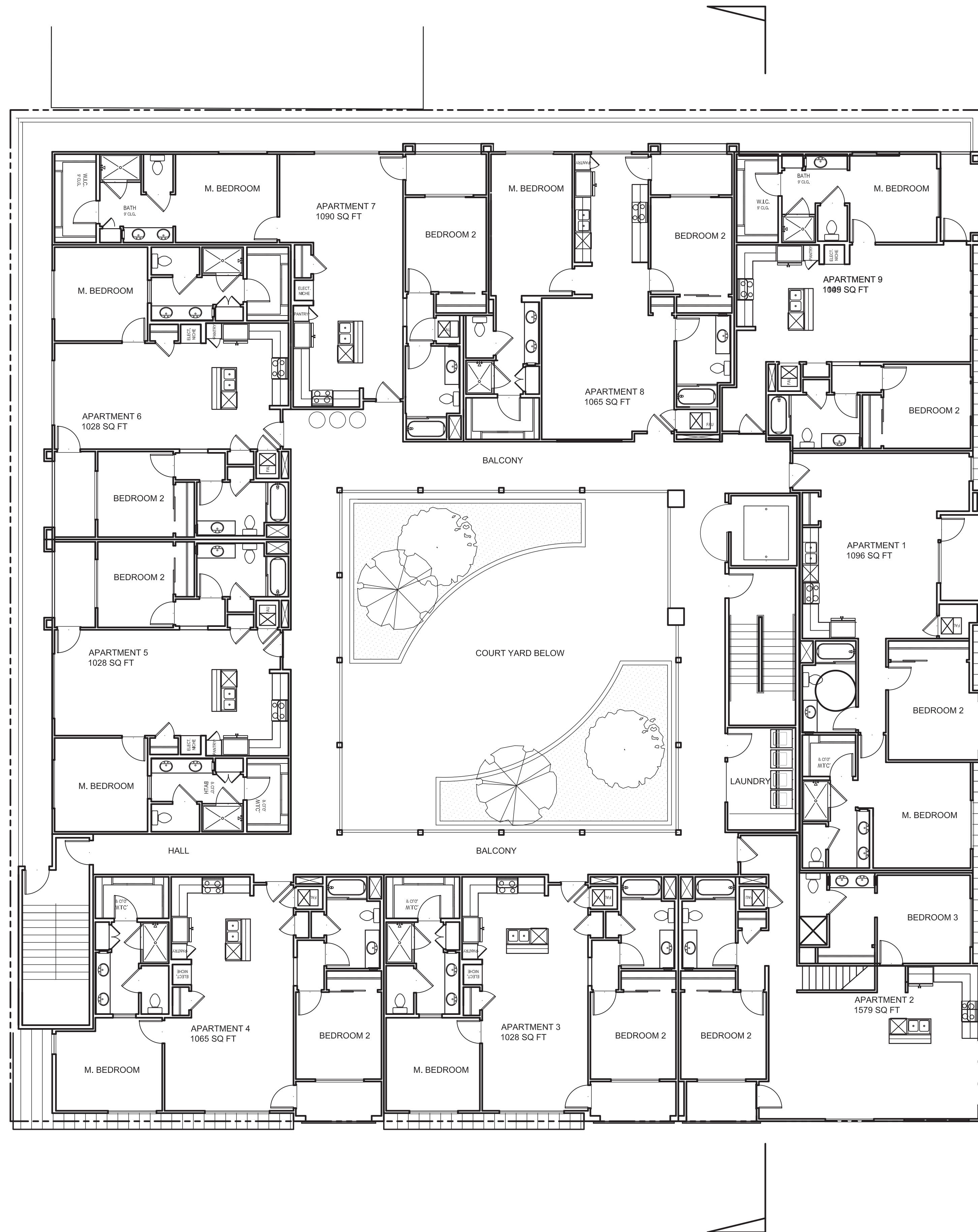
THIRD FLOOR - RESIDENTIAL LEVEL TWO

WASHINGTON STREET
DALY CITY, CALIFORNIA



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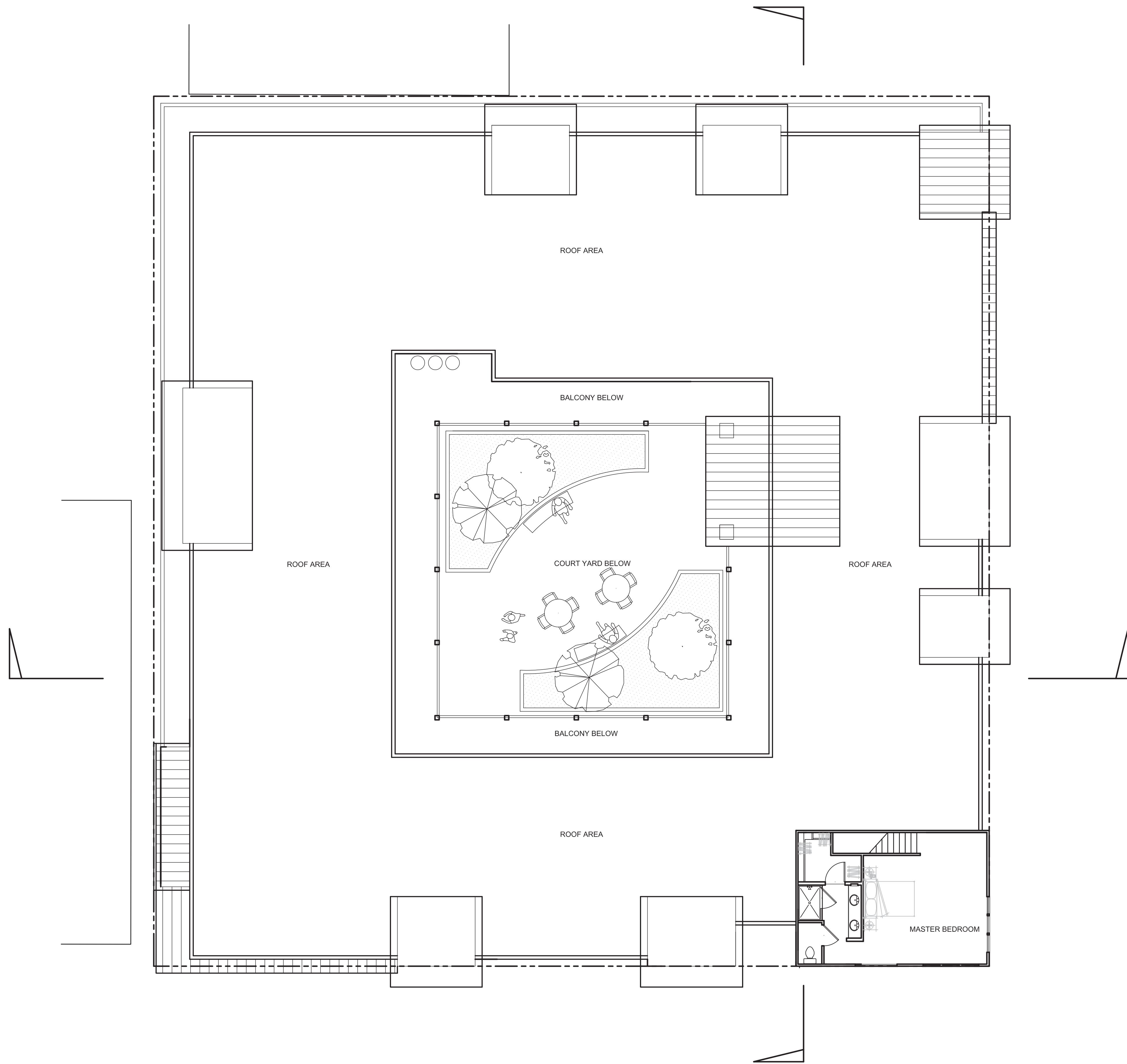
FOURTH FLOOR - RESIDENTIAL LEVEL THREE

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A-6



NORTH

0 8 16 32

ROOF PLAN AND FIFTH FLOOR

WASHINGTON STREET
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A-7



WASHINGTON STREET ELEVATION



BRYANT STREET ELEVATION



NORTH ELEVATION



WEST ELEVATION

WASHINGTON STREET
DALY CITY, CALIFORNIA



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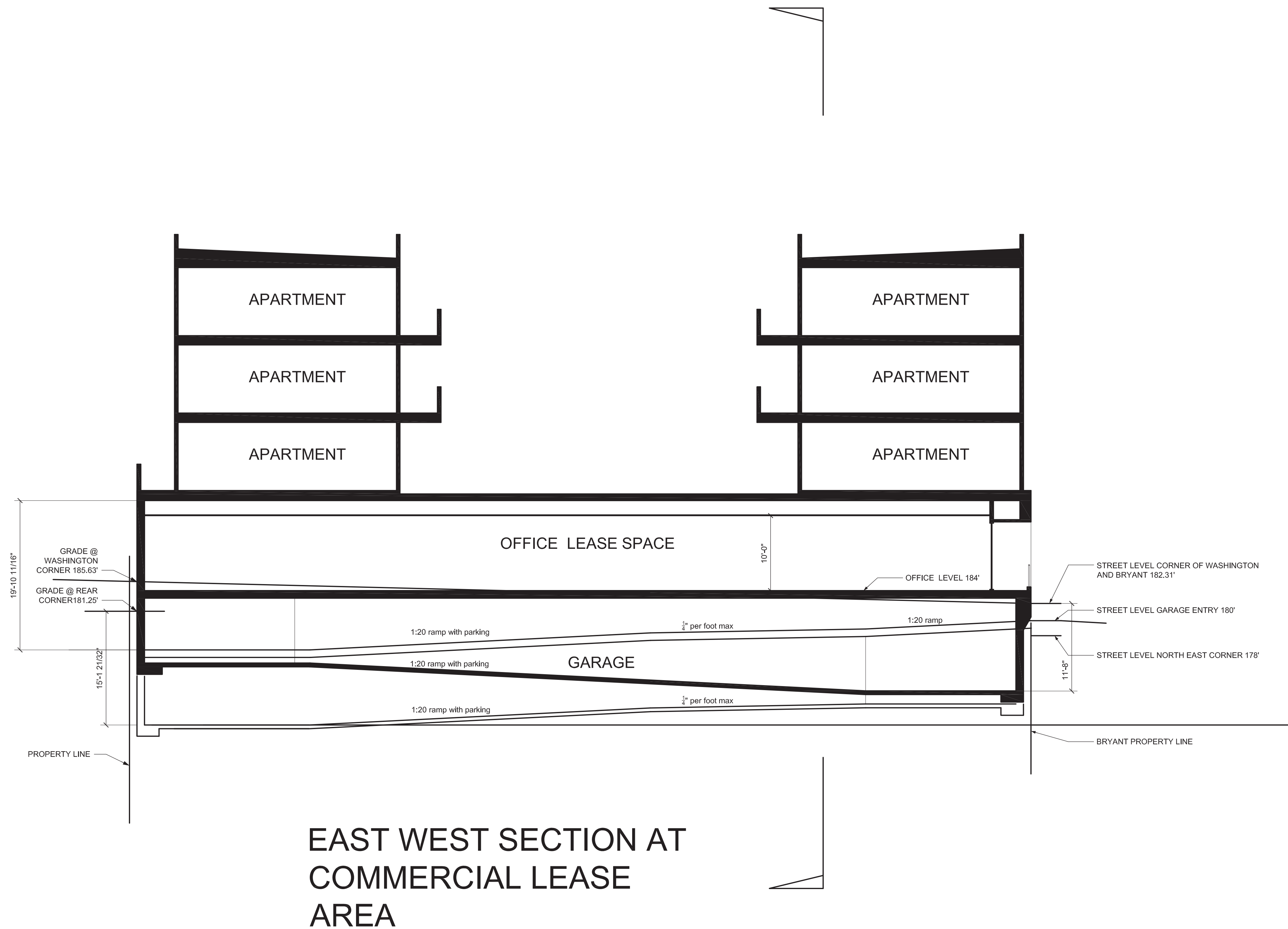
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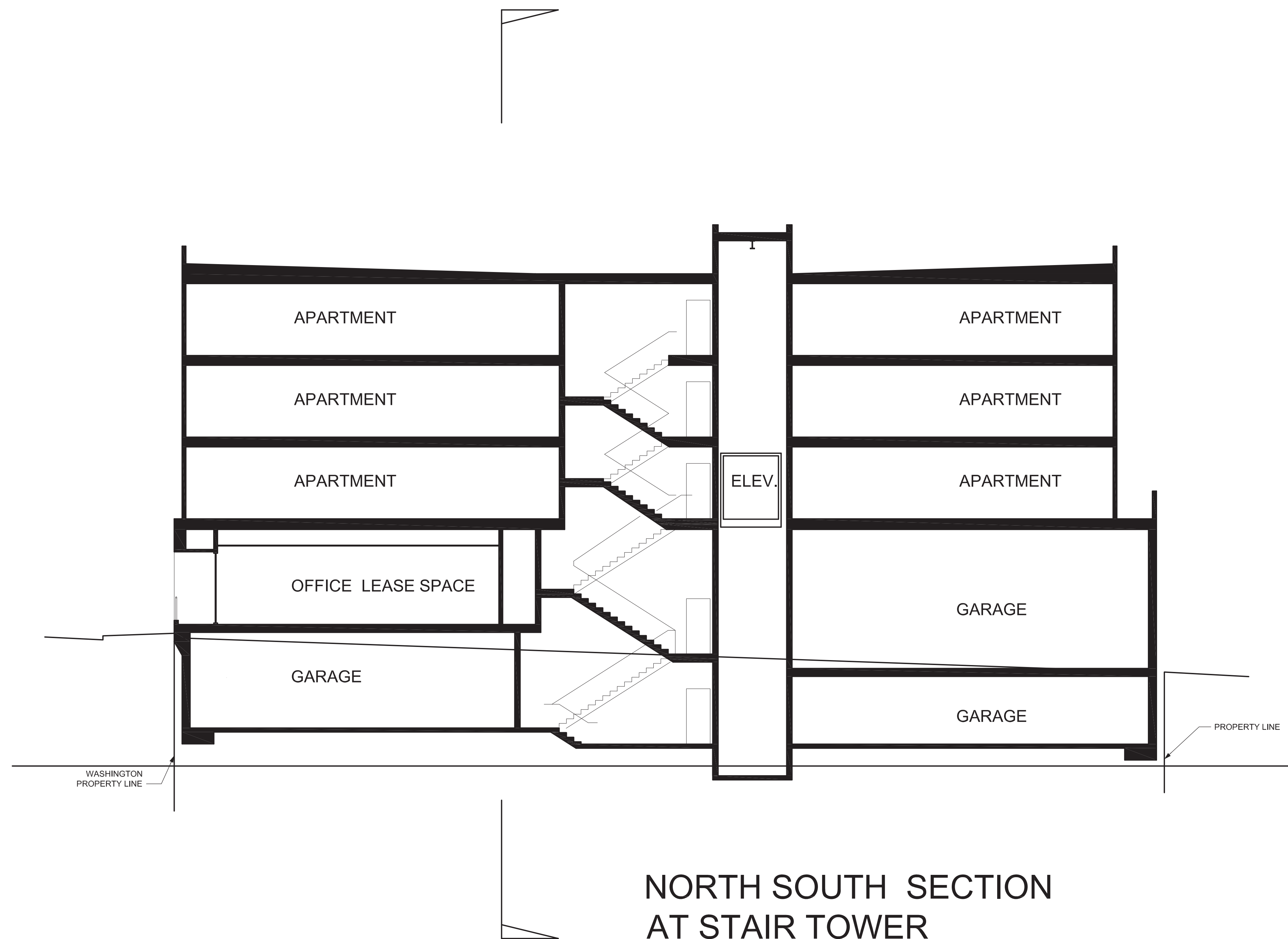
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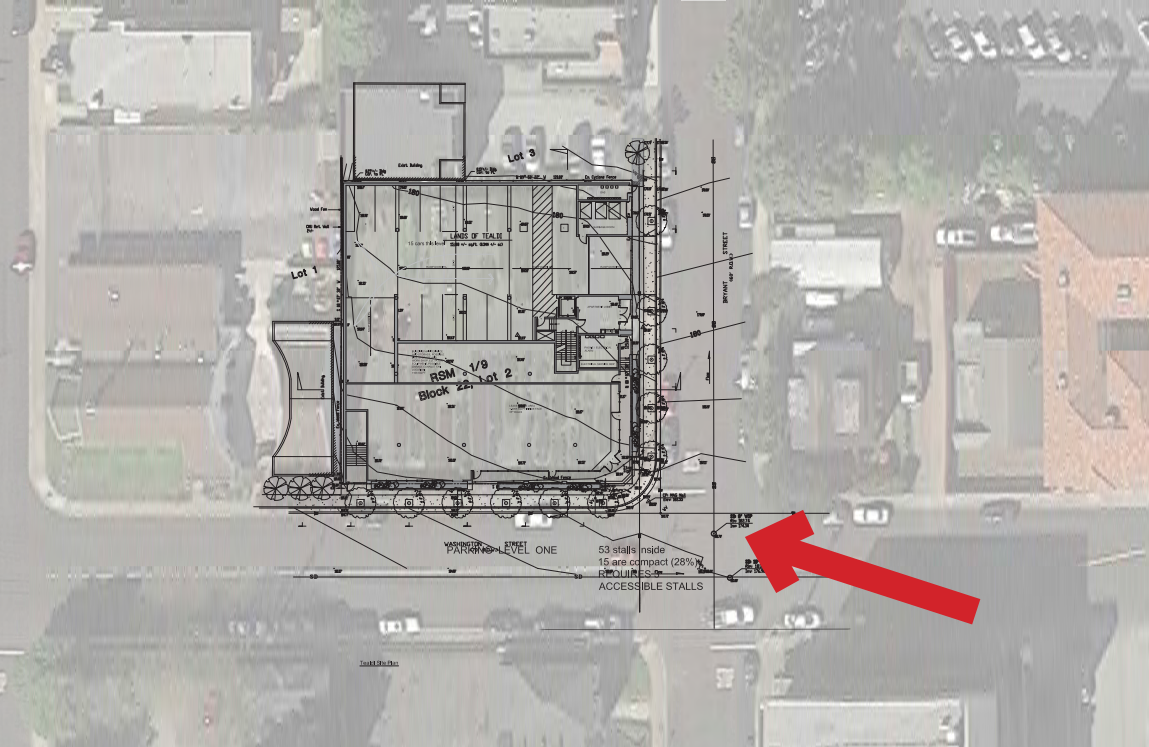
A-9



