CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, May 22, 2023 - 7:00 PM

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

To watch the live telecast or livestream:
Comcast Channel 27, https://www.youtube.com/DalyCityVideoMeetings or
https://www.dalycity.org/agendas

Public Participation:

There are two ways to submit public comment: (1) submit written comments by meeting day and (2) attend the meeting in person.

1. To submit a comment in writing, please visit www.dalycity.org/agendas and complete the Public Comment form. In the comment field box, include the item number and/or title of the item as well as your comments. Public Comments may also be emailed to cityclerk@dalycity.org by including "Public Comment" in the subject line. All written comments received by 4:00 pm on meeting day will be provided to the City Council prior to the meeting. Comments are not read aloud into the record.

   Please note: Any written comments received after 4:00 p.m. on the meeting date is not guaranteed to be received by the City Council prior to the meeting.

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

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

CALL TO ORDER:

PLEDGE TO THE FLAG:

ROLL CALL:

AVAILABILITY OF PUBLIC RECORDS:

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

PRESENTATIONS:

1. Mental Health Awareness Month May 2023 - Kapwa Cultural Center

2. Asian American and Pacific Islanders Heritage Month May 2023 - Wayne Lee, San Mateo Asian Pacific Islander Caucus

3. National Public Works Week - May 21st - 27th 2023 - Daly City Public Works Director Richard Chiu

APPROVAL OF MINUTES:

4. Regular Meeting of May 8, 2023

APPROVAL OF AGENDA:

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

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

CONSENT AGENDA

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

Resolutions:

5. Accept and Appropriate a $4,500 Grant from the State of California for Summer Youth Programs

6. Accept and Appropriate Title IIIC1 One-Time-Only Funds from the Aging and Adult Services of San Mateo County

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

8. Adopt Resolution of Revised Uniform Allowance Benefit for the Deputy Fire Chief in Compliance with CalPERS Reporting Requirements

9. Authorize the City Manager to Execute a Professional Services Agreement with Interactive Resources, Inc. for Design Services for the Serramonte Library Elevator, Energy Efficiency, ADA Upgrades, HVAC & Roof Replacement Project

10. Accept the Subdivision Improvements for Major Subdivision SUB-5-14-9004 (the Garden Valley Subdivision)

11. Accept Annual Report – Military Equipment Use for the Police Department

Check Registers:

12. Check Registers for the Month of April 2023

END OF CONSENT AGENDA

PUBLIC HEARINGS:

13. Approval of Benefit Assessments for Linda Vista Area for Fiscal Year 2023-24

STAFF: Kevin Fehr

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

COMMUNICATIONS:

14. Fiscal Year 2024 and Fiscal Year 2025 Operating and Capital Improvement Program Budget Preview

STAFF: Tim Nevin

RECOMMENDATION: Information Only

15. Review of 2023-2031 Draft Housing Element (RHNA6)

STAFF: Tatum Mothershead, Michael Van Lonkhuysen

RECOMMENDATION: Information Only

16. Mussel Rock Seawall Revetment Maintenance and Access Road Repair (150 Westline Drive) – Coastal Development Permit CDP-04-23-16189

A. Findings
B. EA - Categorical Exemption
C. CDP-04-23-16189

STAFF: Michael Van Lonkhuysen

RECOMMENDATION: Adopt Resolution by Roll Call Vote

17. North East Medical Services Building Sign Program (2171 Junipero Serra Boulevard) – Use Permit UPR-4-23-16182

    A. Findings
    B. EA - Categorical Exemption
    C. UPR-4-23-16182

    STAFF: Michael Van Lonkhuysen

    RECOMMENDATION: Adopt Resolution by Roll Call Vote

18. Westlake Shopping Center Sign Program Modification (251 Westlake Center) – Use Permit UPR-02-23-016090

    A. Findings
    B. EA - Categorical Exemption
    C. UPR-02-23-016090

    STAFF: Sam Fielding

    RECOMMENDATION: Adopt Resolution by Roll Call Vote

19. Preliminary Plan for New Office Building at 455 Hickey Boulevard – Planned Development PD-10-22-015932

    STAFF: Sam Fielding

    RECOMMENDATION: Adopt Resolution by Roll Call Vote

AWARD OF BIDS/CONTRACTS:

20. Award Construction Contract for the ADA, Sidewalk, and Parking Lot Improvements Project

    STAFF: Richard Chiu, Jr.

    RECOMMENDATION: Adopt Resolution by Roll Call Vote

21. Appropriate Funds and Award the 2021-22 and 2022-23 Street Resurfacing Project

    STAFF: Kevin Fehr

    RECOMMENDATION: Adopt Resolution by Roll Call Vote

ORDINANCES:

22. Second Reading, Ordinance No. 1466, Adding Chapter 9.60 to the Daly City Municipal Code Re: Firearm Safe Storage

    STAFF: Rose Zimmerman

    RECOMMENDATION: Adopt Ordinance by Roll Call Vote

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

23. Council Committee

24. City Council

25. Staff

ADJOURNMENT:

Proclamation

Mental Health Awareness Month May 2023

WHEREAS, in 2021, one out of every eight San Mateo County adults likely had serious psychological distress in the past year. From 2019 to 2021, San Mateo County youth grade 7 and 11 reported chronic sadness and hopelessness (29% and 43%, respectively) in the past 12 months; and

WHEREAS, every day, millions of people face stigma related to mental health and substance use conditions and may feel isolated and alone, going years before receiving any help; if left untreated, have life expectancies 25 years shorter than the general population; and

WHEREAS, while mental health conditions are common across all types of demographics, certain communities face inequitable access to services, including people of color, LGBTQ+ community, youth, and older adults; and

WHEREAS, mental health and substance use conditions are treatable health conditions, and people who have mental health and substance use conditions can recover and lead full and meaningful lives; and

WHEREAS, the San Mateo County Behavioral Health and Recovery Services Office of Diversity and Equity, Mayors Mental Health Initiative and partners are collectively organizing activities that our community can participate throughout the month, including free in-person and virtual events, advocacy days and social media campaign; and

WHEREAS, May 2023's Mental Health Month theme, #Share4MH, encourages everyone to increase the public's knowledge of signs and symptoms of mental health and substance use conditions, professional and self-help resources and self-care practices; and

WHEREAS, Daly City is also advancing the mental health of the community by participating in a Community Wellness Crisis Response Team pilot program with the goal of de-escalating mental health crisis calls to 9-1-1 in the community by clinically trained mental health staff; and

WHEREAS, Daly City encourages everyone to take actionable steps towards addressing mental health and substance use conditions with the overarching goal to support mental wellness.

NOW, THEREFORE, I, Raymond A. Buenaventura, Mayor, and members of the City Council of the City of Daly City, do hereby proclaim May 2023 as Mental Health Awareness Month in Daly City to enhance public consciousness of mental health to help end the stigma and direct members of the community to resources and support for mental health and substance use conditions.

Signed and sealed by the Mayor and City Council
of the City of Daly City this 8th day of May 2023.

_____
Raymond A. Buenaventura, Mayor

_____
Juslyn C. Manalo, Vice Mayor

_____
Dr. Roderick Daus-Magbual, Councilmember

_____
Pamela DiGiovanni, Councilmember

_____
Glenn R. Sylvester, Councilmember

Proclamation

Asian American and Pacific Islanders Heritage Month

May 2023

WHEREAS, Asian American and Pacific Islander Heritage Month is a month to celebrate and pay tribute to the contributions of Asian Americans and Pacific Americans to American history, society, and culture; and

WHEREAS, Asian American and Pacific Islander Heritage Month originated in a congressional bill in June of 1977. On March 28, 1979, President Carter issued Presidential Proclamation 4650, proclaiming the week beginning on May 4, 1979, as Asian/Pacific American Heritage Week; and

WHEREAS, On May 1, 2009, President Obama issued Presidential Proclamation 8369 proclaiming May 2009 as Asian American and Pacific Islander Heritage Month; and

WHEREAS, Asian Americans and Pacific Islanders comprise many ethnicities and languages, and their many achievements embody the American experience; and

WHEREAS, Asian Americans and Pacific Islanders are leaders in all aspects of American life: government and industry, science and medicine, the arts and Armed Forces, education, and sports; and

WHEREAS, AAPI's are one the fastest growing ethnic populations in the nation with more than 20 million Asian Americans and Pacific Islanders in the United States—approximately 59,716 Asian Americans and Pacific Islanders in the City of Daly City which accounts for 58.2% of the population in the city.

WHEREAS, the Daly City community has benefitted through the cultural richness, diversity, and generosity of its local Asian Americans and Pacific Islanders with its vast diversity of languages, religions, and cultural traditions that continue to strengthen the fabric of American society.

NOW, THEREFORE, I, RAYMOND A. BUENAVENTURA, Mayor, and members of the City Council of the City of Daly City, do hereby proclaim **May 2023 as "Asian American and Pacific Islanders Heritage Month"** in Daly City to celebrate and pay tribute to the contributions of Asian Americans and Pacific Islanders to American history, society, and culture.

Signed and sealed by the Mayor and City Council
of the City of Daly City this 8th day of May 2023.

_____
Raymond A. Buenaventura, Mayor

_____
Juslyn C. Manalo, Vice Mayor

_____
Dr. Roderick Daus-Magbual, Councilmember

_____
Pamela DiGiovanni, Councilmember

_____
Glenn R. Sylvester, Councilmember

Proclamation

National Public Works Week, May 21 -27, 2023

WHEREAS, May 21st – 27th, 2023 is celebrated as National Public Works Week; and

WHEREAS, National Public Works Week is a celebration of the dedicated public works professionals who provide and maintain the infrastructure and services collectively known as public works with the 2023 theme of "Connecting the World Through Public Works"; and

WHEREAS, Public Works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the City of Daly City; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels, who are responsible for rebuilding, improving, and protecting our nation's transportation, water, wastewater and stormwater treatment, public buildings, parks, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Daly City to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the health, safety and comfort of this community greatly depends on the efforts and skills of dedicated public works employees; and

WHEREAS, so long as the design, construction, operation, and maintenance of these facilities works smoothly the people behind the scenes are often forgotten.

NOW THEREFORE, I, RAYMOND A. BUENAVENTURA Mayor, and Members of the City Council of the City of Daly City, do hereby proclaim May 21–27, 2023 as **NATIONAL PUBLIC WORKS WEEK,** in the City of Daly City, and call upon all residents and civic organizations in the community to pay tribute to our public works professionals, and to recognize the substantial contributions they make to protecting our health, safety, and quality of life.

Signed and sealed by the Mayor and City Council
of the City of Daly City, this 22nd day of May 2023.

_____
Raymond A. Buenaventura, Mayor

_____
Juslyn C. Manalo, Vice Mayor

_____
Dr. Roderick Daus-Magbual, Councilmember

_____
Pamela DiGiovanni, Councilmember

_____
Glenn R. Sylvester, Councilmember

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
MAY 8, 2023

Visit https://www.youtube.com/@DalyCityVideoMeetings/streams **to view the City Council meetings**

The meeting was called to order by Mayor Buenaventura at 7:00 P.M.

ROLL CALL: Councilmembers Present:
Raymond A. Buenaventura, Mayor
Juslyn C. Manalo, Vice Mayor
Roderick Daus-Magbual
Pamela DiGiovanni
Glenn R. Sylvester

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

PRESENTATIONS:

Older Americans Month May 2023
(Karen Parque and Andrea Tsang, Senior Services Specialists, Recreation Department)

Jewish American Heritage Month May 2023
(Jonathan Mintzer, Jewish Community Relations Council)

APPROVAL OF MINUTES:

Regular Meeting of April 24, 2023

It was moved by Vice Mayor Manalo, seconded by Councilmember Sylvester and carried to approve the minutes of April 24, 2023.

APPROVAL OF AGENDA:

It was moved by Vice Mayor Manalo, seconded by Councilmember DiGiovanni and carried to approve the agenda.

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Ray Satorre, Pilipino Bayanihan Resource Center (PBRC) and Daly City Host Lions Club, expressed full support for appointing Acting Chief Cameron Christensen to the position of Chief of Police. Ray Satorre advocated for the interest and general welfare of the community, public safety and public health.

Dorie Paniza, PBRC President and Arts & Culture Commissioner, saluted Acting Police Chief Christensen for his service and expressed support for appointing him as Daly City's Chief of Police.

Note on Public Comments: *For this meeting, members of the Council and the public had the option of attending in person or submitting public comments via email to the City Clerk's Office prior to the public meeting. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting were instructed to call the office of the City Clerk at 991-8078 prior to the meeting.*

CONSENT AGENDA:

It was moved by Vice Mayor Manalo, seconded by Councilmember Sylvester and carried to approve the consent agenda except item #4, which was pulled for discussion.

Communications:

2023 Qtr. 1 Investment Report

City Treasurer Daneca Halvorson addressed questions on the state of the economy and the status on investments made related to Silicon Valley Bank.

It was moved by Councilmember Sylvester, seconded by Vice Mayor Manalo and carried to approve the report.

Resolutions:

Accept and Appropriate Grant Funds from the State of California Department of Education for the Bayshore After School Education and Safety Program

Resolution 23-71, Accepting And Appropriating Grant Funds From The State Of California Department Of Education For The Bayshore After School Education And Safety Program

Authorize the City Manager to Execute a Service Agreement with Enoven Truck Body and Equipment, Inc. for Fabrication and Outfitting of Two Utility Service Trucks for Sewer Cleaning

Resolution 23-72, Authorizing Execution Of A Service Agreement With Enoven Truck Body And Equipment, Inc For Two Utility Service Trucks

Set Time and Place of the Public Hearing for Daly City's National Pollutant Discharge Elimination System Program Regulatory Fee (Set Hearing: 6/12/2023)

Resolution 23-73, Setting Time And Place Of Public Hearing Re: Maintaining Adopted Regulatory Fees Necessary To Fund Local Specific Program Activities Mandated Under The Stormwater Management Plan, And Requesting San Mateo County To Collect Such Fees

Authorize the City Manager to Execute a Professional Services Agreement with Interactive Resources, Inc. for Design Services for the City Hall HVAC, Civic Center Generator Replacement, and Doelger Art Center HVAC and Roof Replacement Projects

Resolution 23-74, Authorizing Execution Of Professional Services Agreement With IMEG Corporation Of San Francisco (City Hall HVAC, Civic Center Generator Replacement and Doelger Art Center HVAC and Roof Replacement)

Approve FY 2023-24 Project List for Road Maintenance and Rehabilitation Account Funds Authorized Under SB 1

Resolution 23-75, Adopting a List of Projects for Fiscal Year 2023-24 Funded by SB 1: The Road Repair and Accountability Act of 2017

END OF CONSENT AGENDA

PUBLIC HEARINGS:

Public Hearing - Proposed Increases and Updates to the Daly City Master Fee Schedule

Deputy Director of Finance and Administrative Services Abby Veeser presented the proposed updates to the Master Fee Schedule by reviewing the changes to the big user fee categories, the recommended increases based on COLA (4%), and the department's next steps.

Mayor Buenaventura opened the public hearing. There were no public comments received.

Staff addressed questions including when fees were last raised, how CVC violation fees are structured, whether there are any discounts or waivers offered for facility fees, whether insurance administration fees are necessary, and potential recreational spaces for families.

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

It was moved by Vice Mayor Manalo, seconded by Councilmember Daus-Magbual and carried by unanimous roll call to adopt the following resolution:

Resolution 23-76, Approving Proposed Increases And Updates To The Daly City Master Fee Schedule

Introduction of Ordinance Adding Chapter 9.60 Re: Firearm Safe Storage

Acting Chief of Police Cameron Christensen provided the staff report to adopt a firearm safe storage requirement to prevent unintended access to firearms, which can lead to intentional and accidental injuries and deaths. Acting Chief Christensen addressed the additional recommendations made at the last Council meeting including lock standards and criteria.

Mayor Buenaventura opened the public hearing.

Alexandra Pavladakis spoke in behalf of and about Moms Demand Action, a grassroots, non-partisan organization which supports both gun owners and people who have concerns about guns; they respect the Second Amendment while simultaneously trying to better protect people through common sense gun legislation. Alexandra voiced support for the ordinance and stated firearms are the leading cause of death of children in the United States, and safe storage is a way to decrease that number.

Staff addressed questions on the language used within the proposed ordinance and which types of locks are specified in the ordinance.

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

It was moved by Mayor Buenaventura, seconded by Vice Mayor Manalo and carried for the City Attorney to read the ordinance by title only.

Mayor Buenaventura introduced the following ordinance:

Ordinance 1466, Adding Chapter 9.60 to the Daly City Municipal Code Regarding Firearm Safe Storage

PUBLIC APPEARANCES/ORAL COMMUNICATIONS (Continued): Mayor Buenaventura accepted additional public comments.

Sharon Keenan expressed disappointment over the lack of a response to a letter she presented to the Council and City Manager; the correspondence was regarding the proposed water rate increases. Sharon Keenan voiced concern on the potential increase of other fees and being on a fixed income as a retiree, and requested someone to contact her regarding the letter.

Ray Keenan thanked the Police Department for assisting with removing a wall and debris at St. Francis Square. Ray spoke about the efforts of the now-defunct Clean Community Committee, and voiced concern with the issues currently facing the City, including uncut grass/lawns which may pose fire hazards, un-stored garbage bins, and debris and construction materials left on the street. Ray Keenan recommended educating residents on these matters and also having City workers take note and report on these types of community issues.

ORDINANCES:

Second Reading, Ordinance No. 1464, Amending Chapter 2.58 of the Daly City Municipal Code Re: Legacy Business Registry

It was moved by Vice Mayor Manalo, seconded by Councilmember DiGiovanni and carried by unanimous roll call vote to adopt the following ordinance:

Ordinance 1464, Amending Chapter 2.58 of Title 2 of the Daly City Municipal Code Regarding Small Business Commission

Second Reading, Ordinance No. 1465, Amending Zoning Map to Rezone 141 3rd Avenue to Residential Multi Family District (R-3)

It was moved by Vice Mayor Manalo, seconded by Councilmember Daus-Magbual and carried by unanimous roll call vote to adopt the following ordinance:

Ordinance 1465, Amending The Daly City Zoning Map – Rezoning From I-D Interim District To R-3 Residential Multi Family District

REPORTS:

Council Committee

Peninsula Clean Energy (PCE) (Daus-Magbual)
City/County Association of Governments of San Mateo County (Equity Subcommittee) (Manalo)

City Council

Councilmember DiGiovanni acknowledged Acting Chief Christensen for being honored by the Crocker Lodge 212; the organization commended Acting Chief Christensen's exemplary leadership, community service, and metrics in social justice. Councilmember DiGiovanni acknowledged the fallen California Peace Officers being recognized and remembered for their sacrifices by the state and Governor Newsom. Councilmember DiGiovanni acknowledged Acting Chief Christensen for representing the City at the Bayshore School Spring Festival. Councilmember DiGiovanni acknowledged an upcoming resolution to recognize the AAPI community.

Vice Mayor Manalo commended the Northern California Carpenters Training Facility in Pleasanton which combines technology, construction and craft, and which supports women in the carpentry trade. Vice Mayor Manalo attended the District 5 Health Fair hosted by Supervisor Canepa, wherein community members from Colma, San Bruno and South San Francisco were honored; for Daly City, Supervisor Canepa recognized and honored Vice Mayor Manalo for her community service and leadership. Also in attendance at that event were City Manager Piccolotti, the Police and Fire Departments, and Republic Services. For Mental Health Awareness Month, Vice Mayor Manalo attended an event by the San Mateo County's Behavioral Health Department, which has programming in education and awareness. Vice Mayor Manalo looked forward to recognizing community members for AAPI Month at the end of the month.

Councilmember Daus-Magbual gave a presentation at T.R. Pollicita Intermediate School's Career Day; he acknowledged Police Officer Fox's attendance at the event. Councilmember Daus-Magbual acknowledged Assistant to the City Manager Ramos for working with a group of Chinese American youth for a June 3rd event in celebration of AAPI Month and Children's Day; he also thanked Recreation Manager Brown for helping to sponsor said event.

ADJOURNMENT:

Mayor Buenaventura adjourned the meeting at 8:30 PM in memory of Albert Del Rosario, Cesar Alegria, and Tiffany Center.

Approved as submitted, this 22nd day of May, 2023.

Raymond A. Buenaventura
Mayor

City Clerk

City Council Meeting Agenda Report Item # _____

Meeting Date: May 22, 2023

Subject: Accepting and Appropriating a $4,500 Grant from the State of California

Recommended Action

It is recommended the City Council accept a grant of $4,500 from the California State Library's *Lunch at the Library* program, and appropriate this amount for youth services programming.

Background/Discussion

The Lunch at the Library program provides children and teens with meals, summer reading programs, and other activities that support learning, health, and wellness.

The Library will use the funds to support and enhance programs for youth in our community at a partner meal site hosting Big Lift Inspiring Summers and Summer Youth Recreation camps.

Fiscal Impact

The $4,500 grant revenue from the State of California was not anticipated in the current Fiscal Year budget. These grant funds were received and will be expended in Fiscal Year 2022-23.

Summary/Conclusion

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

Respectfully submitted,

Chela Anderson
Library Services Manager

City Council Meeting Agenda Report Item # _____

Meeting Date: May 22, 2023

Subject: Accepting and Appropriating of Title IIIC1 One-Time-Only Funds from the Aging and Adult Services of San Mateo County

Recommended Action

It is recommended that the City Council adopt a resolution accepting and appropriating One-Time-Only (OTO) funds of $33,061 from the San Mateo County Aging and Adult Services to the Senior and Active Adults Services fund.

Background

The Active Adult and Senior Services Unit was offered OTO Funds to serve an additional 3,700 meals from the San Mateo County Aging and Adult Services for $33,061.

This grant would be in addition to a grant of $219,353 for the Congregate Nutrition Program provided by the County and previously accepted and appropriated by the City Council (Res. 23-42).

Fiscal Impact

This is a reimbursement grant with the City of Daly City incurring costs for purchases in the Congregate Nutrition Program with the County paying invoices on an ongoing basis.

Revenue will be received into Account 01-131-463-3603.

Summary/Conclusion

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

Respectfully submitted,

Jennifer M. Der
Senior Recreation Services Supervisor

Denise M. Brown
Recreation Services Manager

City Council Agenda Report

Item # _____

Meeting Date: May 22, 2023

Subject: Resolution of Intent to Adopt Appropriations Limitation (Gann Limit)

Recommended Action

Approve Resolution of Intent to adopt the City's annual Appropriations Limitation (Gann Limit).

Background

As required by Article XIIIB of the State Constitution (Proposition 111, or the Gann Amendment), the City Council is required to adopt an annual appropriations limitation. This resolution establishes the City's intent to adopt the Appropriations Limitation for Fiscal Year 2023-24.

Discussion

Adoption of the Appropriations Limitation will be requested at the City Council Meeting on June 26, 2023. At the time, the Department of Finance and Administrative Services will provide the calculations of proceeds of taxes and appropriations limit based on our estimates for the upcoming fiscal year. This information will be available for public inspection beginning Friday, June 9th, 2023 on the City's website at www.dalycity.org.

Appropriate notice will be posted by the Department of Finance and Administrative Services regarding the availability of the documentation.

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

Respectfully submitted,

Timothy J. Nevin

Director of Finance and Administrative Services

Meeting Date: May 22, 2023

Subject: Resolution Adopting Revised Uniform Allowance Benefit for the Deputy Fire Chief in Compliance with CalPERS Reporting Requirements

Recommended Action
That the City Council adopt a resolution to memorialize City practices related to uniform allowance benefits for the Deputy Fire Chief in order to be in compliance with CalPERS reporting requirements.

Discussion
As a result of a 2012 CalPERS Public Agency Review, CalPERS required that the City memorialize uniform allowance benefits for all classifications that receive uniform allowance, including unrepresented employees. At the February 13, 2013 City Council meeting, the City Council adopted Resolution 13-18 to comply with CalPERS reporting requirements. The resolution memorialized uniform allowance benefits of $975.00 per year for the Fire Chief, but erroneously left out the Deputy Fire Chief classification. The Deputy Fire Chief has also received $975.00 per year since 2013, which was previously paid twice a year.

Effective January 1, 2023, the Deputy Fire Chief's uniform allowance equal to $975.00 per year will be paid in equal installments of $37.50 per pay period to comply with CalPERS reporting requirements.

The value of the uniform allowance is reported to CalPERS as compensation subject to retirement contributions for employees who are not subject to the Public Employees' Pension Reform Act (PEPRA).

Fiscal Impact
There is no fiscal impact as there is no change in the Uniform Allowance benefit amount and the City's practice was to report uniform allowances.

Summary/Conclusion
Staff recommends that the City Council adopt a resolution amending uniform allowance benefits for the Deputy Fire Chief in compliance with CalPERS reporting requirements.

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

Respectfully submitted,

Natalie Sakkal
Director of Human Resources

City Council Agenda Report

Item # _____

Meeting Date: May 22, 2023

Subject: **Authorize the City Manager to Execute a Professional Services Agreement with Interactive Resources, Inc. for Design Services for the Serramonte Library Elevator, Energy Efficiency, ADA Upgrades, HVAC & Roof Replacement Project.**

Recommended Action

Staff recommends that the City Council authorize the City Manager to execute a professional services agreement with Interactive Resources, Inc. of Richmond, California, in an amount not to exceed $312,786.00 for design services for the Serramonte Library Elevator, Energy Efficiency, ADA Upgrades, HVAC & Roof Replacement project.

Background

The Serramonte Library Elevator, Energy Efficiency, ADA Upgrades, HVAC & Roof Replacement project is a combination of four separate Capital Improvement Projects (CIP) planned at Serramonte Library which include the:

- Serramonte Library Elevator,
- Serramonte Library Energy Efficiency,
- Serramonte Library Americans with Disability Act (ADA) Upgrades, and
- Serramonte Library Heating, Ventilation, and Air Conditioning (HVAC) Unit(s) and Built-Up Roof (BUR) Replacement.

On November 22, 2021, the City Council approved the use of American Rescue Plan Act (ARPA) funds for improvements at Serramonte Library.

On May 23, 2022, the City Council accepted and appropriated the California State Library Targeted State Funded Grant of $2,000,000 for projects proposed at Serramonte Library and at Bayshore Library, $1,800,000 of which is allocated for the Serramonte Library project. The project at Serramonte Library proposed to install an elevator to allow ADA access to the first floor, upgrade obsolete and inefficient lighting throughout the first and second floor of the facility to new energy efficient lighting, and remodel the first-floor restrooms to further remove accessibility barriers.

Discussion

Staff advertised a Request for Proposals (RFP) for design services for the Serramonte Library Improvements project on March 21, 2023. Proposals were received from four (4) firms and a panel consisting of staff from the Department of Public Works and Department of Library and Recreation evaluated the proposals on their technical merits. The evaluation panel interviewed the two highest ranking firms on May 1, 2023. Interactive Resources, Inc. (Interactive) received the highest ratings based on their technical experience and expertise and is recommended for the project.

Interactive's scope of work includes, but is not limited to, assessment, evaluation, and design, of rooftop HVAC equipment and BUR replacement, new energy-efficient lighting and lighting controls, modifications to the fire sprinkler, alarms, smoke detectors and air handling, a new ADA compliant elevator, and ADA accessibility improvements to the ground floor restrooms. Interactive shall develop the basis of design; prepare As-Builts, plans, specifications and cost estimates for the proposed improvements, coordinate with the City for permitting; and provide support during bidding and construction.

Construction is anticipated to commence in early 2024 and be completed in 2025.

Fiscal Impact

The professional services agreement with Interactive Resources provides for a not-to-exceed fee of $312,786.00 for the design services of the Serramonte Library Elevator, Energy Efficiency, ADA Upgrades, HVAC & Roof Replacement project. An additional $62,557.00 (20%) is needed for contingency and staff time for a total of $375,343.00.

Sufficient funds are available in the previously approved and appropriated Fiscal Year 2021-22 General Capital Project Fund – Serramonte Library Elevator project account 31-313-911, and Serramonte Library HVAC Unit(s) and BUR Replacement project account 31-313-910. Approximately $273,180.00 from the Serramonte Library Elevator project account 31-313-911, and $102,163.00 from the Serramonte Library HVAC Unit(s) and BUR Replacement project account 31-313-910 will be used to fund the design services

Summary/Conclusion

Staff recommends that the City Council authorize the City Manager to execute a professional services agreement with Interactive Resources, Inc. of Richmond, California, in an amount not to exceed $312,786.00 for design services for the Serramonte Library Elevator, Energy Efficiency, ADA Upgrades, HVAC & Roof Replacement project.

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

Respectfully submitted,

Alexander Yuen
Civil Engineer II

Richard Chiu, Jr.
Director of Public Works

Attachments:
1. Interactive Resources, Inc. Professional Services Agreement

AGREEMENT WITH INTERACTIVE RESOURCES, INC.
FOR DESIGN PROFESSIONAL SERVICES
FOR
City of Daly City

This Agreement, made and entered into this ____ day of _____, 2023 (the "Effective Date") by and between the **CITY OF DALY CITY**, a municipal corporation existing under the laws of the State of California ("CITY"), and **INTERACTIVE RESOURCES, INC.**, a California C-Corporation ("CONSULTANT"):

Interactive Resources, Inc.
117 Park Place
Richmond, CA 94801

R E C I T A L S :

A. CITY desires certain construction document services hereinafter described as the design services for the Serramonte Library Elevator, Energy Efficiency, ADA Upgrades, HVAC & Roof Replacement project.

B. CITY desires to engage CONSULTANT to provide these consulting services by reason of its qualifications and experience for performing such services and CONSULTANT has offered to provide the required services on the terms and in the manner set forth herein.

NOW, THEREFORE, IT IS AGREED as follows:

SECTION 1 - SCOPE OF SERVICES

The scope of services to be performed by CONSULTANT under this Agreement is as described in Exhibit A to this Agreement, the proposal from CONSULTANT dated April 14th ,2023 attached and incorporated by reference.

SECTION 2 - DUTIES OF CONSULTANT

CONSULTANT shall comply with those requirements described by Exhibit B to this Agreement, Local Assistance Procedures Manual Agreement Language Appendix A and E, attached and incorporated for reference.

CONSULTANT shall be responsible for the professional quality, technical accuracy and coordination of all work furnished by CONSULTANT under this Agreement. CONSULTANT shall, without additional compensation, correct or revise any errors or deficiencies in its work.

CONSULTANT represents that it is qualified to furnish the services described under this Agreement.

CONSULTANT shall be responsible for employing or engaging all persons necessary to perform the services of CONSULTANT.

SECTION 3 - DUTIES OF CITY

CITY shall provide pertinent information regarding its requirements for the project.

CITY shall examine documents submitted by CONSULTANT and shall render decisions pertaining thereto promptly, to avoid unreasonable delay in the progress of CONSULTANT'S work.

SECTION 4 - TERM

The services to be performed under this Agreement shall commence on the Effective Date and be completed within three (3) years.

SECTION 5 - PAYMENT

Payment shall be made by CITY only for services rendered and upon submission of a payment request upon completion and CITY approval of the work performed. In consideration for the full performance of the services set forth in Exhibit A, CITY agrees to pay CONSULTANT, on a time and materials basis, pursuant to rates stated in Exhibit A to this Agreement, attached and incorporated by reference. In no event shall CONSULTANT's total compensation under this Agreement exceed three hundred twelve thousand seven hundred eight-six dollars and zero cents ($312,786.00).

SECTION 6 – TERMINATION

Without limitation to such rights or remedies as CITY shall otherwise have by law, CITY shall have the right to terminate this Agreement or suspend work on the Project for any reason, upon ten (10) days' written notice to CONSULTANT. CONSULTANT agrees to cease all work under this Agreement upon receipt of said written notice.

Upon termination and upon CITY'S payment of the amount required to be paid, documents become the property of CITY, and CONSULTANT shall transfer them to CITY upon request without additional compensation.

SECTION 7 - OWNERSHIP OF DOCUMENTS

All documents prepared by CONSULTANT in the performance of this Agreement, although instruments of professional service, are and shall be the property of CITY, whether the project for which they are made is executed or not.

SECTION 8 - INDEPENDENT CONTRACTOR

It is understood that CONSULTANT, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or

employee of the CITY. CONSULTANT shall obtain no rights to retirement benefits or other benefits which accrue to CITY's employees, and CONSULTANT hereby expressly waives any claim it may have to any such rights.

SECTION 9 - CONFIDENTIALITY

All reports and documents prepared by CONSULTANT in connection with the performance of this Agreement are confidential until released by CITY to the public. CONSULTANT shall not make any such documents or information available to any individual or organization not employed by CONSULTANT or CITY without the written consent of CITY before any such release.

SECTION 10 - INTEREST OF CONSULTANT

CONSULTANT covenants that it presently has no interest, and shall not acquire any interest, direct or indirect, financial or otherwise, which would conflict in any manner or degree with the performance of the services under this Agreement.

SECTION 11 – USE OF SUBCONSULTANTS

CONSULTANT shall not subcontract any services to be performed by it under this Agreement without the prior written approval of the CITY, except for service firms engaged in drawing, reproduction, typing, and printing. CONSULTANT shall be solely responsible for reimbursing any subconsultants and the CITY shall have no obligation to them.

SECTION 12 - CONSULTANT'S STATUS

It is expressly agreed that in the performance of the professional services required under this Agreement, CONSULTANT shall at all times be considered an independent CONSULTANT as defined in Labor Code Section 3353, under control of the CITY as to the result of the work but not the means by which the result is accomplished. Nothing herein shall be construed to make CONSULTANT an agent or employee of CITY while providing services under this Agreement.

SECTION 13 – SB 1383 COMPLIANCE

To the extent applicable, CONSULTANT shall comply with the requirements set forth in SB 1383 and Public Contracts Code Section 22150 for the procurement of recycled paper products. To the extent that the fitness and quality are equal, CONSULTANT shall purchase recycled products, as defined in Public Contracts Code Section 12200 instead of nonrecycled products. Upon completion of the term of this Contract, CONSULTANT shall provide records to the CITY demonstrating compliance with this section, including copies of all invoices, receipts, or other proofs of purchase that detail the procurement of paper products.

SECTION 14 - INDEMNITY

To the fullest extent permitted by law (including, without limitation, California Civil Code Sections 2782 and 2782.6), CONSULTANT and CONSULTANT's sureties agree to defend

(with legal counsel acceptable to the CITY), indemnify and hold harmless the CITY, its officers, agents, officials, representatives, employees and volunteers (collectively "Indemnitees") from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including, without limitation, incidental and consequential damages, court costs, attorneys' fees, litigation expenses and fees of expert consultants or expert witnesses incurred in connection therewith and costs of investigation), that arise out of, pertain to, or relate to, directly or indirectly, in whole or in part, the negligence, recklessness, or willful misconduct of CONSULTANT, any Subconsultant, anyone directly or indirectly employed by them, or anyone that they control (collectively "Liabilities"). Such obligations to defend, hold harmless and indemnify any Indemnitee shall not apply to the extent that such Liabilities are arise out of the sole negligence, active negligence, or willful misconduct of Indemnitee.

Acceptance by the CITY of the work performed under this Agreement does not operate as a release of CONSULTANT from such professional responsibility for the work performed pursuant to this Agreement.

The duty of CONSULTANT and its sureties to indemnify and hold harmless as set forth above, shall include the duty to defend as set forth in Section 2778 of the California Civil Code, provided, however, that nothing herein shall be construed to require the CONSULTANT to indemnify the CITY, its subsidiary districts, its officers, agents or employees against any responsibility for liability in contravention of Section 2782 of the California Civil Code. To the extent there is an obligation to indemnify under this Section, CONSULTANT shall be responsible for incidental and consequential damages resulting directly or indirectly, in whole or in part, from CONSULTANT's negligence, recklessness, or willful misconduct.

CONSULTANT and its sureties expressly and specifically agree to waive any and all subrogation rights it may have against the CITY, its subsidiary districts, officers or employees. Indemnification and waiver of subrogation contained in this section shall remain operative and in full force and effect regardless of any termination of this Agreement.

SECTION 15 - INSURANCE

CONSULTANT shall procure and maintain for the duration of the contract and three years thereafter (five years for building or major improvements) insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, his agents, representatives, employees or subcontractors.

MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL)**: Insurance Services Office (ISO) Form CG 00 01 12 07 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than **$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall

apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2. **Automobile Liability:** ISO Form Number CA 00 01 covering any auto (Code 1), or if CONSULTANT has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than **$1,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000** per accident for bodily injury or disease.
4. **Professional Liability (Errors and Omissions):** Insurance appropriate to the CONSULTANT's profession, with limit no less than $1,000,000 per occurrence or claim, $2,000,000 aggregate

If the CONSULTANT maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the CONSULTANT.

Other Insurance Provisions
The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status

The City, its elected and appointed officials, employees, and agents are to be covered as insureds on the auto policy for liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the CONSULTANT; and on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONSULTANT including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONSULTANT's insurance (at least as broad as ISO Form CG 20 10, 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this contract, the **CONSULTANT's insurance coverage shall be primary** insurance as respects the CITY, its elected and appointed officials, employees, and agents. Any insurance or self-insurance maintained by the CITY, its elected and appointed officials, employees, or agents shall be excess of the CONSULTANT's insurance and shall not contribute with it.

Notice of Cancellation

Each insurance policy required above shall provide that **coverage shall not be canceled, except after thirty (30) days' prior written notice** (10 days for non-payment) has been given to the CITY.

Waiver of Subrogation

CONSULTANT hereby grants to City a waiver of any right to subrogation which any insurer of said CONSULTANT may acquire against the City by virtue of the payment of any loss under such insurance. CONSULTANT agrees to obtain any endorsement that may be necessary to

effect this waiver of subrogation, but this provision applies regardless of whether or not the CITY has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the CITY. The CITY may require the CONSULTANT to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the CITY.

Claims Made Policies (note – should be applicable only to professional liability, see below)
If any of the required policies provide claims-made coverage:

1. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided ***for at least five (5) years after completion of the contract of work.***
3. If coverage is canceled or non-renewed, and not replaced ***with another claims-made policy form with a Retroactive Date prior to*** the contract Effective Date, the CONSULTANT must purchase "extended reporting" coverage for a minimum of ***five (5)*** years after completion of work.

Verification of Coverage

CONSULTANT shall furnish the CITY with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the CITY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONSULTANT's obligation to provide them. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

SECTION 16 - NONASSIGNABILITY

Both parties hereto recognize that this Agreement is for the personal services of CONSULTANT and cannot be transferred, assigned, or subcontracted by CONSULTANT without the prior written consent of CITY.

SECTION 17 - RELIANCE UPON PROFESSIONAL SKILL OF CONSULTANT

It is mutually understood and agreed by and between the parties hereto that CONSULTANT is skilled in the professional calling necessary to perform the work agreed to be done under this Agreement and that CITY relies upon the skill of CONSULTANT to do and perform the work in

the most skillful manner, and CONSULTANT agrees to thus perform the work. The acceptance of CONSULTANT's work by CITY does not operate as a release of CONSULTANT from said obligation.

SECTION 18 - WAIVERS

The waiver by either party of any breach or violation of any term, covenant, or condition of this Agreement or of any provisions of any ordinance or law shall not be deemed to be a waiver of such term, covenant, condition, ordinance or law or of any subsequent breach or violation of the same or of any other term, covenant, condition, ordinance or law or of any subsequent breach or violation of the same or of any other term, condition, ordinance, or law. The subsequent acceptance by either party of any fee or other money which may become due hereunder shall not be deemed to be a waiver of any preceding breach or violation by the other party of any term, covenant, or condition of this Agreement or of any applicable law or ordinance.

SECTION 19 – SEVERABILITY

If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

SECTION 20 - COSTS AND ATTORNEY FEES

Attorney fees in total amount not exceeding $5000, shall be recoverable as costs (by the filing of a cost bill) by the prevailing party in any action or actions to enforce the provisions of this Agreement. The above $5000 limit is the total of attorney fees recoverable whether in the trial court, appellate court, or otherwise, and regardless of the number of attorneys, trials, appeals, or actions. It is the intent of this Agreement that neither party shall have to pay the other more than $5000 for attorney fees arising out of an action, or actions to enforce the provisions of this Agreement.

SECTION 21 - NON-DISCRIMINATION

CONSULTANT warrants that it is an Equal Opportunity Employer and shall comply with applicable regulations governing equal employment opportunity. Neither CONSULTANT nor any of its subconsultants shall discriminate in the employment of any person because of race, color, national origin, ancestry, physical handicap, medical condition, marital status, sex, or age, unless based upon a bona fide occupational qualification pursuant to the California Fair Employment and Housing Act.

SECTION 22 - MEDIATION

Should any dispute arise out of this Agreement, any party may request that it be submitted to mediation. The parties shall meet in mediation within 30 days of a request. The mediator shall be agreed to by the mediating parties; in the absence of an agreement, the parties shall each submit one name from mediators listed by either the American Arbitration Association, the State Mediation and Conciliation Service, or other agreed-upon service. The mediator shall be

selected by a blind draw.

The cost of mediation shall be borne equally by the parties. Neither party shall be deemed the prevailing party. No party shall be permitted to file a legal action without first meeting in mediation and making a good faith attempt to reach a mediated settlement. The mediation process, once commenced by a meeting with the mediator, shall last until agreement is reached by the parties but not more than 60 days, unless the maximum time is extended by the parties.

SECTION 23 - LITIGATION

CONSULTANT shall testify at CITY'S request if litigation is brought against CITY in connection with CONSULTANT'S services under this Agreement. Unless the action is brought by CONSULTANT, or is based upon CONSULTANT'S wrongdoing, CITY shall compensate CONSULTANT for preparation for testimony, testimony, and travel at CONSULTANT'S standard hourly rates at the time of actual testimony.

SECTION 24 - NOTICES

All notices hereunder shall be given in writing and mailed, postage prepaid, addressed as follows:

To CITY:
Kevin Fehr, P.E.
City of Daly City
Department of Public Works – Engineering Division
333 90th Street, 1st Floor
Daly City, CA 94015

To CONSULTANT:
Andrew Butt
Interactive Resources, Inc.
117 Park Place
Richmond, CA 94801.

SECTION 25 - AGREEMENT CONTAINS ALL UNDERSTANDINGS; AMENDMENT

This document represents the entire and integrated agreement between CITY and CONSULTANT and supersedes all prior negotiations, representations, and agreements, either written or oral.

This document may be amended only by written instrument, signed by both CITY and CONSULTANT.

SECTION 26 – AUTHORITY TO ENTER INTO AGREEMENT

CONSULTANT has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

SECTION 27 - GOVERNING LAW AND VENUE

This Agreement shall be governed by the laws of the State of California and, in the event of litigation, venue will be in the County of San Mateo.

IN WITNESS WHEREOF, CITY and CONSULTANT have executed this Agreement the day and year first above written.

CITY OF DALY CITY

_____
Thomas J. Piccolotti
City Manager

APPROVED AS TO FORM

_____
Rose Zimmerman
City Attorney

CONSULTANT

INTERACTIVE RESOURCES, INC.

_____ 5/11/2023
Andrew Butt, Principal Architect
Its Authorized Agent

Manging Principal, Treasurer

EXHIBIT A – INTERACTIVE RESOURCES, INC. PROPOSAL

Proposal to Provide Architectural and Engineering Services for the Serramonte Library Elevator, Energy Efficiency, ADA Upgrades, HVAC and Roof Replacement Projects



Prepared for

Attn: Wanda Wong
Consulting Project Manager
City of Daly City
333 - 90th Street
Daly City, CA 94015

Prepared by

Interactive Resources, Inc.
Andrew Butt, AIA, LEED AP BD+C
Principal Lead Architect / Main Point of Contact
117 Park Place
Richmond, CA 94801
(510) 236-7435, 120
andrew.butt@intres.com

INTERACTIVE RESOURCES architects + engineers
1973 2023
Celebrating 50 years of excellence

The Nystrom Library is, by far, my favorite library in the district and has been since we first saw it last October when it was just a shell. Andrew Butt's attention to detail throughout the building and use of eco-friendly materials were very appreciated. Everyone who has seen the space commented on the 'happy' color scheme. The inclusion of parent space gives us great flexibility. We can't wait for the Nystrom students to have their first glimpse of their new library! They deserve a great facility and you all have provided it.

— Francie Kunaniec, WCCUSD Library Services

I want to compliment and commend Brant Fetter for the architectural concept design of the AC Transit's new Customer Service Center. Brant is a very talented individual and this design is fabulous. I just want to give credit where credit is due.

—Mike Haas, AC Transit

Many thanks again for the beautiful work on the City Hall. Everyone that sees it ... loves it. You were the right firm for the job.

—Jeanne MacLeamy, Former Mayor

Interactive Resources was selected by the City of Novato as the architect for the renovation of the City Hall, which was originally built in 1896....The result has been a renovation that is admired by all who see the building. The Interactive Resources Team was easy to work with and responsive to the City's needs. Based on my experience with Interactive Resources, I can definitely recommend them for your new facility.

— Jennifer Goldfinger, City of Novato

McMorgan has had a long and productive relationship with Interactive Resources working on complex development projects for our mutual clients. We have found Interactive resources to be responsive, creative and diligent in meeting time lines, interaction with city agencies, contractors and other team members on our assignments.

— Mark Taylor, McMorgan & Company, LLC

Table of Contents

1. Cover Letter / Acknowledgement of . Addenda
2. Firm Profile & Project Team
3. Relevant Project Experience
4. Project Approach
5. Additional Services
6. Required Forms

INTERACTIVE RESOURCES
architects + engineers
1973 2023
Celebrating 50 years of excellence

117 Park Place
Richmond, CA 94801
510.236.7435 t
510.232.5325 f
intres.com

Principal-in-Charge/
Principal Architect:
Thomas Butt, FAIA,
LEED AP BD+C
510.236.7435, 114
510.220.1577, cell
tom.butt@intres.com

Main Point of Contact/
Principal Lead Architect:
Andrew Butt, AIA, LEED
AP BD+C
510.236.7435, 120
510.520.6451, cell
andrew.butt@intres.com

California Corporation,
No. C0689519

April 14, 2023

Attn: Wand Wong
Consulting Project Manager
City of Daly City
333 – 90th Street
Daly City, CA 94015

Subject: Proposal to Provide Architectural and Engineering Services for the Serramonte Library Elevator, Energy Efficiency and ADA Upgrades and HVAC and Roof Replacements

Dear Ms. Wong:

It is with great pleasure that we submit our qualifications for the Serramonte Library projects. Interactive Resources has 50 years of experience serving and working with communities and local governments to design and deliver great projects and exceptional value. We are excited about this project, and we have assembled an experienced team of local design professionals who we feel will bring great strength and value to the project for the reasons enumerated below:

Successful Performance Record – The team led by Interactive Resources has successfully completed dozens of projects for the state of California, DGS, the General Services Administration, the Judicial Council of California and AC Transit involving forensic investigations, roofing, glazing, rooftop mechanical systems and elevator modernization projects. We also have provided these services to many local municipal government agencies throughout the Bay Area. All have been on time and on budget. Our firm has extensive experience in roof repair and design; façade evaluation and repair of building envelope and exterior wall systems; waterproofing and weatherization, structural engineering and ADA accessibility upgrades. Our combined team has completed hundreds of successful HVAC, roofing and waterproofing projects, as well as elevator projects. We have designed and overseen the successful construction of numerous libraries and community facilities and are familiar with the sensitivity and community needs around these types of projects. We have a record of receiving high performance ratings from our public agency clients.

Project Team and Leadership – Tom Butt is our principal-in-charge — and with his prior experience with similar projects — will add his technical expertise to provide project oversight. He has specialized expertise in roofing and building envelope and currently, he is serving on three ASTM committees related to moisture problems in buildings — chairing two task groups — and has presented at many weatherization seminars. I will be the designated lead architect/project manager and have several years of experience in roofing, HVAC, elevator modernizations and ADA accessibility upgrades for dozens of projects for public agencies.

Our team is enthusiastic about the opportunity to work with the City of Daly City, and we strongly believe in our ability to provide exemplary services under this contract. We are already included in Daly City's on-call engineering roster. We are in receipt of Addendum 1 and acknowledge the Federal DBE goal. The firm is already included in the City's On-Call General Engineering Services Listing.

Sincerely,

Andrew Butt, AIA, LEED AP BD+C
Principal Lead Architect

Interactive Resources is uniquely qualified for the City of Daly City's Serramonte Library, HVAC, roofing and ADA accessibility improvements. We have been in business for 50 years and have a successful track record of assisting clients, both private and public, with a variety of architectural and engineering (A/E) services. The firm provides architectural design, structural engineering and planning services. Our multidiscipline staff of 18, includes architects (several who are LEED Accredited Professionals) and structural engineers, supported by specialists in diagnostic, forensic and investigative services, roofing and waterproofing, building code analysis and compliance, historic preservation, computer drafting, accessibility, sustainable design and solar energy installation services.

At Interactive Resources, our projects display diverse design statements, reflecting our varied clientele's vision, and are guided by several principles – to create modern and functional designs, to foster a collaborative design process that makes connections between building users and the surrounding community; and to invest in innovative, energy-efficient, sustainable developments. It is our goal is to provide exceptional architectural design, structural engineering and planning services, with a focus on green building principles and strategies.

We treat each project with the highest level of personalized attention. Our design process begins with understanding our clients' vision and challenges, and results in creative design solutions that maximize efficiencies and contribute to successful developments. Our innovative design solutions and timely resolution to building challenges sustain long-term relationships with our clients, who know that they can trust us to deliver expert design services on time and on budget.

Our firm has a track record of successful project execution, and many repeat clients, because of our high-quality construction documents, concise reporting and assessments, as well as our cost-effective services, and our track record of keeping projects on time and on budget. We strive to surpass client expectations, offering state-of-the-art and cost-effective design services for a wide range of project types.

Track Record of Successful Projects

We have successfully completed many types of capital improvement projects of various levels of complexity for governmental clients throughout the San Francisco Bay area and all over California. We have managed multidiscipline A/E teams for more than four decades and have provided new construction and tenant improvements under various A/E services contracts for municipal, state and federal agencies. These projects include multiple phases of services, including facility condition assessments, master plans, feasibility studies, space planning, conceptual design, forensic investigations, contract documents and construction administration for both new facilities and rehabilitation, and maintenance and repair of existing facilities. We also have technical experts that have specialized knowledge and experience in building envelope, roofing and weatherproofing and construction failures.

We have successfully completed many types of capital improvement projects of various levels of complexity, including: justice and detention facilities, courtrooms, administrative offices, community centers, senior centers, recreational facilities, fire stations, police station upgrades, city halls, council chambers, sheriff's facilities, corporation yards, maintenance facilities, schools and higher education facilities.

Other contracts have been for design services from programming through construction administration for various types of facilities and include: curtain wall/building envelope repairs; roof replacements; skylight replacements; window replacements; waterproofing and weatherization; energy efficiency upgrades; tenant improvements; partitions; storage tanks; mechanical and electrical upgrades; security upgrades; fire/life safety upgrades; telecommunications; chiller upgrades; emergency control centers; boiler replacement/upgrades; elevator upgrades; cellblocks; construction administration services; seismic and structural upgrades; parking facilities and paved parking lots; fencing and security gates; electrical vehicle charging stations; and ADA accessibility upgrades.

Sustainable Design

Interactive Resources has a long history of incorporating sustainable design principles and energy efficiency into all of our building designs that contributes to reduction of the negative impacts on the environment and the consumption of natural resources–improving building performance–and providing a healthy environment to building occupants.

We believe that systems and materials should be selected on the basis of long-term operations and maintenance costs. The design of the facility operating systems should be energy-efficient and ensure ease and efficiency of operation, and allow for cost-effective maintenance and repairs. Our staff includes LEED Accredited Professionals, and we have completed LEED certified projects at the Silver and Gold level.

Roof Design, Repairs and Maintenance

Interactive Resources' in-house staff designs and specifies all roofing systems and related components incorporated into new building and major renovation projects. Our services include evaluations, performance and moisture testing, leak response, core testing and roofing test cuts, construction documents, technical specifications and contract administration for a large number of roofing projects, including limited roof replacement or repair due to roofing deficiencies.

We have developed an in-depth technical knowledge of roofing design and roofing systems. Our firm is often selected to provide services for challenging re-roofing projects where innovative solutions are required to correct design and/or construction deficiencies found in the original construction. Our completed projects include the successful application of a wide-range of roofing systems.

Our goal will be to provide a comprehensive investigation and analysis to make recommendations for the roof design, and to provide the highest-quality construction documents and construction administration services during construction. Not only does a roofing project need to ensure moisture protection and effective drainage, it can contribute to the longevity of mechanical systems and energy conservation with proper attention to the roof assembly and its details.

Accurate Construction Roof Drawings and Details

Our roof construction documents are drawn to scale with all rooftop penetrations indicated and roof drains located. If the replacement system requires tapered insulation, the tapered system is designed and indicated in an additional plan. Detail drawings typically reflect the industry standards for the chosen roof system. Most of our details are drawn in an isometric format to provide better clarity and understanding of the installation requirements and intent. We utilize the industry's leading software for CAD and BIM production (Autodesk Revit and Autocad current 2020 versions), along with other visualization and production software, such as Sketchup, Blubeam, and Photoshop.

Technical Specifications

The technical specifications are prepared using MasterSpec to include all circumstances and requirements which may have an impact on the specific project in order to maximize protection. Our goal is to provide the building owner with a complete set of documents which clearly outlines the project logistics.

Existing roofs are evaluated for long range maintenance. Where roof replacement or long term maintenance is required, we identify goals for sustainable design during the design process.

Forensic and Diagnostic Services

Our building assessments have become objective tools to explain complex forensic architectural issues and technical engineering systems. Our investigative experience with the evaluation of building defects strongly influences our design of both new facilities and major renovation projects. We have developed specialized knowledge and expertise in the investigation and repair of construction defects, water intrusion, building failures, and the deterioration of building components, such as decks, roofs, windows and doors.

The final building assessment report also traces the history of the problems, determines the causes, suggest solutions, and also provides cost estimates for the required repairs. In greater detail these services include the following:

- Investigations of water intrusion, excessive humidity, premature aging and failure of building materials, code violations and construction liability;
- Intrusive and non-intrusive testing of building components;

- Repair recommendations, specifications and drawings for use in the repair of construction defects and in estimating the costs of repair;
- Building code analysis including construction standards, life safety, exiting and fire resistance;
- Building System Failures: window/door glazing failures, expansion joint failures, spalling brick, water intrusion, roofing systems failure, masonry and stone failures;
- Building safety, code compliance, HVAC and electrical, snow and water drainage control, fire and smoke alarms, window guards, glass, floor surfaces, refuse management, occupancy separations;
- Security, access control, parking, lighting, vegetation, glazing, door and window hardware;
- Building envelope maintenance, systems, roofing and drainage;
- Seismic risk analysis/upgrades;
- ADA/Title 24 compliance and ANSI A117.1; and
- Construction administration services

Multidiscipline A/E Services

As you can see from the following list of services that Interactive Resources has the depth and breadth of experience necessary for this type of A/E contract.

Architectural Services

Pre-Design
Scoping studies
Feasibility analysis
Programming
Stakeholder involvement
Purpose & needs statement
Design charrette
Architectural design
Architectural technology research
Post-construction evaluation
Existing conditions survey
Building integrated modeling
Code analysis
Space planning
Interior design
Installation observation
Furniture contract coordination
Sustainable design
LEED design
Design review
Drawings & specifications
Construction administration

Structural Engineering

Structural design
Drawings & specifications
Existing conditions survey
Seismic analysis

Historic Preservation Services

Programming & development studies
Conceptual Design
Contract documents for preservation
Historic building rehabilitation
ADA compliance design
National landmark nominations
State & National Register Nominations
Historic context statements
Historic resource evaluations
Historic resource surveys
Condition surveys
Section 106 documentation
Tax credit documentation
DPR forms
Mills Act applications
Design/peer review
Historic structures reports
Historic American Building Survey documentation (HABS)
Historic American Engineering Record (HAER) documentation
CEQA Cultural resource assessments
Secretary of the Interior's Standards Analysis
Environmental review & analysis
Ordinance development and historic preservation planning
Development Urban Design Review

Specialized Services

Energy studies
Building assessment studies/reports
Program development studies (PDS)
Facility master plans
Feasibility studies
ADA Accessibility/Title 24 compliance
Building safety, code compliance
As-builts / existing conditions surveys
Diagnostic & forensic testing & studies
Peer reviews/construction reviews
Expert witness services
Roof design & repair replacement
Field observation during construction
Wind uplift testing & roof core analysis
Visual inspections & condition surveys
Roofing/waterproofing failure investigations
Roofing/waterproofing design reviews
Contract documents for repair design
Roof management programs
Façade inspections & peer review
Building envelope condition assessments
Water entry & condensation studies
Repair, rehabilitation, and recladding
Construction observation/ troubleshooting
Testing of building components

ADA Accessibility Surveys & Upgrades

The firm has been helping clients to comply with civil rights legislation ever since the Americans with Disabilities Act mandates became effective. Our architects and accessibility specialists perform accessibility surveys, identify architectural barriers, and recommend cost effective solutions for ADA compliance. We have extensive experience with accessibility surveys, identifying architectural barriers, and recommending and designing repair solutions with construction cost estimates Architectural barrier removal is included in practically all of our remodeling project designs. For many of these projects, we have also developed client-specific databases to help track barrier status and removal costs.

The firm has worked on over 500 ADA accessibility projects, ranging from private universities to the U.S. Department of Justice. We have provided building inspection and evaluation services for over twelve federal buildings ranging in size for the General Services Administration (GSA). Additionally, we developed a generic format for the completion of accessibility surveys and reports which include consideration of compliance with the Uniform Federal Accessibility Standards (UFAS), Title 24 of the California Administrative Code, and the ADA, for the survey of more than 1,800 Bank of America retail facilities in ten western states. We have surveyed more than 15 million square feet in a variety of facilities for Kaiser Permanente, as well as the survey of 192 sites across the state of California for Pacific Gas & Electric Company.

Architectural and Engineering Service Contracts

With 50 years of experience providing design and construction documents for government clients with projects of varying size and complexity, we have evolved, improved and expanded our services. We provide efficient and seamless professional services and project delivery and our performance on multiple on-call A/E service contracts, and our reputation for high quality results stands out in the industry. We pride ourselves on achieving high quality, award-winning design and projects that exceed our client's expectations. Good design is what drives us.

We pride ourselves on agility and responsiveness. We respond rapidly and efficiently to changing situations and critical needs. Through preemptive planning, we are prepared to respond to any circumstances that arise. We assess conditions remotely and in person, and maintain a quick action contingency plan. Design and construction are fluid in nature and we remain prepared to change course at a moments' notice. We effectively institute change with minimal impact by instituting our communication and change management plan.

Clients that we have performed A/E services for roofing, HVAC and ADA accessibility upgrades include:

- City of Napa
- U.S. Postal Service
- City of Suisun City
- City of Santa Rosa
- City of San Carlos
- City of Rohnert Park
- City of Pleasanton
- Town of Moraga
- City of Sebastopol
- City of Novato
- City of Fremont
- City of Benicia
- City of Cotati
- Mendocino County
- Sonoma County
- Contra Costa County
- Santa Clara County
- Solano County
- East Bay Regional Park District
- State of California, DGS
- Judicial Council of California
- AC Transit
- U.S. General Services Administration
- U.S. Postal Service
- Bay Area Rapid Transit (BART)
- Northern California Carpenter's Union
- California State University, Humboldt
- California State University, Long Beach
- University of California, Berkeley
- University of California, Santa Cruz
- Contra Costa Community College District
- West Contra Costa Unified School District
- San Rafael City Schools
- Napa Valley Unified School District
- Delta Diablo Sanitation District
- CB² General Contractors
- Pacific Gas & Electric Co.
- Windsor Unified School District
- McMorgan & Company
- Cypress Lawn
- Alten Construction
- Bio-Rad Laboratories

Lefler Engineering – Mechanical and Plumbing Engineering

Lefler Engineering was established in September 1978. Lefler Engineering Inc. is a mechanical engineering consulting firm that provides heating, ventilating, air conditioning, plumbing, and fire protection design services for many different types of buildings. Their office designs jobs ranging from 1000 square feet up to 600,000 square feet. Annually their office designs approximately 20 million dollars worth of construction. Their corporation employs three (3) licensed engineers, two (2) mechanical engineers, and two (2) drafters. Currently Lefler Engineering, Inc. is licensed to do work in California, Hawaii, Oregon, Washington, Michigan, Texas, and Arizona. Lefler Engineering has worked with Interactive Resources for the last two decades. Lefler Engineering has 8 employees and has been in business for 45 years.

WKM Electrical Consultants, Inc. – Electrical Engineering

WKM, Inc. is comprised of Tiffany Kane, PE and Jose We, PE who are principals of the firm. Dave Morrow is their Cad Manager/Designer. Their state-of-the-art engineering and design services include: economic and feasibility studies, emergency power systems design, lighting design and engineering, communication/data and signal systems, fire alarm and security systems, electrical distribution systems for industrial, recreational, commercial, and institutional complexes, State of California, and Title 24 electrical documentation. Project types include municipal buildings, office buildings, K-12 schools, colleges, universities, industrial buildings, laboratories/clinics, retail buildings, condominiums, hotels/ motels, restaurants, parking garages, parks, churches and banks.

Prior to joining forces to create WKM Electrical Consultants, Inc., Tiffany, Jose and Dave worked 21, 18 and 12 years respectively together at the firm of WHM Inc. Engineering Consultants. WKM was created June 1, 2019. WHM has had a long history with Interactive Resources.

Silva Cost Consulting – Cost Estimating

Silva Cost Consulting, Inc. was formed in 2002 to provide architects, owners, engineers, etc. throughout the state of California with accurate cost estimates that represent the current bid market. Silva Cost Consulting, Inc. has been in business for 22+ years, and their office is located in Sacramento. Javier Silva has been the sole owner of the firm estimating over 1000 projects, and has a total of 26 years of estimating experience. Javier's prior experience was working for general contractors doing negotiated and hard bid construction projects. Silva Cost Consulting and Interactive Resources have worked together for more than 10 years on more than 130 projects. Many of these projects were for the U.S. General Services Administration (GSA) and State of California, DGS and several county and city agency contracts. Silva has 2 employees and has been in business for 21 years. Silva Cost Consulting is a certified DBE firm.

VDA –Vertical Transportation/Elevator Consulting

VDA® (Van Deusen & Associates) offers consulting services encompassing all phases of vertical transportation systems, and their diversified experience and skilled, professional personnel have earned the firm recognition as one of the world's finest independent specialty consultants. VDA offers comprehensive design and engineering services for elevators, escalators, moving walks, dumbwaiters and lift systems in new and existing structures. The firm also provides design and specification services for cost-effective material and mail handling systems in commercial and healthcare facilities. VDA performs evaluations of existing vertical transportation and material-handling systems' performance along with periodic quality control evaluation of elevators. One of their specialties involves the review and negotiation of new and existing maintenance contracts.

Terracon Consultants, Inc. – Hazardous Materials

Terracon's professionals have a thorough understanding of local conditions and regulations. They know how to effectively manage the potential risks of hazardous materials and chemical releases that have impacted a site, saving lenders and property owners time and money. Their environmental services include Site Investigation and Closure, Due Diligence, Regulatory Compliance, Hazardous Materials, and Industrial Hygiene. Terracon provides environmental consulting services to various Northern California cities, counties, and public agencies throughout the Bay Area.

Interactive Resources understands that key personnel shall not be substituted without approval of the City.



Thomas, K. Butt, FAIA, LEED AP BD+C

Principal-in-Charge / Principal Architect / Building Envelope

Tom has more than 54 years of experience with the design of institutional, residential, commercial and public buildings. Tom has managed many of the firm's major projects involving new and rehabilitated buildings, urban planning and design, historic preservation, energy conservation and alternative energy applications for buildings, and forensic and diagnostic architecture. Tom serves on many boards and commissions. Tom is a recognized expert in construction defects and forensic architecture/engineering services with specialties that include building envelope technology and failure analysis. Tom has been a prolific author of technical articles on architecture, and he chairs two ASTM task groups responsible for building envelope design and product standards. In ASTM, he chairs several task groups relating to building envelope waterproofing and has participated in the preparation of ASTM standards, and was involved with writing the ASTM E2128 – Standard Guide for Evaluating Leakage of Building Walls. Tom's experience includes:

- City of Novato: City Hall/Community Center Historical Rehabilitation, Novato, CA
- Judicial Council of California: George E. McDonald Hall of Justice Courthouse HVAC Replacement, Alameda, CA
- Judicial Council of California: B.F. Sisk Courthouse Window Assessment/Repair, Fresno, CA
- Judicial Council of California: Courthouse Roof Assessment/Replacements, Various Locations, Bay Area and Northern California
- DGS: Forensic IDIQ Northern & Costal Region Retainer, Northern CA (PIC)
- DGS: FMD A/E IDIQ, Bay and Northern Area, CA (PIC)
- DGS: Rattigan Building Roof and HVAC Replacement, Santa Rosa, CA
- DGS: Jesse Unruh Building Envelope Renovation, Sacramento, CA
- DGS: Franchise Tax Board, Blue Anchor Building HVAC and Roof Investigation/Repair, Sacramento, CA
- DGS: Franchise Tax Board, Los Angeles Building HVAC and Roof Investigation/Repair, Sacramento, CA
- General Services Administration, (GSA): Frank Hagel Federal Building Plaza Forensic Water Intrusion Investigation and Repair Design, Richmond, CA
- GSA: Emergency Generator Storage Tank Replacement, San Francisco Federal Building, San Francisco, CA
- GSA: Ronald Dellums Federal Building Enhanced Feasibility Study, Oakland, CA
- GSA: Santa Ana Federal Building Plaza Deck Basement Waterproofing and Façade Investigation / Repair, Santa Ana, CA
- GSA: Robert Peckham Federal Building Waterproofing, San Jose, CA
- GSA: Robert E. Coyle Federal Building Window System Thermal Mitigation, Fresno
- GSA: Phillip Burton Federal Building Window Washing System, San Francisco, CA
- AC Transit: General Office Weatherization, Roof/Windows/HVAC Replacement, Oakland, CA
- AC Transit: Training Education Center (Mack Facility) Roof Replacement, Hayward, CA
- County of Mendocino: Health and Human Services Agency's Yokayo Building Canopy and Roof Replacement, Ukiah, CA
- Merritt on 3rd Window Replacement, Oakland, CA
- Contra Costa County: Government Corporation Yard, Martinez, CA
- BART: System Waterproofing Task Force, Investigation and Repair, Multiple Locations in the San Francisco Bay Area, CA
- BART: Train Control Rooms Water Intrusion Mitigation, District-Wide
- WCCUSD: Hercules Middle/High School Water Intrusion Mitigation, Hercules, CA
- BART: Powell Street Water Intrusion Remediation, San Francisco, CA
- East Brother Light Station Rehabilitation, Richmond, CA

LICENSE/REGISTRATION
CA Architectural License # C-7389

LEED Accredited Professional

EDUCATION
MArch, University of California, Los Angeles

BArch and Bachelor of Arts, University of Arkansas

TEL: 510.236.7435, 114

EMAIL: tom.butt@intres.com

PROFESSIONAL AFFILIATIONS
AIA (Elected to College of Fellows) / CSI / ASTM / ASHRAE / IIEBC / ICC / WESTCON / NTHP / Congress for the New Urbanism

BOARDS & COMMISSIONS
CivicWell

East Brother Light Station

Rosie the Riveter Trust



George McDonald Hall of Justice



AC Transit General Office



Andrew Butt, AIA, LEED AP BD+C

Main Point of Contact / Principal Lead Architect

Andrew has been a lead designer, project manager and project architect for more than 26 years, and as Managing Principal and Director of Design at Interactive Resources, brings a combination of design excellence and technical expertise to each project. Andrew is a hands-on project manager, believing strongly in a fully-integrated team approach to both the design and management of a project. A LEED Accredited Professional and Certified Green Building Professional, Andrew approaches each project with a mindful eye toward sustainable design and energy and material sensitivity that blends both eye-catching architecture and high-performing, healthy spaces for the people who interact with them. Relevant experience:

- City of Novato: City Hall/Community Center Historical Rehabilitation and Roof Replacement, Novato, CA
- GSA: Federal Trade Commission Tenant Improvement, San Francisco Federal Building, San Francisco, CA
- GSA: National Archives & Records Administration Elevator Modernization, San Bruno, CA
- WCCUSD: Nystrom Elementary School Rehabilitation, Modernization, Roof and HVAC Replacement and Elevator Modernization, Richmond, CA
- WCCUSD: Nystrom Elementary School Multipurpose Building/Community Center and Roof, Richmond, CA
- Contra Costa College: Student Services Center, San Pablo, CA
- East Bay Regional Park District: Dumbarton Quarry Service Yard and Roof, Fremont, CA
- Sonoma County: Community Emergency Resilience Sites (Three Facilities)
- First United Methodist Church Restoration and Roof Replacement, Napa, CA
- BUSD: Sylvia Melendez Elementary School Roof and Skylight Replacement, Berkeley, CA
- Mendocino County: Administration Center Roof and HVAC Replacement, Ukiah, CA
- UC, Berkeley: Davis Hall Partial Roof Replacement, Berkeley, CA
- UC, Berkeley: Senior Hall Roof Replacement, Berkeley, CA
- UC, Berkeley: Women's Faculty Club Roof Replacement, Berkeley, CA
- San Rafael City Schools: Bahia Vista School, Classrooms A, B and C Roof Replacement, San Rafael, CA
- San Rafael City Schools: Davidson Middle School Administration Building and 10s Classroom Roof Replacement, San Rafael, CA
- San Rafael City Schools: Davidson Middle School, 20s, 30s Classrooms, Band I, Maker's Space & Annex Roof Replacements, San Rafael, CA
- San Rafael City Schools: Bahia Vista School, Classrooms B and C HVAC Replacement, San Rafael, CA
- NVUSD: Napa High School Gymnasium Building G and Boys and Girls Locker Room Roof, HVAC & Skylight Replacement, Napa, CA
- NVUSD: Napa High School Gymnasium Clerestory Window Replacement and ADA Accessibility Upgrade, Napa, CA
- NVUSD: Vintage High School Practice Gymnasium Roof Replacement Project, Napa, CA
- NVUSD: Redwood Middle School Gymnasium Roof Replacement, Napa, CA
- Northern California Carpenters Regional Council: Capital Improvements, HVAC and Roof Replacement, 265 Hegenberger Road, Oakland, CA
- City of Merced: Public Works Corporation Yard, Merced, CA
- City of Pinole: Public Works Corporation Yard, Pinole, CA
- DGS: Judicial Council of California Learning Center, Ronald M. George State Office Complex, San Francisco, CA
- DGS: Jesse Unruh Design Build Renovation (Envelope, Roof, Windows), Sacramento, CA
- Contra Costa County: Pittsburg Health Center Elevator Upgrades, Pittsburg, CA
- Contra Costa County: Summit Center – 2530 Arnold Drive Elevator Upgrades, Martinez, CA

LICENSE/REGISTRATION

CA Architect # 29669

LEED Accredited Professional

EDUCATION

BArch, University of Arkansas

TEL: 510.236.7435, 120

DIRECT: 510.231.7507

CELL: 510.520.6451

EMAIL: andrew.butt@intres.com

PROFESSIONAL AFFILIATIONS

U.S. Green Building Council

American Institute of Architects (AIA)

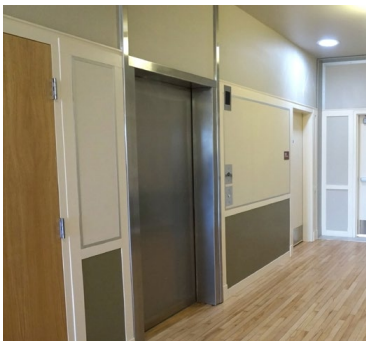
NCARB

BOARDS AND COMMISSIONS

Richmond Planning Commission (Vice Chair), 2016–2018

Richmond Design Review Board (Chair), 2011–2012

El Cerrito Planning Commission (Chair), 2007–2008



Nystrom Elementary School Elevator



Nystrom Elementary School Multipurpose Building/ Community Center



Edward Anisman, AIA, LEED AP

Principal Architect / Roof Design / Weatherproofing

Ed Anisman has more than 44 years of professional experience in the field of architecture at Interactive Resources. Over the years, Ed has served as senior project manager for many of the firm's federal and county projects. Ed has designed several LEED certified projects. He is involved with all phases of new construction and alteration projects, building evaluations, facility condition assessments, feasibility studies, schematic design, contract documents, and construction administration. Areas of technical expertise include building envelope, roofing and weatherproofing. Ed is well versed in California and International Building Codes and agency regulations. Ed's project experience includes:

- Judicial Council of California: Courthouse Roof Assessment/Replacements, Various Locations, Bay Area and Northern California
- University of California, Berkeley: University Hall Envelope & Roof Repairs, Berkeley, CA
- Delta Diablo: Plant Operations and Treatment Plant Roof Replacement, Antioch, CA
- City of Pleasanton: Building and Roof Assessments, Pleasanton, CA
- Mendocino County: Administration Center and Public Health Facility Roof and HVAC Replacement, Ukiah, CA
- Santa Clara County: William F. James Boys Ranch Campus Facility Condition Assessment, Morgan Hill, CA
- County of Santa Clara: Elmwood Correctional Facility, Service Model and Operational Planning, Milpitas, CA
- Santa Clara County: Probation Office Building Condition Assessment, San Jose, CA
- Santa Clara County: Communication Center Facility Condition Assessment, San Jose, CA
- City of Cotati: City Hall & Community Center Roof & Window Replacement, Cotati, CA
- County of Sonoma: Human Services HVAC and Re-Roof, Santa Rosa, CA
- County of Sonoma: Permit and Resource Management Department, HVAC Systems Upgrade and Roof Replacement, Santa Rosa, CA
- County of Sonoma: North County Detention Facility, Reroofing the Administration Building, Santa Rosa, CA
- County of Sonoma: Administration Building South Wing Reroof, Santa Rosa, CA
- County of Sonoma: Orenda Center Reroof, Santa Rosa, CA
- County of Sonoma: De Paz Building Reroof, Santa Rosa, CA
- Northern California Carpenter's Council: Capital Improvements (Building Envelope, Roof and HVAC), 265 Hegenberger Road, Oakland, CA
- GSA: Hawthorne Federal Building Roof Replacement, Lawndale, CA
- GSA: Energy Efficiency Design, Bruce R. Thompson U.S. Courthouse, Reno, NV and Carson City Federal Building, Carson City, NV
- GSA: National Archives and Records Administration (NARA) Exterior Wall Remediation and Waterproofing, San Bruno, CA
- GSA: NARA MEP and Lobby Upgrades, San Bruno, CA
- GSA: Ronald Dellums Federal Building Enhanced Feasibility Study, Oakland, CA
- GSA: Judge's Chamber Remodel, Robert F. Peckham Federal Building and U.S. Courthouse, San Jose, CA
- GSA: Frank Hagel Federal Building Auditorium Partitions and Audiovisual Upgrades, Richmond, CA
- City of San Carlos Youth Center Remodel and Roof Replacement, San Carlos, CA
- Contra Costa County: Government Corporation Yard, Martinez, CA
- Contra Costa County: 50 Douglas Drive Remodel, Martinez, CA
- Berkeley USD: LeConte Elementary School Roof Replacement, Berkeley, CA
- NVUSD: Napa High School Gymnasium Clerestory Window Replacement and ADA Accessibility Upgrade, Napa, CA
- NVUSD: Napa Redwood Middle School Roof Replacement, Napa, CA

LICENSE/REGISTRATION
CA Architect # 14225
NCARB Certification
LEED® AP

EDUCATION
BArch, University of California, Berkeley

TEL: 510.236.7435, 152

EMAIL: ed.anisman@intres.com

YEARS OF EXPERIENCE
45 years

PROFESSIONAL AFFILIATIONS
AIA / WSRCA /IIEBC



UC Berkeley, University Hall Penthouse Roof Replacement



Carpenter's Hall HVAC Installation



Brant Fetter, AIA, CGBP

Principal Architect

Brant Fetter brings more than 27 years of experience in planning and design through all phases of development for a wide range of projects. As one of the firm's principals, A certified LEED® and Green Building Professional and the former chair of the City of Richmond California Design Review Board, Brant is an expert on the principles of energy-efficient design as they relate to compliance with California's Title 24 energy code, as well as programs such as the California Solar Initiative. He is an exceptional project manager and has managed many multidiscipline design teams. Project Experience includes:

- City of Napa: Police Administration Center HVAC Replacement, Napa, CA
- City of Napa: City Hall HVAC & Roof Replacement and ADA Upgrades, Napa, CA
- City of Benicia: Depot Freight Room Rehabilitation, Benicia, CA
- City of Suisun City: Fire Station Restrooms/Showers Remodel and ADA Upgrades, Suisun City, CA
- City of Suisun City: Fire Station, Police Department and Corporation Yard Security Gate and Fence, Suisun City, CA
- City of Suisun City: City Hall Roof Water Intrusion Investigation/Mitigation, Suisun City, CA
- City of Benicia: Fitzgerald Field Stadium Bleacher/Restroom Replacement, Benicia, CA
- AC Transit: General Office Customer Service Center Remodel, Oakland, CA
- Northern California Carpenters Regional Council: Capital Improvements, HVAC and Roof Replacement, Oakland, CA
- College of the Redwoods: Applied Technology Building Infrastructure and Roof Upgrades, Eureka, CA
- College of the Redwoods: Student Union Building Infrastructure & Roof Upgrades, Eureka, CA
- County of Mendocino: Administration Center North and South Wing Roof and HVAC Replacement Ukiah, CA
- Santa Clara County: Main Jail Intake Department Remodel, San Jose, CA
- Santa Clara County: Elmwood Correctional Facility, West Gate Hardening, Milpitas
- Santa Clara County: William F. James Boys Ranch Campus Facility Condition Assessment, Morgan Hill, CA
- County of Marin: Marin Center Facility Condition Assessment, San Rafael, CA
- Contra Costa County: Juvenile Hall ADA Upgrades, Martinez, CA
- Contra Costa County: Pittsburg Health Center Elevator Upgrades, Pittsburg, CA
- Contra Costa County: Summit Center – 2530 Arnold Drive Elevator Upgrades, Martinez, CA
- Contra Costa County: 4545 Delta Fair Elevator Modernization, Martinez, CA
- Solano County: Administration Center Human Resources Meeting/Training Room Remodel, Fairfield, CA
- City of Pleasanton: Building and Roof Assessments, Pleasanton, CA
- City of Pleasanton: Amador Theater Building Assessment, Pleasanton, CA
- Zygo Optics: KLA C100 Clean Room Remodel, Richmond, CA
- New Light Industrial Building, Richmond, CA
- 7 Stars Healing Center, Richmond, CA
- Hoovestol Truck Maintenance Facility Expansion, Richmond, CA
- The Village at El Cerrito Remodel, El Cerrito, CA
- Fiacre a, Inc. at Concord Remodel, Concord, CA
- WWCUSD: Michelle Obama School Modernization Bridging Design, Richmond

LICENSE/REGISTRATION
CA Architect # C35010
LEED Accredited Professional
CA Green Building Professional

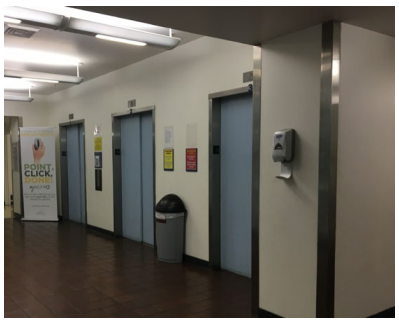
EDUCATION
B.A., in Architecture, University of Washington
Architectural Master's Program, Rhode Island School of Design, Providence, RI

TEL: 510.236.7435, 123
EMAIL: brant.fetter@intres.com

YEARS OF EXPERIENCE
27+ years

PROFESSIONAL AFFILIATIONS
American Institute of Architects

BOARDS / COMMISSIONS
Richmond Design Review Board, 2011-2017
West Contra Costa Unified School District Bond Oversight Committee, 2011-2013



Pittsburg Health Center Elevators



Mendocino County Admin Bldg. Roof/HVAC



LICENSE/REGISTRATION
CA Architect in Progress

EDUCATION
Master of Urban Design, University of California, Berkeley

Master of Art in Architecture, Islamic Azad University of Tabriz

TEL: 510.236.7435
E: masoomeh.sharifi@intres.com

YEARS OF EXPERIENCE
20 year

BOARDS & COMMISSIONS
City of Richmond, Planning Commission



Nystrom Elementary School Multipurpose Building / Community Center



Napa City Hall



Early Childhood Mental Health Program

Masoomeh Sharifi Soofiani

Project Manager / Planner / ADA Accessibility

Masoomeh has more than a decade of professional design experience, ranging from residential units to neighborhood plans to urban studies and plans. Her diverse work experience across the Bay Area and City of Tehran includes regional plans, street adaptations, urban infills, historic rehabilitations, cultural and residential projects, and office and higher education remodel projects.