EAST/WEST SECTION THROUGH COMMERCIAL LEASE AREA



NORTH/SOUTH SECTION THROUGH STAIR TOWER

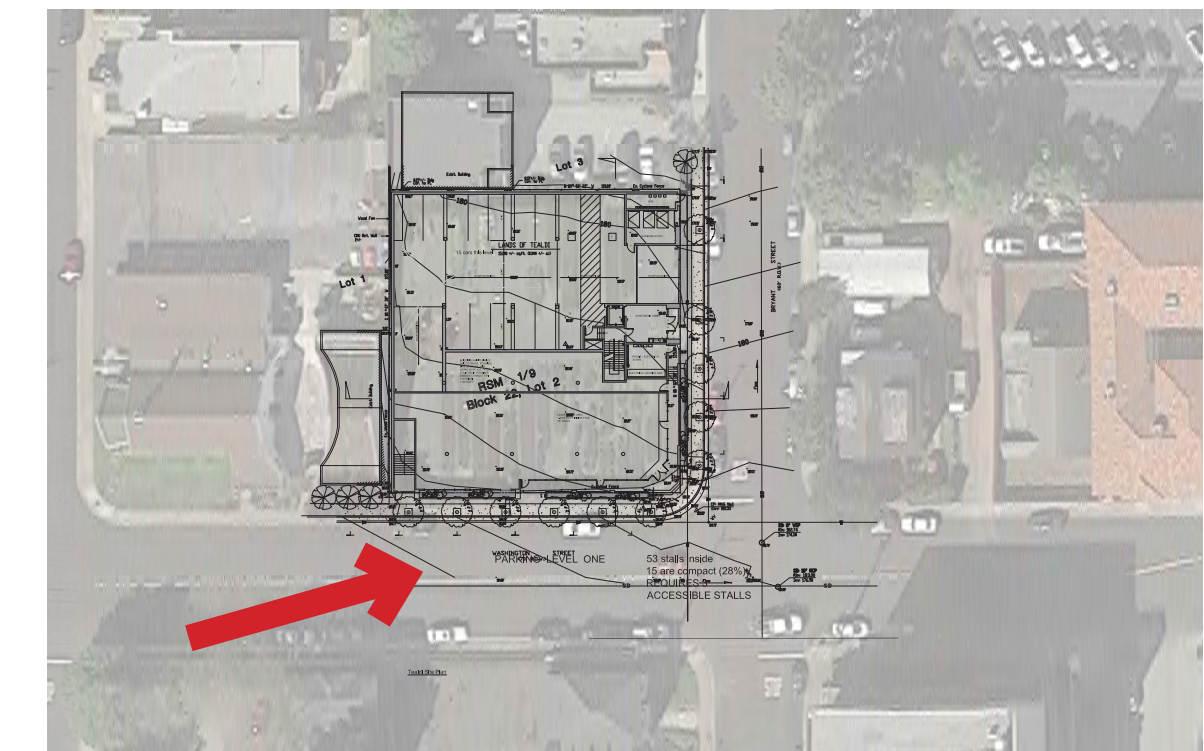


PERSPECTIVE

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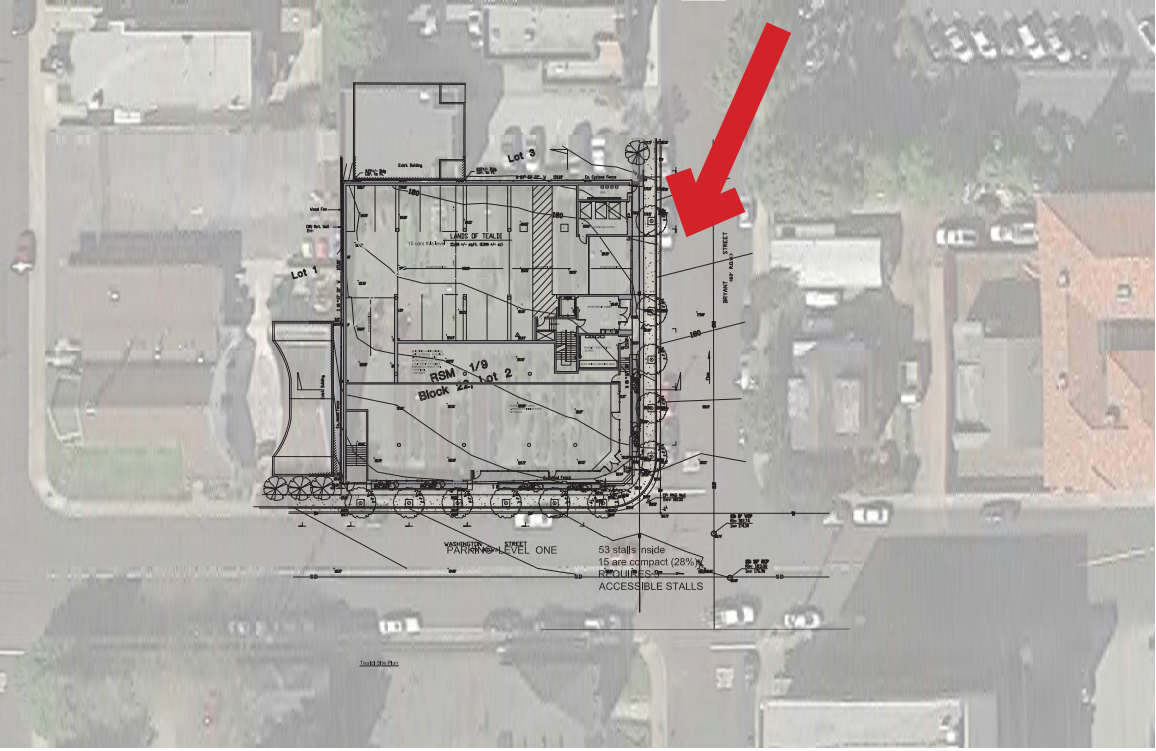


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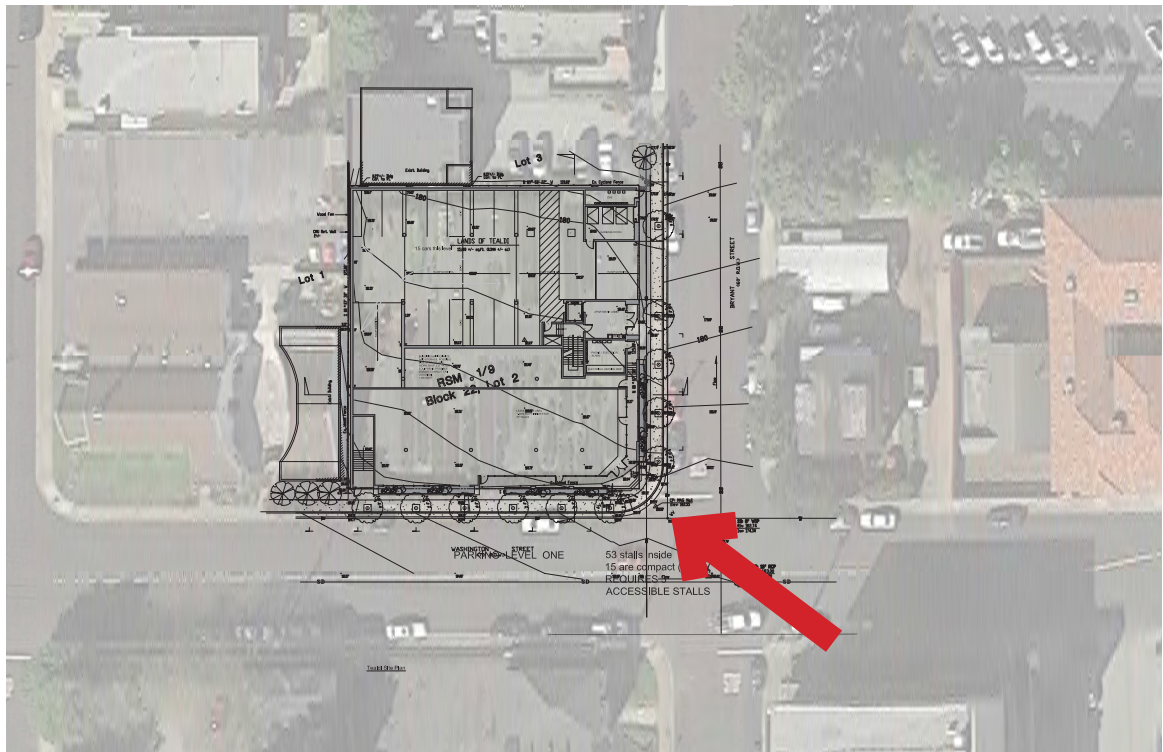


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WASHINGTON STREET
DALY CITY, CALIFORNIA

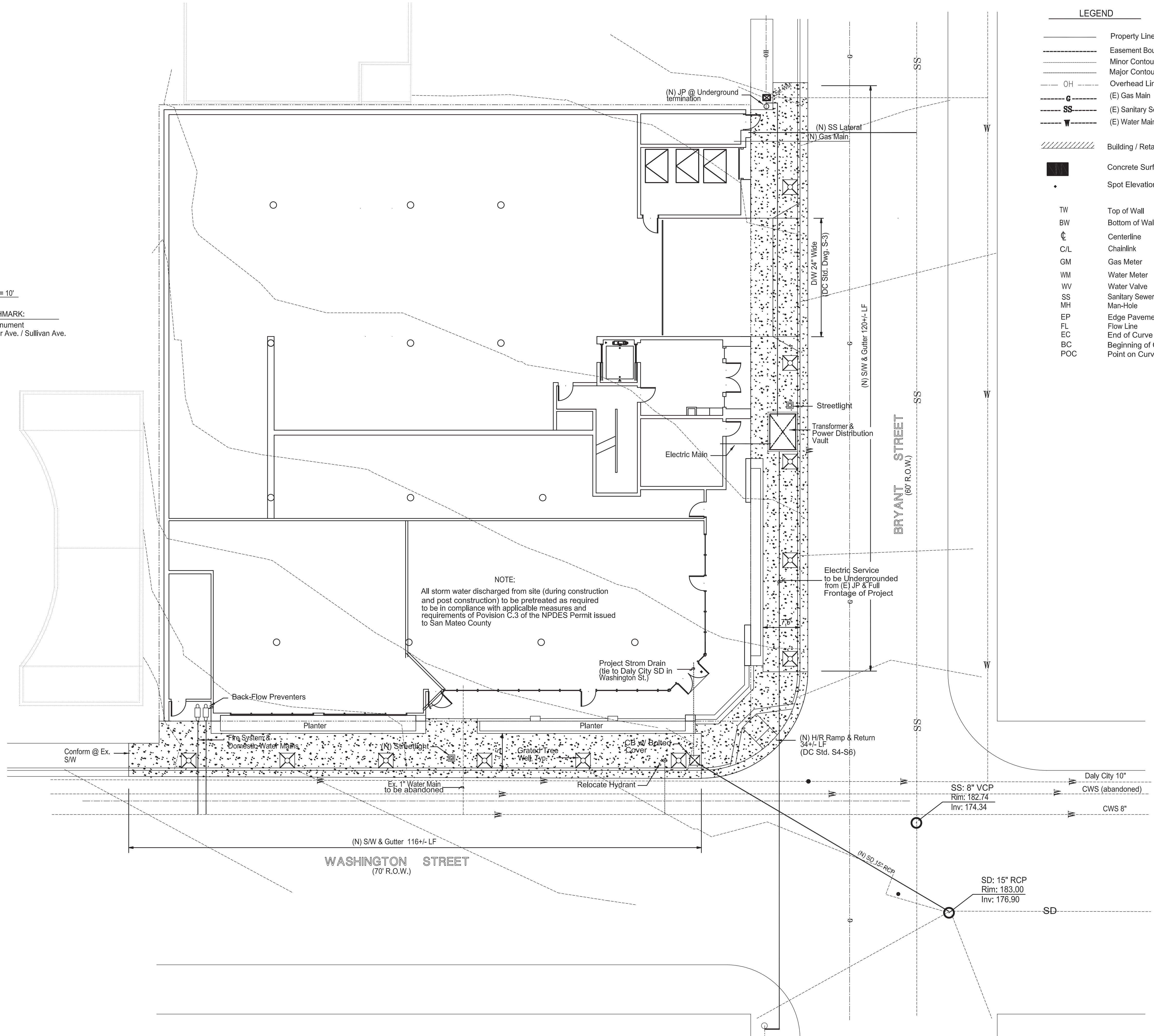


JOB NO. 1246.001
DATE 07-06-15
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A-15

SCALE: 1" = 10'

PROJECT BENCHMARK:
City of Daly City Monument
#14, Island Eastmoor Ave. / Sullivan Ave.
Elev. = 238.39



- LEGEND
- Property Line, Boundary
 - Easement Boundary
 - Minor Contour
 - Major Contour
 - OH Overhead Line
 - (E) Gas Main
 - (E) Sanitary Sewer Main
 - (E) Water Main
 - Building / Retaining Wall
 - Concrete Surface
 - Spot Elevation
 - TW Top of Wall
 - BW Bottom of Wall
 - C/L Centerline
 - GM Gas Meter
 - WM Water Meter
 - WV Water Valve
 - SS Sanitary Sewer Man-Hole
 - EP Edge Pavement
 - FL Flow Line
 - EC End of Curve
 - BC Beginning of Curve
 - POC Point on Curve

UTILITY PLAN

WASHINGTON STREET
DALY CITY, CALIFORNIA



JOB NO. 1246.001
DATE 07-06-15
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

C-1



CEQA Environmental Checklist

PROJECT DESCRIPTION AND BACKGROUND

Project Title:	Garden Valley
Lead agency name and address:	City of Daly City Planning Division 333 90 th Street Daly City, CA 94015
Contact person and phone number:	Tendai Mtunga Associate Planner 650.991.8035
Project Location:	1590 Bryant Street Daly City, CA. 94015 Assessor's Parcel Numbers: 006-345-070
Project sponsor's name and address:	Dan Tealdi 320 Washington Avenue, Suite 106 Daly City, CA 94015
General Plan description:	Commercial Mixed-Use (CMU)
Zoning:	Residential Retail Commercial; (C-R/R) Sullivan Corridor Specific Plan
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.)	Rezone from Residential Retail Commercial (C-R/R) to Retail and Office Commercial (C-R/O) to allow construction of a mixed-use 27-unit apartment building on a .35 acres parcel at the intersection of Washington and Bryant Streets (north of Washington Street and west of Bryant Street).
Surrounding land uses and setting; briefly describe the project's surroundings:	The project site is surrounded by predominantly single family residential development with some multi-family residential and commercial in the vicinity
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

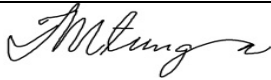
The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 3 for additional information.