Masoomeh is an urban designer with a strong background in architecture. She works towards inclusive and equitable habitats and urban spaces that reflect and encompass the diversity and needs of all inhabitants. Masoomeh believes that studying the context, identifying the needs and culture of the groups of the users within the communities through a participatory design process is the key to a successful urban design.

Masoomeh for her Master Thesis, she worked on "Library/ Media Tech Center," at Tabriz University in Iran in 2003. Masoomeh was a previous employee at Interactive Resources in 2014 to 2016, and she is a member of the City of Richmond Planning Commission. Relevant experience includes:

- WCCUSD: Nystrom Elementary School Rehabilitation & Modernization, Richmond, CA
- WCCUSD: Nystrom Elementary School Multipurpose Building/Community Center, Richmond, CA
- City of Napa: City Hall HVAC and Roof Upgrades, Napa, CA
- Judicial Council of California: Hall of Justice Jury Assembly and Training Room Remodel, San Francisco, CA
- Early Childhood Mental Health Program: Remodel, Richmond, CA
- First United Methodist Church: Post Earthquake Rehabilitation, Napa, CA
- College of the Redwoods: Applied Technology Building and Student Union Infrastructure and Roof Upgrades, Eureka, CA
- GSA: Los Angeles Federal Building Cafeteria Remodel, Los Angeles, CA
- GSA: U.S. Bankruptcy Court Remodel, San Francisco Federal Building, San Francisco
- GSA: U.S. Trustees 7th Floor Remodel, Ronald Reagan Federal Bldg., Santa Ana, CA
- GSA: U.S. Marshall Service Cell Blocks Expansion, Evo A. DeConcini Federal Building & U.S. Courthouse, Tucson, AZ
- DGS: Coalinga State Hospital Skilled Nursing Facility Units Conversion Budget Package Study, Coalinga, CA
- Transbay Insurance: 656 Quinan Street Addition and Renovation, Pinole, CA
- City of Sebastopol: Burbank Farm Restroom Remodel, Sebastopol, CA
- PG&E: Customer Service Office Remodel, Oakland, CA
- Bio-Rad Laboratories: 5400 Second Floor Remodel, Benicia, CA
- Bio-Rad Laboratories: B5500 1st Floor Remodel, Benicia, CA
- Bio-Rad Laboratories: R&D Production Lab and Office Remodel and Expansion, Buildings B5731 and B5667, Pleasanton, CA
- Bio-Rad Laboratories: Venture Café, Hercules, CA
- Bio-Rad Laboratories: 925 Alfred Noble Lunchroom Remodel, Hercules, CA
- KW Properties: Merritt on 3rd Window Replacement, Oakland, CA

Affordable Housing Projects at VMWP:

- Bell Street Gardens, Fremont, CA (128 units)
- Vivalon Healthy Aging Campus, San Raphael, CA (67 units)
- Aster Avenue Condominiums Sunnyvale, CA (189 units)
- 3575 Mendocino Avenue, Santa Rosa, CA (Under Construction)
- Cleveland Avenue, Albany, CA (60 units)



Mike Semple, AIA

Architect

Mike Semple has more than four decades of professional architectural experience in all facets of architecture with an extensive portfolio of multifamily, transportation, commercial, hospitality, retail and institutional projects. Mike is involved with all project phases, and his expertise illustrates that quality goes beyond design to include quality service and documentation, client and team coordination, preparation of scope of services, time schedules, fee basis, AIA client and consultant contracts, design from concept through design development, budget and schedule monitoring, code analysis, detailing, working drawing assembly, bid assist, contract award, construction administration and closeout. Mike's experience includes (*Project experience at other firms):

- Richmond Parkway Commerce Center Remodel, Richmond, CA
- PowerPlant Park, Richmond, CA
- DGS: Judicial Learning Center Remodel, San Francisco, CA
- Cypress Lawn: Columbarium Rehabilitation, Colma, CA
- Cypress Lawn: Office Remodel, Colma, CA
- Cypress Lawn: Newall Chapel, Colma, CA
- 1090 7th Street Remodel, Richmond, CA
- Sikh Center of the San Francisco Bay Area Remodel, El Sobrante, CA
- University of California, Berkeley: Clark Kerr Campus Demolition, Berkeley, CA
- City of Sebastopol: Burbank Farm Restroom Remodel, Sebastopol, CA
- City of Sebastopol: Youth Annex and City Hall ADA Upgrades, Sebastopol, CA
- *Feline Wishes & Caviar Dreams Cat Kennel Remodel & Expansion, San Francisco, CA
- *Southland Windows, Santa Ana, CA
- *Fremont Ford, Fremont, CA
- *Britannia Business Park, Hayward, CA
- *Land Rover Dealership, San Rafael, CA
- *Genstar Britannia Business Park, Hayward, CA
- *Comp USA / Staples, San Rafael, CA
- *Ellison Suite – Four Seasons Hotels, Lanai, Hawaii
- *888 Intercontinental Hotel, San Francisco, CA
- *Marriott Garden Hotel, Oakland, CA
- *Villa Florence Hotel Renovation, San Francisco, CA
- *Holiday Inn, San Francisco, CA
- *Larkspur Hotels Renovation & Seismic Retrofit, Pleasanton, Milpitas & Sacramento, CA
- *Parc 55 Hotel Remodel, San Francisco, CA
- * Marriott Dual Brand Hotel and Condominiums, San Jose, CA
- *Calistoga Resort, Calistoga, CA
- *Marriott Oakland Garden Hotel, San Francisco, CA
- *Pruneyard Inn, Tower, Canopy and Restaurant / Kitchen Remodel, San Jose, CA
- *BART Station, South San Francisco, CA
- *Macy's Subway Integration, San Francisco, CA
- *Laborer's International Union: Building 1 and 3, San Francisco, CA
- *Village of Corte Madera Mall Renovation, Corte Madera, CA
- *Union Square Renovation and Seismic Retrofit, San Francisco, CA
- *1840 Washington Street Condominiums, San Francisco, CA
- *Brentwood Senior Housing and Assisted Living, Brentwood, CA

LICENSE/REGISTRATION
CA Architect # C17967

EDUCATION
Bachelor of Architecture, University of Southern California, Los Angeles

TEL: 510.236.7435, 157

EMAIL: mike.semple@intres.com

YEARS OF EXPERIENCE
43 years

PROFESSIONAL AFFILIATIONS
American Institute of Architects



Sebastopol Youth Annex ADA



Sebastopol Burbank Farms Restrooms



Judicial Learning Center



Paul Westermann, PE, SE

Principal Structural Engineer

Paul Westermann has more than 44 years of experience in the field of structural engineering. He has worked on hospitals, hotels, schools, commercial and industrial buildings, casinos, telecommunication facilities, and airline facilities. He has worked with timber, concrete masonry, structural steel, reinforced concrete and tilt-up. At Interactive Resources, he is responsible for overseeing the design from conception to completion. Paul is very experienced working with DSA, State Fire Marshall and OSHPD. Paul also has extensive experience providing structural engineering services for more than 600 solar photovoltaic array projects. Paul's experience includes:

- Judicial Council of California: Municipal Courthouse Structural Repairs, Alhambra, CA
- Judicial Council of California: North Justice Center Structural Repairs and ADA Upgrades, Fullerton, CA
- GSA: San Francisco Federal Building, Federal Trade Commission Tenant Improvement, San Francisco, CA
- GSA: Ronald Dellums Federal Building Enhanced Feasibility Study, Oakland, CA
- GSA: U.S. Marshals Service Cellblocks Remodel and Office Expansion, Evo A. DeConcini U.S. Courthouse, Tucson, AZ
- DGS: Leviathan Mine Forensic Assessment, Alpine County, CA
- Northern California Carpenters Regional Council: Capital Improvements, Oakland, CA
- City of Benicia: Fitzgerald Field Stadium Bleachers and Restrooms, Benicia, CA
- City of Benicia: Depot Freight Room Remodel, Benicia, CA
- City of Pinole: Faria House/Museum Historical Rehabilitation, Pinole, CA
- City of San Bruno: Fire Station No. 52 Seismic Analysis, San Bruno, CA
- City of San Carlos: Youth Center Interior and Exterior Upgrades, San Carlos, CA
- City of San Carlos: Burton Park Restrooms, San Carlos, CA
- City of Novato: Council Chambers/Community Center Historical Rehabilitation, Novato, CA
- County of Tuolumne: Ambulance-Fire Facility, Sonora, CA
- County of Mendocino: Administration Center Roof Replacement, Ukiah, CA
- County of Mendocino: Health and Human Services Agency's Yokayo Building Canopy, Ukiah, CA
- Santa Clara County: Elmwood Correctional Facility Westgate Hardening, Milpitas, CA
- Santa Clara County: Main Jail Intake Remodel, San Jose, CA
- Santa Clara County: Probation Office Building Condition Assessment, San Jose, CA
- Santa Clara County: Communications Center Facility Condition Assessment, San Jose, CA
- AC Transit: Customer Service Center Remodel, Oakland, CA
- AC Transit: General Office Weatherization, Roof/HVAC Replacement, Oakland, CA
- AC Transit: Training Education Center (Mack Facility) HVAC and Roof Replacement, Hayward, CA
- City of Pleasanton: Building Assessments, Pleasanton, CA
- Historic Masquer's Playhouse Structural Retrofit and ADA Upgrades, Point Richmond, CA
- PG&E: Service Center Remodel, Eureka, CA
- PG&E: Service Center Remodel, Point Arena, CA
- United Parcel Service: Distribution Center Remodel, Oakley, CA
- United Parcel Service: Distribution Center Site Development, San Francisco, CA
- Bio-Rad Laboratories: R&D Production lab Expansion, B5731 & B5667, Pleasanton
- Zygo Optics-KLA C100 Clean Room Lab, Richmond, CA
- East Bay Regional Park District: Dumbarton Quarry Service Center, Fremont, CA
- University of California, Berkeley: Tolman Hall Demolition, Berkeley, CA

LICENSE/REGISTRATION
CA Structural # 3097
CA Civil # 5655

Licensed in: AZ, CA, CO, CT, District of Columbia, FL, GA, HI, IN, MA, MD, MN, NC, NE, NJ, NM, NV, OH, OR, PA, Puerto Rico, RI, TX, UT, VA, VT, WA

EDUCATION
B.S. Architectural Engineering, Pennsylvania State University

TEL: 510.236.7435, 127
E: paul.westermann@intres.com

YEARS OF EXPERIENCE
44 years

PROFESSIONAL AFFILIATIONS
SEAONC / ACI / ASCE / NCEES


San Carlos Youth/Community Center


North Justice Center Structural Repairs & ADA Upgrades, Fullerton

SUBCONSULTANTS

Lefler Engineers



REGISTRATION
CA Mechanical # M-37725
LEED Accredited Professional

EDUCATION
B.S., Mechanical Engineeirng,
Santa Clara University

TEL: 415.456.4229
CELL: 707.477.5199
E: trevor@leflerengineering.com



Mendocino County Admin Bldg. Roof/HVAC



Palo Alto Fire Station # 3



San Rafael City Hall

Trevor Lefler, PE

Mechanical Engineer

Trevor has mechanical engineering experience dating back to 2010, including one and a half years as a sales engineer at an HVAC distributor where he received factory training on product application and selection for a wide range of HVAC products. Trevor joined Lefler Engineering, Inc. in March 2012. He holds a Bachelor of Science Degree in mechanical engineering from Santa Clara University, since 2011. Trevor is a licensed Professional Engineer in the State of California (M-37725) and has been LEED AP BD+C certified. A partial list of projects includes the following:

- City of Palo Alto: Palo Alto Fire Station No. 3 HVAC, Plumbing & Fire Sprinkler for new Fire Station, Palo Alto, CA
- City of San Anselmo: City Hall HVAC Replacement, San Anselmo, CA
- Mendocino County: Administration Building HVAC & Roof Replacement, Ukiah, CA
- Mendocino County: Juvenile Hall ADA Improvements, Ukiah, CA
- Mendocino County : Public Health Facility, HVAC and Roof Replacement, Ukiah, CA
- City of El Cerrito: Facility Condition Assessments (19 Buildings), El Cerrito, CA
- City of San Rafael: City Hall Mechanical Systems, San Rafael, CA
- Delta Diablo: Treatment Plant & Plant Operations Center Roof Replacements, Antioch
- YMCA: Learning Center HVAC Upgrades, Richmond, CA
- Contra Costa County: 50 Douglas Drive HVAC & Plumbing Upgrades, Martinez, CA
- Contra Costa County: Elevator Upgrades, Three Sites, Pittsburg, Antioch & Martinez, CA
- Sonoma County: Community Emergency Resilience Sites (Three Facilities)
- Napa Valley USD: Napa High School Gymnasium Clerestory Window Replacement and ADA Accessibility Upgrade, Napa, CA
- Napa Valley USD: Napa High School Gym HVAC Upgrades, Napa, CA
- Napa Valley USD: Redwood Middle School Roof Replacement, Napa, CA
- Sequoia Union HSD: Sequoia High School Library HVAC, Redwood City, CA
- Sequoia Union HSD: Sequoia High School MEP Upgrades, Redwood City, CA
- Ross Valley SD: The Branson School MEP Upgrades, Ross, CA
- San Rafael City Schools: Bahia Vista School HVAC Upgrades,San Rafael, CA
- San Rafael City Schools: Bahia Vista School Roof Replacement, San Rafael, CA
- San Rafael City Schools: Davidson Middle School Roof Replacements, San Rafael, CA (Multiple Buildings)
- Sequoia Union HSD: Woodside High School AC Upgrades, Woodside, CA
- Sequoia Union HSD: Menlo-Atherton High School AC Upgrades, Atherton, CA
- Belmont-Redwood Shores SD: Carlmont High School AC Upgrades, Belmont, CA
- Menlo Park SD: Bright Angel Montessori School, Menlo Park, CA
- Ross Valley SD: San Domenico School Maker Space Design, San Anselmo, CA
- Alten Construction: Alten Construction Offices HVAC, Richmond, CA
- United Parcel Service: Distribution Center HVAC Upgrade, Oakley, CA
- PG&E: Service Center HVAC Upgrade, Ukiah, CA
- PG&E: Service Center HVAC Upgrade, Point Arena, CA
- PG&E: Service Center HVAC Upgrade, Eureka, CA
- PG&E: Service Center HVAC Upgrade, Clearlake, CA

WKM, Inc.



REGISTRATION
CA Electrical # E-17369
EDUCATION
Mapua Institute of Technology, Manila, Philippines
TEL: 925.385.0536
EMAIL: Jose@wkm-electrical.com

Jose We, PE

Electrical Engineer

Jose L. We, P.E. is an Engineer with over 35 years experience on an array of projects including: office buildings, universities, schools, colleges, industrial buildings, laboratories/clinics, municipal buildings, retail buildings, condominiums, hotels/ motels, restaurants, parking garages, churches and banks. He has extensive experience with DSA and CHPS projects. His project experience includes remodeling and new construction for K-12 for lighting, power, fire alarm, data networking and security systems. Mr. We's current and prior experience include the following.

- City of Lafayette: Police Department Relocation and Generator, Lafayette, CA
- City of Lafayette: Community Center, HVAC Upgrades, Lafayette, CA
- City of Oakland: Animal Services Center HVAC Upgrade, Oakland CA
- Northern California Carpenter's Council: Capital Improvements (Building Envelope, Roof and HVAC), 265 Hegenberger Road, Oakland, CA
- Santa Clara County: Sheriff's Office Security Upgrades, San Jose, CA
- Delta Diablo: Treatment Plant and Plant Operations Center Roof Replacements, Antioch
- PG&E: Service Center Maintenance Shop Upgrades, Geyserville, CA
- United Parcel Service: Distribution Center Modifications, San Francisco, CA
- United Parcel Service: Distribution Center Remodel, Oakley, CA
- GSA: Frank Hagel Federal Building Plaza Repairs, Richmond, CA
- PG&E: Service Center Remodel, Ukiah, CA
- PG&E: Service Center Remodel, Point Arena, CA
- PG&E: Service Center Remodel, Eureka, CA
- PG&E: Service Center Remodel, Clearlake, CA
- San Rafael City Schools: San Pedro Elementary School, Modernization, San Rafael
- San Rafael City Schools: San Rafael High School, New Administration Building and Students Services, San Rafael, CA
- San Rafael City Schools: Davidson Middle School Roof Replacements, San Rafael,
- San Rafael City Schools: Bahia Vista Elementary School Roof Replacement, San Rafael
- NVUSD: Napa High School Gymnasium Clerestory Window Replacement and ADA Accessibility Upgrade, Napa, CA
- NVUSD: Napa High School Gymnasium HVAC Upgrades, Napa, CA
- NVUSD: Napa Redwood Middle School Roof Replacement, Napa, CA
- Vacaville USD: Markham Elementary School, Modernization, Vacaville, CA
- Tracy USD: Central Elementary School, New Campus, Tracy, CA
- Livermore USD: Granada High School, New Pool & Athletic Buildings, Livermore
- Livermore USD: East Ave Middle School, New Classroom Building and Modernization (Lighting Retrofit), Livermore, CA
- Livermore USD: Michell K8 School, New Classroom & Multi-use Buildings, Livermore
- Livermore USD: Granada High School, HVAC Upgrades, Livermore, CA
- Livermore USD: Livermore High School, HVAC Upgrades, Livermore, CA
- Livermore USD: Christensen Middle School, HVAC Upgrades, Livermore, CA
- Livermore USD: Arroyo Seco Elementary School, HVAC Upgrades, Livermore, CA
- Livermore USD: Leo Croce Elementary School, HVAC Upgrades, Livermore, CA
- Walnut Creek SD: Walnut Creek Intermediate Campus Modernization (Lighting Retrofit), Walnut Creek, CA
- St. Mary's College: Engine Generator Relocation, Moraga, CA
- Solano Community College: New Building Generator, Fairfield, CA
- San Rafael City Schools: San Rafael High School, New HVAC at Four Buildings & Lighting Retrofit at Wellness Center, San Rafael, CA



Lafayette Community Center



Livermore High School



Delta Diablo Plant Operations Building

VDA



Ronald Welts

Vertical Transportation / Elevator Consulting

Ron Welts joined the VDA San Francisco branch in August 2019. As Area Manager, and with 27 years of experience, Ron is responsible for supervising branch operations, new business development, and client relations. Additionally, he is responsible for vertical transportation design, development and coordination in both new and existing structures, including preparation of elevator systems' traffic analyses and design recommendations; construction drawings, specifications and construction phase services. Ronald has over 25 years of experience as a vertical transportation professional with experience in field operations, management and consulting in construction, modernization, maintenance and repair of vertical transportation equipment. Ron's elevator project experience includes:

- Contra Costa County: Pittsburg Health Center Elevator Upgrades, Pittsburg, CA
- GSA: National Archives & Records Administration Elevator Modernization, San Bruno, CA
- City College of San Francisco: Science Building, 50 Phelan Ave, San Francisco, CA
- 1111 Broadway, Oakland, CA
- Public Storage, 32-04 Northern Boulevard, Long Island City, NY
- San Francisco International Airport, Terminal 1, San Francisco, CA
- Stanford Adult Hospital, Palo Alto, CA
- Kaiser Piedmont MOB, Oakland, CA
- Jabal al Kaaba Transit Station, Mecca, KSA
- Century Plaza, Los Angeles, CA
- San Francisco Campus for Jewish Living, San Francisco, CA
- 1388 Sutter Street, San Francisco, CA
- One Montgomery Tower, San Francisco, CA
- 75 Howard Street, San Francisco CA
- Moscone Convention Center, San Francisco, CA
- Al Marwa Transit Station, Mecca, KSA
- Ward Village, Honolulu, HI
- First Street U.S. Courthouse, Los Angeles, CA
- James R Browning Courthouse San Francisco, CA

EDUCATION
MBA, Business Administration, Saint Mary's College of California

B.S. Marine Transportation, California Maritime Academy

TEL: 415.243.0313

EMAIL: rwelts@vdassoc.com

YEARS OF EXPERIENCE
27+ years

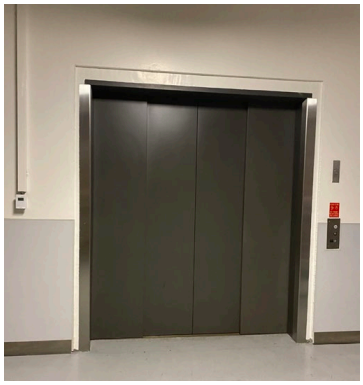
PRACTICE AREAS
Inspection Services

Maintenance Agreement

Existing Equipment Services Modernization

New Equipment Design

New Construction Services



NARA Elevators



Pittsburg Health Center

Silva Cost Consulting



REGISTRATION
Certified Professional Estimator

EDUCATION
BS, Construction Management, California Polytechnic State University, San Luis Obispo, CA

TEL: 916.444.1130

E: jsilva@silvacostconsulting.com



Hawthorne Federal Building Roof



Joseph Rattigan Building Roof & HVAC



SMUD Headquarters Roof Replacement

Javier Silva, CPE

Cost Estimator

Javier has 25 years of estimating experience and a proven track record for preparing quality and accurate estimates for his clients. Javier has been involved in the estimating and management of $10 billion dollars in construction projects. These projects include a wide variety of types including: Libraries, Rec Centers, K-12 school, community colleges, universities, correctional/judicial, medical, commercial, civic, and retail. Javier gained his experience by working for some of California's largest construction management and general contracting firms. Relevant experience includes:

- San Rafael City Schools: Davidson Middle School HVAC Improvements, San Rafael, CA
- University of California Davis: Briggs Hall Roof, HVAC & Electrical Replacement, Davis, CA
- University of California, Berkeley: University Hall Envelope & Roof Repairs, Berkeley, CA
- Delta Diablo: Plant Operations & Treatment Plant Roof Replacement, Antioch, CA
- GSA: National Archives & Records Administration Elevator Modernization, San Bruno
- GSA: Robert Peckham Federal Building Waterproofing, San Jose, CA
- GSA: Santa Ana Federal Building Plaza Deck Basement Waterproofing and Façade Investigation / Repair, Santa Ana, CA
- GSA: Frank Hagel Federal Building Plaza Forensic Investigation and Repair Design, Richmond, CA
- GSA: Hawthorne Federal Building Roof Replacement, Lawndale, CA
- GSA: Frank Hagel Federal Building – Emergency Control Center, Richmond, CA
- GSA: Frank Hagel Federal Building – Auditorium Partitions and Audiovisual Upgrades, Richmond, CA
- GSA: Ronald Dellums Federal Building – Enhanced Feasibility Study, Oakland
- DGS: Joseph A. Rattigan Building Roof and HVAC Replacement, Santa Rosa, CA
- SMUD Headquarters Building Roof Replacement, Sacramento, CA
- Judicial Council of California: Courthouse Roof Assessment/Replacement, Santa Maria, Fresno, Manteca, Jackson, Oakland, Martinez, Morgan Hill, CA
- AC Transit: General Office Weatherization, Roof, Windows & Mechanical Equipoment, Oakland, CA
- AC Transit: Training Education Center (Mack Facility) Roof Replacement, Hayward, CA
- Sacramento County: Office of Education, Server Room, Roof Replacement & Exterior Improvements, Sacramento, CA
- Mendocino County: Administration Center and Public Health Facility HVAC and Roof Replacements, Ukiah, CA
- GSA: Bruce R. Thompson U.S. Courthouse and the Carson City Federal Building – Energy Efficient Design (Solar, HVAC, Curtain Wall, Roof, Lighting), Reno, NV, Carson City, NV
- DGS: Gregory Bateson Building – Envelope Investigation/Repair Design, Sacramento
- City of Benicia: Historic Depot Freight Room Rehabilitation, Benicia, CA
- City of Cotati: Roof and Window Replacement, Cotati, CA
- Northern California Carpenters Regional Council – Capital Improvements, Envelope, HVAC and Roof Replacement, Oakland, CA
- UC, Santa Cruz: Interdisciplinary Sciences Building – Roof and Slab Replacement, Santa Cruz, CA
- UC, Santa Cruz: Envelope Remediation, Various Locations
- GSA: Ronald V. Dellums Federal Building – Window Replacement, Oakland, CA
- VA: Northern California, Building 650 – Window Replacement, Sacramento, CA
- City of El Cerrito: City Hall, El Cerrito, CA
- City of Novato: City Hall Council Chambers/Community Center Rehabilitation, Novato, CA

TERRACON



REGISTRATION

Certified Industrial Hygienist (CIH) #10246

Certified Hazardous Materials Manager (CHMM)

California Asbestos Consultant (CAC) #92-0772

Certified Lead-Related Construction Inspector/Assessor, #2228

Certified Microbial Consultant #0604017

EDUCATION

M.S., Environmental Management, University of San Francisco

B.S., Environmental Studies and Natural Resources, University of California Davis

TEL: 510.899.7025

EMAIL: karin.schroeter@terracon.com



Santa Clara City Hall Annex



Contra Costa County Jail

Karin Schroeter, CIH, CSP, CHMM, CMC, CAC, LEED/AP

Industrial Hygienist / Hazardous Materials Consultant

Karin has ensured the health and safety of workers and occupants in the environmental consulting industry for her entire career. She manages Industrial hygiene and hazardous materials projects from Terracon's Oakland office. Karin's expertise includes regulated materials management, mold and moisture assessments, and indoor air quality investigations. She works for school districts, property managers, institutional facilities, and government agencies. Karin has advanced knowledge of air sampling and instrumentation, chemical, physical, and biological hazards, ergonomics, noise, health risk analysis, hazard communication, and industrial hygiene program management. Karin has managed hundreds of remediation, reconstruction, demolition, and maintenance projects for city, county, state, and federal agencies. Relevant experience includes:

- Contra Costa County: On-Call Industrial Hygiene & Hazardous Materials Services, Contra Costa County, CA
  Karin is one of the project managers for Terracon's On-Call services contract with Contra Costa County, which has been in place since 2014 and was recently extended through 2023. Responsibilities have included managing more than 30 projects directly for Contra Costa County in the last eight years. Terracon typically provides consulting services and regulatory agency interaction for County projects involving asbestos (including naturally-occurring asbestos [NOA]), lead, PCBs, and other regulated materials.
- County of Santa Clara: Asbestos Removal Verification and Visual Survey, Former City Hall Annex, Santa Clara, CA
  Karin managed the supplemental asbestos survey of the old City Hall Annex building for the County of Santa Clara. The survey was to verify whether all asbestos-containing materials had been removed from the site prior to demolition.
- San Francisco Public Works On-Call Hazardous Materials Services, San Francisco
  Karin served as one of the project managers for the hazardous materials surveys of various buildings in various San Francisco parks. Terracon modified the specification and scope of work and then monitored the additional hazardous materials removal.
- Contra Costa County, Public Works: Pre-demolition Hazardous Materials Survey, Danville, CA
  Karin conducted a pre-demolition hazardous materials survey for the Contra Costa County Public Works Department of three structures, including a 1,607-square-foot residence, garage, and storage shed. All fieldwork was completed in a single day using two technicians. Karin provided a final report summarizing the project with observations and analytical results.
- County of Santa Clara: Hazardous Materials Survey, Modular Buildings – Santa Clara, CA
  Karin managed the hazardous materials survey of several modular buildings for the County of Santa Clara. The buildings were located at 90 Highland Avenue in San Martin, California. The survey area included the interior, exterior, and roofing materials associated with the modular buildings.
- State of California, Fish & Wildlife: Limited Asbestos, Lea, and Hazardous Materials Survey, Fillmore, CA
  Karin performed a comprehensive hazardous materials survey that included collecting and identifying suspect asbestos and lead-containing materials in identified site structures at the Fillmore Fish Hatchery. The site investigation also included a visual inspection for signs of water intrusion, microbial growth, and other potential safety hazards. Paint chips from damaged lead-based and lead-containing exterior paint were observed in the surrounding soil of several residencies and structures. She has also managed additional 20 sites throughout California.

TERRACON



REGISTRATION

Certified Industrial Hygienist (CIH) #10246

California Asbestos Consultant (CAC) #92-0850

Certified Lead-Related Construction Inspector/Assessor, #LRC-00005586

AHERA Inspector, Contractor/ Supervisor Management Planner, Project Designer

EDUCATION

B.S., Mineral Engineering, University of California, Berkeley

TEL: 510.899.7005

EMAIL: steff.steiner@terracon.com



Heather Farms, Walnut Creek



Delta Diablo Roof Replacements

Seffen P. Steiner, CAC, CDPH-LEAD I/A

Industrial Hygienist / Hazardous Materials Consultant

Steffen provides senior technical oversight and manages a team of six project managers and twelve industrial hygienists from Terracon's Emeryville, CA office. Steffen has over 30 years of experience in regulated materials management, worker safety, and industrial hygiene, emphasizing evaluating and remediating asbestos, lead-based paint, PCBs, mold, and other hazardous materials in retail, government, commercial, educational, healthcare, and industrial facilities. He manages investigations, develops operations and maintenance programs, develops site-specific safety and health requirements, and evaluates worker exposure concerns. Steffen is an expert in local air quality and regulatory agencies, including Federal OSHA, California OSHA, EPA, NESHAP, AHERA, and DOT. Relevant experience includes:

- County of Santa Clara: Asbestos Removal Verification and Visual Survey, Former City Hall Annex, Santa Clara, CA
  Steffen managed an asbestos removal for the former City Hall Annex project in Santa Clara.
- County of Santa Clara Hazardous Materials Survey, Modular Buildings – Santa Clara, CA
  Steffen conducted a pre-renovation hazardous materials survey of a county building.
- Alameda County: On-Call Industrial Hygiene & Hazardous Materials Services, Alameda County, CA
  Steffen has managed more than 350 projects directly for the County of Alameda in the last 15 years on an as-needed basis. He provides overall project management, senior technical oversight, and regulatory agency interaction for County projects involving asbestos, lead or other regulated materials, mold, and water intrusion, as well as exposure monitoring for Class III asbestos work and lead-related construction work, development of the County's Lead Compliance Program, O&M refresher training and fit testing.
- Animal Shelter Renovation, Solano County CA – Solano County, CA
  Steffen managed a hazardous material consulting survey for the renovation.
- County of Santa Clara Parks & Recreation: Pre-Renovation & Demolition Hazardous Materials Survey – Santa Clara County, CA
  Steffen provided hazardous materials consulting services for renovating and demolishing multiple County of Santa Clara Parks and Recreation Department structures at Anderson Lake and Coyote Lake in Morgan Hill, California.
- City of Walnut Creek: Hazardous Materials Survey, Heather Farms Park Community Center, Walnut Creek, CA
  Steffen conducted a pre-renovation hazardous materials survey of the Community Center. The building was constructed in the 1970s and is approximately 8,000 square feet. The survey included the interior and exterior of the building (including the roof). It included sampling for asbestos-containing materials (ACMs), lead-containing paint, and fluorescent lighting wastes (PCB ballast and mercury light tubes). Steffen has also managed asbestos abatement work and air clearances at the Civic Park Community Center and Corporate Yard warehouse for the City since 2016.
- Mendocino County, Facilities and Fleet Division: Limited Pre-Renovation Asbestos and Lead Surveys, Four Buildings, Mendocino County, CA
  Steffen managed the survey for four county buildings, including the Main Jail, Administration Center, Willits Criminal Justice Center, and Emergency Operations Center. The survey was limited to the materials the four sites' HVAC replacement and interior tenant improvement projects impacted. An estimated 70 asbestos samples and 15 lead samples were collected.
- Administrative Office of the Courts: On-Call Services, Various California Locations
  Steffen provided on-call hazardous materials services for Bay Area and Northern Coastal Region maintenance projects as a sub-consultant to Jacobs. He was responsible for surveys, sampling, specification design, work plan design, and regulatory compliance monitoring during abatement and post-remediation sampling. Steffen also provided emergency response services for water intrusion and the unanticipated release of materials.

RELEVANT EXPERIENCE

Interactive Resources has depth and breadth of experience of architectural services for this contract. The firm has held dozens of on-call service contracts with many state, federal and municipal agencies. We have architectural and engineering (A/E) contracts with the State of California, DGS, the Judicial Council of California, AC Transit, the General Services Administration and many Bay Area municipal agencies. We have provided A/E services for dozens of HVAC, roof, elevator and ADA accessibility upgrade projects for public agencies, K12 schools and higher education facilities.

Joseph A. Rattigan Building HVAC Retrofit, Roof and BMS Replacement, Santa Rosa, CA

The Rattigan building is a four-story state office building, built in 1981. Four years ago, in 2015, when Interactive Resources evaluated and prepared a report on the skylight, the roofing was reported by DGS staff to be approximately 30 years old. It was then and is now weathered past its expected service life and has areas of ponding water and multiple leaks. Significant areas of roofing need to be replaced in conjunction with the planned replacement of roof-mounted mechanical equipment, which was raised, properly sealed and flashed.



The scope of services also includes the complete re-design of the two existing HVAC systems and to replace the current R-22 refrigerant cooling equipment with R410A cooling equipment. This work follows an assessment of equipment replacement options, Rattigan Building HVAC Refrigerant Upgrade Options Report, issued in December 2018, and a Schematic Level Basis of Design, issued in February 2019. The former document identifies the current condition of mechanical, electrical and structural systems affected by this change, and the latter document identifies the preferred Schematic Level approach to the scope of work and includes a conceptual cost estimate for the HVAC retrofit. Construction Drawings were prepared for the repair design of HVAC and mechanical systems, as well as the roof, Building Management System (BMS)and VAV box replacement. We responded to agency review and provided bid support and construction administration services during construction.



Reference: Robert Oates, State of California, DGS | 916.375.6736 | robert.oates@dgs.ca.gov | 707 3rd Street 3rd Floor,Room 410, West Sacramento 95605 | Dates: Investigation started in 5/2015. The project evolved and more tasks were added to the SOW. Roofing, the BMS and VAV box were added. Complete: 6/2023 | Contract A/E Fees: $609,444 | Cost: ~$6,000,000 Key Personnel: Tom Butt – Principal-in-Charge/Lead Architect; Edward Anisman – Principal Architect; Paul Westermann – Principal Structural Engineer



2530 Arnold Drive Elevator Modernization, Martinez, CA

Contra Costa County's 2530 Arnold Drive Office Building includes the County Assessor, General Services Department, Assessor, Risk Management and the Redevelopment Agency. Contra Costa County retained Interactive Resources to provide A/E services for the modernization of two hydraulic elevators. We also provided design services for the modifications to the existing cooling and ventilation of mechanical spaces and electrical and lighting improvements to mechanical rooms and elevator pits.

Reference: Contra Costa County, Maurico Moreno | 925.957.2475 | rmauricio.moreno@pw.cccounty.us | 255 Glacier Drive, Martinez, CA 94553 | Dates: 2017; Complete: 9/2018 | Contract A/E Fees: $27.230 | Cost: $509,506 | Key Personnel: Andrew Butt – Principal-in-Charge; Brant Fetter – Principal Lead Architect.





Novato City Hall / Community Center Rehabilitation, Novato, CA

The City of Novato City Hall was originally built in 1896 and was Novato's first Presbyterian Church. The City retained Interactive Resources to prepare a historic resource evaluation for three properties, and to serve as lead historic architect in the design of the renovation of the historic landmark church building. The building was designed for the City of Novato for use as a council chamber, meeting space and event center in the heart of its historic downtown district. The rehabilitation of the iconic nineteenth century structure sensitively transformed the interior of the 111-year-old building, while preserving its historic exterior.

The design included moving the building approximately 12' from its existing location and the addition of a foyer or connecting lobby to an adjoining building, which was rehabilitated to include a conference room, toilets and a prep/warming kitchen. The renovation included new foundations, extensive structural upgrades, ADA accessibility upgrades, new toilet rooms, audiovisual and acoustics enhancements (microphones, a large screen, a mounted projector, iPod docking station and Wi-F), HVAC systems, and the development of a new Civic Green for community events. The Sherman project included sustainable measures including: building-integrated solar PV roof shingles, waterless urinals, onsite storm drainage management, drought-tolerant native landscaping and recycled low-voc materials and finishes.

Reference: Jeane MacLeamy (former Mayor,) City of Novato | 415.883.8182; cell: 415.726.1711 | jeannedarch@jeannemacleamy.com | 95 Alameda del Prado, Novato, CA 94949 | Reference: Alten Construction, Bob Alten (Contractor) 510.234.4200 | balten@altenconstruction.com | 720 - 12th Street, Richmond, CA 94801 Dates: 2008 – 2009 | Cost: $5,000,000 | A/E Fees: $630,000 | Key Personnel: Tom Butt – Principal-in-Charge/Historical Architect; Andrew Butt – Lead Architect; Ed Anisman – Principal Architect; Paul Westermann – Principal Structural Engineer.





Nystrom Elementary School Multipurpose Building/Community Center, Richmond, CA

The Nystrom Elementary School modernization is part of The City of Richmond's Nystrom United Revitalization Effort (NURVE). Interactive Resources was the architect and structural engineer-of-record for the modernization and expansion of the school, originally constructed in 1943. The project included the complete modernization of a new 13,000 sf state-of-the-art multipurpose building, designed to double as a community center for the surrounding neighborhood. The multipurpose building was designed to include an auditorium with stage, a school library and computer lab, a kitchen/cafeteria, and to be used for school lunch service. The site includes outdoor seating and shaded areas, as well as a play area. The auditorium serves as a meeting space for the community and also a lunch room for students.

The project was designed to meet the criteria of the Collaborative for High Performance Schools program, and was pre-approved for the DSA High Performance Incentive. The building was designed with many sustainable elements, including environmentally-friendly architectural finishes, daylighting and energy-efficient mechanical and electrical systems. The roof is a standing seam metal roof over a structural steel deck.

The firm also designed the renovation of the two-story administration and classroom building in another project that included a new 2-stop passenger elevator.

Reference: Bill Savidge, K12 School Facilities | 510.610.0601 | bsavidge@k12schoolfacilities.org | 2309 Grant Street, Berkeley, CA 94703 | Contractor: John Playne Construction, Paul Grech, 415.468.0555 | paul@johnplane.com | 100 Northhill Drive, Brisbane, CA 94005 | Dates: 7/2010 – 9/2012 | Cost: $5,484,672 | Contract A/E Fees: $966,415 | Key Personnel: Tom Butt – Principal-in-Charge; Andrew Butt – Lead Architect; Ed Anisman – Principal Architect; Paul Westermann – Principal Structural Engineer.





Northern California Carpenters Regional Council – Capital Improvements, Oakland, CA

Interactive Resources provided a limited scope study of the building envelope, and building mechanical and electrical systems for the 16-year-old facility, which evolved into the design of many interior, exterior and site improvements. Construction documents were prepared, cost and construction administration services were provided for a comprehensive building systems upgrade and site improvements. The building was fully occupied during work. Building and site upgrades included: exterior glazing system; interior/exterior LED lighting system; roof system replacement; HVAC system replacement; building controls and energy management system; parking lot and exterior lighting system; ADA accessibility and perimeter security upgrades (vehicular access gates); electric vehicle charging station; lobby security improvements and office and restoom remodel; nursing mothers' lactation room; fire alarm upgrade and waterless fire protection system; and new UPS and Evacuation.

Reference: McMorgan & Company, Mark Taylor | 415.720.7105 mtaylor@mcmorgan.com | One Front St., Ste. 500, San Francisco, CA 94111 Start: 7/2019; Complete: 2021 | Cost: $13,000,000 | Contract A/E Fees: $391,017 | Key Personnel: Andrew Butt – Principal-in-Charge/Lead Architect; Ed Anisman – Principal Architect; Paul Westermann – Principal Structural Engineer





Mendocino County Administration Center North and South Wing Roof and HVAC Replacement, Ukiah, CA

Interactive Resources is currently under contract with the County of Mendocino for On-Call Architectural Services. As part of this contract, the firm was the architect of record, and provided architecture and engineering services for the replacement of existing roofs and HVAC equipment at the Sheriff's, Administration and Public Health/Mental Health Facilities in Ukiah, California.

An initial assessment was provided for each facility that included the roof, the HVAC, mechanical and structural systems. Plans and construction documents were prepared for replacing the existing roof and mechanical units. Included in the schematic phase were recommendations for correcting drainage deficiencies, desirable structural improvements and replacing large mechanical units. Cost estimates and bid package were provided for the repair design, and we provided construction administration services on all projects. Costs and dates below are only for the Administration Center.

Reference: Doug Anderson, County of Mendocino | 707.234.6054 andersond@co.mendocino.ca.us | 851 Low Gap Road, Ukiah, CA 95482 | Dates: North Wing – Start: 2/2016; Complete –12/2016; South Wing – 5/2020; Complete – 1/2021 | North Wing Cost: $792,470; South Wing Cost: $1,698,930 | Contract A/E Fees: $198,201 | Key Personnel: Andrew Butt – Principal-in-Charge; Brant Fetter – Principal Lead Architect; Ed Anisman – Principal Architect; Paul Westermann – Principal Structural Engineer



County of Mendocino, Health and Human Services Yokayo Building Front Canopy Investigation & Repair Design, Ukiah, CA

Interactive Resources was the architect of record, and this project started as a water intrusion related failure investigation of a wood framed and stucco-clad canopy that covered the entire front façade of the building. Because of extensive damage to the existing canopy and changing functional needs, the project transitioned into replacement of the entire canopy with metal awnings. Only the entrance canopies were retained, extensively repaired and reroofed. The entire walkway and portions of the parking lot were replaced to correct accessibility deficiencies. We worked with a landscape design firm on this project for new functional landscaping. Reference: County of Mendocino, Doug Anderson | 707.234.6054 | | 851 Low Gap Road, Ukiah, CA 95482 | andersond@mendocinocounty.org | Start: 4/2018; Complete 10/2019 | Cost: $1,065,000 | Contract A/E Fees: $176,739 | Key Personnel: Tom Butt – Principal-in-Charge/Lead Architect; Paul Westermann – Principal Structural Engineer



GSA: National Archives and Record Administration Passenger/Services Elevator Modernization, San Bruno, CA

Interactive Resources was retained by the General Services Administration (GSA) to develop elevator technical specifications, basis of design, construction documents, and to provide construction administration (PCCS) and As-builts for two service/passenger elevator modernization project at the Leo J. Ryan Federal Records Center Federal Building in San Bruno, CA. The Center houses the National Archives and Records Administration (NARA) for the Pacific Sierra Region of the United States. The NARA describes the building as an integral part of the Bay Area's network of world class public historical research centers and cultural institutions.

Reference: GSA, Project Manager: Rubina Shaikh | o: 415.522.2663; c: 415.412.2508 | rubina.shaikh@gsa.gov | 50 United Nations Plaza, San Francisco, CA 94102 | Reference: Jonathon Yee | 415.522.2797 | jonathan.d.yee@gsa.gov 50 United Nations Plaza, San Francisco, CA 94102-4912 | Dates: 3/2022 – 2023 | Estimated Cost: ~$1,500,000 | Contract A/E Fees: $57,285 | Key Personnel: Tom Butt – Principal-in-Charge; Andrew Butt – Lead Architect; Ed Anisman – Principal Architect; Paul Westermann – Principal Structural Engineer.



Contra Costa County, Pittsburg Health Center Elevator Modernization, Pittsburg, CA

Interactive Resources was retained by Contra Costa County to provide elevator technical specifications, construction documents, and to provide construction administration for three elevators and hydraulic elevators at the Pittsburg Health Center located at 2311 Loveridge Road in Pittsburg, CA. The project included modifications of the existing cooling and ventilation of mechanical spaces; electrical/lighting improvements to mechanical rooms and elevator pits. Construction administration is being performed during construction. Construction started just before COVID19. This an operation community healthcare facility that was heavily impacted due to COVID19 and construction was slowed and interrupted frequently.

Reference: Bill Perry, Contra Costa County | 925.313.7052 | bill.perry@pw.cccounty.us | 255 Glacier Drive, Martinez, CA 94553 | Facilities Maintenance Supervisor, Douglas Parker | 925.313.7052 | dparker@gsd.cccounty.us | 2467 Waterbird Way, Martinez, CA 94553 | Dates: Design: 2016; Construction Start: 12/2019; Complete: 10/2022 | Cost: $2,245,580 Contract A/E Fees: $102,350 | Key Personnel: Andrew Butt – Principal-in-Charge; Brant Fetter – Principal Lead Architect; Paul Westermann – Principal Structural Engineer.



U.S. Marshall Service Cell Blocks Expansion, Office Remodel and Elevator, Evo A. DeConcini Federal Building & U.S. Courthouse, Tucson, AZ

The U.S. Courthouse is comprised of two six story buildings and contains 14 courtrooms and judicial chambers for both the U.S. District Court and U.S. Magistrate Court. The U.S. Marshals Service (USMS) needed to significantly increase its detention space, holding cells, interview rooms, prisoner elevators, command and control center. Under contract with GSA, Interactive Resources provided A/E services in order to improve the current operations. The design substantially increases detainee holding cells and processing capacity by almost 200 percent more than their previous levels with 14 additional new cells. Comprehensive renovations to existing USMS space on the 2nd floor was combined with the creation of new adjoining office space for deputies and departmental staff, while also creating a large command and control center. Included in the design was a new 2nd prisoner elevator (customized in size and configuration to fit existing conditions) that greatly increased vertical movement of detainees between the 1st and 2nd floors thereby increasing processing times and enhancing deputy safety.

Reference: Todd Feltman, GSA | 619.446.3666 | todd.feltman@gsa.gov | 333 West Broadway, Ste. 1001, San Diego, CA 92101 | Dates: Construction Start: 7/2015; Complete: 5/2019 | Cost: $4,647,821 | Contract A/E Fees: $675,918 | Key Personnel: Thomas Butt – Principal-in-Charge/Principal Architect; Mike Kurty – Architect; Paul Westermann – Principal Structural Engineer.





Energy Efficient Design Projects – the Bruce R. Thompson U.S. Courthouse and the Carson City Federal Building, Reno and Carson City, NV

Interactive Resources was retained by the General Services Administration to determine the most advantageous way to implement energy efficient designs and retrofits to the existing infrastructure at the Bruce R. Thompson U.S. Courthouse in Reno and Carson City Federal Building in Carson City Nevada. The energy efficient studies evaluated numerous options and calculated the potential energy savings, the estimated construction costs and the payback period for each option. Based on the results of the studies, construction documents were prepared for the design of energy and water saving projects at both buildings, featuring many sustainable components, including: energy efficient lighting and mechanical systems; lighting controls and fixtures; a new building automation system; new boiler; solar hot water system; roof-mounted solar photovoltaic system; efficient water conserving plumbing fixtures; new garage and parking lot lighting; and a new curtain wall.

Reference: Dan Makowski, GSA | 480.479.2880 | dan.makowski@gsa.gov | 401 W. Washinton St. Room 210, Phoenix, AZ 85003 | Dates: Design: 9/2009; Complete: 8/2011 | Cost: $ 3,311,527 | Contract A/E Fees: $544,473 | Key Personnel: Thomas Butt – Principal-in-Charge; Ed Anisman – Principal Lead Architect; Paul Westermann – Principal Structural Engineer.



Youth/Community Center Remodel, San Carlos, CA

Interactive Resources provided A/E services for the Youth Center improvements, that included the design of the lobby, gymnasium, craft room, TV room, kitchen, restrooms and roof. These modifications included: lobby upgrades with new front counter and architectural finishes, gymnasium bleacher replacement, new gymnasium floor, roof replacement, classroom kitchen replacement, interior and exterior disabled access upgrades, gym clerestory window replacement, and exterior cladding improvements. We also modernized and renovated these existing restrooms to help restore the facilities to a healthier state and integrate current ADA accessibility code compliance and regulations.

Reference: Kaveh Forouhi, formerly City of San Carlos | 408.615.3064 | kforouhi@santaclaraca.gov | 1500 Warburton Ave., Santa Clara, CA 95050 | Start: 10/2016; Complete: 9/2018 | Cost: $1,100,000 | Contract A/E Fees: $133,071 | Key Personnel Andrew Butt – Principal-in-Charge; Ed Anisman – Principal Architect; Paul Westermann – Principal Structural Engineer.



Youth Center Remodel & Burton Park Restrooms, San Carlos, CA

Interactive Resources provided A/E services for the new restroom at Burton Park (North) and alterations to Burton (South) restroom, which is part of the Youth Center building and alterations. Our work includes demolition of existing restrooms, schematic design and construction documents for new pre-manufactured restrooms for Burton North and South, MEP upgrades, civil and structural work. ADA accessibility improvements and minor structural demolition and upgrades, site improvements and new landscaping was also included

Reference: Kaveh Forouhi, formerly City of San Carlos | 408.615.3064 kforouhi@santaclaraca.gov | 500 Warburton Ave., Santa Clara, CA 95050 | Start: 4/2017; Complete: 6/2018 | Cost: $551,718 | Contract A/E Fees: $80,730 | Key Personnel Andrew Butt – Principal-in-Charge; Ed Anisman – Principal Architect; Paul Westermann – Principal Structural Engineer.





AC Transit Customer Service Center Remodel, Oakland, CA

Interactive Resources remodeled the AC Transit Customer Service Center located on the main floor of the district's General Office building in Oakland. The Customer Service Center serves AC Transit riders with bus pass and clipper transactions for use on the public transportation system. This remodel revitalized the service center with a modern aesthetic, improved safety design of the ticket counter wall system, improved ergonomics and increased workspace for staff at the ticket counters along with ADA accessible workstations/customer stations. Floor to ceiling windows provide and abundance of natural daylighting and create a connection to the neighborhood outside. The contemporary aesthetic features a light and clean color palette, balanced with natural materials.

Reference: Michael Hass, AC Transit | 510.891.5423 | mhass@actransit.org 1600 Franklin Street, Oakland, CA 94612 | Start: 2017; Complete: 2/2021 Cost: $1,140,000 | Contract A/E Fees: $251,691 | Key Personnel: Tom Butt – Principal-in-Charge; Brant Fetter – Principal Lead Architect; Paul Westermann – Principal Structural Engineer.



San Rafael City Schools: Davidson Middle School, 20s, 30s Classrooms, Band I, Maker's Space & Annex Roof Replacements, San Rafael, CA

Davidson Middle School is a sixth- through eighth-grade school serving approximately 1,200 students, located in central San Rafael, California. Interactive Resources was the architect of record and provided architectural design services for roof replacement, flashing and waterproofing systems. This project consists of preparation of construction drawings and specifications for the roofing replacement at Davidson Middle School. The scope of work includes the roof replacement for the 20s, 30s and Annex Classrooms that included removing the existing roofing to expose substrate, correcting drainage deficiencies, installing new roof system and increased thermal insulation (R-9). The membrane for low-slope roofs was cold-applied modified bitumen. Construction administration services was provided during construction. Phase 1 (20s wing, 30s wing, Band 1 and Maker's Space): This phase has been completed except for several minor punch list items. Phase 2 (Roof Replacement at the Annex): This phase is scheduled for summer 2023; construction cost is already included in the bid price.

Reference: San Rafael City Schools, Bob Marcucci | 415.492.3200 | bmarcucci@srcs.org | 310 Nova Albion Way, San Rafael, CA 94903 | Reference: Bill Savidge, K12 School Facilities | 510.610.0601 | bsavidge@k12schoolfacilities.org | 2309 Grant Street, Berkeley, CA 94703 | Bid Amount: $2,037,487; Construction Cost: TBD (waiting for final building for the roof to be replaced in the summer | Contract A/E Fees: $128,066 | Design Start: 3/2022 | Construction Start: 6/2022; Completion: ~9/2023 | Key Personnel: Andrew Butt – Principal-in-Charge; Ed Anisman – Principal Architect/Project Manager; and Paul Westermann – Principal Structural Engineer.



Napa Valley USD: Napa High School Gymnasium Clerestory Window Replacement & ADA Accessibility Upgrade, Napa, CA

Interactive Resources provided architectural and engineering services for the full clerestory window replacement at the Napa High School Gymnasium, including the removal of (E) glass block and steel sash windows; and providing full window replacement including a Kalwall system.In addition, non-compliant accessibility features were upgraded and included stair and ramp handrails and parking stalls. Construction Drawings were prepared for the replacement and Construction Administration was performed during construction. The roof, skylights and HVAC replacement was the second phase of the project.

Reference: Michael Pearson, Napa Valley USD | 707.253.6281 | spc@nvusd.org | 1616 Lincoln Ave., Napa CA 94558 Reference: VPCS, Kelli Jurgenson | 4707 Mangels Blvd., Fairfield, CA 94534 | 707.695.1603 | kelli@vpcsonline.com | 4707 Mangels Blvd., Fairfield, CA 94534 | Construction Cost: $784,240 | Contract A/E Fees: $145,538 | Design Start: 8/2020; Construction Start: 6/2021; Complete: 9/27/2021 Key Personnel: Andrew Butt – Principal-in-Charge; George Namkung – Principal Architect/Project Manager; Paul Westermann – Structural Engineer.



College of the Redwoods Utility Infrastructure Upgrade Applied Technology Building, Eureka, CA

As part of a multi-building infrastructure upgrade, Interactive Resources provided architectural design services for supporting architectural modifications, which included new roof, interior finish upgrades at the exterior and interior, and a compressive accessibility upgrade throughout the Applied Technology Building. The entire utility infrastructure upgrade for the campus is estimated to be approximately thirty six million dollars.

The Project consists of the modernization of the existing utility infrastructure at the Applied Technology Building, which includes architectural elements requiring modification as a result of the utility and seismic modifications. This includes new roofing, modifications for ADA accessibility, modifications of the exterior building envelope, modifications of interior wall systems, and ceiling modifications. A conceptual design, construction documents, cost estimates, and bid documents were provided.

Reference: Kevin Carter, College of the Redwoods | 707.476.4382 | kevin-carter@redwoods.com | 7351 Tompkins Hill Road, Eureka, CA 95501 | Reference: Dan Reiter, GHD, Inc. | 707.540.9008 | dan.reiter@ghd.com | 2235 Mercury Way, Suite 150, Santa Rosa, CA 95407 | Construction Cost: $6,503,378 | Contract A/E Fees: $168,578| Design Start: 9/2014 | Construction Start: 5/2019; Completion: 6/14/2021 | Key Personnel: Andrew Butt – Principal-in-Charge; Brant Fetter – Principal Lead Architect; Ed Anisman – Principal Architect; and Paul Westermann – Principal Structural Engineer.



Napa Valley USD: Redwood Middle School Gymnasium and Locker Room Roof and HVAC Replacement, Napa, CA

Services included construction documents/permitting, bidding, and construction administration services for the roof and HVAC replacement. The roofs were in very poor condition and needed replacing. The replacement included: removing the existing membrane roofing from both Locker Room roofs and the installation of a new modified bitumen system, including an addition 1.5 inches of rigid polyisocyanurate insulation (R9). Original roof drains were made fully functional; overflow provisions added. All perimeter detailing and penetrations received new flashings, and the replacement or roof restorations of Gymnasium building. Decayed lumber observed in the roof deck of the Boys Locker Room and at the eaves of the Gymnasium were removed and repaired; deteriorated exposed glulam beam at the south elevation of the gym to be repaired and coated with polyurethane coating for weather resistance and low maintenance. Existing built in gutters were replaced with new hanging gutters at east and west elevations and fascias were replaced at north and south elevations. The entire covered walkway system received upgrades. We prepared construction documents for DSA.

Reference: Michael Pearson, Napa Valley USD | 707.253.6281 | spc@nvusd.org | 1616 Lincoln Ave., Napa CA 94558
Reference: VPCS, Kelli Jurgenson | 4707 Mangels Blvd., Fairfield, CA 94534 | 707.695.1603 | kelli@vpcsonline.com | 4707 Mangels Blvd., Fairfield, CA 94534 | Construction Cost: $2,608,500 | Contract A/E Fees: $125,658 | Design Start: 1/2022; End: 3/2022; Construction Start: 5/2022; Complete: 1/2023 | Key Personnel: Andrew Butt – Principal-in-Charge; Ed Anisman – Principal Architect/Project Manager; Architect; Paul Westermann – Principal Structural Engineer.



Napa Valley USD: Napa High School Gymnasium Building G & Boys and Girls Locker Room Roof, HVAC & Skylight Replacement, Napa, CA

Interactive Resources was retained by Napa Valley Unified School District to provide architectural and engineering services for the gymnasium and locker rooms buildings HVAC, roof and skylight replacement and additional unit heaters located inside the locker rooms and coach's offices. Our services included: construction documents/permitting, bidding, and construction administration services, and coordination of all consultant drawings and DSA submittals.

Reference: Michael Pearson, Napa Valley USD | 707.253.6281 | spc@nvusd.org | 1616 Lincoln Ave., Napa CA 94558
Reference: VPCS, Kelli Jurgenson | 4707 Mangels Blvd., Fairfield, CA 94534 | 707.695.1603 | kelli@vpcsonline.com | 4707 Mangels Blvd., Fairfield, CA 94534 | Construction Cost: $3,041,757 | Contract A/E Fees: $81,777 | Design Start: 10/2021; Design End: 1/2022; Construction Start: 4/2022; Complete: 1/2023 | Key Personnel: Andrew Butt – Principal-in-Charge; George Namkung – Principal Architect/Project Manager; Paul Westermann – Structural Engineer.





Delta Diablo, Plant Operations Center (POC) & Treatment Plant (TP) Roof Replacement, Antioch, CA

Interactive Resources provided A/E services for the POC and also the TP roof replacements. The primary goal of this project for the two buildings was to identify and design a cost-effective, low-maintenance roofing systems, including related components with a longer operative life-span than that of the existing roofs. The location of the these buildings in the midst of a wastewater treatment facility adds the challenge of providing a durable system that effectively resists the surrounding corrosive environment. Included design through construction administration and cost estimates. Completed on time and budget.

Reference: Irene O'Sullivan, Fairfield-Suisun Sewer District | 707.428.9139 iosullivan@fssd.com | 1010 Chadbourne Road, Fairfield, CA 94534 Reference: Thanh Vo, Sr. Engineer | 925.756.1949 | thanhv@deltadiablo.org 2500 Pittsburg-Antioch Hwy., Antioch, CA 94509 | Start: 8/2017 | Complete: 10/2020 (Delayed due to Contractor) | Cost: $1,601,574 | Contract A/E Fees: $324,073 | Key Personnel: Andrew Butt – Principal-in-Charge; Ed Anisman – Principal Architect/Project Manager; Paul Westermann – Principal Structural Engineer.



AC Transit General Office Weatherization, Oakland, CA

The firm prepared construction documents to increase the weather resistance of the Office building. This project was intended to extend the useful life of the facilities, prevent further deterioration of the building envelope and moisture penetration to the interiors, reduce ongoing maintenance costs, and provide energy savings. The project was divided into two phases (1) roofing and waterproofing, mainly horizontal surfaces including some HVAC equipment alterations, and (2) mitigation to curtain wall and glazing deterioration and defects. The completed curtain wall and glazing component included resetting existing glazing that had become dislocated due to faulty blocking and spacers, replacement of some defective glass and wet sealing. Deteriorated joint seals at the granite cladding were replaced, and new storefront glazing and entrances were added at the ground floor. Some parapet copings were replaced.

Reference: AC Transit, Michael Hass | 510.891.5423 | mhass@actransit.org | Reference: AC Transit, Stephen Stanley | 510.891.4754 | sstanley@actransit.org | 1600 Franklin St., Oakland, CA 94612 | Glazing Complete: 2017; Roofing/HVAC: 5/2023 | Cost: Glazing – $2,000,000; Roofing – $1,000,000 | Contract A/E Fees: $420,830 | Key Personnel: Tom Butt – Principal-in-Charge/Lead Architect; Paul Westermann – Principal Structural Engineer.



AC Transit Training and Education Center (Mack Facility) Roof and HVAC Replacement, Hayward, CA

We provided A/E services for the Mack Facility that is located in Hayward. Construction documents were produced for the roof replacement, the installation of new raised skylights, the removal of the parapet obstructing proper roof drainage, and the replacement of non serviceable equipment with new, energy-efficient units. CA provided during Construction.

Reference: AC Transit, Stephen Stanley | 510.891.4754 | sstanley@actransit.org 1600 Franklin St., Oakland, CA 94612 | Reference: AC Transit, Michael Hass | 510.891.5423 | mhass@actransit.org | Start: 7/2018; Construction Start: 10/2019; Complete: 6/2020 | Cost: $1,951,136 | Contract A/E Fees: $80,805 | Key Personnel: Tom Butt – Principal-in-Charge/Lead Architect; Paul Westermann – Principal Structural Engineer.



Contra Costa County, 50 Douglas Drive Accessibility and Fire/Life Safety Upgrades, Martinez, CA

As part of our On-Call A/E Contract with Contra Costa County, Interactive Resources provided architectural and engineering (A/E) services for the lobby expansion at Family Services that included the removal of two offices and modifications to electrical, mechanical and fire alarm systems, new architectural finishes (carpeting, light fixtures and acoustical ceilings).

Construction documents were also provided for various ADA accessibility upgrades, fire alarm upgrades and elevator upgrades within the facility at 50 Douglas Drive in Martinez, California. The ADA accessibility work includes remodeling the restrooms in order to bring them up to current codes, lowering of various countertops and replacement of drinking fountains.

Our scope included schematic design, construction documents, technical specifications and construction administration services.

Reference: Diane Strassmaier, Contra Costa County | 925.313.2105 | diane.strassmaier@pw.cccounty.us
255 Glacier Drive, Martinez, CA 94553 | Start: 1/2017 | Complete: 9/13/2019 | Cost: ~$2,836,596 | Contract A/E Fees: $140,683 | Key Personnel: Andrew Butt – Principal-in-Charge; George Namkung – Principal Architect/Project Manager; Ed Anisman – Principal Architect; Paul Westermann – Principal Structural Engineer.



Suisun City Fire Station Restroom Remodel and ADA Improvements, Suisun City, CA

For the fire station restrooms and separation wall project, we provided an existing conditions survey and then construction drawings were developed and specifications for the restroom remodel and ADA accessibility upgrades to the existing showers and restrooms to create a single accessible public restroom along with all two unisex shower/restrooms for the firefighters and staff. The program includes reworking the wall and door assembly elements at the demising wall to provide a proper use separation between living spaces and garage.

Reference: Suisun City, Gemma Geluz | 707.421.7340 | ggeluz@suisun.com | 701 Civic Center Blvd., Suisun City, CA 94585 | Start: 9/2022; Complete: Estimated: Fall/2023 Estimated Cost: ~$703,340 | Contract A/E Fees: $119,726 | Key Personnel: Andrew Butt – Principal-in-Charge; Brant Fetter – Principal Lead Architect; Paul Westermann – Principal Structural Engineer.



Juvenile Hall ADA Improvements, Martinez, CA

Provided A/E services in order to bring the facility ADA code compliant. Our services included accessibility improvements to the detainee areas, restroom remodels, lowering of various countertops, a secure pass-through window, replacement of drinking fountains and new door thresholds. ADA accessibility, Fire/Life/Safety modifications and adjustments were done to ground units and exterior fans at vertical walls in the main Juvenile Hall Facility and the Gymnasium Building.

Reference: Contra Costa County, Jess Adame | jess.adame@pw.cccounty.us
925.313.2314 | 2530 Arnold Ave., Ste. 300, Martinez, CA 94553 | Start: 11/2017; Complete; 12/2019 | Costs: $1,600,000 | Contract A/E Fees: $72,182 | Key Personnel: Andrew Butt – Principal-in-Charge; Brant Fetter – Principal Lead Architect; Paul Westermann – Principal Structural Engineer.

Lefler Engineering



Sequoia High School MEP Upgrades, Redwood City, CA

This project included replacement of existing rooftop HVAC equipment serving classrooms, library, gymnasiums, and locker rooms. The new HVAC systems included a variety of system types including split air conditioners, packages rooftop units, and hot water fan coil systems.

Reference: Dave Olson, Sequoia Union High School District | 650.369.1411 | dolson@seq.org | 480 James Avenue, Redwood City, CA 94062 | References: Usha Narayan, Spencer Associates | 650.965.7000 | Ushan@spencerassoc.com | 1121 San Antonio Road, Suite C201, Palo Alto, CA 94303 | Start Date: April 19, 2018; Date Completed: Spring 2020 | Pre-Bid HVAC Cost Estimate: $2,281,000 Contract Amount: $31,775 | Responsibility: As-built existing conditions, design all new HVAC systems throughout buildings | Key Personnel: Principal – Trevor Lefler; Project Engineer – Mahdi Madjidi; Drafter – Andrey Zabegalin.



Mendocino County Administration Building Reroof, Ukiah, CA

Scope: The project consisted of a reroof project which included a complete rooftop HVAC system replacement and improvement. Rooftop ductwork was replaced and revisions to the ductwork were made to improve heating and cooling concerns within the building. The improvements included revisions to duct arrangement and the addition of new rooftop HVAC units in order to serve the various needs of the building. Approx. Project Size: 70,000 square feet. Responsibility: As-built existing conditions, design replacement of all rooftop HVAC system and all new ductwork on roof.

Reference: Doug Anderson, County of Mendocino | 707.234.6054 | andersond@co.mendocino.ca.us
Reference: Brant Fetter, Interactive Resources | 510.236.7435, 123 | brant.fetter@intres.com | Dates: North Wing – Start: 2/2016; Complete –12/2016; South Wing – 5/2020; complete –1/2021 | North Wing Cost: $792,470; South Wing Cost: $1,698,930 Contract Fees: $29,000 | Key Personnel: Principal Mechanical Engineer – Trevor Lefler; Project Engineer – Mahdi Madjidi; Drafter – Andrey Zabegalin.



Palo Alto Fire Station No. 3, HVAC, Plumbing and Fire Sprinkler Systems, Palo Alto, CA

This project consisted of a complete new building, including new HVAC, plumbing, and fire sprinkler systems. Approx. Project Size: 7,500 square feet.

Client References: Alan Kawasaki, Shah Kawasaki Architects | 510.663.6090 | akawasaki@skarc.com | 570 10th Street, Suite 201, Oakland, CA 94607
Start Date: June 6, 2016; Date Completed: March 2020 | Cost Estimate: $4,465,000 | Contract Amount: $24,265 | Responsibility: Design all new HVAC, plumbing, and fire sprinkler systems | Key Personnel: Principal – Trevor Lefler; Drafter – Andrey Zabegalin.

WKM, INC.



San Rafael City Schools: Bahia Vista School, Classrooms B & C HVAC Replacement, San Rafael, CA

Description SOW: Electrical disconnection of existing HVAC units and reconnection of new units.

Reference: Michael Pearson, Napa Valley USD | 707.253.6281 | spc@nvusd.org | 1616 Lincoln Ave., Napa CA 94558 | Reference: Ed Anisman, Interactive Resources | 510.236.7435 | ed.anisman@intres.com | 117 Park Place, Richmond, CA 94801 | Completed: 1/2023 | Cost: $2,608,500 | Contract $16,500 | Firm's project responsibility: Electrical Engineering | Key Personnel: Jose We – Electrical Engineer; Dave Morrow – CAD Manager.



San Rafael City Schools: Bahia Vista School, Classrooms B & C HVAC Replacement, San Rafael, CA

Description SOW: Electrical disconnection of existing HVAC units and reconnection of new units.

Reference: San Rafael City Schools, Bob Marcucci | 415.492.3200 | bmarcucci@srcs.org | 310 Nova Albion Way, San Rafael, CA 94903 | Reference: Ed Anisman, Interactive Resources | 510.236.7435 | ed.anisman@intres.com | 117 Park Place, Richmond, CA 94801 | Completed: 8/2021 | Cost: $2,181,985 | Contract $12,000 | Firm's project responsibility: Electrical Engineering | Key Personnel: Jose We – Electrical Engineer; Dave Morrow – CAD Manager.



Livermore Valley Joint USD, HVAC Replacement, Livermore, CA

Description SOW: Electrical disconnection of existing HVAC units and reconnection of new units at 5 school sites.

Anticipated year of completion: Two in August 2023 and Three in August 2024 Estimated Project construction cost. $4,500,000 | Contract amount. $120,000
Firm's project responsibility: Electrical Engineering | Key Personnel: Tiffany Kane – Electrical Engineer; Dave Morrow – CAD Manager
Reference: Nicholas Olsen, Bond Program Administrator, LVJUSD 925.960.2920 | nolsen@lvjusd.org | Reference: Craig Lemos, Sr. Project Manager – Measure J Bond Program, LVJUSD | 925.409.4000 | clemos@lvjusd.org

Interior lighting replacement projects include:

- Vacaville USD: Markham Elementary School, Modernization and New Buildings, Vacaville, CA
- Livermore USD: East Ave Middle School, New Classroom Building and Modernization, Livermore, CA
- Walnut Creek SD: Walnut Creek Intermediate, Campus Modernization, Walnut Creek, CA
- Hayward USD: Lorin Eden Elementary School, Campus Modernization, Hayward, CA
- San Rafael City Schools: San Rafael High School, Wellness Center Remodel, San Rafael, CA

VDA



Van Nuys Courthouse Vertical Transportation, Van Nuys, CA

VDA provided vertical transportation consulting services to perform assessment, develop scoping documents and peformance criteria to improve the performance, reliability, operation, and serviceability for existing elevators to ensure minimum of 20 years of operation. This includes modernization of 9 elevators.

Client Reference: Mr. David Meider, Development One
714.689.0298 | dmeider@developmentone.net | 202 W Amerige Ave, Fullerton, CA 92832



Placer County Government Center Vertical Transportation, Auburn, CA

VDA provided vertical transportation consulting services from design through shop drawing for a new 200,000 gsf, 25 story, plus 2 cellar levels luxury rental apartment building having about 120 units.

Client Reference: Ms. Beth Young, HGA Architects & Engineers, LLC
916.787.5145 | byoung@hga.com | 1200 R Street, Sacramento, CA



Inglewood Courthouse Vertical Transportation, Inglewood, CA

VDA provided vertical transportation consulting services perform assessment, develop scoping documents and peformance criteria to improve the performance, reliability, operation, and serviceability for existing elevators to ensure minimum of 20 years of operation. This includes modernization of 6 elevators.

Client Reference: Mr. David Meider, Development One
714.689.0298 | dmeider@developmentone.net | 202 W Amerige Ave, Fullerton, CA 92832

Siva Cost Consulting



Delta Diablo, Plant Operations Center (POC) & Treatment Plant (TP) Roof Replacement, Antioch, CA

Silva Cost Consulting provided cost estimates for the Plant Operations Center and Treatment Plant Roof Replacement projects.

Reference: Thanh Vo, Sr. Engineer | 925.756.1949 | thanhv@deltadiablo.org 2500 Pittsburg-Antioch Hwy., Antioch, CA 94509 | Reference: Ed Anisman, Interactive Resources | 510.236.7435 | ed.anisman@intres.com | Start: 8/2017 | Complete: 10/2020 (Delayed due to Contractor) | Cost: $1,601,574 | Contract: $5,955 | Key Personnel: Silva Cost Estimating, Javier Silva – Cost Estimator.



Mendocino County Administration Building Reroof, Ukiah, CA

Silva Cost Consulting provided cost estimates for the Administration Center Roof and HVAC systeem replacement projects. . The improvements included revisions to duct arrangement and the addition of new rooftop HVAC units in order to serve the various needs of the building. Approx. Project Size: 70,000 sf.

Reference: Doug Anderson, County of Mendocino | 707.234.6054 | andersond@co.mendocino.ca.us | Reference: Brant Fetter, Interactive Resources | 510.236.74353 | brant.fetter@intres.com | Dates: North Wing – Start: 2/2016; Complete –12/2016; South Wing – 5/2020; complete –1/2021 | North Wing Cost: $2,491,400 | Contract: $15,000 | Key Personnel: Silva Cost Estimating, Javier Silva – Cost Estimator.



AC Transit General Office Weatherization, Oakland, CA

Silva Cost Consulting provided construction cost estimates for this project that included: (1) roofing and waterproofing, mainly horizontal surfaces including some HVAC equipment alterations, and (2) mitigation to curtain wall and glazing deterioration and defects.

Reference: AC Transit, Michael Hass | 510.891.5423 | mhass@actransit.org 1600 Franklin Street, Oakland, CA 94612 | Tom Butt, Interactive Resources | 510.236.7435 | tom.butt@intres.com | Glazing Complete: 2017; Roofing/ HVAC: 5/2023 | Cost: Glazing – $2,000,000; Roofing – $1,000,000 | Contract:$10,407 | Key Personnel: Silva Cost Estimating, Javier Silva – Cost Estimator.

TERRACON



Alameda County, GSA

Terracon provided consulting services and regulatory agency interaction for County projects involving asbestos (including naturally occurring asbestos [NOA]), lead, PCBs, and other regulated materials. These project sites are county hospitals, juveniles, public libraries, and more. Terracon also manages indoor air quality investigations, mold and water intrusion consulting, exposure monitoring for Class III asbestos operations and maintenance (O&M) work, asbestos Class III and IV training, and respirator fit testing. Terracon provides other services to the County, such as industrial hygiene, health, and safety projects, including health & safety plans, noise assessments, ambient air monitoring, and oversight for contractor compliance. Key Projects: Fairmont Hospital; Highland Hospital Replacement; Old Juvenile Hall Demolition Abatement Monitoring; San Lorenzo Library, Albany Library, and Castro Valley Library; and Camp Sweeney Phase I Environmental Site Assessment.

Reference: Jason Garrison, Alameda County | 510.208.9520 | jason.garrison@acgov.org
1401 Lakeside Dr #10, Oakland, CA 94612 | Dates of Contract: 2004-Present | Contract Fees: $2,155,904 (fee to date).



Contra Costa County

Terracon's On-Call services contract with Contra Costa County has existed since 2014 and was recently extended through 2023. Responsibilities have included managing more than 30 projects directly for Contra Costa County in the last 8 years. Terracon provided consulting services and regulatory agency interaction for County projects involving asbestos (including naturally occurring asbestos [NOA]), lead, PCBs, and other regulated materials. These project sites include county jails, administration offices, medical centers, pharmacies, and more. Terracon also manages indoor air quality investigations, mold and water intrusion consulting, exposure monitoring for Class III asbestos operations and maintenance (O&M) work, asbestos Class III and IV training, and respirator fit testing. Terracon provides other services to the County, such as industrial hygiene, health, and safety projects, including health & safety plans, noise assessments, ambient air monitoring, and oversight for contractor compliance. Key Projects: Administration and Jail Abatement Monitoring; Administration Complex Bid Support Services; Old Main Jail Pre-Demo PCB Survey; Public Defender Juvenile Unit 2020 N Broadway 2nd Floor WC Asbestos & Lead; Regional Medical Center Pharmacy Renovation; Administration Building Pipeline Removal; Administration of Complex Demo Specification Design; Pleasant Hill Drum Sampling Removal; CCRMC Water Testing; CCCPWD-I 3068 Grant Street Concord AHERA Air Sampling; Diablo Road Danville Asbestos and Lead Survey; Administration Roofing Survey; Richmond Pump Station WP and Abatement Monitoring.

Reference: Alex Li, Contra Costa County | 925.957.2474 | Alex.Li@pw.cccounty.us | 255 Glacier Drive, CA, Martinez 94553 | Dates of Contract: 2014-Present | Contract Fees: $926,316 (fee to date).



City and County of San Francisco

Terracon provided consulting services and regulatory agency interaction for County projects involving asbestos (including naturally occurring asbestos [NOA]), lead, PCBs, and other regulated materials. These project sites are county hospitals, juveniles, public libraries, and more. Terracon also manages indoor air quality investigations, mold and water intrusion consulting, exposure monitoring for Class III asbestos operations and maintenance (O&M) work, asbestos Class III and IV training, and respirator fit testing. Terracon provides other services to the County, such as industrial hygiene, health, and safety projects, including health & safety plans, noise assessments, ambient air monitoring, and oversight for contractor compliance. Key Projects: War Memorial Veterans Building; SF Parks and Rec. Restroom Improvement Bond Program; San Francisco General Hospital – Renovations Building 40; Laguna Honda Hospital; Davies Symphony Hall; Coit Tower; Muni Green Maintenance Facility Roofing Replacement.

Reference: Robert Begley, City and County of San Francisco | 415.309.5229 | Robert.C.Begley@sfdpw.org | 49 South Van Ness Ave., San Francisco, CA 94103 | Dates of Contract: 1994-Present | Contract Fees: $3,463,957 (fee to date).

Interactive Resources understands that the City of Daly City requires various upgrades at the Serramonte library that include rooftop HVAC equipment replacement; new ceiling with energy-efficient lighting and lighting controls; modifications to fire sprinkler, alarms, smoke detectors and air handling; a new ADA compliant elevator, and ADA accessibility improvements to the ground floor restrooms.

Interactive Resources' experienced team brings innovative architectural and engineering solutions, exceptional responsiveness, a track record of successful collaboration and excellent project delivery to Daly City. Our firm has been in business for 50 years in the Bay Area and has established a successful track record of assisting public agency clients on numerous tenant improvements, expansions, HVAC, roofing and waterproofing projects, as well as elevator modernization projects and extensive ADA compliance projects. With a focus on architectural design, building envelope expertise, and structural engineering, the firm has become well known for our exemplary services by our clients – providing high-quality architectural and engineering services.

Interactive Resources has extensive experience with projects involving upgrades to electrical and mechanical systems, elevators, and ADA upgrades. We recently completed three elevator modernization projects for Contra Costa County and currently we are working on an elevator modernization for the National Archives and Records Administration for the General Services Administration in San Bruno, California. We have provided elevator modernizations for Contra Costa Community College District, San Mateo Community College District and West Contra Costa Unified School District. Aside from the unique aspect for each project above, our services will be organized according to specific stages of project delivery requirements as follows:

Pre-design & Contract Administration: Our project team will work with the City to define the scope of work and confirm the program, design intent, construction budget and project schedule for this project. We understand there is a very constrained schedule that is dictated by the funding requirements, so it will be critical to work with the project team to proactively address long lead-time items like the elevator and mechanical equipment and understand the critical factors of the impacts of a compressed schedule, complicated further by an occupies library that needs to remain open to the public.

Schematic Design: Once we have determined these requirements, we will prepare schematic design documents that illustrate the scale and relationship of all project components for the project. Drawings will be produced to serve as the backgrounds for the development of construction documents; architectural, mechanical, electrical, plumbing, and structural design. During this phase we will work with the project stakeholders to assess the impacts of various decision, such as whether the elevator should be a new external addition, or within the existing building, how to balance the needs to accommodate public access and ongoing use, while allowing the construction to proceed efficiently, etc.

Cost Estimates: An initial cost estimate will be produced from the schematic design documents and project budget plus schedule will be updated. The schematic design set and presentation drawings will be prepared and presented to the City for review and approval.

Design Development: Based on the approved schematic design, our design team will proceed with design development documents indicating the various building systems necessary to support accessibility compliance, security, and efficient function. Research and study will be conducted and coordinated with the City relative to selection of materials and finishes regarding functionality, suitability, safety, longevity, aesthetics and cost.

Construction Documents: Our design team will begin preparing final plans and specifications based on document reviews and approvals of the previous phase. The documents will include working drawings and building specifications for every component, detail, and material within the project. These documents will be prepared to a 65% and then a 95% level of completion. The documents will include working drawings, specifications, and final cost estimates. Construction Documents and As-Built Drawings to be submitted in both hard copy and digital format.

Permit Documents & Bidding: Construction documents will be submitted to the City for permit approval, and then revised to incorporate plan check corrections and bid-ready 100% Construction documents will be produced. The Bid Package will be issued, and we will assist the City with the bidding process, offering application assistance, corrections, and procurement. The design team will attend the Bid walk and respond to Bidder RFIs. During bidding, we will respond to questions quickly, and the designated City representative will be copied in all bid correspondence

Construction Administration: Once the contract is awarded and a Notice-to-Proceed issued, we will conduct a preconstruction conference, establishing administrative procedures for all construction work. Reviews of construction progress will be scheduled with the client on a regular basis. These review sessions should include the architect, contractor, and any engineers or consultants relevant to the area under discussion. This phase will typically involve a pre-construction meeting, shop drawing review, preparation of supplemental detail drawings, approval of materials and samples, client counseling, preparation of change orders and RFIs, payment certificates and periodic onsite visits.

Project Close-Out: Final Inspection is made by the architect (with the client contractor and inspector) once the construction is completed and prior to issuing the final certificate for payment. As-built plans and specifications are issued, and occupancy of the renovated area(s) is re-established.

Our approach will combine skilled professionals acting on a well-conceived action plan, with clear and effective communication to the City. We will endeavor to deliver your project on time and on budget.

Project Organization

We will be handling each project separately as reflected in our approach and fee estimates. The City's budgets and scope of work for each will be directed by the project manager and distributed to the consultants and staff. We'll take advantage of our deep experience with forensic water intrusion investigations with the review and advisory of our president, Thomas (Tom) Butt FAIA, for these projects. For the other projects, we'll utilize only the appropriate consultants and team members that can contribute efficiently to providing analysis and a design solution. Our team consists of the following:

Thomas Butt, FAIA, LEED AP BD+C – Interactive Resources, Inc. – Principal-in-Charge / Principal Architect / Waterproofing

Tom has more than 53 years of experience in the field of architecture and engineering. Tom is a recognized expert construction defects and forensic architecture/engineering services with specialties that include building envelope technology and failure analysis. Tom Butt serves on ASTM Subcommittees and chairs Task Group E06.55.07, Water Resistive Barriers and Flexible Flashings, and he serves on several other Task Groups and also authored ASTM E 2112, Standard Practice for Installation of Exterior Windows, Doors and Skylights. He also provides construction peer review and expert witness testimony. Tom will be the principal-in-charge and provide oversight and quality assurance.

Andrew Butt, AIA, LEED AP BD+C – Principal Lead Architect / Project Manager

Andrew Butt is a licensed architect with 26 years of experience and will be the project manager. He will ill supervise all of the work on the projects, and he will communicate and work closely with in-house staff and subconsultants to ensure projects stay on schedule and within budget. He will oversee the completion of design construction documents, detailed cost estimates, project schedule, bidding and construction support services. He will provide architectural design, code analysis, plans, schedules, elevations, details, etc.; assisting in construction administration phase; review submittals, respond to RFIs, attend meetings, etc.; coordinate with consultants during all phases of projects; and assist with project closeout; record drawings, coordination of record documentation provided by the contractor. He will also work with the required regulatory agencies.

Paul Westermann, PE, SE – Principal Structural Engineer

Paul Westermann is a principal structural engineer at Interactive Resources with 44 years of experience, and will provide structural engineering services for the Serramonte Library projects in support of the architectural, mechanical, and electrical services necessary to complete the work.

Edward Anisman, AIA, LEED AP – Principal Architect
Ed has more than 40 years of experience and has been involved with dozens of roofing and HVAC replacement and waterproofing projects. Ed is available to add his technical expertise and also provide project oversight if necessary.

Brant Fetter, AIA, CGBP – Principal Architect
Brant has more than 27 years of professional architectural experience and has several recent projects that involved HVAC and roof replacements. Brant will be available to provide oversight and Peer review.

Masoomeh Sharifi Soofiano– Project Designer / ADA Accessibility
Masoomeh Soofiani has two decades of professional design experience and will be assisting Andrew Butt with construction documents and ADA accessibility upgrades.

Mike Semple – Architect
Mike Semple has four decades of professional design experience and will be assisting Andrew Butt with construction documents and ADA accessibility upgrades.

WKM, Inc. – Electrical Engineering
WKM will be responsible for the evaluation of the power services and distribution systems, lighting, and lighting controls. They will provide calculations, site inspections, preparation of plans and specifications and review of shop drawings and contractor submittals. WKM will perform an electrical load analysis of the existing electrical service that is serviced by the generator in order to recommend a model and capacity of the replacement generator. This analysis will include both current and anticipated future loads. WKM has been involved with dozens of projects with Interactive Resources and prior to WKM at WHM.

Lefler Engineering – Mechanical and Plumbing Engineering
Lefler Engineering will oversee all portions of the mechanical engineering design including selecting system design, attending meetings, and reviewing design drawings. They will run the engineering calculations, select equipment, design ductwork and piping layouts, write specifications, and take an active role in reviewing submittals, responding to the contractor's questions, and periodically inspecting the mechanical and plumbing installation work. .

VDA – Vertical Transportation/Elevator Consulting
VDA will be responsible for vertical transportation design, development and coordination, preparation of elevator systems' traffic analyses (if required) and recommendations; construction drawings, specifications and construction phase services.

Silva Cost Consulting – Cost Estimating
Javier Silva will provide cost estimates for all of the projects at the Serramonte Library.

Terracon Consultants – Hazardous Materials
Terracon will manage all hazardous materials building surveys, industrial hygiene services, abatement design and specifications and oversight.

Interactive Resources doesn't anticipate any additional services at this time, but the firm also does building envelope and waterproofing as well, if needed.

Not Applicable

EXHIBIT 10-Q DISCLOSURE OF LOBBYING ACTIVITIES

COMPLETE THIS FORM TO DISCLOSE LOBBYING ACTIVITIES PURSUANT TO 31 U.S.C. 1352

1. Type of Federal Action:

- ☐ a. contract
- ☐ b. grant
- ☐ c. cooperative agreement
- ☐ d. loan
- ☐ e. loan guarantee
- ☐ f. loan insurance

2. Status of Federal Action:

- ☐ a. bid/offer/application
- ☐ b. initial award
- ☐ c. post-award

3. Report Type:

- ☐ a. initial
- ☐ b. material change

For Material Change Only:
year ____ quarter _____
date of last report _____

4. Name and Address of Reporting Entity

☐ Prime ☐ Subawardee
Tier _____, if known

Congressional District, if known

5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:

Congressional District, if known

6. Federal Department/Agency:

7. Federal Program Name/Description:

CFDA Number, if applicable _____

8. Federal Action Number, if known:

9. Award Amount, if known:

10. Name and Address of Lobby Entity
(If individual, last name, first name, MI)

11. Individuals Performing Services
(including address if different from No. 10)
(last name, first name, MI)

(attach Continuation Sheet(s) if necessary)

12. Amount of Payment (check all that apply)

$ _____ ☐ actual ☐ planned

13. Form of Payment (check all that apply):

- ☐ a. cash
- ☐ b. in-kind; specify: nature _____
  Value _____

14. Type of Payment (check all that apply)

- ☐ a. retainer
- ☐ b. one-time fee
- ☐ c. commission
- ☐ d. contingent fee
- ☐ e deferred
- ☐ f. other, specify _____

15. Brief Description of Services Performed or to be performed and Date(s) of Service, including officer(s), employee(s), or member(s) contacted, for Payment Indicated in Item 12:

(attach Continuation Sheet(s) if necessary)

16. Continuation Sheet(s) attached: **Yes** ☐ **No** ☐

17. Information requested through this form is authorized by Title 31 U.S.C. Section 1352. This disclosure of lobbying reliance was placed by the tier above when his transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to Congress semiannually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: 

Print Name: Andrew Butt, AIA, LEED AP BD+C

Title: Principal Lead Architect

Telephone No.: (510) 236-7435 Date: 4/14/2023

Authorized for Local Reproduction

Standard Form - LLL

Federal Use Only:

Standard Form LLL Rev. 04-28-06

INSTRUCTIONS FOR COMPLETING EXHIBIT 10-Q DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime federal recipient at the initiation or receipt of covered federal action or a material change to previous filing pursuant to title 31 U.S.C. Section 1352. The filing of a form is required for such payment or agreement to make payment to lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress an officer or employee of Congress or an employee of a Member of Congress in connection with a covered federal action. Attach a continuation sheet for additional information if the space on the form is inadequate. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered federal action for which lobbying activity is or has been secured to influence, the outcome of a covered federal action.
2. Identify the status of the covered federal action.
3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last, previously submitted report by this reporting entity for this covered federal action.
4. Enter the full name, address, city, state, and zip code of the reporting entity. Include Congressional District if known. Check the appropriate classification of the reporting entity that designates if it is or expects to be a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the first tier. Subawards include but are not limited to: subcontracts, subgrants, and contract awards under grants.
5. If the organization filing the report in Item 4 checks "Subawardee" then enter the full name, address, city, state, and zip code of the prime federal recipient. Include Congressional District, if known.
6. Enter the name of the federal agency making the award or loan commitment. Include at least one organization level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the federal program name or description for the covered federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans and loan commitments.
8. Enter the most appropriate federal identifying number available for the federal action identification in item 1 (e.g., Request for Proposal (RFP) number, Invitation for Bid (IFB) number, grant announcement number, the contract grant. or loan award number, the application/proposal control number assigned by the federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered federal action where there has been an award or loan commitment by the Federal agency, enter the federal amount of the award/loan commitments for the prime entity identified in item 4 or 5.
10. Enter the full name, address, city, state, and zip code of the lobbying entity engaged by the reporting entity identified in Item 4 to influence the covered federal action.
11. Enter the full names of the individual(s) performing services and include full address if different from 10 (a). Enter Last Name, First Name and Middle Initial (Ml).
12. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (Item 4) to the lobbying entity (Item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.
13. Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.
14. Check all boxes that apply. If other, specify nature.
15. Provide a specific and detailed description of the services that the lobbyist has performed or will be expected to perform and the date(s) of any services rendered. Include all preparatory and related activity not just time spent in actual contact with federal officials. Identify the federal officer(s) or employee(s) contacted or the officer(s) employee(s) or Member(s) of Congress that were contacted.
16. Check whether or not a continuation sheet(s) is attached.
17. The certifying official shall sign and date the form, and print his/her name title and telephone number.

Public reporting burden for this collection of information is estimated to average 30-minutes per response, including time for reviewing instruction, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, D.C. 20503. SF-LLL-Instructions Rev. 06-04

PROJECT DESCRIPTION
Daly City
Serramonte Library Elevator,
Serramonte Library Energy Efficiency,
Serramonte Library ADA Upgrades, and
Serramonte Library HVAC Unit(s) and BUR Replacement Projects
40 Wembly Drive, Daly City, CA 94015
5/2/2023
Prepared by Andrew Butt

Estimated Construction Cost:	$	2,600,000.00

Fee Schedule (Billing rates - hourly)

Interactive Resources		
President	$	263.00
Managing Principal/Sr. PM	$	239.00
Associate Principal/Sr. PM	$	227.00
Architect/PM	$	215.00
Sr. PM - Structural Engineer	$	215.00
Senior Drafter	$	189.00
Junior Drafter	$	153.00
Admin Staff	$	146.00
WKM, Inc		
Principal/PE	$	215.00
CAD/Project Manager	$	180.00
Designer/CAD/Revit Drafter	$	135.00
Office/Clerical	$	100.00
Lefler Engineering		
Senior Engineer	$	215.00
Engineer	$	180.00
Designer/CAD/Revit Drafter	$	135.00
VDA Elevator Consultants		
Elevator Consultant	$	295.00
Silva Cost Consulting		
Principal	$	150.00

Tasks	Person	Hours	Rate	Extension	Subtotal
TASK 1 - Project Management					
Time required: duration of project					
Interactive Resources					
Project Management and coordination, reporting, invoicing and logistics, review as-builts, site visit and meeting, Meeting Minutes, Schedule Updates	Managing Principal/Sr. PM	120	$ 239.00	$ 28,680.00	
Sub-Total		120			**$ 28,680.00**
TASK 1 SUBTOTAL					**$ 28,680.00**
TASK 2 - Conceptual plans and preliminary cost estimate					
Estimated Time required: 30 days					
Interactive Resources					
Review building drawings and previous reports	Managing Principal/Sr. PM	12	$ 239.00	$ 2,868.00	
Site inspection and documentation of existing conditions	Architect/PM	20	$ 215.00	$ 3,840.00	
Prepare as-built drawings and details	Senior Drafter	40	$ 189.00	$ 7,560.00	
Structural engineering review equipment anchorage, new equipment curbs, check of existing framing, review of existing structutal conditions for elevator	Sr. PM - Structural Engineer	12	$ 215.00	$ 2,580.00	
Drafting of concepltual design plans	Senior Drafter	32	$ 189.00	$ 6,048.00	
Prepare conceptual plans	Managing Principal/Sr. PM	24	$ 239.00	$ 5,736.00	
Sub-Total		140			**$ 28,632.00**
Subconsultants					
Walk site, verify conditions, meet to discuss HVAC and Plumbing conditions	Mechanical Engineer	4	$ 215.00	$ 860.00	
Prepare M&P Conceptual Design	Mechanical Engineer	8	$ 215.00	$ 1,720.00	
Walk site, verify conditions, meet to discuss electrical conditions	Electrical Engineer	4	$ 215.00	$ 860.00	
Prepare Elec Conceptual Design	Electrical Engineer	12	$ 215.00	$ 2,580.00	
Elevator Consultant conceptual design and receommendations	Elevator Consultant	24	$ 295.00	$ 7,080.00	
Sub-Total		52			**$ 13,100.00**
TASK 2 SUBTOTAL					**$ 41,732.00**
TASK 3 - Project Design and Construction Documents (35%, 65%, 95%, PS&E and 100%CD with cost estimates at each phase					
Estimated Time required: 90 days (excluding agency review)					
Interactive Resources					
Review and coorinate design development, details, and specifications	President	20	$ 263.00	$ 5,260.00	
Prepare drawings and specifications Architectural	Managing Principal/Sr. PM	132	$ 239.00	$ 31,548.00	
Prepare drawings and specifications Structural	Sr. PM - Structural Engineer	120	$ 215.00	$ 25,800.00	
Drafting	Senior drafter	80	$ 189.00	$ 15,120.00	
Review with Daly City and update drawings and specifications	Managing Principal/Sr. PM	18	$ 239.00	$ 4,302.00	
Sub-Total		370			**$ 82,030.00**
Subconsultants					
Prepare drawings, calc's, and specifications - Electrical	Electrical Engineer	64	$ 215.00	$ 13,760.00	
Elevator Consultant constrcution documents/specifications	Elevator Consultant	40	$ 295.00	$ 11,800.00	
Prepare drawings, calc's, and specifications - M & P	Mechanical Engineer	31	$ 215.00	$ 6,665.00	
Sub-Total		135			**$ 32,225.00**
Cost estimates at each phase (35%, 65%, 95%, 100%) - total 4 cost estimates	cost estimator	70	$ 150.00	$ 10,500.00	**$ 10,500.00**
TASK 3 SUBTOTAL					**$ 124,755.00**
TASK 4 - Bidding, construction support and response to RFI					
Estimated Time required: TBD					
Interactive Resources (bidding)					
bid walk, respond to RFIs, addenda as required	Managing Principal/Sr. PM	18	$ 239.00	$ 4,302.00	
Addenda	Senior Drafter	12	$ 189.00	$ 2,268.00	
Sub-Total		30			**$ 6,570.00**
Subconsultants					

Bidding and CA - Elevator Consultant	Elevator Consultant	24	$	295.00	$ 7,080.00	
Bidding and CA - Mech	Mechanical Engineer	21	$	215.00	$ 4,515.00	
Bidding and CA - Electrical	Electrical Engineer	22	$	215.00	$ 4,730.00	
Sub-Total		67				**$ 16,325.00**
Interactive Resources (Construction Admin.)						
Conformed set of documents, close out, four site visits during construction including pre-con and punch list, submittal review, RFIs, change orders	Managing Principal/Sr. PM	30	$	239.00	$ 7,170.00	
Issue Conformed Set, RFIs, change orders, record drawings	Senior Drafter	36	$	189.00	$ 6,804.00	
Review submittals	Sr. PM - Structural Engineer	40	$	215.00	$ 8,600.00	
Sub-Total		106				**$ 22,574.00**
TASK 4 SUBTOTAL						**$ 45,469.00**
TOTAL Interactive Resources						**$ 168,486.00**
TOTAL Mecahnical & Plumbing						**$ 13,760.00**
TOTAL Electrical						**$ 21,930.00**
Total Cost Estimator						**$ 10,500.00**
TOTAL Elevator						**$ 25,960.00**
TOTAL Consultants						**$ 72,150.00**
TOTAL						**$ 312,786.00**
Percentage of total estimated construction cost						12%
Fee broken out by project component/element:						
SerSerramonte Library Elevator						$ 87,500.00
Serramonte Library Energy Efficiency						$ 78,000.00
Serramonte Library ADA Upgrades						$ 62,150.00
Serramonte Library HVAC Unit(s) and BUR Replacement						$ 85,136.00
Total design team project fees						**$ 312,786.00**

EXHIBIT B – LAPM APPENDIX A AND APPENDIX E

AGREEMENT WITH INTERACTIVE RESOURCES, INC.
FOR DESIGN PROFESSIONAL SERVICES

(from Local Assistance Procedure Manual, Chapter 10 Consultant Selection, A&E Boilerplate Agreement Language)

APPENDIX A

During the performance of this Agreement, the contractor, for itself, its assignees and successors in interest (hereinafter collectively referred to as CONSULTANT) agrees as follows:

a. Compliance with Regulations: CONSULTANT shall comply with the regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the REGULATIONS), which are herein incorporated by reference and made a part of this agreement.

b. Nondiscrimination: CONSULTANT, with regard to the work performed by it during the AGREEMENT, shall not discriminate on the grounds of race, color, sex, national origin, religion, age, or disability in the selection and retention of sub-applicants, including procurements of materials and leases of equipment. CONSULTANT shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the agreement covers a program set forth in Appendix B of the Regulations.

c. Solicitations for Sub-agreements, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by CONSULTANT for work to be performed under a Sub- agreement, including procurements of materials or leases of equipment, each potential sub-applicant or supplier shall be notified by CONSULTANT of the CONSULTANT'S obligations under this Agreement and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.

d. Information and Reports: CONSULTANT shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the recipient or FHWA to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, CONSULTANT shall so certify to the recipient or FHWA as appropriate, and shall set forth what efforts CONSULTANT has made to obtain the information.

e. Sanctions for Noncompliance: In the event of CONSULTANT's noncompliance with the nondiscrimination provisions of this agreement, the recipient shall impose such agreement sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

i. withholding of payments to CONSULTANT under the Agreement within a reasonable period of time, not to exceed 90 days; and/or

ii. cancellation, termination or suspension of the Agreement, in whole or in part.

f. Incorporation of Provisions: CONSULTANT shall include the provisions of paragraphs (1) through (6) in every sub-agreement, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

CONSULTANT shall take such action with respect to any sub-agreement or procurement as the recipient or FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance, provided, however, that, in the event CONSULTANT becomes involved in, or is threatened with, litigation with a sub-applicant or supplier as a result of such direction, CONSULTANT may request the recipient enter into such litigation to protect the interests of the State, and, in addition, CONSULTANT may request the United States to enter into such litigation to protect the interests of the United States.

APPENDIX E

During the performance of this contract, the CONSULTANT, for itself, its assignees, and successors in interest (hereinafter referred to as the "CONSULTANT") agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), prohibits discrimination on the basis of sex;
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);

- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination of the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English Proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C.1681 et seq).

City Council Agenda Report

Item # _____

Meeting Date: May 22, 2023

Subject: Final Acceptance of the Subdivision Improvements for Major Subdivision SUB-5-14-9004 (the Garden Valley Subdivision)

Recommended Action

Staff recommends that the City Council adopt a resolution to accept the completion of subdivision improvements for Major Subdivision SUB-5-14-9004, the Garden Valley Subdivision, and authorize the release of security deposit in accordance with the Subdivision Improvement Agreement.

Background

On September 22, 2014, the City Council approved the tentative map for Major Subdivision SUB-5-14-9004, the Garden Valley Residential Subdivision located on Second and Third Avenues, subject to the project's Conditions of Approval. The tentative map allowed the creation of fifty (50) townhome lots and four (4) common lots.

On September 14, 2015, the City Council approved the Subdivision Improvement Agreement and Final Map SUB-5-14-9004 for the Garden Valley Subdivision. The Garden Valley Project included townhome-style residential homes developed by KB Home South Bay, Inc. (Developer). The Subdivision Improvement Agreement and bonds associated with the work were originally executed and provided by the Developer.

Subdivision improvements associated with the construction of the project included street improvements, sidewalk, grading and drainage, water, sanitary sewer, lighting, landscaping, and joint trench utilities. The total value of the subdivision improvements is $2,452,919.

Discussion

The Developer has completed the construction of improvements in accordance with the Subdivision Improvement Agreement, the plans and specifications, and to the satisfaction of the City Engineer.

The Developer provided bonds in the amount of $2,452,919, which may now be released in accordance with the terms of the Subdivision Improvement Agreement. A warranty security deposit in the amount of $245,291.90 will be held for a one-year period, in the event that any of the improvements fail within that time.

Fiscal Impact

There is no fiscal impact to the City as a result of this action.

Summary/Conclusion

Staff recommends that the City Council adopt a resolution to accept the completion of subdivision improvements for Major Subdivision SUB-5-14-9004, the Garden Valley Subdivision, and authorize the release of security deposit in accordance with the Subdivision Improvement Agreement.

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

Respectfully submitted,

Kevin Fehr
City Engineer

Richard Chiu, Jr.
Director of Public Works

City Council Meeting Agenda Report Item # _____

Meeting Date: May 22, 2023

Subject: **Annual Report – Military Equipment Use for the Police Department**

Recommended Action

Staff recommends the City Council review and approve the annual report for the Military Equipment in use by the Daly City Police Department.

Background

On May 23, 2022, the City Council approved an Ordinance adding Chapter 9.56 to the Daly City Municipal Code adopting a Military Equipment Use Policy. This Ordinance and subsequent policy were a legislative requirement through California Assembly Bill 481 (AB 481), signed into law by the Governor on September 30, 2021. The legislation requires the Police Department to report annually to the Council on its equipment use.

Discussion

As required by the government code (California Government Code § 7072), the annual report should outline the use, acquisition or disposal, costs associated to, and any complaints reported as it relates to any of the defined military equipment items in the possession of the police department.

The approved equipment available for use by the Police Department is included in the attached annual report for quick reference. The equipment in use is standard for law enforcement agencies and is intended to provide the department options to efficiently address critical incidents with the ability to de-escalate and protect all of those involved. The Police Department does not have any equipment provided by the military, or from related surplus programs, and the equipment possessed and in use is not equipment specifically designed for military use.

The annual report covers equipment use from May 2022 through May 2023. In summary, the items used during that timeframe were:

- Unmanned Aircraft System (Drone): Used one time to reconstruct a collision scene.
- Armored Rescue Vehicle: Used to transport and provide protection for personnel in the service of two high-risk search warrants.
- Patrol Rifles: Deployed within policy during critical incidents, but there were no deadly force utilizations.
- All other items in our approved equipment list were only utilized in a training capacity to maintain proficiency and meet minimum qualifications as necessary.

The only acquisition related to military equipment as defined were the replacement patrol rifles brought before and approved by Council on February 13, 2023. This acquisition was only a replacement of the patrol rifles we had that were beyond their service expectations. Any other costs associated to approved items were in relation to required trainings and qualifications. The department did not receive any complaints regarding any approved equipment items.

The text of AB 481, the associated California Government Codes, as well as the Policy, the equipment list and this annual report upon approval are available as required through the Police Department website for reference.

Summary/Conclusions

Staff recommends the City Council review and approve the annual report for the Military Equipment in use by the Daly City Police Department.

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

Respectfully submitted,

Cameron Christensen
Acting Chief of Police

Attachments

1. 2022-2023 Military Equipment Use Annual Report

Daly City Police Department Annual Military Equipment Report

(May 2022 to May 2023)

On September 30, 2021, California Assembly Bill 481 (AB 481) was signed into law. California Government Code §§ 7070, 7071, and 7072 codify the requirements established by AB 481 for law enforcement's acquisition, use, and funding of "military equipment."

In enacting AB 481, the Legislature stated the public has a right to know about any funding, acquisition, or use of military equipment by state or local government officials to increase transparency, accountability, and oversight. The same applies to the public's right to participate in any government agency's decision to fund, acquire, or use such equipment.

The bill required law enforcement agencies that seek to continue the use of military equipment receive approval from their governing body. The Daly City Council approved DCPD Lexipol Policy 708 – Military Equipment and Ordinance (#1458) 9.56 – Military Equipment Use Ordinance on May 23, 2022. The policy and inventory list are located on the Daly City Police Department's website.

The approved equipment available for use by the Police Department is included in the attached annual report for quick reference. The equipment in use is standard for law enforcement agencies and is intended to provide the department options to efficiently address critical incidents with the ability to de-escalate and protect all of those involved. The Police Department does not have any equipment provided by the military, or from related surplus programs, and the equipment possessed and in use is not equipment specifically designed for military use.

California Government Code § 7072 requires law enforcement agencies to prepare annually, a Military Equipment Report. The annual Military Equipment Report is required to contain the following:

1. A summary of how the military equipment was used and the purpose of its use;
2. A summary of any complaints or concerns received concerning the military equipment;
3. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response;
4. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report;
5. The quantity possessed for each type of military equipment; and
6. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

This annual Military Equipment Report satisfies the reporting requirements outlined in California Government Code § 7072.

The following is a summary of the Military Equipment owned and maintained by the Daly City Police Department as defined by California Government Code §7070:

Item	Quantity Owned	Gov't Code Subsection
Unmanned Aircraft Systems (UAS/Drones)	2	7070(c)(1)
Unmanned Ground Vehicles (Avatar Robot)	1	7070(c)(1)
Armored Personnel Carrier (Lenco Bearcat)	1	7070(c)(2)
Semiautomatic Patrol Rifles	60	7070(c)(10)
Bolt-Action Sniper Rifles	5	7070(c)(10)
Breaching Apparatuses (Breaching Shotgun)	2	7070(c)(7)
40mm Launchers	5	7070(c)(14)
Kinetic Energy Munitions (Less Lethal Shotguns)	39	7070(c)(14)
Chemical Agents (Tear Gas)	154	7070(c)(12)
Flashbang Grenades	47	7070(c)(12)

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(1)	
Description:	Unmanned Aircraft Systems (UAS/Drones)
Quantity:	2
Capabilities:	Remotely piloted aerial vehicles capable of providing live and recorded video images captured from aerial positions, including images enhanced by optical zoom lenses.
Expected lifespan:	5 years
Manufacturer's description:	DJI Phantom 4 Pro V2: Featuring a 1-inch CMOS sensor that can shoot 4K/60fps videos and 20MP photos. The OcuSync 2.0 HD transmission system ensures stable connectivity and reliability, five directions of obstacle sensing ensure additional safety, and a dedicated remote controller with a built-in screen grants even greater precision and control. [1] A wide array of intelligent features makes flying that much easier. The Phantom 4 Pro V2.0 is a complete aerial imaging solution, designed for the professional creator. The onboard camera features a 1-inch 20MP CMOS sensor and a mechanical shutter, eliminating rolling shutter distortion. An advanced sensor and impressive processing capture every detail and provide the image data needed for advanced post-production. The Phantom 4 Pro V2.0 camera has an optimized f/2.8 wide-angle lens, ensuring consistently detailed photos and videos that remain vivid and sharp while maintaining color accuracy.
Purpose(s)/Authorized Use:	UAS/Drones may be utilized to enhance the Department's mission of protecting lives and property when other means and resources are not available or are less effective. Current uses for the UAS/Drones include traffic collision investigations and/or urgent community safety needs.
Fiscal Impacts:	The initial costs of equipment, licensing, software, and training was approximately $17,830. Ongoing costs associated with UAS operation and maintenance is estimated to be approximately $300 per year.
Legal/Procedural Rules Governing Use:	The use of unmanned, remotely piloted, powered ground vehicles potentially involves privacy considerations. Absent a warrant or exigent circumstances, operators and observers shall adhere to all applicable privacy laws and shall not intentionally record or transmit images of any location where a person would have a reasonable expectation of privacy (e.g., residence, yard, enclosure).
Required training:	The Daly City Police Department provides internal training for officers before being permitted to pilot these items. Additionally, all FAA requirements are met and followed, to include notification and reporting.
Other Notes:	None

Government Code Section § 7072 – Annual Report: Unmanned Aircraft Systems (UAS/Drones)	
Summary of how the military equipment was used and the purpose of its use:	The UAS/Drones were used one time to assist in the documentation and reconstruction of a traffic collision.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	Acquisition: $0 (no new drones were acquired) Training: $0
Quantity:	2
Intention to acquire more:	We are evaluating options to expand our approved use for UAS deployments, and subsequently expand the quantity and type of UAS equipment we have. This request will go before Council for review and approval.

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(1)	
Description:	Unmanned Ground Vehicles (Avatar Robot)
Quantity:	1
Capabilities:	The Robotex Avatar II is a small robotic vehicle capable of being remotely navigated through a variety of environments to provide scene information and intelligence in the form of video and still images transmitted to the user.
Expected lifespan:	Approximately 7-10 years
Manufacturer's description:	The Avatar® II is a compact, lightweight robotic platform that is part of the RoboteX Avatar® Series. Designed from the ground up for portability, expandability, and ease-of-use, the Avatar® II serves as a useful tool for a variety of users. The Avatar® II can be customized with a variety of plug-and-play accessories. These accessories facilitate use of the robot in a variety of scenarios, including CBRNE, EOD, and personal security settings.
Purpose(s)/Authorized Use:	To enhance the safety of potentially dangerous situations by providing first responders with the ability to capture video and still images of hazardous areas prior to, or in lieu of, sending in personnel.
Fiscal Impacts:	The initial cost of this equipment was approximately $12,500, however it was purchased through a County grant and not through Daly City funding. There are no ongoing costs associated with its operation and maintenance.
Legal/Procedural Rules Governing Use:	The use of unmanned, remotely piloted, powered ground vehicles potentially involves privacy considerations. Absent a warrant or exigent circumstances, operators and observers shall adhere to all applicable privacy laws and shall not intentionally record or transmit images of any location where a person would have a reasonable expectation of privacy (e.g., residence, yard, enclosure).
Required training:	The Daly City Police Department SWAT Team provides internal training for officers before they are permitted to pilot this robotic vehicle.
Other Notes:	None

Government Code Section § 7072 – Annual Report: Unmanned Ground Vehicles (Avatar Robot)	
Summary of how the military equipment was used and the purpose of its use:	There were no utilizations of the Avatar Robot.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	None
Quantity:	1
Intention to acquire more:	No

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(2)	
Description:	Armored Personnel Carrier (Lenco Bearcat)
Quantity:	1
Capabilities:	The Lenco Bearcat G1 is a tactical armored vehicle capable of transporting 8- 10 officers and equipment during tactical and recovery operations, offering ballistic protection and other features to enhance the safety of involved personnel during potential high-risk tactical and recovery operations.
Expected lifespan:	Varies on usage
Manufacturer's description:	The Lenco BearCat G1 is the standard tactical armored vehicle for special operations units within the US Law Enforcement community. Since the early 2000s, agencies such as LAPD, LASD SEB, NYPD ESU, Boston PD and hundreds of Federal, State and Local Law Enforcement agencies have made the BearCat G1 part of their standard operating procedure. The G1 has excellent on-road driving characteristics and maneuverability in tight urban settings. The large floor plan seats 8 – 10 fully equipped officers with a long list of tactical features only found on the Lenco BearCat line of armored SWAT vehicles.
Purpose(s)/Authorized Use:	To enhance the safety and tactical advantage of officers and support personnel during potentially dangerous situations or high-risk tactical operations.
Fiscal Impacts:	The Lenco Bearcat G1 is owned and maintained by San Mateo County Office of Emergency Service. It was not purchased or funded by the Daly City Police Department, however it is stored and used primarily by officers of the Daly City Police Department. The only ongoing costs incurred by the Daly City Police Department are for fuel, which varies depending on usage.
Legal/Procedural Rules Governing Use:	The Daly City Police Department recognizes the use of armored vehicles during law enforcement operations can potentially startle members of the public or create a sense of fear amongst the community. As such, the use of the armored vehicle is limited to SWAT Team operations or other law-enforcement responses or events that are considered high-risk. Special consideration is given in analyzing the risk factors associated with the intended operation or event with the need for the added protection offered by the armored vehicle. During specific community events, the armored vehicle can be used as a static display when appropriate and when authorized by the SWAT Commander. Drivers shall adhere to all applicable State and Local laws governing emergency vehicle use.
Required training:	The Daly City Police Department SWAT Team provides internal training for officers before they are permitted to drive the armored vehicle.
Other Notes:	None

Government Code Section § 7072 – Annual Report: Armored Personnel Carrier (Lenco Bearcat)	
Summary of how the military equipment was used and the purpose of its use:	The Daly City SWAT Team used the Lenco Bear Cat twice. Both utilizations occurred when serving high-risk search warrants for crimes involving violence and firearms. On 02/08/2023, the Daly City SWAT Team served a high-risk search warrant in the Town of Colma. The search warrant was related to an incident of gang violence involving a firearm, which previously occurred on Mission St. in Daly City. The Lenco Bearcat was successfully used for the transport of personnel and ensured their safety while serving the search warrant. On 02/22/2023, The Daly City SWAT Team served a high-risk search warrant in the City of Pacifica. The search warrant was related to a gang-related homicide in the City of Vacaville. The Lenco Bearcat was successfully used for the transport of personnel and ensured their safety while serving the search warrant.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	There are no maintenance costs to Daly City. The only cost of operation is approximately $300 for fuel through the Corporation Yard.
Quantity:	1
Intention to acquire more:	No

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(10)	
Description:	Semiautomatic Patrol Rifles
Quantity:	60
Capabilities:	The Colt M4 Carbine (AR-15) semi-automatic rifle fires 5.56 x 45mm (.223 caliber) ammunition and is capable of firing at greater distances and with greater accuracy than Department issued pistols.
Expected lifespan:	Approximately 10 years or 20,000 rounds
Manufacturer's description:	Colt M4 Carbine (AR-15): Built for the demanding use of those who protect our communities every day, the Colt M4 Carbine Patrol Rifle is the next evolution in the world's most dependable, thoroughly field-tested patrol rifle. It is a lightweight, magazine-fed, gas-operated semi-automatic rifle. It is the semi-automatic version of the M16 rifle sold for the civilian and law enforcement markets in the United States. The Colt M4 Carbine Patrol Rifle reestablishes the Colt AR-15® as the finest tool for local, regional, and national law enforcement agencies.
Purpose(s)/Authorized Use:	Officers may deploy the patrol rifle in any circumstance where the officer can articulate a reasonable expectation that the rifle may be needed. Examples of some general guidelines for deploying the patrol rifle may include but are not limited to: 1) Situations where the officer reasonably anticipates an armed encounter. 2) When an officer is faced with a situation that may require accurate and effective fire at distances beyond the effective range of a duty pistol. 3) Situations where an officer reasonably expects the need to meet or exceed a suspect's firepower. 4) When an officer reasonably believes that there may be a need to fire on a barricaded person or a person with a hostage. 5) When an officer reasonably believes that a suspect may be wearing body armor. 6) When authorized or requested by a supervisor.
Fiscal Impacts:	The cost of the rifles, magazines, optics, slings, and accessories was approximately $132,000. The rifles and associated equipment/accessories have been purchased in batches at different times and for different costs as needed to replace damaged/outdated equipment. This figure is an approximate total cost for patrol rifles and associated equipment currently possessed by the Daly City Police Department. Maintenance is conducted by trained and authorized Departmental staff. The ongoing costs for ammunition will vary.
Legal/Procedural Rules Governing Use:	All applicable Local, State, and Federal laws governing police use of force. All applicable Daly City Police Department Policies on Use of Force and Firearms.
Required training:	Officers must successfully complete a CA POST certified 24-hour patrol rifle course as well as annual Department firearms training and qualifications as required by law and policy.
Other Notes:	These rifles are standard issue service weapons for our officers and therefore exempt from this Military Equipment Use Policy per CA Gov't Code §7070 (c)(10). They have been included in this document in an abundance of caution and in the interest of transparency.

Government Code Section § 7072 – Annual Report: Semiautomatic Patrol Rifles	
Summary of how the military equipment was used and the purpose of its use:	The rifles were deployed within the guidelines set forth in Lexipol Policy 428. Examples of the general guidelines for deploying the patrol rifle are outlined above under the "Authorized Use" section. There were no utilizations of the Semiautomatic Patrol Rifles involving the use of deadly force. 15 Officers completed the POST Certified Patrol Rifle Training course.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	Acquisition: $25,199.53 (35 new rifles purchased, approved through Council during a regularly scheduled meeting on February 13, 2023.) Training/Supplies: $16,065 (Ammunition/Parts) Total Cost: $41,264.53 Funding Source: Police Budget
Quantity:	60
Intention to acquire more:	No

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(10)	
Description:	Bolt-Action Sniper Rifles
Quantity:	5
Capabilities:	The Remington 700 Sniper Rifle is a bolt-action, precision-fire weapon system that fires 7.62 x 51mm (.308 caliber) ammunition. It is capable of firing at greater distances and with great accuracy than Department issued patrol rifles. The five rifles owned by the Department are outfitted with high-powered adjustable magnification optics for observation and targeting.
Expected lifespan:	Approximately 15 years or 10,000 rounds
Manufacturer's description:	Remington Model 700: The Remington® Model 700® Bolt- Action Rifle is enhanced to hit targets at long ranges. At the heart of this specialized long-range rifle is the famous Model 700 action that has been proven for reliability and precision accuracy in combat with the U.S. Army's M24 sniper rifle. The Model 700 Long Range rifle comes with a tactical stock made of solid urethane combined with aramid, graphite, and fiberglass. The barreled receiver is bedded with an aluminum block, and the heavy-contoured barrel is free-floated, providing excellent accuracy and minimal shift in zero caused by changes in the environment. The non-reflective stock and exterior metal blend in with a wide range of environments. The 2-position safety at the rear of the action is quick to operate with the thumb and can also be gripped with the forefinger and thumb and moved extra quietly to the fire position. The Remington Model 700 Long Range Bolt-Action Rifle comes drilled and tapped for scope mounts. An extra sling swivel stud on the fore-end provides an attachment point for a bipod.
Purpose(s)/Authorized Use:	This rifle is authorized for use by trained SWAT Sniper Team Operators. SWAT Sniper Team Operators may deploy this rifle in any circumstance where the officer can articulate a reasonable expectation that the rifle may be needed. Examples of some general guidelines for deploying the rifle may include, but are not limited to: (1) Situations where the officer reasonably anticipates an armed encounter. (2) When the officer is faced with a situation that may require accurate and effective fire at long range. (3) Situations where an officer reasonably expects the need to meet or exceed a suspect's firepower. (4) When an officer reasonably believes that there may be a need to fire on a barricaded person or a person with a hostage. (5) When an officer reasonably believes that a suspect may be wearing body armor. (6) When authorized or requested by a supervisor.
Fiscal Impacts:	The five rifles were initially purchased by the Daly City Police Department prior to 2005 for approximately $5,000. In 2016, the Department had all five rifles rebuilt for approximately $10,100 after exceeding their lifespan of 10,000 rounds. In 2020, the Department purchased five Leupold scopes for the rifles for approximately $9,250. Basic maintenance is conducted by trained and authorized

	Departmental staff. The ongoing costs for ammunition will vary.
Legal/Procedural Rules Governing Use:	All applicable Local, State, and Federal laws governing police use of force. All applicable Daly City Police Department Policies on Use of Force and Firearms.
Required training:	In addition to the Patrol Rifle Course and Basic SWAT Operator training, SWAT Snipers must successfully complete a CA POST certified Basic Sniper Course as well as regular SWAT Sniper training and qualifications as required by law and policy.
Other Notes:	None

Government Code Section § 7072 – Annual Report: **Bolt-Action Sniper Rifles**	
Summary of how the military equipment was used and the purpose of its use:	There were no utilizations of the Bolt-Action Sniper Rifles. The specialized unit that utilizes these rifles trains monthly, and only associated cost is ammunition for training needs.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	Acquisition: $0 (no new rifles were acquired) Training/Supplies: $1,000 (ammunition)
Quantity:	5
Intention to acquire more:	No

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(1)	
Description:	Breaching Apparatuses (Breaching Shotgun)
Quantity:	2
Capabilities:	The Royal Arms Breaching Shotgun is capable of firing 12-gauge shotgun ammunition. It is a compact and modified version of the Remington 870 platform designed for breaching purposes. It is specifically intended to fire frangible compressed copper slugs to breach doorway locking mechanisms while minimizing overpenetration or risk of injury to persons in close proximity to the doorway or lock.
Expected lifespan:	Approximately 15 years
Manufacturer's description:	Royal Arms Breaching Shotgun starts out with the tried-and-true Remington 870 Police Model 12 Ga Shotgun as its base. We then completely modify it with our custom CNC machined parts to be the ultimate Breaching Shotgun. Royal Arms invented the Breachers and Breaching shotguns, why settle for an imitation or knock off when you can buy the best American Made Breaching Shotgun for all Tactical Operators and discerning individuals. Royal Arms Tesar-2 Black Cap Slugs: 425 grain compressed copper slug, frangible. Slug Material: Copper powder. Velocity: 1,525 feet per second. Use: For metal doors, locks, and hinges. Defeats: Heavy locks, dead-bolts and hinges (solid oak – steel doors).
Purpose(s)/Authorized Use:	The breaching shotguns are intended for use as a breaching option during tactical entry into a dwelling or other enclosed space when other breaching options have failed, or when authorized by a supervisor.
Fiscal Impacts:	The initial cost of the two Royal Arms Breaching Shotguns were approximately $2,300. Maintenance is conducted by trained and authorized Departmental staff. The ongoing costs for breaching munitions will vary.
Legal/Procedural Rules Governing Use:	All applicable Local, State, and Federal laws governing police use of force. All applicable Daly City Police Department Policies on Use of Force and Firearms.
Required training:	Officers must complete a CA POST certified Tactical Breacher Course as well as ongoing Department SWAT Training.
Other Notes:	None

Government Code Section § 7070(c)(1) – Annual Report: Breaching Apparatuses (Breaching Shotgun)	
Summary of how the military equipment was used and the purpose of its use:	There were no utilizations of the Breaching Shotguns.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	Acquisition: $0 (no new shotguns were acquired) Training/Supplies: $0
Quantity:	2
Intention to acquire more:	No

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(14)	
Description:	**40mm Launchers and Kinetic Energy Munitions**
Quantity:	5
Capabilities:	The Defense Technology 40mm LMT is a single-shot launcher capable of firing 40mm kinetic energy munitions, also commonly referred to as specialty impact munitions (SIM), which are less-lethal projectiles. The 40mm launcher is also capable of firing 40mm chemical agent munitions, commonly referred to as "tear gas" or CS gas. Refer to "Tear Gas and Chemical Agents" page for further details on these munitions. The Daly City Department has outfitted the launchers with Trijicon optics for aiming and targeting purposes.
Expected lifespan:	Approximately 15 years
Manufacturer's description:	Defense Tech 40mm LMT Single Launcher: Manufactured exclusively for Defense Technology®, the 40LMTS is a tactical single shot launcher that features an expandable ROGERS Super Stoc and an adjustable Integrated Front Grip (IFG) with light rail. The ambidextrous Lateral Sling Mount (LSM) and QD mounting systems allow both a single and two-point sling attachment. The 40LMTS will fire standard 40mm less lethal ammunition, up to 4.8 inches in cartridge length. The Picatinny Rail Mounting System will accept a wide array of enhanced optics/sighting systems. Defense Tech Exact Impact 40mm Standard Range Sponge Round: The eXact iMpact™ 40 mm Sponge Round is a point-of-aim, point-of-impact direct-fire round. This lightweight, high-speed projectile consists of a plastic body and sponge nose that is spin stabilized via the incorporated rifling collar and the 40 mm launcher's rifled barrel. The round utilizes smokeless powder as the propellant, and, therefore, have velocities that are extremely consistent. Used for Crowd Control, Patrol, and Tactical Applications.
Purpose(s)/Authorized Use:	The 40mm Launchers, kinetic energy munitions, and chemical agent munitions are intended for use as a less-lethal force response option.
Fiscal Impacts:	The initial cost of the 40mm launchers and optics was approximately $8,200. Maintenance is conducted by trained and authorized Departmental staff. The ongoing costs for munitions will vary.
Legal/Procedural Rules Governing Use:	All applicable Local, State, and Federal laws governing police use of force. All applicable Daly City Police Department Policies on Use of Force and Firearms.
Required training:	Officers must complete a department 40mm course as well as regular training and qualifications as required by law and policy. Chemical agent munitions for the 40mm launcher are only authorized for use by Department SWAT team members and Crowd Control Unit personnel after completion of Department training by CA POST certified Chemical Agent Instructors.
Other Notes:	The Daly City Police Department presently employs four trained and qualified Chemical Agent Instructors who are authorized to train SWAT Team members and Crowd Control Unit personnel on the use of chemical agent munitions with the 40mm launcher.

Government Code Section § 7070(c)(14)– Annual Report: 40mm Launchers	
Summary of how the military equipment was used and the purpose of its use:	There were no field utilizations of the 40mm Launchers. The specialized units responsible for this equipment train annually with to ensure proficiency.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	Acquisition: $0 (no new launchers were acquired) Training/Supplies: $8,077 (ammunition)
Quantity:	5
Intention to acquire more:	No

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(14)	
Description:	**Kinetic Energy Munitions (Less Lethal Shotguns)**
Quantity:	39
Capabilities:	The Remington 870 Police Magnum is capable of firing 12-gauge shotgun ammunition. These shotguns were previously in service at the Daly City Police Department as lethal force options but were converted into less-lethal shotguns using Hogue 870 conversion kits. All Remington 870 shotguns currently owned by the Department are less-lethal shotguns, 37 of which are used to deploy bean bag rounds only. The bean bag shotgun is capable of firing 12-gauge kinetic energy munitions, which are less-lethal projectiles. Specifically, the kinetic energy munitions used in these shotguns are drag stabilized bean bags that are propelled out of a 12-gauge cartridge. Two of the less-lethal shotguns have been equipped with a launching apparatus on the muzzle that enables certain less-lethal chemical agents to be deployed from the shotgun, described elsewhere under "Tear Gas and Chemical Agents."
Expected lifespan:	Approximately 15 years
Manufacturer's description:	The Remington Model 870 Police Magnum is a pump-action 12- gauge shotgun. Featuring an ultra-durable parkerized matte finish, synthetic stocks, 18-inch barrel with front sight and a 4-round magazine. Hogue 870 Conversion Kit: Hogue rubber grips are molded from durable synthetic rubber that is neither spongy nor tacky yet provides a soft recoil absorbing feel without affecting accuracy. This modern rubber requires a completely different molding process than ordinary neoprene, resulting in a superior grip. The flexibility of our materials and molding process has allowed us to produce rubber grips with features that outperform all other makes. Safariland Drag Stabilized Bean Bag: The Drag Stabilized™ 12-Gauge Round is a translucent 12- Gauge shell loaded with a 40-Gram tear shaped bag made from a cotton and ballistic material blend and filled with #9 shot. This design utilizes four stabilizing tails and utilizes smokeless powder as the propellant. The 12-Gauge Drag Stabilized Round has secured its place as the Law Enforcement Communities' number one choice for specialty impact munitions. This round has a velocity of 270 fps with a maximum effective range of 75 feet.
Purpose(s)/Authorized Use:	The bean bag shotguns and kinetic energy munitions are intended for use as a less-lethal force response option.
Fiscal Impacts:	The initial cost of the Remington 870 Police Magnum shotguns was approximately $15,600. The cost to convert them to less-lethal bean bag shotguns was approximately $3,120. Maintenance is conducted by trained and authorized Departmental staff. The ongoing costs for munitions will vary.
Legal/Procedural Rules Governing Use:	All applicable Local, State, and Federal laws governing police use of force. All applicable Daly City Police Department Policies on Use of Force and Firearms.

Required training:	Officers must complete a Department Less-lethal Shotgun course as well as regular training and qualifications as required by law and policy. Launchable chemical agent grenades for the less-lethal shotguns outfitted with the appropriate launching apparatus are only authorized for use by Department SWAT team members and Crowd Control Unit personnel after completion of Department training by CA POST certified Chemical Agent Instructors.
Other Notes:	The Daly City Police Department presently employs four trained and qualified Chemical Agent Instructors who are authorized to train SWAT Team members and Crowd Control Unit personnel on the use of chemical agent munitions with the less lethal shotgun.

Government Code Section § 7070(c)(14) – Annual Report: **Kinetic Energy Munitions (Less Lethal Shotguns)**	
Summary of how the military equipment was used and the purpose of its use:	There were no utilizations of the Less Lethal Shotguns. The specialized units responsible for this equipment train annually with to ensure proficiency.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	Acquisition: $0 (no new shotguns were acquired) Training/Supplies: $8,077 (ammunition)
Quantity:	39
Intention to Acquire More:	No intention to acquire additional units, only replace those utilized in a training environment.

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(12)	
Description:	**Chemical Agents (Tear Gas)**
Quantity:	154
Capabilities:	Chemical agents, sometimes referred to as "tear gas" or riot control agents, are less-lethal chemical compounds that temporarily induce discomfort to an individual in the form of one or more of the following: Irritation to the skin, eyes, mouth, throat, and lungs. The goal of which is to gain compliance, dispersal, or direct the movement of one or more individuals. The Daly City Police Department owns multiple types of chemical agents in various forms, totaling 154 individual units at present. The units are expendable items; therefore, the quantities will vary. Each chemical agent type has different capabilities. The types and manufacturers are as follows: (1) Defense Technologies Spede-Heat CS gas grenade, 81.2g, 20-40 second burn time (2) Defense Technologies Flameless Tri-Chamber CS gas grenade, 20.0g, 20-30 second burn time (3) Combined Tactical Systems Indoor Baffled CS gas grenade, 25.0g, 20-40 second burn time, launchable through outfitted less-lethal shotgun apparatus, requires specific blank 12 gauge launching cartridge manufactured by Combined Tactical Systems (4) Defense Technologies 40mm Liquid Ferret Round, liquid CS projectile dispersed upon impact, 8.0g, launchable though 40mm launcher (5) Defense Technologies Pocket Tactical CS gas grenade, 20.0g, 20-40 second burn time (6) Defense Technologies Maximum Smoke HC (Hexachloroethane) grenade, smoke screen, 1 ½ - 2 minute burn time Defense Technologies Triple-Chaser, CS gas canister, 90.7g, 20-30 second burn time
Expected lifespan:	Varies on weather and storage conditions.
Manufacturer's description:	Defense Tech Spede-Heat CS Grenade: The Spede-Heat™ CS Grenade is a high volume, continuous burn it expels its payload in approximately 20-40 seconds. The payload is discharged through four gas ports on top of the canister, three on the side and one on the bottom. This launchable grenade is 6.12 in. by 2.62 in. and holds approximately 2.9 oz. of active agent. Defense Tech Flameless Tri-Chamber CS Grenade: The design of the Tri-Chamber Flameless CS Grenade allows the contents to burn within an internal can and disperse the agent safely with reduced risk of fire. The grenade is designed primarily for indoor tactical situations to detect and/or dislodge a barricaded subject. This grenade will deliver approximately .70 oz. of agent during its 20-25 seconds burn time. The Tri-Chamber Flameless Grenade can be used in crowd control as well as tactical deployment situations by Law Enforcement and Corrections but was designed with the barricade situation in mind. Its applications in tactical situations are primarily to detect and/or dislodge

barricaded subjects. The purpose of the Tri-Chamber Flameless Grenade is to minimize the risks to all parties through pain compliance, temporary discomfort, and/or incapacitation of potentially violent or dangerous subjects. The Tri-Chamber Flameless Grenade provides the option of delivering a pyrotechnic chemical device indoors, maximizing the chemicals' effectiveness via heat and vaporization, while minimizing or negating the chance of fire to the structure. The Tri-Chamber Flameless Grenade is NOT to be launched utilizing a launching cup.

Combined Tactical Systems Indoor Baffled CS Grenade: Pyrotechnic grenade designed for indoor use delivering a maximum amount of irritant smoke throughout multiple rooms with minimal risk of fire.

Combined Tactical Systems 12 gauge Launching Cartridge: The Model 2600 Launching Cartridge is a 12-gauge cartridge much shorter than standard full-sized 12-gauge cartridges. Therefore, to prevent weapon malfunctions, each cartridge must be manually loaded into the chamber for each shot.

Effective range is dependent on the launching cup, launcher, and weight of munitions being launched. The baseline for performance of a Model 2600 Launching Cartridge is that it will launch a Model 9230 CS Grenade a minimum of 100 yards (91M), with cylinder bore and 18" bbl.

Defense Technologies 40mm Liquid Ferret Round: The Ferret® 40mm Round is non-burning and suitable for indoor use. Used primarily by tactical teams, it is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impacting the barrier, the nose cone ruptures and instantaneously delivers a small chemical payload inside of a structure or vehicle. In a tactical deployment situation, the 40mm Ferret is primarily used to dislodge barricaded subjects from confined areas. Its purpose is to minimize the risks to all parties through pain compliance, temporary discomfort and/or incapacitation of potentially violent or dangerous subjects.

Defense Technologies Pocket Tactical CS Gas Grenade: The Pocket Tactical CS Grenade is small, and lightweight. The 0.9 oz. of active agent will burn approximately 20-40 seconds. At 4.75 in. by 1.4 inches in size, it easily fits in most tactical pouches. This is a launchable grenade; however, it is normally used as a signaling or covering device. Though this device is slightly over four inches in length, it produces a smoke cloud so fast it appears to be an enveloping screen produced by a full-size tactical grenade.

Defense Technologies Maximum Smoke HC Grenade: The Maximum Smoke Grenade is designed specifically for outdoor use in crowd control situations with a high-volume continuous burn that expels its payload in approximately 30-40 seconds through four gas ports located on the top of the canister.

	This grenade can be used to conceal tactical movement or to route a crowd. The volume of smoke and agent is vast and obtrusive. This launchable colored smoke grenade is 6.0 in. by 2.35 in. and holds approximately 2.9 oz. of active agent. Defense Technologies Triple-Chaser CS Gas Canister: The Triple-Chaser® CS consists of three separate canisters pressed together with separating charges between each. When deployed, the canisters separate and land approximately 20 feet apart allowing increased area coverage in a short period of time. This grenade can be hand thrown or launched from a fired delivery system. The grenade is 6.5 in. by 2.7 in. and holds an approximately 3.2 oz. of active agent payload. It has an approximate burn time of 20-30 seconds.
Purpose(s)/Authorized Use:	Chemical agents are intended for use as a less-lethal force response option. They can be deployed by trained Department personnel for riot control purposes, during tactical operations involving barricaded suspects, or in other situations where lesser means are reasonably believed to be ineffective or involve substantially more risk to Department personnel.
Fiscal Impacts:	The ongoing cost of chemical agents will vary. The cost of the Department's present inventory of chemical agents was approximately $8,360. There are no associated maintenance costs.
Legal/Procedural Rules Governing Use:	All applicable Local, State, and Federal laws governing police use of force. All applicable Daly City Police Department Policies on Use of Force.
Required training:	Officers must be assigned to the Department SWAT Team or Crowd Control Unit, having completed the required training course(s) associated with that position. SWAT Team officers or Crowd Control Unit officers will complete Department chemical agents training from a certified Department Chemical Agents Instructor as well as attend regular training and qualifications as required by law and policy.
Other Notes:	The Daly City Police Department presently employs four trained and qualified Chemical Agent Instructors who are authorized to train SWAT Team members and Crowd Control Unit personnel on the use of chemical agents.

Government Code Section § 7070(c)(12) – Annual Report: Chemical Agents (Tear Gas)	
Summary of how the military equipment was used and the purpose of its use:	There was no utilization of Chemical Agents in Daly City. The specialized units responsible for this equipment train annually with to ensure proficiency.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	Training/Supplies: $2,366
Quantity:	154
Intention to Acquire More:	No intention to acquire additional units, only replace those utilized in a training environment.

QUALIFYING EQUIPMENT OWNED/UTILIZED BY THE DALY CITY POLICE DEPARTMENT GOVERNMENT CODE §7070(c)(12)	
Description:	**Flashbang Grenades**
Quantity:	47
Capabilities:	The flashbang, sometimes referred to as "stun grenade," is a diversionary device that delivers a bright flash and loud explosive-type noise when deployed. This is a non-lethal handheld grenade that does not fragment or produce any shrapnel.
Expected lifespan:	Varies on weather and storage conditions
Manufacturer's description:	Defense Technologies Low Roll 4-gram Distraction Device: The reloadable distraction device unit incorporates a model 7007 type fuse with hex design gun steel body. This is a compact version of the 8933 Low Roll® body Distraction Device and is the newest version of the first reusable non-bursting canister that limits movement and rolling once deployed. The compact Distraction Device fits safely in your hand and packs all the power of the full-size Distraction Device. The 4-Gram Distraction Device® Reload produces a reduced light, and sound output ideal for when the full effects of the 12-gram charge are not desirable.
Purpose(s)/Authorized Use:	Diversionary devices are intended for use as a distraction option used during high-risk entries into a dwelling or similar structure by SWAT operators. They can be deployed by trained Department SWAT operators when authorized by the SWAT Commander or in the event of exigent circumstances.
Fiscal Impacts:	The ongoing cost of diversionary devices will vary. The cost of the Department's present inventory of diversionary devices was approximately $2,820.
Legal/Procedural Rules Governing Use:	All applicable Local, State, and Federal laws governing police use of force. All applicable Daly City Police Department Policies on Use of Force.
Required training:	Officers must be assigned to the Department SWAT Team, having completed a CA POST Basic SWAT Course. SWAT Team officers participate in regular Department SWAT training incorporating the use of the diversionary devices into trainings.
Other Notes:	None

Government Code Section § 7070(c)(12) – Annual Report: Flashbang Grenades	
Summary of how the military equipment was used and the purpose of its use:	There was no utilization of Flashbang Grenades in Daly City. The specialized units responsible for this equipment train annually with to ensure proficiency.
Complaints or Concerns:	The DCPD did not receive any complaints or concerns regarding this military equipment.
Audits, Violations, Actions:	The DCPD conducted an audit of the equipment and accounted for all equipment. There were no violations of the military equipment use policy.
Total Annual Cost:	There were no costs over the last year.
Quantity:	47
Intention to Acquire More:	No intention to acquire additional units, only replace those utilized in a training environment.

CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF APRIL 2023

04/03/2023

CHECKS ISSUED	-	#404781 TO 404784
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE

04/12/2023

CHASE CREDIT CARD	-	N/A – Electronic Payment

04/14/2023

CHECKS ISSUED	-	#404785 TO 405103
CANCELED CHECK	-	#404785
VOID CHECK	-	NONE

04/21/2023

CHECKS ISSUED	-	#405104
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE

04/27/2023

CHECKS ISSUED	-	#405105 TO 405192
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE

04/28/2023

CHECKS ISSUED	-	#405193 TO 405523
CANCELED CHECK	-	#405372
VOID CHECK	-	NONE

AUDITED  FINANCE DIRECTOR

APPROVED_____CITY MANAGER

APPROVED_____MAYOR

APPROVED_____VICE MAYOR

ACCOUNTS PAYABLE CHECK RUN SUMMARY
FISCAL YEAR 2022-2023

	MONTH	TOTAL
2022	July	$ 10,006,379.08
	August	9,110,029.96
	September	7,593,778.12
	October	8,280,806.89
	November	8,622,517.79
	December	9,132,175.03
2023	January	8,203,333.93
	February	5,099,572.09
	March	7,122,373.45
	April	8,258,583.10
	May	
	June	
	TOTAL	**$ 81,429,549.44**

APRIL 2023 BREAK DOWN OF EXPENSES BY FUND

Fund	Total for Month	Total for Year	% of Total
General Fund	$ 3,056,561.43	$ 30,974,250.26	38.0%
Gas Tax Fund	1,169,331.83	$ 4,923,452.71	6.0%
Utility/Enterprise Funds	4,032,689.84	$ 45,531,846.47	55.9%
Total:	**$ 8,258,583.10**	**$ 81,429,549.44**	100.0%

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00404781	30935	DALY CITY POLICE OFFICERS B	04/03/23	1,645.90	MW	IS		
AP CHK 00404782	1216	PACIFIC GAS & ELECTRIC	04/03/23	106,606.92	MW	IS		
AP CHK 00404783	10255MED	PERMANENTE MEDICAL GROUP IN	04/03/23	2,325.00	MW	IS		
AP CHK 00404784	46998	UTILITY TELECOM GROUP LLC	04/03/23	1,191.87	MW	IS		

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	111,769.69	Number of Checks Processed:	4
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 111,769.69

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
CB CHK 00041223	49024	JP MORGAN CHASE BANK N	04/12/23	49,348.49	HW	IS		Hand Written

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	0.00	Number of Checks Processed:	0
Total Hand Written	49,348.49	Number of Checks Processed:	1
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 49,348.49