☐	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: 09/28/2015
Printed Name: Tendai Mtunga	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 mixed-use apartment building introduces a significantly taller building to the neighborhood to the west, which is largely characterized as one- and two-story buildings, while continuing an existing pattern of taller building construction which has occurred along Sullivan Avenue to the east. To mitigate this bulk, the proposed building provides the greatest portion of its massing at the building corner closest to the Bryant Street/Washington Avenue intersection, where the building would be five stories tall. Likewise, the building's mass is reduced at the west and north elevations to provide a transition to adjacent building heights, which are considerably less than that of the proposed apartment buildings. Additionally, the building design includes

architectural elements at these elevations, in combination with color and material variation, to provide both visual interest and a reduction in scale to large walls which would otherwise have a more massive appearance in the context of smaller adjacent structures.

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 project site is considered an infill lot located in an urbanized area of Daly City and is currently zoned C-R/R (Residential Retail Commercial District). There is no evidence of any agricultural activities on the project site and within the surrounding vicinities of the project site. 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 and commercial 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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 provides 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.

Operational-Related Impacts: BAAQMD developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. These screening levels are generally representative of new development on greenfield sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements, such as Green Building requirements, that could also result in lower emissions. For projects that are mixed-use, infill, and/or proximate to transit service, such as this project (approximately 0.35 miles from the Colma BART Station), emissions would be less than the greenfield type project that these screening criteria are based on. The screening criteria are found in Table 3-1 of the Guidelines; if all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of the project's air pollutant emissions. Furthermore, by meeting all the criteria in Table 3-1, the project would not result in the generation of operational-related criteria air pollutants and/or precursors that exceed the *Thresholds of Significance* found in Table 2-2 of the Guidelines. Operation of the proposed project would therefore result in a less

than significant cumulative impact to air quality from criteria pollutant and precursor emissions. The proposed project is a 27-unit multi story apartment building apartment building will be built as an infill development, located approximately 0.35 miles from the Colma BART Station. The BART Stations has vehicle parking facilities for those who are not able to walk to the station. An existing bus route is located on Washington Avenue. Table 3-1 *Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes* lists a Condo/Townhouse, general (non-high-rise) development size of 451 dwelling units (ROG) as the Operational Criteria Pollutant Screening Size threshold; 78 dwelling units as the Operational GHG Screening Size threshold; and 240 dwelling units (ROG) as the Construction-Related Screening Size threshold. The proposed project meets all of the screening criteria listed in Table 3-1.

Community Risk and Hazard Impacts: To assist lead agencies in evaluating air quality impacts at the neighborhood scale, *Thresholds of Significance* have been established for 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.

BAAQMD provides a Risk and Hazard Screening analysis process, to assist lead agencies in deciding whether there should be further environmental review. 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 six permitted emission sources within 1,000 feet of the project's property 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 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 for all the sources within 1,000 feet of the project were summed and the total compared against the cumulative thresholds. Both the Individual Project and 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 0.943 in a million (from all local sources); Non-cancer hazard index of 0.016; and PM_{2.5} of 0.09µg/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 analysis are needed.

Carbon Monoxide Impacts: The Guidelines contain a preliminary screening methodology that provides lead agencies with a conservative indication of whether the implementation of the proposed project would result in CO emissions that exceed the *Thresholds of Significance* shown in Table 2-1 of the Guidelines. The Guidelines state that a proposed project would result in a less-than-significant impact to localized CO concentrations if the following screening criteria is met: 1. Project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans; 2. The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and 3. The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, etc.). According to the City's Traffic Engineer, a traffic study was not warranted due to the size of the project. The proposed project would not generate more than 100 net PM peak trips and therefore is consistent with the congestion management plan and all of the aforementioned preliminary screening criteria.

Construction Related Impacts:

Construction-related activities are those associated with the building of a project. Construction activities are typically short-term or temporary in duration; however, project-generated emissions could represent a significant impact with respect to air quality and/or global climate change.

The first step in determining the significance of construction-related criteria air pollutants and precursors is to compare the attributes of the proposed project with the applicable *Screening Criteria* listed in Section 3.5.1 of the Guidelines. If all of the *Screening Criteria* are met, construction of the proposed project would result in a less-than-significant impact to air quality. If not, then construction emissions need to be quantified. The development of the 27-unit mixed use apartment building met all of the criteria and since there is no existing structure/s on the site, there will be no demolition involved in the construction-related activities.

The second step in determining the significance of construction-related criteria air pollutants and precursors is to quantify the construction emissions. Staff utilized the BAAQMD's recommended URBEMIS (version 9.2.4) modeling program to quantify construction emissions for the proposed land use development project.

The daily average emissions of construction-related criteria air pollutants or precursors of the proposed 27-unit apartment development will not exceed any of the *Thresholds of Significance*, and the project therefore, would result in a less-than-significant impact to air quality.

All *Basic Construction Mitigation Measures* will be included in the design of the project design and implemented during construction. The project will not include uses or activities expected to create any objectionable odors affecting a substantial number of people. The project will not result in any significant deterioration of air quality.

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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact

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?	☐	☐	☐	☒
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Discussion of Evaluation: The site is currently vacant with and is completely surrounded by existing development of an urban setting.

There are no 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 located on or near the subject property.

There are no riparian habitats 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 located on or near 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.

This project will not interfere with the movement of any native resident or migratory fish or wildlife species, as there are none present on or near this site; or with established native resident or migratory wildlife corridors, as there are none on this site; or impede the use of native wildlife nursery sites, as there are none in the project's vicinity.

There are no habitat areas on or bordering 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 vacant. The site 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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 (1994), 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?	☐	☐	☐	☒

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. 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 fault, approximately three miles west, the proposed development, along with all of the City of Daly City, engenders risk of seismic instability. Due to its proximity to the San Andreas 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.

Another recently discovered fault, named the Mussel Rock fault, located about two miles southwest of the San Andreas fault, extending offshore at Mussel Rock, was identified in 1998. Although not extensively studied, this fault is not presently classified as active. Compared to the nearby San Andreas Fault, the Mussel Rock Fault is not currently considered to be a significant seismic hazard for the City of Daly City.

The project site is currently vacant 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 apartment building 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: BAAQMD's approach to 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.

The first step in determining the significance of operational-related GHG emissions is to compare the attributes of the proposed project with the applicable *Screening Criteria* found in Table 3-1 of the *Guidelines*. Projects below the applicable screening criteria would not exceed the 1,100 MT of CO₂e/yr GHG threshold of significance for projects other than stationary sources. 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. The Operational GHG Screening Size threshold for a land use type of Condo/townhouse, general in Table 3-1 is 78 dwelling units. The proposed project would result in the new construction of 27 apartment units and does not exceed the GHG threshold found in Table 3-1.

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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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.

The proposed 27-unit apartment building 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.

The site is not located within an airport land use plan, and would not result in a safety hazard for people residing or working in the project area. 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 one 27-unit apartment building on the .35 acre site. As previously stated, the site is currently vacant and all the surrounding land uses are fully developed and the project site is considered an urban infill site that is located in an urban setting. The site is currently in a disturbed state and, as such, has been totally denuded of any native vegetation that may have existed prior to development of the site in 1950s. The site is not within an area that is subject to wildland fires.

Mitigation: None required.

IX. HYDROLOGY AND WATER QUALITY: Would the project:	Potenti ally Signific ant Impact	Less Than Signific ant with Mitigati on	Less Than Signific ant Impact	No Impa ct
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)?	☐	☐	☐	☒
	Potenti ally Signific ant Impact	Less Than Signific ant with Mitigati on	Less Than Signific ant Impact	No Impa ct
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?	☐	☐	☐	☒

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
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: There are no known subsurface water supplies in the project area. The City of Daly City Department of Water and Wastewater Resources is charged with all the City water quality compliances and has provided appropriate conditions of approval for the proposed project. The project will not draw on or deplete groundwater supplies.

The development of the property with a 27-unit mixed-use apartment building will result in increased impermeable surfaces, as a majority of the existing site is currently utilized by flower growing operations and permeable surfaces. However, the development will be required to meet pre-development stormwater detention rates, in addition to treatment requirements per Order R-2 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 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 will be required to submit a Sewer Flow Study to ensure the existing system is capable of handling the additional flow of this development. 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 the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit, intended to control pollution in storm water associated with construction 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 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.

The site is not located in a portion of Daly City that is 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 and compliance with Order R-2 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 subject parcel is .35 of an acre which is considered an infill lot, and is surrounded by fully developed urban neighborhood. The site is located in the Sullivan Corridor Specific Plan Area and is therefore subject to the development standards and guidelines provided within the Specific Plan. The overall urban design intent of the Specific Plan is to create a sense of place and identity for the Civic Center and the Sullivan corridor Area to promote positive economic change throughout the area, and to allow wide mix of uses within a quality neighborhood environment.

The proposal is consistent with the pertinent residential, office, and commercial land use goals, and policies specified in the Sullivan Corridor Specific Plan objectives and the General Plan Land Use Element. Specifically, the proposal, as conditioned, will contribute to maintaining a

pattern of variable and balanced building densities and opportunities for a mix-use building that is intended to blend in with the surrounding existing built environment, and will help strengthen the integrity of the neighborhood.

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

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 are located on the site, nor has the site been used for mineral resource extraction.

Mitigation: None Required.

XII. NOISE: Would the project result in:	Potenti ally Signific ant Impact	Less Than Signific ant with Mitigati on	Less Than Signific ant Impact	No Impa ct
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?	☐	☐	☐	☒
) 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 60-65. Future noise levels are not expected to decrease for this area. Within this noise contour, of 27-unit apartment building, 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 will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. Noise levels associated with construction activities such as excavation, ground clearing and finishing work range from 78 to 89 dBA at 50 feet from the noise source (Bolt, Beranek & Newman, "Noise from Construction Equipment and Operation, Building Equipment and Home Appliances", 1971). 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 5:00 p.m. Mondays through Fridays and construction on weekends and holidays will be prohibited to avoid inconveniencing neighbors.

The project site is not located within an airport land use plan or, within two miles of a public airport or public use airport

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?	☐	☐	☐	☒
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 estimated two to four persons per each two bedroom unit apartment according to the Uniform Housing Code formula which would result in estimated 95 people who are expected to reside in the 27 unit apartment building. 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 retail or office development associated with the project.

Mitigation: None required

XIV. PUBLIC SERVICES:	Potenti ally Signific ant Impact	Less Than Signific ant with Mitigati on	Less Than Signific ant Impact	No Impa ct
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?	☐	☐	☐	☒
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, including CalWater, which serves the subject site with water. 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:	Potenti ally Signific ant Impact	Less Than Signific ant with Mitigati on	Less Than Signific ant Impact	No Impa ct
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 slightly 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 does not require apartment buildings to 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: The development of the 27-unit multi story apartment building will not disrupt the existing traffic flow pattern within the local streets. The vehicle ingress and egress will be along Bryant Street and the pedestrian access will be from the Washington Avenue main entrance. The Engineering Division has reviewed the proposed means of vehicular access from Bryant Street and has determined that the driveways at the location effectively provide a safe means of ingress and egress, respectively for automobiles without creating a danger to

pedestrians. The building's driveway are of an adequate dimension for the transport of vehicles and emergency access as determined by the Engineering Division and Fire Department.

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. All surrounding streets are expected to operate within acceptable level of services since the proposed 27 unit apartment building will not generate significant vehicle trips.

Section 17.34.020.A of the Zoning Ordinance requires that two parking spaces be provided for each proposed development. The 27-unit multi story apartment building has 53 parking spaces that are required by the off street parking ordinance to suffice for both the residential and commercial components of the building. The 53 parking spaces were determined after the project had qualified for a mixed use project 20 percent parking reduction. There is no Code requirement for guest parking spaces and none are being provided as part of this proposal. On-street parking spaces along Bryant Street and Washington Street will be available on first come first served basis.

All surrounding streets within the project are improved, and have sidewalks including curb, and gutters. However, ADA compliant sidewalks and pedestrian aprons will be required along all impacted project frontages.

There are no air traffic concerns with the proposed project. 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: None required.

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?	☐	☐	☐	☒
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, the North County Fire Authority, and California Water Service Company, which currently provides potable water to the site. Prior to the issuance of any permits, the applicant will be required to submit 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.

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: For the reasons outlined in this initial study, there exists no evidence that the subject project will have environmental impacts that are individually limited, but cumulatively considerable.

Mitigation: None required.

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Daly City Planning Commission Agenda Report

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

Meeting Date: October 6, 2015

Applications: Use Permit UPR 8-15-11326 and Design Review DR 8-15-11371

Project Planner: Michael VanLonkhuysen, Interim Planning Manager

Project Location: 198 Miriam Street (APN 003-080-420)

Project Description: Three-story residential duplex (two unit building)

Applicant: Mark Bucciarelli
58 Fairlawn Avenue
Daly City, CA 94015

Property Owner: Lambert Lee
573 36th Avenue
San Francisco, CA 94121

Environmental Assessment: Categorically Exempt: Section 15303(b):
New Construction of Small Structures

Applicable Daly City Municipal Code Sections: Daly City Municipal Code Sections:
Chapter 17.09 – R-1/A Single Family/Duplex Residential District
Chapter 17.44 – Use Permits

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
0.08 Acres (3,350 square feet)	Vacant	Duplex	Low Density Residential	R-1/A Single Family/Duplex Residential District

Area Information

Land Use	Zoning
North: Residential	R-1/A Single Family/Duplex Residential District
South: Residential	R-1/A Single Family/Duplex Residential District
West: Residential	R-1/A Single Family/Duplex Residential District
East: Residential	R-1/A Single Family/Duplex Residential District

Background

The applicant, Mark Bucciarelli, requests approval to construct a new duplex (two residential units in one building) on a vacant corner lot located at 198 Miriam Street (see Attachment A – Site Location). The residence which previously occupied the site was demolished in 2008.

Discussion

The applicant proposes to construct a 5,541 square foot, three-story, two-unit residential structure. The lower unit (“Unit A”) would occupy part of the first floor and the entire second floor, providing 2,961 square feet total of habitable area. The upper unit (“Unit B”) would occupy the entire third floor, providing 1,737 square feet of habitable area. The lower unit would contain five bedrooms, three bathrooms, a living room, and kitchen. The upper unit would contain three bedrooms, two bathrooms, a living room, and kitchen. The garage would provide four parking spaces. Two additional spaces are provided in the driveway, for a total of six parking spaces (see Attachment B – Project Plans).

The use permit process provides the staff, Planning Commission, and City Council the opportunity to determine whether the proposed duplex would function in aesthetic and functional harmony with the surrounding residential uses, which are primarily single-family detached residential uses, duplexes, and apartments. Given the bulk, mass, and intensity of these uses, staff has determined that the proposed duplex would not disrupt the neighborhood character if ample parking is provided and if architectural features are incorporated into the building to transition its bulk and mass to adjacent residential structures, which are less significantly less tall than the proposed duplex.

Duplex Design

The proposed duplex is a three-story building proposed on a 34-foot wide corner lot in an existing neighborhood of mostly one- and two-story single-family dwellings built on 25-foot-wide lots. However, duplexes and even apartment buildings are present in the neighborhood, where higher density residential uses were permitted prior to the adoption of the R-1/A zone in 1978. The City’s Small Residential Design Guidelines require that the building design and its placement on the site respect the neighborhood context.

At a minimum, the Small Residential Design Guidelines require that the applicant recess the third floor of the building’s front elevation, provide a recessed garage door and pedestrian entrance, and replicate the front façade architectural materials and details onto the visible side walls of the building. In addition to these measures, the applicant, in working with staff to reduce the bulk of the building, has provided a horizontal belt between the first and second floors of the building. These measures, in combination with proposed wainscoting and a paint scheme which provides a darker color at the first floor and a lighter color at the second and third floors, would serve to visually distinguish the pedestrian level while deemphasizing the second and third floors.

Despite these measures, staff remains concerned about the duplex relating to the architectural character of older residential buildings in the neighborhood and is therefore recommending the following Conditions of Approval:

1. The applicant shall amend the exterior building material to incorporate siding, which shall be present at all visible parts of the building above the first floor;
2. Horizontal building belts shall be incorporated between each floor and shall be present at all elevations;
3. The applicant shall provide additional wall articulation at the rear of the building, such as bay windows, in accordance with the lot coverage limitation allowed in the Zoning Ordinance;
4. All building corners and windows shall receive 2x4 wood trim, and the garage door opening and building parapet shall receive 2x6 wood trim;
5. The building shall be painted to reflect a three-tone color palette. At the time of building permit submittal, the applicant shall prepare a colored rendering depicting proposed colors. The color scheme shall be approved by the Planning Division and shall be reflected in the drawings issued for building permit.
6. Garage doors material and design shall be consistent with the building architecture (e.g., carriage house style) and approved by the City prior to building permit issuance. The garage door shall be painted to reflect a two-tone color palette and the garage door color scheme shall also be reflected in the drawings issued for building permit.

In addition to these architectural considerations, staff is recommending Conditions of Approval that require that the first floor plan be amended to remove pedestrian access between the duplex front entrance and habitable area on this floor, and to provide an area open to the garage for trash and recycling receptacle storage, as well as personal garage storage, for both units. The first requirement is intended to prevent the first floor habitable area from being used as a third unit and the second is intended to ensure there are adequate areas for receptacle and personal storage which may otherwise occur in the parking spaces, thereby precluding the ability for residents to park.

General Plan and Zoning Conformity

The General Plan designation applicable to the subject property is Medium-Low Density Residential, which allows for 14.6 to 20 dwelling units per acre. In an effort to better describe future residential development and more equitably allocate density among numerous properties within a neighborhood, the General Plan stipulates that the number of permissible units on lots less than 5,000 square feet in size is prescribed by the Zoning Ordinance (one housing unit on lots zoned R-1 Single Family and two housing units, subject to use permit approval, on lots zoned R-1A or R2). Because the subject property is zoned R-1/A, two units are permissible subject to use permit approval.

Aside from the development standards specified by the Municipal Code, 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 subject site is situated adjacent to single family attached and detached homes, as well as medium- and high-density residential development. Residential development is the highest and best use for the subject property given its size and shape, and adjacent uses.

The property is located in the R-1/A Single-Family/Duplex Residential District, which was established to protect existing neighborhoods of primarily single-family homes while allowing for the consideration of duplex units through the use permit process. The use permit requires findings be made to ensure a project is consistent with the General Plan and the R-1/A district standards and, together with the provisions for its design and improvements, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood.

Site Landscaping

Detailed landscape plans were not provided as part of this application package. Therefore, staff has required the applicant provide a fully detailed landscape plan prior to building permit issuance. Staff is recommending a Conditions of Approval which requires landscaping in the public right-of-way behind the City sidewalk and enhancements to the landscape planter strip between the back of curb and the City sidewalk.

Parking

A total of six parking spaces would be available to the duplex tenants, four in the enclosed garage and two in the driveway. At the City's direction, the applicant has provided a 20-foot interior garage dimension. The City requires a minimum 20-foot dimension where there is no physical separation between tandem parking spaces within a duplex garage. This requirement is an effort to ensure that duplex occupants are not dissuaded from using required parking spaces because they are too small.

Environmental Assessment

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15303(b): New Construction of Small Structures.

Findings

Staff finds that, as conditioned, the proposed Use Permit UPR 8-15-11326 and Design Review DR 8-15-11137 are in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed use permit and design review permit would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. These findings are based 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 October 6, 2015; notice of said hearing was by newspaper publication on September 25, 2015, posting and first class mailing to property owners within 300 feet of the site.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorical Exempt per Section 15303(b): New Construction of Small Structures.
3. The General Plan designation applicable to the subject property is Medium-Low Density Residential, which allows for 14.6 to 20 dwelling units per acre. The General Plan stipulates that the number of permissible units on lots less than 5,000 square feet in size is prescribed by the Zoning Ordinance (one housing unit on lots zoned R-1 Single Family and two housing units, subject to use permit approval, on lots zoned R-1A or R2). Because the subject property is zoned R-1/A, two units are permissible subject to use permit approval.
4. Given the bulk, mass, and intensity of surrounding residential uses, which are primarily single-family detached residential uses, duplexes, and apartments, the proposed duplex would not disrupt the neighborhood character given the amount of parking provided and architectural features that have been incorporated into the building.
5. The proposed project is consistent with Zoning Ordinance Chapter 17.34, Off-Street Parking and Loading, in that each of the duplex units is provided with two covered on-site parking spaces and one uncovered parking space in the project driveway, for a total of six parking spaces.
6. The applicant's proposal is consistent with the City's Small Residential Design Guidelines, which require that the applicant recess the third floor of the building's front elevation, provide a recessed garage door and pedestrian entrance, and replicate the front façade architectural materials and details onto the visible side walls of the building. As modified by the Conditions of Approval, the proposed duplex will be constructed to provide a horizontal belt between all floors of the building, incorporate siding material, and receive garage doors, to ensure that the duplex relates to the architectural character of older residential buildings in the neighborhood.

Conditions of Approval

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Use Permit UPR 8-15-11-11326 and Design Review DR 8-15-11-11371, 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. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

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 Use Permit and Design Review Permit shall not be valid for any purpose.
2. The project shall be valid only in conjunction with detailed plans submitted and approved by the City Council and Design Review Committee. 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 a new Design Review application.
3. The Use Permit and Design Review Permit shall be valid for a period of one year from the date of City Council approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project.
4. The applicant shall incorporate a prohibition in the lease agreement for each unit that prohibits the storage of any items in the garage areas designated for parking on the approved plans or on the front balcony.
5. The applicant shall be aware that tenant violations of the aforementioned less restriction shall be ground for revocation of this Use Permit.

Duplex Design

6. The applicant shall amend the exterior building material to incorporate siding, which shall be present at all visible parts of the building above the first floor;
7. Horizontal building belts shall be incorporated between each floor and shall be present at all elevations;
8. The applicant shall provide additional wall articulation at the rear of the building, such as bay windows, in accordance with the lot coverage limitation allowed in the Zoning Ordinance;
9. All building corners and windows shall receive 2x4 wood trim, and the garage door opening and building parapet shall receive 2x6 wood trim;
10. The building shall be painted to reflect a three-tone color palette. At the time of building permit submittal, the applicant shall prepare a colored rendering depicting proposed colors. The color scheme shall be approved by the Planning Division and shall be reflected in the drawings issued for building permit.
11. Garage doors material and design shall be consistent with the building architecture (e.g., carriage house style) and approved by the City prior to building permit issuance. The

garage door shall be painted to reflect a two-tone color palette and the garage door color scheme shall also be reflected in the drawings issued for building permit.

12. The applicant shall amend the first floor plan to remove pedestrian access between the duplex front entrance and habitable area on this floor, and provide an area open to the garage for trash and recycling receptacle storage, as well as personal garage storage, for both units.
13. The applicant shall construct a six-foot wooden fence at adjacent residential property, measured from the highest adjacent grade. The fence shall consist of six-by-six pressure-treated posts with overlapping panels, and shall be stained dark brown.

Landscaping

14. All yard areas associated with the development shall be landscaped, the area located in the public right-of-way behind the City sidewalk. The applicant shall submit landscape plans, including irrigation plans, for review and approval by the Planning Division. The irrigation system shall be professionally installed and include an automatic timing device.
15. Included in the landscape plan shall be an enhancement to the landscape planter strip between the back of curb and the City sidewalk. This enhancement shall include drought-tolerant landscaping and an establishment irrigation system. Alternatively, the applicant shall may install pavers in this area, subject to the approval of the Engineering Division.
16. All landscaped areas shall be maintained in a vigorous and healthy condition. Dead and dying plants shall be removed and replaced as necessary.
17. The front yard shall be maintained as landscaping and shall not be paved.

B. BUILDING DIVISION

18. The applicant shall maintain all vertical and horizontal clearances for structures required by Pacific Gas and Electric Company (PGE) located on the adjacent overhead utilities to the east of the subject parcel. Evidence of PGE review the proposed duplex shall be supplied to the City at the time of building permit application submittal.

C. ENGINEERING DIVISION

19. Plans submitted for building or grading permit shall show all existing and proposed utilities, on site and in the street, including water, sanitary sewer, and storm drain mains.
20. The applicant shall replace the City sidewalk fronting the subject parcel.
21. The applicant shall replace the existing pedestrian apron located at the northwest corner of Miriam Street and Parkview Avenue with an accessible pedestrian ramp. Should the Engineering Division require resurfacing Miriam Street, the applicant may be required to replace the existing apron at the northeast corner as well.

22. An encroachment permit is required prior to any work or underground utilities installation within the public right-of way.
23. Following new utility installation, the applicant shall replace areas of street pavement, sidewalk, curb, and gutter damaged by construction. Such repair shall be per City standard specifications.
24. All utility service connections shall be through underground conduits.
25. All roof drainage shall be directed toward the curb gutter through pipes underneath the City sidewalk. There shall be no storm water sheet flow over the sidewalk.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

26. Prior to issuance of building permits, the applicant shall submit a utilities plan for review by the Water and Wastewater Resources Department. All standard conditions of approval will apply.
27. The applicant shall provide separate water services and sewer laterals acceptable to the Department of Water Wastewater Resources.
28. All existing water services to the property shall be abandoned at the main prior to construction. Add to notes.
29. A fire flow is required. All costs associated with the fire flow shall be borne by the applicant.
30. All existing sewer laterals facing the property shall be located and abandoned at the main prior to construction.
31. A set of utility plans is required for DWW's next review. This will assist in a more thorough review of this project to determine if any necessary additional requirements or conditions may apply.
32. Water service shall be connected to the 6 inch CI main on Miriam. Show on plans.
33. Sewer shall connect to the existing 8 inch PVC sewer on Parkview. Show on plans.
34. Water meters shall be located in landscaped areas only. No water meters shall be located in sidewalks or driveways.
35. A set of utility plans is required for DWW's next review. This will assist in a more thorough review of this project to determine if any necessary additional requirements or conditions may apply.

36. A certified Distribution System Operator must be present for all hydrostatic testing, chlorination, flushing, bacteria testing and connections to the existing system, per California Department of Public Health, Operator Certification Regulations, Section 63770. The City of Daly City Engineer must receive the request for the certified Operator to be present for these operations in writing no less than six (6) working days prior to the anticipated date of work. Include in plan notes.

E. FIRE DEPARTMENT

37. A sprinkler system is required for all new facilities per NFPA 13D. Project plans shall be submitted to the Fire Department for review and approval prior to the issuance of any building permit.

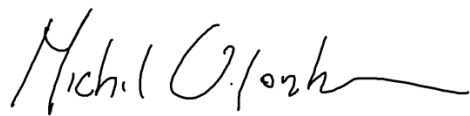
Recommendation

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment; and
3. Approve Use Permit UPR 8-15-11-11326 and Design Review DR 8-15-11-11371, subject to the Conditions of Approval identified herein.