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00404785	44401	3DECALS LLC	04/14/23	555.00	MW	IS		
AP CHK 00404786	57502R	ABINANTI-SENA, EMMA RUBE	04/14/23	445.00	MW	IS		
AP CHK 00404787	56621	ACC BUSINESS	04/14/23	4,271.18	MW	IS		
AP CHK 00404788	15222	ACTION SPORTS	04/14/23	1,915.16	MW	IS		
AP CHK 00404789	53561	ACTION TOWING	04/14/23	1,167.88	MW	IS		
AP CHK 00404790	56124R	ADAMS, RYAN	04/14/23	115.36	MW	IS		
AP CHK 00404791	56623	ADVANCED INTEGRATED PEST MA	04/14/23	950.00	MW	IS		
AP CHK 00404792	13854	AECO SYSTEMS INC	04/14/23	340.00	MW	IS		
AP CHK 00404793	1465	ALBERTSONS SAFEWAY	04/14/23	1,003.38	MW	IS		
AP CHK 00404794	14004	ALERT PEST CONTROL COMPANY	04/14/23	165.00	MW	IS		
AP CHK 00404795	49642	ALL CITY MANAGEMENT SERVICE	04/14/23	9,917.64	MW	IS		
AP CHK 00404796	22544	ALLSTAR FIRE EQUIPMENT INC	04/14/23	507.29	MW	IS		
AP CHK 00404797	37116	ALPHA ANALYTICAL LABORATORI	04/14/23	21,056.00	MW	IS		
AP CHK 00404798	56231	AMAZON CAPITAL SERVICES INC	04/14/23	1,372.22	MW	IS		
AP CHK 00404799	2083	AMERICA COPY & PRINTING CO	04/14/23	346.11	MW	IS		
AP CHK 00404800	36647R	AMERICAN HOME RENEWAL INC	04/14/23	781.37	MW	IS		
AP CHK 00404801	45439JPA	AMERICAN MEDICAL RESPONSE	04/14/23	500.00	MW	IS		
AP CHK 00404802	38846	AMERICAN MESSAGING	04/14/23	30.14	MW	IS		
AP CHK 00404803	56082R	AMERICAN STANDARD ROOFING I	04/14/23	209.00	MW	IS		
AP CHK 00404804	42310	AMERINAT	04/14/23	1,049.95	MW	IS		
AP CHK 00404805	24868	ANIXTER INC	04/14/23	4,718.80	MW	IS		
AP CHK 00404806	46585	ANTHEM BLUE CROSS	04/14/23	112.90	MW	IS		
AP CHK 00404807	46585	ANTHEM BLUE CROSS	04/14/23	100.70	MW	IS		
AP CHK 00404808	1259	ARAMARK	04/14/23	195.03	MW	IS		
AP CHK 00404809	54394	ARCHIVESOCIAL INC	04/14/23	5,525.40	MW	IS		
AP CHK 00404810	56141R	ARGUELLES, GUILLERMO	04/14/23	246.02	MW	IS		
AP CHK 00404811	1101	AT&T	04/14/23	243.78	MW	IS		
AP CHK 00404812	6413	AT&T MOBILITY	04/14/23	851.87	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00404813	6413	AT&T MOBILITY	04/14/23	2,655.38	MW	IS		
AP CHK 00404814	6413	AT&T MOBILITY	04/14/23	728.26	MW	IS		
AP CHK 00404815	29643	AUTO COLLISION CENTER	04/14/23	8,024.31	MW	IS		
AP CHK 00404816	2495	BARKER BLUE DIGITAL IMAGING	04/14/23	1,736.31	MW	IS		
AP CHK 00404817	7950	BAY AREA AIR QUALITY MANAGE	04/14/23	491.00	MW	IS		
AP CHK 00404818	1562	BAY AREA WATER SUPPLY & CON	04/14/23	35,058.75	MW	IS		
AP CHK 00404819	56538	BEARSAVER	04/14/23	767.17	MW	IS		
AP CHK 00404820	38585	BFI OF CALIFORNIA INC	04/14/23	6.22	MW	IS		
AP CHK 00404821	49668	BIG BELLY SOLAR INC	04/14/23	1,553.45	MW	IS		
AP CHK 00404822	57501R	BIGASAN, MARCELO III	04/14/23	400.00	MW	IS		
AP CHK 00404823	19200	BIRITE FOODSERVICE DISTRIBU	04/14/23	9,299.72	MW	IS		
AP CHK 00404824	20204	BKF ENGINEERS	04/14/23	6,775.25	MW	IS		
AP CHK 00404825	22205	BLACKSTONE PUBLISHING	04/14/23	230.19	MW	IS		
AP CHK 00404826	56314R	BOHIGIAN, JAKE	04/14/23	250.00	MW	IS		
AP CHK 00404827	3349	BROADMOOR LANDSCAPE SUPPLY	04/14/23	854.24	MW	IS		
AP CHK 00404828	57497R	BUI, VIETHA	04/14/23	1,473.67	MW	IS		
AP CHK 00404829	48259	BWNVT MOTORS INC	04/14/23	12,304.02	MW	IS		
AP CHK 00404830	24936R	CABATIC, VICTOR	04/14/23	720.00	MW	IS		
AP CHK 00404831	42973	CAL SIGNAL CORP	04/14/23	1,206.43	MW	IS		
AP CHK 00404832	36927	CALCON SYSTEMS INC	04/14/23	6,280.00	MW	IS		
AP CHK 00404833	1289	CALIFORNIA DEPARTMENT OF TA	04/14/23	6,757.00	MW	IS		
AP CHK 00404834	9481	CALIFORNIA DEPARTMENT OF TA	04/14/23	871.00	MW	IS		
AP CHK 00404835	1196	CALIFORNIA WATER SERVICE CO	04/14/23	230.03	MW	IS		
AP CHK 00404836	57496R	CASTILLO BUILDERS	04/14/23	3,809.00	MW	IS		
AP CHK 00404837	28636	CDW GOVERNMENT INC	04/14/23	4,092.95	MW	IS		
AP CHK 00404838	42277	CEL ANALYTICAL INC	04/14/23	2,035.00	MW	IS		
AP CHK 00404839	48009	CENGAGE LEARNING INC / GALE	04/14/23	193.81	MW	IS		
AP CHK 00404840	48009	CENGAGE LEARNING INC / GALE	04/14/23	100.17	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00404841	10299JPA	CENTRAL COUNTY FIRE DEPARTM	04/14/23	14,678.42	MW	IS		
AP CHK 00404842	19705	CHEMSEARCHFE	04/14/23	242.27	MW	IS		
AP CHK 00404843	51204	CINTAS CORPORATION	04/14/23	479.56	MW	IS		
AP CHK 00404844	3678	CINTAS CORPORATION #464	04/14/23	7,392.28	MW	IS		
AP CHK 00404845	35395	CITY AUTO SUPPLY	04/14/23	2,838.00	MW	IS		
AP CHK 00404846	46465JPA	CITY OF BELMONT	04/14/23	3,072.08	MW	IS		
AP CHK 00404847	6649JPA	CITY OF BRISBANE	04/14/23	2,339.33	MW	IS		
AP CHK 00404848	43155JPA	CITY OF DALY CITY	04/14/23	7,985.50	MW	IS		
AP CHK 00404849	5342JPA	CITY OF FOSTER CITY	04/14/23	3,672.08	MW	IS		
AP CHK 00404850	6034JPA	CITY OF PACIFICA	04/14/23	2,532.58	MW	IS		
AP CHK 00404851	55405JPA	CITY OF REDWOOD CITY	04/14/23	4,045.00	MW	IS		
AP CHK 00404852	20562JPA	CITY OF SAN BRUNO	04/14/23	1,035.67	MW	IS		
AP CHK 00404853	46083JPA	CITY OF SAN CARLOS	04/14/23	3,806.92	MW	IS		
AP CHK 00404854	25816JPA	CITY OF SAN MATEO	04/14/23	7,972.75	MW	IS		
AP CHK 00404855	57423R	CKG BUILDING CONSTRUCTION	04/14/23	418.00	MW	IS		
AP CHK 00404856	56237	CLAREMONT BEHAVIORAL SERVIC	04/14/23	1,339.00	MW	IS		
AP CHK 00404857	57471	CLEARWORLD LLC	04/14/23	25,821.75	MW	IS		
AP CHK 00404858	25819JPA	COLMA FIRE PROTECTION DISTR	04/14/23	1,862.00	MW	IS		
AP CHK 00404859	47244	COMCAST	04/14/23	90.02	MW	IS		
AP CHK 00404860	48517	COMCAST	04/14/23	157.45	MW	IS		
AP CHK 00404861	49446	COMCAST	04/14/23	108.33	MW	IS		
AP CHK 00404862	51804	COMCAST	04/14/23	397.96	MW	IS		
AP CHK 00404863	56468	COMCAST	04/14/23	149.45	MW	IS		
AP CHK 00404864	56819	COMCAST	04/14/23	177.90	MW	IS		
AP CHK 00404865	57411	COMCAST	04/14/23	167.44	MW	IS		
AP CHK 00404866	12578	COMPLETE LINEN SERVICES INC	04/14/23	234.82	MW	IS		
AP CHK 00404867	2930	CONTRACTORS ELECTRICAL DIST	04/14/23	161.85	MW	IS		
AP CHK 00404868	56253	CORE & MAIN LP	04/14/23	1,532.23	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00404869	30109	CORELOGIC SOLUTIONS LLC	04/14/23	185.00	MW	IS		
AP CHK 00404870	51167R	COSGROVE, JOSHUA	04/14/23	373.81	MW	IS		
AP CHK 00404871	27948	COTTON SHIRES AND ASSOCIATE	04/14/23	3,500.00	MW	IS		
AP CHK 00404872	30377	COUNTY OF SAN MATEO	04/14/23	20.00	MW	IS		
AP CHK 00404873	1053	CPS HR CONSULTING	04/14/23	485.00	MW	IS		
AP CHK 00404874	56617R	CRUZ, AURA JOMELIE	04/14/23	721.54	MW	IS		
AP CHK 00404875	48323	CRYSTAL CREAMERY	04/14/23	1,162.44	MW	IS		
AP CHK 00404876	28906	CSG CONSULTANTS INC	04/14/23	29,450.00	MW	IS		
AP CHK 00404877	6759	CUES INC	04/14/23	1,363.00	MW	IS		
AP CHK 00404878	1836	DAILY JOURNAL CORPORATION	04/14/23	1,430.60	MW	IS		
AP CHK 00404879	36807	DALY CITY TEST ONLY	04/14/23	120.00	MW	IS		
AP CHK 00404880	51806	DAVID J POWERS & ASSOCIATES	04/14/23	18,123.25	MW	IS		
AP CHK 00404881	48981	DC FROST ASSOCIATES INC	04/14/23	4,467.52	MW	IS		
AP CHK 00404882	57425R	DELORENZI, VINCENT	04/14/23	230.67	MW	IS		
AP CHK 00404883	52739	DENTONI'S WELDING WORKS INC	04/14/23	1,067.08	MW	IS		
AP CHK 00404884	1299	DEPARTMENT OF JUSTICE	04/14/23	186.00	MW	IS		
AP CHK 00404885	52511R	DHALIWAL, JASPRADEEP	04/14/23	150.00	MW	IS		
AP CHK 00404886	54557	DKF SOLUTIONS GROUP LLC	04/14/23	3,675.00	MW	IS		
AP CHK 00404887	14374	DOOLEY ENTERPRISES INC	04/14/23	4,886.89	MW	IS		
AP CHK 00404888	30629LAW	DOWNEY BRAND ATTORNEYS LLP	04/14/23	8,510.50	MW	IS		
AP CHK 00404889	57393	DTA	04/14/23	2,930.87	MW	IS		
AP CHK 00404890	40801R	DUMANDAN, WILGRACE	04/14/23	721.54	MW	IS		
AP CHK 00404891	1061	DUNN EDWARDS CORPORATION	04/14/23	668.64	MW	IS		
AP CHK 00404892	57492	EASA ARCHITECTURE	04/14/23	5,000.00	MW	IS		
AP CHK 00404893	48177	EAST BAY TIRE CO	04/14/23	470.69	MW	IS		
AP CHK 00404894	40611	ECMS INC	04/14/23	327.49	MW	IS		
AP CHK 00404895	56297	EME ENTERPRISE INC	04/14/23	375.50	MW	IS		
AP CHK 00404896	53697	ENDRESS AND HAUSER INC	04/14/23	545.22	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00404897	44735	ENVIRONMENTAL EXPRESS INC	04/14/23	3,435.36	MW	IS		
AP CHK 00404898	51076	ENVIRONMENTAL LEAD DETECT I	04/14/23	390.00	MW	IS		
AP CHK 00404899	56287	EPLUS TECHNOLOGY INC	04/14/23	35.33	MW	IS		
AP CHK 00404900	56435	ESO SOLUTIONS INC	04/14/23	667.58	MW	IS		
AP CHK 00404901	57507	FACILITY SOLUTIONS GROUP IN	04/14/23	3,378.73	MW	IS		
AP CHK 00404902	36077	FASTENAL COMPANY	04/14/23	1,081.69	MW	IS		
AP CHK 00404903	48890	FEHR AND PEERS	04/14/23	1,684.80	MW	IS		
AP CHK 00404904	9922	FERGUSON ENTERPRISES LLC	04/14/23	443.20	MW	IS		
AP CHK 00404905	27681	FIREMASTER	04/14/23	3,500.00	MW	IS		
AP CHK 00404906	19787	FIRST CHOICE COFFEE SERVICE	04/14/23	1,211.68	MW	IS		
AP CHK 00404907	57350	FREYER & LAURETA INC	04/14/23	3,815.80	MW	IS		
AP CHK 00404908	57494	GAMEPOD COMBAT ZONE INC	04/14/23	800.00	MW	IS		
AP CHK 00404909	48247	GCS ENVIRONMENTAL EQUIPMENT	04/14/23	21,829.02	MW	IS		
AP CHK 00404910	57056R	GONZALEZ, STEPHANIE	04/14/23	250.00	MW	IS		
AP CHK 00404911	45109	GRAFIX SHOPPE	04/14/23	922.00	MW	IS		
AP CHK 00404912	1754	GRAINGER INC	04/14/23	8,841.58	MW	IS		
AP CHK 00404913	1571	GRANITEROCK	04/14/23	297.20	MW	IS		
AP CHK 00404914	29425	GRAPHTECH GRAPHICS	04/14/23	2,746.88	MW	IS		
AP CHK 00404915	56252	GRISWOLD INDUSTRIES	04/14/23	4,063.48	MW	IS		
AP CHK 00404916	2223	HACH COMPANY	04/14/23	3,712.36	MW	IS		
AP CHK 00404917	47707R	HART, SHANE	04/14/23	548.90	MW	IS		
AP CHK 00404918	57511R	HERNANDEZ, OMAR	04/14/23	109.00	MW	IS		
AP CHK 00404919	9049	HI TECH EVS INC	04/14/23	1,828.42	MW	IS		
AP CHK 00404920	49700	HILL BROTHERS CHEMICAL CO	04/14/23	6,299.29	MW	IS		
AP CHK 00404921	4011	HILTI INC	04/14/23	1,641.73	MW	IS		
AP CHK 00404922	57151R	HOLT CONSTRUCTION	04/14/23	44,818.00	MW	IS		
AP CHK 00404923	15857	HOME DEPOT CREDIT SERVICES	04/14/23	14,179.56	MW	IS		
AP CHK 00404924	54590	HOME DEPOT PRO, THE	04/14/23	277.64	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00404925	2665	HSQ TECHNOLOGY CORP	04/14/23	4,305.00	MW	IS		
AP CHK 00404926	39178R	HYINK, RYAN	04/14/23	60.00	MW	IS		
AP CHK 00404927	48933	INFOSEND INC	04/14/23	8,612.19	MW	IS		
AP CHK 00404928	24233	JACOBS ASSOCIATES	04/14/23	52,042.40	MW	IS		
AP CHK 00404929	25311	JOHNSON CONTROLS SECURITY S	04/14/23	504.56	MW	IS		
AP CHK 00404930	7901	K 119 OF CALIFORNIA INC	04/14/23	566.20	MW	IS		
AP CHK 00404931	21383R	KALAVERAS, MARJORIE	04/14/23	769.50	MW	IS		
AP CHK 00404932	29633	KELLY MOORE PAINT COMPANY I	04/14/23	113.48	MW	IS		
AP CHK 00404933	39604	KIMBALL MIDWEST	04/14/23	648.13	MW	IS		
AP CHK 00404934	51402R	KLATT, JOHN	04/14/23	156.90	MW	IS		
AP CHK 00404935	57503R	KOUAME, FREDERIC	04/14/23	1,106.00	MW	IS		
AP CHK 00404936	41061	LACAL EQUIPMENT INC	04/14/23	2,279.16	MW	IS		
AP CHK 00404937	13776	LANGUAGE LINE SERVICES	04/14/23	2,164.82	MW	IS		
AP CHK 00404938	52010	LAUDERDALE, SHANE	04/14/23	28,672.55	MW	IS		
AP CHK 00404939	48008LAW	LAW OFFICES OF BURKE WILLIA	04/14/23	1,360.40	MW	IS		
AP CHK 00404940	1486	LEAGUE OF CALIFORNIA CITIES	04/14/23	300.00	MW	IS		
AP CHK 00404941	54310R	LEE, MALCOLM	04/14/23	2,761.26	MW	IS		
AP CHK 00404942	33497	LEGACY MECHANICAL & ENERGY	04/14/23	17,424.83	MW	IS		
AP CHK 00404943	45083	LEHR	04/14/23	1,326.82	MW	IS		
AP CHK 00404944	12906LAW	LIEBERT CASSIDY WHITMORE	04/14/23	3,454.00	MW	IS		
AP CHK 00404945	56842R	LIFETIME ROOFING RENOVATION	04/14/23	418.00	MW	IS		
AP CHK 00404946	14431	LINDE INC	04/14/23	10,631.01	MW	IS		
AP CHK 00404947	57263	LOOPUP LLC	04/14/23	0.52	MW	IS		
AP CHK 00404948	29332	LORAL LANDSCAPING	04/14/23	23,667.00	MW	IS		
AP CHK 00404949	49874	LOU'S GLOVES INC	04/14/23	524.00	MW	IS		
AP CHK 00404950	55192	MARQUEE FIRE PROTECTION	04/14/23	51,445.00	MW	IS		
AP CHK 00404951	54999R	McCARTHY, NICHOLAS	04/14/23	150.00	MW	IS		
AP CHK 00404952	15393	MCMASTER-CARR	04/14/23	567.57	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00404953	25805JPA	MENLO PARK FIRE PROTECTION	04/14/23	11,527.58	MW	IS		
AP CHK 00404954	23949	METRO MOBILE COMMUNICATIONS	04/14/23	1,545.00	MW	IS		
AP CHK 00404955	23949	METRO MOBILE COMMUNICATIONS	04/14/23	7,603.30	MW	IS		
AP CHK 00404956	37348	METROPOLITAN ELECTRICAL CON	04/14/23	6,920.00	MW	IS		
AP CHK 00404957	22863	MIDWEST TAPE INC	04/14/23	1,911.83	MW	IS		
AP CHK 00404958	38922	MISSIONSQUARE - 801447	04/14/23	2,058.91	MW	IS		
AP CHK 00404959	38922	MISSIONSQUARE - 801447	04/14/23	2,203.22	MW	IS		
AP CHK 00404960	38922	MISSIONSQUARE - 801447	04/14/23	8,054.42	MW	IS		
AP CHK 00404961	38922	MISSIONSQUARE - 801447	04/14/23	6,308.86	MW	IS		
AP CHK 00404962	38922	MISSIONSQUARE - 801447	04/14/23	102,138.28	MW	IS		
AP CHK 00404963	38922	MISSIONSQUARE - 801447	04/14/23	2,100.00	MW	IS		
AP CHK 00404964	38922	MISSIONSQUARE - 801447	04/14/23	5,750.00	MW	IS		
AP CHK 00404965	13329	MITYLITE INC	04/14/23	6,113.86	MW	IS		
AP CHK 00404966	49436REN	MKD CEDAR HILL LLC	04/14/23	7,699.38	MW	IS		
AP CHK 00404967	57504R	MORIARTY, DEBRA JEANN	04/14/23	85.00	MW	IS		
AP CHK 00404968	15210	MUNICIPAL MAINTENANCE EQUIP	04/14/23	6,919.31	MW	IS		
AP CHK 00404969	57499R	NARDI, DENISE	04/14/23	847.13	MW	IS		
AP CHK 00404970	4654	NATIONAL RECREATION & PARKS	04/14/23	900.00	MW	IS		
AP CHK 00404971	45221R	NEW HIGH PROTECTION ROOFING	04/14/23	209.00	MW	IS		
AP CHK 00404972	56820	ODP BUSINESS SOLUTIONS LLC	04/14/23	247.81	MW	IS		
AP CHK 00404973	56821	ODP BUSINESS SOLUTIONS LLC	04/14/23	745.66	MW	IS		
AP CHK 00404974	56822	ODP BUSINESS SOLUTIONS LLC	04/14/23	1,895.63	MW	IS		
AP CHK 00404975	56335	OPERATIONAL TECHNICAL SERVI	04/14/23	28,776.00	MW	IS		
AP CHK 00404976	55555	OVERDRIVE INC	04/14/23	821.27	MW	IS		
AP CHK 00404977	44791	OVIVO USA LLC	04/14/23	704.34	MW	IS		
AP CHK 00404978	42838	PACE SUPPLY CORP	04/14/23	1,786.28	MW	IS		
AP CHK 00404979	1216	PACIFIC GAS & ELECTRIC	04/14/23	41,821.10	MW	IS		
AP CHK 00404980	40960	PACIFIC MATERIAL HANDLING S	04/14/23	580.12	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00404981	29252	PACIFIC PRODUCE INC	04/14/23	2,384.55	MW	IS		
AP CHK 00404982	38239	PAPE MACHINERY INC	04/14/23	897.00	MW	IS		
AP CHK 00404983	55050R	PARSONS ENVIRONMENT & INFRA	04/14/23	659.00	MW	IS		
AP CHK 00404984	56663	PARTS AUTHORITY LLC	04/14/23	3,828.33	MW	IS		
AP CHK 00404985	36907R	PATOLO, MICHAEL	04/14/23	120.00	MW	IS		
AP CHK 00404986	56367MED	PAUL R GOOD PHD	04/14/23	550.00	MW	IS		
AP CHK 00404987	53495	PAVEMENT ENGINEERING INC	04/14/23	3,977.50	MW	IS		
AP CHK 00404988	56968	PAYMENTUS CORPORATION	04/14/23	4,745.82	MW	IS		
AP CHK 00404989	29738	PENINSULA UNIFORMS & EQUIPM	04/14/23	1,545.17	MW	IS		
AP CHK 00404990	27473	PENWORTHY COMPANY, THE	04/14/23	945.07	MW	IS		
AP CHK 00404991	57505R	PEREZ, RAYLEEN	04/14/23	256.49	MW	IS		
AP CHK 00404992	19678	PERS LONG TERM CARE PROGRAM	04/14/23	269.77	MW	IS		
AP CHK 00404993	51799	PET FOOD EXPRESS	04/14/23	313.79	MW	IS		
AP CHK 00404994	1659	PETERSON	04/14/23	4,797.62	MW	IS		
AP CHK 00404995	47044	PETERSON TRUCKS INC	04/14/23	2,313.09	MW	IS		
AP CHK 00404996	49027	PLACEWORKS INC	04/14/23	6,819.88	MW	IS		
AP CHK 00404997	57003	PLANTE & MORAN PLLC	04/14/23	3,300.00	MW	IS		
AP CHK 00404998	25817JPA	POINT MONTARA HALF MOON BAY	04/14/23	6,665.25	MW	IS		
AP CHK 00404999	36106	POLYDYNE INC	04/14/23	13,610.08	MW	IS		
AP CHK 00405000	49791R	POTI, ISAAKO	04/14/23	564.62	MW	IS		
AP CHK 00405001	53942	PREFERRED ALLIANCE INC	04/14/23	355.68	MW	IS		
AP CHK 00405002	39043	PRO FORCE LAW ENFORCEMENT	04/14/23	25,199.53	MW	IS		
AP CHK 00405003	1143	PUMP REPAIR SERVICE	04/14/23	17,272.22	MW	IS		
AP CHK 00405004	51526	PURETEC INDUSTRIAL WATER	04/14/23	291.07	MW	IS		
AP CHK 00405005	54044	QUADIENT LEASING USA INC	04/14/23	4,318.73	MW	IS		
AP CHK 00405006	27398	R & S ERECTION NORTH PENINS	04/14/23	2,866.00	MW	IS		
AP CHK 00405007	14449	R & S ERECTION OF SAN MATEO	04/14/23	1,390.38	MW	IS		
AP CHK 00405008	48668JPA	RAVNTECH CORPORATION	04/14/23	14,854.86	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405009	42475	RB PETROLEUM SERVICES	04/14/23	5,540.00	MW	IS		
AP CHK 00405010	50803	READYREFRESH	04/14/23	21.96	MW	IS		
AP CHK 00405011	27662	REED & GRAHAM INC	04/14/23	492.19	MW	IS		
AP CHK 00405012	56296R	REININGER, WILLIAM	04/14/23	198.47	MW	IS		
AP CHK 00405013	1200	REPUBLIC SERVICES OF NORTH	04/14/23	1,855,089.99	MW	IS		
AP CHK 00405014	53532	ROBERT HALF TECHNOLOGY	04/14/23	1,680.00	MW	IS		
AP CHK 00405015	57500R	RODRIGUEZ, ESLIAGRIPINO	04/14/23	400.00	MW	IS		
AP CHK 00405016	57114R	RODRIGUEZ, RENALDO	04/14/23	388.94	MW	IS		
AP CHK 00405017	50491	RON TURLEY ASSOCIATES INC	04/14/23	1,274.92	MW	IS		
AP CHK 00405018	13761	ROSS RECREATION EQUIPMENT I	04/14/23	10,416.47	MW	IS		
AP CHK 00405019	18401	RS AMERICAS INC	04/14/23	320.08	MW	IS		
AP CHK 00405020	56632	RSG INC	04/14/23	4,911.25	MW	IS		
AP CHK 00405021	22771	S & S WORLDWIDE INC	04/14/23	299.60	MW	IS		
AP CHK 00405022	1087	SAFETY KLEEN SYSTEMS INC	04/14/23	949.06	MW	IS		
AP CHK 00405023	57509R	SALVADOR, JONATHAN	04/14/23	1,090.70	MW	IS		
AP CHK 00405024	53557	SAN FRANCISCO HARLEY DAVIDS	04/14/23	143.82	MW	IS		
AP CHK 00405025	43156JPA	SAN MATEO COUNTY	04/14/23	510,069.00	MW	IS		
AP CHK 00405026	1643	SAN MATEO COUNTY ENVIRONMEN	04/14/23	2,414.00	MW	IS		
AP CHK 00405027	43158JPA	SAN MATEO COUNTY FIRE COUNT	04/14/23	12,775.67	MW	IS		
AP CHK 00405028	18047	SAN MATEO COUNTY PUBLIC	04/14/23	384,232.65	MW	IS		
AP CHK 00405029	35246	SAN MATEO COUNTY SHERIFFS O	04/14/23	7,311.00	MW	IS		
AP CHK 00405030	G1MARTINEZ	SAN MATEO COUNTY SHERIFF	04/14/23	112.50	MW	IS		
AP CHK 00405031	9666	SAN MATEO LAWN MOWER SHOP	04/14/23	2,325.28	MW	IS		
AP CHK 00405032	55607	SANTANA, BRUNO	04/14/23	3,000.00	MW	IS		
AP CHK 00405033	54717	SANTANA, VALERIA CRISTINA	04/14/23	11,800.00	MW	IS		
AP CHK 00405034	49441	SC FUELS	04/14/23	31,620.99	MW	IS		
AP CHK 00405035	37037	SCOTT MACHINE DEVELOPMENT C	04/14/23	188.64	MW	IS		
AP CHK 00405036	1111	SF - WATER	04/14/23	63,689.54	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405037	1111	SF - WATER	04/14/23	482,178.41	MW	IS		
AP CHK 00405038	1111	SF - WATER	04/14/23	36,438.75	MW	IS		
AP CHK 00405039	1111	SF - WATER	04/14/23	19,609.60	MW	IS		
AP CHK 00405040	1111	SF - WATER	04/14/23	316.00	MW	IS		
AP CHK 00405041	1111	SF - WATER	04/14/23	1,875.00	MW	IS		
AP CHK 00405042	8782	SHERROD, RICHARD	04/14/23	3,450.00	MW	IS		
AP CHK 00405043	45325R	SHIU, BONNIE	04/14/23	123.10	MW	IS		
AP CHK 00405044	23742	SHOE DEPOT INC	04/14/23	2,435.57	MW	IS		
AP CHK 00405045	49695	SHRED IT USA	04/14/23	210.00	MW	IS		
AP CHK 00405046	52666	SHRED WORKS INC	04/14/23	240.00	MW	IS		
AP CHK 00405047	32237	SMART & FINAL STORES LLC	04/14/23	712.63	MW	IS		
AP CHK 00405048	26862	SOUTH BAY REGIONAL PUBLIC S	04/14/23	834.00	MW	IS		
AP CHK 00405049	55808	SOUTHERN COUNTIES LUBRICANT	04/14/23	2,216.20	MW	IS		
AP CHK 00405050	51258	SPOSETO ENGINEERING INC	04/14/23	197,621.52	MW	IS		
AP CHK 00405051	20534	ST FRANCIS ELECTRIC INC	04/14/23	8,145.00	MW	IS		
AP CHK 00405052	18948	STATE CONTROLLER	04/14/23	3,500.00	MW	IS		
AP CHK 00405053	56958JPA	STEPFORD	04/14/23	1,225.00	MW	IS		
AP CHK 00405054	1090	STEWART CHEVROLET CADILLAC	04/14/23	319.26	MW	IS		
AP CHK 00405055	56251	STUDIO 151 INC	04/14/23	5,500.00	MW	IS		
AP CHK 00405056	31305R	SULIGUIN, LENELLE	04/14/23	1,054.34	MW	IS		
AP CHK 00405057	54045	SUNRISE ENVIRONMENTAL	04/14/23	461.45	MW	IS		
AP CHK 00405058	51439	SWEET DELIGHT BAKERY	04/14/23	4,214.00	MW	IS		
AP CHK 00405059	45319	T MOBILE USA INC	04/14/23	440.00	MW	IS		
AP CHK 00405060	24619	TALX UC EXPRESS	04/14/23	382.69	MW	IS		
AP CHK 00405061	1126	TAPCO	04/14/23	827.36	MW	IS		
AP CHK 00405062	56988	TARRAR UTILITY CONSULTANTS	04/14/23	2,500.00	MW	IS		
AP CHK 00405063	42970JPA	TELECOMMUNICATIONS ENGINEER	04/14/23	2,501.25	MW	IS		
AP CHK 00405064	51891	TETRA TECH INC	04/14/23	36,447.35	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405065	1201	THOMSON REUTERS WEST	04/14/23	2,809.82	MW	IS		
AP CHK 00405066	57461R	TICZON, HERSCHEL	04/14/23	102.84	MW	IS		
AP CHK 00405067	56794	TOOLE DESIGN GROUP LLC	04/14/23	15,319.00	MW	IS		
AP CHK 00405068	49543	TRB AND ASSOCIATES INC	04/14/23	2,125.00	MW	IS		
AP CHK 00405069	53970	TRIDENT K9 CONSULTING	04/14/23	1,500.00	MW	IS		
AP CHK 00405070	57495R	TROUG, KATHERINE	04/14/23	809.00	MW	IS		
AP CHK 00405071	26803	TURBO DATA SYSTEMS INC	04/14/23	30,748.98	MW	IS		
AP CHK 00405072	48248	TYMCO INC	04/14/23	361,021.30	MW	IS		
AP CHK 00405073	50490	UNITEDHEALTHCARE INSURANCE	04/14/23	352.82	MW	IS		
AP CHK 00405074	32209	UNIVAR SOLUTIONS USA INC	04/14/23	36,108.79	MW	IS		
AP CHK 00405075	29329	VERIZON WIRELESS SERVICES L	04/14/23	83.98	MW	IS		
AP CHK 00405076	29329	VERIZON WIRELESS SERVICES L	04/14/23	45.97	MW	IS		
AP CHK 00405077	29329	VERIZON WIRELESS SERVICES L	04/14/23	3,432.57	MW	IS		
AP CHK 00405078	29329	VERIZON WIRELESS SERVICES L	04/14/23	259.90	MW	IS		
AP CHK 00405079	29329	VERIZON WIRELESS SERVICES L	04/14/23	1,943.31	MW	IS		
AP CHK 00405080	29329	VERIZON WIRELESS SERVICES L	04/14/23	40.97	MW	IS		
AP CHK 00405081	29329	VERIZON WIRELESS SERVICES L	04/14/23	183.88	MW	IS		
AP CHK 00405082	29329	VERIZON WIRELESS SERVICES L	04/14/23	45.97	MW	IS		
AP CHK 00405083	29329	VERIZON WIRELESS SERVICES L	04/14/23	80.98	MW	IS		
AP CHK 00405084	41056R	VIOLA, ANNA MARIE	04/14/23	769.50	MW	IS		
AP CHK 00405085	48249	VSS INTERNATIONAL INC	04/14/23	670,911.30	MW	IS		
AP CHK 00405086	1579	VWR INTERNATIONAL LLC	04/14/23	2,921.79	MW	IS		
AP CHK 00405087	50485	WAVE BROADBAND	04/14/23	95.95	MW	IS		
AP CHK 00405088	50485	WAVE BROADBAND	04/14/23	134.72	MW	IS		
AP CHK 00405089	3691	WECO INDUSTRIES LLC	04/14/23	301.03	MW	IS		
AP CHK 00405090	49085	WEST COAST ARBORISTS INC	04/14/23	2,502.00	MW	IS		
AP CHK 00405091	6141	WEST COAST CONTRACTORS SERV	04/14/23	439.45	MW	IS		
AP CHK 00405092	57506	WESTERN STAGE PROPS	04/14/23	2,200.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405093	36888	WESTERN TRUCK FABRICATION I	04/14/23	313.18	MW	IS		
AP CHK 00405094	53311	WESTSIDE CONCRETE MATERIALS	04/14/23	373.66	MW	IS		
AP CHK 00405095	30684	WHITE CAP LP	04/14/23	372.57	MW	IS		
AP CHK 00405096	54330	WILLIAMS SCOTSMAN INC	04/14/23	763.19	MW	IS		
AP CHK 00405097	36417R	WILLIAMS, ANNE	04/14/23	721.54	MW	IS		
AP CHK 00405098	18388JPA	WOODSIDE FIRE PROTECTION DI	04/14/23	8,271.67	MW	IS		
AP CHK 00405099	53426	WRECO	04/14/23	37,200.00	MW	IS		
AP CHK 00405100	43396R	YAMA CONSTRUCTION	04/14/23	4,672.00	MW	IS		
AP CHK 00405101	57498R	YEN, GINA FARAG	04/14/23	1,157.96	MW	IS		
AP CHK 00405102	12694R	ZALINSKIS, KLAUS	04/14/23	721.54	MW	IS		
AP CHK 00405103	57428R	ZHANG, ALEXANDER	04/14/23	162.62	MW	IS		

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	6,006,235.67	Number of Checks Processed:	319
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0
G R A N D T O T A L	6,006,235.67		

CANCELED CHECK:

00404785	44401	3DECALS LLC	04/14/23	555.00
			TOTAL	$6,005,680.67

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405104	50942	HANDLED WITH CARE	04/21/23	11,274.19	MW	IS		

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	11,274.19	Number of Checks Processed:	1
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 11,274.19

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405105	57563R	7-ELEVEN STORE	04/27/23	418.00	MW	IS		
AP CHK 00405106	57526R	85 DEGREES BAKERY	04/27/23	418.00	MW	IS		
AP CHK 00405107	57565R	ACG ENGINEERS	04/27/23	418.00	MW	IS		
AP CHK 00405108	57540R	AGBAYANI TAX SERVICES	04/27/23	418.00	MW	IS		
AP CHK 00405109	57518R	AGONCILLO DDS, MARIVIC	04/27/23	418.00	MW	IS		
AP CHK 00405110	57528R	ALEMANY DENTAL	04/27/23	418.00	MW	IS		
AP CHK 00405111	57586R	AMERICAN BROKERAGE NETWORK	04/27/23	418.00	MW	IS		
AP CHK 00405112	57521R	AMERIPRISE FINANCIAL	04/27/23	418.00	MW	IS		
AP CHK 00405113	57538R	AMIGOS DE SF - PRESCHOOL	04/27/23	418.00	MW	IS		
AP CHK 00405114	57539R	ANNETA INSURANCE	04/27/23	418.00	MW	IS		
AP CHK 00405115	57551R	BICHARD, CHARLES	04/27/23	418.00	MW	IS		
AP CHK 00405116	57541R	BP3-SF7 2001 JS OWNER LLC	04/27/23	418.00	MW	IS		
AP CHK 00405117	15237R	CALLAN REALTY	04/27/23	418.00	MW	IS		
AP CHK 00405118	57554R	CAMPOS, GUADALUPE & ESTELLA	04/27/23	1,254.00	MW	IS		
AP CHK 00405119	57549R	CHASE BANK	04/27/23	836.00	MW	IS		
AP CHK 00405120	57556R	CHIN WAT LIM & HOI JICK	04/27/23	418.00	MW	IS		
AP CHK 00405121	57553R	CHUN, MYUNG	04/27/23	418.00	MW	IS		
AP CHK 00405122	57536R	CIERRA AMAYA BEAUTY	04/27/23	418.00	MW	IS		
AP CHK 00405123	57529R	CLEARLITE TROPHIES	04/27/23	418.00	MW	IS		
AP CHK 00405124	57574R	CLL PROPERTIES	04/27/23	418.00	MW	IS		
AP CHK 00405125	57523R	COMMUNITY GATE PATHS	04/27/23	418.00	MW	IS		
AP CHK 00405126	57520R	COMPREHENSIVE PSYCHIATRIC S	04/27/23	418.00	MW	IS		
AP CHK 00405127	57517R	COMPRESSIONS CPR	04/27/23	418.00	MW	IS		
AP CHK 00405128	57564R	CRUZ DMD, DIANA	04/27/23	418.00	MW	IS		
AP CHK 00405129	57527R	D & C LEE MANAGEMENT	04/27/23	418.00	MW	IS		
AP CHK 00405130	55651R	DALY CITY MARKET #2	04/27/23	418.00	MW	IS		
AP CHK 00405131	57516R	DALY KITCHEN	04/27/23	418.00	MW	IS		
AP CHK 00405132	57580R	DB REAL ESTATE PACIFIC PLAZ	04/27/23	418.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405133	57581R	DB REAL ESTATE PACIFIC PLAZ	04/27/23	418.00	MW	IS		
AP CHK 00405134	57537R	DR DANNY CHAN CHIROPRACTIC	04/27/23	418.00	MW	IS		
AP CHK 00405135	57573R	DR MOUHANNAD ALMAJDALANI DD	04/27/23	418.00	MW	IS		
AP CHK 00405136	57591R	DSIGN CUT & COLOR	04/27/23	418.00	MW	IS		
AP CHK 00405137	57542R	ESTRELLA, JUDAH	04/27/23	418.00	MW	IS		
AP CHK 00405138	57513R	GIGABOX COMPUTERS	04/27/23	418.00	MW	IS		
AP CHK 00405139	57525R	GO HEALTH URGENT CARE	04/27/23	418.00	MW	IS		
AP CHK 00405140	57570R	GOLDEN NAILS	04/27/23	418.00	MW	IS		
AP CHK 00405141	57593R	H & R BLOCK	04/27/23	418.00	MW	IS		
AP CHK 00405142	57589R	HAWAIIAN KING BBQ	04/27/23	418.00	MW	IS		
AP CHK 00405143	47305R	HILLSIDE COURTYARD APARTMEN	04/27/23	418.00	MW	IS		
AP CHK 00405144	57514R	HUSSAIN, AHMED	04/27/23	418.00	MW	IS		
AP CHK 00405145	57577R	HUSSAIN, AHMED	04/27/23	418.00	MW	IS		
AP CHK 00405146	57567R	HYDE COURT ASSOCIATES	04/27/23	418.00	MW	IS		
AP CHK 00405147	57579R	IN-N-OUT BURGER	04/27/23	418.00	MW	IS		
AP CHK 00405148	57530R	INFINITY JEWELERS CO	04/27/23	418.00	MW	IS		
AP CHK 00405149	57532R	JAMBA JUICE #745	04/27/23	418.00	MW	IS		
AP CHK 00405150	57572R	JANG D D S, JEFFREY	04/27/23	418.00	MW	IS		
AP CHK 00405151	57524R	JUNIO SALON	04/27/23	418.00	MW	IS		
AP CHK 00405152	57557R	KENG HAN & WON MOAN	04/27/23	418.00	MW	IS		
AP CHK 00405153	57544R	KUMON MATH AND READING CENT	04/27/23	418.00	MW	IS		
AP CHK 00405154	57584R	LEUNG & ABAYA DENTAL OFFICE	04/27/23	418.00	MW	IS		
AP CHK 00405155	57543R	LING NAM NOODLE HOUSE	04/27/23	418.00	MW	IS		
AP CHK 00405156	57534R	LING NAM NOODLE HOUSE-STARB	04/27/23	418.00	MW	IS		
AP CHK 00405157	57592R	LITTLE CAESARS #192	04/27/23	418.00	MW	IS		
AP CHK 00405158	57569R	MAILBOX USA	04/27/23	418.00	MW	IS		
AP CHK 00405159	21683R	MANILA BAY CUISINE	04/27/23	418.00	MW	IS		
AP CHK 00405160	57550R	MATERUM D M D, PONS	04/27/23	418.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405161	57552R	MONTES, CESAR & ROSA	04/27/23	418.00	MW	IS		
AP CHK 00405162	57522R	NUNEZ DDS, LOURDES	04/27/23	418.00	MW	IS		
AP CHK 00405163	57531R	OFFICE BUILDING COMMON AREA	04/27/23	418.00	MW	IS		
AP CHK 00405164	57560R	ONG, WILLIAM	04/27/23	418.00	MW	IS		
AP CHK 00405165	57546R	OUR SECOND HOME EARLY CHILD	04/27/23	418.00	MW	IS		
AP CHK 00405166	57585R	PACIFICA ARCHERY	04/27/23	418.00	MW	IS		
AP CHK 00405167	57582R	PLAZA LIQUOR & DELI	04/27/23	418.00	MW	IS		
AP CHK 00405168	57555R	RED WING SHOES STORE	04/27/23	418.00	MW	IS		
AP CHK 00405169	57576R	RICCO LAGOMARSINO TRUST	04/27/23	418.00	MW	IS		
AP CHK 00405170	57561R	ROSSI, MARIO & ELIZABETH	04/27/23	418.00	MW	IS		
AP CHK 00405171	57559R	SCHENK-MCDONALD, THERESE	04/27/23	418.00	MW	IS		
AP CHK 00405172	57533R	SERRA COMMONS APARTMENT	04/27/23	418.00	MW	IS		
AP CHK 00405173	19037R	SEYRANIAN, DONALD	04/27/23	418.00	MW	IS		
AP CHK 00405174	57583R	SHENG KEE BAKERY	04/27/23	418.00	MW	IS		
AP CHK 00405175	57519R	SKYLINE HEIGHTS APARTMENTS	04/27/23	418.00	MW	IS		
AP CHK 00405176	57587R	SKYLINE HEIGHTS APARTMENTS	04/27/23	418.00	MW	IS		
AP CHK 00405177	57590R	STAR VISTA	04/27/23	418.00	MW	IS		
AP CHK 00405178	57594R	STAR, LADAN & SARA & MEHDI	04/27/23	418.00	MW	IS		
AP CHK 00405179	57547R	STRIDES INCLUSION CENTER	04/27/23	418.00	MW	IS		
AP CHK 00405180	57595R	SUBWAY	04/27/23	418.00	MW	IS		
AP CHK 00405181	57535R	T-MOBILE WEST LLC	04/27/23	418.00	MW	IS		
AP CHK 00405182	57515R	TAN, VICTOR GUOFENG	04/27/23	418.00	MW	IS		
AP CHK 00405183	57568R	THOMAS HIESTER ATTORNEY AT	04/27/23	418.00	MW	IS		
AP CHK 00405184	57548R	TRINITY REALTY INC	04/27/23	418.00	MW	IS		
AP CHK 00405185	57571R	TROPICAL GARDENS	04/27/23	418.00	MW	IS		
AP CHK 00405186	57588R	UPS STORE	04/27/23	418.00	MW	IS		
AP CHK 00405187	57562R	US BANK	04/27/23	418.00	MW	IS		
AP CHK 00405188	57575R	VAN SLETT, GENE & ISABEL	04/27/23	418.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405189	57545R	VILLAGE SERRAMONTE CONDO CO	04/27/23	836.00	MW	IS		
AP CHK 00405190	57512R	VILLAGE SERRAMONTE HOA	04/27/23	836.00	MW	IS		
AP CHK 00405191	57558R	VILLAGE SERRAMONTE HOMEOWNE	04/27/23	1,254.00	MW	IS		
AP CHK 00405192	57566R	VISTA PACIFIC DENTAL	04/27/23	418.00	MW	IS		

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	39,710.00	Number of Checks Processed:	88
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0

G R A N D T O T A L 39,710.00

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405193	46218R	24/7 ROOTER & PLUMBING SERV	04/28/23	12,000.00	MW	IS		
AP CHK 00405194	25627	A S F ELECTRIC INC	04/28/23	490.00	MW	IS		
AP CHK 00405195	57612R	AB PLUMBING	04/28/23	1,350.00	MW	IS		
AP CHK 00405196	22337	ABELLO, PHILLIP	04/28/23	100.00	MW	IS		
AP CHK 00405197	57646R	ABZ BUILDERS INC	04/28/23	209.00	MW	IS		
AP CHK 00405198	1514	ADAM HILL COMPANY, THE	04/28/23	3,038.05	MW	IS		
AP CHK 00405199	47738	AFFELTRANGER, SHARON	04/28/23	200.00	MW	IS		
AP CHK 00405200	29880	AIRGAS USA LLC	04/28/23	471.22	MW	IS		
AP CHK 00405201	48347	ALAMEDA COUNTY SHERIFF'S OF	04/28/23	11,021.00	MW	IS		
AP CHK 00405202	57614	ALDEGUAR, ROBERT	04/28/23	90.00	MW	IS		
AP CHK 00405203	57621	ALGHETHY, YOUNIS	04/28/23	380.00	MW	IS		
AP CHK 00405204	1025	ALHAMBRA	04/28/23	104.91	MW	IS		
AP CHK 00405205	57620	ALI, ZIYAN	04/28/23	764.00	MW	IS		
AP CHK 00405206	49642	ALL CITY MANAGEMENT SERVICE	04/28/23	10,101.30	MW	IS		
AP CHK 00405207	55682	ALL GREEN ELECTRONICS RECYC	04/28/23	654.00	MW	IS		
AP CHK 00405208	37095	ALL INDUSTRIAL ELECTRIC SUP	04/28/23	5,280.79	MW	IS		
AP CHK 00405209	57619	ALQUSSARI, YUSSEF	04/28/23	120.00	MW	IS		
AP CHK 00405210	57636R	ALVARADO, EVELYS XIOMARA	04/28/23	360.00	MW	IS		
AP CHK 00405211	57604R	ALVARADO, PENNY	04/28/23	856.90	MW	IS		
AP CHK 00405212	56231	AMAZON CAPITAL SERVICES INC	04/28/23	11,247.06	MW	IS		
AP CHK 00405213	36647R	AMERICAN HOME RENEWAL INC	04/28/23	2,084.96	MW	IS		
AP CHK 00405214	56082R	AMERICAN STANDARD ROOFING I	04/28/23	209.00	MW	IS		
AP CHK 00405215	27427	AMERICAN TEXTILE & SUPPLY I	04/28/23	305.62	MW	IS		
AP CHK 00405216	14988	AMERICAN TOWER CORPORATION	04/28/23	8,712.83	MW	IS		
AP CHK 00405217	24642	ARGENT COMMUNICATIONS GROUP	04/28/23	955.00	MW	IS		
AP CHK 00405218	32577	AT&T	04/28/23	10,322.37	MW	IS		
AP CHK 00405219	32577	AT&T	04/28/23	1,599.46	MW	IS		
AP CHK 00405220	32577	AT&T	04/28/23	362.21	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405221	47003	AT&T	04/28/23	103.29	MW	IS		
AP CHK 00405222	47003	AT&T	04/28/23	113.99	MW	IS		
AP CHK 00405223	6413	AT&T MOBILITY	04/28/23	603.60	MW	IS		
AP CHK 00405224	6413	AT&T MOBILITY	04/28/23	4,526.29	MW	IS		
AP CHK 00405225	6413	AT&T MOBILITY	04/28/23	2,012.00	MW	IS		
AP CHK 00405226	6413	AT&T MOBILITY	04/28/23	1,327.92	MW	IS		
AP CHK 00405227	57618	AUAU, GRACE	04/28/23	60.00	MW	IS		
AP CHK 00405228	29643	AUTO COLLISION CENTER	04/28/23	20,282.86	MW	IS		
AP CHK 00405229	50075	AZYURA	04/28/23	20,750.00	MW	IS		
AP CHK 00405230	1232	BAKER & TAYLOR COMPANY INC	04/28/23	11,024.73	MW	IS		
AP CHK 00405231	57610R	BAMAS TREE CARE INC	04/28/23	500.00	MW	IS		
AP CHK 00405232	57611R	BASSET ENGINEERING	04/28/23	2,000.00	MW	IS		
AP CHK 00405233	51630R	BAY AREA ASIAN SPORTS	04/28/23	400.00	MW	IS		
AP CHK 00405234	1562	BAY AREA WATER SUPPLY & CON	04/28/23	4,560.00	MW	IS		
AP CHK 00405235	24544	BAYSIDE EQUIPMENT CO INC	04/28/23	160.95	MW	IS		
AP CHK 00405236	57605R	BENAVIDES, GERALDINA	04/28/23	400.00	MW	IS		
AP CHK 00405237	38585	BFI OF CALIFORNIA INC	04/28/23	1,017.69	MW	IS		
AP CHK 00405238	19200	BIRITE FOODSERVICE DISTRIBU	04/28/23	7,065.61	MW	IS		
AP CHK 00405239	54518R	BLOOM AND LAWN LANDSCAPING	04/28/23	500.00	MW	IS		
AP CHK 00405240	35495	BLUE WATER TOWING & AUTO SE	04/28/23	200.00	MW	IS		
AP CHK 00405241	46139R	BOWMAN, SCOTT	04/28/23	200.00	MW	IS		
AP CHK 00405242	56068	BRADSHAW CONSTRUCTION	04/28/23	5,400.00	MW	IS		
AP CHK 00405243	56233	BRANNON CORPORATION	04/28/23	87,528.83	MW	IS		
AP CHK 00405244	3349	BROADMOOR LANDSCAPE SUPPLY	04/28/23	871.46	MW	IS		
AP CHK 00405245	57638R	BROTHERS LUI INC	04/28/23	653.00	MW	IS		
AP CHK 00405246	3064	BROWN & CALDWELL INC	04/28/23	51,322.49	MW	IS		
AP CHK 00405247	46072R	CABLECOM LLC	04/28/23	1,668.80	MW	IS		
AP CHK 00405248	57210	CAFFERATA, COREY	04/28/23	400.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405249	33981	CAGWIN & DORWARD	04/28/23	366.00	MW	IS		
AP CHK 00405250	42619	CALIFORNIA BUILDING STANDAR	04/28/23	746.10	MW	IS		
AP CHK 00405251	23173	CALIFORNIA DIESEL AND POWER	04/28/23	1,660.00	MW	IS		
AP CHK 00405252	1196	CALIFORNIA WATER SERVICE CO	04/28/23	118.79	MW	IS		
AP CHK 00405253	1196	CALIFORNIA WATER SERVICE CO	04/28/23	36.89	MW	IS		
AP CHK 00405254	39287	CALMA, PATRICK	04/28/23	253.00	MW	IS		
AP CHK 00405255	17888	CARL WARREN & COMPANY INC	04/28/23	1,314.00	MW	IS		
AP CHK 00405256	28636	CDW GOVERNMENT INC	04/28/23	734.82	MW	IS		
AP CHK 00405257	57606R	CELEDIO, CARLO	04/28/23	307.64	MW	IS		
AP CHK 00405258	31956	CENTRAL VALLEY BUSINESS FOR	04/28/23	1,345.25	MW	IS		
AP CHK 00405259	51454	CHAN, VIRGILIO	04/28/23	155.00	MW	IS		
AP CHK 00405260	57617	CHEN, XAVIER	04/28/23	124.00	MW	IS		
AP CHK 00405261	57049R	CHINESE CEMETERY ASSOCIATIO	04/28/23	29,975.00	MW	IS		
AP CHK 00405262	57642R	CHOW, KEVIN	04/28/23	209.00	MW	IS		
AP CHK 00405263	57649R	CHUI, CAROLINE	04/28/23	366.50	MW	IS		
AP CHK 00405264	48727	CINTAS CORPORATION	04/28/23	854.53	MW	IS		
AP CHK 00405265	51204	CINTAS CORPORATION	04/28/23	1,754.54	MW	IS		
AP CHK 00405266	3678	CINTAS CORPORATION #464	04/28/23	6,024.19	MW	IS		
AP CHK 00405267	55905	CITY CONSULTANTS & RESEARCH	04/28/23	900.00	MW	IS		
AP CHK 00405268	25602	CITY OF DALY CITY	04/28/23	3,605.07	MW	IS		
AP CHK 00405269	25602	CITY OF DALY CITY	04/28/23	5,017.92	MW	IS		
AP CHK 00405270	55760R	CITY VENTURES HOMEBUILDING	04/28/23	2,000.00	MW	IS		
AP CHK 00405271	57423R	CKG BUILDING CONSTRUCTION	04/28/23	209.00	MW	IS		
AP CHK 00405272	54474	COLANTUONO HIGHSMITH & WHAT	04/28/23	553.00	MW	IS		
AP CHK 00405273	54498	COLEMAN, SHAWN	04/28/23	495.00	MW	IS		
AP CHK 00405274	56653	COMCAST	04/28/23	197.65	MW	IS		
AP CHK 00405275	56654	COMCAST	04/28/23	192.90	MW	IS		
AP CHK 00405276	57063	COMCAST CABLE COMMUNICATION	04/28/23	19,646.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405277	12578	COMPLETE LINEN SERVICES INC	04/28/23	287.28	MW	IS		
AP CHK 00405278	56253	CORE & MAIN LP	04/28/23	7,354.40	MW	IS		
AP CHK 00405279	57217R	COSGROVE, JOSHUA	04/28/23	568.08	MW	IS		
AP CHK 00405280	57607R	COULS, KRISTOPHER R	04/28/23	116.00	MW	IS		
AP CHK 00405281	14930	COUNTY OF SAN MATEO	04/28/23	246.76	MW	IS		
AP CHK 00405282	57643R	COWBOYS ROOFING	04/28/23	209.00	MW	IS		
AP CHK 00405283	1053	CPS HR CONSULTING	04/28/23	604.90	MW	IS		
AP CHK 00405284	57578R	CRAVIOTO, ALFONSO	04/28/23	300.00	MW	IS		
AP CHK 00405285	42324	CRIME SCENE CLEANERS INC	04/28/23	108.00	MW	IS		
AP CHK 00405286	48323	CRYSTAL CREAMERY	04/28/23	2,038.37	MW	IS		
AP CHK 00405287	28906	CSG CONSULTANTS INC	04/28/23	241.40	MW	IS		
AP CHK 00405288	19907	CWEA-TCP	04/28/23	105.00	MW	IS		
AP CHK 00405289	1836	DAILY JOURNAL CORPORATION	04/28/23	678.80	MW	IS		
AP CHK 00405290	1414	DALY CITY CENTRAL CASHIER	04/28/23	751.88	MW	IS		
AP CHK 00405291	36807	DALY CITY TEST ONLY	04/28/23	160.00	MW	IS		
AP CHK 00405292	1793	DALY CITY TOOL MART	04/28/23	1,098.75	MW	IS		
AP CHK 00405293	52564R	DE CASTRO, JOSE RUDEL	04/28/23	209.00	MW	IS		
AP CHK 00405294	55386R	DE LEON, EDGAR	04/28/23	420.00	MW	IS		
AP CHK 00405295	57616	DELA CRUZ, RAELYN	04/28/23	140.00	MW	IS		
AP CHK 00405296	3364	DEPARTMENT OF CONSERVATION	04/28/23	1,769.75	MW	IS		
AP CHK 00405297	1299	DEPARTMENT OF JUSTICE	04/28/23	311.00	MW	IS		
AP CHK 00405298	56134	DEPARTMENT OF JUSTICE	04/28/23	25.00	MW	IS		
AP CHK 00405299	36795	DEPARTMENT OF MOTOR VEHICLE	04/28/23	25.00	MW	IS		
AP CHK 00405300	53642	DEVINE AND GONG INC	04/28/23	1,100.00	MW	IS		
AP CHK 00405301	20552	DEWEY PEST CONTROL INC	04/28/23	3,250.00	MW	IS		
AP CHK 00405302	55108R	DIAZ, CARMENCITA ANGELES	04/28/23	263.00	MW	IS		
AP CHK 00405303	57654	DINELEY, SUSAN	04/28/23	100.00	MW	IS		
AP CHK 00405304	1612	DIRECTO, RAFAEL	04/28/23	8,346.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405305	57615	DIRECTO, TEODORO	04/28/23	245.00	MW	IS		
AP CHK 00405306	26138R	DISCOUNT PLUMBING & HEATING	04/28/23	16,000.00	MW	IS		
AP CHK 00405307	47857	DIVISION OF THE STATE ARCHI	04/28/23	259.90	MW	IS		
AP CHK 00405308	53705	DUBOIS ROOFING INC	04/28/23	5,700.00	MW	IS		
AP CHK 00405309	48177	EAST BAY TIRE CO	04/28/23	2,564.01	MW	IS		
AP CHK 00405310	45626	EAST BAY VIVARIUM	04/28/23	445.00	MW	IS		
AP CHK 00405311	57650R	EDGE ROOFING	04/28/23	209.00	MW	IS		
AP CHK 00405312	55579	EDWARDS & SONS EQUIPMENT SE	04/28/23	1,533.08	MW	IS		
AP CHK 00405313	24263R	ENGINEERED SOIL REPAIRS INC	04/28/23	1,697.60	MW	IS		
AP CHK 00405314	54499	ENIS, DAVION	04/28/23	614.00	MW	IS		
AP CHK 00405315	31414	ENV SERVICES INC	04/28/23	685.81	MW	IS		
AP CHK 00405316	3786	ENVIRONMENTAL RESOURCE ASSO	04/28/23	1,200.44	MW	IS		
AP CHK 00405317	32902R	EUBANKS III, LAWRENCE	04/28/23	179.95	MW	IS		
AP CHK 00405318	56291	EUROFINS EPK BUILT ENVIRONM	04/28/23	420.58	MW	IS		
AP CHK 00405319	36077	FASTENAL COMPANY	04/28/23	98.04	MW	IS		
AP CHK 00405320	48890	FEHR AND PEERS	04/28/23	6,445.00	MW	IS		
AP CHK 00405321	34698	FERROGROUP INC DBA	04/28/23	803.83	MW	IS		
AP CHK 00405322	46713	FILIMOEHALA-EGAN, BRITTNEY	04/28/23	232.00	MW	IS		
AP CHK 00405323	37459	FIRE CONNECTION INC, THE	04/28/23	1,081.00	MW	IS		
AP CHK 00405324	49393	FIRE SAFETY SUPPLY INCORPOR	04/28/23	277.66	MW	IS		
AP CHK 00405325	19787	FIRST CHOICE COFFEE SERVICE	04/28/23	194.72	MW	IS		
AP CHK 00405326	57635R	FOG CITY ROOFING LLC	04/28/23	1,038.01	MW	IS		
AP CHK 00405327	57627	FONG, GARVIN	04/28/23	45.00	MW	IS		
AP CHK 00405328	48247	GCS ENVIRONMENTAL EQUIPMENT	04/28/23	979.60	MW	IS		
AP CHK 00405329	57600	GLASS AMERICA (CALIFORNIA)	04/28/23	851.31	MW	IS		
AP CHK 00405330	57626	GO, PHILLIP	04/28/23	25.00	MW	IS		
AP CHK 00405331	57645R	GOLDEN ARROYO ROOFING	04/28/23	209.00	MW	IS		
AP CHK 00405332	4581	GOLDEN BAY CONSTRUCTION INC	04/28/23	96,247.13	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405333	55311	GOLDEN STATE EMERGENCY	04/28/23	375.58	MW	IS		
AP CHK 00405334	24397R	GONZALEZ, RUBEN	04/28/23	140.00	MW	IS		
AP CHK 00405335	31925	GOVCONNECTION INC	04/28/23	448.44	MW	IS		
AP CHK 00405336	1754	GRAINGER INC	04/28/23	3,071.82	MW	IS		
AP CHK 00405337	57641R	GREATWALL BUILDING CONTRACT	04/28/23	794.00	MW	IS		
AP CHK 00405338	57088R	GREEN, ALLISON	04/28/23	33.67	MW	IS		
AP CHK 00405339	37554R	GREGORIO, JOYCE	04/28/23	147.06	MW	IS		
AP CHK 00405340	30894	GRM	04/28/23	667.99	MW	IS		
AP CHK 00405341	19293	GYM DOCTORS	04/28/23	916.84	MW	IS		
AP CHK 00405342	55195	GYM PRECISION INC	04/28/23	1,256.98	MW	IS		
AP CHK 00405343	2223	HACH COMPANY	04/28/23	3,672.90	MW	IS		
AP CHK 00405344	57637R	HAMMER DOWN CONSTRUCTION	04/28/23	1,914.73	MW	IS		
AP CHK 00405345	57625	HANEY, VERNON	04/28/23	587.00	MW	IS		
AP CHK 00405346	39384	HEALTH METRICS INC	04/28/23	6,150.00	MW	IS		
AP CHK 00405347	57244R	HERRERA, LAUREN	04/28/23	5,188.63	MW	IS		
AP CHK 00405348	17021	HF&H CONSULTANTS LLC	04/28/23	31,410.00	MW	IS		
AP CHK 00405349	9049	HI TECH EVS INC	04/28/23	2,804.97	MW	IS		
AP CHK 00405350	49700	HILL BROTHERS CHEMICAL CO	04/28/23	4,187.81	MW	IS		
AP CHK 00405351	57624	HOLLANDER, ELIJAH	04/28/23	45.00	MW	IS		
AP CHK 00405352	57151R	HOLT CONSTRUCTION	04/28/23	2,000.00	MW	IS		
AP CHK 00405353	57444REN	HUB COMMUNITY CORPORATION,	04/28/23	95.61	MW	IS		
AP CHK 00405354	41818	HUNTINGTON COURT REPORTERS	04/28/23	455.72	MW	IS		
AP CHK 00405355	49701R	I & A CONTRACTOR INC	04/28/23	209.00	MW	IS		
AP CHK 00405356	37608R	IGNACIO JR, ANGELO	04/28/23	310.67	MW	IS		
AP CHK 00405357	31781	INNOVATIVE CLAIM SOLUTIONS	04/28/23	16,032.17	MW	IS		
AP CHK 00405358	23280	INTERSTATE SALES	04/28/23	4,035.13	MW	IS		
AP CHK 00405359	56564	INVOICE CLOUD INC	04/28/23	200.00	MW	IS		
AP CHK 00405360	54902R	IQV CONSTRUCTION & ROOFING	04/28/23	809.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405361	1072	IRVINE & JACHENS INC	04/28/23	109.88	MW	IS		
AP CHK 00405362	57644R	J A ROOFING	04/28/23	627.00	MW	IS		
AP CHK 00405363	26328	JAM SERVICES INC	04/28/23	2,115.09	MW	IS		
AP CHK 00405364	57657	JESUS, JEVON	04/28/23	407.00	MW	IS		
AP CHK 00405365	57599R	JIN, ALISHA	04/28/23	100.00	MW	IS		
AP CHK 00405366	57647R	JOURNEY BUILDERS	04/28/23	209.00	MW	IS		
AP CHK 00405367	56784	JUNIO, FRANCESCA	04/28/23	430.00	MW	IS		
AP CHK 00405368	57609R	K&B ENGINEERING	04/28/23	1,000.00	MW	IS		
AP CHK 00405369	47002MED	KAISER PERMANENTE	04/28/23	3,050.41	MW	IS		
AP CHK 00405370	10144	KAMAN INDUSTRIAL TECHNOLOGI	04/28/23	5,970.44	MW	IS		
AP CHK 00405371	20073	KIMLEY HORN & ASSOCIATES IN	04/28/23	15,608.98	MW	IS		
~~AP CHK 00405372~~	~~56006R~~	~~KOGA, BRIAN~~	~~04/28/23~~	~~350.00~~	~~MW~~	~~IS~~		
AP CHK 00405373	57633R	KRYSTLE GOMEZ AND JOSEPH FE	04/28/23	1,740.86	MW	IS		
AP CHK 00405374	57628	LAIRD, RAYMOND	04/28/23	403.00	MW	IS		
AP CHK 00405375	13776	LANGUAGE LINE SERVICES	04/28/23	22.61	MW	IS		
AP CHK 00405376	31717	LEE, DAVID	04/28/23	228.00	MW	IS		
AP CHK 00405377	57338R	LEE, JASON	04/28/23	99.99	MW	IS		
AP CHK 00405378	33497	LEGACY MECHANICAL & ENERGY	04/28/23	1,597.81	MW	IS		
AP CHK 00405379	45083	LEHR	04/28/23	932.67	MW	IS		
AP CHK 00405380	37641	LEXIPOL LLC	04/28/23	8,500.00	MW	IS		
AP CHK 00405381	37094	LEXISNEXIS RISK DATA MANAGE	04/28/23	510.00	MW	IS		
AP CHK 00405382	12906LAW	LIEBERT CASSIDY WHITMORE	04/28/23	13,175.00	MW	IS		
AP CHK 00405383	14431	LINDE INC	04/28/23	6,035.25	MW	IS		
AP CHK 00405384	49874	LOU'S GLOVES INC	04/28/23	524.00	MW	IS		
AP CHK 00405385	41004	LOUIE, LANCE	04/28/23	108.00	MW	IS		
AP CHK 00405386	52155R	MACHU PICCHU ROOFING INC	04/28/23	209.00	MW	IS		
AP CHK 00405387	57493	MARK OLSON ELECTRIC INC	04/28/23	8,400.00	MW	IS		
AP CHK 00405388	57653	MASSIVE GATHERING PRODUCTIO	04/28/23	700.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405389	14277	MAZE & ASSOCIATES INC	04/28/23	4,348.00	MW	IS		
AP CHK 00405390	19166	MCLAUGHLIN, RANDY	04/28/23	596.00	MW	IS		
AP CHK 00405391	15393	MCMASTER-CARR	04/28/23	67.64	MW	IS		
AP CHK 00405392	49790R	MCQUADE, JOSHUA	04/28/23	225.00	MW	IS		
AP CHK 00405393	44154R	MEERE, ROSE	04/28/23	356.51	MW	IS		
AP CHK 00405394	23949	METRO MOBILE COMMUNICATIONS	04/28/23	21.98	MW	IS		
AP CHK 00405395	54503	MOORE, SEAN	04/28/23	524.00	MW	IS		
AP CHK 00405396	42124	MORLA, MICHAEL T	04/28/23	151.00	MW	IS		
AP CHK 00405397	39868R	MR ROOFING INC	04/28/23	418.00	MW	IS		
AP CHK 00405398	57634R	NADONZA, BRUCE	04/28/23	304.28	MW	IS		
AP CHK 00405399	57629	NASHER, OTHMAN	04/28/23	380.00	MW	IS		
AP CHK 00405400	4654	NATIONAL RECREATION & PARKS	04/28/23	900.00	MW	IS		
AP CHK 00405401	3420	NEWARK CORPORATION	04/28/23	165.11	MW	IS		
AP CHK 00405402	57603R	NICOLABO, MARC	04/28/23	300.00	MW	IS		
AP CHK 00405403	56545	NOR CAL SIGNAL SUPPLY LLC	04/28/23	7,549.29	MW	IS		
AP CHK 00405404	25761	NORTHERN SAFETY CO INC	04/28/23	476.54	MW	IS		
AP CHK 00405405	57630	NUNEZ, MIYA	04/28/23	170.00	MW	IS		
AP CHK 00405406	52663	NUNGA, PATRICK	04/28/23	150.00	MW	IS		
AP CHK 00405407	47093	O'REILLY AUTOMOTIVE INC	04/28/23	47.30	MW	IS		
AP CHK 00405408	54672	OCEAN TREASURES SERVICING I	04/28/23	471.73	MW	IS		
AP CHK 00405409	57608R	OCTO PAINTING INC	04/28/23	1,000.00	MW	IS		
AP CHK 00405410	56820	ODP BUSINESS SOLUTIONS LLC	04/28/23	992.22	MW	IS		
AP CHK 00405411	56821	ODP BUSINESS SOLUTIONS LLC	04/28/23	618.40	MW	IS		
AP CHK 00405412	56822	ODP BUSINESS SOLUTIONS LLC	04/28/23	1,896.57	MW	IS		
AP CHK 00405413	57613R	OO, KHIN S	04/28/23	500.00	MW	IS		
AP CHK 00405414	56335	OPERATIONAL TECHNICAL SERVI	04/28/23	13,644.00	MW	IS		
AP CHK 00405415	57631	OUTLAW, ARKEL	04/28/23	585.00	MW	IS		
AP CHK 00405416	35580	OWYANG, RENNIE	04/28/23	452.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405417	42838	PACE SUPPLY CORP	04/28/23	121.50	MW	IS		
AP CHK 00405418	10360R	PACIFIC GAS & ELECTRIC	04/28/23	5,500.00	MW	IS		
AP CHK 00405419	1216	PACIFIC GAS & ELECTRIC	04/28/23	184,936.96	MW	IS		
AP CHK 00405420	40960	PACIFIC MATERIAL HANDLING S	04/28/23	860.47	MW	IS		
AP CHK 00405421	29252	PACIFIC PRODUCE INC	04/28/23	2,159.25	MW	IS		
AP CHK 00405422	38239	PAPE MACHINERY INC	04/28/23	1,742.38	MW	IS		
AP CHK 00405423	57648R	PARAGON ROOFING AND REMODEL	04/28/23	209.00	MW	IS		
AP CHK 00405424	44048	PATTUGALAN, JACINTO	04/28/23	315.00	MW	IS		
AP CHK 00405425	57508	PDQ.COM CORPORATION	04/28/23	1,500.00	MW	IS		
AP CHK 00405426	3297	PENINSULA LIBRARY SYSTEM	04/28/23	167.05	MW	IS		
AP CHK 00405427	55742	PENNE BROTHERS LLC DBA YOUN	04/28/23	903.00	MW	IS		
AP CHK 00405428	29422	PERLAS, JOACHIM	04/28/23	404.00	MW	IS		
AP CHK 00405429	10255MED	PERMANENTE MEDICAL GROUP IN	04/28/23	617.00	MW	IS		
AP CHK 00405430	1659	PETERSON	04/28/23	3,247.75	MW	IS		
AP CHK 00405431	47044	PETERSON TRUCKS INC	04/28/23	866.15	MW	IS		
AP CHK 00405432	54331	PIIAN SYSTEMS LLC	04/28/23	7,408.04	MW	IS		
AP CHK 00405433	57602R	PILOUK, GRACE	04/28/23	241.68	MW	IS		
AP CHK 00405434	55719	PIRTEK SAN LEANDRO	04/28/23	900.92	MW	IS		
AP CHK 00405435	36106	POLYDYNE INC	04/28/23	27,464.29	MW	IS		
AP CHK 00405436	53942	PREFERRED ALLIANCE INC	04/28/23	495.56	MW	IS		
AP CHK 00405437	30430R	PRESTON PIPELINES	04/28/23	1,500.00	MW	IS		
AP CHK 00405438	52408R	PRYOR, JONATHAN	04/28/23	199.84	MW	IS		
AP CHK 00405439	54044	QUADIENT LEASING USA INC	04/28/23	712.33	MW	IS		
AP CHK 00405440	14449	R & S ERECTION OF SAN MATEO	04/28/23	639.30	MW	IS		
AP CHK 00405441	50803	READYREFRESH	04/28/23	222.28	MW	IS		
AP CHK 00405442	57656	RICHARDSON, EVAN	04/28/23	194.00	MW	IS		
AP CHK 00405443	39655	RIMS SUN RIDGE SYSTEMS INC	04/28/23	59,625.00	MW	IS		
AP CHK 00405444	57639R	RIVAS, DANIEL	04/28/23	4,057.35	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405445	53532	ROBERT HALF TECHNOLOGY	04/28/23	4,032.00	MW	IS		
AP CHK 00405446	53616	ROMERO, JACOB	04/28/23	960.00	MW	IS		
AP CHK 00405447	56632	RSG INC	04/28/23	136.25	MW	IS		
AP CHK 00405448	52084R	RUIZ, SALVADOR	04/28/23	25.00	MW	IS		
AP CHK 00405449	52843R	S F UNDERGROUND	04/28/23	34,000.00	MW	IS		
AP CHK 00405450	1087	SAFETY KLEEN SYSTEMS INC	04/28/23	3,351.88	MW	IS		
AP CHK 00405451	57652R	SAM, ALLAN	04/28/23	2,623.26	MW	IS		
AP CHK 00405452	47239	SAN JOSE MUSEUM OF ART	04/28/23	75.00	MW	IS		
AP CHK 00405453	12544	SAN MATEO COUNTY CONTROLLER	04/28/23	82,505.00	MW	IS		
AP CHK 00405454	12544	SAN MATEO COUNTY CONTROLLER	04/28/23	72,636.00	MW	IS		
AP CHK 00405455	1790	SAN MATEO COUNTY TRANSIT DI	04/28/23	21,708.11	MW	IS		
AP CHK 00405456	49441	SC FUELS	04/28/23	33,337.11	MW	IS		
AP CHK 00405457	57632	SCIANCALPORE, JAZMYNN	04/28/23	370.00	MW	IS		
AP CHK 00405458	41332	SCOTT, JOSEPH	04/28/23	80.00	MW	IS		
AP CHK 00405459	57358R	SEMPER SOLARIS CONSTRUCTION	04/28/23	209.00	MW	IS		
AP CHK 00405460	57622	SETO, RYAN	04/28/23	75.00	MW	IS		
AP CHK 00405461	27129R	SF GONZALEZ CONCRETE INC	04/28/23	500.00	MW	IS		
AP CHK 00405462	54509	SF UNDERGROUND INC	04/28/23	24,000.00	MW	IS		
AP CHK 00405463	57655	SHANAHAN, AMY	04/28/23	477.00	MW	IS		
AP CHK 00405464	45325R	SHIU, BONNIE	04/28/23	158.45	MW	IS		
AP CHK 00405465	23742	SHOE DEPOT INC	04/28/23	2,275.95	MW	IS		
AP CHK 00405466	52666	SHRED WORKS INC	04/28/23	46.00	MW	IS		
AP CHK 00405467	57598R	SILVA-MUNIZ, MARYANN	04/28/23	160.00	MW	IS		
AP CHK 00405468	13038	SIMPSON, NORMAN	04/28/23	104.00	MW	IS		
AP CHK 00405469	54955R	SKYBLUE BUILDERS	04/28/23	462.02	MW	IS		
AP CHK 00405470	52668	SLIE, JUSTIN CHARLES	04/28/23	303.00	MW	IS		
AP CHK 00405471	18862R	SMELLY MELS PLUMBING INC	04/28/23	4,000.00	MW	IS		
AP CHK 00405472	26862	SOUTH BAY REGIONAL PUBLIC S	04/28/23	177.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405473	55808	SOUTHERN COUNTIES LUBRICANT	04/28/23	6,042.21	MW	IS		
AP CHK 00405474	51258	SPOSETO ENGINEERING INC	04/28/23	109,563.50	MW	IS		
AP CHK 00405475	55731R	SRC ROOFING	04/28/23	418.00	MW	IS		
AP CHK 00405476	20534	ST FRANCIS ELECTRIC INC	04/28/23	12,380.61	MW	IS		
AP CHK 00405477	56958JPA	STEPFORD	04/28/23	18,725.00	MW	IS		
AP CHK 00405478	52535R	SUAREZ, JOJO	04/28/23	246.00	MW	IS		
AP CHK 00405479	18334	SUPERION LLC	04/28/23	220,282.76	MW	IS		
AP CHK 00405480	51439	SWEET DELIGHT BAKERY	04/28/23	3,794.50	MW	IS		
AP CHK 00405481	34747	SWINERTON MANAGEMENT & CONS	04/28/23	8,583.00	MW	IS		
AP CHK 00405482	45319	T MOBILE USA INC	04/28/23	415.00	MW	IS		
AP CHK 00405483	45319	T MOBILE USA INC	04/28/23	100.00	MW	IS		
AP CHK 00405484	39424	TARGET SOLUTIONS LEARNING L	04/28/23	1,600.00	MW	IS		
AP CHK 00405485	56988	TARRAR UTILITY CONSULTANTS	04/28/23	57,500.00	MW	IS		
AP CHK 00405486	52669	TAYLOR, KENNETH	04/28/23	1,091.00	MW	IS		
AP CHK 00405487	13852	TELECOMMUNICATIONS ENGINEER	04/28/23	2,887.00	MW	IS		
AP CHK 00405488	42970JPA	TELECOMMUNICATIONS ENGINEER	04/28/23	16,768.03	MW	IS		
AP CHK 00405489	37535	TELEPATH CORPORATION	04/28/23	4,190.20	MW	IS		
AP CHK 00405490	51891	TETRA TECH INC	04/28/23	27,157.80	MW	IS		
AP CHK 00405491	56505	TOSHIBA AMERICA BUSINESS SO	04/28/23	20,294.64	MW	IS		
AP CHK 00405492	57640R	TRADEMARK ROOFING INC	04/28/23	209.00	MW	IS		
AP CHK 00405493	40278R	TRI GENERAL BUILDERS	04/28/23	209.00	MW	IS		
AP CHK 00405494	52033	TRIPEPI SMITH & ASSOCIATES	04/28/23	1,757.70	MW	IS		
AP CHK 00405495	51560	TSE, NELSON	04/28/23	54.00	MW	IS		
AP CHK 00405496	57472	UE SYSTEMS INC	04/28/23	6,618.91	MW	IS		
AP CHK 00405497	37637	ULINE INC	04/28/23	650.84	MW	IS		
AP CHK 00405498	57303	UNIFIED POWER	04/28/23	4,104.26	MW	IS		
AP CHK 00405499	7873	URBAN FARMER STORE, THE	04/28/23	391.07	MW	IS		
AP CHK 00405500	52305	US ECOLOGY US HOLDING CO LL	04/28/23	2,632.16	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note
AP CHK 00405501	56565	VERGARA LOBO ASSOCIATES	04/28/23	875.00	MW	IS		
AP CHK 00405502	3376	VERITIV OPERATING COMPANY	04/28/23	75.70	MW	IS		
AP CHK 00405503	29329	VERIZON WIRELESS SERVICES L	04/28/23	250.82	MW	IS		
AP CHK 00405504	41809	VESTRA RESOURCES INC	04/28/23	302.50	MW	IS		
AP CHK 00405505	41633R	VOONGS ROOFING COMPANY	04/28/23	209.00	MW	IS		
AP CHK 00405506	1579	VWR INTERNATIONAL LLC	04/28/23	807.84	MW	IS		
AP CHK 00405507	36355	WASTEWATER SOLUTIONS INC	04/28/23	4,125.00	MW	IS		
AP CHK 00405508	50485	WAVE BROADBAND	04/28/23	243.51	MW	IS		
AP CHK 00405509	50485	WAVE BROADBAND	04/28/23	1,295.00	MW	IS		
AP CHK 00405510	50485	WAVE BROADBAND	04/28/23	1,079.95	MW	IS		
AP CHK 00405511	49085	WEST COAST ARBORISTS INC	04/28/23	98,545.00	MW	IS		
AP CHK 00405512	6141	WEST COAST CONTRACTORS SERV	04/28/23	64.09	MW	IS		
AP CHK 00405513	1095	WESTLAKE ECO SOFT-TOUCH	04/28/23	306.60	MW	IS		
AP CHK 00405514	56711	WILLIAM K FAISST CONSULTING	04/28/23	5,963.00	MW	IS		
AP CHK 00405515	25139	WITMER PUBLIC SAFETY GROUP	04/28/23	39.63	MW	IS		
AP CHK 00405516	53426	WRECO	04/28/23	41,080.00	MW	IS		
AP CHK 00405517	41132	WRIGHT, CHARLAYNE	04/28/23	343.80	MW	IS		
AP CHK 00405518	57651R	XCLUSIVE WIRELESS RESOURCES	04/28/23	809.00	MW	IS		
AP CHK 00405519	57623	YEE, CURTIS	04/28/23	48.00	MW	IS		
AP CHK 00405520	45328	YONEMOTO, DAVID B	04/28/23	249.00	MW	IS		
AP CHK 00405521	47518R	YOUNG, WARREN	04/28/23	1,196.00	MW	IS		
AP CHK 00405522	53624	YUEN, NEWTON	04/28/23	605.00	MW	IS		
AP CHK 00405523	26847R	ZETZER, DAVID	04/28/23	224.00	MW	IS		

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To	Note

G R A N D T O T A L S:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	2,041,150.06	Number of Checks Processed:	331
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0
G R A N D T O T A L	2,041,150.06		

CANCELED CHECK:

00405372	56006R	KOGA, BRIAN	04/28/23	350.00	
			TOTAL	$2,040,800.06	

City Council Agenda Report

Item # _____

Meeting Date: May 22, 2023

Subject: Approval of Benefit Assessments for Linda Vista Area for Fiscal Year 2023-24

Recommended Action

Recommend the City Council conduct the public hearing and approve the Engineer's Report and the Fiscal Year 2023-24 property assessments for the Linda Vista Area Benefit Assessment District.

Background

City Council Resolution No. 90-55 established the Linda Vista Area Benefit Assessment District (District). The benefited area is subdivided into two drainage basins, Linda Vista and Bay Ridge and includes the Bay Ridge, Bay Vista and Linda Vista subdivisions (see Attachment 1). These subdivisions are required to detain on-site storm water run-off in excess of the flow rate before the land was developed.

The Bay Ridge drainage area is west of 308-309 Bay Ridge Drive and serves a total of 177 lots including all lots in the Bay Ridge Units 1, 2, and 3 subdivisions, and 12 lots in the westerly portion of the Bay Vista Subdivision. The Bay Ridge area drains through a detention basin located east of Alexis Circle (Bay Ridge Detention Basin). Improvements maintained with the Bay Ridge property assessments include the storm water detention basin, storm drain pipe systems in the public rights-of-way, retaining walls, fences, a lighted pathway on the detention basin property which provides access to Bayshore Heights Park and other minor facilities. The Bay Ridge Detention basin property is closed to the public.

The Linda Vista drainage area is east of and including 308-309 Bay Ridge Drive and serves a total of 176 lots, including all lots in the Linda Vista Subdivision, and certain lots in the Bay Vista Subdivision. The Linda Vista area drains through a detention basin located on the west side of Linda Vista Drive (Linda Vista Detention Basin). Improvements maintained with the Linda Vista property assessments include the storm water detention basins, storm drain pipe systems in the public rights-of-way, fencing, pathways, landscaping and other minor facilities on the detention basin property. The Linda Vista detention basin is typically open to the public for use as a passive park space. However, due to the nearby development project, it is temporarily closed.

These facilities are unique to the subdivisions they serve and require special services in excess of normal city maintenance. The annual cost of maintaining and, eventually, replacing the maintained facilities is equally assessed on the benefiting properties in each drainage area. Parcels dedicated for public use are not assessed. An Engineer's Report filed with the City Clerk on April 11, 2023 describes the services to be provided, estimated costs, and the basis and schedule of the property assessments for Fiscal Year 2023-24.

Maintenance staff systematically evaluates the benefit area on a quarterly basis to ensure the maintenance and repair of the facilities are appropriate (see Attachment 2 for copies of the four

quarterly inspection reports prepared for Fiscal Year 2023-24). Examples of evaluation activities include testing path lighting, inspecting fences and detention basins, assessing if vegetation has overgrown, checking supplies at doggie stations, and looking for the presence of debris. Any corrective measures needed are noted and addressed.

Discussion

The proposed assessments for Fiscal Year 2023-24 and last fiscal year's assessments are summarized below. The assessment for Fiscal Year 2023-24 for Linda Vista and Bay Ridge will remain unchanged from Fiscal Year 2022-23.

ASSESSMENT PER LOT	Linda Vista Detention Basin (176 Lots)	Bay Ridge Detention Basin (177 Lots)
Proposed Fiscal Year 2023-24	**$151.13**	**$100.46**
Past Assessment Fiscal Year 2022-23	$151.13	$100.46

Staff advised the property owners of the proposed assessments and availability of the Engineer's Report via mailing on April 21, 2023.

Fiscal Impact

The proposed assessments would generate revenue as follows:

Linda Vista Basin (176 lots):		$ 26,598.88
Bay Ridge Basin (177 lots):		+ 17,781.42
	TOTAL:	$ 44,380.30

Revenues from these assessments are appropriated to fund budgets of the City departments responsible for maintaining the drainage basins or related facilities, and to a facilities capital replacement fund.

The County Tax Collector would collect the assessments for each lot along with normal property taxes.

Summary/Conclusion

Recommend the City Council approve the Linda Vista Area Engineer's Report and the Benefit Assessments for Fiscal Year 2023-24.

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

Respectfully submitted,

Kevin Fehr
City Engineer

Richard Chiu, Jr.
Director of Public Works

Attachments:

1. Diagram of Linda Vista Area of Benefit
2. Four quarterly inspection reports
3. Letter to property owners

City of Daly City
Department of Public Works
333 90th Street
Daly City, CA 94015
(650) 991-8064

April 21, 2023

Subject: NOTICE OF PUBLIC HEARING
LINDA VISTA AND BAY RIDGE BENEFIT ASSESSMENT DISTRICTS – FISCAL YEAR 2023-2024
(Linda Vista, Bay Vista and Bay Ridge Subdivisions)

Dear Resident:

The storm drain system in your area includes storm water detention basins constructed between Alexis Circle and Bayshore Heights Park and along Linda Vista Drive. The basins were designed to detain excess storm water from your development to mitigate potential downstream flooding. Additionally, a lighted pathway was constructed to provide access to Bayshore Heights Park from Alexis Circle. These facilities are unique to the Linda Vista, Bay Vista and Bay Ridge subdivisions and require special services in excess of normal City maintenance. The Assessment District was established at the time these subdivisions were originally constructed to pay for the maintenance and long-term care of these facilities.

The proposed assessments for the fiscal year starting July 2023 are $151.13 per lot for the Linda Vista area and $100.46 per lot for the Bay Ridge area. A map of the neighborhood is located on the back of this letter. The proposed assessments remain unchanged from last Fiscal Year.

The City Council has scheduled a public hearing on the **May 22, 2023 City Council meeting**, which starts at 7:00 p.m., to receive public comments regarding the Engineer's Report and the proposed assessments for the coming year. If the City Council approves the Engineer's Report and levies the assessments, the City Clerk will send the assessment roll to the County Tax Collector for collection with your property tax payment.

The meeting can be attended in person at the above address or watch the live telecast at https://www.youtube.com/DalyCityVideoMeetings or https://www.dalycity.org/agendas. Citizens are encouraged to provide comments by attending in person and/or submit public comments via email to cityclerk@dalycity.org prior to the public meeting.

If you have questions or comments regarding this matter, please call me or Kevin Fehr, City Engineer, at (650) 991-8064. This will enable us to discuss your questions or comments in greater detail, if needed.

Sincerely,

Richard Chiu, Jr.
Director of Public Works

RC/KF/sc

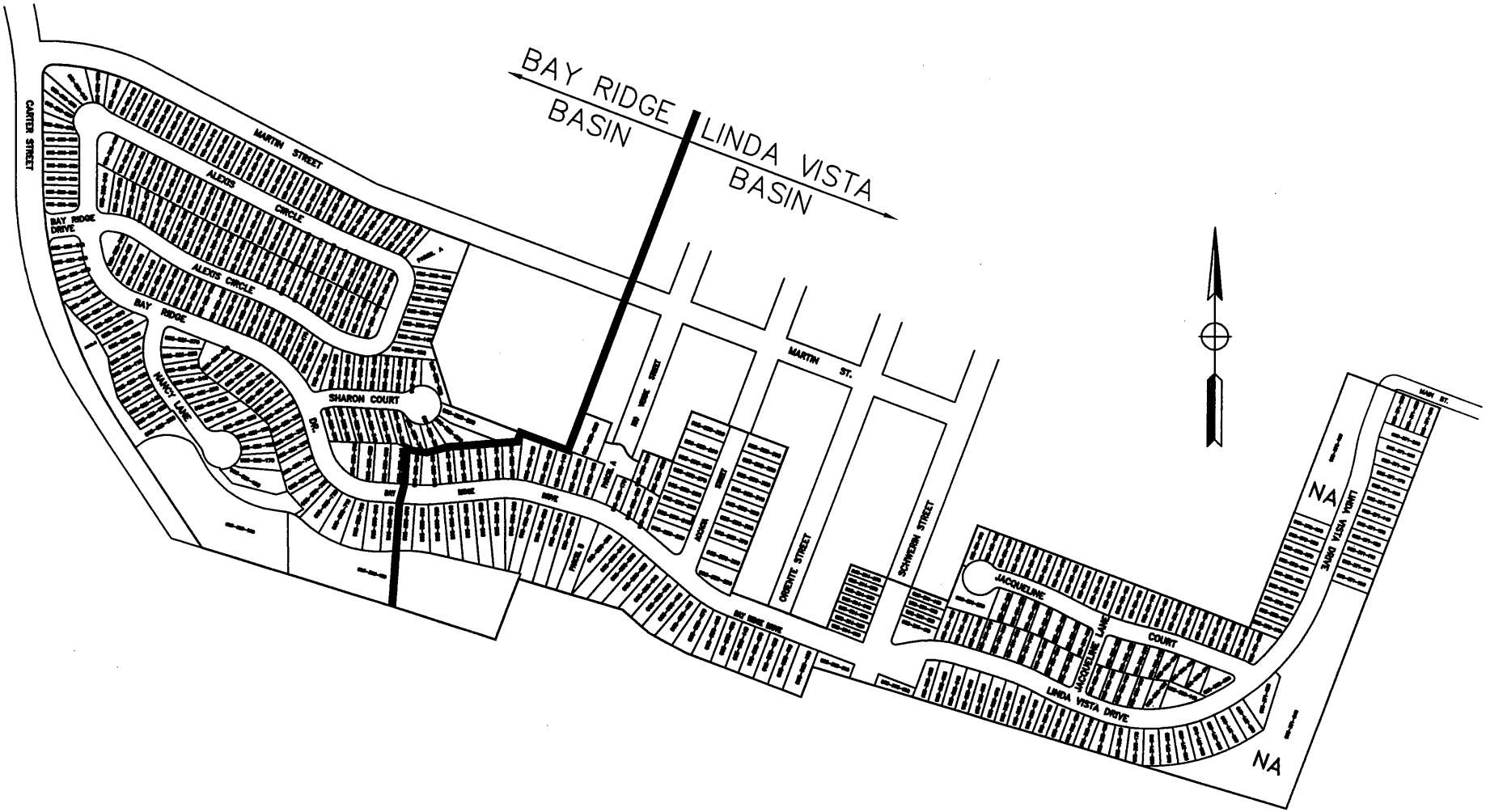


DIAGRAM OF
LINDA VISTA AREA OF BENEFIT

(BENEFIT ASSESSMENT ACT OF 1982)

CITY OF DALY CITY, SAN MATEO COUNTY, CA.