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

Respectfully submitted,



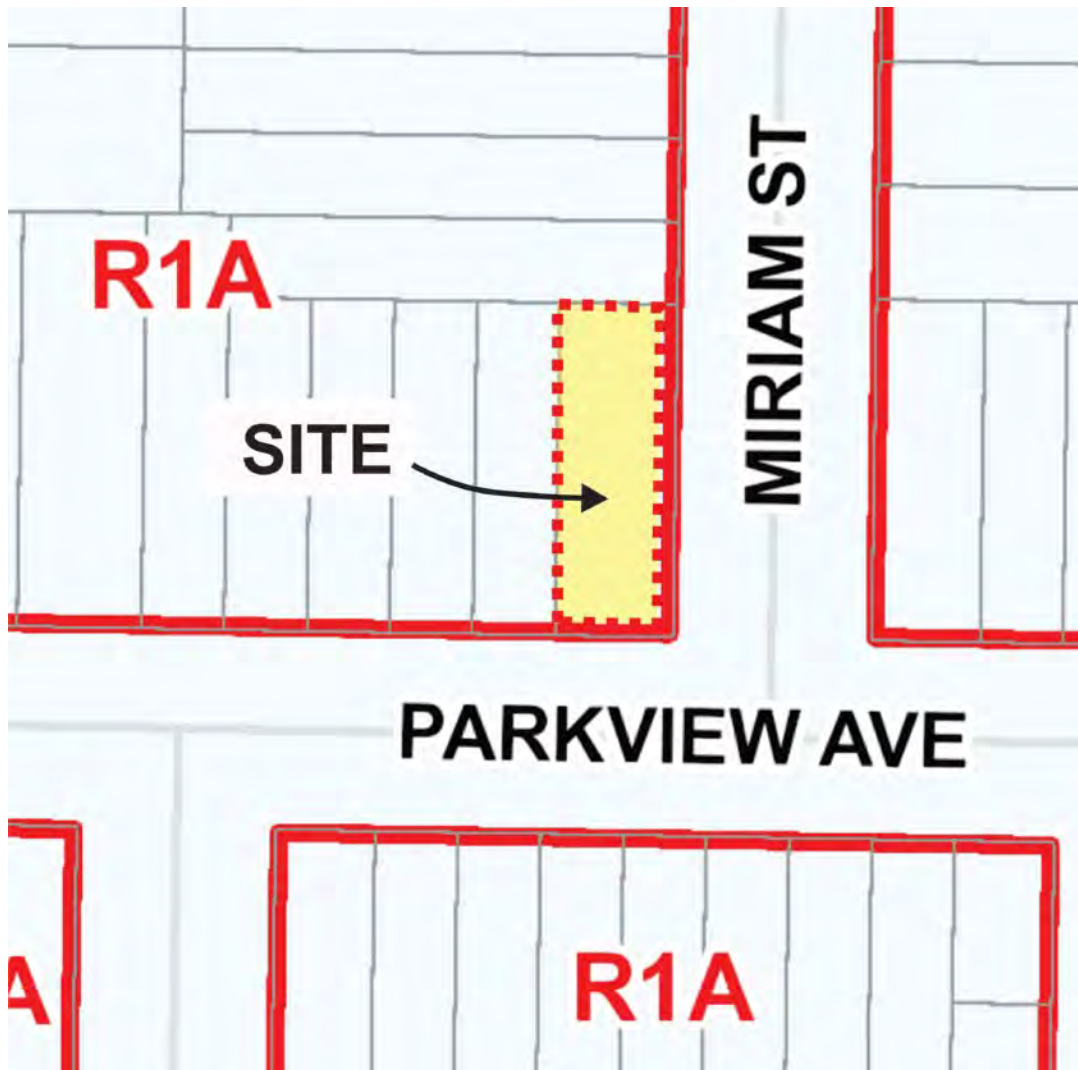
Michael VanLonkhuysen
Interim Planning Manager



Tatum Mothershead
Interim Director of Economic and Community
Development

Attachments

Attachment A – Site Location
Attachment B – Duplex Plans



ABBREVIATIONS

@	AT	HC	HANDICAP, HOLLOW CORE, OR	SH	SHOWERHEAD
#	NUMBER		HOSE CABINET	SD	STORM DRAIN
X < Y	"X" IS LESS THAN "Y"	HD	HEADER	SB	SETBACK
A > B	"A" IS GREATER THAN "B"	HDWD	HARDWOOD	SDG	SLAB ON GRADE
		HDWR	HARDWARE	SP	SUMP PUMP
		HT	HEIGHT	SPEC	SPECIFICATION
AB	ANCHOR BOLT	HM	HOLLOW METAL	SQ	SQUARE
A/C	AIR CONDITIONER	HP	HEAT PUMP	SSD	SEE STRUCTURAL DRAWINGS
ACDUS	ACCOUSTICAL	HR	HORIZONTAL	SSD	SEE STRUCTURAL DRAWINGS
AD	AREA DRAIN		HOUR	ST	STATIONARY
ADJ	ADJUSTIBLE OR ADJACENT			STL	STEEL
AFF	ABOVE FINISHED FLOOR			STOR	STORAGE
AL	ALUMINUM	ID	INSIDE DIAMETER	STR	STRUCTURAL
ANDD	ANDDIZED	INSUL	INSULATION	SUBFLR	SUBFLOOR
APPRDX	APPROXIMATE	INT	INTERIOR	SUSP	SUSPENDED
ASF	ABOVE SUBFLOOR			SYM	SYMMETRICAL
AS	ABOVE SLAB	JAN	JANITOR	SW	SHEARWALL
AMSL	ABOVE MEAN SEA LEVEL	JT	JOINT OR JOINT TRENCH	SS	SANITARY SEWER
				T	TILE, TREAD, TOP, OR
BD	BOARD	L	LINEN CLOSET		TRANSFORMER
BLDG	BUILDING	LAB	LABORATORY	T & G	TONGUE AND GROOVE
BLK	BLOCK	LAM	LAMINATE	TB	TOWEL BAR
BLKG	BLOCKING	LAV	LAVATORY	TBD	TO BE DETERMINED
BM	BEAM	LT	LIGHT	TOC	TOP OF CURB
BT	BOTTOM	LT WGT	LIGHT WEIGHT	TDL	TRUE DIVIDED LITES
BUR	BUILT-UP ROOF			TEL	TELEPHONE
				TER	TERRAZZO
				TH	TOWNHOUSE
		M	MICROWAVE	THK	THICK
		MAX	MAXIMUM	THR	THRESHOLD
C	COMPACT CAR PARKING SPACE	MECH	MEDICINE CABINET		
CAB	CABINET	MEMB	MEMBRANE	TOP	TOP OF PLATE
CB	CATCH BASIN	MFR	MANUFACTURER	TOS	TOP OF SUBFLOOR
CER	CERAMIC	MH	MANHOLE	TP	TOP OF PAVEMENT
CFCI	CONTRACTOR FURNISHED,	MIN	MINIMUM	TPD	TOILET PAPER DISPENSER
	CONTRACTOR INSTALLED	MISC	MISCELLANEOUS	TRANS	TRANSPARENT
CFOI	CONTRACTOR FURNISHED,	MLDG	MISCELLANEOUS	TV	TELEVISION
	OWNER INSTALLED	MO	MASONRY OPENING	TOW	TOP OF WALL
CL	CENTERLINE OR CLOSET	MTD	MOUNTED	TYP	TYPICAL
CLG	CEILING	MTL	METAL	TPH	TOILET PAPER HOLDER
CLKG	CAULKING	MUL	MULLION	UON	UNLESS OTHERWISE NOTED
CLR	CLEAR				
CMU	CONCRETE MASONRY UNIT	N	NORTH	VERT	VERTICAL
CD	CLEAN OUT	ND	NEW	VEST	VESTIBULE
COL	COLUMN	N/A	NOT APPLICABLE	VIF	VERIFY IN FIELD
CONC	CONCRETE	NA	NOT AVAILABLE		
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	W	WEST, WASHER, OR WATER
CT	COOKTOP OR CERAMIC TILE	NOM	NOMINAL	W/	WITH
		NR	NON-RATED	WC	WATER CLOSET
		NSF	NET SQUARE FEET	WD	WOOD
		NTS	NOT TO SCALE	WH	WATER HEATER OR WINDOW HEADER
				W X H	WIDTH BY HEIGHT
D	DRYER	O	OVEN	W/O	WITHOUT
DBL	DOUBLE	OA	OVERALL	WO	WHERE OCCURS
DEPT	DEPARTMENT	OC	ON CENTER	WP	WATERPROOF OR
DEG	DEGREES	OD	OUTSIDE DIAMETER OR		WORKING POINT
DH	DOOR HEADER	DD	OVERFLOW DRAIN		WATER RESISTANT
DF	DOUGLAS FIR	DF	OVERFLOW	WR	WINDOW
		DFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	WSCOT	WAINSCOT
DIA	DIAMETER	DFDI	OWNER FURNISHED, OWNER INSTALLED	WSP	WET STAND PIPE
DIM	DIMENSION	OFF	OFFICE	WT	WEIGHT
DISP	DISPENSER	OL	OCCUPANT LOAD	WWF	WELDED WIRE FABRIC
DN	DOWN	OLF	OCCUPANT LOAD FACTOR		
DO	DOUBLE DOVEN	OPG	OPENING		
DS	DOWNSPOUT	OH	OVERHANG		
DSP	DRY STAND PIPE	O/H	OVERHEAD		
DW	DISHWASHER	OPP	OPPOSITE		
DWG	DRAWING	OP	OPERABLE		
DWR	DRAWER				
		P	POLE OR PANTRY		
(E)	EXISTING	PB	PARTICLE BOARD		
EA	EACH	PL	PLATE OR		
EJ	EXPANSION JOINT	P LAM	PROPERTY LINE		
ELEC	ELECTRICAL	PLYWD	PLYWOOD		
ELEV	ELEVATION	PR	PAIR		
EMER	EMERGENCY	PT	POINT, PRESSURE		
ENCL	ENCLOSURE	PTD	TREATED OR POST TENSIONED		
ENG	ENGINEER	PTN	PAPER TOWEL DISPENSER		
EP	ELECTRICAL PANELBOARD	PW	PLUMBING WALL		
EO	EQUAL				
EQPT	EQUIPMENT	QT	QUARRY TILE		
EWC	ELECTRIC WATER COOLER				
EXP	EXPANSION OR EXPOSED				
EXT	EXTERIOR				
		R	RISER OR REFRIGERATOR		
		RAD	RADIUS		
F	FURNACE	RAG	RETURN AIR GRILLE		
FAU	FORCED AIR UNIT	RD	ROOF DRAIN		
FAR	FLOOR AREA RATIO	REF	REFRIGERATOR		
FD	FLOOR DRAIN	R/F	REFRIGERATOR/FREEZER		
FDN	FOUNDATION	REINF	REINFORCEMENT		
FE	FIRE EXTINGUISHER	REQ'D	REQUIRED		
FEC	FIRE EXTINGUISHER CABINET	RESIL	RESILIENT		
FF	FINISHED FLOOR	REV	REVISION		
FHC	FIRE HOSE CABINET	RF	RESILIENT FLOORING		
FIN	FINISH	RM	ROOM		
FL	FLOOR	RO	ROUGH OPENING		
FLUOR	FLUORESCENT	ROW	RIGHT-OF-WAY		
FDC	FACE OF CONCRETE	R.U.	REAR UNIT		
FDP	FACE OF FINISH	RWL	RAIN WATER LEADER		
FDS	FACE OF STUD				
FP	FIREPLACE	S & P	SOUTH OR SHELF		
FPRF	FIREPROOFING	SB	SHELF AND POLE		
FT	FOOT OR FEET	SC	SLASH BLOCK		
FTG	FOOTING	SCD	SOLID CORE		
F.U.	FRONT UNIT	SCD	SEE CIVIL DRAWINGS		
		SD	SCHEDULE		
		SD	SMOKE DETECTOR		
			OR SOAP DISPENSER		
G	GAS	SF	SQUARE FEET OR FOOT		
GA	GAUGE	SH	SOAP HOLDER		
GALV	GALVANIZED	SHR	SHOWER		
GL	GENERAL CONTRACTOR	SHT	SHEET		
GD	GARBAGE DISPOSAL	SHTG	SHEATHING		
GL	GLASS	SIM	SIMILAR		
GR	GRADE	SL	SLIDING		
GSM	GALVANIZED SHEET METAL	SND	SANITARY NAPKIN		
GYP BD	GYPSUM BOARD		DISPENSER		
		SUB	SUBCONTRACTOR		

NON-STRUCT. GEN. NOTES

1. PROVIDE NEW ILLUMINATED ADDRESS NUMERAL CLEARLY VISIBLE FROM THE RIGHT OF WAY. 4" MIN. HIGH W/ 1/2" WIDE MIN. STROKE. NUMERALS TO CONTRAST W/ BACKGROUND. PER MUNI CODE 15.00.060
2. PROVIDE 5/8" TYPE 'X' GYP. BD. AT ALL WALLS & CEILINGS AT GARAGE, INSIDE FACE (TUNNEL SOLUTION). R-13 INSULATION AT COMMON WALL & R-19 INSULATION AT GARAGE CEILING.
3. GAS LINE SIZING CALCULATIONS, IF ANY NEW WORK, TO BE A DEFERRED SUBMITTAL ITEM & TO BE REVIEWED & APPROVED PRIOR TO INSTALLATION.

SYMBOLS

PLAN, SECTION, DETAIL NUMBER	SHEET ON WHICH IT OCCURS
SECTION CUT, DETAIL NUMBER	SHEET ON WHICH IT OCCURS
EXTERIOR ELEVATION NUMBER	SHEET ON WHICH IT OCCURS
INTERIOR ELEVATION NUMBER	SHEET ON WHICH IT OCCURS
DETAIL NUMBER	SHEET ON WHICH IT OCCURS
REVISION NUMBER	
DOOR TYPE	
WINDOW TYPE	
GRIDLINE IDENTIFICATION	
ROOM NUMBER	
UNIT TYPE	UNIT NUMBER
REVISION CLOUD	
ELEVATION CHANGE (NOTED IN PLAN)	
CEILING HEIGHT	
DOWN SLOPE INDICATION	
DATUM ELEVATION	
(N) DOOR OR WINDOW LOCATION	
EXISTING WALL TO REMAIN	
EXISTING WALL TO BE REMOVED	
PROPOSED NEW WALL BE REMOVED	

DRAWING INDEX

A0.0	TITLE SHEET
ARCHITECTURAL	
A2.1	1ST FLOOR / SITE PLAN (W/ LANDSCAPE)
A2.2	2ND FLOOR PLAN
A2.3	3RD FLOOR PLAN
A2.4	ROOF PLAN
A3.1	EXTERIOR BUILDING ELEVATIONS
A3.2	EXTERIOR BUILDING ELEVATIONS
A4.1	BUILDING SECTIONS

SCHOOL FEES

PER LOCAL SCHOOL DISTRICT(S) FOR PROJECTS 500 SF OF LIVING AREA

PLANNING DATA

PROJECT COMMON ADDRESS:
198 MIRIAM
DALY CITY, CA 94015
APN: 003-080-420

ZONING: R-1/A SINGLE FAMILY / DUPLEX RESIDENTIAL ZONING DISTRICT
LOT AREA = 3550 SF (35.5' X 100')
MAX. LOT COVERAGE = 55% = .55 X 3550 SF= 1952 SF

FRONT YARD SETBACK = 15 FT.
REAR YARD SETBACK = 10 FT
SIDE YARD SETBACKS = NONE
MAX. HT. = 30 FT. (AVE. OF 4 SIDES AT MID-POINTS) SEE ELEVATIONS

PARKING SPACES REQUIRED: 2 PER UNIT
PARKING SPACES PROVIDED: 4 GARAGE & 2 DRIVEWAY

SUMMARY OF PROPOSED AREAS (STAIRS / COMMON CIRC. COUNTED ALL FLOORS):
1ST FLOOR (GARAGE) = 843 SF
1ST FLOOR LIVING (UNIT A) = 992 SF (CONDITIONED)
2ND FLOOR LIVING (UNIT A) = 1969 SF (CONDITIONED)
3RD FLOOR LIVING (UNIT B) = 1737 SF (CONDITIONED)
TOTAL LIVING AREA (UNIT A) = 2961 SF (CONDITIONED)
TOTAL LIVING (UNIT B) = 1737 SF
TOTAL LIVING = 4698 SF (CONDITIONED)
TOTAL RESIDENCE = 5541 SF

OTHER:
PARKVIEW FACING BAL. AT UNIT B (3RD FLOOR) = 231 SF

MAX. LOT COVERAGE CHECK @ 1ST FLOOR = 843 + 992 = 1835 SF < 1952 SF, OK

USE PERMIT (NON-CONCURRENT ENTITLEMENT) REQUIRED BY ORD. VIA PLANNING COMMISSION

FIRE CODE DATA

RESIDENTIAL GRADE FIRE SPRINKLERS
BY OTHERS UNDER A SEPARATE PERMIT.

BUILDING CODE DATA

TYPE OF OCCUPANCY: R-3 / U (1 HR. FLOOR/CLG. AT 3RD FLOOR)
CONSTRUCTION: TYPE V-B

ALL CONSTRUCTION SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA ENERGY CODE, & 2013 CALIFORNIA GREEN BUILDING CODE

SCOPE OF WORK / PROJECT DESCRIPTION

NEW 3-STORY DUPLEX WITH 4-CAR TANDEM GARAGE & DRIVEWAY SPACE FOR 2 ADDITIONAL CARS. VACANT LOT.

MECHANICAL

NOTE: HEATING LOAD CALCS. AND SIZE OF HEATING SYS. TO BE PER CMC. USE ACCA MANUAL D FOR DUCT SYSTEM, ACCA MANUAL J FOR LOAD CALCS., AND ACCA MANUAL S FOR EQUIPMENT SIZING. ITEM TO BE A DEFERRED SUBMITTAL BY OTHERS. PERMITS SHALL NOT BE FINALED UNLESS INSTALLED EQUIPMENT MEETS CALCULATED SIZE REQUIREMENTS.

CONDITIONS

-CONTRACTOR DOING THE WORK SHALL SIGN DALY CITY NOTES FORM, ATTACHED TO APPROVED PLANS, PRIOR TO ISSUANCE OF PERMIT.

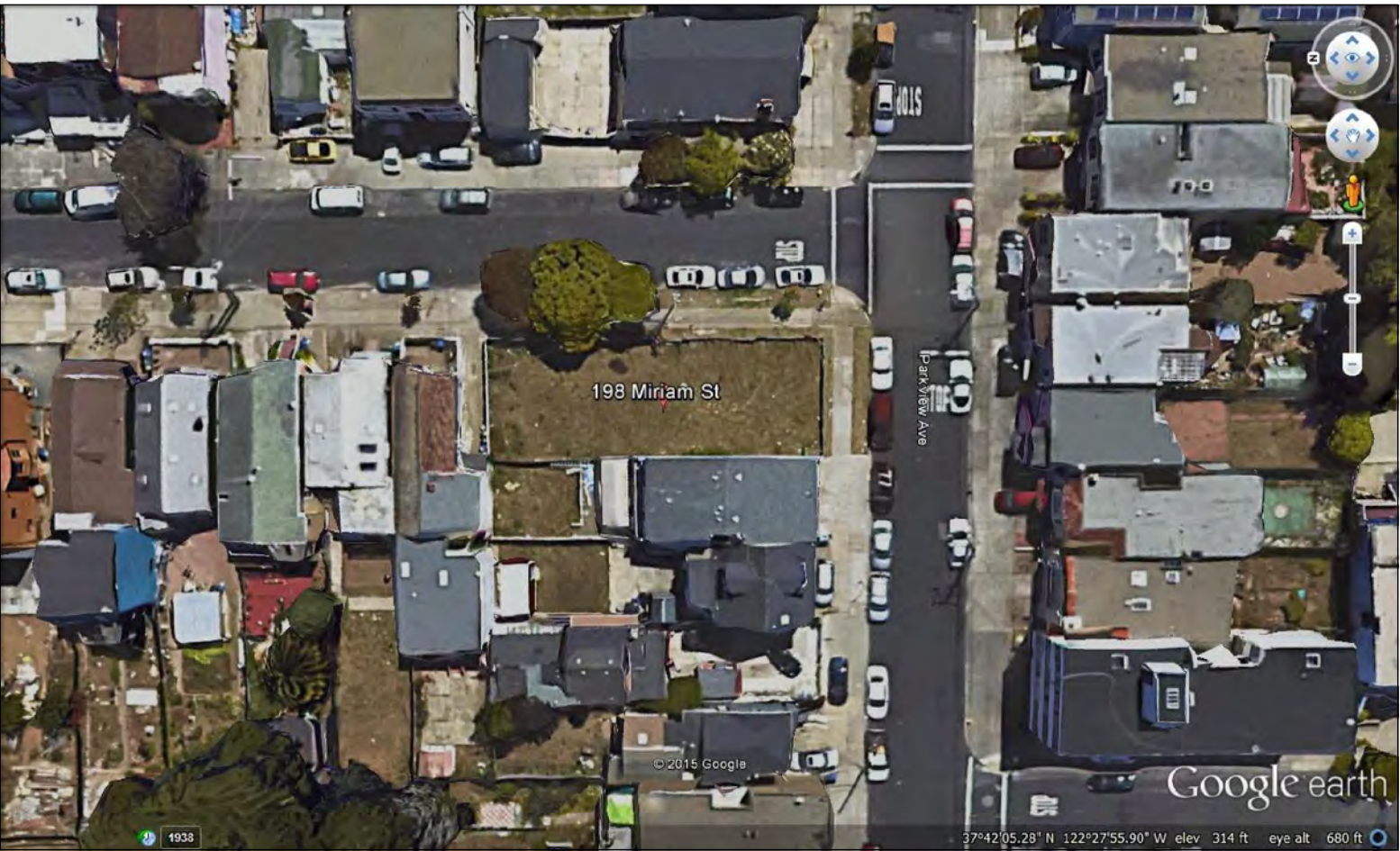
GREEN NOTES

SEE SHEETS G-1 THROUGH G-3. DALY CITY APPLIES MANDATORY MEASURES. MANDATORY ITEMS MARKED BY AN 'X' TO BE ADHERED TO. IN ALL CASES, THE NOTES ON THE CHECKLIST ARE THE SOLE PIECES OF INFORMATION TO FOLLOW AND ARE NOT DUPLICATED IN OTHER PARTS OF THE DOCUMENTS.

SUBDIVISTION

PREVIOUSLY APPROVED BY OTHERS

SATELLITE VIEW



PROJECT DIRECTORY

OWNER / DEVELOPER	LAMBERT LEE	T: 415.531.1833
ARCHITECT	BAUKUNST	MARK BUCCIARELLI, AIA T: 650.755.1093 E: baukuns2000@yahoo.com www.baukunstarchitecture.com
STRUCTURAL ENGINEER	N.Y. ENGINEERING	NILGUN WOLPE, PE T: 415.568.1270 E: nyengineering@sbcglobal.net
TITLE 24 (ENERGY)	NRG COMPLIANCE, INC	MARIO BETACCO RICK ROCKLEWITZ T: 707.237.6957 E: title24report@gmail.com

EXISTING CONDITIONS

PARKVIEW

MIRIAM



INTERSECTION

USE PERMIT APP.
NON-CONCURRENT ENTITLEMENT
8/7/15

DATE

ISSUED FOR

BAUKUNST

58 Fairlawn Avenue, Daly City, CA 94015
T: 650.455.1207 F: 650.755.1093
E: baukuns2000@yahoo.com W: baukunstarchitecture.com