NA = NO ASSESSMENT FOR THE NOTED LOTS

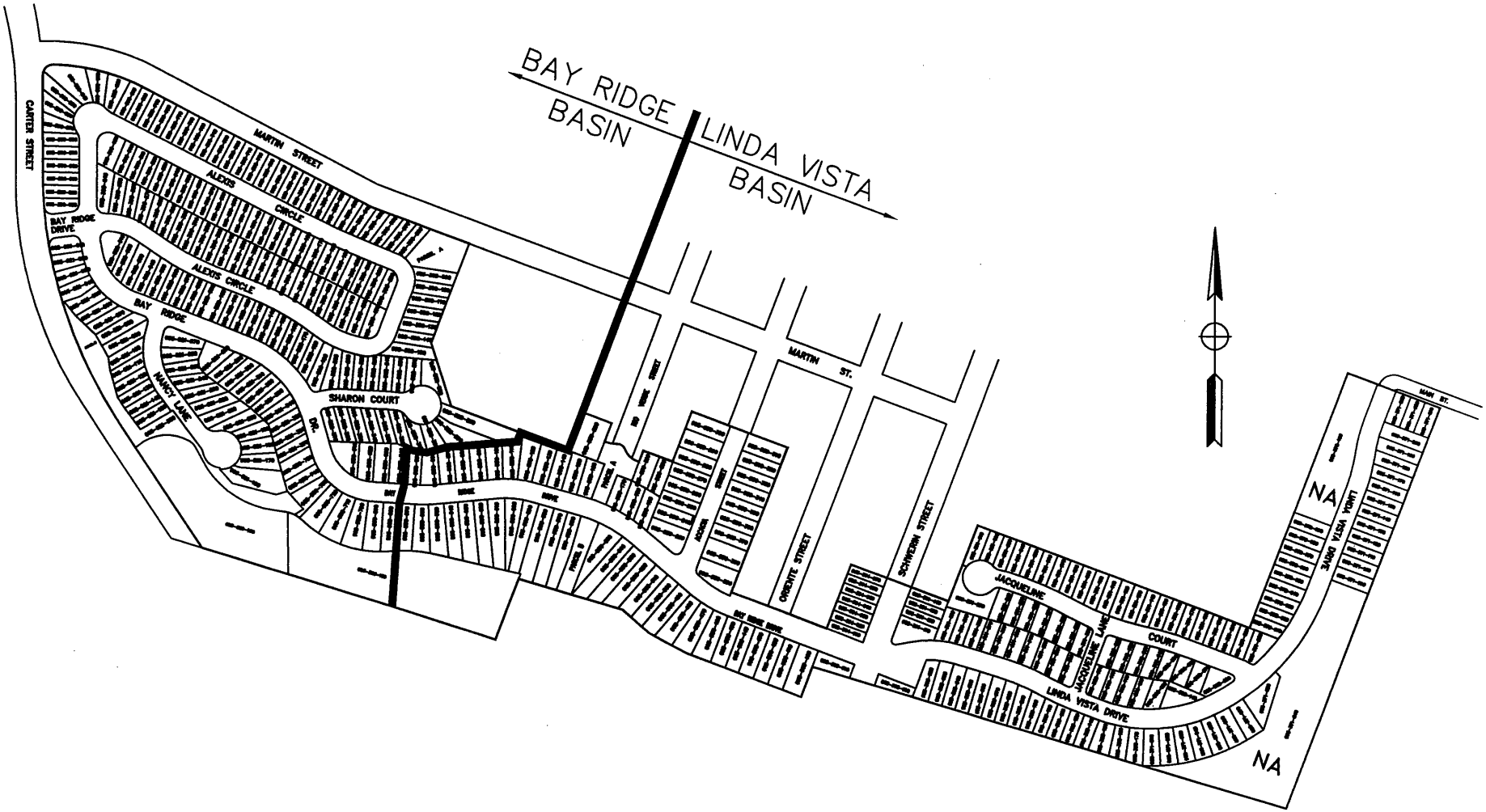


DIAGRAM OF
LINDA VISTA AREA OF BENEFIT

(BENEFIT ASSESSMENT ACT OF 1982)

CITY OF DALY CITY, SAN MATEO COUNTY, CA.

NA = NO ASSESSMENT FOR THE NOTED LOTS

DALY CITY DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM

TO: Kevin Fehr, City Engineer

FROM: Jeff Fornesi, Asst. to the Director of Public Works

DATE: August 4, 2022

SUBJECT: **BENEFIT ASSESSMENT DISTRICT INSPECTION – AUGUST 4, 2022**

Attendees: Jeff Fornesi, Asst. to the Director of Public Works
Kris Carr, Public Works Maintenance Supervisor – Facilities
Chris Caliendo, Public Works Maintenance – Parks

On August 4, 2022, at 11:00 a.m. staff conducted the Benefit Assessment District Quarterly Inspection. A summary of discussions and planned actions are below:

Bay Ridge Basin:

- Pathway lights tested and found to be functioning correctly.
- Seasonal vegetation along pathway is established and healthy.
- Doggie waste station was empty and continues to be routinely serviced.
- Turf in good to fair condition.
- Perimeter fence in good condition except for the retention basin entrance gate. The gate needs to be repaired. BUILDING MAINTENANCE: Work Order No. 22-09-001120
- No signs of erosion within the basin.
- Trees appear to be in healthy.

Linda Vista Basin:

- Housing developer adjacent to site completed construction of the pass-through road. The landscape area adjacent to the pass-through road was recently planted with trees and mulched. The upper and lower basin are fenced off with temporary fencing. A DG path was constructed on the east side of the lower basin just outside of the temporary fence. Contractor has been notified to restore the landscaping and irrigation within the basins at the end of their project.

Thank you,

Jeffery Fornesi
Assistant to the Director of Public Works

City of Daly City

cc: Richard Chiu, Jr., Director of Public Works
Kris Carr, Public Works Maintenance Supervisor – Facilities
Rick Medina, Public Works Maintenance Supervisor – Streets
Chris Caliendo, Public Works Maintenance Supervisor – Parks

DALY CITY DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM

TO: Kevin Fehr, City Engineer

FROM: Jeff Fornesi, Asst. to the Director of Public Works

DATE: November 15, 2022

SUBJECT: **BENEFIT ASSESSMENT DISTRICT INSPECTION – NOVEMBER 15, 2022**

Attendees: Jeff Fornesi, Asst. to the Director of Public Works
Kris Carr, Public Works Maintenance Supervisor – Facilities
Chris Caliendo, Public Works Maintenance – Parks

On November 1, 2022, at 8:00 a.m. staff conducted the Benefit Assessment District Quarterly Inspection. A summary of discussions and planned actions are below:

Bay Ridge Basin:

- Pathway lights were tested and found to be functioning correctly.
- Seasonal vegetation along pathway is established and appears to be healthy.
- Mulch was added to the landscape area along the pathway.
- Landscaping on basin side of pathway was removed and replaced with new landscaping.
- Doggie waste station was empty and continues to be routinely serviced.
- Turf in good to fair condition.
- Perimeter fence in good condition except for the retention basin entrance gate. The gate was replaced.
- No signs of erosion within the basin.
- Trees appear to be in healthy.

Linda Vista Basin:

- Housing developer adjacent to site completed construction of the pass-through road. The landscape area adjacent to the pass-through road was recently planted with trees and mulched. The upper and lower basin are not fenced off. A DG path was constructed on the east side of the lower basin just outside of the temporary fence. Contractor is in the process of restoring the landscaping and irrigation within the basins once Contractor submits plans and they are approved by the City.

Thank you,

Jeffery W. Fornesi

Jeffery Fornesi
Assistant to the Director of Public Works
City of Daly City

cc: Richard Chiu, Jr., Director of Public Works
Kris Carr, Public Works Maintenance Supervisor – Facilities
Rick Medina, Public Works Maintenance Supervisor – Streets
Chris Caliendo, Public Works Maintenance Supervisor – Parks

DALY CITY DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM

TO: Kevin Fehr, City Engineer

FROM: Jeff Fornesi, Asst. to the Director of Public Works

DATE: February 13, 2023

SUBJECT: **BENEFIT ASSESSMENT DISTRICT INSPECTION – FEBRUARY 8, 2023**

Attendees: Jeff Fornesi, Asst. to the Director of Public Works
Kris Carr, Public Works Maintenance Supervisor – Facilities
Chris Caliendo, Public Works Maintenance – Parks

On February 8, 2023, at 9:00 a.m. staff conducted the Benefit Assessment District Quarterly Inspection. A summary of discussions and planned actions are below:

Bay Ridge Basin:

- Pathway lights were tested and found to be functioning correctly.
- Seasonal vegetation along pathway is established and appears to be healthy.
- Mulch was added to the landscape area along the pathway.
- Landscaping on basin side of pathway was removed and replaced with new landscaping.
- Doggie waste station was empty and continues to be routinely serviced.
- Turf in good to fair condition.
- Perimeter fence and gate is in good condition.
- No signs of erosion within the basin.
- Trees appear to be in healthy.

Linda Vista Basin:

- Housing developer adjacent to site completed construction of the pass-through road. The landscape area adjacent to the pass-through road was recently planted with trees and mulched. The upper and lower basin are not fenced off. A DG path was constructed on the east side of the lower basin just outside of the temporary fence.
- Contractor's staff was actively working on restoring the landscaping and irrigation within the basins.

Thank you,

Jeffery Fornesi

Assistant to the Director of Public Works
City of Daly City

cc: Richard Chiu, Jr., Director of Public Works
Kris Carr, Public Works Maintenance Supervisor – Facilities
Rick Medina, Public Works Maintenance Supervisor – Streets
Chris Caliendo, Public Works Maintenance Supervisor – Parks

DALY CITY DEPARTMENT OF PUBLIC WORKS
INTEROFFICE MEMORANDUM

TO: Kevin Fehr, City Engineer

FROM: Jeff Fornesi, Asst. to the Director of Public Works

DATE: May 12, 2023

SUBJECT: **BENEFIT ASSESSMENT DISTRICT INSPECTION – MAY 4, 2023**

Attendees: Jeff Fornesi, Asst. to the Director of Public Works
Kris Carr, Public Works Maintenance Supervisor – Facilities

On May 4, 2023, at 11:00 a.m. staff conducted the Benefit Assessment District Quarterly Inspection. A summary of discussions and planned actions are below:

Bay Ridge Basin:

- Pathway lights tested and found to be functioning correctly.
- Seasonal vegetation along pathway is established and appears to be healthy.
- Mulch was added to the landscape area along the pathway.
- Landscaping on basin side of pathway was removed and replaced with new landscaping.
- Doggie waste station was empty and continues to be routinely serviced.
- Turf in good to fair condition.
- Perimeter fence and gate is in good condition.
- No signs of erosion within the basin.
- Trees appear to be in healthy.

Linda Vista Basin:

- Housing developer adjacent to site completed construction of the pass-through road.
- The landscape area adjacent to the pass-through road is planted with trees and mulched.
- Construction fencing around upper and lower basin was removed.
- DG path completed on both lower and upper basin.
- Basin areas have not been accepted by the City at time of inspection.

Thank you,

Jeffery Fornesi
Assistant to the Director of Public Works
City of Daly City

cc: Richard Chiu, Jr., Director of Public Works
Kris Carr, Public Works Maintenance Supervisor – Facilities
Rick Medina, Public Works Maintenance Supervisor – Streets
Chris Caliendo, Public Works Maintenance Supervisor – Parks

City Council Meeting Agenda Report Item # _____

Meeting Date: May 22, 2023

Subject: Review of 2023-2031 Draft Housing Element (RHNA6)

Recommended Action

Receive staff presentation on the Draft Housing Element (DHE) and provide input on the element.

Background

The State of California requires that each jurisdiction update its Housing Element every eight (8) years to address future housing needs. The Housing Element ensures the City complies with State housing laws and allow Daly City to become eligible for State grants and funding sources. It also demonstrates the City's ability to meet future housing growth needs.

In February 2022, the City Council received a staff presentation and provided input on the City's efforts to update the Housing Element, including the City's Regional Housing Needs Allocation (RHNA) and potential sites inventory. In addition to the City's efforts through the *21 Elements* collaborative in San Mateo County, the Planning Division conducted a public outreach effort in May and June 2022, to solicit additional public input on the same topics discussed with the City Council.

Last fall, the Planning Division retained Placeworks, a consultant accomplished in developing Housing Elements to prepare a document that could be submitted to the State Department of Housing and Community Development (HCD) for expeditious review. In close coordination with City staff, the consultant has completed the task of developing the Draft Housing Element and the Element was made available for a 30-day public review beginning on May 11 and ending on June 10. Tonight's presentation is intended to maximize the public's ability to provide the Council input on the policies and programs contained within the Element.

Discussion

Placeworks, working closely with City staff, has updated the Housing Element to comply with State law and ensure the City's policies and programs can accommodate estimated housing growth needs identified in the Association of Bay Area Government's (ABAG) Regional Housing Needs Allocation (RHNA) allocation for the 2023-2031 planning period (see Attachment A – Draft Housing Element). The Housing Element will be submitted to HCD for State law compliance review after the close of the public comment period in mid-June.

The primary policy areas contained within the DHE relate to expanding housing opportunities through compliance with RHNA, Affirmatively Furthering Fair Housing (AFFH), and policy areas the City has identified may be amended to allow for the development of more affordable housing. While these areas will be reviewed during the Council presentation, staff has focused this staff report on AFFH and key rezonings and Zoning Ordinance amendments, specifically changes to the R-3 Multiple Family Residential zone and the City's General Plan residential land use designations, that will be necessary to achieve the RHNA compliance.

Regional Housing Need Allocation (RHNA). As previously communicated to the City Council, the Planning Division has struggled to identify an adequate number of development sites that satisfy the City's RHNA, which is identified in Draft Housing Element Table HE-1 as follows:

Table HE 1: Regional Housing Need, 2023–2031

Income Category	Allocation	Percentage
Very Low*	1,336	**27%**
Low	769	**16%**
Moderate	762	**16%**
Above Moderate	1,971	**41%**
Total	**4,838**	**100%**

Source: ABAG 2021

Table HE-43 beginning on page 135 identifies projects in Daly City that are seeking entitlements or that have been approved, which collectively provide an estimated 3,092 housing units "in the pipeline" that could meet a portion of the above 4,838-unit RHNA. Of these units, 974 are affordable to lower-income households, 83 affordable to moderate-income households, and 2,035 market rate.

Tables HE-46, HE-47, and HE-48 on pages 145 and 146 identify a parcel-by-parcel listing of the vacant and underutilized sites that can accommodate portions of the RHNA that are not covered by "in the pipeline" projects identified in Table HE-43. These include a number of parcels that were identified in the previous 2015-2022 Housing Element, some of which were rezoned to implement that element, and several new sites that will be necessary for the City to rezone as an implementation measure of the new 2023-2031 Housing Element, including the following:

Table HE 47: Vacant Sites – Proposed Rezone or Planned Development Update

Site Address/Intersection	General Plan Designation (Current)	Zoning Designation (Current)	General Plan Designation (Proposed)	Zoning Designation (Proposed)
525 Serramonte Boulevard	Commercial Mixed-Use	Planned Development	Residential High Density	Planned Development (Permitting Residential)
6401 Mission Street	Commercial Mixed-Use	Planned Development (Permitting Office)	Commercial Mixed-Use	Planned Development (Permitting Residential)
Seton Hospital - Southgate	Office (C-O)	Office Commercial (C-O)	Residential-High (R-H)	R-3
Seton Hospital - West	Public Facilities (PF)	HOSP	Residential-High (R-H)	R-3
Seton Hospital - West	Public Facilities (PF)	HOSP	Residential-High (R-H)	R-3

Seton Hospital - East	Public Facilities (PF)	HOSP	Residential-High (R-H)	R-3
Seton Hospital - East	Public Facilities (PF)	HOSP	Residential-High (R-H)	R-3

In combination, these "rezone" sites would, as indicated in Table HE-47, provide a realistic capacity of approximately 1,018 housing units, which in combination with underutilized capacity, and construction of over 500 accessory dwelling units over the planning period, could satisfy the City's RHNA.

The City Council should be aware that AHMC, the owners of the Seton Hospital property, approached City staff during the development of the Draft Housing Element about building a high-density residential "wellness village" on a 9.6-acre portion of the Seton property at 1900 Sullivan Avenue (main hospital campus) and the entire 1.75-acre Seton property at 1500 Southgate Avenue (see Attachment B – Letter from AHMC Healthcare, Inc.). This high-density residential concept only includes four existing parcels on the hospital campus and does not include the parcel on which Seton Hospital is situated or other parcels with existing medical office buildings, which would remain zoned for a Hospital use only pursuant to the Sullivan Corridor Specific Plan (see Attachment C – AHMC Residential Rezone Parcels).

While the owners' have yet to finalize their development plans, staff has agreed to introduce the concept of housing on the Seton parcels as part of the Housing Element update. This effort will include rezoning the entirety of 1500 Southgate Avenue and the 9.6-acre portions of the Seton main campus to R-3 – Multiple Family Residential. The City would also need to simultaneously amend the R-3 zone to allow for 120 feet of height and amend the General Plan designation for the property to Residential – High Density (R-H) while increasing the maximum permissible density in the R-H designation to 120 dwelling units per acre. The implications of the amendments to the zoning and General Plan amendments are discussed in more detail in the subsequent section of this staff report.

In addition to the above, the Council should be aware that the City must comply with the State's "by right" requirement, which mandates that sites necessary to satisfy the City's RHNA not be subject to conditional use permit or other discretionary approvals, including Design Review. It will therefore be necessary for the City to remove the use permit requirement for mixed-use projects in the (future) C-MU Commercial Mixed-Use zone and the C-1 and C-2 commercial zones that provide a residential component resulting in an overall net density of at least 30 dwelling units per acre and which also contain a first-floor commercial component that occupies a proportion of the total building area identified by the Zoning Ordinance. The R-3 Multiple Family Residential zone, to which the Seton parcels would be rezoned, does not currently require a use permit, so no change is required to this zoning designation insofar as permissible uses.

In addition to rezoning portions of the Seton main hospital campus and 1500 Southgate, the DHE has also identified the need to amend the Planned Development (PD) zoning for 525 Serramonte Boulevard (previously referred to as Serramonte Views) and the City-owned property at 6401 Mission (previously referred to as 88 Hillside – Phase II). An amendment to the General Plan designation for 525 Serramonte Boulevard would also be required, to ensure residential uses are allowed on this parcel. As identified in Table HE-47, revisions to the PD zoning would be required to allow 75 units per acre and 135 units per acres at 6401 Mission Street and 525 Serramonte Boulevard, respectively, allowing approximately 150 units on each of these properties,

Affirmatively Furthering Fair Housing (AFFH). Assembly Bill 686 (AB 686), passed in 2018, created new requirements for jurisdictions, as part of their Housing Element updates, to affirmatively further fair housing. According to AB 686, affirmatively furthering fair housing means to take "meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics" and is Federally mandated by the 1968 Fair Housing Act.

The Draft Housing Element discusses the City's proposed approach to meeting this requirement on pages HE-69 through HE-132. Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues, as shown in Table HE-40, Factors Contributing to Fair Housing Issues. While the City has identified several strategies to address the fair housing issues, the most pressing issues are the:

1. Presence of Racially or Ethnically Concentrated Area of Poverty (R/ECAP) conditions and characteristics.
2. Disproportionate housing needs of renters.
3. Concentration of cost burdened households west of I-280 and in northeastern neighborhoods.
4. Concentrations of lower-income households.
5. Potential conversion of affordable housing to market rate and displacement of residents.
6. Disproportionate housing needs among populations of color, especially among Hispanic and Black and African American households.

The combination of these factors presents challenges to housing and economic mobility in the short and near term for many households, particularly lower-income households. To assist households with overcoming these challenges, the DHE prioritizes contributing factors to such mobility issues in Table HE-40 on page 132. This table also identifies actions to meaningfully affirmatively further fair housing for each factor identified. Chapter 5 of the DHE, Housing Objectives, Policies, and Tasks contains several programs to affirmatively further fair housing and these programs are identified in the right side of Table HE-40.

Necessary amendments to General Plan residential land use designation and Zoning Ordinance to achieve RHNA. Because of amendments necessary to the Residential – High Density land use designation, specifically the need for this designation to allow up to 120 dwelling units per acre, amendments to the other General Plan residential designations are necessary to ensure adequate density distribution through the five designations. The proposed amendments are as follows:

1. Increase the permitted density in the Residential – Medium Low Density General Plan Land Use Designation from 14.6 to 20 dwelling units per acre to 14.6 to 35 dwelling units per acre.

2. Increase the permitted density in the Residential – Medium Density General Plan Land Use Designation from 20.1 to 35 dwelling units per acre to 35.1 to 60 dwelling units per acre.

3. Increase the permitted density in the Residential High Density General Plan Land Use Designation from 35.1 to 60 dwelling units per acre to 60.1 to 120 dwelling units per acre.

4. Increase the permitted density in the Residential – Very High Density General Plan Land Use Designation to a minimum of 120.1 dwelling units per acre.

Similarly, regarding the Zoning Ordinance, it will be necessary to amend Chapter 17.12 - R-3 Multiple Family Residential District and Chapter 17.21 - SC Sullivan Corridor Specific Plan District (R-H) to:

1. Require that all new development be multiple family residential in nature only, constructed pursuant to the density parameters established by the General Plan, and without the requirement for design review, unless by objective standards;

2. Amend the maximum building height to 120 feet;

3. Amend the minimum lot area for new parcels to one acre;

4. Remove the maximum lot coverage; and

5. Remove the regulation pertaining to lot area per dwelling unit (General Plan densities to be used instead).

While it may appear that amending the General Plan designations and Zoning Ordinance could have significant impacts to the character of Daly City by essentially allowing much more intensive development, i.e., taller buildings at a greater density, the actual impacts of these changes are nuanced and limited generally to the RHNA rezone discussed previously in this staff report. This is largely because Daly City is almost completely built-out, as documented in Table He-46 on page 145. Aside from proposed rezone sites identified in Table HE-47 on the subsequent page, there is only one vacant R-3 zoned site that remains available for development at 89 First Avenue. Therefore, any real character impacts that would arise would be caused by redevelopment of existing properties.

Regarding the properties on the Seton main hospital campus, the Council should be aware that there is presently no height limit imposed on these parcels through the Sullivan Corridor Specific Plan and associated zoning. However, the changes proposed by the DHE to the land use allowances affecting this property would – as they are intended to – very likely promulgate residential development on the campus, where only hospital uses are presently permitted.

Recommendation

Staff recommends that the City Council review the DHE, receive public comment, and provide input to staff as to the policy content contained within the element.

Respectfully submitted,

Michael VanLonkhuysen
Planning Manager

Tatum Mothershead
Director of Economic and
Community Development

Attachments
Attachment A –Draft Housing Element
Attachment B – Letter from AHMC Healthcare, Inc.
Attachment C – AHMC Residential Rezone Parcels



CITY OF DALY CITY
2023-2031 HOUSING ELEMENT

Public Review Draft
May 2023

CITY OF
DALY CITY
GATEWAY TO THE PENINSULA



Cover Image Credits (left to right)

Image by Sharon Mollerus. Flickr user: clairity (image was cropped) (CC BY 2.0) creativecommons.org/licenses/by/2.0/

Image by Kathy Drasky. Flickr user: 12837894@N04 (image was cropped) (CC BY 2.0) creativecommons.org/licenses/by/2.0/

Image by Wikimedia Commons user: InvadingInvader (image was cropped) (CC BY-SA 4.0) creativecommons.org/licenses/by-sa/4.0/deed.en

CITY OF DALY CITY
2023-2031 HOUSING ELEMENT

Public Review Draft
May 2023

Prepared By: PlaceWorks

101 Parkshore Drive, Suite 200
Folsom, California 95630
t 916.245.7500

CITY OF DALY CITY

Public Review Draft Housing Element

RHNA 6 (2023-2031 Planning Period)



TABLE OF CONTENTS

INTRODUCTION 1

What is a Housing Element? 1
Legal Requirements 2
Content and Organization 2
General Plan Consistency 3

PUBLIC OUTREACH AND ENGAGEMENT 5

Outreach for All 5
Countywide Outreach Efforts 5
Housing Element Workshops 10
Public Comments 11
Noticing of the Draft Housing Element 11

REVIEW OF THE 2015 HOUSING ELEMENT 13

Progress Toward Meeting the 2015-2022 Regional Housing Needs Allocation 13

DALY CITY HOUSING NEEDS 39

General Demographics 39
Housing Stock Characteristics 40
Household Characteristics 44
Workforce 48
Housing Affordability 49
Regional Housing Needs Allocation 58
Special Housing Needs 59

FAIR HOUSING ASSESSMENT 69
Fair Housing Enforcement and Outreach Capacity 69
Integration and Segregation 73
Access to Opportunity 88
Disparate Housing Needs 101
Other Relevant Factors 114
Contributing Factors and Fair Housing Action Plan 129

HOUSING SITES ANALYSIS 133
Regional Housing Needs Allocation 133
Unaccommodated Regional Housing Need Allocation from the 5th Cycle 134
Planned and Approved Projects 134
Sites Inventory and Analysis 141
Summary of Capacity to Accommodate the RHNA 149

CONSTRAINTS TO HOUSING PRODUCTION 151
Governmental Constraints to Housing Production 151
Nongovernmental Constraints to Housing Production 176
Energy Conservation 177

HOUSING OBJECTIVES, POLICIES, AND TASKS 179
Daly City's Housing Objectives 179
Policies and Tasks 179
Quantified Objectives 195

Tables

Table HE 1: Regional Housing Need, 2023–2031 2
Table HE 2: Units Permitted During 5th Cycle RHNA Projection Period 13
Table HE 3: Implementation of 2004 Housing Element Objectives and Policies (2015-2023) 15
Table HE 4: Daly City Population Growth 39
Table HE 5: Race and Ethnicity 40
Table HE 6: Age of Residents 40
Table HE 7: Total Housing Units 41
Table HE 8: Tenure Type 41
Table HE 9: Building Type 41
Table HE 10: Type of Vacancy 42
Table HE 11: Year Structure Built 43
Table HE 12: Number of Potential Housing Problems 43
Table HE 13: Household Size 44
Table HE 14: Household Type 45
Table HE 15: Number of Overcrowded Units 45
Table HE 16: HCD 2022 Income Limits by Household, San Mateo County 46
Table HE 17: Household Income 47
Table HE 18: Households by Income and Tenure 47
Table HE 19: Median Earnings by Occupation, Daly City 48
Table HE 20: Median Home Values 50
Table HE 21: Ability to Pay for For-Sale Housing 50
Table HE 22: Median Contract Rent 51
Table HE 23: Summary of 2019 Rents 51
Table HE 24: Ability to Pay for Rental Housing 52
Table HE 25: Households Overpaying for Housing 53
Table HE 26: Assisted Units in Daly City 55
Table HE 27: Regional Housing Needs Allocation 2023 - 2031 58
Table HE 28: Senior Households by Income Level and Tenure 59
Table HE 29: Type of Disability 60
Table HE 30: Age of People with Development Disabilities 61
Table HE 31: Living Arrangements of People with Developmental Disabilities 61
Table HE 32: Single-Headed Family Households 63
Table HE 33: Households of Five or More by Tenure 64
Table HE 34: Housing Units by Bedroom Size 64
Table HE 35: Homeless Count 65
Table HE 36: Demographics of Homeless Population 66
Table HE 37: Location when Homelessness Occurred 66
Table HE 38: County Homeless Population Location 2013-2022 67
Table HE 39: Fair Housing Complaints by Basis 70
Table HE 40: Factors Contributing to Fair Housing Issues 132
Table HE 41: Regional Housing Needs Allocation, 2023–2031 133
Table HE 42: Alternatives to 5th Cycle Rezone to Meet Unaccommodated Need 134
Table HE 43: Planned and Approved Projects 135
Table HE 44: Recent Development Examples, Multifamily 142
Table HE 45: Recent Development Examples, Mixed-Use 143
Table HE 46: Vacant Sites, Residential Permitted 145
Table HE 47: Vacant Sites – Proposed Rezone or Planned Development Update 145
Table HE 48: Underutilized Sites 146
Table HE 49: Summary of Residential Capacity Compared to the 6th Cycle RHNA by Income Category 149

Table HE 50: 2013 General Plan Land Use Designations 151
Table HE 51: BART Station Area Specific Plan Land Use Designations 152
Table HE 52: Sullivan Corridor Specific Plan Land Use Designations 152
Table HE 53: Zoning District Designations and Densities 153
Table HE 54: Daly City Regulations for Residential Zones 155
Table HE 55: Daly City Parking Regulations 156
Table HE 56: Sample Development: Single Family 158
Table HE 57: Sample Development: Multifamily Affordable Project 158
Table HE 58: Sample Development: Mixed Use Project, 72 Units of Affordable Housing 159
Table HE 59: AB 1600 Fees 159
Table HE 60: Comparative Fee Analysis for Prototypical Developments: Single-Family Home (2022) 161
Table HE 61: Comparative Fee Analysis for Prototypical Developments: 10-Unit Buildings (2022) 163
Table HE 62: Existing Entitlement Requirements by Zoning District 165
Table HE 63: Typical Processing Time by Type of Approval 171
Table HE 64: Housing Element Objectives, Policies, and Tasks 181
Table HE 65: Quantified Objectives by Income Category 195

Figures

Figure HE-1: Household by Income Category 47
Figure HE-2: Resident Employment by Occupation 48
Figure HE-3: Unemployment Rate 49
Figure HE-4: Households Overpaying by Tenure 53
Figure HE-5: Low-Income Households Overpaying 54
Figure HE-6: Percentage of Population Non-White 76
Figure HE-7: Percentage of Population with a Disability 78
Figure HE-8: Percentage of Children in Female-Headed Households 80
Figure HE-9: Median Household Income 83
Figure HE-10: Percentage of Population with Incomes Below the Poverty Level 84
Figure HE-11: Segregation and Integration by Protected Class 85
Figure HE-12: TCAC Opportunity Areas 90
Figure HE-13: TCAC Education Score 95
Figure HE-14: HUD Jobs Proximity Index 96
Figure HE-15: CalEnviroScreen 4.0 Percentile 99
Figure HE-16: Access to Opportunity 101
Figure HE-17: Renter Overpayment 105
Figure HE-18: Owner Overpayment 106
Figure HE-19: Rate of Overcrowding 108
Figure HE-20: Communities Vulnerable to Displacement 110
Figure HE-21: Disporportionate Housing Needs 113
Figure HE-22: Major Public and Legal Actions That Influence Fair Access to Housing 116
Figure HE-23: Daly City Census Tracts 119
Figure HE-24: Percentage of the Population Non-White 120
Figure HE-25: Percentage of Inventory by Income Level, by Percentage of Residents with a Disability 121
Figure HE-26: Percentage of RHNA Inventory by Income Level, by Percentage of Children in Households with Single Female Householder 122
Figure HE-27: Percentage of RHNA Inventory by Median Income Level 123

Figure HE-28: Percentage of RHNA Inventory by Income Level, by Percentage of Population with Incomes Below the Poverty Level 123
Figure HE-29: Percentage of RHNA Inventory by Income Level, by Educational Attainment Score 125
Figure HE-30: Percentage of RHNA Inventory by Income Level, by Jobs Proximity Index 126
Figure HE-31: Percentage of RHNA Inventory by Income Level, by CalEnviroScreen Percentile 127
Figure HE-32: Percentage of RHNA Inventory by Income Level, by Percentage of Renter Households Overpaying for Housing 127
Figure HE-33: Percentage of RHNA Inventory by Income Level, by Percentage of Homeowner Households Overpaying for Housing 128
Figure HE-34: Percentage of RHNA Inventory by Income Level, by Percentage of Households Overcrowded 129
Figure HE-35: Location of Projects and Sites to Meet the RHNA 147
Figure HE-36: Comparative Fee Analysis for Prototypical Developments: Single-Family Home (2022) 160
Figure HE-37: Comparative Fee Analysis for Prototypical Developments: 10-Unit Buildings (2022) 162

This page intentionally left blank.

CITY OF DALY CITY

Public Review Draft Housing Element

RHNA 6 (2023-2031 Planning Period)



Introduction

From an urban planning perspective, nothing has impacted Daly City more than the construction of housing. Over the years, Daly City has provided new housing opportunities for many thousands of families, many of whom settled in the city at the close of World War II.

Like much of the Bay Area, housing demand has exceeded housing supply in Daly City for many years. While job centers in the Bay Area region have flourished, housing construction has not kept pace with the demand created by a vast influx of households taking advantage of the rich opportunities offered by the region's employers. In bedroom communities like Daly City, these economic forces have led to soaring housing costs, overcrowding, and illegal construction.

Even in the current market downturn, the housing market continues to impact the daily lives of households in Daly City and throughout the region. Steep increases in the cost of for-sale homes at the beginning of the decade have been replaced by scarce credit to construct new housing and a foreclosure crisis not seen since the Great Depression. This climate further challenges the abilities of the State and local governments to ensure equitable access to affordable housing.

What is a Housing Element?

State law requires each city and county to adopt a General Plan containing at least seven elements, including a Housing Element. Unlike the other mandatory General Plan elements, the Housing Element must be updated every eight years, is subject to detailed requirements of State law, and must be reviewed by the California Department of Housing and Community Development (HCD). Housing elements have been mandatory portions of general plans since 1969, reflecting the State recognition that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing goals. The regulation of the housing supply through planning and zoning powers affects the State's ability to achieve its housing goal of "decent housing and a suitable living environment for every California family" and is critical to the State's long-term economic competitiveness.

This Housing Element provides a comprehensive analysis of the status of housing in Daly City, and sets forth goals, policies, and programs (tasks) to improve the quality of the City's housing stock and increase housing opportunities. Like other parts of this General Plan, the Housing Element has been prepared within the context of urban transformation that will result from an ever-increasing population and mandates from State and regional agencies to build housing near existing transit. The policies contained within the element are intended to provide a framework for evaluating specific housing proposals; establish a

coordinated, realistic course of action for dealing with Daly City's concerns; and be a tool for decision makers when considering the approval of housing construction projects.

Legal Requirements

Housing element law requires local governments like Daly City to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need. Housing Element law is the State's primary market-based strategy to increase housing supply, choice, and affordability. The law recognizes that for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

The Housing Element process begins with HCD allocating a region's share of the statewide housing need to Councils of Governments (COG) based on California Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans. In Daly City, the Association of Bay Area Governments (ABAG) serves as the regional COG in the San Francisco Bay Area. In coordination with local governments, ABAG allocates the region's share of the statewide need to the cities and counties in the Bay Area. This allocation, which is discussed further within this document, is called the Regional Housing Need Allocation (RHNA, pronounced "ree-nuh").

As shown in **Table HE-**1, Daly City must plan for 4,838 units during the 2023-2031 planning period.

Table HE 1: Regional Housing Need, 2023–2031

Income Category	Allocation	Percentage
Very Low*	1,336	**27%**
Low	769	**16%**
Moderate	762	**16%**
Above Moderate	1,971	**41%**
Total	**4,838**	**100%**

Source: ABAG 2021

*Note: * It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category.*

Content and Organization

The Housing Element is organized into the following sections and has been structured to comply with state housing element guidelines. The content of the sections is listed below.

Introduction: This section provides information on the State of California's requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Public Outreach and Engagement: Describes the opportunities the City provided for public participation during preparation of the updated Housing Element.

Review of the 2015 Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Daly City Housing Needs: This section focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Fair Housing Assessment: Includes an assessment of fair housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Housing Sites Inventory: This section describes the City's housing resources as well as the City's existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City.

Housing Constraints: This section analyzes potential governmental and nongovernmental constraints to housing development in Daly City. This includes the City's planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land, and the materials for building homes, as well as natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (some examples are home building, finance, real estate, and rental housing that impact housing cost and availability).

Objectives, Policies, and Tasks: This section sets forth the City's objectives, policies, and tasks that are designed to address the housing needs in Daly City. Based on the findings of all of the previous sections, the objectives, policies, and tasks section identifies actions the City will take to meet local housing goals, quantified objectives, and address the housing needs in Daly City.

General Plan Consistency

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city.

The Housing Element has been reviewed for consistency with the City's other General Plan elements. The Daly City 2030 General Plan was last adopted in 2013. The policies and actions in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes.

The City plans to review and update the current Safety Element incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).

This page intentionally left blank.

Public Outreach and Engagement

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583(c)(6) of the California Government Code specifically requires that "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort."

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

Daly City developed a broad and diverse outreach plan designed to reach as many community members who live and work here as possible. To accomplish such a diverse outreach plan, the City partnered with other San Mateo County jurisdictions through the 21 Elements (http://www.21elements.com/) collaboration.

Outreach for All

To ensure that a wide range of residents were able to participate in the outreach process, including renters, workers, young families, youth, people of color, immigrants, refugees, non-English speakers, and people with disabilities, the City completed the following in corporation with 21Elements.

- Ensured foreign language translation and interpretation was included in our meetings and materials.
- Designed a website that was mobile friendly, with accessibility features and in multiple languages. (Lower-income residents, young adults, and people of color are more likely to use their phones to access online information.)
- Formed an Equity Advisory Group consisting of 18 organizations across San Mateo County that provided feedback on outreach and materials, and shared information about the Housing Element update and how to participate in the process with the communities they serve.
- Held meetings in partnership with community organizations (including an introductory meeting in Spanish with English interpretation).

Countywide Outreach Efforts

Website and Social Media

The City helped develop a countywide website available in five languages which was linked to the city webpage detailing our timeline, engagement activities, and resources, videos about the process in several languages, and a social media presence. As of February 2022, the website has been visited more than 17,000 times, with more than 20 percent from mobile devices.

Let's Talk Housing – Webinar Series

As part of outreach and engagement work for the 6th Cycle Housing Element Update, 21 Elements/Let's Talk Housing organized a countywide four-part webinar series to help educate and inform San Mateo County residents and stakeholders on regional and local housing issues.

The four-part series took place on Zoom in fall of 2021, focusing on the following topics and how they intersect with the Bay Area's housing challenges and opportunities:

- Why Affordability Matters
- Housing and Racial Equity
- Housing in a Climate of Change
- Putting it All Together for a Better Future

The series included speaker presentations, audience Q&A, breakout sessions for connection, and debrief discussions. The sessions were advertised and offered in English, Spanish, Mandarin, and Cantonese, though participation in non-English channels was limited. The meetings were well attended and attendees represented a range of age groups and races.

Key Themes of the Webinars:

- Housing affordability is a public health issue: Where we live impacts our health, economic equity, environmental and racial justice.
- The Three S's: Supply, Stability, and Subsidy: Increase housing supply, protect renters and vulnerable households by providing stability, fill the gaps with subsidies.
- Implement strategies to promote climate-ready housing.
- In addition to the webinar series, Let's Talk Housing also sponsored four "listening sessions" with City and County staff and key stakeholders, that convened more than 30 groups. These stakeholders represented organizations that focused on:
    - Building market-rate or affordable housing
    - Addressing fair housing issues
    - Advocating for affordable housing
    - Providing housing services.

Community Meetings

The City participated in several meetings and webinars in partnership with 21 Elements, including:

- **Introduction to the Housing Element** – A Housing Element overview with breakout discussion rooms that was part of a series of introductory meetings.
- **All About RHNA Webinar** – An in-depth dive into sites methodology.
- **Stakeholder Listening Sessions** – Four meetings where jurisdictions could listen to and interact with stakeholder groups arranged by topic. More than 30 groups participated.
- **Creating an Affordable Future Webinars** – A four-part series to help educate community members about local housing issues.

Daly City Residents Feedback

Although few residents attended, meaningful conversation at these community meetings were achieved. The participants reflected on how much they valued the city's racial diversity and the ways that the city's relatively affordable housing allows multiple generations to live nearby. At the same time, some community members were concerned about disappearing affordability and challenges to young families

in buying new homes. Conversation included ideas on how to increase participation, which included working with the Filipino community, and doing direct outreach to elders, including people who use the Serramonte Mall as a community hub.

Stakeholder Listening Session Series

Daly City joined 21 Elements for a facilitated series of listening sessions held between September and November 2021 to hear from various stakeholders who operate countywide or across multiple jurisdictions. The four sessions convened more than 30 groups, including fair housing organizations, housing advocates, builders/developers (affordable and market-rate), and service providers, to provide observations on housing needs and input for policy consideration. Key themes and stakeholder groups included the following.

Fair Housing: Concern for the end of the eviction moratorium, the importance of transit-oriented affordable housing and anti-displacement policies, and the need for education around accessibility regulations and tenant protections. Eight stakeholder groups provided this feedback, including the following:

- Center for Independence of Individuals with Disabilities (CID)
- Community Legal Services of East Palo Alto (CLSEPA)
- Housing Equality Law Project
- Legal Aid for San Mateo County
- Project Sentinel
- Housing Choices
- Public Interest Law Project
- Root Policy Research

Housing Advocates: Concern for rent increases and the need for ongoing outreach to underserved and diverse communities, workforce housing, deeply affordable and dense infill, and tenant protections for the most vulnerable. Six stakeholder groups provided this feedback, including the following:

- Housing Leadership Council
- Faith in Action
- Greenbelt Alliance
- San Mateo County Central Labor Council
- Peninsula for Everyone
- San Mateo County Association of Realtors

Builders and Developers: Local funding, tax credit availability, and concern that appropriate sites limit affordable housing while sites, construction costs, and City processes limit market-rate housing. Twelve stakeholder groups provided this feedback, including the following:

- Affirmed Housing (Affordable)
- BRIDGE Housing (Affordable)

- The Core Companies (Affordable, Market Rate)
- Eden Housing (Affordable)
- Greystar (Market Rate)
- Habitat for Humanity (Affordable)
- HIP Housing (Affordable)
- Mercy Housing (Affordable)
- MidPen Housing (Affordable)
- Sand Hill Property Company (Affordable, Market Rate)
- Sares | Regis (Market Rate)
- Summerhill Apartment Communities (Market Rate)

Service Providers: More affordable housing and vouchers or subsidies for market-rate housing are needed, along with on-site services and housing near transit, and jurisdictions should work with providers and people experiencing issues before creating programs. Ten stakeholder groups provided this feedback, including the following:

- Abode Services
- Daly City Partnership
- El Concilio
- HIP Housing
- LifeMoves
- Mental Health Association of San Mateo County
- National Alliance on Mental Illness
- Ombudsman of San Mateo County
- Samaritan House San Mateo
- Youth Leadership Institute

Equity Advisory Group

In alignment with community outreach best practices, it was important to include the guidance of and foster partnerships with community organizations to help ensure everyone's voices were heard during the Housing Element update. In response, an Equity Advisory Group (EAG) was formed consisting of 15 organizations or leaders across the county that are advancing equity and affordable housing. A stipend of $1,500 was originally provided for meeting four to five times over 12 months to advise on Housing Element outreach and helping get the word out to the communities they work with.

After meeting twice in 2021, it was decided the best use of the EAG moving forward would be to provide more focused support in 2022 based on jurisdiction need and organization expertise. To date, EAG members have facilitated and hosted community meetings in partnership with 21 Elements, collected community housing stories to put a face to housing needs, advised on messaging, and amplified events and activities to their communities. The EAG continue to work collaboratively with jurisdictions and

deepen partnerships, as well as connect community members to the Housing Element update process. All participating organizations are featured on the Let's Talk Housing website (https://www.letstalkhousing.org/orgs) and include the following:

- Ayudando Lations A Soñar (ALAS)
- Community Legal Services
- El Comite de Vecinos del Lado Oeste (El Comite)
- EPACANDO
- Faith in Action
- Housing Choices
- Housing Leadership Council
- Menlo Together
- Nuestra Casa
- One San Mateo
- Peninsula for Everyone
- Puente de la Costa Sur
- San Mateo County Health
- Youth Leadership Institute
- Youth United for Community Action

Affirmatively Furthering Fair Housing Survey

Through the 21 Elements process, an Affirmatively Furthering Fair Housing Survey was conducted that focused on housing issues. While the survey results are not specific to Daly City, they identify important conditions, issues, and needs that impact residents countywide. The survey findings were considered when drafting the fair housing assessment section of the Housing Element.

Countywide Key Takeaways

Below is a summary of key takeaways that emerged throughout the outreach process.

- **Housing is personal**: People often have differing views on housing because it is a very personal issue tied to feelings of safety, belonging, and identity. Often the comments reflected people's current housing situation. Those with safe, stable housing that they can afford were more concerned with change. Those without were more interested in bolder policies and more housing generally. Many people shared meaningful stories of being priced out of their communities or of their children not being able to live in the community where they grew up.
- **The price of housing is a major concern:** Many voiced concerns about the high cost to rent or buy a home today, either for themselves, friends, or family. It is an issue that touches a lot of lives.
- **More housing is needed:** Generally, people believe we need more housing, particularly affordable housing. However, there are diverging views on how to accomplish this, where housing should go, and what it should look like.

- **Single-family neighborhoods are polarizing:** While some people voiced their interest in upzoning single-family neighborhoods or eliminating them altogether, other homeowners want to protect them and in turn, the investment they have made.
- **Affordable housing is a top concern:** Many felt that more needs to be done to promote affordable housing. They also felt that developers should be eligible for incentives and opportunities that make them more competitive.
- **The process is too complicated**: There was significant concern that the development process was too slow and there was too much uncertainty.
- **Better information resources**: People wanted to know how to find affordable housing in their communities and navigate the process of applying for it.
- **Issues are connected**: Transportation, climate change, access to living wage jobs, and education opportunities are all tied to housing and quality of life. These issues are not siloed in people's lives and there is a desire to address them in interconnected ways.
- **Equity is on people's minds:** People want to talk about housing inequities and, even more so, discuss how to solve them. There was interest in ways to create new opportunities for housing and asset building for all that also address past exclusions.
- **Regional input matters but there's more to figure out:** It was valuable to build a broader sense of community and share resources at the countywide level. However, it was challenging to engage nonresident community members on jurisdiction-specific input.
- **Diversity in participation was a challenge:** Despite partnering with organizations to engage with the hardest to reach communities and providing multilingual outreach, achieving diversity in participation was challenging. In the wake of COVID-19, organizations already operating on limited resources were focused on supporting immediate needs, while the added stresses of life coupled with the digital divide added additional barriers for many.

Housing Element Workshops

The Planning Division held two community workshops on May 19 and June 2, 2022, to provide an overview of the City's 6th Cycle Housing Element and update residents on new State Housing laws that could affect the Housing Element update, e.g., SB9, AFFH, etc. Both meetings were identical in terms of their presentations by City staff, outlining the purpose and objectives of having a Housing Element, an overview of the City's Regional Housing Need Allocation and potential ways for meeting housing construction targets, and the process for updating the Element. Both meetings were held by video conference with notice distributed to approximately 240 community members, community organizations, and housing advocacy groups.

Staff estimates that approximately 10 members of the public attended the meetings, primarily the meeting on June 2. Concerns expressed by residents primarily focused around the desire for existing residents of the Midway Village housing redevelopment project (45 Midway Drive) to be provided preferential access to for-sale townhomes that will be under construction in a later project phase and the City's strategy to meet the City's Regional Housing Need Allocation. A resident also inquired as to how the City could incentivize development under SB 9 and SB 10. He suggested the City could provide low-interest rate loans to homeowners for the purpose of constructing accessory dwelling units. There was overall support for increased residential density in the City provided greater community benefits were incorporated into more-dense development.

Public Comments

The City will consider and incorporate public comments throughout the drafting of the Housing Element.

Noticing of the Draft Housing Element

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from May 12 to June 11, 2023. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on June 26, 2023. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

This page intentionally left blank.

Review of the 2015 Housing Element

Per California Government Code Section 65588, each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) the effectiveness of the housing element in attainment of the community's housing goals and objectives; (3) the progress of the city, county, or city and county in implementation of the housing element; (4) the effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.

Progress Toward Meeting the 2015-2022 Regional Housing Needs Allocation

Each jurisdiction in California is responsible for accommodating its share of the region's housing needs. The process of determining each jurisdiction's share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2014, to October 31, 2022. The Housing Element planning period had a slightly different timeframe of January 31, 2015, to January 31, 2023.

The City of Daly City was assigned an RHNA of 1,350 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income)
- Low-Income (50 to 80 percent of the Area Median Income)
- Moderate-Income (81 to 120 percent of the Area Median Income)
- Above Moderate-Income (greater than 120 percent of the Area Median Income)

Table HE-2 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period. Daly City met its RHNA obligation in all categories except very low income, and still was able to meet 50 percent of that requirement.

Table HE 2: Units Permitted During 5th Cycle RHNA Projection Period

Income Category	2015–2023 RHNA	2015	2016	2017	2018	2019	2020	2021	2022	Total Building Permits Issued	Percent Accom-plished
Very Low	400	38		21				147		206	52%
Low	188	15	7	183			18		6	218	100%+
Moderate	221	14	17	18	37	34	43	33	23	225	100%+
Above Moderate	541	89	140	17	22	81	215	46	81	691	100%+
Total	**1,350**	**156**	**164**	**256**	**96**	**152**	**280**	**226**	**110**	**1440**	**100%+**

Source: City of Daly City, 2023.

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in **Table HE-3**, *Implementation of 2004 Housing Element Objectives and Policies (2015-2023)*, the City worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of the accomplishments are highlighted below:

- The City granted parking reductions for projects to help facilitate the development of affordable housing, which includes the 206-unit Brunswick apartments (AMG and Associates), 3001 Geneva Avenue townhouses (Habitat for Humanity), 45 Midway Drive – Midway Village (Mid-Peninsula Housing/County of San Mateo), and 493 Eastmoor Avenue (CORE). To increase affordable options into the local housing stock, the City permitted 360 accessory dwelling units (ADUs). Of these units, 96 were lower-income units.
- Through the Successor Agency, the City provided $2,420,000 for the Sweeney Lane Apartments on 6800 Mission Street. Additionally, the City provided $1,494,997 in HOME funds. Of the 51 affordable units, 6 units are for extremely low-income households, 45 are for lower-income households.
- To help increase homeownership opportunities for large families, the City provided $809,000 in City Housing Trust Funds to Habitat for Humanity Greater San Francisco for the Geneva Habitat Townhomes. The three-bedroom units were all allocated for lower-income households.
- During the planning period the City provided $750,000 in HOME funds to the Community Service Center/Daly City Partnership to provide tenant-based rental assistance (TBRA) to households affected by COVID-19.
- To ensure housing for lower-income households (60 percent AMI or lower), the City awarded $2,917,380 in Permanent Local Housing Allocation (PLHA) funds for a proposed 72-unit affordable housing development known as 493 Eastmoor project. The City has conditionally allocated an additional $2,328,307 in HOME and HOME-ARP funds for this project. As of 2023, the project has been entitled but is still working to secure more funding.
- During the planning period, about 238 households were assisted through home repair programs. This included households assisted through the City's residential rehab program, Rebuilding Together Peninsula, and Center for Independence for Individuals with Disabilities (CIID). Of the 238 households assisted, 152 were special-needs groups (seniors/disabilities).
- The Daly City Partnership/Community Service Center received the following funds for COVID-19 relief activities, including $1,126,638 for rental assistance, $750,000 for emergency rental assistance, $120,00 for mental health services, $95,000 for food distribution. Mission Asset Fund received $820,000 for immigrant relief cash assistance.
- To help fund fair housing education and outreach during the COVID-19 pandemic, Legal Aid Society of San Mateo County received $100,000 in Community Development Block Grant (CDBG)-CV funds to provide eviction assistance, education, and outreach services in Daly City.

Progress Towards Meeting Housing Element Programs

Table HE-3 summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in the Housing Objectives, Policies, and Tasks section.

Table HE 3: Implementation of 2004 Housing Element Objectives and Policies (2015-2023)

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Housing Supply				
Policy HE-1: Maintain, and, where possible, create larger housing development sites throughout the City.				
Task 1.1	Increase the minimum property sizes in all commercial zones and R-3 Multiple-Family Residential zone and restrict the ability of existing sites within this zone to subdivide below the established minimum lot size. The minimum parcel shall be established at the time of the Zoning Ordinance update and shall be such that it promotes the construction of mixed-use and/or higher density multifamily development, as determined by the respective zone to which it applies.	Timeframe: 2015.	The City issued a request for proposal (RFP) for this effort in March 2022. PlaceWorks was chosen as the consultant to update the new Community Mixed Use (CMU) zone. The City expects this update to be completed at the end of 2023.	Continue, combine with Task 3.1, 3.2, 3.2, 6.1, 8.1, and 31.1. New Task 1.1
Task 1.2	Incorporate a lot merger incentive allowance into the Zoning Ordinance whereby property owners electing to merge two or more adjacent lots for the purpose of development are provided specific incentives to do so. The incentive program shall establish incentives that are significant enough to promote voluntary lot mergers and shall be commensurate with the size of the parcels being merged and/or created.	Timeframe: 2015.	PlaceWorks was chosen as the consultant to update the new Community Mixed Use (CMU) zone. The update will include a lot merger incentive. As of 2022, no incentives have been requested as a result of this program. The City expects this update to be completed at the end of 2023.	Continue, combine with Task 1.1. New Task 1.2
Policy HE-2: Support infill housing in existing neighborhoods by offering streamlined planning and environmental reviews.				
Task 2.1	Develop a Permit Streamlining Program that identifies specific ways to reduce the processing times of projects that increase the supply of housing. These projects shall include minor subdivisions involving the creation of four or fewer parcels and the construction of duplexes in the R-1/A Single Family/Duplex Residential Zone. The Program shall identify criteria for inclusion in the Zoning Ordinance that establish which project characteristics will qualify a project for	Timeframe: 2015.	No progress has been made on this program.	Delete

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
	streamlining and what method of streamlining will be utilized.			
Task 2.2	Continue to exempt infill housing development proposals from the California Environmental Quality Act (CEQA) if the proposal meets all of the requirements of CEQA Guidelines Section 15332.	Timeframe: ongoing.	During the 5th planning period, approximately 15 proposals qualified and were exempted from the CEQA Guidelines Section 15332.	Part of the City's process. Delete.
Task 2.3	Amend the automatic expiration for all discretionary land use approvals (including design review approval) from one year to two years, and amend the expiration provision to indicate that an applicant need only apply for a building permit within the specified two-year timeframe.	Timeframe: 2015.	The Planning Division was unable to complete this program, during the 5th planning period but expects to complete this task in 6th planning cycle. The City Council has however granted 18-time extensions to residential development projects in the planning period and has on occasion granted multiple extensions simultaneously to facilitate project viability.	Continue New Task 2.1
Policy HE-3: 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.				
Task 3.1	Within one year, of the Housing Element adoption, the City shall establish a Commercial Mixed-Use (C-MU) zone for areas targeted for mixed-use development, including, but not limited to the boundaries of the existing C-1 Light Commercial zone presently encompassing Mission Street and Geneva Avenue (approximately 65 acres), and establish development regulations in the Zoning Ordinance specifically for higher-density mixed-use development. The City shall, as a part of this task, explore increased building height within the C-MU zone, as determined sufficient to promote the construction of higher density mixed-use development within the zone.	Timeframe: 2015.	PlaceWorks was chosen as the consultant to update the new Community Mixed Use (CMU) zone. The City expects this update to be completed at the end of 2023.	Continue, combine with Task 1.1, 3.2, 3.2, 6.1, 8.1, and 31.1. New Task 1.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Task 3.2	Review the existing design guidelines for mixed-use development to ensure the guidelines adequately address pertinent issues related to the construction of the mixed-use development both within existing neighborhoods and when higher-density development is proposed adjacent to lower-density neighborhoods. Amend these guidelines and augment with development regulations identified in Task HE 3.1 above to incorporate methods for repositioning mixed-use building mass away from lower-density neighborhoods.	Timeframe: 2015.	PlaceWorks was chosen as the consultant to update the new Community Mixed Use (CMU) zone. The approach to update will be form based code. The City expects this update to be completed at the end of 2023.	Continue, combine with Task 1.1, 3.1, 3.3, 6.1, 8.1, and 31.1. New Task 1.3
Task 3.3	Amend the parking regulations to allow for a 30 percent parking reduction for all mixed-use development projects and clarify that the mixed-use parking reduction is allowed for buildings containing residential and retail components and parking available to both uses.	Timeframe: 2015.	PlaceWorks was chosen as the consultant to update the new Community Mixed Use (CMU) zone. The approach to this update will be form based code. The City expects this update to be completed at the end of 2023.	Continue, combine with Task 1.1, 3.1, 3.2, 6.1, 8.1, and 31.1. New Task 1.1
Task 3.4	For larger projects (e.g., 50 units or more), allow further parking reductions for all development projects that provide permanently-funded HOA/POA amenities (e.g., van pools or car sharing programs) to building occupants, are within 0.25 miles of any public bus hub, or are within 0.5 mile distance of a BART station. For the purpose of this task, a bus hub shall be defined as a location where significant numbers of passengers are exchanged from one mechanized mode of transport to another (e.g., bus transfer points, bus "park-n-rides", etc.)	Timeframe: 2015.	The City has continued to allow parking reductions for projects. These include the 206-unit Brunswick apartments, 3001 Geneva Avenue townhouses, 45 Midway Drive, and 493 Eastmoor Avenue, each of which are completely affordable. Additionally, the City has granted numerous reductions for parking to facilitate residential development in general, such as the 323-unit Serramonte Views project, a 75% parking reduction. The area is getting rezoned and is under construction. Of the 323 units, 56 will be for owners and 42 for renters.	New Task 3.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Task 3.5	Amend the parking regulations to remove differentiation between single-family, multiple-family, and condominium uses for the purpose of parking regulations, and establish such regulations based on total bedroom count. This requirement shall also apply to residential additions and the provision of additional bedrooms within any existing dwelling.	Timeframe: 2015.	This task was completed in 2015.	Completed. Delete.
Task 3.6	Clarify that no parking reduction incentive (other than incentives allowed for senior affordable units) shall result in less than one parking space per unit. Any housing development that is willing to deed-restrict at least 20 percent of units for extremely low-income households shall be however exempt from the minimum parking requirement identified by this task and instead a be subject to providing at least 0.5 parking spaces per unit.	Timeframe: 2015.	The City has defaulted to state law and will remove this program since it contradicts state law.	Delete.
Policy HE-4: Assure that standards for new housing construction comply with appropriate aircraft noise abatement requirements				
Task 4.1	All new housing development within the 65dB CNEL aircraft contour, as shown on the most recent FAA accepted San Francisco International Airport Noise Exposure Map, shall be constructed to achieve an interior noise level of 45 dB CNEL or less based on aircraft noise events.	Timeframe: 2015.	The City continued to all new housing development within the 65dB CNEL aircraft contour.	Continue and combine with Tasks 4.2 and 4.3. New Task 4.1
Task 4.2	For all development proposals with the 65dB CNEL noise contour, the City shall require a noise study that identifies the proposed project's compliance with requirement of Task 4.1 above. If the project qualifies for review under the California Environmental Quality Act (CEQA), the City shall incorporate the noise study and any mitigation measures into the CEQA document and shall adopt findings that the project, as conditioned, complies with the interior noise level requirement.	Timeframe: ongoing.	As projects come forward, the City continued to incorporate noise studies and mitigation measures into the CEQA document.	Continue and combine with Tasks 4.1 and 4.3. New Task 4.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Task 4.3	The City shall incorporate compliance with this policy into adopted CEQA compliance guidelines. The guidelines shall identify detailed compliance requirements, such as the methods of acceptable noise mitigation (insulation, windows, etc.).	Timeframe: 2015.	As projects come forward, the City continued to incorporate noise studies and mitigation measures into the CEQA document.	Continue and combine with Tasks 4.1 and 4.2. New Task 4.1
Housing Affordability				
Policy HE-5A: Allow the construction of additional second units throughout the City. (Note: Rename second units as accessory dwelling units)				
Task 5.1	Align the maximum neighborhood density applicable to second units to be consistent with the maximum neighborhood density allowed by the General Plan.	Timeframe: 2017.	The task was completed in 2015.	Completed
Task 5.2	Eliminate the required parking for small second units where the second unit is no larger than 400 square feet, the size of the home in which the unit is proposed is no greater than 1,600 square feet including the garage, and the existing home provides two legal, i.e., full-sized, parking spaces.	Timeframe: 2015.	The City defaults to state law and plans to make Accessory Dwelling Units to (ADU) amendments to ensure compliance with state law in Summer 2023. The City has not required parking for any ADU constructed in the City since January 2018.	Continue.
Task 5.3	Eliminate the requirement for owner-occupancy for second units where the applicant for a non-owner occupied second unit can demonstrate that the entire property is subject to professional property management by means of a written contract supplied to the City.	Timeframe: 2015.	The City defaults to state law and will amend this program to ensure compliance with Government Code 65852.2 (D)(xii)(6). The City has not required owner occupancy for any ADU constructed in the City since January 2020.	Continue and modify. New Task 5.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Task 5.4	Continue to offer same-day, express plan check permitting for all second units.	Timeframe: ongoing.	The City continued to ensure ADUs were permitted in the city. Between 2015 and 2022, the City permitted 365 ADUs. Of these units, 96 were affordable to lower income households, 190 affordable to moderate income households, and 79 were affordable to above moderate-income households.	Delete.
Task 5.5	Monitor second unit construction and rental activity on an annual basis and report this information in the City's General Plan Annual Report.	Timeframe: ongoing.	The City continued to ensure ADUs were permitted in the city. Between 2015 and 2022, the City permitted 365 ADUs. Of these units, 96 were affordable to lower income households, 190 affordable to moderate income households, and 79 were affordable to above moderate-income households.	Continue
Policy HE-5B: Reduce or eliminate the impacts of new construction to residents displaced by such construction.				
Task 5.6	The City shall evaluate the potential impacts of displacement and adopt measures, as appropriate, to address the risk of displacement of existing residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable. If adopted, the City would implement programs as appropriate to address displacement, monitor such programs annually for effectiveness, and adjust as necessary.	Timeframe: 2017.	Although no progress has been made, no displacement has occurred. The City will look into how to address the minimal displacement concerns in the 6th Housing Element.	Continue and modify. New Task 5.2

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Vacant and Underutilized Sites				
Policy HE-6: Assure that adequate development sites exist on the Potential Housing Sites Inventory List to ensure compliance with the City's Regional Housing Need Allocation.				
Task 6.1	Remove the use permit requirement for mixed-use projects located in the (future) C-MU Commercial Mixed Use zone that provide a residential component resulting in an overall net density of at least 30 dwelling units per acre and which also contain a first-floor commercial component that occupies a proportion of the total building area identified by the Zoning Ordinance. Proposed development consistent with this density, the Zoning Ordinance, and any applicable design guidelines would be permitted "by-right," without requirement for discretionary approvals.	Timeframe: 2015.	PlaceWorks was chosen as the consultant to update the new Community Mixed Use (CMU) zone. The update will include a lot merger incentive. As of 2022, no incentives have been requested as a result of this program. The City expects this update to be completed at the end of 2023.	Continue, combine with Task 1.1, 3.1, 3.2, 3.3, 8.1, and 31.1. New Task 1.3
Task 6.2	Amend the BART Station Area Specific Plan to redesignate the 8.7-acre Samtrans park-and-ride lot at 3501 Junipero Serra Boulevard (APNs 008-131-010 through 040 and 008-132-010 and 020) to the Specific Plan's High Density Residential designation. Simultaneously, amend the BART Station Area Specific Plan regulations to require at least 30 dwelling units per acre for new development and amend the development regulations provided within the Plan to comply with the balance of policies provided in this Housing Element.	Timeframe: 2015.	This effort was not completed as written. However, 7.1 acres of land were rezoned to zones that allow at least 30 dwelling units per acre, and an additional 147 units of lower-income housing is proposed on a site that was not part of the 5th Cycle Sites Inventory. The City did not have an unaccommodated need. See Table HE-42.	Delete.
Task 6.3	Amend the General Plan designation and Zoning Ordinance for the 1.15-acre property located on Brunswick Street across from Chelsea Court (APN 003-210-260) from Commercial Mixed-Use and C-2 Heavy Commercial, respectively, to Residential High Density and R-3 Multiple Family Residential District, respectively.	Timeframe: 2015.	This is the site of Brunswick Street Apartments. A 206-unit affordable senior housing complex that was constructed during the planning period. This project exceeded the Residential High-Density unit allowance.	Completed
Task 6.4	Work with Caltrans to ensure that access from Hickey Boulevard is achievable so as to allow residential development of the 2.49-acre housing	Timeframe: 2015.	During the planning period, the City worked with Caltrans; however, the property was not developed.	Completed

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
	site located at 1050 St. Francis Boulevard. The maximum density at this site shall continue to reflect the permitted General Plan Medium Density designation currently attributable to the site, i.e., 35 dwelling units per acre.			
Task 6.5	Amend the Zoning Ordinance to require that, if after adopting the General Plan Land Use Map and Zoning Map, the City redesignates and/or rezones any site(s) included on the Potential Housing Sites Inventory List to a non-residential use or a residential use of less intensity than has been identified on the Potential Housing Sites Inventory List, the City shall replace the redesignated/rezoned site(s) with another site(s). The new site(s) shall allow the same or greater development intensity as the rezoned site(s) and shall be physically capable to providing the development intensity of rezoned sites(s) in terms of environmental restraints, infrastructure capacity, and similar constraints. The Ordinance shall specify that this requirement shall apply only to sites that are necessary to satisfy the City's Regional Housing Need Allocation (RHNA), but that any replacement site shall continue to satisfy the City's RHNA by income category.	Timeframe: 2015.	The City continued to maintain an inventory of sites available and appropriate for residential development at all income levels, and sites suitable for redevelopment and/or reuse. In keeping with state "no net loss" provisions (Government Code Section 65863).	Continue and modify New Task 6.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Policy HE-7: Allow development density on all residentially-zones properties consistent with the General Plan Land Use Map and work with utility providers to ensure that adequate water supplies and sewer capacities are available to allow construction at such density, especially for development that includes housing units affordable to lower-income households.				
Task 7.1	Review and amend the Zoning Ordinance, if necessary, to ensure that residential densities identified on the General Plan Land Use Map can be reasonably constructed given property size, accessibility, and topography. For the purpose of calculating densities, the Ordinance shall be amended to describe a method for calculating residential density that is site specific, meaning that the land area calculated as part of the density prescription shall include the site only and no portion of adjacent right-of-way or adjacent public or private property.	Timeframe: 2015.	The City continued to ensure consistency for proposed projects during the planning period.	Delete.
Task 7.2	Upon adoption of the Housing Element, the City will provide a copy of the adopted Housing Element to each of the City's water and sewer providers, advising each of these agencies of the City's intention to comply with Government Code Section 65589.7, which requires these providers to grant priority service allocation to proposed developments that include housing units affordable to lower-income households.	Timeframe: 2015.	This task was completed in 2015.	Delete. Continue as policy.
Policy HE-8: Avoid rezoning properties that are presently designated or zoned for residential uses for non-residential uses.				
Task 8.1	Amend the Zoning Ordinance to identify specific findings for adoption by the Planning Commission and City Council when approving any rezoning or redesignation involving a residentially-zoned or residentially-designated property to any zone or designation other than residential. To this policy, the C-MU (Commercial Mixed-use) zone shall be considered a residential zone. The findings identified by the Zoning Ordinance shall relate to finding that the rezoning or redesignation is necessary to ensure that the City will not be	Timeframe: 2015.	The City hired PlaceWorks in 2022 to create the new Community Mixed Use (CMU) zone. The update will include a lot merger incentive. As of 2022, no incentives have been requested as a result of this program. The City expects this update to be completed by the end of 2023.	Continue, combine with Task 1.1, 3.1, 3.2, 3.3, 6.1, and 31.1. New Task 1.4

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
	economically impaired, that the City has, since the Housing Element adoption, met its housing construction target, and that the rezoning or redesignation does not involve a property identified by the Potential Housing Sites Inventory List for which a replacement site has not been identified (see Policy HE-X above).			
Policy HE-9: Expand homeownership opportunities by facilitating condominium construction, while protecting renters from condominium conversions.				
Task 9.1	Encourage a variety of housing types and tenures for all income levels and assure access to housing by all groups of individuals.	Timeframe: Ongoing.	The City continued to ensure a variety of housing types and tenures for all income levels. Between 2018 and 2021, the City constructed 257 ADUs. Of these units, 96 were affordable to lower income households, 190 affordable to moderate income households, and 79 were affordable to above moderate-income households.	Delete, completed
Task 9.2	Amend the condominium regulations to include specific standards for a relocation program necessitated by condominium conversion that include requirements for the following: 1) an on-site relocation assistance office, 2) the return of all deposits and fees, 3) benefits for voluntary relocation after conversion approval, 4) benefits for forced relocation, 5) first right of refusal for tenants wishing to purchase and 6) rent stabilization during the entire conversion process.	Timeframe: 2015.	During the 5th planning period, no condominium conversion were proposed and the City therefore did not need to relocate residents as a result of condominium conversion.	Delete.
Policy HE-10: Use the financial and other resources available to the City to reduce the cost and increase the amount of affordable housing.				
Task 10.1	When such funds are available, the City shall use and leverage Federal, State and local funds (including Redevelopment Agency set-aside finds), tax credits, tax-exempt bonds, and private sources such as foundations to encourage the production of affordable housing. The City shall	Timeframe: ongoing.	During the 5th planning period, the City provided $1,494,997 in HOME funds and, through the Successor Agency, $2,420,000 for the Sweeney Lane Apartments on 6800 Mission Street. Of the 51 affordable units, 6	Continue and combine with Tasks 10.2 and 10.3 New Task 9.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
	strive to leverage such funds, on average, every two years within the planning period.		units are for extremely low-income households, 45 are for lower-income households. Additionally, the City awarded $809,000 in City Housing Trust Funds for the Geneva Habitat Townhomes. All of the 6 units are allocated for lower-income households.	
Task 10.2	Offer technical assistance to landowners and prospective developers regarding, for instance, regulatory guidelines, development potential, design solutions, and marketing data.	Timeframe: ongoing.	The City continued to work with landowners and developers as they approached the city.	Continue and combine with Tasks 10.2 and 10.3 New Task 9.1
Task 10.3	Continue to routinely monitor, investigate, and utilize available new funding sources.	Timeframe: ongoing.	From 2014-2016, the City was awarded $743,073 in HOME funds to help fund the 6800 Mission project. From 2017 - 2022, the City was awarded $3,234,062 in both HOME and American Rescue Plan Program (HOME-ARP) funds. From 2020- 2022, the City was awarded $2,182,805 in PLHA funds. During the planning period the City provided $750,000 in HOME funds to the Community Service Center/Daly City Partnership to provide tenant based rental assistance (TBRA) to households affected by COVID-19. Lastly, as part of a proposed 72-unit affordable housing development known as 493 Eastmoor project, approximately $2,917,380 in PLHA funds have been allocated to the project. About $2,328,307 in HOME and HOME-ARP funds have been conditionally allocated for this project. The proposed projects are targeting	Continue and combine with Tasks 10.2 and 10.3 New Task 9.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
			households at 60% AMI or lower. As of 2023, the project has been entitled but is still working to secure funding.	
Policy HE-11: Continue to require affordable units in all new housing development and in new condominium conversions.				
Task 11.1	Enforce the requirements of the Inclusionary Zoning Ordinance to the extent that Task HE 11.2 below is addressed.	Timeframe: ongoing.	The City continued to enforce the requirements of the inclusionary zoning ordinance.	Continue and combine as applicable. New Task 10.1
Task 11.2	Provide as part of the General Plan Annual Report an analysis of the effectiveness of the Inclusionary Zoning Ordinance in creating long-term affordable renter- and owner-occupied housing units. The analysis shall identify housing developments subject to the Ordinance for which construction has been completed in the previous year, and shall qualitatively and quantitatively describe the extent to which the ordinance impacted the construction cost of market-rate units within these developments.	Timeframe: annual.	The city annually reports on the inclusionary Zoning Ordinance as a part of the the General Plan Annual Report. As shown in Table HE-1, the city had sufficient housing development in all income categories throughout the 5th cycle planning period and therefore has determined that the Inclusionary Zoning Ordinance is not a constraint but rather an important tool to ensure development for all income levels.	Continue and combine as applicable. New Task 10.1
Task 11.3	Amend the Inclusionary Zoning Ordinance and the condominium regulations to clarify that condominium conversions are subject to the Ordinance.	Timeframe: 2015.	The City amended the Inclusionary Ordinance to include condominium conversion regulations in December 2018.	Completed. Delete
Task 11.4	Through staff training, ensure effective dissemination about the Inclusionary Zoning Ordinance to prospective property purchasers and developers, and prepare paper and electronic brochures to assist these individuals to better understand and determine their obligation under the ordinance.	Timeframe: ongoing;	The City prepared brochures to inform purchasers and developers about the City's Inclusionary Ordinance.	Continue and combine as applicable. New Task 10.2
Task 11.5	Adopt disclosure requirement about the existence of an inclusionary zoning ordinance in Daly City and that directs property purchasers to the City for additional details. This disclosure would be required for transaction of properties over a	Timeframe: 2015.	This task has not yet been completed. The City plans to complete this task by 2026.	Continue and combine as applicable. New Task 10.3

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
	certain size and valuation that could be subject to the City's inclusionary zoning ordinance.			
Policy HE-12: Provide regulatory incentives and streamline the permit process for development projects that contain deed-restricted affordable units.				
Task 12.1	Reduce delays in project approval and issuance of building permits by developing a plan check prioritization system that reduces the time required to complete the plan check review process for affordable housing projects, especially those projects which exceed the City's inclusionary zoning ordinance requirements.	Timeframe: 2015.	The City assists developers with the development process as projects come forward. The City has granted the 323-unit Serramonte Views, a 75 percent parking reduction. The area is getting rezoned and is under construction. Of the 323 units, 56 will be for owners and 42 for renters.	Modify. Combine with 12.4. New Task 11.1
Task 12.2	Continue to offer parking reductions offered in the current Zoning Ordinance that serve as an incentive to developers of low-income elderly housing provided a minimum age for residency of such units is established by the Ordinance (e.g., 62 years of age).	Timeframe: ongoing.	During the planning period, the City granted the 323-unit Serramonte Views, a 75 percent parking reduction. The area is getting rezoned and is under construction. Of the 323 units, 56 will be for owners and 42 for renters.	Continue New Task 11.1
Task 12.3	Establish regulations that allow parking reductions for all multiple-family housing developments containing low-income units, commensurate to the proportion of the project devoted to such units (currently a project must be 100 percent affordable to qualify for a parking reduction).	Timeframe: 2015.	The City continued to establish regulations that allowed for parking reductions. The City granted the 323-unit Serramonte Views, a 75 percent parking reduction. The area is getting rezoned and is under construction. Of the 323 units, 56 will be for owners and 42 for renters. In addition to help facilitate the development of housing, the City has waived the state 20 unit requirement and had allowed development at 16 units per acre. The City will update code to comply with state law.	Delete.

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Task 12.4	Continue to offer streamlined environmental review for affordable housing development where authorized by the California Environmental Quality Act (Public Resources Code Sections 21159.20 through 21159.27 – Special Review of Housing Projects).	Timeframe: ongoing.	The City continues to streamline environmental review for affordable housing development.	Modify. Combine with 12.1. New Task 11.1
Policy HE-13: Consider financial incentives to increase the supply of rental housing for all household income groups including extremely low-income households.				
Task 13.1	Give priority expenditure of City housing funds to projects that will provide deed restricted affordable rental housing, especially to development projects that will provide extremely low-income units.	Timeframe: ongoing.	The City provided $1,494,997 in HOME funds for the development of the 6800 Mission project. The project has units for extremely low-income households.	Continue and combine New Task 12.1
Task 13.2	When funds are available, apply for and/or co-sponsor funding opportunities for the construction of rental housing. The City shall strive to make such applications, on average, every two years within the planning period.	Timeframe: ongoing.	The City provided $1,494,997 in HOME funds to help fund the 6800 Mission project. From 2017 -2022, the City was awarded $3,234,062 in both HOME and American Rescue Plan Program (HOME-ARP) funds. From 2020- 2022, the City was awarded $2,182,805 in PLHA funds. During the planning period, the City awarded $750,000 in HOME funds to the Community Service Center/Daly City Partnership to provide tenant based rental assistance (TBRA) to households affected by COVID-19. Lastly, as part of a proposed 72-unit affordable housing development known as 493 Eastmoor project, approximately $2,917,380 in PLHA funds have been allocated to the project. About $2,328,307 in HOME and HOME-ARP funds have been conditionally allocated for this project. The proposed projects are targeting households at 60 percent AMI or	New Task 12.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
			lower. As of 2023, the project has been entitled but is still working to secure funding.	
Task 13.3	Give priority expenditure of City housing funds (e.g., HOME, Affordable Housing Trust Fund, etc.) to projects that will occupy sites that have been previously developed.	Timeframe: ongoing.	During the 5th planning period, the City awarded $1,494,997 in HOME funds and, through the Successor Agency, $2,420,000for the Sweeney Lane Apartments on 6800 Mission Street. Of the 51 affordable units, 6 units are for extremely low-income households, 45 are for lower-income households. Additionally, the City provided $809,000 in City Housing Trust Funds for the Geneva Habitat Townhomes. All of the 6 units are allocated for lower-income households. The City provided $1,494,997 in HOME funds to help fund the 6800 Mission project. From 2017 -2022, the City was awarded $3,234,062 in both HOME and American Rescue Plan Program (HOME-ARP) funds. From 2020- 2022, the City was awarded $2,182,805 in PLHA funds. During the planning period, the City awarded $750,000 in HOME funds to the Community Service Center/Daly City Partnership to provide tenant based rental assistance (TBRA) to households affected by COVID-19. Lastly, as part of a proposed 72-unit affordable housing development known as 493 Eastmoor project, approximately $2,917,380 in PLHA funds have been allocated to the project. About $2,328,307 in HOME and HOME-ARP	Continue and combine New Task 12.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
			funds have been conditionally allocated for this project. The proposed projects are targeting households at 60 percent AMI or lower. As of 2023, the project has been entitled but is still working to secure funding.	
Policy HE-14: Assure access to services in Daly City for homeless individuals and families and address the special needs and circumstances of these individuals.				
Policy HE-15: Require adaptability and accessibility of residential units for disabled occupants and ensure that the Zoning Ordinance provides regulations that are sensitive to the needs of disabled occupants.				
Task 15.1	Maintain an active role in expanding accessibility and require all State and local accessibility codes to be met.	Timeframe: ongoing.	The City continued to comply with state law.	Ongoing process. Delete.
Task 15.2	Regularly monitor the implementation of the jurisdiction's ordinances, codes, policies, and procedures to ensure they comply with the "reasonable accommodation" for disabled provisions and all fair housing laws.	Timeframe: ongoing.	The City adopted development regulations for reasonable accommodation in 2014 and has approved 10 reasonable accommodation requests.	Completed. Delete.
Task 15.3	Continue to fund (as funding permits) and support home repair programs that assist residents in paying for various handicapped modifications in and around their homes.	Timeframe: ongoing.	About 238 households were assisted through home repair programs. This includes households assisted through the City's residential rehab program, Rebuilding Together Peninsula, and Center for Independence for Individuals with Disabilities (CIID). Of these, 152 were special-needs groups (elderly/disabled).	Continue New Task 14.3

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Policy HE-16: Prevent housing discrimination based on age, race, religion, sex, ethnic background, or familial status, and work to ensure the safety and availability of Employee Housing.				
Task 16.1	The City shall assist in the implementation and enforcement of State and federal fair housing and civil rights laws and shall make use of opportunities in its interaction with real estate offices, businesses, and other groups or agencies to eliminate housing discrimination. Where discrimination is suspected, the City shall work with the appropriate public interest agencies to vigorously pursue the matter and where discrimination is found, the City shall assist the relevant entity in prosecuting the matter.	Timeframe: ongoing.	The City continued to partner with Project Sentinel to assist with Fair Housing complaints. Project Sentinel provides fair housing services, including investigating housing discrimination, tenant and landlords dispute mediation, and house counseling programs.	Continue New Task 15.1
Task 16.2	The City will continue to contract with Project Sentinel to provide fair housing services to its residents and property owners. Services will include: 1. Distributing educational materials to property owners, apartment managers, and tenants every two years; 2. Making public service announcements (PSAs) via different media (e.g., newspaper ads and public service announcements at local radio and television channels) at least two times a year; 3. Conducting fair housing audits and public presentations with different community groups; 4. Responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution); and 5. Referring services to appropriate agencies.	Timeframe: ongoing.	The City continued to partner with Project Sentinel to assist with Fair Housing complaints. Project Sentinel provides fair housing services, including investigating housing discrimination, tenant and landlords dispute mediation, and house counseling programs.	Continue New Task 15.2

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Task 16.3	The City shall, to the extent of its jurisdiction, implement all the provisions of the Employee Housing Act (Government Health and Safety Code Sections 17030-17039) and work with the State Department of Housing and Community Development to do the same.	Timeframe: ongoing.	The City is planning to update the municipal code to ensure compliance with Health and Safety Code Sections 17021.5 and 17021.6.	Continue. New Task 15.4
Policy HE-17: Provide financial assistance to lower income households in emergency situations.				
Task 17.1	Continue to operate and support (as funding permits) the Housing Assistance Program that grants eligible lower income families, seniors, and persons with disabilities money to cover housing related emergencies (e.g., security deposits, temporary difficulty meeting rent payments).	Timeframe: 2015.	The Daly City Partnership/Community Service Center received the following funds for COVID-19 relief-related activities, including: • CDBG-CV for emergency rental assistance: $1,126,638 o HOME for emergency rental assistance: $750,000 o CDBG for mental health services: $120,000 o CDBG for food distribution: $95,000 • Legal Aid Society of San Mateo County received $100,000 in CDBG-CV funds for eviction assistance, education, and outreach services. • Mission Asset Fund received $820,000 in CDBG-CV funds for immigrant relief cash assistance.	Continue. New Task 16.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Policy HE-18: Support a balanced distribution of quality residential care facilities.				
Task 18.1	Develop location regulations for larger residential care facilities that are not exempt from local zoning restrictions to provide objective standards to persons desiring to establish such facilities, while at the same time dispersing such facilities throughout the City.	Timeframe: 2015.	As a matter of policy the City treats all residential care facilities as residential uses, subject to Fire Department inspections.	Modify. New Task 17.2
Policy HE-19: Address the range of needs and encourage the production of additional housing opportunities for extremely low-income (ELI) households.				
Task 19.1	Provide an exception to the proposed zoning regulation identified in Task HE 3.7, whereby any housing development that is willing to deed-restrict at least 20 percent of units for extremely low-income households would be exempt from the minimum one parking space per unit rule identified by this task (applies to projects qualifying for transit-proximate parking reductions) and instead be subject to providing at least 0.5 parking spaces per unit.	Timeframe: 2015.	During the planning period, the City granted the 323-unit Serramonte Views a 75% parking reduction. The area is getting rezoned and is under construction. Of the 323 units, 56 will be for owners and 42 for renters.	Continue and modify New Task 18.1
Task 19.2	Revise the Zoning Ordinance to waive the parking requirements altogether for ELI deed-restricted second units that are transit proximate, as described in Task HE 3.5.	Timeframe: 2015.	During the planning period, the City granted the 323-unit Serramonte Views a 75% parking reduction. The area is getting rezoned and is under construction. Of the 323 units, 56 will be for owners and 42 for renters.	Continue and modify New Task 18.1
Task 19.3	For any new housing development utilizing public funding or publicly owned land, the City and project developer shall explore the inclusion of units specifically targeted to and restricted for ELI households.	Timeframe: ongoing.	During the 5th planning period, the City provided $1,494,997 in HOME funds and $2,420,000 through the Successor Agency for the Sweeney Lane Apartments on 6800 Mission Street. Of the 51 affordable units, 6 units are for extremely low-income households and 45 are for lower-income households. Additionally, the City awarded $809,000 in City Housing Trust Funds for the Geneva Habitat Townhomes. All of the 6 units are	Continue and modify New Task 18.2

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
			allocated for lower-income households.	
Policy HE-20: Support home sharing programs, such as that operated by HIP Housing, as part of a collection of policies, programs and practices for addressing the housing needs of those at the lowest income levels including seniors, those living with disabilities, those at risk of homelessness and female head of households.				
Housing Maintenance				
Policy HE-21: Encourage voluntary housing rehabilitation and reconstruction.				
Task 21.1	Amend the Zoning Ordinance non-conforming building regulations to allow the voluntary reconstruction, restoration, or rebuilding of any multifamily residential building with three or more units. Examples of non-conformity may include unit count, parking provision, and building setback and height. Such reconstruction, restoration, or rebuilding shall be limited for both single-family and multiple-family buildings in the ways described by California Government Code Section 65852.25.	Timeframe: 2015.	While the City did not amend the Zoning Ordinance, approximately 238 households were assisted through the City's residential rehab program, Rebuilding Together Peninsula, and Center for Independence for Individuals with Disabilities (CIID). Of the 238 households, 152 were special-needs groups (elderly/disabled). During the planning period, 20 seniors received residential rehab loans.	Continue and modify New Task 20.1
Policy HE-22: Encourage housing reconstruction after fire or other natural disaster.				
Task 22.1	Amend the Zoning Ordinance non-conforming building regulations to allow reconstruction of non-conforming buildings affected by fire or natural disaster subject to the land use regulations in place at the time of the original building construction if present development regulations are determined by the Director of Economic and Community Development to allow fewer total units than were originally permitted. This amendment shall allow such reconstruction provided the total unit count does not increase and the size of each replacement unit is substantially similar to the size of the original unit being replaced. The amendment shall not apply where the General Plan Land Use Map requires a higher minimum density than was provided in the building prior to the fire or natural disaster.	Timeframe: 2015.	While the City did not amend the Zoning Ordinance, the City continued to encourage the development of housing throughout the planning period. The City helped facilitate development through parking reduction and applying for monies such as HOME funds and PLHA funds. For example, as part of a proposed 72-unit affordable housing development known as 493 Eastmoor project, approximately $2,917,380 in PLHA funds have been allocated to the project. About $2,328,307 in HOME and HOME-ARP funds have been conditionally allocated for this project. The proposed projects are targeting households at 60% AMI or lower. As of	Continue and modify New Task 21.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
			2023, the project has been entitled but is still working to secure funding.	
Policy HE-23: Preserve existing low-income housing units that are at risk of being converted to market-rate housing				
Task 23.1	Monitor existing at-risk low-income housing units to determine if the owners plan to file a notice of interest to prepay the mortgage obligation. The prepayment would terminate the requirement that the units be rented to low-income individuals. The City should maintain an up-to-date list of public and private non-profit housing entities who can and will be able to purchase the at risk units should the necessity arise. The City should also maintain a current list of available financial resources to fund the potential purchase of these units.	Timeframe: ongoing.	During the planning period, no units were at risk of conversion to market rate.	Continue and modify New Task 22.1
Energy Efficiency				
Policy HE-24: Gradually increase energy and water efficiency standards for all new and existing housing while minimizing the costs of such standards.				
Task 24.1	Develop enhanced residential energy efficiency standards (Title 24, California Administrative Code) in all new residential construction which exceeds State-mandated requirements by five percent in 2015, ten percent in 2020, and twenty percent in 2030.	Timeframe: ongoing.	Daly City, in accordance with California housing law, establishes certain minimum requirements for residential construction. The City Building Department currently operates under the 2022 California Building Code (CBC), the 1997 Uniform Housing Code, the 2022 California Mechanical Code, the 2022 California Plumbing Code, and the 2022 California Electrical Code.	Delete

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Task 24.2	Establish energy and water efficiency upgrade programs that promote energy and water efficiency upgrades in all existing residential buildings. Energy efficiency upgrades promoted as part of this program could include upgrades such as attic insulation, programmable thermostats, heating duct insulation, and water heater insulation. Water efficiency upgrades could include the installation of low-flow shower heads, where feasible, and retrofit of existing toilets to meet low-flush requirements as established by the City. Examples of programs developed as a part of this task could provide financial incentives (e.g., rebates, appliance buy-back, and similar programs) aimed at providing strong incentives to residential building owners to use the programs.	Timeframe: 2015.	Daly City runs the water and sewer services in the city. During the COVID-19 pandemic, the City advertised PG&E's customer protections brochures on the City's website. Additionally, the City advertised Peninsula's Clean Energy services and programs that provide homeowners in San Mateo County and the City of Los Banos interest-free financing and new rebates to install electric water heaters and heating and A/C equipment.	Continue New Task 23.2
Policy HE-25: Mandate the inclusion of green building techniques into most new construction.				
Task 25.1	Adopt amendments to the building code that require all City-funded affordable housing projects reach a Home Energy Rating System (HERS) score above 86 (the minimum Energy Star rating), or equivalent.	Timeframe: 2017.	Daly City, in accordance with California housing law, establishes certain minimum requirements for residential construction. The City Building Department currently operates under the 2022 California Building Code (CBC), the 1997 Uniform Housing Code, the 2022 California Mechanical Code, the 2022 California Plumbing Code, and the 2022 California Electrical Code.	Delete
Policy HE-26: Provide a greater number of street trees throughout Daly City's neighborhoods.				
Task 26.1	Amend the Zoning Ordinance to require street tree planting as part of the construction of any new home and any remodel to any residential structure exceeding 50 percent valuation of the structure being remodeled. The Ordinance shall require uniform street tree spacing within new neighborhoods of one tree per each 25 linear feet	Timeframe: 2015.	The City continued to encourage sustainable building practices on a project-to-project basis.	Delete

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
	of curb, to the maximum extent practical. All new street trees shall receive irrigation.			
Task 26.2	Amend the plan check process to ensure compliance with amended Zoning Ordinance provisions related to street tree planting. At a minimum, applicants and developers shall identify street tree placement on all utility plans submitted for City of public utility review and approval.	Timeframe: initially 2014, now ongoing.	The City continued to encourage sustainable building practices on a project-to-project basis.	Delete
Policy HE-27: Through the development of a Stormwater Management Program, ensure that all new development complies with applicable municipal stormwater National Pollutant Discharge Elimination System (NPDES) permits by incorporating controls that reduce water quality impacts over the life of the project.				
Task 27.1	In locations where high-density residential development is prevalent (e.g., east of Interstate 280), consider the use of the public right of way as an appropriate location for privately maintained stormwater treatment mechanisms.	Timeframe: ongoing.	The City continued to encourage sustainable building practices on a project-to-project basis. The 2020 Water Management Water Plan is available on the City's website.	Delete
Policy HE-28: Revise land use policies to meet or exceed the greenhouse gas reduction goals established in Assembly Bill 32 (reducing California's greenhouse gas emissions to 1990 levels by 2020).				
Task 28.1	Create and adopt a Climate Action Strategy Plan that establishes a greenhouse gas reduction goal, based on the baseline established in the respective Plan.	Timeframe: 2016.	The City created and adopted a Climate Action Strategy Plan in 2015.	Completed. Delete.
Task 28.2	Adopt progressive energy efficiency strategies similar to those adopted by the California Public Utilities Commission: 1. All new residential construction in California will be zero net energy by 2020; 2. All new commercial construction in California will be zero net energy by 2030; 3. Heating, Ventilation and Air Conditioning (HVAC) will be transformed to ensure that its energy performance is optimal for California's climate; and 4. All eligible low-income customers will be given the opportunity to participate in the low-income energy efficiency program by 2020.	Timeframe: 2016.	The City created and adopted a Climate Action Strategy Plan in 2015.	Modify New Task 23.1

Housing Element Program	Program Description and Objective	Timeframe in Housing Element	Program Evaluation	Recommendation
Policy HE-29(A): Promote alternative sources of energy in all homes.				
Task 29.1	Encourage, incentivize, or require all new major construction projects to pre-plumb for solar hot water and pre-wire for solar electric systems.	Timeframe: 2016.	The City continued to encourage sustainable building practices on a project-to-project basis	Continue and combine with Task 28.2 and 29.2. New Task 23.1
Task 29.2	Develop a funding source to offer loans to residents and developers that invest in solar electric, solar hot water, wind, and/or other clean energy systems.	Timeframe: 2016.	The City continued to encourage sustainable building practices on a project-to-project basis.	Continue and combine with Task 28.2 and 29.1. New Task 23.2
Neighborhood Preservation and Character				
Policy HE-29(B): Ensure that additions of habitable space within existing dwellings are completed safely and in a manner consistent with the City's building and zoning regulations				
Policy HE-30: Require property owners to provide relocation assistance to renters displaced where rental units in which they live were constructed or are maintained in violation of the Daly City Municipal Code.				
Task 30.1	Require that property owners who place renters in units that violate the Municipal Code provide relocation assistance when the tenant must vacate the premises due to code enforcement activity. This policy will serve to protect particularly residents living in substandard illegal secondary units.	Timeframe: 2016.	During the 5th planning period, the City did not need to relocate residents as a result of building code violations.	Continue New Task 8.1
Policy HE-31: Ensure that, in instances where higher density mixed-use development is permitted adjacent to existing neighborhoods, the impacts of building height are decreased to the maximum extent feasible without reducing permitted General Plan density				
Task 31.1	Review the Mixed-Use Design Guidelines and Zoning Ordinance to ensure that the guidelines address impacts created by larger mixed-use buildings proposed adjacent to smaller buildings and amend the Guidelines and Ordinance as needed.	Timeframe: 2015.	The City issued an RFP for this effort in March 2022. PlaceWorks was chosen as the consultant to update the new Community Mixed Use (CMU) zone. The approach to update will be form based code. The City expects this update to be completed at the end of 2023.	Continue and Combine with Task 1.1, 3.1, 3.2, 3.3, 6.1, and 8.1. New Task 1.3

Daly City Housing Needs

General Demographics

Daly City had 102,875 residents in 2022, according to the most recent Department of Finance estimates, making it the second-largest city in San Mateo County, following the City of San Mateo with a population of 103,779). According to the 2015-2019 American Community Survey (ACS), Daly City's population decreased by 6 percent from 2020 to 2022 (**Table HE-4**). The Association of Bay Area Governments (ABAG) projects that Daly City's growth will increase over the next two decades, bringing the population to almost 120,000 by 2030.[1]

From a historical perspective, the population of Daly City increased greatly since 1930, most significantly in the decades immediately following World War II. Between 1950 and 1970, the City's population quadrupled to almost 67,000 people as the residential subdivisions of Westlake and Serramonte dotted Daly City's landscape west of newly constructed Interstate 280.

Daly City consists of a majority (59 percent) Asian population (**Table HE-5**). Approximately 12 percent of Daly City's residents are white, 3 percent are Black or African American, and 3 percent are mixed race or other. Of the total population, 23 percent identifies as Hispanic/Latinx. Latinx or Hispanic is not a separate racial category on the ACS, so all individuals who identify as Latinx or Hispanic also belong to another racial category as well (e.g.,- black, white, other).

As of 2019, the median age in Daly City was 39.7, which is similar to San Mateo County with a median age of 39.9. Approximately 25 percent of the city's residents are 24 years of age or younger, and 57 percent were between the ages of 25 and 64 (**Table HE-6**). The population 65 and overrepresented 17 percent of the city's population. Daly City, like other cities in San Mateo County, can expect to see a dramatic increase in the number of seniors as the baby boomer population ages.

Table HE 4: Daly City Population Growth

	Number			Percentage Change	
Year	**Daly City**	**County**	**Bay Area**	**Daly City**	**County**
1990	92,088	649,623	6,020,147	--	--
2000	103,625	707,163	6,784,348	13%	9%
2010	101,072	718,451	7,150,739	-2%	2%
2020	109,142	773,244	7,790,537	8%	8%
2022	102,875	744,662	n/a	-6%	-4%
2030 (Projected)	118,000	801,300	n/a	4%	10%
2040 (Projected)	129,700	862,800	n/a	7%	7%

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) and ABAG Projections 2040, Department of Finance E-5 Report, 2022.

[1] Although ABAG provides the most accurate population projects for the area, the projections are based on theoretical models, and often run high.

Table HE 5: Race and Ethnicity

	Daly City	Percentage	County
White	22,708	21%	51%
Black or African American	3,677	3%	2%
American Indian or Alaska Native	464	0%	0%
Asian/API	61,936	58%	29%
Native Hawaiian or Other Pacific Islander	1,441	1%	1%
Some Other Race	11,385	11%	11%
Two or More Races	5,066	5%	6%
Total population	**106,677**	**100%**	**100%**
Hispanic or Latino	24,407	23%	24%
Not Hispanic or Latino	82,270	77%	76%

Source: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table HE 6: Age of Residents

	Daly City	Percentage
Under 5	4,752	4%
Age 5-14	9,048	8%
Age 15-24	13,421	13%
Age 25-34	18,271	17%
Age 35-44	14,718	14%
Age 45-54	13,324	12%
Age 55-64	14,921	14%
Age 65-74	10,068	9%
Age 75-84	5,458	5%
Age 85+	2,696	3%
Total	**106,677**	**100.0%**

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Housing Stock Characteristics

Housing Type, Tenure, and Vacancy

According to the 2015-2019 ACS, in 2019, Daly City had 31,796 homes (**Table HE-7**). Most of the households in Daly City (58 percent), the County (60 percent), and the Bay Area (56 percent) own their own homes (**Table HE-8**). A similar trend exists for renter-occupied households where less than half of the households rent in Daly City (42 percent), the County (40 percent), and the Bay Area (44 percent).

Almost half (47 percent) of the homes in Daly City are single-family detached homes, and 15 percent are single-family attached homes (e.g., condos or townhomes). A quarter (25 percent) of the population lives in larger apartment buildings of five units or more, and the remainder (12 percent) live in moderately sized buildings of two to four units. Mobile homes or other make up only 2 percent of the housing stock. See **Table HE-9** for details on building types in the city, county, and state.

Daly City has low vacancy rates (**Table HE-10**). According to 2022 data from the Department of Finance (DOF), the overall vacancy rate was 3.6 percent. When looking at vacancy rate by tenure, the homeowner vacancy rate was 1.0 and the renter vacancy rate was 1.8 percent. A housing market with a vacancy rate under 5 percent is considered to be a tight market. Tight markets can lead to high housing prices and subsequent higher rates of overcrowding.

Table HE 7: Total Housing Units

	Daly City		San Mateo County		Bay Area	
	Number	Percentage Change	Number	Percentage Change	Number	Percentage Change
2000	33,061	-	271,140	-	-	-
2019	31,796	3.98%	263,543	-2.8%	2,731,434	-

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table HE 8: Tenure Type

	Daly City		San Mateo County		Bay Area	
Owner Occupied	18,534	58%	158,543	60%	1,531,955	56%
Renter Occupied	13,262	42%	105,000	40%	1,199,479	44%
Total Occupied Housing Units	**31,796**	**100%**	**263,543**	**100%**	**2,731,434**	**100%**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table HE 9: Building Type

	Daly City	Percentage	San Mateo County	State
Single-Family Detached	15,907	47%	55%	57%
Single-Family Attached	4,928	15%	9%	7%
2 to 4 units	4,187	12%	7%	8%
5+	8,354	25%	28%	24%
Mobile Home or Other	557	2%	1%	4%
Total	**33,933**	**100%**	**100%**	**100%**

Source: Department of Finance E-5 City/County Population and Housing Estimates, 2022

Table HE 10: Type of Vacancy

	Daly City	San Mateo County	Bay Area
Total Housing Units	32,978	277,773	2,904,094
Total Vacant	1,182	14,230	172,660
Total Vacancy Rate	3.6%	5.1%	5.9%
For rent	298	4,347	41,117
For-sale only	39	1,017	10,057
Rented or sold, not occupied	81	1,649	22,463
For seasonal, recreational, or occasional use	370	3,249	37,301
Other vacant	**394**	**3,968**	**61,256**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Housing Age and Condition

In addition to issues with affordability and overcrowding, housing can have physical problems, such as age or lack of facilities. An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs.

Nearly 70 percent of Daly City's housing stock was built between 1940 and 1980 (**Table HE-11**). Older housing can be more expensive to maintain and renovate. Almost the entire housing stock (approximately 96 percent) was built over 30 years ago, showing a high likelihood that a majority of the housing stock needs some type of rehabilitation. Only 4 percent of the homes have been built in the last quarter century.

The ACS reports other housing problems, including a lack of plumbing and kitchen facilities. Homes in Daly City have a small number of additional housing problems. Approximately 2 percent of renter units lack complete plumbing facilities while 0.4 percent of owner-occupied units lack complete kitchen facilities (**Table HE-12**).

Daly City's Economic and Community Development Department reports that a small number of houses or apartment buildings need major maintenance or repair. There were approximately 3,901 code enforcement cases opened between September 2019 and 2022. Of those 435 cases were due to unpermitted construction. These violations concerned construction without permits and did not include violations related to substandard housing issues. There were six cases classified as substandard, and 14 cases identified mold as a concern. The City has identified only a handful of units that are vacant and not habitable. The code enforcement department estimates that about 0.5 percent of the housing stock older than 10 years, which equates to about 50 percent of the housing stock, is in need of major rehabilitation with a few units needing replacement.

Table HE 11: Year Structure Built

	Daly City	Percentage
Built 1939 or earlier	2,475	8%
Built in 1940 to 1959	10,195	31%
Built in 1960 to 1979	12,209	37%
Build in 1980 to 1999	6,517	20%
Built in 2000 to 2009	1,128	3%
Built 2010 or Later	454	1%
Total	32,978	100%

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table HE 12: Number of Potential Housing Problems

	Owner	Renter
Lacking complete plumbing facilities	0.6%	1.6%
Lacking complete kitchen facilities	0.4%	0.1%

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Rehabilitation Program

Residential Rehabilitation Program

The City administers a residential rehabilitation program that offers a variety of grants and loans. Grants are available to replace existing security bars on bedroom windows and exit doors. Seniors are eligible for grants of up to $2,500 for minor home repairs. The program offers low interest rate loans to low-income homeowners for roof replacement, window installation, or exterior painting and offers up to $1,500 for security bar retrofits. The city also offers complete rehab loan of up to $75,000 for homeowners. This loan includes a complete home inspection, termite report, cost estimate, work write-up, assistance with contractor selection, and a final inspection. Loans are also available to rehabilitate rental units.

This program is primarily funded with Community Development Block Grant (CDBG) funds, and as a result, is targeted to low-income households. The City is an entitlement jurisdiction and receives CDBG funds directly from the Department of Housing and Urban Development.

Community Development Block Grant Program (CDBG)

In addition to funding the City's Residential Rehabilitation Program, CDBG funds are used to support and fund several housing and housing-related programs carried out by various nonprofit agencies. More detailed descriptions of the programs administered by the nonprofit agencies can be found in the City's annual HUD Consolidated Plans. CDBG-supported programs serve low to moderate income persons.

Minor Home Repair

The City provides funding for minor home repair and installation of ramps, smoke detectors and/or grab bars. Minor home repair includes repair of windows, doors and plumbing fixtures. The City provides funding to three nonprofit agencies that assist Daly City residents with minor home repairs.

Household Characteristics

Household Size and Type

According to the DOF (Table HE-13), in 2022, Daly City had a relatively large average household size at 3.16, but this size has decreased slightly since 2011 (3.21 persons per household). For comparison, the average persons per household across San Mateo County was 2.7 and 2.81 for the State of California.

Looking at household types, half of all households (50 percent) in Daly City are married-couple family households, with 59 percent owning their own home (**Table HE-14**). Single-headed family households with children made up 23 percent of the population. Of the single-headed family households, 14 percent were female-headed households and 9 percent were male-headed households. Householders living alone made up 18 percent of all households.

Table HE 13: Household Size

		Daly City	San Mateo County	State
2011	Average Household Size	3.21	2.7	2.9
2022	Average Household Size	3.16	2.7	2.81

Source: Department of Finance E-5 City/County Population and Housing Estimates, 2022

Table HE 14: Household Type

Group	Owner Occupied	Percentage	Renter Occupied	Percentage	Total	Percentage
Married-Couple Family Households	10,843	59%	4,976	38%	15,819	50%
Householders Living Alone	2,923	16%	2,936	22%	5,859	18%
Female-Headed Family Households	2,525	14%	2,077	16%	4,602	14%
Male-Headed Family Households	1,422	8%	1,545	12%	2,967	9%
Other Non-Family Households	821	4%	1,728	13%	2,549	8%
Total	**18,534**	**100%**	**13,262**	**100%**	**31,796**	**100%**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Overcrowding

Limited affordable housing options can result in households living in overcrowded conditions. The U.S. Census defines an "overcrowded" household as 1.01 or more persons per room, excluding bathrooms, porches, balconies, foyers, halls, and half-rooms. "Severe overcrowding" occurs in households with more than 1.5 persons per room.

Daly City has a larger percentage of overcrowded units compared to the county (**Table HE-15**). About 8 percent of units in the city are overcrowded, and 5 percent are severely overcrowded. These percentages are higher than the county at 5 percent and 3 percent, respectively. The 2015-2019 ACS reports that renters have a much higher rate of overcrowding at 13 percent, and 10 percent are severely overcrowded. The rate of overcrowding for owners (5 percent) is much lower but still high, and 2 percent of owner households are severely overcrowded. Rates of overcrowding are closely linked to instances of overpayment and affordability.

Table HE 15: Number of Overcrowded Units

	Daly City	Percentage	San Mateo County	Percentage	Bay Area	Percentage
Not overcrowded	27,403	86%	242,599	92%	2,543,056	93%
Overcrowded	2,660	8%	12,333	5%	115,696	4%
Severely overcrowded	1,733	5%	8,611	3%	72,682	3%
Total Overcrowded	**4,393**	**14%**	**20,944**	**8%**	**188,378**	**7%**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Household Income

Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

The California Department of Housing and Community Development (HCD) publishes annual tables of official federal and state income limits for determining these maximums for a variety of programs, including most of those on the website.

State statutory limits are based on federal limits set and periodically revised by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Choice Voucher (HCV) program. HUD's limits are based on surveys of local area median income (AMI).

The AMI for a family of four in San Mateo County in 2022 was $166,000. The commonly used income categories are as follows for a household of four:

- Extremely Low Income: Up to 30 percent of AMI ($0 to $55,900)
- Very Low Income: 31 to 50 percent of AMI ($55,901 to $93,200)
- Low Income: 51 to 80 percent of AMI ($93,201 to $149,100)
- Moderate Income: 81 to 120 percent of AMI ($149,101 to $199,200)
- Above Moderate Income: Above 120 percent of AMI ($199,201 or more)

Table HE-16 shows the maximum annual income level for each income group adjusted for household size for San Mateo County. The maximum annual income data are used to calculate the maximum affordable housing payments for households with different income levels and their eligibility for federal housing assistance.

Table HE 16: HCD 2022 Income Limits by Household, San Mateo County

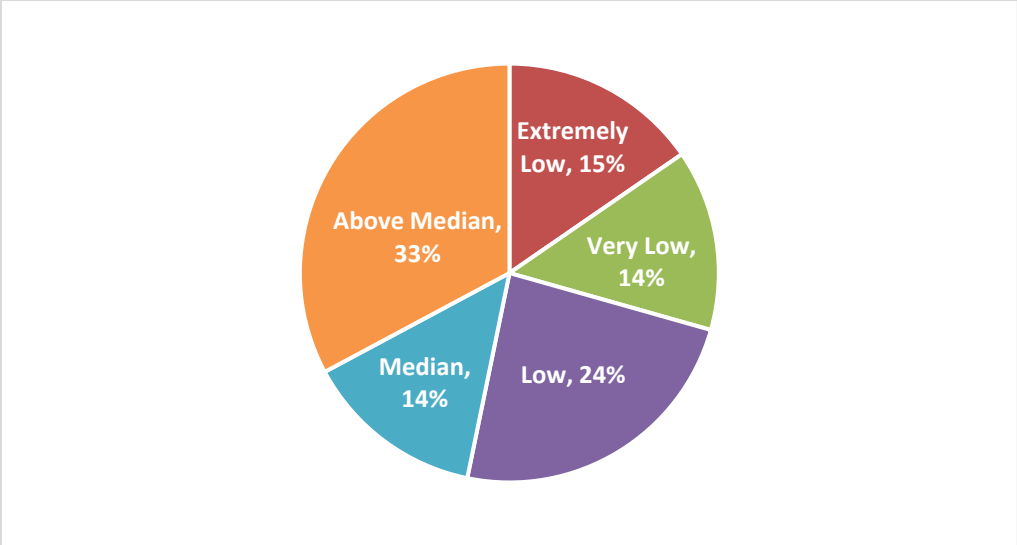
Income Category	1	2	3	4	5
Acutely Low	$17,450	$19,900	$22,400	$24,900	$26,900
Extremely Low	$39,150	$44,750	$50,350	$55,900	$60,400
Very Low	$65,250	$74,600	$83,900	$93,200	$100,700
Low Income	$104,400	$119,300	$134,200	$149,100	$161,050
Median Income	$116,200	$132,800	$149,100	**$166,000***	$179,300
Moderate Income	$139,450	$159,350	$179,300	$199,200	$215,150

** Bolding indicates the AMI for a family of four.*

Source: HCD State Income Limits 2022, San Mateo County

Daly City households have lower incomes than households countywide and in the Bay Area as a whole (**Table HE-17**). For Daly City and San Mateo County, this indicates that over half of households earn less than $166,000. In Daly City, 33 percent of the population earn above the AMI (**Figure HE-1**). At the other end of the spectrum, 53 percent of Daly City households make under $166,000 annually and are considered low-income households. Looking at tenure, (**Table HE-18**), the majority of renters are lower income households, and moderate and above moderate-income households tend to be owner occupied.

Figure HE-1: Household by Income Category



Sources: ABAG Data Packet, 2021; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table HE 17: Household Income

Income Category	Daly City		San Mateo County	Bay Area
Extremely Low	4,823	15%	13%	15%
Very Low	4,380	14%	11%	11%
Low	7,465	24%	16%	13%
Median	4,369	14%	10%	9%
Above Median	10,280	33%	49%	52%
Total	**31,317**	**100%**	**100%**	**100%**

Sources: ABAG Data Packet, 2021; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table HE 18: Households by Income and Tenure

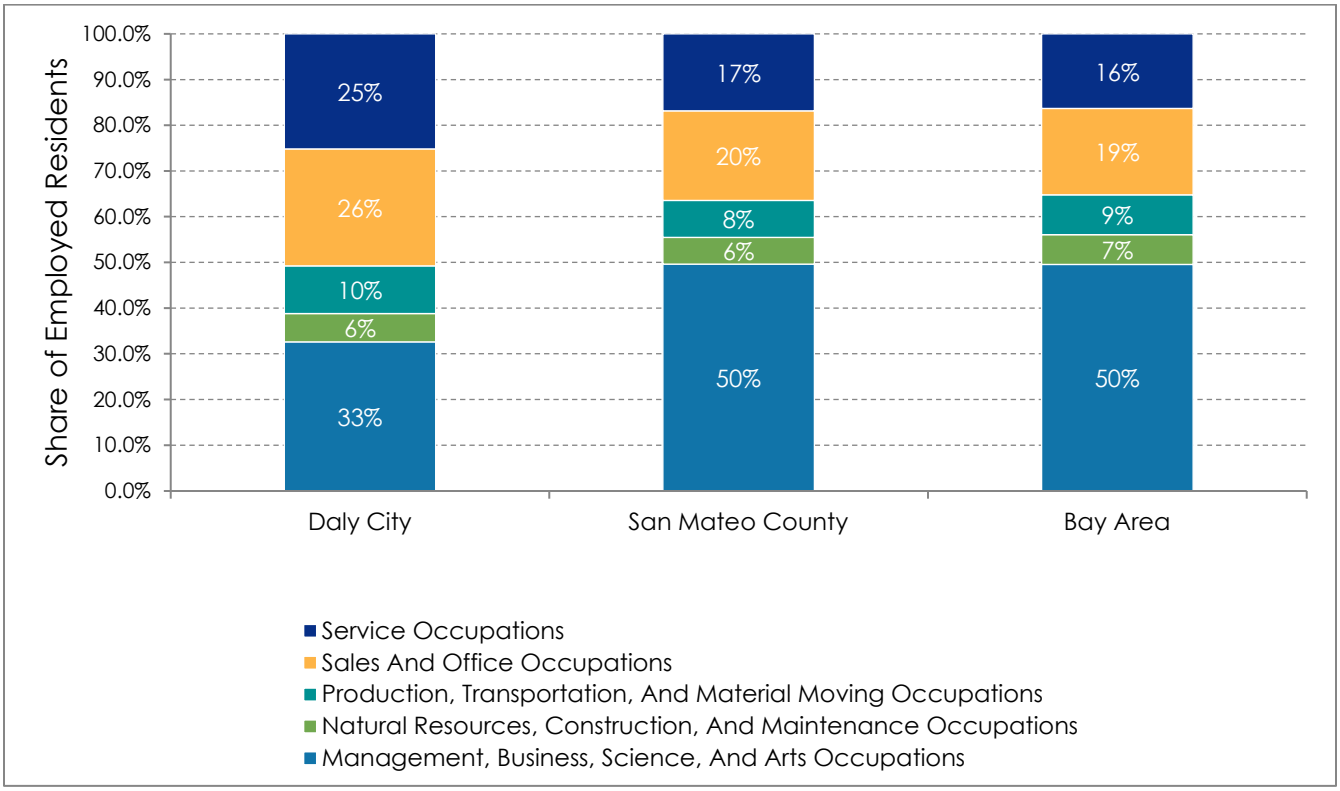
Income Category	Owner	Renter	Total		% Of All Households
Extremely Low	41%	59%	100%	4,823	15%
Very Low	37%	63%	100%	4,380	14%
Low	53%	47%	100%	7,465	24%
Median	63%	37%	100%	4,369	14%
Above Median	72%	28%	100%	10,280	33%

Sources: ABAG Data Packet, 2021; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Workforce

Daly City is largely a residential community, and thus almost all Daly City residents leave the city to work. **Figure HE-2** shows the occupations for Daly City residents compared to the county and Bay Area. Additionally, **Table HE-19** shows the median earning for these different occupation groups. Management, Business, Science, and arts made up the highest percentage of occupations in Daly City with 33 percent. This same group also had the highest median earnings at $72,499. Assuming a household of four, with two working adults in this field, the household would earn, $144,998, and would fall into the low-income category.

Figure HE-2: Resident Employment by Occupation



Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table HE 19: Median Earnings by Occupation, Daly City

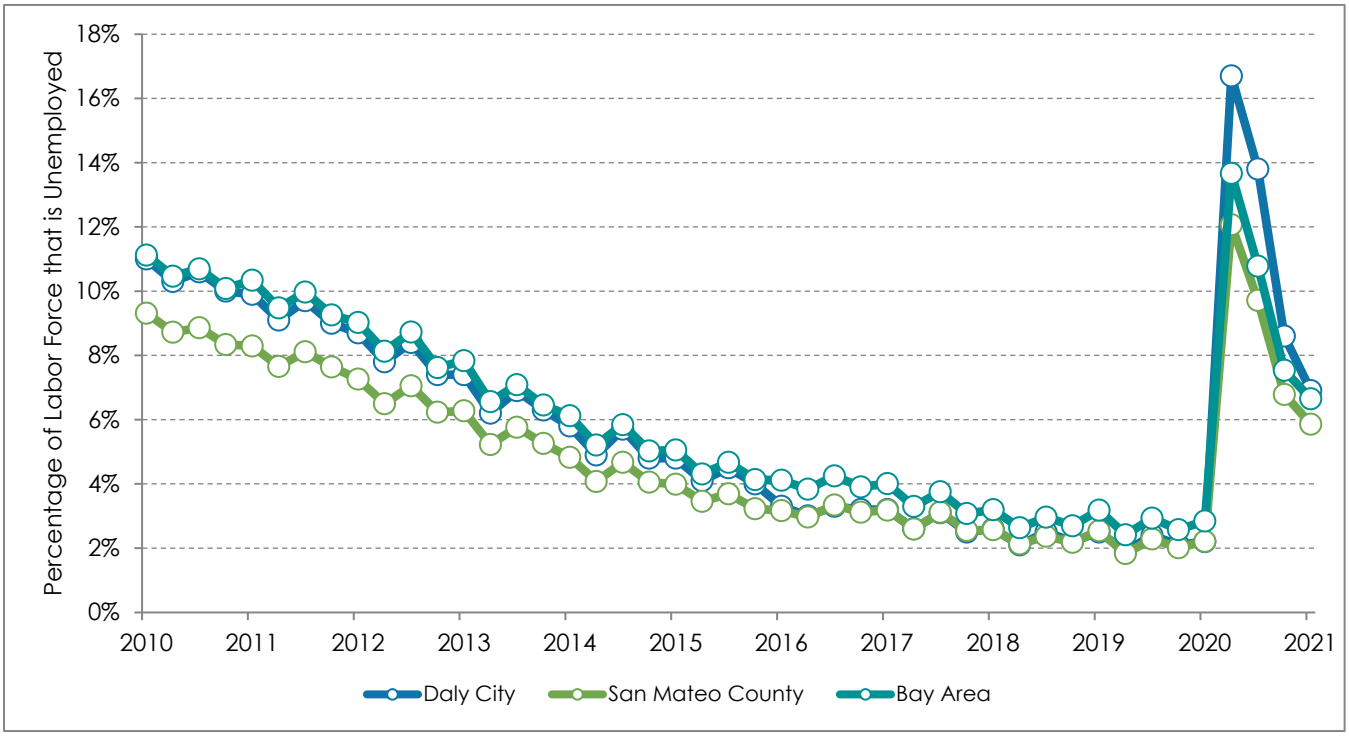
Occupation	Median Earnings	Median Earnings for Male	Median Earnings for Female
Management, business, science, and arts	$72,499	$80,621	$60,856
Service	$32,415	$39,334	$29,549
Sales and office	$34,328	$38,370	$31,868
Natural resources, construction, and maintenance	$47,160	$47,065	$67,000
Production, transportation, and material moving	$47,965	$50,667	$24,304

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Unemployment

According to the Employment Development Department, there were approximately 19,000 persons in the labor force in 2019 in Daly City, 416,000 in San Mateo County, and over 4 million in the Bay Area. Generally, the unemployment rate has decreased in the city similarly to the county and the Bay Area since 2010. However, in 2020, the unemployment rate increased exponentially from 2.2 percent in January 2020 to 16.7 percent in April 2020. This increase can most likely be attributed to the COVID-19 pandemic. As of January 2021, the unemployment rate decreased to 6.9 percent (**Figure HE-3**).

Figure HE-3: Unemployment Rate



Sources: ABAG Data Packet, 2021; California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

Housing Affordability

Home Prices and Affordability

According to 2020 data from the Zillow Home Value Index, the median home value in Daly City was $1,092,742 (**Table HE-20**). This is similar to the Bay Area overall but slightly lower than San Mateo County. According to Zillow, home prices in Daly City have increased by more than 55 percent since the start of the last Housing Element update in 2014.

As a result of climbing housing prices, a single person making a moderate income or less cannot afford to buy a home in Daly City. Likewise, a family of four making the median income or higher cannot afford a single-family home (**Table HE-21**). Given that half the housing stock in Daly City is single-family homes, and that more than half the population of Daly City is making less than a lower income, there are significant affordability concerns in terms of homeownership, especially if the market continues to rise.

Table HE 20: Median Home Values

	Owner-Occupied Units		
	Daly City	**County**	**Bay Area**
2013	$654,104	$888,354	$680,668
2014	$701,596	$957,191	$747,763
2015	$809,618	$1,110,183	$831,074
2016	$859,164	$1,160,303	$864,199
2017	$956,588	$1,310,332	$962,725
2018	$1,027,657	$1,394,704	$1,023,382
2019	$1,035,330	$1,363,234	$1,000,107
2020	$1,092,742	$1,418,334	$1,077,233

Sources: ABAG Data Packet, 2021; Zillow, Zillow Home Value Index (ZHVI)

Table HE 21: Ability to Pay for For-Sale Housing

	Annual Income	**Maximum Affordable Home Price**	**Median Priced Single-Family Detached Home**
Single Person			
Acutely Low Income	$17,450	$76,592	
Extremely Low Income	$39,150	$171,839	
Very Low Income	$65,250	$286,399	
Low Income	$104,400	$458,238	
Median Income	$116,200	$510,031	
Moderate Income	$139,450	$612,081	
Four Person			$1,092,742
Acutely Low Income	$24,900	$109,292	
Extremely Low Income	$55,900	$245,359	
Very Low Income	$93,200	$409,078	
Low Income	$149,100	$654,438	
Median Income	$161,050	$706,889	
Moderate Income	$199,200	$944,348	

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Notes:

1. Affordable cost 30 percent of gross household income spent on housing.

2. Affordable housing sales price is based on conventional 30-year loans at 6.00-percent interest and a 5-percent down payment.

3. Average value of homes in Daly City

Rents and Affordability

Rents in Daly City are comparable to rents in the county as a whole (**Table HE-22**). According to the 2015-2019 ACS, contract rent in Daly City was $2,116 a month in 2019, approximately a 36 percent increase since 2015. Rental rates in the county were slightly higher at $2,208 per month but lower when looking at the Bay Area at $1,849 per month in 2019. When comparing rents between the city, county, and Bay Area, the majority of rents ranged from $1,500 to $2,500 per month (**Table HE-23**).

In Daly City, a single-person and four-person household earning below the median income cannot afford the average unit (**Table HE-24**).

Table HE 22: Median Contract Rent

	Daly City		San Mateo County		Bay Area	
	Price per Month	Percentage Increase	Price per Month	Percentage Increase	Price per Month	Percentage Increase
2011	$1,399	-	$1,435	-	$1,285	-
2012	$1,411	1%	$1,461	2%	$1,323	3%
2013	$1,456	3%	$1,516	4%	$1,353	2%
2014	$1,493	3%	$1,565	3%	$1,396	3%
2015	$1,580	6%	$1,639	5%	$1,440	3%
2016	$1,680	6%	$1,747	7%	$1,521	6%
2017	$1,799	7%	$1,886	8%	$1,618	6%
2018	$1,949	8%	$2,049	9%	$1,737	7%
2019	$2,116	9%	$2,208	8%	$1,849	6%

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table HE 23: Summary of 2019 Rents

	Daly City	San Mateo County	Bay Area
Rent less than $500	1.8%	2.8%	6.1%
Rent $500-$1,000	4.6%	4.5%	10.2%
Rent $1,000-$1,500	13.4%	12.2%	18.9%
Rent $1,500-$2,000	23.7%	22.0%	22.8%
Rent $,2000-$2,500	27.8%	20.9%	17.3%
Rent $2,500-$3,000	16.4%	15.6%	11.7%
Rent $3,000 or more	12.3%	22.1%	13.0%

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table HE 24: Ability to Pay for Rental Housing

	Annual Income	Maximum Affordable Monthly Rent	2022 Market Rent	Affordability Gap
Single Person				
Acutely Low Income	$ 17,450	$436	$2,631	-2,195
Extremely Low Income	$ 39,150	$979	$2,631	-1,652
Very Low Income	$ 65,250	$1,631	$2,631	-1,000
Low Income	$104,400	$2,610	$2,631	-21
Median Income	$116,200	$2,905	$2,631	274
Moderate Income	$139,450	$3,486	$2,631	855
Four Person				
Acutely Low Income	$ 26,900	$ 673	$4,111	-3,439
Extremely Low Income	$ 60,400	$1,510	$4,111	-2,601
Very Low Income	$100,700	$2,518	$4,111	-1,594
Low Income	$161,050	$4,026	$4,111	-85
Median Income	$179,300	$4,483	$4,111	372
Moderate Income	$215,150	$5,379	$4,111	1,268

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Overpayment

A household is considered to be overpaying for housing if they spend more than 30 percent of their income on housing costs. Severely overpaying is defined as paying more than 50 percent of monthly household income for housing costs.

The ACS estimated that 6,734, or 20 percent, of all Daly City households, were overpaying for housing in 2019 (**Table HE-25**). Of those, 19 percent were owner-occupied households and 25 percent were renter-occupied households overpaying for housing (**Figure HE-4**).

Overall, renter households had a higher rate of overpayment than owner-occupied households.

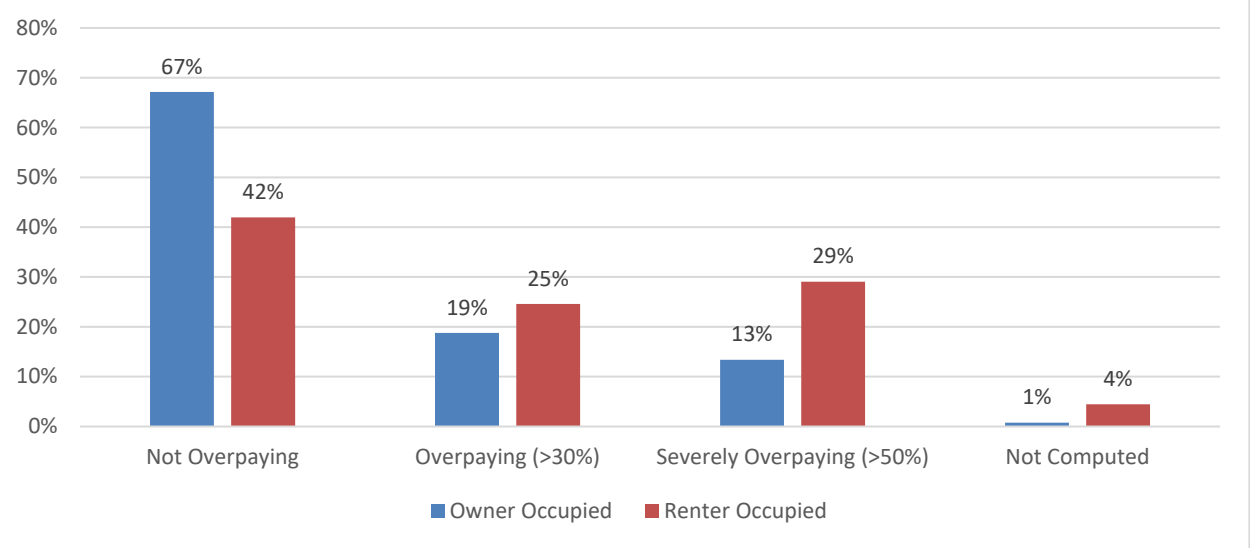
If there is not enough affordable housing in Daly City, lower-income people may choose to live elsewhere and commute into the city to work. Those who do live in Daly City may live in overcrowded units and have extremely limited money to dedicate towards other necessities, such as food, transportation, and medical care. Extremely low-income households paying more than 50 percent of their income towards housing are at greater risk for becoming homeless.

Table HE 25: Households Overpaying for Housing

Tenure	Income Category	Daly City	
Owner-occupied	Not Overpaying	12,445	67%
	Overpaying	3,475	19%
	Severely Overpaying	2,477	13%
	Not Computed	137	1%
	Total	**18,534**	**100%**
Renter-occupied	Not Overpaying	5,563	35%
	Overpaying	3,259	21%
	Severely Overpaying	6,330	40%
	Not Computed	724	5%
	Total	**15,876**	**100%**
Total	Not Overpaying	18,008	52%
	Overpaying	6,734	20%
	Severely Overpaying	8,807	26%
	Not Computed	861	3%
	Total	**34,410**	**100%**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Figure HE-4: Households Overpaying by Tenure



Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

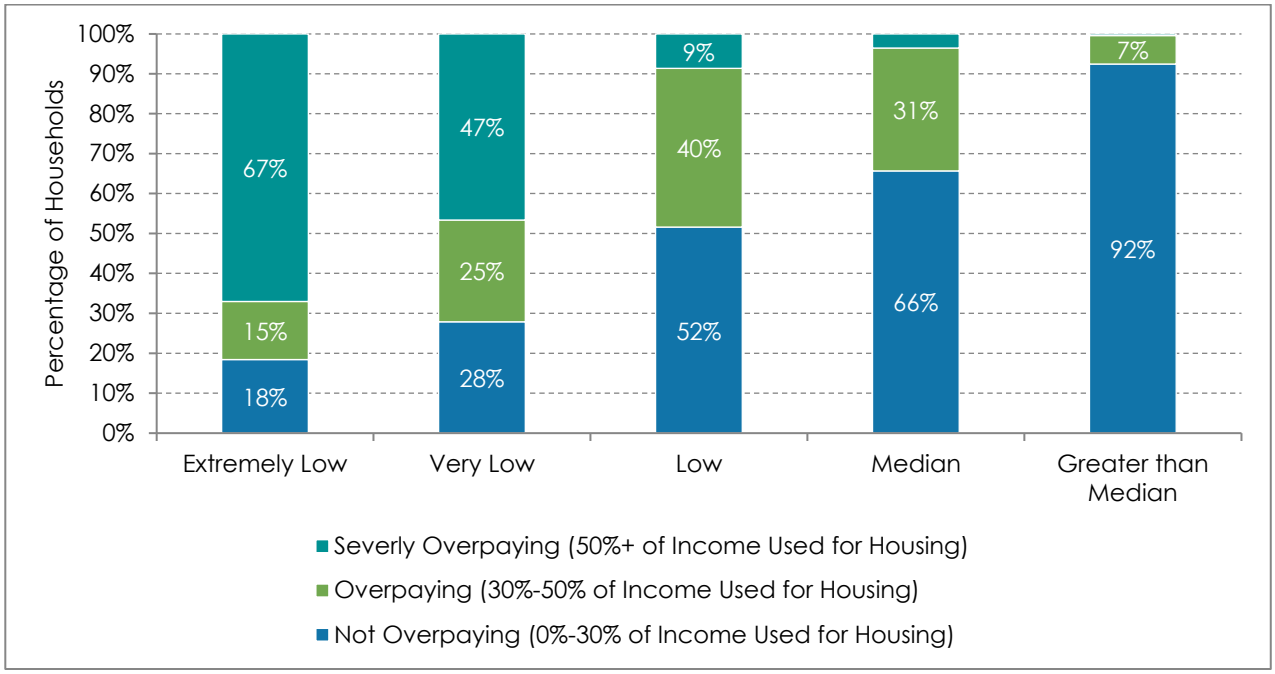
Lower-Income Households Overpaying

Cost burden tends to disproportionately affect lower-income households. **Figure HE-5** shows the relationship between low-income households and the varying degrees of cost burden. Overall, the majority of Daly City's low-income households overpay for housing costs, which include utilities and rent for renting households, and mortgage payments, insurance, real estate taxes, and utilities for home-

[1]

owning households. As shown in **Figure HE-5**, the percentage of cost-burdened households increases as annual income decreases. Daly City's extremely low-income households (earning up to 30 percent AMI, or $24,900 annually) experience the highest rates of cost burden, with 67 percent of households paying over 50 percent of monthly income toward housing costs.

Figure HE-5: Low-Income Households Overpaying



Sources: ABAG Data Packet, 2021; 2013-2017 CHAS.

Inventory of At-Risk Units

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered to be "at risk" if it is eligible to be converted to non-low-income housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which in the case of Daly City, is 2023 to 2031.

According to California Housing Partnership Corporation (CHPC), as of 2020, there were 673 affordable/assisted units in Daly City. Of those units, 161 units in two projects are at risk of converting to market rate in the next 10 years, by 2031 (**Table HE-26**). However, St Andrews Community that has an expiration of less than ten years is owned by Mercy Housing and is categorized as low risk by CHPC.

This section identifies the low-income units at-risk of converting to market-rate units in Daly City during the next 10 years and evaluates the likelihood of conversion.

Table HE 26: Assisted Units in Daly City

Name	Address	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Expiration 10 years or less
6800 Mission Family Housing	6800 Mission St.	LIHTC	52	51	2069	No
Brunswick Street Apartments	4619 Brunswick St.	LIHTC	206	204	2070	No
Hillcrest Gardens	35 Hillcrest Dr.	HUD	40	39	2047	No
Hillside Terrace	1293 Hillside Blvd.	CalHFA	18	4	2072	No
Midway Village Phase 1	47 Midway Dr.	LIHTC	147	145	2074	No
School House Station & Vista Grande (Site A)	99 School St.	LIHTC	71	69	2067	No
St. Andrew Community*	2070 Sullivan Ave.	HCD; HUD	50	49	2032	Yes*
Villa Fontana Apartments*	50 E. Market St.	HUD	120	112	2024	Yes*
Total			**704**	**673**		
Total At Risk				***161***		

** = Unit at risk of conversion in next 10 years.*

Sources: ABAG Data Packet, 2021; California Housing Partnership, 2022.

Cost Analysis of Preservation and Replacement

The following analysis examines the cost of preserving the at-risk units and the cost of producing replacement rental housing comparable in size and rent levels to the units that might convert to market-rate prices. In addition, this analysis will compare the costs between preservation and replacement.

Acquisition and Preservation Costs. The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Based on the current market for multifamily buildings throughout San Mateo County, prices ranged from $450,000 per unit for a 76-unit complex building in Burlingame to $500,000 per unit for a 12-unit complex in San Mateo. To preserve the 112 affordable units in the Villa Fontana apartments at a comparable per-unit cost, the total cost would likely be between $50,400,000 and $56,000,000. For the 49 affordable units in St Andrews Community, the total cost would likely be between $52,200,000 and $58,000,000. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, the overall cost to preserve the affordable units may increase.

Replacement costs. The cost of developing new housing depends on a variety of factors, such as density, size of units, location and related land costs, and type of construction. Land costs in the Bay Area are among the highest in the nation. The cost to replace 112 at-risk units in the Villa Fontana Apartments and 49 units in St Andrews Community has been estimated using 21 Elements Baird+ Driskell San Mateo and Santa Clara Counties Development Counties Development Costs. The per-unit replacement cost is estimated to be $732,500 based on a 10-unit project and $786,500 per unit for a 100-unit project. Consequently, the replacement cost for the 112-unit Villa Fontana Apartments would range from $82

million to $88 million. To replace the 49 affordable units in St Andres Community, the replacement costs would range between $36 million and $38 million.

Rent Subsidy. Housing affordability can also be preserved by seeking alternative means of subsidizing rents such as Tenant Protection Vouchers, which are a subset of the HCV program. Under HCVs, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD's 2022 fair-market rents and income limits, the subsidy needed to preserve a unit at an affordable rent for a four-person, extremely low-income household would be an estimated $1,688 per month for a two-bedroom unit, or $20,256 per year. For 30 years, the subsidy would be approximately $607,680 and subsidizing all 161 units at risk of converting to market rate at extremely low-income rents would cost approximately $97,836,480 for 30 years.

The subsidy needed to preserve a unit at an affordable rent for a very low-income household would be an estimated $681 per month, or $8,166 per year. For 30 years, the subsidy would be about $244,980 for a 4-person household. Subsidizing all 116 units at a very low-income rent for 30 years would cost an estimated $28.4 million.

In San Mateo County, a four-person, low-income household's ability to pay exceeds the fair-market rent for a two-bedroom unit.

Resources for Preservation

The types of resources available to preserve the at-risk low-income housing units in Daly City fall into two categories: (1) entities, such as public agencies or nonprofits, with the interest and capacity to purchase and/or manage at-risk units; and (2) financial resources available to purchase existing units or develop replacement units.

Public and nonprofit agencies. As part of the research for this section, local and regional private, nonprofit housing organizations were contacted. They could not make a commitment to purchase the at-risk units in the future because the need to assume ownership and management of these units is speculative at this stage. They did state, though, that they were interested and would be willing to work with Daly City to preserve the long-term affordability of these units if necessary. The organizations contacted were Mid-Peninsula Housing Coalition, Citizens Housing Corporation, and Mercy Charities Housing.

The California Housing and Community Development Department (HCD) also maintains a list of qualified organizations, including nonprofit housing developers, who are interested in being given first right of refusal on any upcoming sale of federally subsidized at-risk rental units to keep the units affordable.

Public financing and subsidies. As a result of the high cost of purchasing and developing housing, intense competition for available funding, and restrictions on the use of funds, financing for the preservation and/or replacement of at-risk units will likely come from multiple sources. The following funding sources have been identified for use in purchasing at-risk units in Daly City. Because new funding sources may become available in the future, the list below should not be viewed as comprehensive.

1) State Programs

The State provides several financial resources for housing development activities, including the preservation or replacement of at-risk units, through its various agencies. Since many of the State housing programs have a competitive funding cycle, Daly City would, if the situation arose, identify the amount of funding needed to preserve or replace at-risk units and apply to the appropriate programs.

a. **State Housing and Community Development Funds:** HCD offers a variety of loans and grants for housing development. One current program is the Multifamily Housing Program, which awards deferred loans for acquisition, rehabilitation, and new construction. As part of SB2 in 2017, the State established the Permanent Local Housing Allocation (PLHA) program which now provides funds to the city for various housing activities.

b. **CalHFA Funds:** The California Housing Finance Agency (CalHFA) operates several programs targeting both multifamily and single-family housing. CalHFA's multifamily housing development programs offer a range of loans to assist in the acquisition and development of affordable rental units.

c. **Tax Credits:** The California Tax Credit Allocation Committee, under the State Treasurer's Office, implements the federal and state low-income housing tax credit (LIHTC) programs, which are available to eligible acquisition, rehabilitation, and/or new construction projects annually through a competitive application cycle. State tax credits can only be received on approval for federal tax credits. Because of the highly competitive nature of the funding process, projects awarded tax credits are targeted to very low-income renters. Public or private developers are eligible to apply.

2) CDBG Funds

Through the federal Community Development Block Grant (CDBG) program, the City provides grants and loans to a wide range of housing and neighborhood development activities. As an entitlement grantee, Daly City receives CDBG funds directly from HUD each year. The City has received an average of $900,000 to $1 million in annual CDBG funding from HUD which is allocated to various funding categories including housing, capital improvements and public services. CDBG-funded activities include rehabilitation, public services (i.e. homelessness, illiteracy, childcare), plans to develop infant toddler center, economic development – micro enterprise assistance, sidewalk curb ramps, and contracts with local nonprofits for housing rehabilitation.

Over the last four fiscal years, an average of $1.1 million has been allocated annually towards housing activities. The City allocates its annual CDBG fund to the City's Residential Rehabilitation Program, grants, and low interest loans are available to eligible single-family and multifamily property owners. During the planning period, 238 households were assisted through the home repairs programs, of these households, 152 were special-needs groups (seniors/with disabilities). In response to the COVID-19 pandemic, the City received additional CDBG funds (CDBG-CV) which it used to provide emergency rental assistance for low income households affected by the pandemic.

3) HOME Funds

Daly City, as a Participating Jurisdiction, directly receives Home Investment Partnership Program (HOME) funds from HUD. The City receives an annual allocation of $350,000 in HOME funds and is allocated towards affordable housing development.

4) Other HUD Funds

Subject to annual congressional appropriations, HUD will provide most – and in some cases all – of the financial incentives necessary for acquisition or maintenance of federally subsidized at-risk projects with existing owners or other public or private entities like nonprofit organizations. Some HUD funding sources include the following:

- Restructured and/or renewed Section 8 contracts between existing owners and HUD to maintain or extend affordability of at-risk units. Villa Fontana Apartments chose this option by participating in HUD's Mark Up to Market Program and delaying any possibility of an opt out for five years.

- Section 8 Vouchers are available to tenants in at-risk multifamily units whose owners terminate their project-based Section 8 contracts to prevent any displacements. These owners can then voluntarily accept Section 8 tenant-based vouchers or else the tenants can seek out another rental unit since the vouchers are portable. If the tenants move, the vouchers will only pay up to the difference of the HUD rent standard and 30 percent of the tenant's monthly income.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) addresses housing demand across income levels and coordinates housing policy throughout California. Each jurisdiction in the Bay Area (101 cities, 9 counties) is given a share of the anticipated regional housing need. The Bay Area's regional housing need is generally allocated by HCD and finalized though negotiations with ABAG. However, in San Mateo County, jurisdictions formed a sub-regional agreement and divided the countywide need themselves.

According to the RHNA, Daly City will need to ensure there is land available for a total of 4,838 new units between 2023 and 2031 (**Table HE-27**). Approximately 41 percent of those units will be for households making more than moderate income, 16 percent will be for households making moderate income, 16 percent for low-income, and 28 percent for very low-income and extremely low-income households.

Table HE 27: Regional Housing Needs Allocation 2023 - 2031

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Atherton	94	54	56	144	348
Belmont	488	281	283	733	1,785
Brisbane	317	183	303	785	1,588
Burlingame	863	497	529	1,368	3,257
Colma	44	25	37	96	202
Daly City	**1,336**	**769**	**762**	**1,971**	**4,838**
East Palo Alto	165	95	159	410	829
Foster City	520	299	300	777	1,896
Half Moon Bay	181	104	54	141	480
Hillsborough	155	89	87	223	554
Menlo Park	740	426	496	1284	2,946
Millbrae	575	331	361	932	2,199
Pacifica	538	310	291	753	1,892
Portola Valley	73	42	39	99	253
Redwood City	1115	643	789	2,041	4,588
San Bruno	704	405	573	1483	3,165
San Carlos	739	425	438	1133	2,735
San Mateo City	1777	1023	1,175	3040	7,015
South San Francisco	871	502	720	1,863	3,956
Woodside	811	468	433	1121	2,833
Unincorporated San Mateo County	90	52	52	134	328
Total	**12,196**	**7,023**	**7,937**	**20,531**	**47,687**

Source: Association of Bay Area Governments, Final 2023-2031 Regional Housing Need Allocation by County

Special Housing Needs

Certain groups have greater difficulty in finding decent, affordable housing because of their special circumstances. Special circumstances may be related to employment and income, family characteristics, disability, and household characteristics.

State Housing Element law states that special-needs groups include the following: senior households, disabled persons, developmentally delayed persons, large households, female-headed households with children, students, homeless persons, and farmworkers. This section provides a discussion of the housing needs facing each group.

Seniors

Seniors face many housing challenges as they age, including a fixed budget, higher medical costs, and greater likelihood of disabilities.

According to the 2015-2019 ACS, approximately 17 percent (18,222 persons) of the City's population were senior residents (65 years or older). Senior-headed households made up approximately 23 percent (7,295 households) of the households in Daly City (**Table HE-28**). The majority of senior households were owner-occupied households (66 percent) and had incomes less than 80 percent AMI. The majority of renter-occupied households (39 percent) had incomes in the extremely low-income category. Overall, 67 percent of seniors were considered low income.

Seniors in Daly City, like seniors in San Mateo County at large, are significantly more likely to be homeowners than renters. Thus, housing concerns for seniors in Daly City might include retrofits to allow seniors to age in place (stay in their current home as they get older). Often, homeownership means greater housing security.

As the large baby boomer population ages, Daly City, like the rest of San Mateo County, is expected to see a growing senior population.

Table HE 28: Senior Households by Income Level and Tenure

	Owner	Percentage	Renter	Percentage	Total	Percentage
Extremely Low (0%-30% of AMI)	1,010	21%	970	39%	**1,980**	**27%**
Very Low (31%-50% of AMI)	825	17%	475	19%	**1,300**	**18%**
Low (51%-80% of AMI)	1,060	22%	510	21%	**1,570**	**22%**
Median (81%-100% of AMI)	545	11%	135	5%	**680**	**9%**
Above Median (>100% of AMI)	1,385	29%	380	15%	**1,765**	**24%**
Total Seniors	**4,825**	**100%**	**2,470**	**100%**	**7,295**	**100%**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Persons with Disabilities

Persons with disabilities face many challenges when looking for housing. There is a limited supply of handicap-accessible, affordable housing generally, and the supply is especially tight near transit. Being near transit is important because many people with disabilities cannot drive. People with disabilities are also often extremely low income due to the challenge of securing long-term employment, and to higher medical bills. Additionally, because some people with disabilities, particularly developmental disabilities, have lived with their parents, they often do not have rental or credit history. This makes it harder for them to compete for the limited housing that is available. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- Hearing difficulty: Deafness or serious difficulty hearing
- Vision difficulty: Blindness or serious difficulty seeing even when wearing glasses
- Cognitive difficulty: Serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition
- Ambulatory difficulty: Serious difficulty walking or climbing stairs
- Self-care difficulty: Difficulty dressing or bathing (Activities of Daily Living [ADL])
- Independent living difficulty: Difficulty doing errands alone, such as visiting a doctor's office or shopping due to a physical, mental, or emotional condition

According to the 2015-2019 ACS, 9,680 individuals (19 percent) over age five in the City of Daly City had one or more disability (**Table HE-29**).

In Daly City, more than a third (75 percent) of the senior population has some kind of disability. The most common disabilities among seniors in Daly City are ambulatory disabilities (23 percent of the population) and independent living disabilities (19 percent).

Table HE 29: Type of Disability

Disability Type	Percentage
Vision Disability	1.4%
Hearing Difficulty	2.6%
Cognitive Disability	2.9%
Ambulatory Disability	5.3%
Self-Care Disability	2.4%
Independent Living Disability	4.4%

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Developmental Disabilities

California Government Code Section 65583(a)(7)) requires the City to include the needs of those with a developmental disability within the community in its analysis of "special needs groups." According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled persons require a group living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 360,000 people with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Golden Gate Regional Center is 1 of 21 regional centers in California that provides point-of-entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the Department of Developmental Services, from 2019-2020, the Golden Gate Regional Center served 41 percent of the age group 0 to 17 and 59 percent for ages 18 and over for developmentally disabled residents in Daly City. **Table HE-30** provides an estimate of the number of developmentally disabled residents by age in Daly City.

Many people with developmental disabilities are unable to secure long-term employment. This results in many people relying on Supplemental Security Income (SSI) and many earn 10-20 percent of the AMI.

People with developmental disabilities have various housing needs and housing situations. Almost all (83 percent) of Daly City residents with disabilities live with a parent or legal guardian (**Table HE-31**). An additional 7 percent live in community care facilities, while 10 percent live in Foster/Family Home, Independent/Supportive Living, Intermediate Care Facility, or "Other."

Table HE 30: Age of People with Development Disabilities

Age 18+	397
Age Under 18	272
Total	**669**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table HE 31: Living Arrangements of People with Developmental Disabilities

	Number	
Lives with	**Daly City**	**Percentage**
Home of Parent/Family/Guardian	547	83%
Community Care Facility	49	7%
Foster/Family Home	31	5%
Independent/Supportive Living	9	1%
Intermediate Care Facility	20	3%
All Others	5	1%
Total	**661**	**100%**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Trends that are affecting the people with developmental disabilities include California's moves to reduce institutionalization, aging family caregivers not being able to continue providing in-house care, and the growing wave of people with autism.

- **Deinstitutionalization** – In 1977, California, passed the Lanterman Developmentally Disabled Services Act, to minimize the institutionalization of developmentally disabled people, help them remain in their communities, and allow them to live their lives as similar to non-disabled people as possible. To accomplish this end, the state has been closing large institutional care facilities, resulting in more people with disabilities being integrated into the community. However, this has increased the demand for community-based independent living options to serve the needs of the developmentally disabled.
- **Aging Baby Boomers Unable to Care for Their Children with Developmental Disabilities** – Almost three quarters of people with developmental disabilities live with a parent or caregiver, and many of these caregivers are baby boomers. As these caregivers age, their ability to continue to care for their developmentally disabled children will decrease to the point where it is no longer possible. This trend is also going to be a factor in the increased need for community-based independent living options for the developmentally disabled. Many service delivery systems and communities are not prepared to meet the increasing need.
- **Increasing Numbers of People with Autism** – There is a large number of people with developmental disabilities that have autism. They have been brought up as independent members of the community and want to remain independent and involved in the community. There is a coming need to supply community-based independent living options for these individuals.

Disability Policy Recommendations

The three major needs for people with disabilities are low cost (subsidized) rents, handicapped accessible homes, and buildings near public transportation. These needs are very similar to the desires of other segments of the population. Policies that promote affordable housing generally are also good for the disabled community. Specific recommendations from the Golden Gate Regional Center include (and the City of Daly City's provision of each):

- Jurisdictions assisting with site identification for low-income developments – the City Housing Manager provides this information
- Policies to promote accessible homes – the City has adopted a Reasonable Accommodation Ordinance
- Inclusionary zoning – the City has adopted an inclusionary zoning law
- Second units – the City has adopted a flexible second ordinance
- Mixed-use zoning – the City allows mixed-use development in a number of zones

Additionally, some people with development disabilities need supportive housing that is affordable and near public transit. In supportive housing, additional services are provided at the home.

Single-Headed Households

Households headed by a single parent can have special needs due to the economic limitation of earning only one income, and the challenges of childcare without a partner. Although gender equality has made strides over the past 50 years, women continue to earn lower incomes than men. Therefore, female-headed households in particular have specific housing needs that must be addressed. Female-headed households can have special needs that include low-cost housing suitable for children and located near

schools and childcare facilities. Innovative, shared-living arrangements, including congregate cooking and childcare, could also be appropriate.

Of total single-headed households, female-headed households make up 8 percent and male single-headed households made-up 4 percent in Daly City. The most vulnerable female-headed households can be those where women are living with children without a partner. According to the 2015-2019 ACS, Daly City has 4,602 such households (**Table HE-32**). Of total households, single-headed households represent 15 percent, of such households, 8 percent are owners and 7 percent are renters. Female-headed households are more likely to be living under the poverty line than other households: 8 percent of female-headed households in Daly City are under the poverty line. An additional approximately 2,967 households are headed by males.

Table HE 32: Single-Headed Family Households

	Female-Headed Family Households		Male-Headed Family Households		Total Single-Headed Family Households out of All households[1]	
Tenure	**Number**	**Percentage**	**Number**	**Percentage**	**Number**	**Percentage**
Owner	2,525	8%	1,422	4%	3,947	21%
Renter	2,077	7%	1,545	5%	3,622	27%
Total Single Headed Households	4,602	15%	2,967	-	7,569	24%
Female Households Below Poverty Level	364	8%	-	-		

1. Totals calculated using 2015-2019 households count of 31,796, of which, 18,534 are owner occupied, and 13,626 are renter occupied.

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Large Households

Large households are defined as households with five or more members living in the same home. Large households are a special-needs group because of the difficulty in finding adequate and affordable housing. Many jurisdictions have few large homes, and often these larger homes are significantly more expensive than smaller ones.

According to the 2015-2019 ACS, large households made up 17 percent of all household in the city in 2019 (**Table HE-33**). Of those large households, 19 percent were renters and 17 percent owned their home. Approximately 51 percent of large family households in Daly City were classified as either very low- or low-income households, while the remaining 49 percent fell into the moderate- or above moderate-income category.

When looking at the available housing stock, a majority of the city's rental housing stock consists of individual single-family homes and apartment buildings for rent with multifamily only comprising 37 percent of the housing stock in Daly City (**Table HE-34**). The City recognizes that lower-income large families are most likely in need of rentals with a greater number of bedrooms. There were approximately 16,881 dwelling units with three or more bedrooms in Daly City, an amount that exceeds the current estimated needs for large families.

Table HE 33: Households of Five or More by Tenure

	Owner	Percentage	Renter	Percentage	Total	Percentage
1-person household	2,923	16%	2,936	22%	5,859	18%
2-person household	5,458	29%	3,261	25%	8,719	27%
3-person household	3,501	19%	2,334	18%	5,835	18%
4-person household	3,571	19%	2,248	17%	5,819	18%
5- or more person household	3,081	17%	2,483	19%	5,564	17%
Total	**18,534**	**100%**	**13,262**	**100%**	**31,796**	**100%**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table HE 34: Housing Units by Bedroom Size

	Owner	Percentage	Renter	Percentage	Total	Percentage
No bedroom	270	1%	1,675	13%	1,945	6%
1 bedroom	537	3%	4,250	32%	4,787	15%
2 bedrooms	4,125	22%	4,058	31%	8,183	26%
3-4 bedrooms	12,654	68%	2,965	22%	15,619	49%
5 or more bedrooms	948	5%	314	2%	1,262	4%
Total	**18,534**	**100%**	**13,262**	**100%**	**31,796**	**100%**

Sources: ABAG Data Packet, 2021; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Persons Experiencing Homelessness

Homelessness in San Mateo County

The San Mateo County Continuum of Care announced in October 2022 that to end homelessness they will be focusing on prevention by moving homeless people into permanent housing instead of shelters by increasing the stock of affordable housing and launching a new local voucher program. The voucher program will launch in 2023 and will help fill in the gap between rent paid by formerly homeless individuals and families with extremely low incomes and the actual rent to avoid evictions. Funding for the program will be subject to future approvals by the Board of Supervisors. Additionally, the County began the construction of its first Low-Barrier Navigation Center. The center includes 240 units. On these units, 168 units are 200 square feet and include an in-unit bathroom. Of the 240 units, 72 units are 100 square feet, and the residents of these units will have access to community bathrooms. The total capacity is for 260 residents.

According to a 2022 countywide homeless survey, there are 1,092 homeless people living in San Mateo County (**Table HE-35**). About 84 percent of the homeless population was living in San Mateo County when they became homeless.

The homeless population in San Mateo County are both sheltered, meaning they live in emergency shelters, transitional housing, treatment centers, or other similar institutions; and unsheltered, meaning they live on the street, in encampments, or in a vehicle.

The number of homeless individuals living on the street in San Mateo County has increased since 2013, while the number living in a recreational vehicle (RV) has risen to 26 percent and those living in a car has decreased by 40 percent. The number of people living in an encampment has risen dramatically from 1 percent in 2013 to 16 percent in 2022. The remaining 34 percent are living on the street, safe parking, or "other" place.

The vast majority of homeless people are single adults (who may be living with another adult, but no children). However,109 households (8.7 percent) were families experiencing homelessness. Of the 109 families, 88 (81 percent) were staying in emergency shelters or transitional housing and 14 percent were staying in safe parking programs. Only 5 families (5 percent) were living in vehicles outside of safe parking programs and 1 family (1 percent) was observed living on the street. Most of the unsheltered population were White (62 percent) and male (74 percent). Notably, 22 percent of the unsheltered homeless population has an alcohol and drug problem, while 25 percent of the sheltered population has a similar problem. **Table HE-36** contains demographics of the county's homeless population and **Table HE-37** shows the location where homelessness first occurred. **Table HE-38** lists the county's homeless population by location as of 2022.

Homelessness in Daly City

As of the 2022 San Mateo Homeless Census, 49 unsheltered homeless people lived in Daly City. The number of unsheltered homeless people has declined over the past five years from a high of 66 in 2019.

Table HE 35: Homeless Count

	Daly City	County		
Year	Unsheltered	Unsheltered	Sheltered	Total
2017	17	637	616	1,253
2019	66	901	611	1,512
2022	49	1,092	716	1,808
2017-2022	32	455	100	555
2017-2022	65%	42%	14%	31%

Source: 2022 One Day Homeless Count and Survey

Table HE 36: Demographics of Homeless Population

	County			
	Emergency Shelter	**Transitional Housing**	**Unsheltered**	**Total**
	582	134	1,092	1,808
Demographics by sleeping location				
Age				
Under 18	20%	51%6	3%	12%
18-24 years old	3%	13%	3%	4%
25+ years old	77%	35%	94%	84%
Gender				
Female	41%	52%	25%	32%
Male	59%	47%	74%	67%
Transgender	0%	1%	1%	0%
Not Singularly Female or Male	<1%	0%	0%	0%
Questioning	0%	0%	0%	0%
Ethnicity				
Non-Hispanic/Non-Latin (a) (o)(x)	67%	37%	47%	53%
Hispanic/Latin (a) (o) (x)	33%	63%	53%	47%
Race				
White	59%	60%	62%	61%
Black, African American, or African	19%	12%	20%	19%
Asian, or Asian American	5%	1%	7%	6%
American Indian, Alaska Native, or Indigenous	4%	4%	6%	5%
Native Hawaiian or Pacific Islander	7%	16	0%	3%
Multiple Races	6%	7%	5%	5%
Other Characteristics				
Chronically Homeless	43%	-	42%	39%

Source: 2022 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness.

Table HE 37: Location when Homelessness Occurred

	County
Living in San Mateo County when became homeless	84
Other County in California	12%
Other State	3%
Refused	1%

Source: 2022 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

Table HE 38: County Homeless Population Location 2013-2022

	2013	2022	Change
Street	15%	16%	7%
Car/Van	41%	30%	-27%
Safe Parking	11%	16%	45%
Tent/Encampment	1%	16%	1500%
RV	19%	26%	37%
Other	12%	2%	-83%
Total	**2,281**	**1,092**	**-1,189**

Source: 2022 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

Homelessness Assistance

The City provides funding to one agency that operates homeless shelters in the County. LifeMoves (formerly Shelter Network) operates Family Crossroads, a transitional shelter for families located in Daly City. This shelter also provides supportive services to help connect their clients to other services that they may need.

The Daly City Community Service Center, operated by Daly City Partnership, serves as one of the core, or primary entry, social service agencies in the county. The Center's mission is to promote and improve the quality of life for the residents of Daly City, Colma, and Broadmoor through the provision of quality crisis intervention services, either directly or by referral to the appropriate provider. A vital housing-related service through the Center is the distribution of motel vouchers to families and individuals who need temporary emergency shelter. Also, the Center offers a comprehensive needs assessment and is able to provide housing-related information and referrals. The City provides in-kind support for the Center. The Center is located in a City building that is provided to Daly City Partnership rent-free. During COVID, the City provided funding to the Center to fund an emergency rental assistance program.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. Farmworkers typically have special housing needs because of their relatively low income and the unstable nature of their job (i.e., having to move throughout the year from one harvest to the next).

According to the California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), since 2016, there have not been migrant worker students in Daly City. The 2002-2018 U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Residence Area Characteristics reports that there were 258 job holders in Daly City classified as Agriculture and Natural Resources, making up 0.4 percent of the total job industry. According to the U.S. Department of Agriculture, Census of Farmworkers, hired permanent farmworkers (those working more than 150 days) in San Mateo County has decreased by 56 percent and seasonal (working less than 150 days) have decreased by 57 percent.

The Housing Element, in **Task 13.4**, provides that the City shall, to the extent of its jurisdiction, implement all of the provisions of the Employee Housing Act (Government Health and Safety Code Sections 17030-17039) and work with HCD to do the same.

This page intentionally left blank.

Fair Housing Assessment

This Fair Housing Assessment follows the April 2021 State of California Guidance for AFFH. The study was conducted as part of the 21 Elements process, which facilitates the completion of housing elements for all San Mateo County jurisdictions.

The section includes the following

Fair Housing Enforcement and Outreach Capacity reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.

Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation.

Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments.

Disparate Housing Needs identifies which groups have disproportionate housing needs, including displacement risk.

Other Relevant Factors analyzes the local and regional context that may influence access to fair housing.

Sites Inventory Analysis examines the distribution of sites, unit capacity, and affordability to meet the RHNA with the lens of affirmatively furthering fair housing.

Contributing Factors and Fair Housing Action Plan identifies the primary factors contributing to fair housing challenges and the plan for taking meaningful actions to improve access to housing and economic opportunity.

Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair housing legal cases and inquiries. California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the **largest civil rights agency in the United States**. According to its website, the DFEH's mission is "to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act."[2]

DFEH receives, evaluates, and investigates fair housing complaints. It plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint,

[2] https://www.dfeh.ca.gov/aboutdfeh/

the complaint process, appealing a decision, and other frequently asked questions.[3] Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of local enforcement organizations, including Project Sentinel, the Legal Aid Society of San Mateo County, Bay Area Legal Aid, and Community Legal Services of East Palo Alto. These organizations receive funding from the county and local jurisdictions to support fair housing enforcement and outreach and education in the county.