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NEW SPEC. DUPLEX

198 MIRIAM

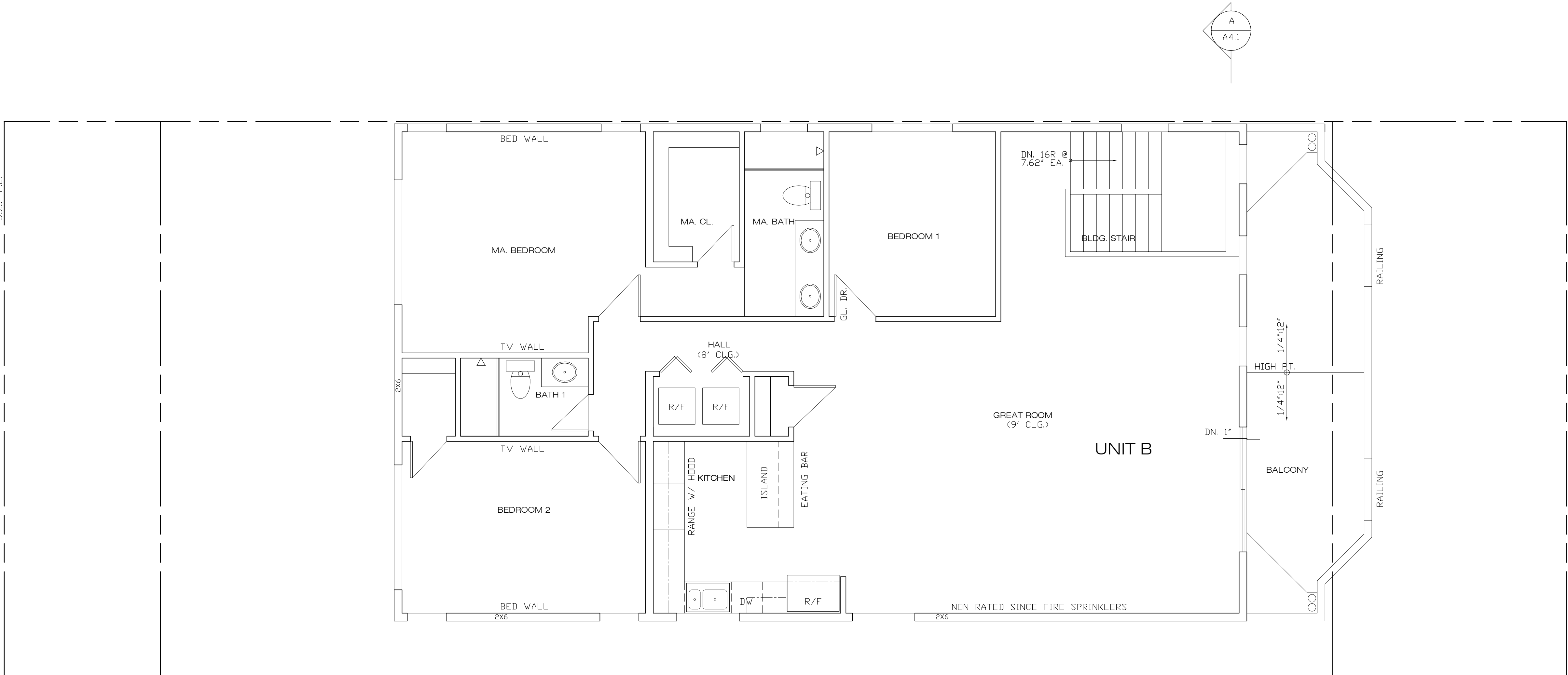
DALY CITY, CA

2013

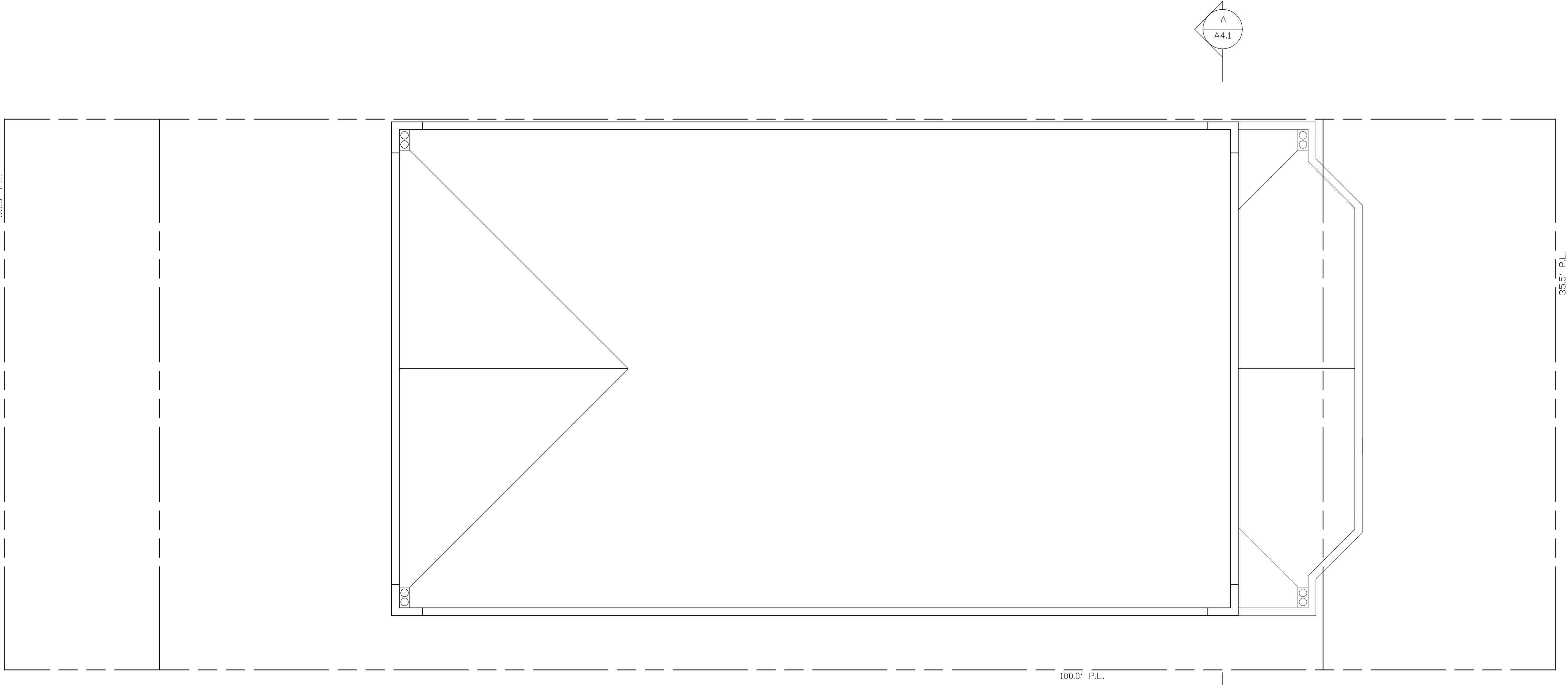
CD

NO SCALE

A0.0



3RD FLOOR PLAN



ROOF PLAN



PARKVIEW (SOUTH) ELEVATION



COLOR SCHEME - PARKVIEW (SOUTH) ELEVATION



MIRIAM (EAST) ELEVATION W/ COLOR SCHEME

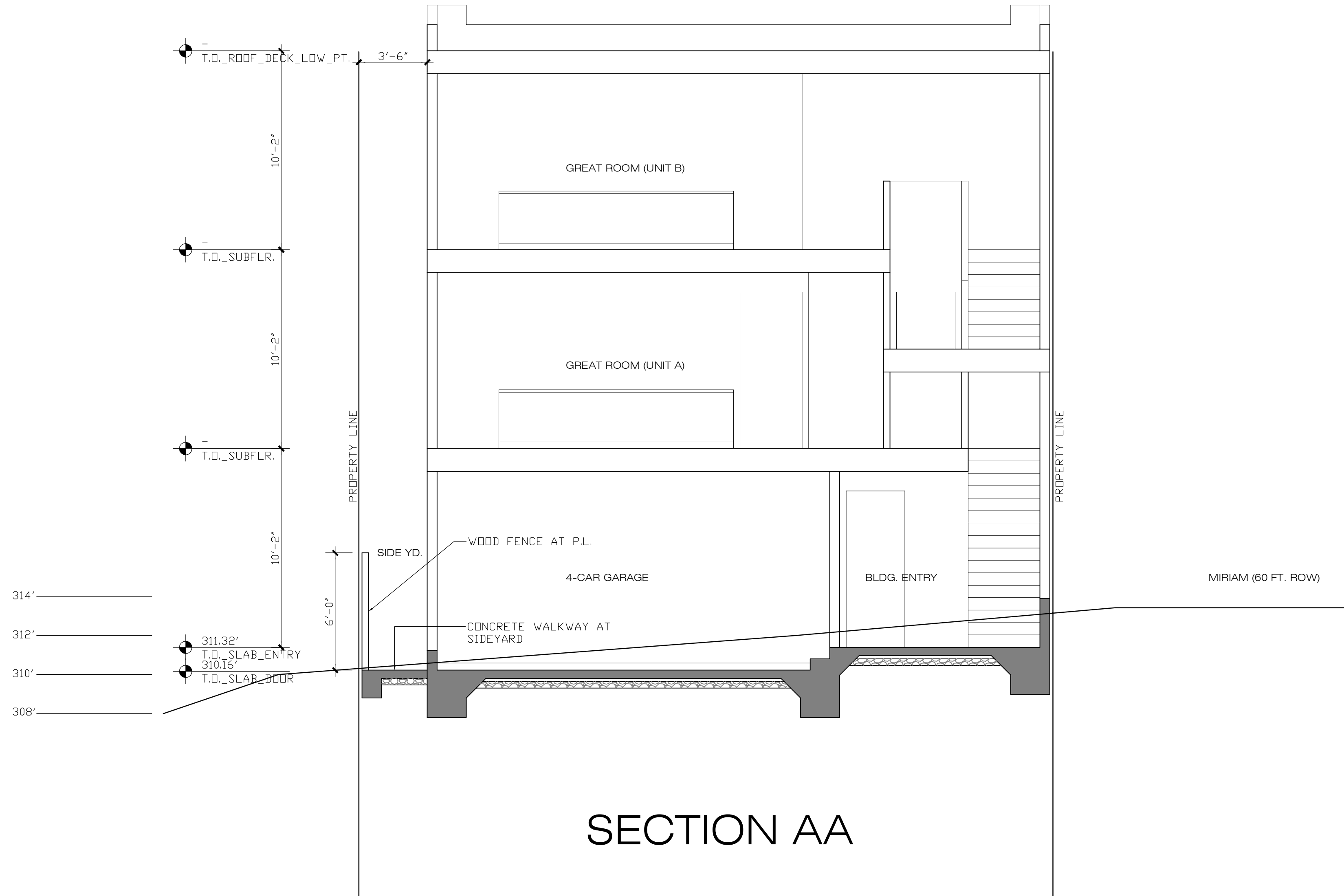


NORTH ELEVATION



WEST ELEVATION

DATE	
ISSUED FOR	
BAUKUNST 58 Fairlawn Avenue, Daly City, CA 94015 T: 650.455.1207 F: 650.755.1993 E: baukunst2000@yahoo.com W: baukunstarchitecture.com © Copyright 2005- Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner.	
NEW SPEC. DUPLEX 198 MIRIAM SAN FRANCISCO, CA	
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A3.2	



NEW SPEC. DUPLEX

198 MIRIAM
SAN FRANCISCO, CA

A4.1

BAUKUNST

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ISSUED FOR

DATE



Daly City Planning Commission Agenda Report

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

Meeting Date: October 6, 2015

Application: Use Permit UPR 8-15-11455

Project Planner: Guido F. Persicone, Contract Associate Planner

Project Location: 300 Crocker Avenue (APN 004-102-290)

Project Description: Operation of a daycare facility in an existing church

Applicant: Graciela Tejada
601 Rand Street
San Mateo, CA 94401

Property Owners: Reverend Eun Suk Cho c/o
Golden Gate Korean Presbyterian Church
300 Crocker Avenue
Daly City, CA 94015

Environmental Assessment: Exempt from CEQA per CEQA Guidelines Section 15061(b)(3) – Review for Exemption

Applicable Daly City Municipal Code Sections: Chapter 17.34 – Off-Street Parking and Loading
Chapter 17.44 – Use Permits

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
10,000 square feet (0.22 acres)	Church	Church with weekday daycare center	R-MLD (Residential, Medium-Low Residential)	R-1 Single-Family Residential (R-1)

Area Information

Location: Land Use	Zoning
North: Single Family	R-1 (Single Family Residential)
South: Single Family	R-1 (Single Family Residential)
West: Single Family	R-1 (Single Family Residential)
East: Single Family	R-1 (Single Family Residential)

Background

The applicant, Graciela Tejada, is requesting a use permit to operate a daycare center at the existing Golden Gate Korean Presbyterian Church located at 300 Crocker Avenue (see Attachment A – Location Map). Although the applicant has proposed no changes to the exterior or interior of the building, the Building Division and the Fire Department may require upgrades to the interior which ensure compliance with the Building and Fire Code.

The proposed daycare would be located inside the existing 11,258 square foot church, primarily utilizing the basement and two rooms on the first floor within the building (see Attachment B – Project Plans). The school would provide care for up to 36 children (12 infants and 24 preschoolers). Five daycare staff members would staff the facility. All areas must have direct access to outside the main building and any use of the basement will require approval from the Fire Marshal.

The daycare would operate from 7:00 A.M. until 6:00 P.M, Monday through Friday. Recess activities would occur at two locations, one inside an existing 440 square foot play area along Winchester Street and another inside a 754 square foot gated play area proposed to occupy a portion of the existing church parking lot. To eliminate the potential for a parking conflict, the proposed project will operate during weekday hours when the church is not operational. However, the church has requested that two parking spaces be dedicated to church staff during the day for administrative purposes.

Use Permit

A church has been located on the subject property since 1950 when the Grace Presbyterian Church built a two story structure (with basement) currently located there. The original Presbyterian Church congregation occupied the church until 2000, when the congregation dissolved. The Golden Gate Presbyterian Church has been located at the subject site since 2004. In 2006, the Golden Gate Presbyterian Church received Design Review Committee (DRC) and Planning Commission approval for a 4,323 square foot expansion consisting of classroom spaces, offices, storage and bathrooms, and the current parking lot area, which was dedicated in 2009. The church is bordered by a 15-space parking lot.¹ The floor plan of the church allocates space in the following manner:

Use	Area
Fellowship Hall	2,228 sq. ft.
Classroom	2,003 sq. ft.
Office	1,544
Sanctuary	2,360
Other (Restrooms, kitchen, Storage, Hallway, etc)	3,123
Total Area	11,258 square feet

¹ Current parking lot has 15 spaces, but with the addition of the play area it is reduced to 13 (12 spaces and 1 accessible space). Removal of the temporary bollards will return the site to the required 15 parking spaces (90 seat congregations is required to have 1 parking spaces for every six seats).

The hours of church operation currently are:

Day/Activity	Time
Sunday	
Worship Service	9AM
Worship Service/Sunday School	11AM
Bible Study	2PM
Worship Service	4PM
Wednesday	
Evening worship service	7PM
Thursday	
Evening worship service	7PM
Saturday	
Korean School	9AM

Staff sees no issue with the use of the church as a daycare center when the church is non-operational. However, of some concern to staff is the use of the existing parking lot for recess activities, where the potential for vehicle/child conflict exists and the environment for child play could be less than optimal without minimal improvements. To address these concerns, staff is recommending the following Conditions of Approval:

1. The applicant shall post signs at the parking lot entrance warning motorists of the presence of children playing in the garage during weekday hours;
2. At no time shall children be unsupervised by employees of the daycare center in the parking lot or any other portion of the daycare center;
3. The child play area shall be completely surrounded by a movable child-proof barrier or gate, as approved by the Planning Division;
4. Removable bollards shall be installed and remain in place while children are playing.
5. The applicant shall provide movable cushioning at certain locations within the child play area, as approved by the Planning Division;
6. The Planning Division shall have reviewed and approved the barrier or gate, cushioning, and cushioning areas prior to Business License Issuance and any operation of the day care facility; and
7. The path of travel for the children from the day care center to the recess areas does not have vehicular access.

Parking and Circulation

The proposed daycare requires a minimum of nine parking spaces per Section 17.34.020 (V) of the Zoning Ordinance. This is based on the requirement of one parking space per teacher and one parking space for every ten students, as illustrated in the table below:

Position	Standard	Requirement
5 teachers (includes assistants)	1 space per teacher	5 spaces
36 students	1 space per 10 students	3.6 spaces or 4
Total		9 spaces

Vehicle circulation and parking would not adversely affect the adjacent residential neighborhood. The 12 on-site spaces that would remain accessible during the daycare operation would provide ample room for the nine parking spaces required by the daycare and parent pick-up and drop-off. The Conditions of Approval specifically prohibit using the Crocker Avenue and Winchester Street for drop-off and pick-up. With the exception of two parking spaces for church administrative functions during the day, the daycare is not operating during church related activities, reducing parking conflicts between the church and daycare use. The Conditions of Approval specifically disallow any other church activities during the daycare hours of operation, unless approved by the Planning Division.

The Fire Department has noted that the project would be required to comply with 2013 California Fire Code requirements for all areas classified as E Occupancy. This condition requires that the applicant submit a tenant improvement plan to the City for review. The applicant may potentially be required to make upgrades to the building, including fire separation measures, hardware upgrades, and similar measures.

Environmental Assessment

Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt pursuant to CEQA Guidelines Section 15061(b)(3) – Review for Exemption.

Findings

Staff finds that, as conditioned, the proposed use permit is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR 8-15-11455, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based 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 October 6, 2015; notice of said hearing was by newspaper publication on September 25, 2015, posting and first class mailing to property owners within 300 feet;
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15061 (b)(3) – Review for Exemption;

3. The subject property is zoned Single-Family Residential, (R-1) which requires a use permit for the daycare;
4. The subject use is consistent with the General Plan and the R-1 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; and
5. The proposed project parking layout is consistent with the DCMC 17.34.020 (W) of the Zoning ordinance in that a total of nine parking spaces are required for the daycare uses and 12 are provided.
6. The 12 spaces onsite would provide ample room for the nine parking spaces required by the daycare and parent pick-up and drop-off. The daycare is not proposed to operate during any church related activities, eliminating a parking conflict between the church and daycare use.

Conditions of Approval

Staff recommends approval of Use Permit UPR 8-15-11455, based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. Within ten (10) days of City Council approval, the applicant shall file with the Planning Division a Declaration of Acceptance of all conditions. Until said Declaration is filed, the use shall not be valid and no permits may be issued for this business.
2. The use permit approval shall be valid for a period of one year from the date of City Council approval. The approvals shall terminate if the use has not commenced within one-year of City Council approval of the project or if the applicant fails to obtain a valid business license.
3. The use permit shall be valid only in conjunction with plans submitted and approved by the City Council. Any significant modifications and changes to the plans shall be treated as an amendment and shall be subject to review by a Council Committee appointed by the Mayor.

Daycare Operations

4. The daycare shall operation between the hours of 7:00 A.M. until 6:00 P.M, Monday through Friday. Adjustments to these hours shall be subject to Planning Division approval, although no adjustment shall be permitted so as to cause overlap between the daycare use and church operating hours.
5. The daycare shall be continually licensed by the State of California, Division of Childcare Licensing, and the North County Fire Authority.

6. All child drop-off and pick up shall occur within the confines of the site. Crocker Avenue and Winchester Streets shall not be used for this purpose.
7. The applicant shall post signs at the parking lot entrance warning motorists of the presence of children playing in the garage during weekday hours. The signs shall be professionally designed and shall be of a size and provide a font size to the satisfaction of the Planning Division.
8. At no time shall children be unsupervised by employees of the daycare center in the garage or any other portion of the daycare center.
9. The child play area shall be completely surrounded by a movable child-proof barrier or gate, as approved by the Planning Division.
10. The applicant shall provide movable cushioning at certain locations within the child play area, as approved by the Planning Division.
11. The Division shall have reviewed and approved the barrier or gate, cushioning, and cushioning areas, prior to Business License Issuance and any operation of the day care facility.
12. Prior to the issuance of building permits the site plan shall be revised to show removable bollards along the perimeter of the play area within the existing parking lot. The bollards shall be of a sufficient dimension to provide an adequate barrier between motorists and the play area, as determined by the Planning Division. Final occupancy shall not be granted until the bollards are installed to the satisfaction of the Planning Division.
13. Use of the basement for operation of the daycare facility requires approval from the Fire Marshal.
14. The path of travel for the children from the day care center to the recess areas does not have vehicular access.

Church Operations

15. Any church activities during the daycare hours of operation, aside from administrative functions, shall be prohibited, unless approved by the Planning Division.

Site Maintenance

16. The site shall be maintained in a safe, sanitary, and litter free condition at all times.
17. No outside storage shall be allowed, except in the approved trash enclosure area.
18. Doors to the trash enclosure area shall be kept closed except when necessary to dispose of trash or to store material to be recycled.

B. FIRE DEPARTMENT

19. The applicant shall be required to comply with 2013 California Fire Code requirements for all areas classified as E Occupancy.

Recommendations

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;
3. Approve Use Permit UPR-8-15-11455 subject to the Conditions of Approved outlined herein.