From 2013 to 2021, **135 fair housing complaints in San Mateo County were filed with HUD, and 8.9 percent (8 complaints) were in Daly City (see Table HE-39),** although complaints may include more than one issue. Countywide, most complaints cited disability status as the bias (52.6 percent), followed by familial status (19.6 percent) and race (16.3 percent),. In Daly City, the most common bases for complaints were familial status (87.5 percent) and race and disability (37.5 percent each). The issues associated with these complaints included refusal to rent, refusal to negotiate for a rental, and failure to make reasonable accommodation.

Countywide, 64 cases were closed following a "no cause" determination; 50 were closed following successful conciliation or settlement; 16 complaints were withdrawn by the complainant after resolution; and 5 complaints were withdrawn by the complainant without resolution. The majority of fair housing inquiries in 2020 were submitted by residents of the cities of San Mateo, Redwood City, Daly City, Pacifica, East Palo Alto, and Menlo Park.

Table HE 39: Fair Housing Complaints by Basis

Basis	San Mateo County		Daly City	
	Number	Percentage	Number	Percentage
Disability	71	52.6%	3	37.5%
Race	22	16.3%	3	37.5%
National Origin	21	15.6%	1	12.5%
Familial Status	40	29.6%	7	87.5%
Sex	6	4.4%	0	0
Retaliation	11	8.1%	0	0
Religion	4	3.0%	0	0
Total Cases*	**135**		**8**	

Source: HUD, 2021

**Note: Each case may cite multiple bases of discrimination, so the total number of bases may exceed the total number of cases.*

In addition to formal complaints, 147 inquiries were made during the same time. Of these, 25.9 percent had no valid issues, 39.5 percent of claimants failed to respond to HUD, 17.0 percent had no valid basis, 6.8 percent decided not to pursue further, 4.1 percent had other dispositions, and the remainder of claimants did not file in a timely manner. While the majority of the cases filed during this period did not have cause, that does not necessarily mean there is no discrimination occurring. Therefore, the City has identified **Tasks 15.1 and Task 15.2** to ensure residents and housing providers are aware of fair housing laws, rights, and requirements as well as resources available to residents should they experience

[3] https://www.dfeh.ca.gov/complaintprocess/

discrimination. Further, the City will work with local and regional fair housing providers to facilitate trainings for housing providers to prevent discriminatory actions and behaviors.

The National Fair Housing Alliance (NFHA) reported a "negligible" decrease in the number of complaints filed nationally between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County's: disability (55 percent) and race (17 percent). Familial status represented 8 percent of complaints nationally, whereas this basis comprised 14 percent of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators have been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.

Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.[4]

Outreach and capacity. The City's website provides a link to the Regional Assessment of Fair Housing—approved by HUD in November 2017.[5] Housing resources are also available on the City's website, but not specific information about the Fair Housing Act or resources for residents experiencing discrimination in housing.[6] The City has included **Tasks 15.1 and 15.2** to improve the accessibility of fair housing information on the website and in public buildings for residents experiencing housing discrimination. This could include consolidating all applicable fair housing information on one web page by providing contact information for local fair housing organizations and legal assistance as well as general information about the Fair Housing Act and discrimination.

In compliance with Government Code Section 11135 et seq., the City offers translation services by request for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.

Compliance with State law. The City of Daly City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The following identify how the City complies with fair housing laws:

- Density Bonus Law (Government Code Section 65915). The City has included **Task 11.5** to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with State law.

[4] https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/
[5] https://www.dalycity.org/352/Reports
[6] https://www.dalycity.org/BusinessDirectoryII.aspx?lngBusinessCategoryID=47

- No-Net-Loss (Government Code Section 65863). The City has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the City's surplus unit capacity is 251, consisting of 52 lower-income units, 85 moderate-income units, and 114 above moderate-income units.
- Housing Accountability Act (Government Code Section 65589.5). The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made.
- Senate Bill 35 (Government Code Section 65913.4). The City will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by June 2025 (**Task HE 11.4**).
- Senate Bill 330 (Government Code Section 65589.5). The City complies with SB 330, relying on regulations for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. However, the City has also included **Task HE 11.4** to establish a formal application process compliant with SB 330.
- California Fair Employment and Housing Act and Federal Fair Housing Act. The City provides protections to residents through referrals to legal assistance organizations, such as Legal Aid Society of San Mateo County, and has included **Tasks HE 15.1 and 15.2** to provide information to tenants and landlords about fair housing rights and responsibilities as well as to refer cases to fair housing services providers.
- Review Processes (Government Code Section 65008). The City reviews affordable development projects in the same way as market-rate developments except in cases where affordable housing projects are eligible for preferential treatment, including but not limited to residential sites subject to AB 1397.
- Assembly Bill 686 (Government Code Section 8899.50). The City has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in Section VII, Contributing Factors and Fair Housing Action Plan.
- Equal Access (Government Code Section 11135 et seq.). The City provides translation services for all public meetings and materials and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.

Housing specific policies enacted locally. Daly City identified the following local policies that contribute to the regulatory environment for affordable housing development in the city.

Local policies in place to encourage housing development.

- Reduced parking requirements
- Condominium conversion
- Inclusionary housing ordinance
- In-lieu fees (inclusionary zoning)
- Homeowner repair or rehabilitation programs
- By-right development
- Surplus Public Lands Act
- Acquisition or rehabilitation conversion
- Housing development impact fee
- Home-sharing programs
- Density bonus ordinance

Local barriers to affordable housing development.

- Extremely high land cost/value
- Non-existence of vacant land in general
- Lack of land zoned for multifamily development
- Height limits on multifamily developments
- Difficult parcel consolidation due to multiple (different) property owners
- Minimum lot sizes
- Excessive parking requirements

Local policies that are NOT in place but would provide the best outcomes to addressing housing shortages.

- Rent stabilization
- Parking reduction
- Fee incentives for parcel mergers
- Commercial linkage fees
- Parcel merge / significantly increased minimum lot sizes

Local policies in place to mitigate or prevent displacement of low-income households.

- Condominium conversion regulations
- Inclusionary zoning
- Promoting streamlined processing of ADUs
- Fair housing legal services

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), Daly City does not have any public housing buildings. However, the city does have seven census tracts with a moderate share of household units using housing vouchers (5 percent to 15 percent) and one area of the city with substantial (30 percent to 60 percent) housing voucher utilization.

Compared to nearby Brisbane and Pacifica, **Daly City appears to be accommodating to renters with housing vouchers** because the city has a greater share of voucher holders compared to the surrounding communities. The presence of housing voucher users indicates available rental supply to house these residents.

Integration and Segregation

This section discusses integration and segregation of the population by protected classes, including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

Integration and Segregation

Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

Race and ethnicity. Generally, the demographic characteristics of Daly City are consistent with the overall characteristics of San Mateo County. However, Daly City has a much larger proportion of Asian/Asian Pacific Islander (API) residents than San Mateo County (59 percent compared to 30 percent countywide) and a much smaller non-Hispanic White population (12 percent compared to 39 percent countywide). Daly City's populations of Hispanics (23 percent), Other/Multiple Races (3 percent), and Black or African Americans (3 percent) are similar to the county's population distribution.[7] Older residents are less diverse, with 29 percent of the population older than 65 years identifying as White compared to only 18 percent of the population for children less than 18 years old, **which may indicate increasing diversity in Daly City,** and conversely, a declining share of White residents.

Racial and ethnic minority populations generally have higher rates of poverty and lower household incomes compared to the non-Hispanic White population throughout the Bay Area. In Daly City, however, though Black or African American households and other or multiple races have the highest rates of poverty—13.3 and 10.3 percent, respectively—Asian (6.5 percent) and Hispanic (8.2 percent) households have lower rates of poverty than non-Hispanic White (8.4 percent) households.

Geospatially, all of Daly City's census tracts[8] are majority Asian, with varying degrees of concentration. Five of the city's census tracts are predominantly Asian, in which the Asian population is more than 50.0 percent higher than the next most populous racial and/or ethnic group.

Dissimilarity and isolation indices. Segregation is the separation of demographic groups into different geographic locations or communities, resulting in uneven distribution across geographic space. The ABAG MTC AFFH Segregation Report (March 2022) analyzes neighborhood-level segregation in a local jurisdiction as well as segregation between jurisdictions in the Bay Area. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, discrimination in mortgage lending, and land use decisions that influenced housing choices. The map of Daly City in **Figure HE-6** offers a visual representation of the spatial distribution of racial groups within the jurisdiction, showing the percent of the population of each census tract that is non-white.

[7] The share of the population that identifies as American Indian or Alaska Native is less than 1 percent.
[8] Majority census tracts show the predominant racial or ethnic group by tract compared to the next most populous.

The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of a group's population that would have to move for each area in the county to have the same percentage of that group as the county overall. DI values range from 0 to 1—where 0 is perfect integration and 1 is complete segregation. DI values between 0 and 0.39 generally indicate low segregation, values between 0.40 and 0.54 generally indicate moderate segregation, and values between 0.55 and 1 generally indicate a high level of segregation. In Daly City, the DI for People of Color/White is 0.19, indicating a fairly low level of segregation for People of Color. Further, this index score has decreased since 2000 from 0.24. The highest segregation (0.32) is between Latinx and White residents, meaning that 32.0 percent of Latinx residents would need to move to a different neighborhood to create perfect integration between Latinx residents and White residents. However, this index has also decreased from 0.37 in 2000, reflecting ongoing integration in Daly City.

African Americans are the only racial group facing consistently high segregation in San Mateo County, although African American residents in Daly City have what is considered a low segregation index compared to most other jurisdictions in the county and the ABAG region as a whole. Only the jurisdictions of Belmont, Burlingame, Colma, and Foster City have lower segregation values than Daly City. African American/White segregation, as measured by the dissimilarity index, has decreased over time in Daly City, from 0.27 in 2000 to 0.20 in 2020, reflecting increasing integration. In contrast, Hispanic and Asian residents are more segregated (relative to White, non-Hispanic residents) today than in 1990. These groups have also experienced the strongest growth in the county. Residential settlement patterns of these two groups during the past 25 years appear to have influenced segregation.

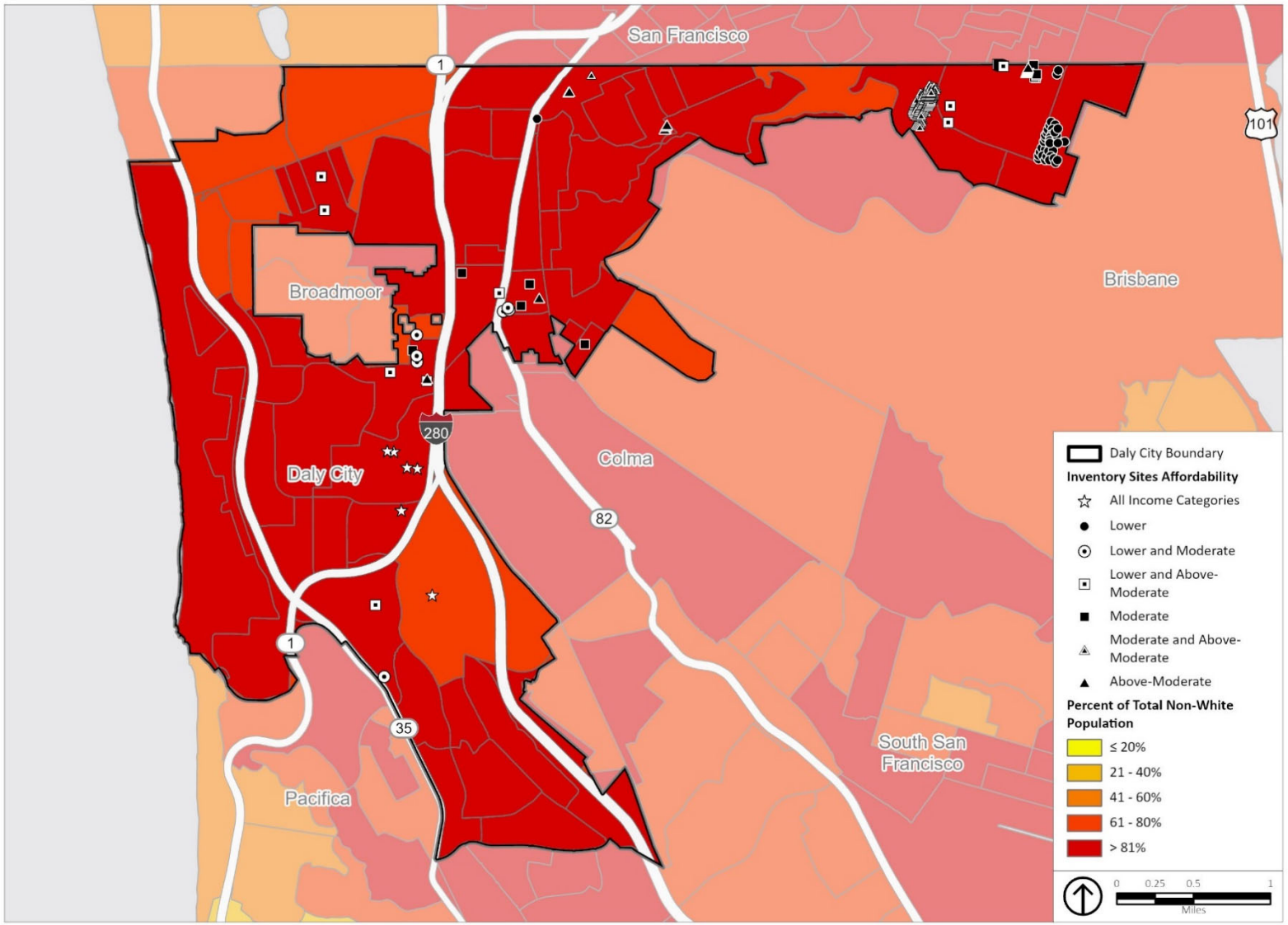
The Isolation Index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority. It ranges from 0 to 100 and, as with the DI, higher values tend to indicate higher levels of segregation. In Daly City, the most isolated racial group is Asian residents, meaning that the average Asian resident lives in a neighborhood that is predominantly Asian. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. Among all racial groups in this jurisdiction, the Isolation Index for White residents has changed the most over time, becoming less segregated from other racial groups, from a score of 0.23 in 2000 to 0.14 in 2020. Although the Black/African American population makes up only a small proportion of the city's population, their Isolation Index has also changed significantly over time, from 0.05 in 2000 to 0.03 in 2020, as Asian/Pacific Islander and Latinx populations become more predominant.

In Daly City, 59.0 percent of residents identify as Asian, 23.0 percent as Hispanic or Latinx, 12.0 percent as White non-Hispanic, and 3.0 percent each as Black and Other. In comparison, in San Mateo County as a whole, 30.0 percent of residents identify as Asian, 24.0 percent as Hispanic or Latinx, 2.0 percent as Black, and 39.0 percent as White non-Hispanic. Since 2010, the Asian population in Daly City has increased from 53.0 percent, the White non-Hispanic population has decreased from 18.0 percent, and the Black population has decreased from 5.0 percent. The proportion of Hispanic or Latinx residents in Daly City has remained the same since 2010.

In Daly City, census tracts with the lowest proportions of non-White populations (60.0 to 80.0 percent) are found in the northwest quadrant in the vicinity of Serramonte Center, with the remainder of the city above 80.0 percent non-White. Overall, the distribution of communities of color has not changed significantly over the past decade. The two centrally located census tracts, south of Eastmoor Avenue and north of Cabrillo Highway/Southgate Avenue, have the highest proportion of Asian residents, between 65.9 to 73.9 percent of the population, and also had the highest representation of Asian residents in 2010, from 66.2 to 72.6 percent of the population. Further, census tracts at the southern end of the city have high proportions of Asian residents, above 68.0 percent, with a similar proportion in 2010.

ABAG's assessed measures of segregation above highlighted the concentration of Asian-identifying residents in Daly City, with the proportion of this population increasing over time.

Figure HE-6: Percentage of Population Non-White



Source: ESRI, 2018

Disability status. Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs. Seniors typically experience disabilities at higher rates. **The share of the population living with at least one disability is 9 percent in Daly City** compared to 8 percent in San Mateo County. Five census tracts in the city have a disability rate between 10 percent and 20 percent of the population, and two of these tracts are along the northern edge of the city (**Figure HE-7**). In the Hillcrest neighborhood east of Junipero Serra Boulevard, the disability rate is 12.5 percent. Although only 16.8 percent of the population in the tract are seniors, 60.2 percent of persons with disabilities are elderly, likely supporting the slightly elevated disability rate overall. In the upper Westlake neighborhood, north of John Daly Boulevard, 11.2 percent of the population experience a disability. Seniors comprise 25.1 percent of the population, and 69.7 percent of the population experiencing a disability are seniors.

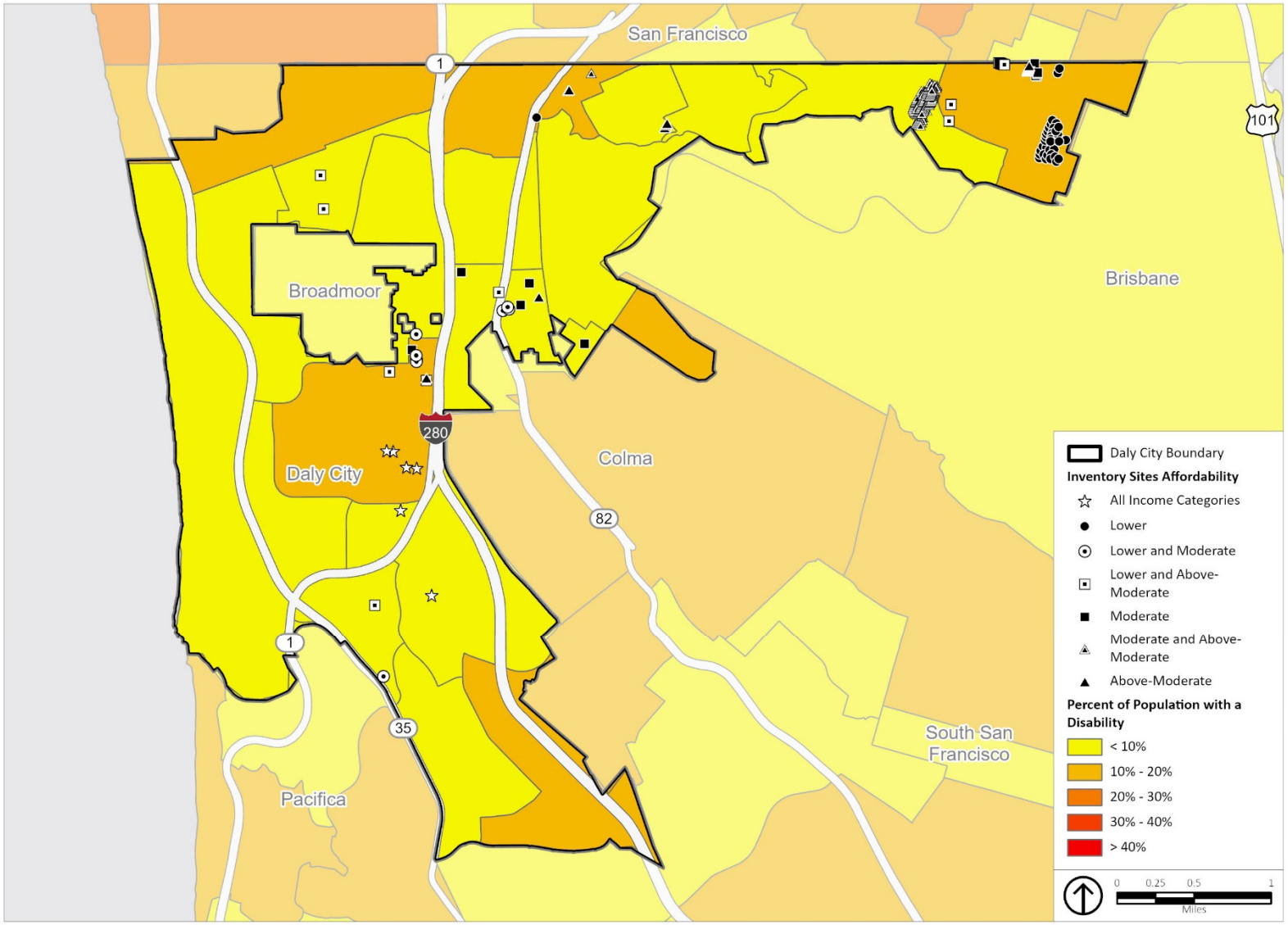
Higher rates of disability (12.5 percent) are found in the central portion of the city in the St. Francis neighborhood. Of the population with a disability in this tract, 77.1 percent are seniors, though seniors comprise only 9.7 percent of the tract population. An affordable age-restricted multifamily complex is in this tract, as are two nursing home facilities and the Seton Medical Center. In the southeastern Gellert Boulevard neighborhood, the rate of disability is 11.2 percent, of whom 34.2 percent are elderly, a lower proportion than in the other three tracts, and a slightly higher share of White non-Hispanic residents than the citywide average. Geographic concentrations of people living with a disability may indicate increased access to services, amenities, and transportation that support this population.

The areas with disability rates over 10 percent have changed over time, shifting from the two upper Westlake neighborhood census tracts in 2010 to the two census tracts north of John Daly Road. Senior populations in the two upper Westlake tracts were 11.8 percent and 17.4 percent in 2010, compared to 6.3 percent and 17.2 percent in 2019. This shift also correlates with a decrease in the proportion of non-White population and a fairly significant increase in median income.

To meet the needs of residents with disabilities throughout the city, there are 12 licensed adult residential care facilities with capacity for 68 residents and 17 elderly assisted living facilities with a combined capacity for 503 residents. The San Mateo Transit District's (SAMTRANS) Redi-Wheels (bay side) and Redicoast (coast side) Paratransit services are also available to residents and visitors in Daly City and throughout the San Mateo service area. Redi-Wheels and Redicoast are available to riders who cannot use conventional accessible bus transit services due to physical, visual, or cognitive disabilities. However, all SAMTRANS buses and light rail services (connections to BART and Caltrain stations) are also accessible for persons using wheelchairs and include announcements of key destinations for persons with visual disabilities. Persons with disabilities may ride all Bay Area public transit systems at a discount if they hold a Regional Transit Connection Discount Card, Medicare card, or Department of Motor Vehicles Disabled Placard Identification Card. There are also multiple private medical transportation providers offering services in Daly City.

The City has included **Task 14.2** to encourage the development of ADUs that are accessible to persons with a disability and has included **Tasks 14.1 and 14.2** to provide reasonable administrative accommodations where needed to ensure the availability of housing to persons with disabilities.

Figure HE-7: Percentage of Population with a Disability



Source: ACS, 2015-2019

Familial Status. Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single-person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicate an increased need for one- and two-bedroom units.

Daly City's households are mostly made up of 2-person households (27.4 percent) and 3- to 4-person households (36.6 percent). Single-person households and large families (5 or more persons) make up a similar proportion of households in the city, at 18.4 percent and 17.5 percent, respectively. Married-couple households make up a majority of Daly City households (49.8 percent), compared to 18.4 percent of householders living alone, 14.5 percent headed by single females, and 9.3 percent headed by single males. The remainder of households (8.0 percent) consist of other household compositions. Approximately 30.0 percent of all households have at least one child under the age of 18.

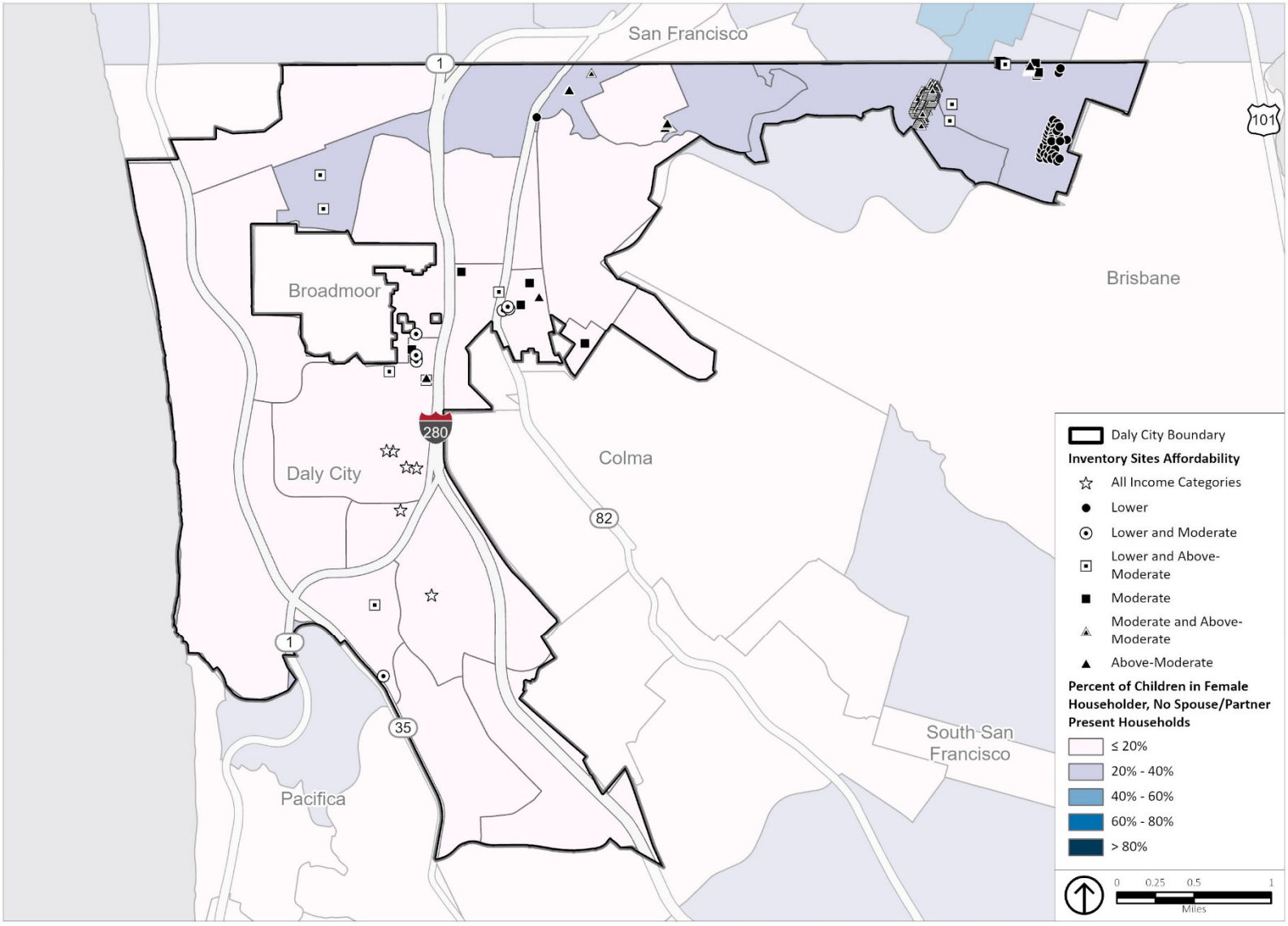
Compared to the county and larger Bay Area, Daly City has a slightly smaller proportion of married-couple households (49.8 percent, compared to 55.2 percent and 51.2 percent, respectively) and a higher proportion of single-parent households (23.8 percent compared to 14.9 percent and 15.2 percent). In addition, Daly City has a lower proportion of single-person households (18.4 percent compared to 22.3 percent in the county and 24.7 percent in the region) and a higher proportion of large-family households (17.5 percent compared to 10.9 percent and 10.8 percent).

While there are no spatial concentrations of single-person households in the city, there are two census tracts in the northern part of the city where the proportion of children in single-parent, female-headed households exceeds 20.0 percent, as shown in **Figure HE-8**. These tracts are in the upper Westlake neighborhood west of Interstate (I-) 280 and the Hillside/Vista Grande neighborhood east of I-280, where two deed-restricted multifamily complexes are located. These neighborhoods are accessible to commercial, service, and recreation amenities as well as the BART/SAMTRANS transfer center transit opportunities.

The majority of married-couple households live in owner-occupied housing (68.5 percent), as do the majority of female-headed family households (54.9 percent), and persons living alone reside in owner- and renter-occupied housing in equal proportions. The number of housing units available by number of bedrooms and tenure is generally consistent with the familial status of the households that live in Daly City. Compared to the county, Daly City's larger proportion of family households and smaller proportion of single-person households is reflected in the number of bedrooms and tenure of the housing stock in the city.

To encourage the development of affordable housing and promote housing mobility for families of all types, the City has included Tasks 1.1 through 1.5 which will create new opportunities for housing development in the C-MU zone and will amend the zoning code such that two commercial zones will permit mixed-use development by-right. As part of Task 3.1, the City will allow reductions in parking requirements for large housing projects near transit, which can lower the cost of construction and cost of living for residents. The City will also encourage the development of ADUs through Task 5.1, which can be an affordable housing type for lower-income households.

Figure HE-8: Percentage of Children in Female-Headed Households



Source: ACS, 2015-2019

Household income. The household income distribution by percentage of area median income (AMI) in Daly City differs from the county. The share of households making greater than 100.0 percent AMI is significantly less (32.8 percent) than in the whole county (48.9 percent), and the proportion of households with incomes below 80 percent of the AMI is greater (53.2 percent) than countywide (40.9 percent). As shown in **Figure HE-9, Median Household Income**, the highest median incomes are in the northwest corner, along Skyline Boulevard at the western edge of the city in the Westlake Northwest neighborhood (east of Skyline Boulevard in vicinity of Westridge Avenue), and in the southern portion of the Serramonte neighborhood between Skyline Drive and I-280. Additionally, two census tracts in the northeastern section of the city in the Crocker and Southern Hills neighborhoods have median incomes above $125,000; as do several neighborhoods along the east side of Hillside Boulevard from Brunswick Street to the lower Hillside neighborhoods north and south of East Market Street in the southeastern corner of the city.

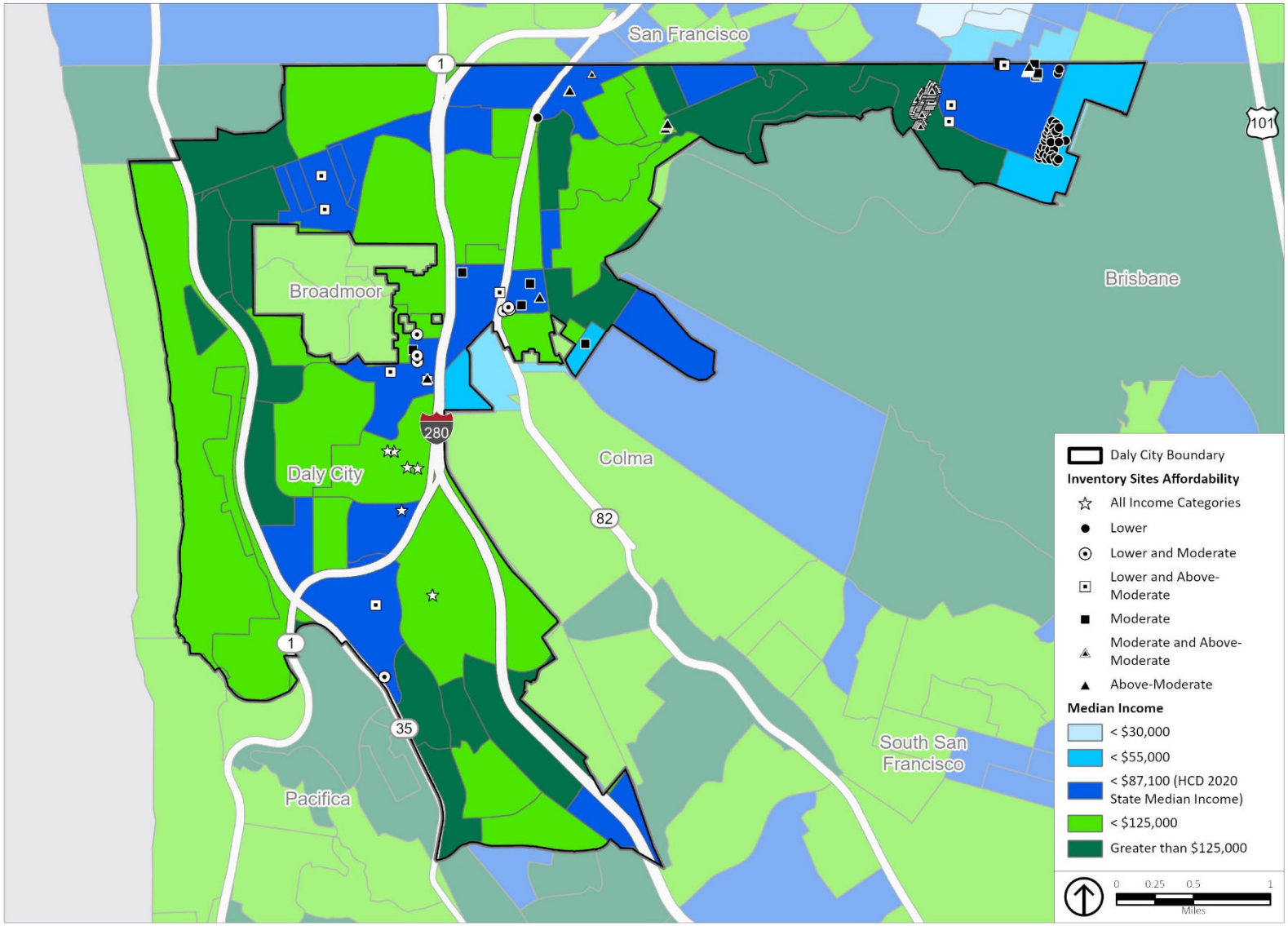
A large proportion of census tracts in the city have median incomes between the state median and $125,000. These are found in the northern portion of the city in the Westlake Park area; the eastern Hillside and Lincoln Park neighborhoods; the Original Daly City neighborhood adjacent to the Lake Merced Golf Course, which includes 51 deed-restricted multifamily units; west of Skyline Boulevard; the two central St. Francis and Serramonte neighborhoods; and the eastern portion of the Broadmoor neighborhood adjacent to I-280. There is also a small neighborhood east of the Colma BART Station and bounded by Market Street to the north, A Street to the south, and Hillside/Chester Streets to the east that has a median income of $109,326 and includes 112 units of deed-restricted multifamily housing.

Conversely, the lowest-income neighborhoods are found in the central area of the city at the convergence of I-280 and State Route (SR-) 82 (Mission Street) on the west side of the Colma BART Station, with a median income of $42,087, and in the Bayshore neighborhood to the east of the Cow Palace, including a 145-unit deed-restricted multifamily complex. The majority of this tract consists of an unincorporated island, within which are three deed-restricted multifamily complexes (providing 209 affordable units), which likely influences the low median income in the tract, because the incorporated city portion of this tract is developed primarily with light industrial and nonresidential uses. The remainder of the city has median incomes between $55,000 and the state median and contains many multifamily and duplex housing complexes. These are found in the Eastmoor neighborhood west of the Colma BART Station; the Franciscan Park neighborhood at the southeast tip of the city; the Plymouth Circle neighborhood at the southern boundary of the city, which is predominantly duplex housing types; the Fairmont neighborhood west of the Serramonte Center commercial area, which includes several higher density apartment complexes; the older neighborhoods north and southwest of Merced Extension Triangle area at the confluence of I-280 and Junipero Serra Boulevard; and the Outer Mission neighborhood at the northern edge of the city. While rents and home prices in Daly City are high throughout the city, higher density products may be marginally more affordable and attractive to households earning slightly lower incomes, thus resulting in a slightly lower median income.

In 2014, the lowest median income in the city was in the Westlake Shopping Center neighborhood ($48,929), which now ranges from $57,275 to $75,021. The central area surrounding the Colma BART Station was also in the lower-income category ($53,505). In 2019, the median income in the area southwest of the Station fell to $46,087 while the areas to the north and east had increased to $69,261 and $109,327, respectively. Additionally, the Fairmont neighborhoods west of Serramonte Center have increased from $53,941 in 2014 to a range in the three block groups between $70,050 to $82,115 in 2019. The remainder of the city has maintained similar median income distribution patterns, although incomes rose in all census tracts between 2014 and 2019. However, it is important to note that the available data in 2014 was at the tract level, and data in 2019 was at the block group level, providing a more specific perspective on income patterns. Considering these changes in data, the relatively small changes in median income in each of these notable neighborhoods do not appear to reflect exclusionary income patterns over time.

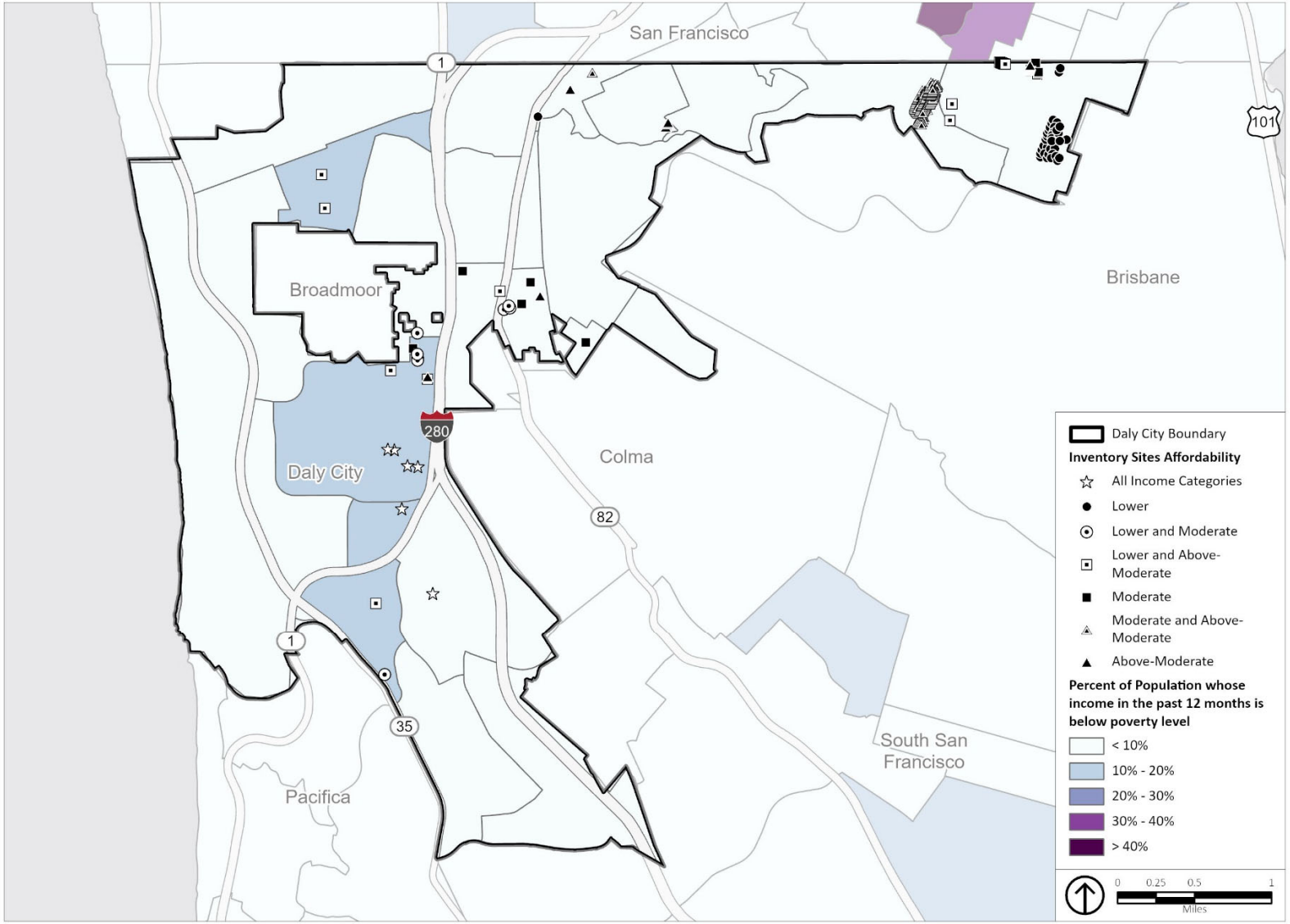
The poverty rate in the city is approximately 7.8 percent, compared to 6.4 percent in San Mateo County. As shown in **Figure HE-10**, Percentage of Population with Incomes Below the Poverty Level, the majority of the city has poverty rates below 10 percent, with a concentration of tracts with rates above 10 percent in the central portion of the city west of I-280. These are primarily residential neighborhoods in the vicinity of larger commercial centers with a mix of higher-density residential products and older single-family neighborhoods. The central Westmoor neighborhood has a poverty rate of 11.4 percent, reflecting a negligible change from 11.5 percent in 2014. The poverty rate in the St. Francis neighborhood west of Serramonte Center (10.4 percent) decreased significantly from 19.5 percent in 2014, with a concurrent increase in median income from $53,924 to $71,196. The highest rate of poverty (19.3 percent) is in the Westlake Shopping Center tract, encompassing several higher density multifamily complexes. In 2014, this area had a poverty rate of 16.4 percent. In contrast to the rising poverty in this tract, the median income in this area has increased by 14.6 percent, as discussed above, although other areas of the city have experienced increases of over 25.0 percent. This increase in poverty rate, reflecting a greater share of extremely low-income households, may suggest growing income discrepancies in this area of the city as the median income increases at a higher rate throughout most of the city and a larger share of higher income households citywide. **Higher poverty rates between 10 percent and 20 percent are concentrated in census tracts west of I-280**.

Figure HE-9: Median Household Income



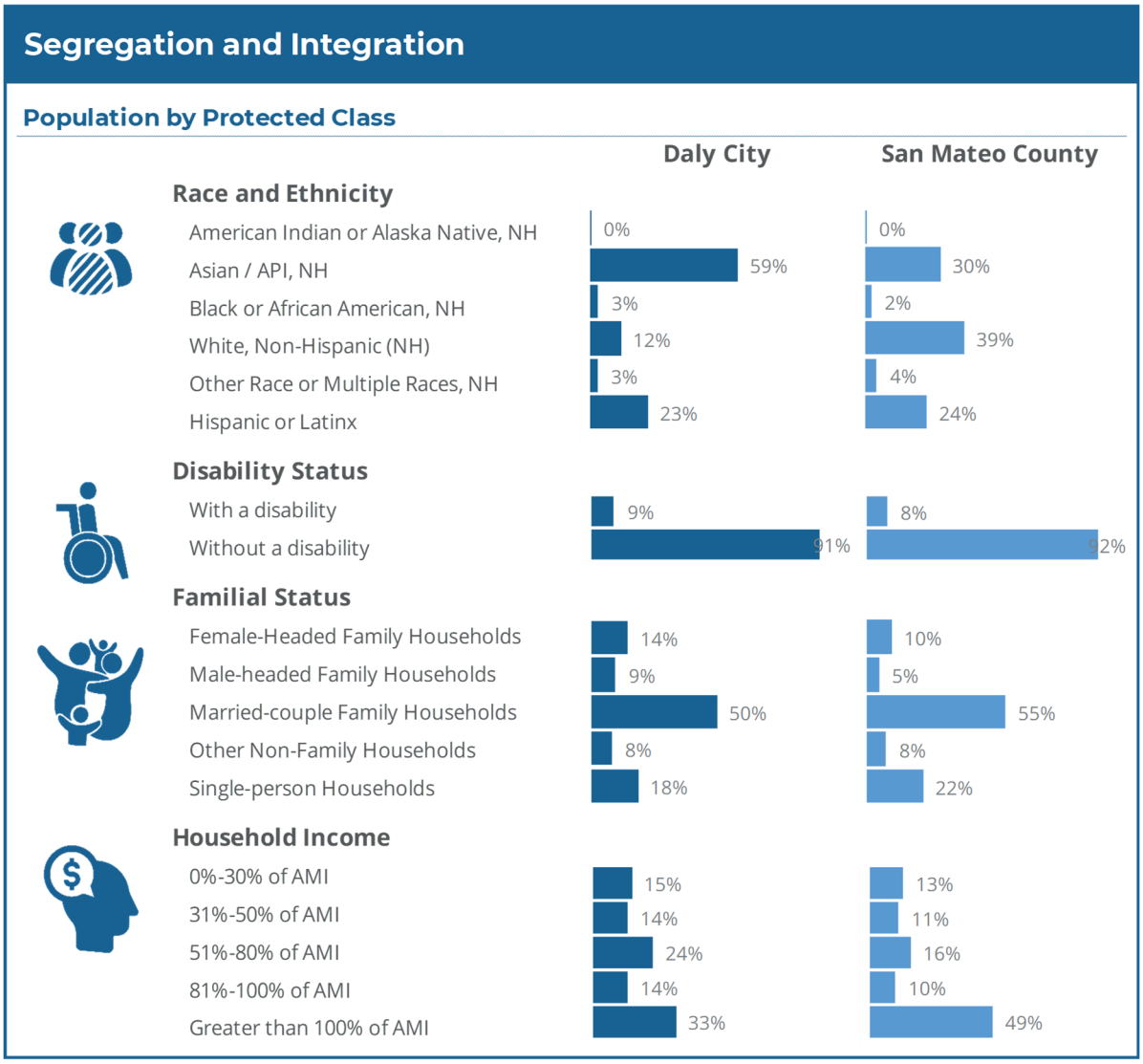
Source: ACS, 2015-2019

Figure HE-10: Percentage of Population with Incomes Below the Poverty Level



Source: ACS, 2015-2019

Figure HE-11: Segregation and Integration by Protected Class



Racially or ethnically concentrated areas of poverty and affluence. A Racially or Ethnically Concentrated Area of Poverty (R/ECAP) and a Racially Concentrated Area of Affluence (RCAA) represent opposing ends of the segregation spectrum—from racially or ethnically segregated areas with high poverty rates to affluent, predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.[9]

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a nondiscriminatory market. Rather, R/ECAPs are meant to identify areas where

[9] Goetz, E. G., Damiano, A., and Williams, R. A. (2019). "Racially Concentrated Areas of Affluence: A Preliminary Investigation." *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124.

residents may have historically faced discrimination and continue to be challenged by limited economic opportunity; conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for nonurban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

As described previously, the population throughout Daly City is predominantly non-White. Therefore, for this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 19.1 percent. In addition to R/ECAPs that meet the HUD threshold, this study includes edge or emerging R/ECAPs that hit two-thirds of the HUD-defined threshold for poverty—emerging R/ECAPs in San Mateo County have two times the average tract poverty rate for the county (12.8 percent).

In 2010 there were three census tracts that qualified as R/ECAPs (19.4 percent poverty rate) in the county and 11 that qualified as edge R/ECAPs (13 percent poverty rate). **Two of the 2010 edge R/ECAPs were in Daly City**—which means they are majority minority and have a poverty rate two times higher than the countywide census tract average. One of the tracts is east of the convergence of SR-35 and the Pacific Coast Highway—west of the Serramonte Center. The other edge R/ECAP is in the far eastern part of the city, in the Bayshore neighborhood near the Cow Palace Arena and Event Center.

Neither of these tracts has indicators that meet the edge R/ECAP definition in 2019, but they are areas with higher rates of poverty and may be considered areas of concentrated poverty relative to the city. In 2019 there were two census tracts that qualified as R/ECAPs (19.1 percent poverty rate) in the county and 14 that qualified as edge R/ECAPs (12.8 percent poverty rate). **One of the 2019 R/ECAPs was in Daly City**—which means it is a majority minority tract and has a poverty rate three times higher (19.3 percent) than the countywide census tract average. This tract is near the Westlake Shopping Center—just north of Broadmoor and west of the Lake Merced Golf Club.

The demographic characteristics of this R/ECAP include:

- 52.9 percent of residents report being Asian, and 21.8 percent are of Hispanic origin, compared to 59 percent and 23 percent, respectively, for the city overall; 30 percent and 24 percent for the county; and 27 and 24 percent for the Bay Area. The edge R/ECAP area has a moderate segregation rating for Asian and Hispanic residents based on the HCD segregation index map and a diversity index between the 73rd and 78th percentile.
- The non-White population has increased since 2010, from 75.3 percent to 88.6 percent in 2019, with the greatest increase in the Asian population.
- Persons with disabilities in the edge R/ECAP area are represented at a lower rate (5.4 percent) than in the city overall (9.1 percent).

- 19.3 percent of residents in this area live below the poverty level as of 2019, an increase from 16.4 percent in 2010.
- Median household income is in the very low-income category, with median incomes between $57,275 and $75,021, compared to the San Mateo County median income of $143,100. This census tract is adjacent to the BART-Daly City Station, which also has median incomes in the very low-income category, although higher than the Westlake Shopping Center neighborhood.
- 21.6 percent of households in the tract are married couples, lower than in the majority of the city. Approximately 10.6 percent of adults live alone, and 24.4 percent reside in "nonfamily" households (e.g., living with roommates) and 17.8 percent in other family living arrangements. Between 20.0 and 40.0 percent of children in this tract live in a single-female-headed household.
- 95.0 percent of the housing units in the R/ECAP are rented, compared with 49.6 percent in the city overall.
- Housing development surrounding the shopping center and in the northeastern corner of the tract are multifamily housing types, which make up 93.3 percent of the housing units in the R/ECAP, offering more housing diversity compared to predominantly owner-occupied tracts in the northwestern section of the city. However, because 95 percent of the households are renters, it is likely that the majority of single-family housing units in the R/ECAP have been converted to rental properties. The predominance of high density development and rental tenure may contribute to the area's relative affordability, higher proportion of unmarried-couple household configurations, and lower median incomes.
- The presence of housing units that are occupied by Housing Choice Voucher holders is less than 1 percent in the R/ECAP, lower than or similar to surrounding areas west of I-280.
- The R/ECAP has one of the highest rates of renter cost burden in the city—63.0 percent of renters—and 32.1 percent of owners are cost burdened. This level of cost burden is not unique to this tract, however, with similar rates in the Bayshore, St. Francis, and Westmoor neighborhoods. However, according to the Location Affordability Index, the R/ECAP offers better affordability than many areas of the city, and proximity to the Daly City BART (27.6 percent of commuters use public transit) and Westlake Shopping Center provide access to resources.
- Approximately 14.5 percent of households live in overcrowded conditions, which is similar to other lower-income tracts but higher than immediately surrounding tracts.

Given the above demographics in this census tract, potential edge R/ECAP status appears to be driven in part by the availability of relatively affordable rental units, although almost two-thirds of households overpay for rental housing—with access to the BART transit station, shopping and services, positive educational attainment scores, and an increasing proportion of non-White populations with lower-median incomes in the context of the region.

To increase housing mobility for lower-income households, the City has included **Tasks 1.1 through 1.4** which will create new opportunities for housing development in the C-MU zone. As part of **Task HE 3.1**, the City will allow reductions in parking requirements for large housing projects near transit, which can lower the cost of construction and cost of living for residents, and in **Task 18.1** the City will reduce the required parking for projects that include at least 20 percent of units for extremely low-income households. The City will define and permit single-room occupancy units, which can be more affordable to extremely low income households, as part of **Task HE 18.3**. Through **Task HE 1.5**, the City will amend the zoning code such that two commercial zones will permit mixed-use development by-right. The City will also encourage the development of ADUs through **Task HE 5.1**, which can be an affordable housing type for lower-income households.

RCAAs

HCD's definition of a Racially Concentrated Area of Affluence is:

- A census tract that has a percentage of total white population that is 1.25 times higher than the average percentage of total white population in the given COG region, and a median income that was 2 times higher than the COG AMI.

Source: California Department of Housing and Community, 2022.

RCAAs are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Similar to the importance of identifying R/ECAP areas, which helps to identify areas that are segregated by race/ethnicity and poverty, it is also necessary to identify racially concentrated areas of wealth to further compare these patterns.

Using 2015-2019 data from the American Community Survey, HCD developed a mapping tool that demonstrates the "location quotient" (LQ) for each California census tract; this quotient represents the percentage of total White population for each census tract compared to that of the average percentage in the council of governments (COG) region. In order to determine the RCAAs, HCD takes the census tracts with a LQ of more than 1.25 and a median income that is 1.5 times higher than the COG region (or 1.5 times the State AMI, whichever is lower). The tracts that meet these criteria are assigned a numeric score of 1, which indicates that they have an accumulation of high incomes and a White population, i.e., a Racially or Ethnically Concentrated Area of Affluence. RCAAs are the inverse of R/ECAPs in that they illustrate where self-segregated and/or exclusive wealthy White neighborhoods are potentially located.

By the definition of RCAAs, there are no racially concentrated areas of affluence in Daly City. However, for this study, the threshold used to qualify as a potential concentration of affluence is a median income two times higher than the COG AMI, or $241,680. There are no census tracts in the city that have median incomes at this level—the highest income in the city is $193,523 in the northwest corner of the city in the vicinity of Thornton State Beach.

Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

Access to Opportunity

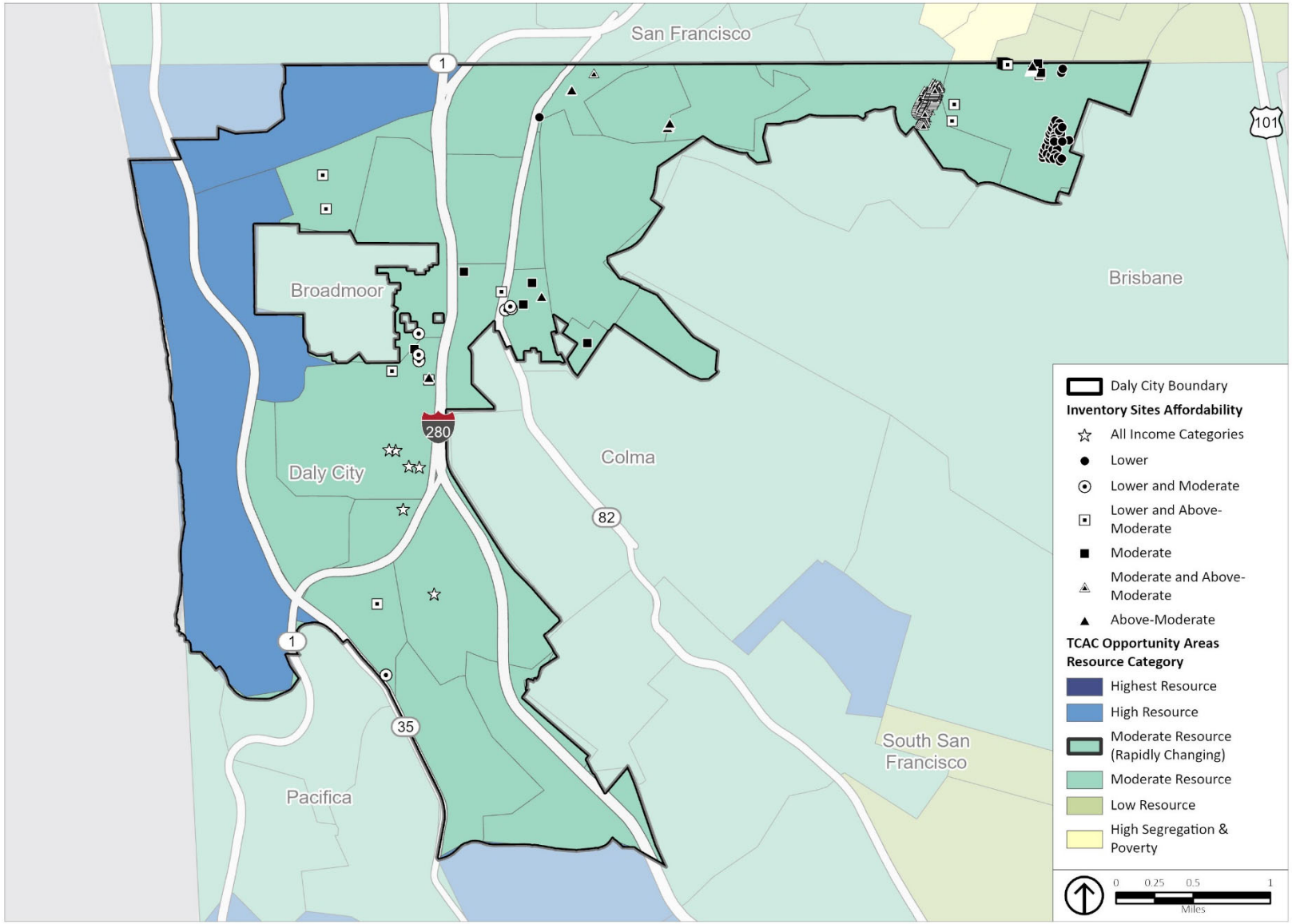
Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. The Opportunity Area designations for Daly City are shown in **Figure HE-12**.

Figure HE-12: TCAC Opportunity Areas



Source: TCAC, 2021

Education. TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map, shown in **Figure HE-13**, most census tracts in Daly City score between the 25th and 75th percentile; opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. In Daly City, **census tracts with the best educational outcomes, in the 50th to 75th percentiles, are west of I-280, with two tracts along Cabrillo Highway (Route 1) east of Skyline Boulevard scoring in the 49th percentile.** With the exception of the Bayshore neighborhood at the northeastern corner of the city, which has educational domain outcome scores below the 25th percentile, the remainder of the city has educational opportunity scores between the 25th and 50th percentiles. The Bayshore area also has a high concentration of populations with low- to moderate-income compared to the rest of the city, high rates of children in female-headed households, a 96.9 percent non-White population, and an affordable multifamily complex with 145 deed-restricted units, which may contribute to the score. This neighborhood has its own school district which contains one elementary school.

Daly City is served by three school districts—Jefferson Union High School District, South San Francisco Unified School District, Bayshore Elementary School District, and the Jefferson Elementary School District. All three school districts experienced decreases in enrollment from 2010 to 2020—South San Francisco saw a 12.0 percent decrease in enrollment while Jefferson Union and Jefferson Elementary both experienced a 5.0 percent decrease in enrollment. **All three districts lost students during the COVID-19 pandemic.**

All three school districts' enrollment by race and ethnicity are similar to the countywide distribution. However, each school district has a higher proportion of Filipino students (Jefferson Union 29.0 percent, Jefferson Elementary 25.0 percent, South San Francisco 23.0 percent compared to 8.0 percent countywide) and a smaller proportion of White students (Jefferson Union 14.0 percent, Jefferson Elementary 11.0 percent, South San Francisco 6.0 percent compared to 26.0 percent countywide). Jefferson Union and Jefferson Elementary have a smaller proportion of Hispanic students compared to the county (31.0 percent and 36.0 percent compared to 38.0 percent countywide), while South San Francisco Unified has a greater proportion (48.0 percent compared to 38.0 percent countywide).

Jefferson Union has a higher share of English learners (36.0 percent compared to 20.0 percent countywide) and students who qualify for reduced lunch (44.0 percent compared to 29.0 percent countywide) than the county, while Jefferson Elementary has a smaller share (14.0 percent and 27.0 percent, respectively). South San Francisco Unified also had slightly higher shares of English learners and students who qualify for reduced lunch (21.0 percent and 34.0 percent) than the county. Jefferson Elementary and South San Francisco Unified also have 1 percent of their respective students experiencing homelessness.

Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. While Jefferson Union had one of the lower rates of graduates who met such admission standards (48.0 percent) among high school districts in San Mateo County, the school has seen a significant increase in the percentage of students who meet these benchmarks over the last five years (from 21.0 percent in 2016-17). **Black and Hispanic students in Jefferson Union High School District were less likely to meet the admission standards with rates of 23.0 percent and 32.0 percent, respectively.** Census tracts with the highest proportion of Hispanic/Latinx residents above the citywide average of 23.0 percent of the total tract population include the neighborhoods between I-280 and Mission Street from the northern boundary to the unincorporated Colma community, including the neighborhoods surrounding the Colma BART Station and the downtown, and encompassing seven affordable multifamily housing complexes; the Outer Mission neighborhoods; the Franciscan Park neighborhood; and the Bayshore Heights/Cow Palace neighborhoods, all within portions of the city with lower anticipated educational domain opportunities. The 2015 to 2019 ACS data indicates that Black households (72.0 percent of total household with incomes below 80 percent of AMI) and Hispanic or Latinx households (62.0 percent of total household with incomes below 80.0 percent of AMI) have lower incomes compared

to Asian and White non-Hispanic households, which is a factor often contributing to lower educational outcomes. As well, these neighborhoods reflect the highest rates of children in single female-headed households, which often contributes to economic challenges. Based on above statistics for English learners and disadvantaged students, these concentrations of students are likely to be experiencing lower educational outcome opportunities.

Conversely, South San Francisco Unified, which has the lowest rate among all high school districts in the county (41.0 percent), has seen their rate of graduates who met such admission standards significantly decline over the last five years (57.0 percent in 2016-17). However, 73.0 percent of Asian students meet those standards—a 32.0 percentage point gap. **Hispanic and White students in South San Francisco Unified School District were less likely to meet the admission standards with rates of 27.0 percent and 44.0 percent, respectively**, although only a very small proportion of the city south of Hickey Boulevard falls within this district.

Jefferson Elementary school district had a 17.0 percentage point gap between their overall chronic absenteeism rate (12.0 percent) and their chronic absenteeism rate among Black students (28.0 percent). However, while this is an important indicator of need, the overall representation of Black population under the age of 18 in the city is 3.0 percent, which would not contribute to large concentrations of chronic absenteeism. South San Francisco Unified also had an 18.0 percentage point gap between their overall chronic absenteeism rate (13.0 percent) and their chronic absenteeism rate among Pacific Islander students (31.0 percent).

While Jefferson Union has the lowest dropout rates in the county—just 3.0 percent of students—the highest dropout rates were found among Black (7.0 percent) and Hispanic students (6.0 percent), suggesting that factors of lower median income, access to resources, high rates of children in single female-headed households, language barriers for Hispanic or Latinx students, and higher rates of poverty likely contribute to lower educational outcomes and high school dropouts. South San Francisco Unified had one of the highest dropout rates in the county at 9.0 percent, with White (12.0 percent) and Hispanic (11.0 percent) students accounting for the highest rates.

Transportation. The San Mateo County Transit District (SamTrans) acts as the administrative body for transit and transportation programs in the county, including SamTrans and the Caltrain commuter rail, with rapid transit access to San Francisco from the Daly City and Colma BART stations. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service, discussed in Section II. SamTrans provides a range of route selections depending on origin location, service area, express, multicity, and San Francisco commuter services. Routes that originate at the Daly City BART Station include: 110, 120, 121, 130, 131B, and the ECR. Routes with stops at the Serramonte Center include: 112, 120, 121, 122, 130, 130B, and 38 school connector to South City High. Routes with stops at the Colma BART Station include: 112, 120, 122, 130, and ECR with connections to San Francisco on BART.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in Daly City and the county overall. Below is a summary of comments relevant to Daly City and San Mateo County.

> San Mateo's PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes.

> While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime.[10]

Transit improvements recommended particularly for Daly City included: "More bus shelters at the Daly City Kaiser Permanente are needed."

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project's overall goal is to "stimulate connection and communication between the community of seniors and people with disabilities together with the transportation system—the agencies in the region local to the San Francisco Bay, served by MTC."[11] TRACS highlights that improving accessibility requires engagement with the community because there are no "watch-dog" systems in place to hold agencies accountable.

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, **"It is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation."**

The San Mateo County Transit District updated its "Mobility Plan for Older Adults and People with Disabilities" in 2018. According to the district, the **county's senior population is expected to grow more than 70 percent over the next 20 years, and the district is experiencing unprecedented increases in paratransit ridership**. Additionally, Daly City "contains many of the census tracts with the highest concentrations of older adults [in the county] (above 1,500 per square mile), followed by San Mateo."[12] The plan is targeted at developing effective mobility programs for residents with disabilities and older adults, including viable alternatives to paratransit, partnerships, and leveraging funding sources.[13]

MTC also launched Clipper START in 2020—an 18-month pilot project that provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.[14]

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology (CNT) that is used for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. Based on these factors, Daly City has a performance score of 8.4 out of 10, meaning there is an excellent combination of trips per week and number of jobs accessible, enabling numerous people to take transit to work. This score is higher than San Mateo County as a whole (with a score of 6.1). The data also indicates that 99.8 percent of all jobs in the city are within one-half of a mile of transit, and 99.6 percent of the city's workers live within one-half of a mile of one of the transit routes. The rate of commuters who use transit is high, with 20.5 percent traveling by public transit.

[10] https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf
[11] https://wid.org/transportation-accessibility/
[12] https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html
[13] Ibid
[14] https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm

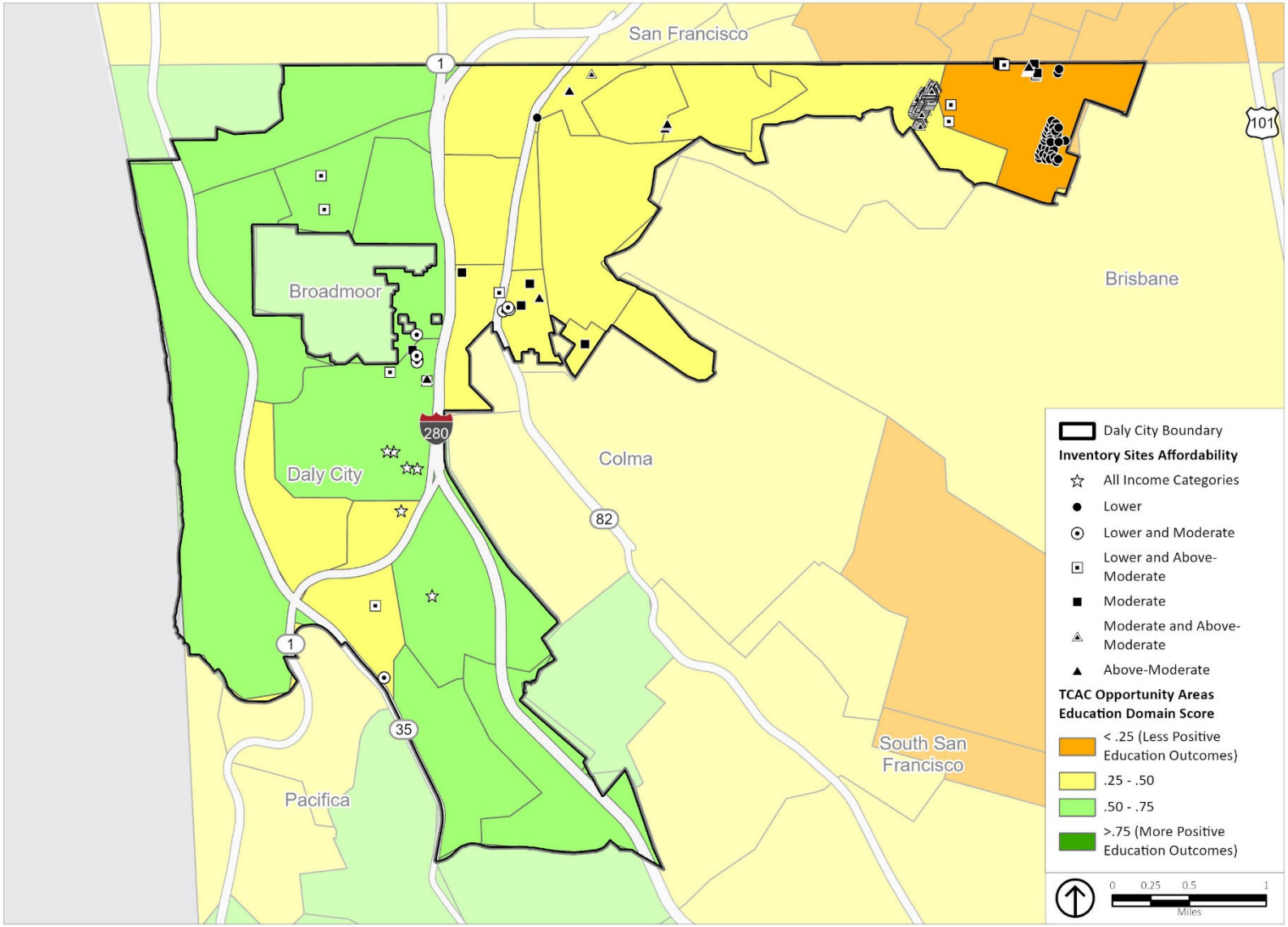
Employment. The top three industries by number of jobs in Daly City include **health and educational services, arts and recreation services, and retail**. Daly City has a lower job-to-household ratio when compared to the county (0.59 and 1.59, respectively), **indicating a shortage of jobs for the number of households that live in the city**. The city also has a higher unemployment rate—6.9 percent compared to the county's 5.9 percent.

TCAC's economic opportunity score comprises poverty, adult educational attainment, employment, job proximity, and median home value. Overall, nearly all of Daly City scores between 0.5 and 0.75, reflecting relatively positive economic outcomes. Only two tracts, one directly north of Broadmoor in the Westlake Center tract, the other entirely west of Skyline Boulevard, have **low to moderate economic opportunity scores** in the city.

Conversely, HUD's job proximity index, shown in **Figure HE-14**, shows **Daly City has the furthest proximity to jobs** in the entire county, with almost the entire city scoring below the 20th percentile on a scale from zero to 100, where 100 is the closest proximity to jobs. However, it is likely that this ranking is based on the assumptions that employment hub opportunities are the City and County of San Francisco and the San Francisco Airport.

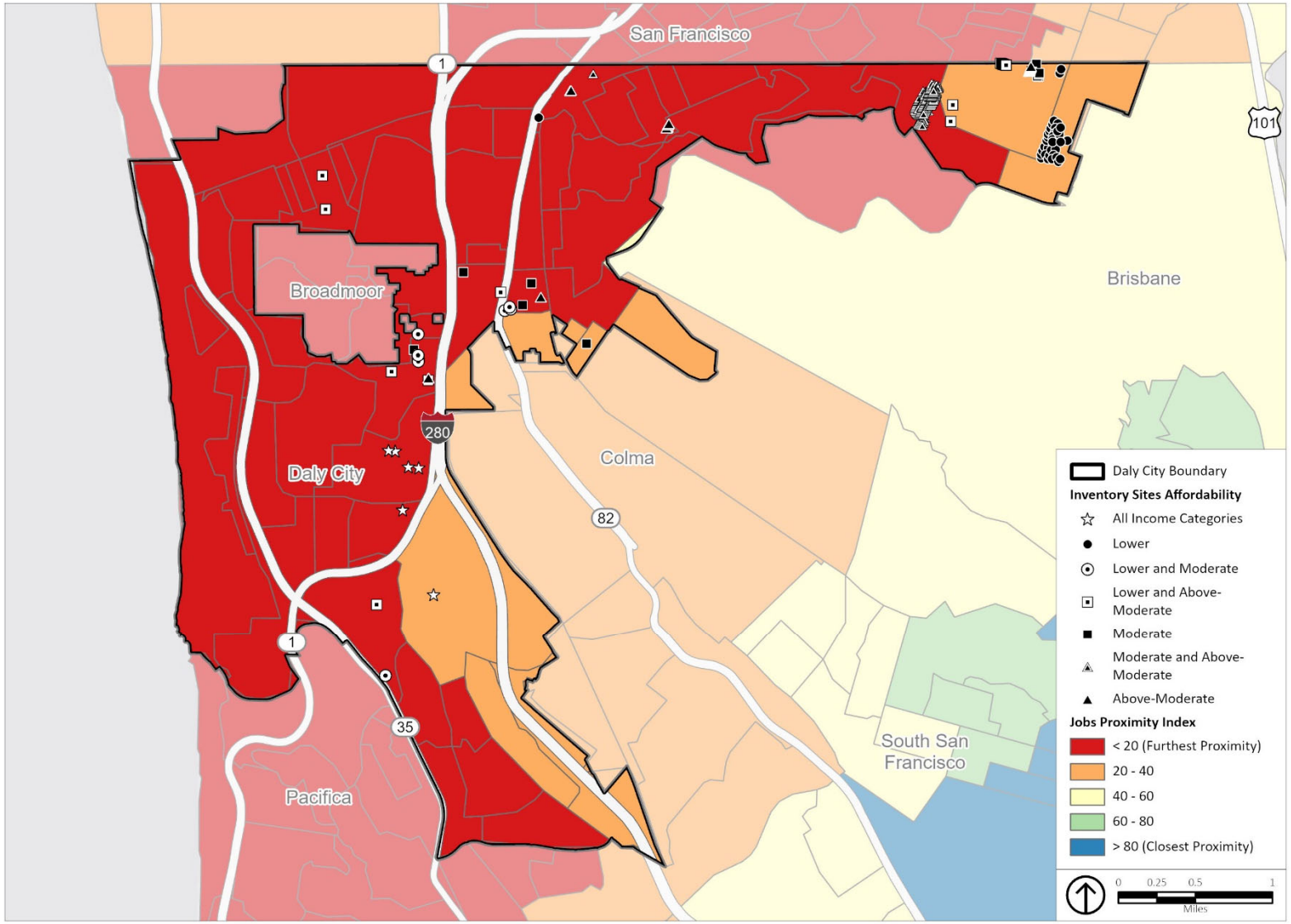
Through **Tasks 1.1 through 1.4**, the City will establish a Commercial Mixed-Use zone, and will remove the conditional use permit requirement for mixed-use development in the C-1 and C-2 zones as part of **Task 1.5**. Mixed-use development can create new job opportunities in close proximity to housing, potentially reducing the length of required commutes.

Figure HE-13: TCAC Education Score



Source: TCAC, 2021

Figure HE-14: HUD Jobs Proximity Index



Source: HUD, 2014-2017

Environment. Daly City is an urbanized area with predominantly residential and commercial uses. However, proximity to major roadways and I-280 may contribute to adverse environmental conditions.

A disadvantaged community or environmental justice community ("EJ Community") is designated by the California Environmental Protection Agency (CalEPA) as areas that fall in the 25 highest scoring census tracts for environmental pollution and other hazards, and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need.[15] In February 2021, the California Office for Environmental Health Hazard Assessment released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare communities' environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are designated disadvantaged communities under SB 535.[16] CalEnviroScreen percentiles in Daly City are shown in **Figure HE-15**. The cumulative score for each census tract includes an exposure score, with a low score being a positive outcome, for each of the following:

- Ozone concentrations
- $PM_{2.5}$ concentrations
- Diesel particulate matter emissions
- Drinking water contaminants
- Children's lead risk from housing for children
- Use of certain high-hazard, high-volatility pesticides
- Toxic releases from facilities
- Traffic impacts[17]

Communities that are identified as disadvantaged communities based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. Overall, Daly City scores relatively well on environmental outcome, with an average score in the 47.6th percentile. indicating that there are no areas that meet the criteria of a disadvantaged community or are disproportionately exposed to high levels of pollutants compared to other census tracts in the state. These scores reflect generally positive environmental conditions for residents of Daly City.

The primary indicators leading to higher scores in the city, as reported by OEHHA's CalEnviroScreen 4.0, are, in order of significance: low birth rate, linguistic isolation, diesel particulate matter (PM), lead in older homes, traffic, asthma, groundwater threats, hazardous waste, and education, all at or above the 49th percentile. In Daly City, the northern portion of the city, including the Pointe Pacific, Franciscan Park, Westlake/Westlake Northwest, Westlake South of Westmoor, and the Serramonte Center neighborhoods, and adjacent tracts to the south along I-280 to the central boundary of the city, see more positive environmental conditions compared to central areas. The most adverse environmental conditions are

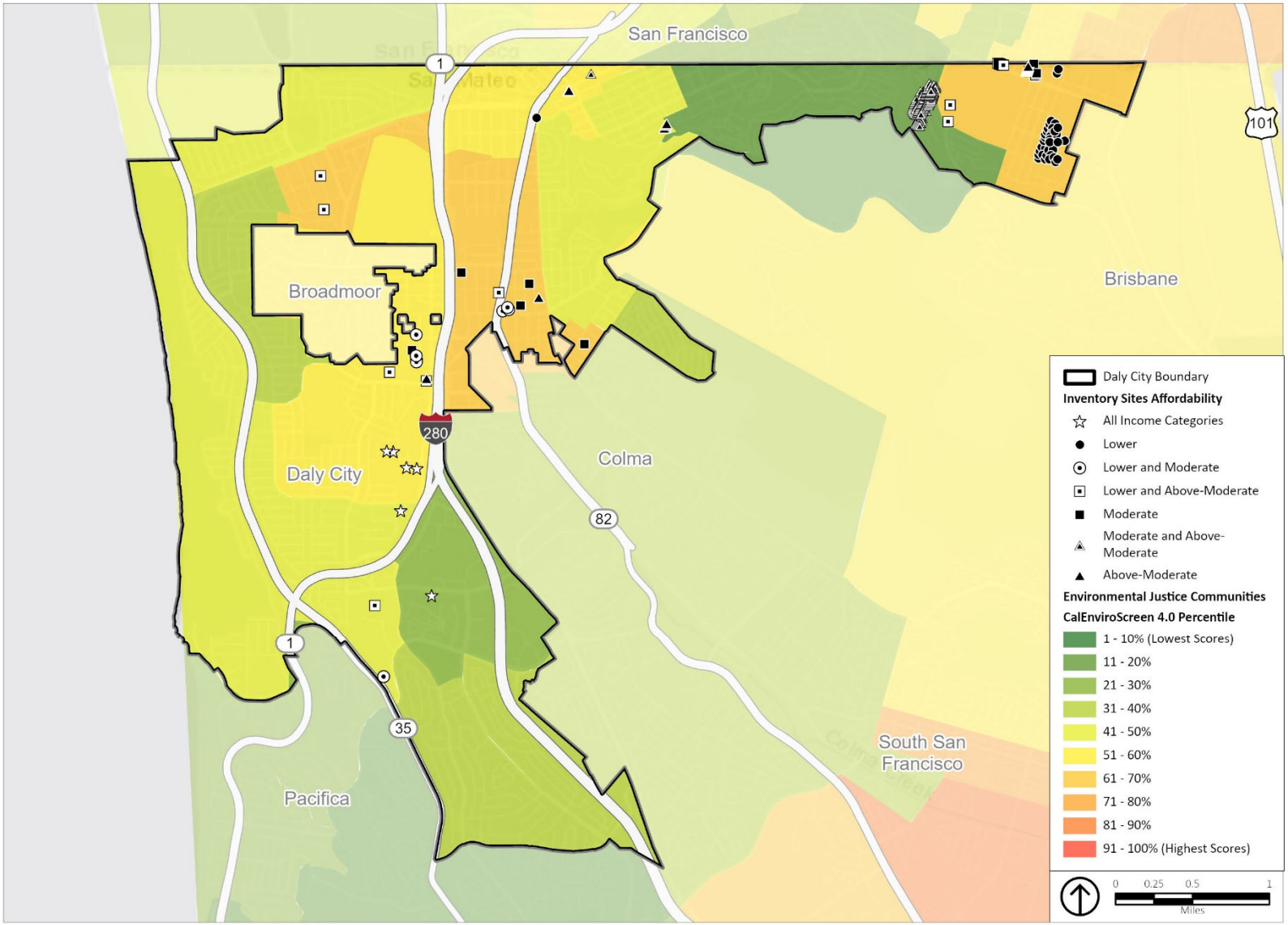
[15] California Health and Safety Code § 39711
[16] California Office of Environmental Health Hazard Assessment. *SB 535 Disadvantaged Communities*, June 2017. https://oehha.ca.gov/calenviroscreen/sb535
[17] California Environmental Protection Agency, California Office of Environmental Health Hazard Assessments. *Update to the California Communities Environmental Health Screening Tool: CalEnviroScreen 4.0 Public Review Draft*, February 2021. https://oehha.ca.gov/media/downloads/calenviroscreen/document/calenviroscreen40reportd12021.pdf.

found in the central areas along I-280; north, east, and west of Broadmoor; in the original downtown; Westmoor and St. Franciscan neighborhoods; and the Bayshore and Cow Palace neighborhoods. The siting of affordable multifamily rental complexes largely coincides with census tracts with scores above the 50th percentile.