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

Respectfully submitted,



Guido F. Persicone, AICP
Contract Associate Planner



Tatum Mothershead
Interim Director of Economic and Community
Development

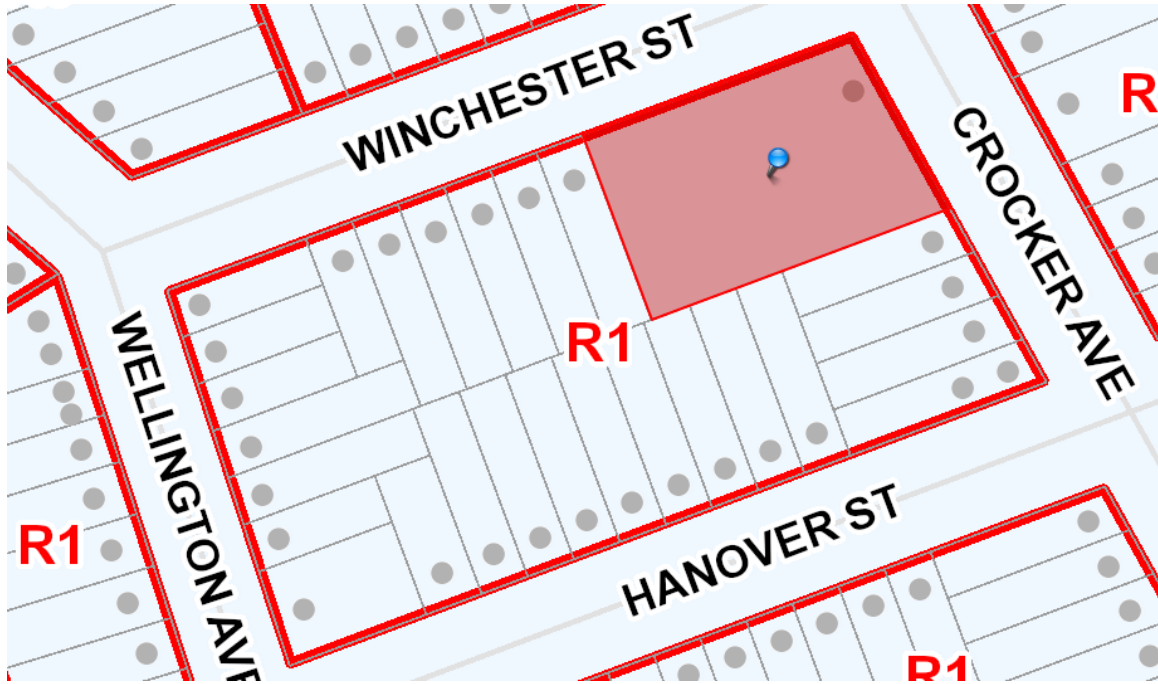
Attachments

Attachment A – Location Map

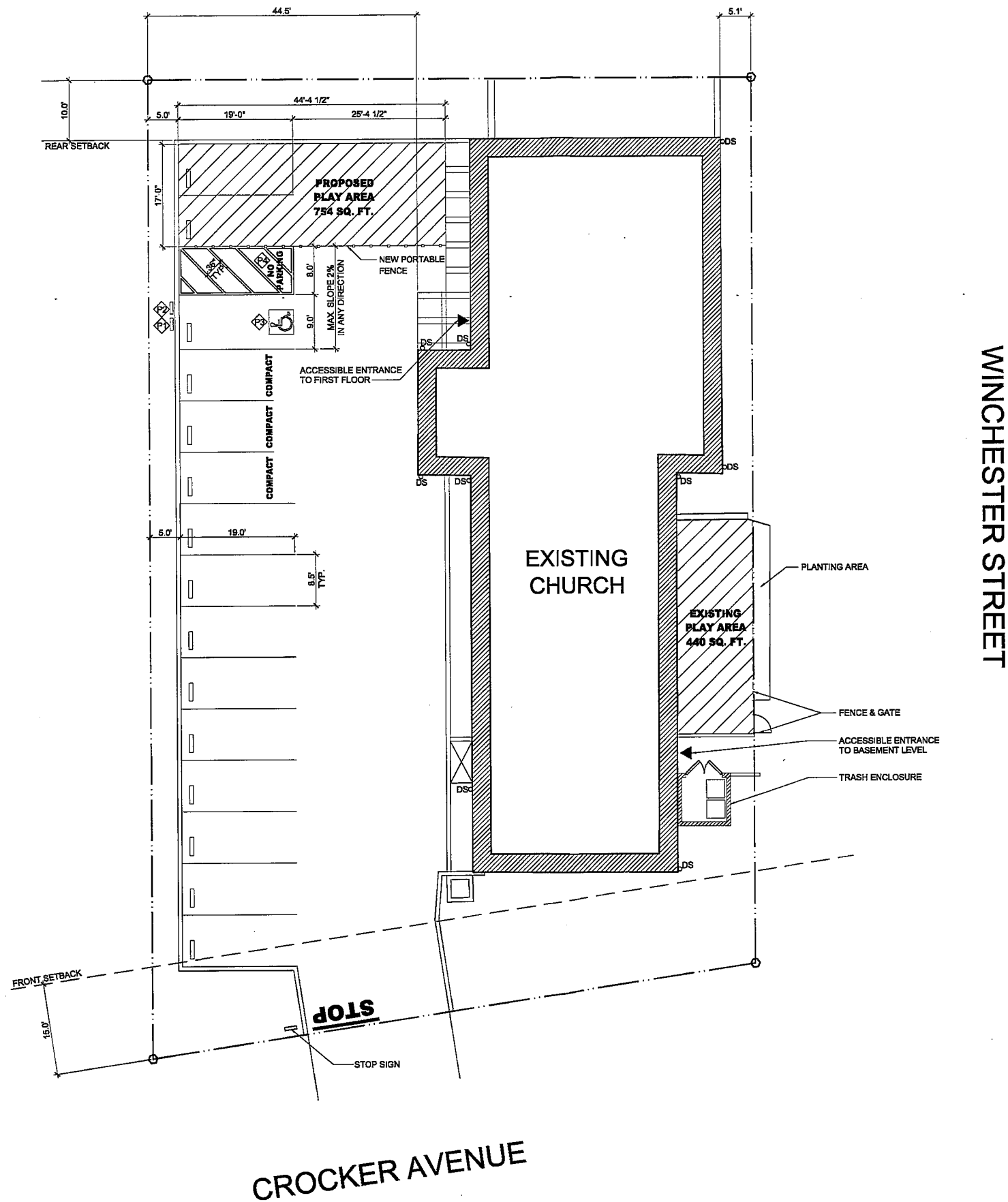
Attachment B – Project Plans

Attachment C – Applicant's Operational Letter, dated August 27, 2015

Attachment D – Church Activity Letter, dated September 17, 2015



RECEIVED
AUG 27 2015
CITY OF DALY CITY
ECD/PLANNING DIVISION



Baek Young Ahn Architect

ARCHITECTURE • PLANNING • INTERIOR DESIGN
533 Airport Boulevard, Suite 210, Burlingame, California 94010
650.548.2810

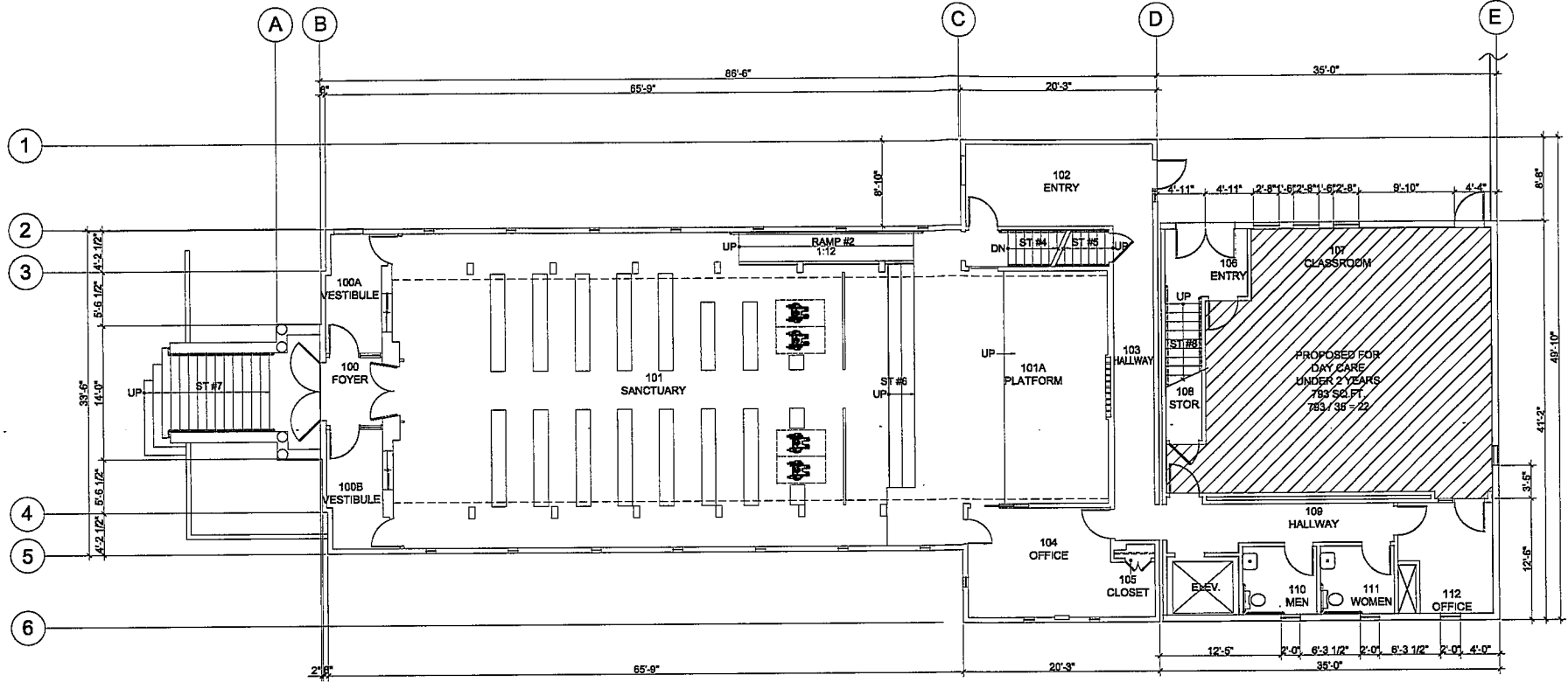


NO.	DESCRIPTION	DATE
	FOR PLANNING APPROVAL	08-15-15

PROJECT:
**Mi Second Casa Preschool and
Early Learning Center
300 Crocker Avenue
Daly City, California 94014**

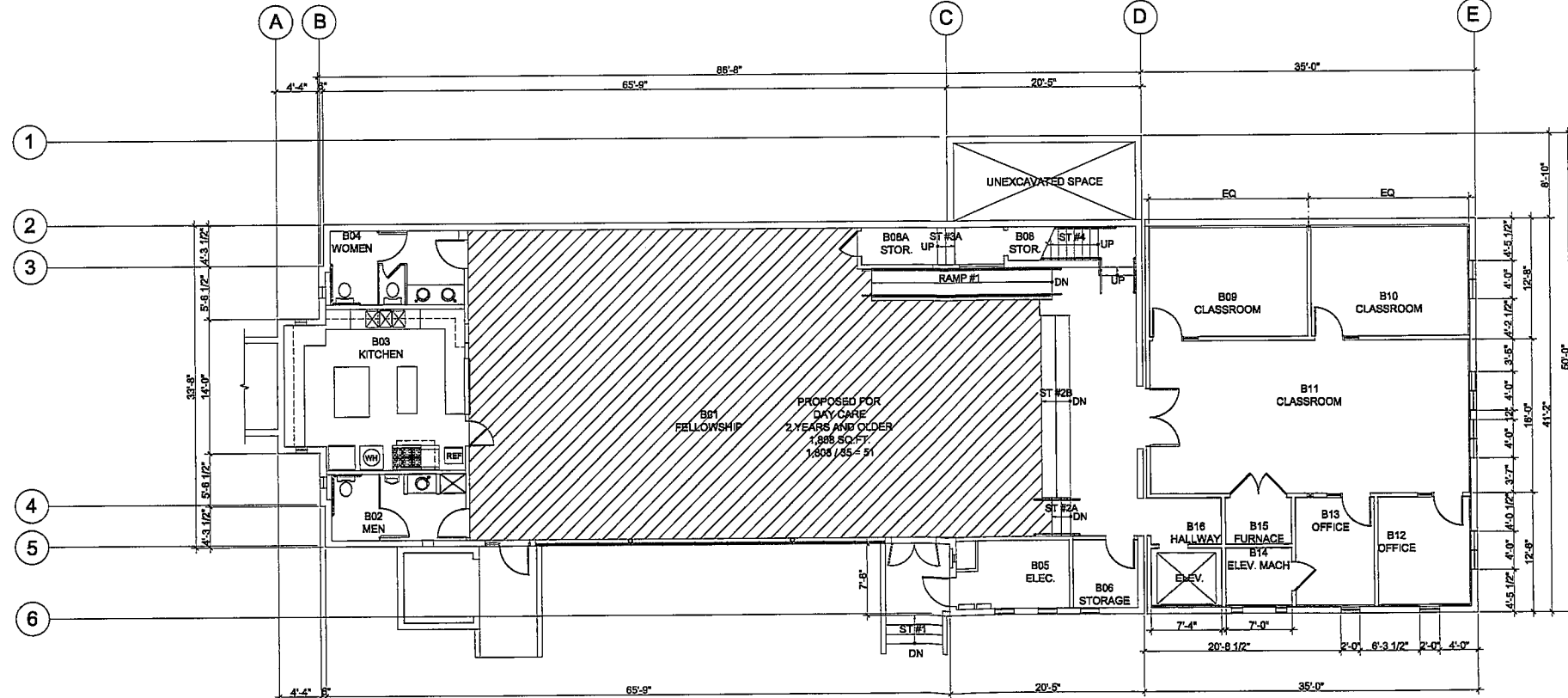
DWG. TITLE
SITE PLAN

NORTH: 
SCALE: 1" = 10'-0"
PROJ. NO: 1516
DWG. NO: **A1.1**



2 FIRST FLOOR PLAN

1/8" = 1'-0"



1 BASEMENT PLAN

1/8" = 1'-0"

NO.	DESCRIPTION	DATE
	FOR PLANNING APPROVAL	05-18-15

PROJECT:
Mi Second Casa Preschool and Early Learning Center
300 Crocker Avenue
Daly City, California 94014

DWG. TITLE
FLOOR PLANS
BASEMENT & FIRST FLOOR

NORTH: PROJ. NO: 1516

SCALE: 1/8" = 1'-0" DWG. NO: **A2.1**

0 8 16

Graciela Tejada
601 Rand St,
San Mateo, CA 94401
August 24th, 2015
Phone 650-401-3821

Email: gracielatejada@yahoo.com
To the City of Daly City
Attention: Michael Van Lonkhuysen
(650) 991-8158
mvanlonkhuysen@dalycity.org

Church Rental

The purpose of this letter is to request a permit to operate a child care center at Golden Gate Presbyterian church, located at 300 Croker Avenue, Daly City, CA.

The idea is to use the church facility during weekdays from 7:00 AM to 6:00 PM Monday through Friday. The daycare and the church staff won't interfere with each other, since the church administration will only use and operate the church premise during weekends.

The owner for the Presbyterian Church has agreed to rent us the fellowship hall located at the basement of the building and two rooms located on the first floor.

Our sole purpose is for the child care center to serve the Daly City community and surrounding areas by providing care for infants to young children up to five years of age. The children ages are as follow: 12 infants, 24 preschoolers. The number of staff: Five teachers/staff members.

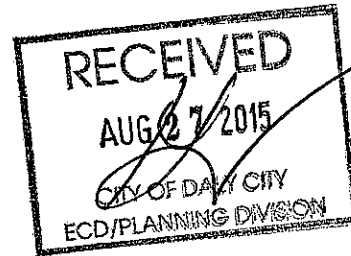
At this time, we are submitting the application along with the drawings of the proposed areas mentioned above.

Additionally, we are also requesting the City of Daly City to allow us to build a removable fence for playground on the northern exterior side of building. Currently, this area is being used as parking for the church on weekends. However, we will utilize a section of this area as a playground during weekdays. The playground will feature a secure and portable fence with the appropriate fasteners and removable bullets and floor paddings to ensure children safety. With this in mind, the playground fence will prevent errand motorist from entering the children play area.

In regards to parking spaces, the church has 16 parking spaces and most parents will use these spaces for drop offs and pick-ups only. Having said this, the drop offs will vary from parent to parent, which will most likely be from 7:00 -10: A.M (mornings) and from 3:30-6:00 P.M (afternoons), Monday through Friday.

The Child care and church will co-exist due to the fact that the church only has church services after child care hours and during weekends. It won't interfere with child care center operations during the day.

SCANNED
8-27-15



Once this application is accepted, we are committed to build a safe and secure playground where children can explore and play in a safe and creative manner by continuously maintaining compliance with Daily City building code.

Thank you very much,

Sincerely

A handwritten signature in black ink, appearing to read 'Graciela Tejada', written in a cursive style.

Graciela Tejada



Rev. Eun Suk Cho, Pastor
 Golden Gate Presbyterian Church
 300 Crocker Avenue
 Daly City, CA 94014
 (415)425-9500

September 17, 2015

To Whom It May Concern:

This letter is to confirm that the Child Care Center using the applied area (Social Hall, Infant's Room, and parking lot) does NOT interfere church's current ministry activities. The following is a diagram of church building with parking lot and time agreed to be used by the church.

	Sunday	Monday	Tuesday	Wed	Thursday	Friday	Saturday
6:00		Worship	Worship	Worship	Worship	Worship	Worship
7:00							
8:00							
9:00	Worship						Korean School
10:00							
11:00	Worship						
12:00							
1:00							
2:00	Bible study						
3:00							
4:00	Worship						
5:00							
6:00							
7:00				Worship at sanctuary	Worship at sanctuary		
8:00							

The Social Hall, the Infant's Room, the parking lot are available for the Child Care Center during the week, Monday to Friday at any time. The agreed operating hours of the Child Care Center would be Monday to Friday, 7:00am to 6:00pm, which is marked as gray-colored area in the diagram above. If you have any questions, please let me know so that I could answer by phone calls or writings.

Eun Suk Cho, Pastor