While Daly City is not considered an area of potential concern regarding fair housing in relation to disproportionate exposure to environmental hazards and a concentration of vulnerable populations by SB 535, I-280 runs through the center of the city, Highway 35 runs north to south through the western portion of the city, and Highway 82 parallels I-280. The locations of these major transportation corridors pose a potential environmental concern for adjacent residential areas, which may face increased exposure to traffic emissions and particulate matter. CalEnviroScreen reports that the pollution burden for diesel PM is above the 67th percentile, and traffic in these areas exceeds the 86th percentile. Further, the higher scores in these tracts are also attributed to socioeconomic factors, which generally fall above the 68th percentile, particularly cost burden, health factors, and linguistic isolation.

In San Mateo County, cumulative pollution exposure scores are relatively consistent among similarly situated suburban and urban communities. Scores increase in higher industrial areas, such as in the vicinity of the San Francisco Airport.

Figure HE-15: CalEnviroScreen 4.0 Percentile



Source: CalEnviroScreen 4.0

Disparities in access to opportunity. Data show that racial and ethnic minorities are more likely to live in low and moderate resource areas compared to non-Hispanic White residents. However, with the exception of Hispanic residents, the distribution of racial and ethnic residents in Daly City is relatively similar for those living in low, moderate, and high resource areas. While non-Hispanic White residents are more likely to live in high-resource areas, **Hispanic residents are more likely to live in low- and moderate-resource areas**.

TCAC's composite opportunity score for Daly City shows that census tracts in the northwest area of the city fall within high-resource areas while the rest of the city is in moderate-resource areas. The Social Vulnerability Index (SVI) provided by the CDC—which ranks census tracts based on their ability to respond to a disaster—includes socioeconomic status, household composition, race or ethnicity, and housing and transportation. **The central area of the city, bordered by I-280 to the west and Hillside Boulevard to the east, is most vulnerable according to the SVI**.

Daly City does not have any disadvantaged communities as defined under SB 535, where "disadvantaged communities are defined as the top 25.0 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low-income populations."[18]

Disparities specific to the population living with a disability. Nine percent of the population in Daly City are living with at least one disability, compared to 8 percent in the county. The most common disabilities in the city are ambulatory (5.3 percent), independent living (4.4 percent), and cognitive (2.9 percent). The spatial distribution of Daly City residents with a disability is shown earlier in **Figure HE-7**.

Disability

"Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty."

For the population 65 and over, the share of the population with an ambulatory or independent living difficulty increases. As mentioned above under access to transportation, San Mateo County is rapidly aging, therefore this population with a disability is likely to increase.

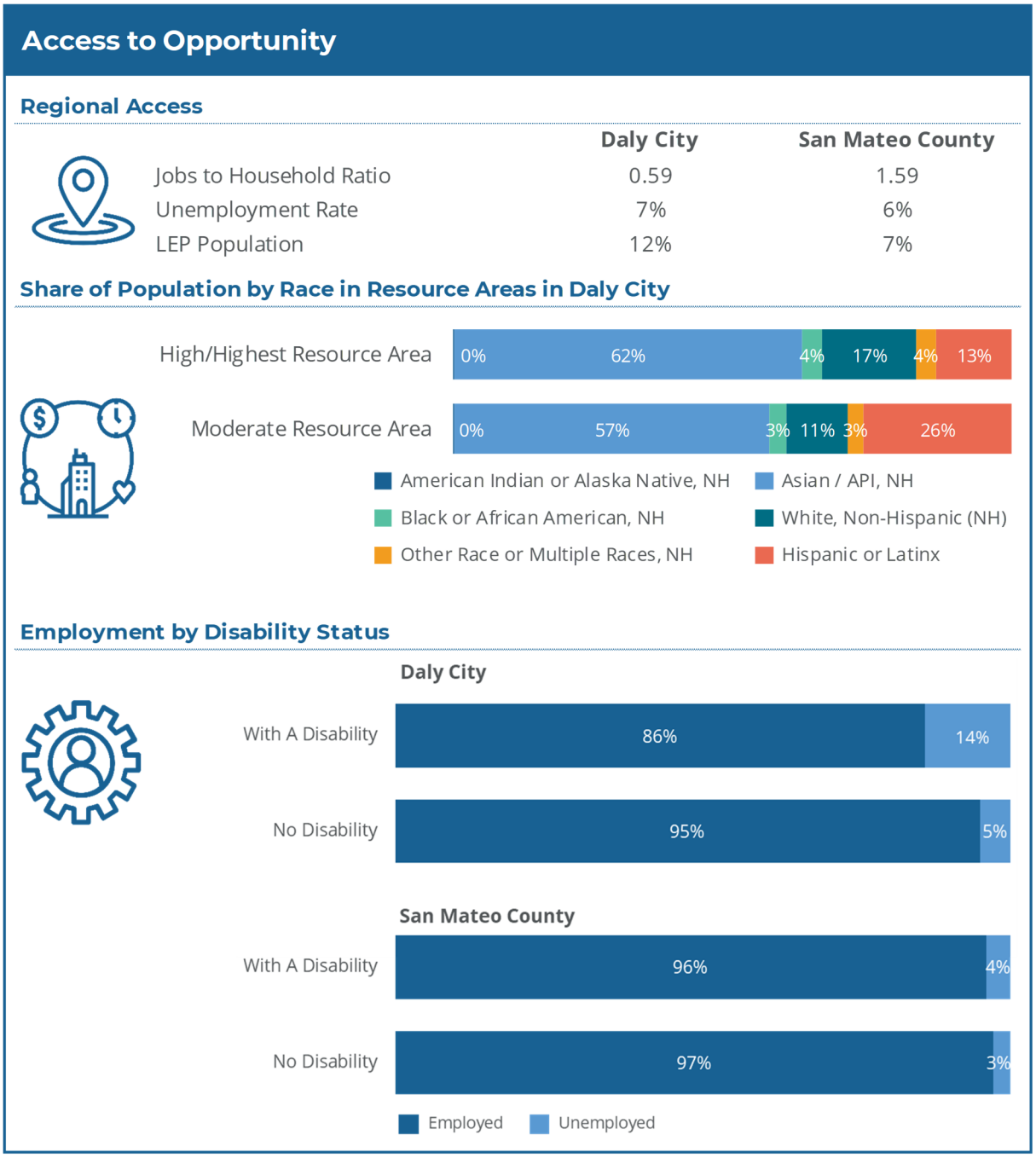
Unemployment is disproportionately high among residents living with a disability—14.0 percent compared to 5.0 percent for residents without a disability in Daly City—particularly when compared to the county where the disparity is not as high. Countywide, the unemployment rate for residents with a disability is 4.0 percent, compared to 3.0 percent for residents without a disability. High unemployment rates among this population point to a need for increased services and resources to connect this population with employment opportunities.

Residents living with a disability are primarily concentrated geographically along the I-280 corridor. This is likely due to increased transportation access and access to support services.

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

[18] https://oehha.ca.gov/calenviroscreen/sb535

Figure HE-16: Access to Opportunity



Disparate Housing Needs

This section discusses disparate housing needs for protected classes, including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

Housing needs. Since 2000, population growth in Daly City has generally aligned with the Bay Area but lagged behind the county. Daly City experienced its most significant loss in population during the Great Recession. **Population growth slowed again from 2019 to 2020, likely due to the emergence of the COVID-19 pandemic.**

Since 2015, **the housing that has received permits to accommodate growth has largely been priced for above moderate-income households**, with 359 units permitted for above moderate-income households. **However, the city has also issued nearly 300 permits for low-income housing.** Additionally, the city has permitted 132 permits for moderate-income housing and 59 permits for very low-income housing. The Housing Needs Data Report for Daly City indicates new construction has not kept pace with demand throughout the Bay Area, "resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness."[19]

The variety of housing types available in the city in 2020 are predominantly single family (62.0 percent) and medium- or large-scale multifamily (24.0 percent). From 2010 to 2020, the multifamily inventory increased more than single family, and the city has a greater share of multifamily housing compared to other communities in the region.[20]

Nearly 70.0 percent of the housing inventory in Daly City was constructed from 1940 to 1979. As such, the city's units are older, lack energy efficiency, could be costly to adapt for disability accessibility, and may have deferred maintenance if households cannot afford to make improvements.

Compared to San Mateo County, the city's owner-occupied housing market has a smaller share of units priced between $1 and $1.5 million—14.0 percent of units in the city fall within this price range compared to 23.0 percent in the county. Similarly, units priced above $2 million make up less than 1.0 percent of the city's housing stock compared to 19.0 percent in the county. According to the Zillow home value index, home prices have experienced significant increases in the county.

Rents have increased at a slower pace compared to the for-sale market—however, median rents increased more rapidly from 2017 to 2019. Rent increases have likely been dampened by the COVID-19 pandemic. Compared to the county, **Daly City has fewer luxury rental units**—12.0 percent of units rent for more than $3,000 in the city compared to 22.0 percent in the county.

Cost burden and severe cost burden. **Close to half of all renter households in Daly City are cost burdened**, spending more than 30.0 percent of their gross income on housing costs, and one in five are extremely cost burdened, spending more than 50.0 percent of their gross income on housing costs. Cost burdened

[19] Housing Needs Data Report: Daly City, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.
[20] Housing Needs Data Report: Daly City, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

households have less money to spend on other essentials like groceries, transportation, education, healthcare, and childcare. Extremely cost burdened households are considered at risk for homelessness.

A greater portion of households in Daly City (42.0 percent) struggle with cost burden compared to the county (37.0 percent). Lower-income households are more likely to experience housing cost burden. Two-thirds of households earning less than 30.0 percent AMI—considered extremely low-income households—are severely cost burdened, compared to less than 1.0 percent of households earning more than 100.0 percent of AMI.

There are **disparities in housing cost burden in Daly City by race and ethnicity and family size**. Black or African American (54.0 percent) and Hispanic households (49.0 percent) experience the highest rates of cost burden in the city. Non-Hispanic White (36.0 percent cost burdened) and both Asian and other/multiple race households (39.0 percent) experience the lowest cost burden.

Large family households—considered households with five or more persons—experience less cost burden, at a rate of 36.0 percent compared to all other households at 42.0 percent. Cost burdened renter households are primarily concentrated west of I-280 and in the northeast part of the city, just north of San Bruno Mountain State Park.

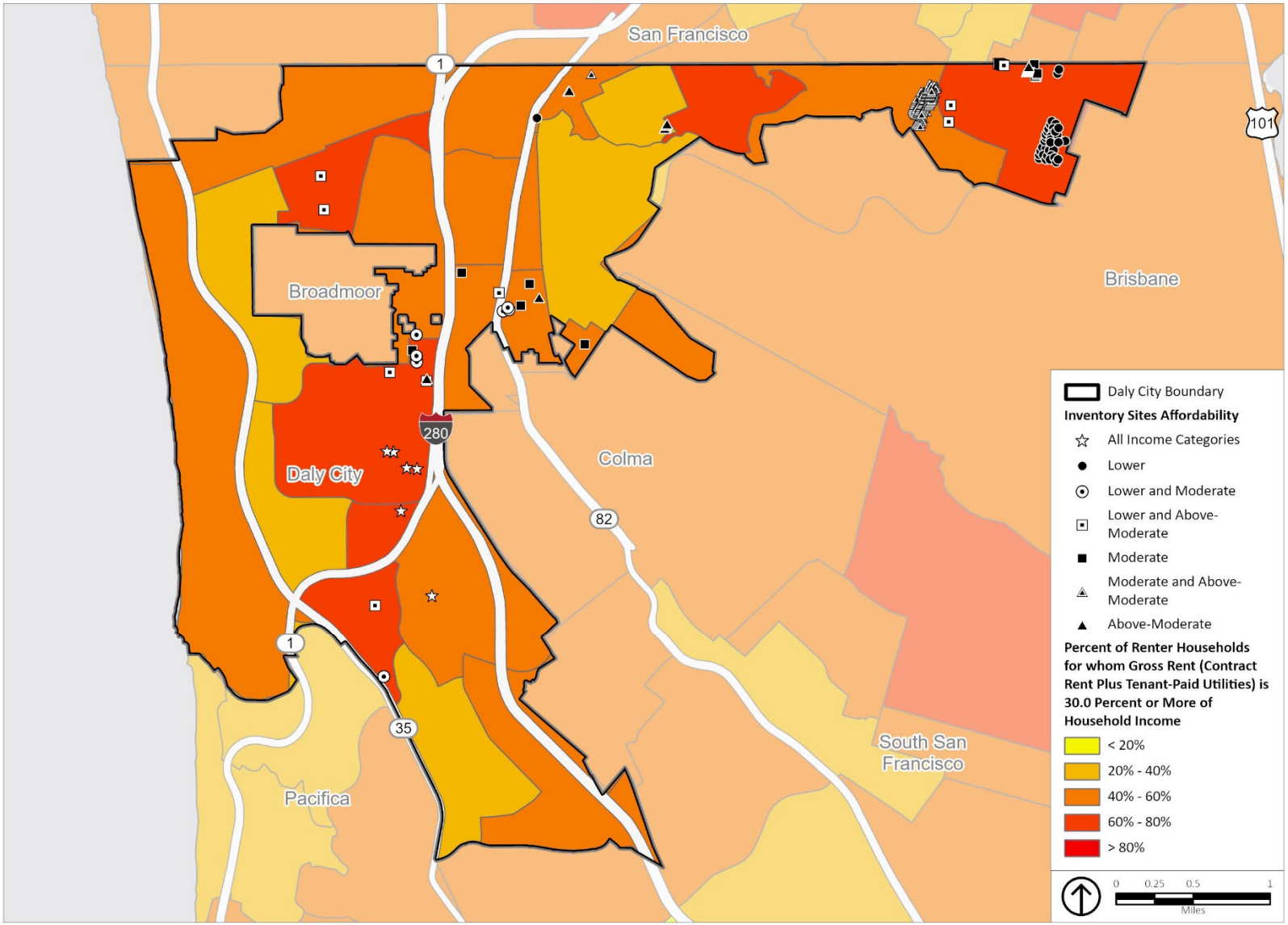
Figure HE-17 demonstrates the distribution of overpayment by renters for tracts throughout Daly City. While renters throughout the city experience housing cost burden, overpayment by renters is more severe in the Westlake Center (63.0 percent) and Campus Drive Serramonte (66.2 percent) neighborhoods, which correspond to the highest proportion of renter-occupied units in the city (at 95.0 and 82.9 percent of households respectively) as well as the highest rates of poverty and very low median incomes, between $57,275 and $71,186. In the Original Daly City and Hillside neighborhoods, 74.6 percent of households are renters and 55.4 percent are cost burdened, with median incomes in the very low-income range between $69,261 and $80,284. Additionally, although a lower proportion of households in the Westmoor Park and St. Francis neighborhoods are renters (39.2 percent), 61.6 percent pay more than 30 percent of their income toward housing costs. Median incomes range between very low in the neighborhood between Southgate Avenue and Cabrillo Highway (SR-1) adjacent to Serramonte Center, to low in the St. Francis neighborhood, with between 10.4 percent and 11.6 percent of the population earning incomes below the poverty level.

Similar overpayment conditions are found in the Bayshore Heights neighborhood, where 44.9 percent of households are renters, the median income is considered very low, and 66.3 percent of renters overpay for housing. Within the Southern Hills neighborhood, only a small proportion of households (17.0 percent) are renters and, although the median income is in the moderate category ($130,625), the majority of renters (65.8 percent) are cost burdened. In addition, in the west Hillside/Citrus Avenue and Merced Extension Triangle neighborhoods, where renters comprise between 44.0 and 50.7 percent of the households, an average of 46.0 percent of renters are cost burdened. These areas with high renter overpayment generally coincide with rates of overcrowding above 15.0 percent, with the exception of the Mission Hills neighborhood, which has a very low rate of overcrowding. Compared to neighboring cities in the county, renter occupants in Daly City experience housing cost burden at similar rates.

Figure HE-18 shows the distribution of homeowners in Daly City paying more than 30 percent of their income on housing. The intensity of housing cost burdens for homeowners is comparable to that of renters, with the majority of the city seeing homeowner overpayment rates between 40.0 and 60.0 percent. However, within the neighborhoods west of Skyline Boulevard, and north of John Daly Boulevard from the coast to the junction of SR 1 and I-280, homeowner cost burden is below 40.0 percent, correlating with predominantly single-family development, homeowner rates above 70.0 percent, moderate to above moderate median incomes, and the highest concentration of White non-Hispanic residents in the city. This area also has poverty rates between 15.0 percent and 30.0 percent, and although homeowner

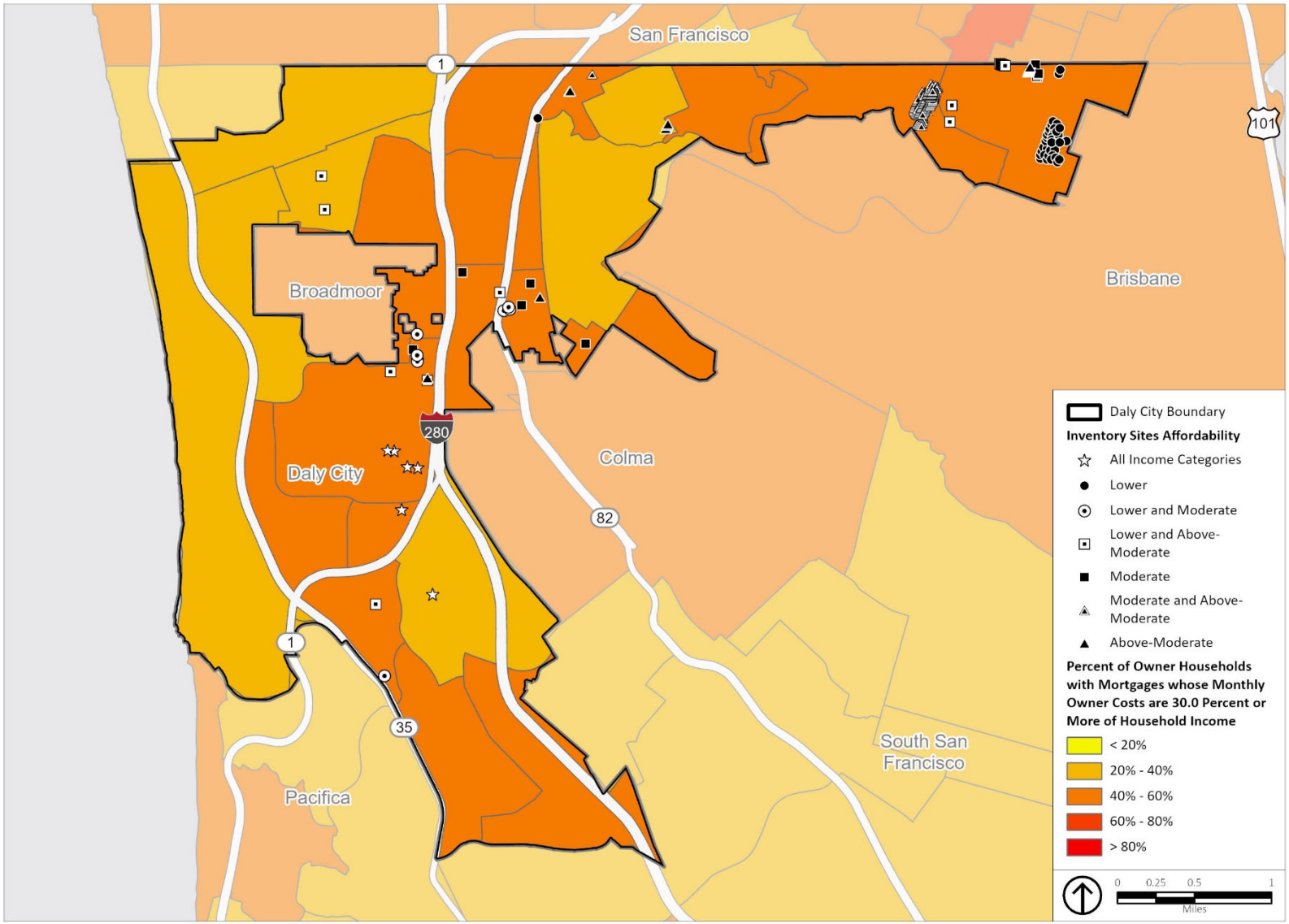
overpayment is relatively low, 50.0 percent of the small proportion of renters in these neighborhoods are cost burdened. Homeowner overpayment below 40.0 percent is also found in the Hillside Park neighborhood and the Crocker neighborhood in the vicinity of Lincoln Park, with moderate incomes and a larger proportion of Asian residents. Renters, while comprising less than 30 percent of the households in these neighborhoods, experience overpayment at similar rates. However, unlike the western area of the city, between 15.0 to 16.5 percent of households in these neighborhoods are overcrowded, which could indicate that families or household members are doubling up in order to afford their housing. Cost burden by homeownership is slightly more apparent in Daly City compared to neighboring cities such as San Carlos, Menlo Park, Redwood City, and East Palo Alto. It should also be mentioned that even in areas previously identified as being of higher income levels (upwards of $125,000), residents throughout the city still experience cost burdens regardless of occupancy type and income.

Figure HE-17: Renter Overpayment



Source: ACS, 2015-2019

Figure HE-18: Owner Overpayment



Source: ACS, 2015-2019

Overcrowding. In response to a disparity between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls).

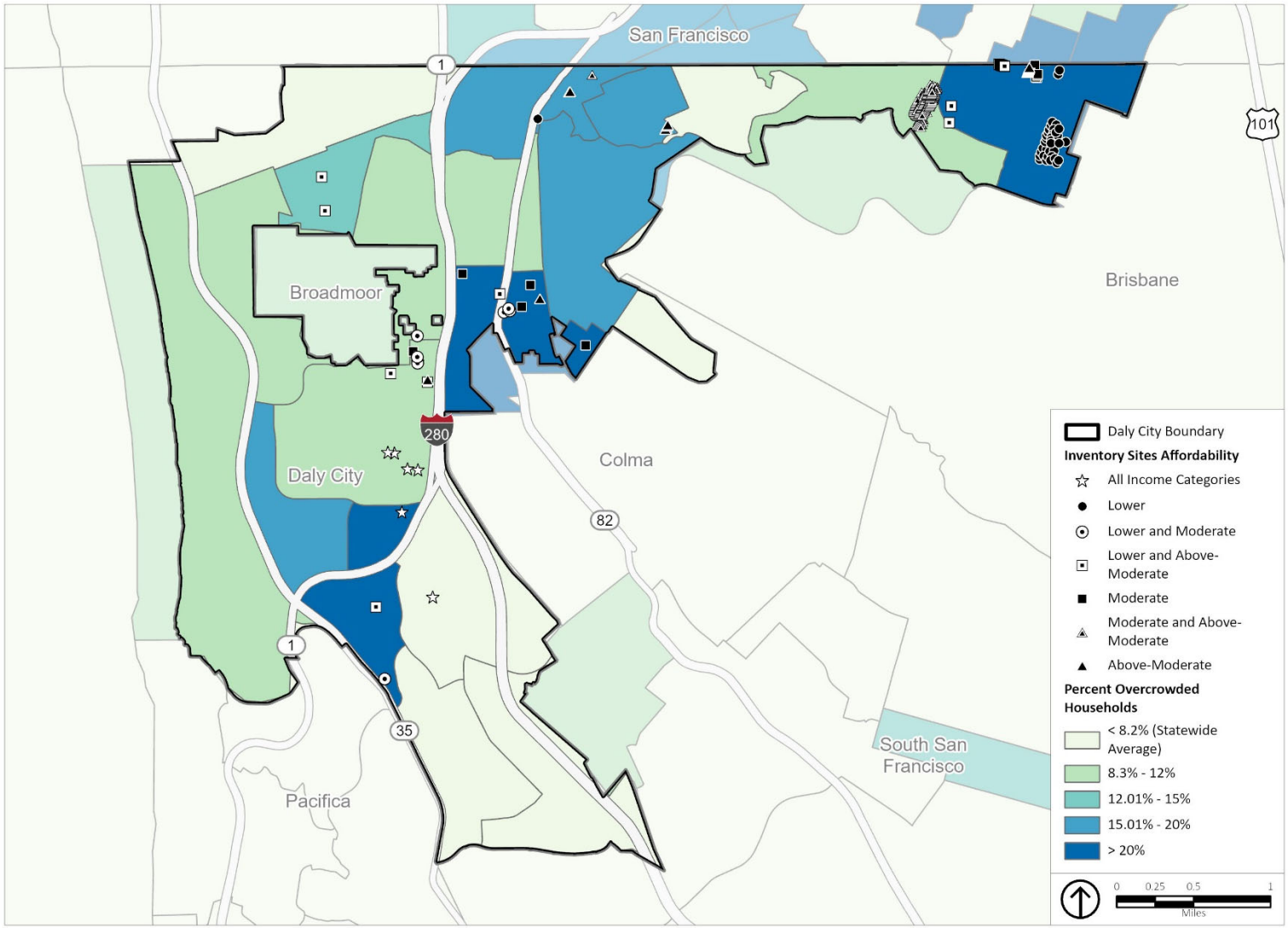
Fourteen percent of households in Daly City are overcrowded, compared with only 8.0 percent in the county. However, renter households are more likely to be overcrowded, with nearly 22.0 percent of households with more than one occupant per room compared to 8.0 percent of owner households.

As demonstrated in **Figure HE-19**, overcrowded households in Daly City are concentrated in the Westlake Shopping Center neighborhood (14.5 percent), southern St. Francis/Campus Drive and Serramonte (each at 27.9 percent), a portion of the Westmont neighborhood south of Westmoor Avenue and west of Skyline Boulevard (16.8 percent), northern Crocker (16.5 percent), Daly City BART (15.6 percent), Hillside/Pacific Pointe (15.1 percent), and Original Daly City (22.4 percent) neighborhoods. The majority of these areas have lower median incomes (**Figure HE-9, Median Household Income**) and are predominantly non-White with an Asian majority and an average of 30.0 percent Hispanic residents (**Figure HE-6, Percentage of Population Non-White**). These areas also experience higher levels of housing cost burden (**Figure HE-18, Overpayment by Homeowners,** and **Figure HE-17, Overpayment by Renters**) for both homeowners and renters, and in the northern and Westlake neighborhoods, a higher incidence of children in single female-headed households. It is likely that residents live in these areas due to the low cost of housing compared to other parts of the region or, conversely, as a result of a shortage of units to accommodate households at appropriate sizes and within their price range.

Regionally, Daly City, as well as other cities such as San Mateo, Redwood City, and East Palo Alto, has a relatively high percentage of overcrowded households in comparison to the county as a whole.

Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding. Hispanic (21 percent), Other/Multiple race (20 percent), and Asian (16 percent) households experience the highest rates of overcrowding. Low- and moderate-income households are also more likely to be overcrowded.

Figure HE-19: Rate of Overcrowding



Source: CHHS, 2020

Displacement. Owner households generally enjoy greater housing stability than renter households, which are more mobile. In Daly City, **21 percent of income-assisted rental units are at high or very high risk for conversion to market rate**, a total of 112 out of 528 total units in the city. In San Mateo County, 417 units are at risk—8 percent of the total assisted housing units in the county. Source: https://www.sensitivecommunities.org/.

Displacement Sensitive Communities

"According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- "They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
  - "Share of very low-income residents is above 20 percent

    AND
  - "The tract meets two of the following criteria:
    - "Share of renters is above 40 percent
    - "Share of people of color is above 50 percent
    - "Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median
    - "They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
      - "Percent change in rent above county median for rent increases, 2014-2020

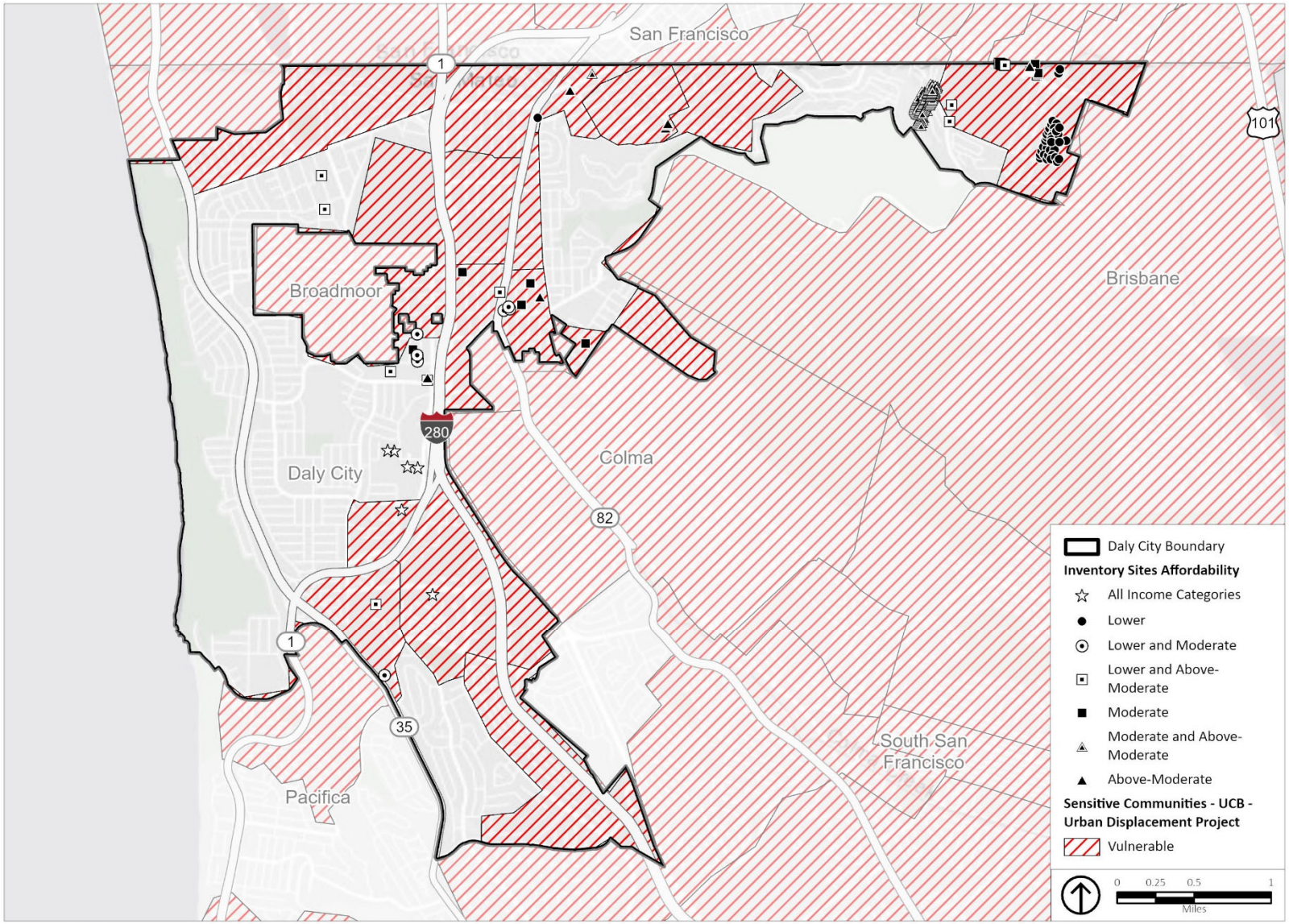
"OR

- "Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap)"

Residents of 11 census tracts in the city are vulnerable to displacement—these same tracts generally have higher shares of renter households (**Figure HE-20**). Displacement risk is not attributed to flood hazard; outside of minimal areas adjacent to the Pacific Ocean and the BART Colma Station, **there are no areas in Daly City that are included in the Special Flood Hazard Areas determined by the Federal Emergency Management Agency (FEMA) as having a 1.0 percent chance of flooding annually.**

To address various potential causes for displacement, the Housing Element includes **Task 8.1** which will protect renters from displacement caused by condominium conversions using federal, state, and local funds as available. The City will also leverage available funding to encourage the production of affordable housing and will provide technical assistance as part of **Task 9.1**. The City will continue to provide fair housing services and education to tenants and landowners to prevent housing discrimination as part of **Tasks 15.1 and 15.2**. The City will also continue to operate and support the Housing Assistance Program as part of **Task 16.1** to provide emergency financial assistance grants to eligible lower-income families, seniors, and persons with disabilities to cover housing-related emergencies.

Figure HE-20: Communities Vulnerable to Displacement



Source: UCB Urban Displacement Project, 2021

Substandard housing. Substandard housing is housing that poses a risk to the health, safety, and/or physical well-being of residents. When looking at the age of the housing stock, particularly for rental units that often require larger investment to maintain, the oldest units are located in the northern portion of the city, in the Southern Hills, Daly City BART, and Westlake Park neighborhoods. Of these neighborhoods, Daly City BART has the lowest median income ($76,413 to $ 96,691) and the highest percentage of rental units built prior to 1949. Therefore, the City has identified **Task HE 14.3** to provide rehabilitation assistance loans and target outreach regarding rehabilitation assistance in this neighborhood, and any others where there is identified rehabilitation need.

Additional data on housing condition is very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in census surveys. In Daly City, renter households are more likely to have substandard kitchen and plumbing facilities compared to owner households. Generally, a low share of households are lacking kitchen or plumbing. For renters, 1.6 percent are lacking kitchen facilities while less than 1 percent are lacking plumbing. For owners, less than 1 percent are lacking either kitchen or plumbing facilities.

Through **Task 14.3** the City will continue to provide CDBG-funded residential rehabilitation loans to eligible low-income homeowners and rental property owners. Additionally, as part of **Task 23.2** the City will develop a funding source to offer loans to residents and developers that invest in solar electric, solar hot water, wind, and/or other clean energy systems.

Homelessness. In 2022, 1,808 people were experiencing homelessness in the county, an increase of 191 persons from 2019—39.6 percent of people were in emergency or transitional shelter and the remaining 60.4 percent were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children (91.2 percent). Of the households with children, 82.0 percent were residing in an emergency shelter or transitional housing; the remainder were unsheltered persons living in safe parking areas or in their vehicle.

The majority of people in adult-only households were unsheltered (72.0 percent), aged 25 or older (96.0 percent), male (73.0 percent), non-Hispanic/non-Latin (56.0 percent), White (63.0 percent), and were not considered chronic homeless (55.0 percent). **Populations that were overrepresented in the homeless population compared to the general population include residents that identify as American Indian or Alaskan Native (5.0 percent of the homeless population compared to less than 1.0 percent of general population), Black (19.0 percent of homeless, 3.0 percent of total population), White (61.0 percent of homeless, 54.0 percent of total population), and Hispanic (47.0 percent of homeless percent, 25.0 percent of population).** People struggling with chronic substance abuse (18.9 percent), severe mental illness (28.0 percent), and domestic violence (6.7 percent) represented a substantial share of the homeless population in 2022.

To better understand the impacts of the COVID-19 pandemic on homelessness, the survey administered to people experiencing unsheltered homelessness were asked whether the COVID-19 pandemic was the cause of homelessness and about their vaccination status. Among those surveyed, 15.0 percent reported that the COVID-19 pandemic caused them to become homeless. Of this subset of the population, the most common causes were loss of job (44.0 percent), eviction (10.0 percent), having their rent raised (5.0 percent), and having their work hours reduced (5.0 percent).

In Daly City in 2022, 49 unsheltered persons were counted, a decrease from 66 in 2019. The total number of sheltered homeless residents from Daly City is not included in the 2022 Point in Time count. While Daly City's population represents 14 percent of the total county, only 4.0 percent of the unsheltered population were present in the city. Demographic information is not available at the city level; however, it is reasonable to conclude that persons experiencing homelessness share similar demographics with those

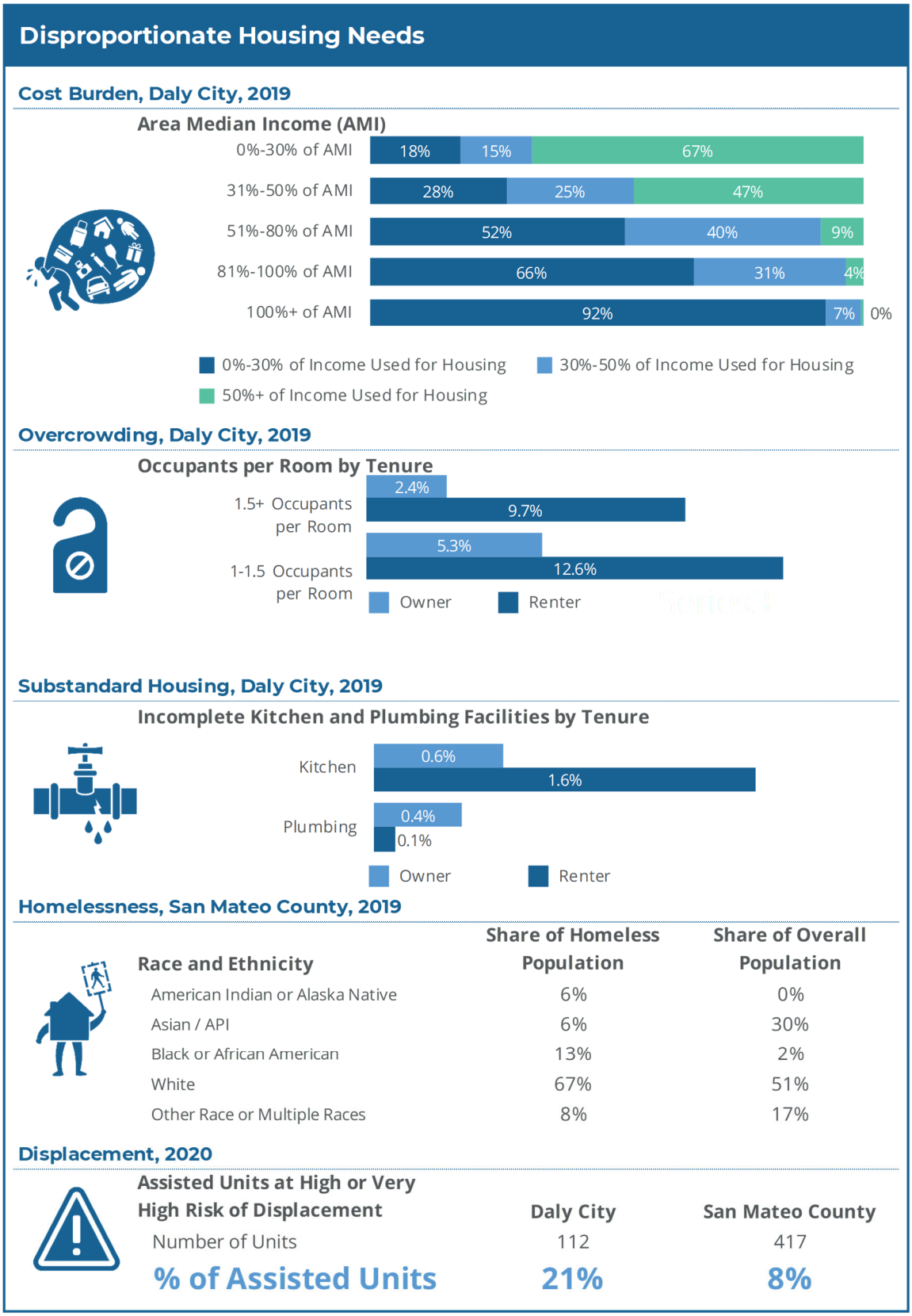
who are living in poverty and/or face severe cost burden. In Daly City, the highest rates of poverty were among Black residents (13.3 percent), American Indian residents (10.8 percent), and Other or Multiple races, including Hispanic and non-Hispanic (10.3 percent).

In Daly City, areas where homeless community members are frequently noticed are generally concentrated around Mission Plaza, Westlake Shopping Center, in front of the Walgreens on San Pedro Road, and around the bus turnaround at Top-of-the-Hill (Mission Street and John Daly Boulevard). Each of these locations is within easy walking access to transit, connecting homeless residents to services and resources they may need throughout the city and the Bay Area. Services in Daly City for homeless residents include Family Crossroads and the Daly City Community Service Center. Family Crossroads is operated by LifeMoves, a nonprofit organization aiding homeless individuals transition to stable housing. The facility is located in the Daly City BART neighborhood and provides interim housing for 15 families experiencing homelessness. The Daly City Community Service Center is located in the Broadmoor neighborhood and is one of eight core San Mateo County agencies that addresses homelessness and provides services for the population. The Center offers case management and safety net services, including rent and utility assistance, food pantry and distribution, shelter referrals, Diaper Club Program, clothing, toiletries, and household items support. All services provided by the Center are available in English, Spanish, Tagalog, Cantonese, and Mandarin.

The City will continue **Policy 19** and make referrals to home-sharing programs which can provide essential housing to those at risk of homelessness. The City will also adopt management standards for emergency shelters as part of **Task 13.1**. To ensure sufficient local shelter for those experiencing homelessness, the City will revise its zoning code to permit Transitional and Supportive Housing in compliance with State Law through **Task 13.3** and will additionally define and permit the development of low-barrier navigation centers in **Task 13.2**.

Access to mortgage loans. ***Disparities by race and ethnicity are also prevalent for home mortgage applications, particularly in denial rates. Hispanic (38 percent denial rate) and Black or African American (36 percent) had the highest denial rates for mortgage loan applications in 2018 and 2019. Conversely, non-Hispanic While (22 percent) and both American Indian or Alaska Native and Asian (25 percent) households have the lowest denial rates during the same time.***

Figure HE-21: Disporportionate Housing Needs



Other Relevant Factors

History of segregation in the region. The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as "structural inequities" in society and "self segregation" (i.e., preference to live near similar people).

This history of segregation in the region is important not only to understand how residential settlement patterns came about, but more importantly, to explain differences in housing opportunity among residents today. To summarize, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

Researcher Richard Rothstein's 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area that played a large role in where the region's non-White residents settled.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of "blockbusting" and "steering" or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration, which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association. San Mateo County's early African Americans worked in a variety of industries, from logging to agriculture to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II, attracted many new residents into the peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county's African Americans into neighborhoods where they were allowed—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

Daly City is notable for its relatively small lot sizes—spurred by the development of affordable homes to accommodate demand in the post–World War II housing boom. As such, the city has been accommodating "missing middle" housing demand for many decades and continues to serve as a provider of missing-middle ownership housing for the greater region.[21]

Still, while Daly City was unique in providing homes to returning vets, public- and private-sector regulations and actions prevented purchases of those homes by buyers of color, including returning veterans. Daly City's Westlake neighborhood was financed with Federal Housing Administration guarantees that carried covenants that prevented homes from being sold to non-Whites. Recorded deeds specified that only "members of the Caucasian or White race shall be permitted" to occupy sold homes—the exception being "domestics … employ[ed] on the premises."[22] Daly City neighborhoods that did not carry such covenants were racially and ethnically diverse, and sales were made to persons of color to

[21] https://www.kqed.org/news/11882379/how-daly-city-became-one-of-the-most-densely-populated-cities-in-the-country
[22] Rothstein, Richard, *The Color of Law: A Forgotten History of How Our Government Segregated America,* 2017.

accommodate workforce needs.[23] This history explains Daly City's relative diversity, which has been maintained over time, as discussed previously.

The segregating effect of blockbusting activities is well documented in East Palo Alto. In 1954, after a White family in East Palo Alto sold their home to an African American family, the then-president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes ("for fear of declining property values") to agents and speculators. These agents then sold these homes at overinflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto—initially a "whites only" neighborhoods—became 82 percent African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto.

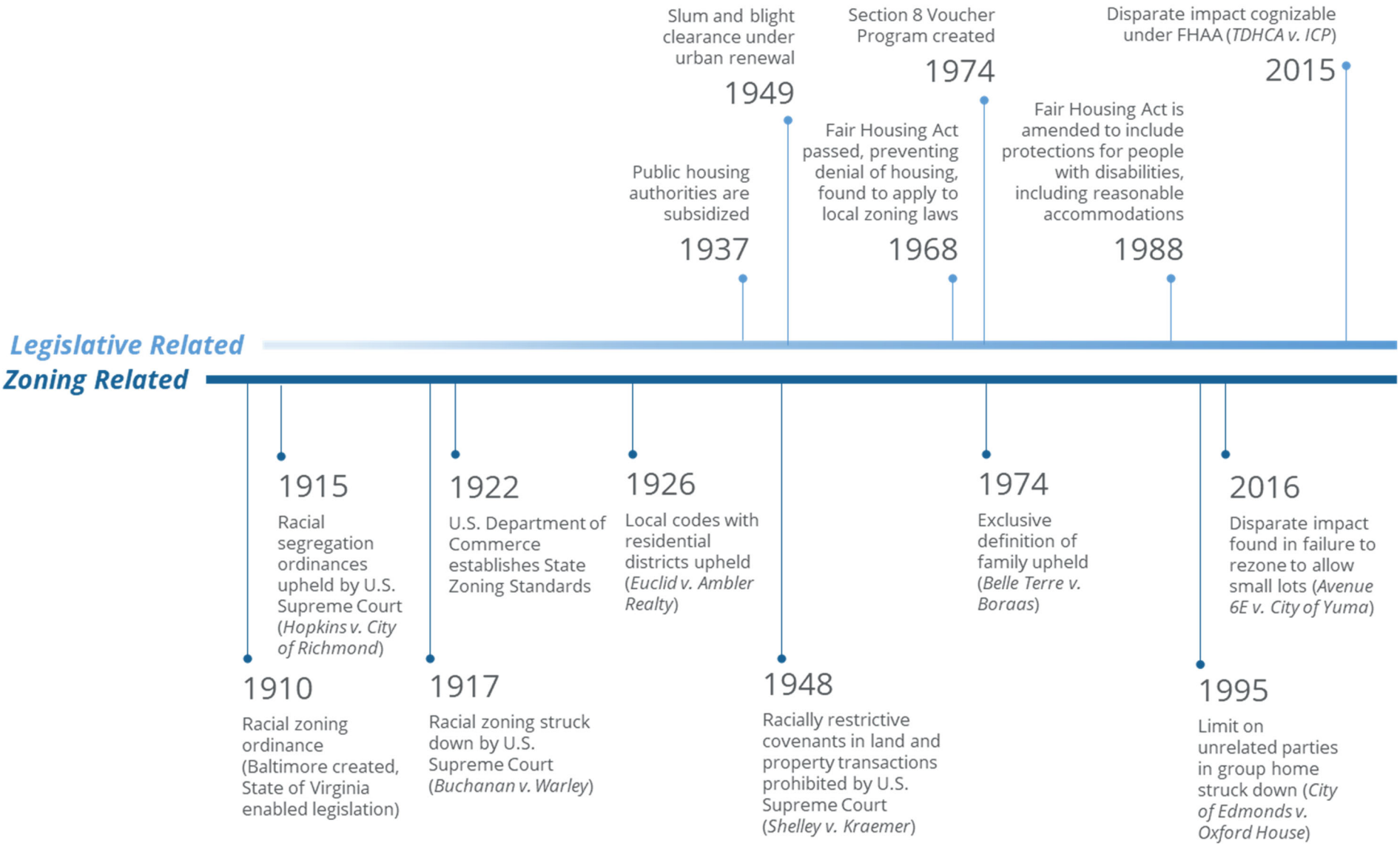
Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and\or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.

The following timeline displays major federal acts and court decisions related to fair housing choice and zoning and land use (**Figure HE-22**). As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as "mere parasite(s)" with the potential to "utterly destroy" the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until 1968, nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

[23] https://www.kqed.org/news/11883382/in-daly-city-the-bayanihan-spirit-is-alive-and-well

Figure HE-22: Major Public and Legal Actions That Influence Fair Access to Housing



Zoning and land use. Though exclusive and discriminatory zoning is no longer legal, current land use and zoning patterns influence neighborhood demographics, access to opportunities, and more.

The Othering & Belonging Institute, a UC Berkeley research center, published a report in 2020 analyzing the characteristics of communities in the Bay Area in relation to the proportion of single-family zoning. The research findings identified that in San Mateo County and across the Bay Area regionally, residents of cities with high levels of single-family zoning have greater access to resources, resulting in positive life outcomes. Predominance of single-family zoning aligned with higher median incomes, higher home values, more-proficient schools, and other factors that are similarly associated with the highest-resource designation in the TCAC/HCD opportunity maps. Single-family zoning predominates residential areas in the Bay Area; the average proportion of residential land zoned exclusively for single-family housing in Bay Area jurisdictions was found to be 85.0 percent. Only in two jurisdictions of the 101 surveyed (Benicia and Suisun City) did single-family zoning make up less than 40.0 percent of the jurisdiction's land area. However, access to high quality resources was greatest in jurisdictions with at least 90.0 percent of the land area designated to single-family zoning.

During the study, it was assessed that 89 percent of residentially zoned land in Daly City was zoned exclusively for single-family housing, putting it in the top 30.0 percent of jurisdictions in the Bay Area based on percentage of exclusively single-family land. All jurisdictions that had 80.0 to 89.0 percent of their land designated for single-family housing were considered moderately exclusive. In 2020, approximately 62.3 percent of Daly City's housing stock consisted of single-family homes. Of the remaining units, 24.4 percent were multifamily units in structures with five or more units, 11.6 percent were in duplex to fourplex structures, and 1.6 percent were mobile homes. While single-family zoning can create highly desirable places to live, higher entry costs associated with this housing type can pose a barrier to access for low- and moderate-income households, restricting access to economic, educational, and other opportunities that are available in higher-resource communities.

In Daly City, the R-3, R-4, and BMR zones permit higher density multifamily housing and are scattered throughout the city, though with concentrations along Mission Street and Highway 1/ Cabrillo and surrounding the Westlake Shopping Center and Serramonte Center. As described throughout this Assessment of Fair Housing, these areas tend to have more indicators of fair housing concerns, such as lower median incomes, higher rates of poverty, higher rates of overcrowding, and more. While multifamily offers valuable housing opportunities for lower- and moderate-income households, the limited and concentrated supply of suitably zoned land may result in patterns of income segregation. To combat this potential fair housing issue, the City has identified **Tasks 1.1 through 1.4** which will create new opportunities for dense housing development in the C-MU zone. As part of **Task 3.1**, the City will allow reductions in parking requirements for large housing projects near transit, which can lower the cost of construction and cost of living for residents. The City will define and permit single-room occupancy units, which can be more affordable to extremely low income households, as part of **Task 18.3**. Through **Task 1.5**, the City will amend the zoning code such that two commercial zones will permit mixed-use development by-right. The City will also encourage the development of ADUs through **Task 5.1**, which can be an affordable housing type for lower-income households.

Public Investment Patterns.

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in the City of Daly City has been prioritized based on need and available funding, which has prevented disinvestment in any particular area of the city. However, any infrastructure or facilities in need of improvement are identified for investment in the City's 5-year Capital Improvement Plan (CIP). The CIP is funded from a variety of sources that can each be used for specific purposes. These funds are allocated to improve roadways and other transportation infrastructure, public utility infrastructure, complete

downtown projects, support affordable development, maintain parks, and other projects. Recent and upcoming projects include, but are not limited to:

- Affordable Housing:
    - 493 Eastmoor: 71-unit affordable housing project in pre-development (2023).
    - 3001 Geneva: 6 affordable townhomes developed by Habitat for Humanity. Construction completed in Spring 2022.
- Park improvements in the Bayshore neighborhood, including Bayshore Park, Bayshore Heights Park, and Linda Vista Retention Basin. This is a lower-income neighborhood with a moderate to high rate of children in single-parent, female-headed households.
- Street improvements including crosswalk and streetlight enhancements citywide to promote pedestrian safety and accessibility for all residents and visitors.

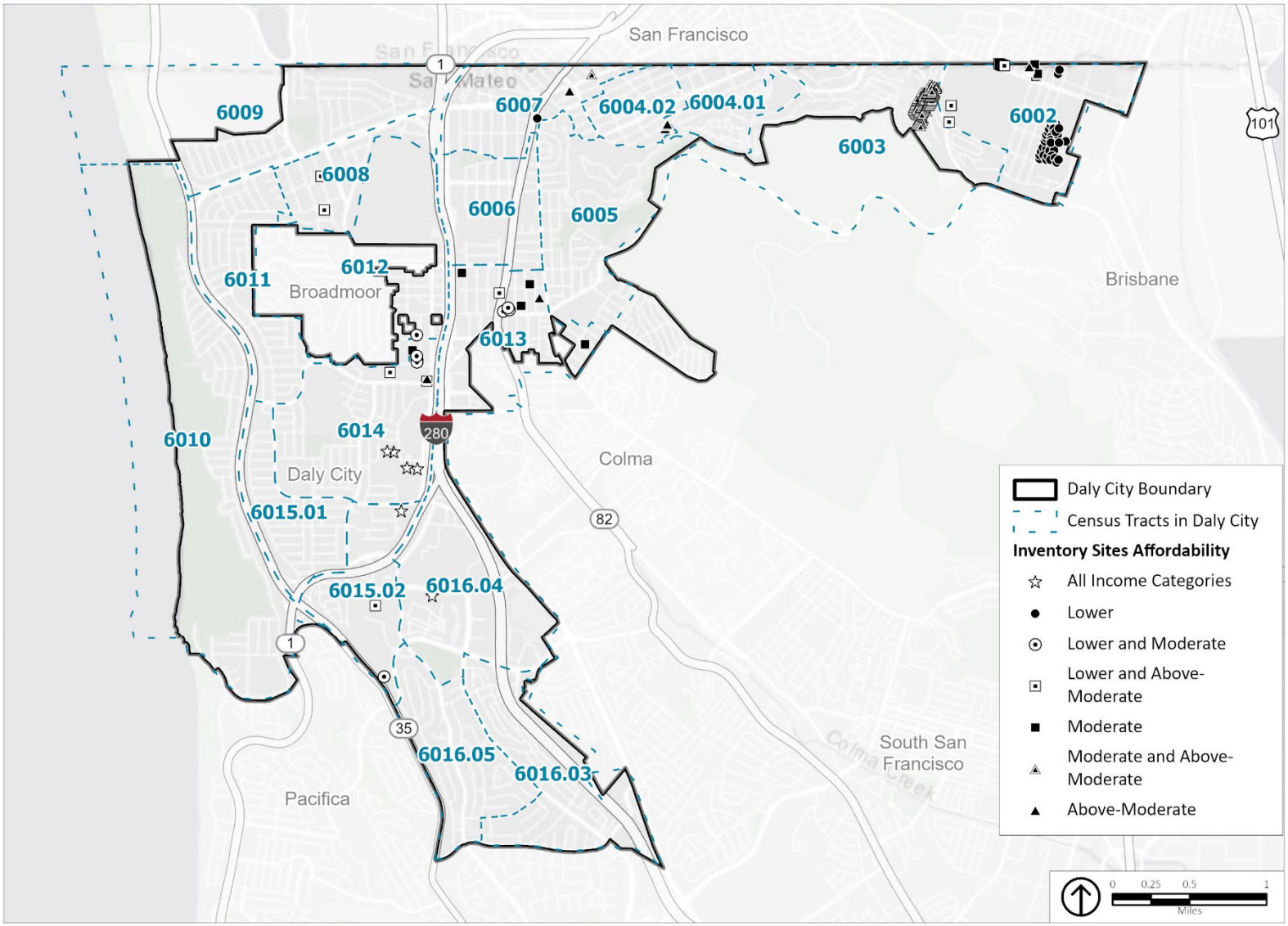
Priority is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need, focusing on creating more public facilities, public safety, and recreational amenities for residents of the city. While there has not been any disproportionate investment to date, or conversely, disinvestment in any particular area of the city; the Community Development Department prioritizes use of CDBG funding for lower-income census tracts to facilitate place-based revitalization and equitable access to city amenities. Site Inventory Analysis

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

This section includes an analysis of the Housing Element's sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing. These demographic patterns will be analyzed at the census-tract level; **Figure HE-23** shows Daly City's census tracts along with the RHNA sites inventory organized by the income levels accommodated by each site.

It is worth noting that while these factors are discussed in terms of the expected income level that each unit is expected to accommodate, many projects and sites in the inventory are expected to develop with mixed-income housing, which will help to mitigate any potential over-concentration of lower-income sites within any one area of the city.

Figure HE-23: Daly City Census Tracts



Source: US Census (2010 Decennial)

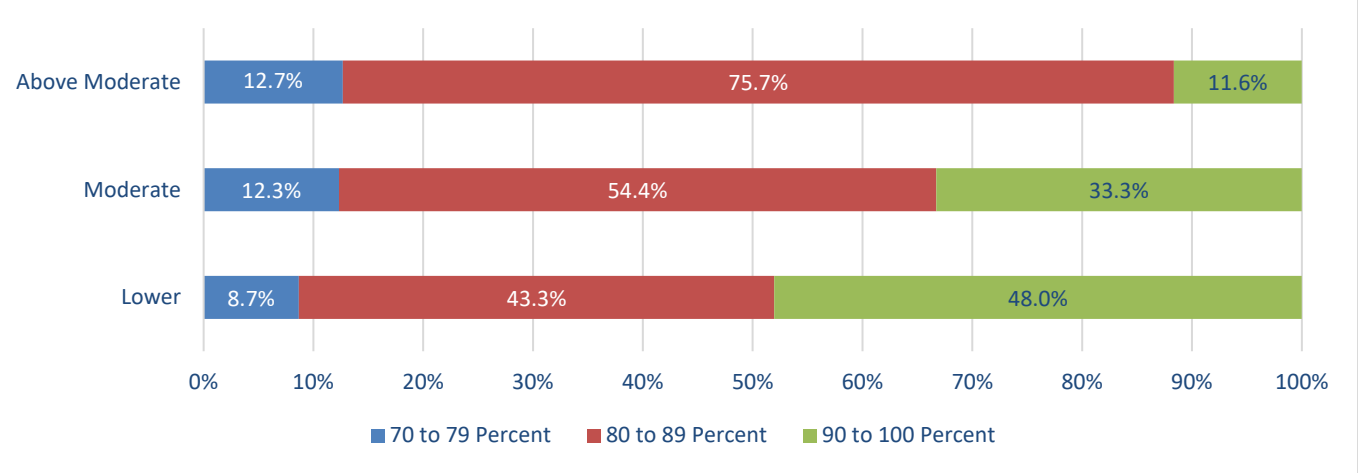
Race and Ethnicity

As is shown in **Figure HE-24**, all of the RHNA inventory sites are within census tracts where the population is at least 75 percent non-white. However, this is not reflective of segregation within the inventory sites, but instead of a higher concentration of non-white residents in the city overall. As shown in **Figure HE-24**, distribution of non-white residents is fairly even throughout the city.

Among lower-income inventory units, the highest percentage (48.0 percent) are in areas of the city where 90 percent or more of the population is non-white. A smaller but not insignificant percentage of lower-income units (43.3 percent) are within census tracts where 80 to 90 percent of the population is non-white. By comparison, while only 11.6 of the above moderate-income inventory units are expected to develop in areas where 90 percent of the population or more identify as non-white, 75.7 percent of above moderate-income units are expected to develop in areas where 80 to 89 percent of the population identifies as non-white. For the remaining inventory units, a lower percentage of the lower-income units than above moderate-income units are in areas with lower concentrations of non-white residents (8.7 percent and 12.7 percent of units, respectively). While higher-income units are better-represented in the areas with the lowest concentration of non-white community members, this is not the predominant location for above moderate-income units.

Just over half of moderate-income units in the inventory are estimated to develop in areas where 80 to 89 percent of the population is non-white. The smallest percentage of moderate-income units, 12.3 percent, are inventoried in areas where 70 to 79 percent of the population is non-white, and the remaining 33.3 percent are inventoried in areas where 90 or more percent of the population is non-white.

Figure HE-24: Percentage of the Population Non-White



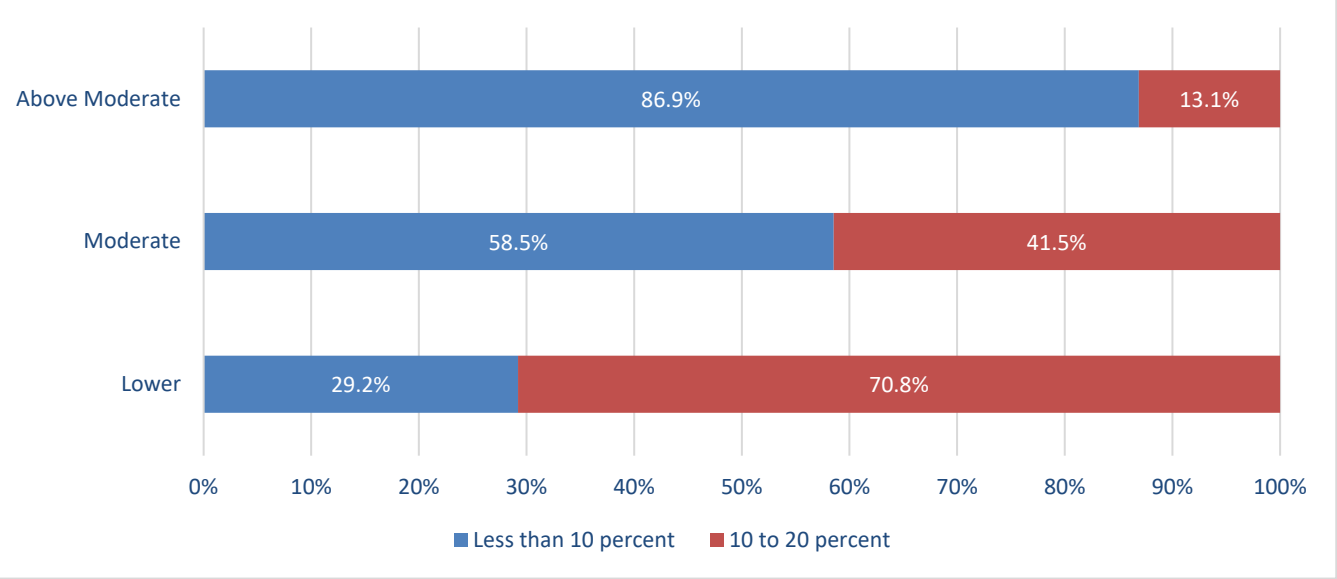
Source: ACS, 2015-2019.

Disability Status

As is shown in **Figure HE-25**, the majority of both above moderate- and moderate-income units in the RHNA inventory are expected to develop in areas where 10 percent or less of the residents report having a disability (86.9 percent of above moderate-income units and 58.5 percent of moderate-income units in these areas). In contrast, just under one-third of lower-income units (29.2 percent) are expected to develop in these areas. However, in the two census tracts with the highest percentage of residents with a disability, only 12.5 percent of residents in each tract report a disability, so the difference between the two groups of census tracts is not significant. Additionally, as shown in Figure 1-2, several of the sites in

these areas with higher levels of residents with disabilities are sites that are either currently developing as mixed-income projects or are expected to develop as mixed-income in the future.

Figure HE-25: Percentage of Inventory by Income Level, by Percentage of Residents with a Disability



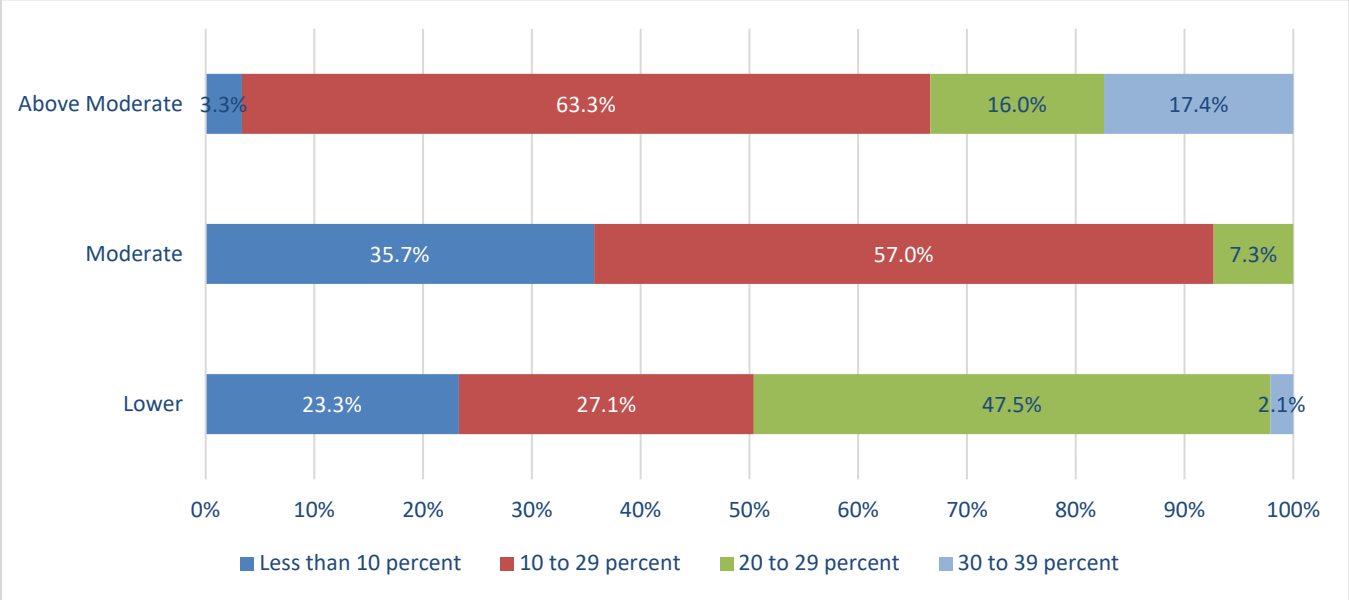
Source: ACS, 2015-2019.

Family Status

The majority of census tracts in Daly City do not have a significant population of children living within households with a single female head of household. As shown in **Figure HE-26**, areas of the city with the highest percentages of the population with this family status are in the northern parts of the city, adjacent to San Francisco. Sites in these areas include a few projects with lower-income units, such as a large affordable housing development at Midway Village, and some sites that are expected to develop for both lower- and above moderate-income households, However, there are also a large number of units in these tracts that are developing as single-family housing for above moderate- and moderate-income households.

The result of this mix of income levels within the areas with higher percentages of children in female-headed households is that 17.4 percent of above moderate-income units are expected to develop in tracts where between 30 and 39 percent of children live in female-headed households, compared to just 2.1 percent of lower-income units (see Figure 1-17). In contrast, 23.3 percent of lower-income and 35.7 percent of moderate-income units are expected to develop in areas where less than 10 percent of children live in female-headed households, compared to 3.3 percent of above moderate-income households. Because female-headed households have a higher likelihood of being lower-income, this distribution can help to prevent reinforcement of any historic overconcentration of lower-income households that may exist.

Figure HE-26: Percentage of RHNA Inventory by Income Level, by Percentage of Children in Households with Single Female Householder



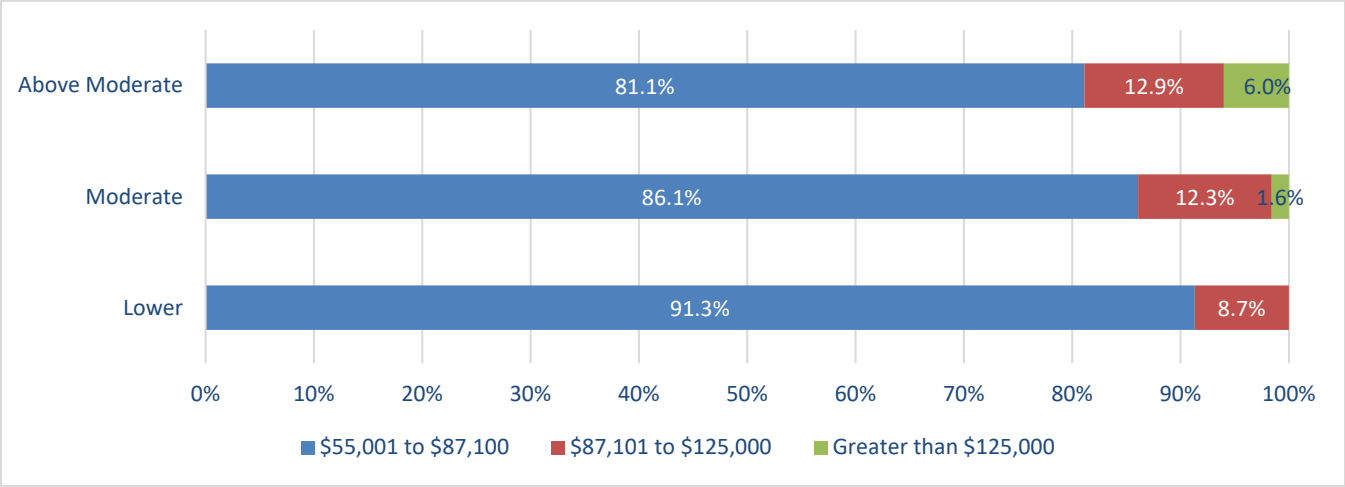
Source: ACS, 2015-2019.

Median Income

As shown in **Figure HE-27**, at the block group level, there are a few block groups with median annual incomes below $55,000. These are at three points on the eastern edge of the city. One of these block groups includes Midway Village, an all-affordable housing project, and another includes an all moderate-income project. Another set of block groups along the northern edge of the city has a median income of greater than $125,000 per year. Within this cluster of block groups is a single-family housing project that will include both moderate- and above moderate-income houses.

At the census-tract level, as shown in Figure-18, the city's RHNA inventory does not include any tracts with median incomes below $55,000 per year. This indicates that lower-income and higher-income areas of the city are relatively close together, such that they would be included in the same census tract but not the same block group. Accordingly, the majority of all units in the RHNA inventory are in census tracts with incomes between $55,000 and $87,100, the state median income. More than 80 percent of above moderate-income units (81.1 percent) and 91.3 percent of lower-income units are expected to develop in these areas, along with 86.1 percent of moderate-income units. Just over ten percent of moderate-income units (12.3 percent) are inventoried within census tracts with median incomes just above the state median, along with 8.7 percent of lower-income units and 12.9 percent of above moderate-income units. The small number of remaining sites, containing 6.0 percent of above moderate-income inventory units and 1.6 percent of moderate-income units, are in census tracts with median incomes above $125,000. This indicates that the majority of units across all income levels are expected to develop in the areas with the lowest incomes in the city, which can increase the overall amount of housing available to lower-income households without displacing them to other areas of the city.

Figure HE-27: Percentage of RHNA Inventory by Median Income Level



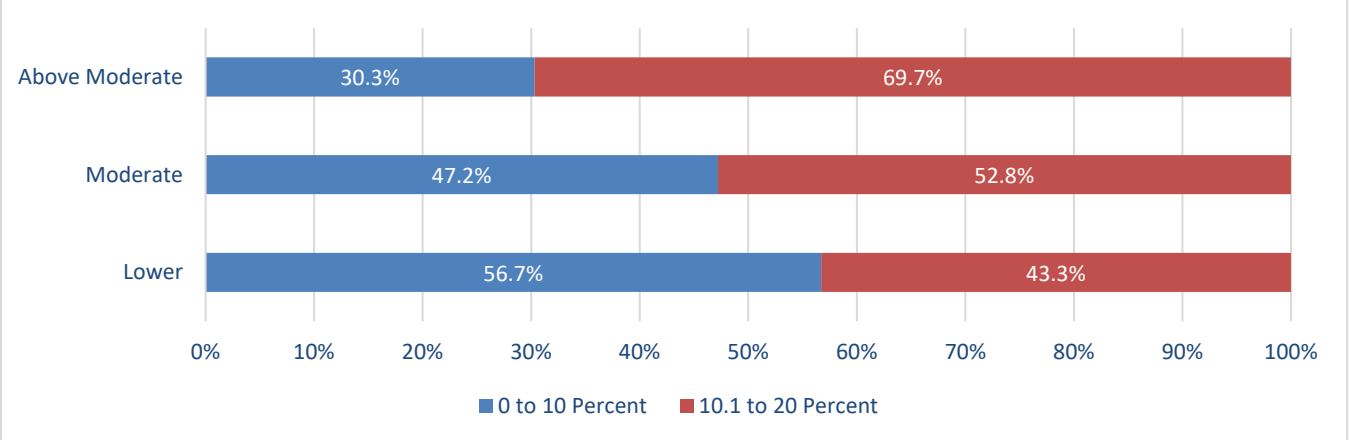
Source: ACS, 2015-2019.

Poverty Level

Daly City has relatively low levels of poverty in most of the city, as is shown in **Figure HE-28**. Most census tracts have less than 10 percent of their population living below the poverty level. Between 10 and 20 percent of the populations of three census tracts in the city have incomes below the poverty level. These are in the central part of the city. The majority of sites and projects in the RHNA inventory are mixed-income sites, so are not expected to increase the concentration of poverty in any of these tracts.

As is shown in Figure 1-19, more than two thirds of above moderate-income units in the sites inventory (69.7 percent) are in census tracts where between 10.1 and 20 percent of the population has an income below the poverty level. This will help to prevent over-concentration of lower-income households within the city. The siting of 56.7 percent of lower-income units and 47.2 percent of moderate-income inventory units within census tracts where less than 10 percent of residents live below the poverty level is also expected to create more housing mobility for lower-income households in the community.

Figure HE-28: Percentage of RHNA Inventory by Income Level, by Percentage of Population with Incomes Below the Poverty Level



Source: ACS, 2015-2019.

One Daly City census tract, 6002.00, is where 42.6 percent of the City's Housing Choice Voucher (HCV) recipients reside. This is in the Bayshore area of the city. Several mixed- and moderate-income inventory sites are within this census tract, as is the large lower-income housing project known as Midway Village. Though this project will concentrate a lot of lower-income housing units within one census tract, it is anticipated that this project will provide significantly more housing opportunities for lower-income households within their existing neighborhood as well as childcare facilities, recreation facilities, and a community center. Of the remaining census tracts where inventory sites are located, none contain more than 8 percent of voucher-holding households.

Racially or Ethnically Concentrated Areas of Poverty

As of 2019, there was one R/ECAP in Daly City, near the Westlake Shopping Center, just north of Broadmoor and west of the Lake Merced Golf Club. There are two pending projects in this area, and both are predominantly above moderate-income with a small number of lower-income units within each project. It is not expected that the development of these units will exacerbate existing concentrations of racial segregation of poverty.

Opportunity Areas

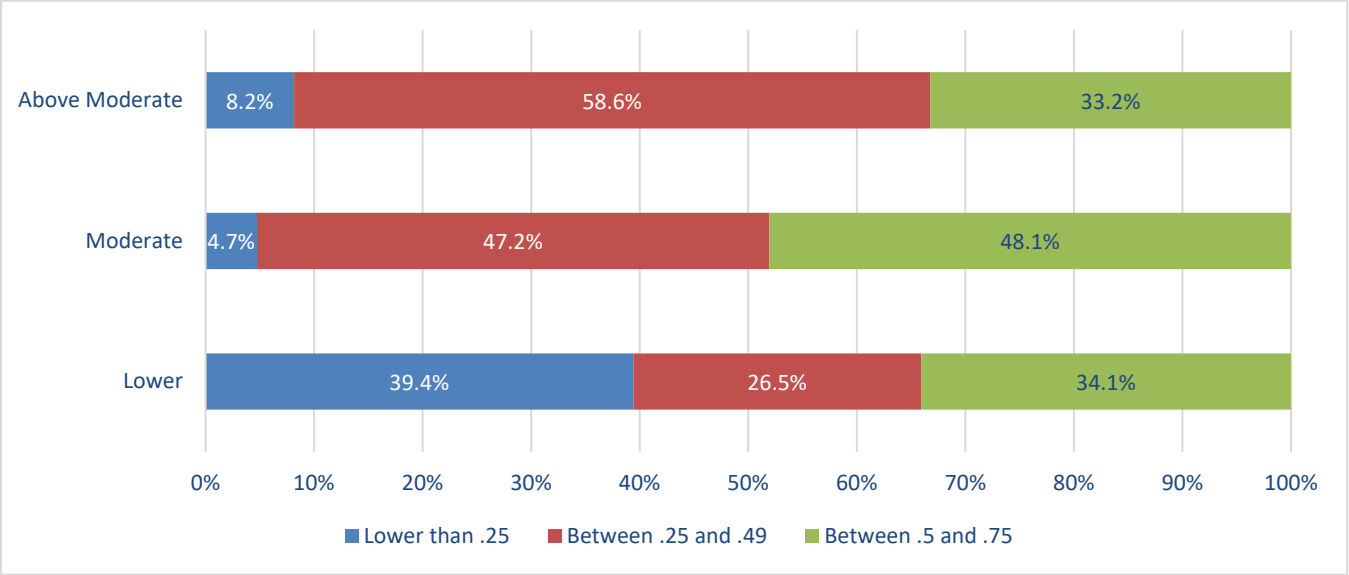
As shown in Figure 1-6, all of the sites in the RHNA inventory are in moderate-resource areas within the city per the 2021 TCAC Opportunity Areas designation. Census tracts in the inland part of Daly City are all designated moderate-resource areas, while the coastal areas are considered high-resource areas. Accordingly, no individual project is considered to over-concentrate lower-income units in lower-resource areas, nor will households in any of the lower-income inventory units be afforded notably increased access to resources as compared to other sites in the inventory.

Educational Attainment

According to the 2021 TCAC Education Domain Score, shown in **Figure HE-29**, the majority of the city has educational domain scores within the two middle quartiles of educational outcomes. However, one section of the northeast side of the city, in the Bayshore Heights area, was ranked in the lowest quartile of education outcomes statewide. The areas with the highest educational domain scores tended to be on the west side of the city, which is loosely correlated with some higher-income areas.

Because many of the sites in the RHNA inventory are in the center of the city, the majority of units in the inventory are within either the 25th to 49th percentile range or the 50th to 75th percentile range. However, there is a cluster of housing at all income levels within the Bayshore Heights neighborhood that has lower than 25th percentile educational attainment levels. Because Midway Village is in this area, a significant percentage of lower-income units in the inventory are located here; in total, 39.4 percent of all lower-income units are in this area. However, it is hoped that the childcare services provided as part of the project will improve early childhood education attainment levels. Additionally, 8.2 percent of above moderate-income units and 4.7 percent of moderate-income inventory units are sited in this area.

Figure HE-29: Percentage of RHNA Inventory by Income Level, by Educational Attainment Score



Source: TCAC, 2021.

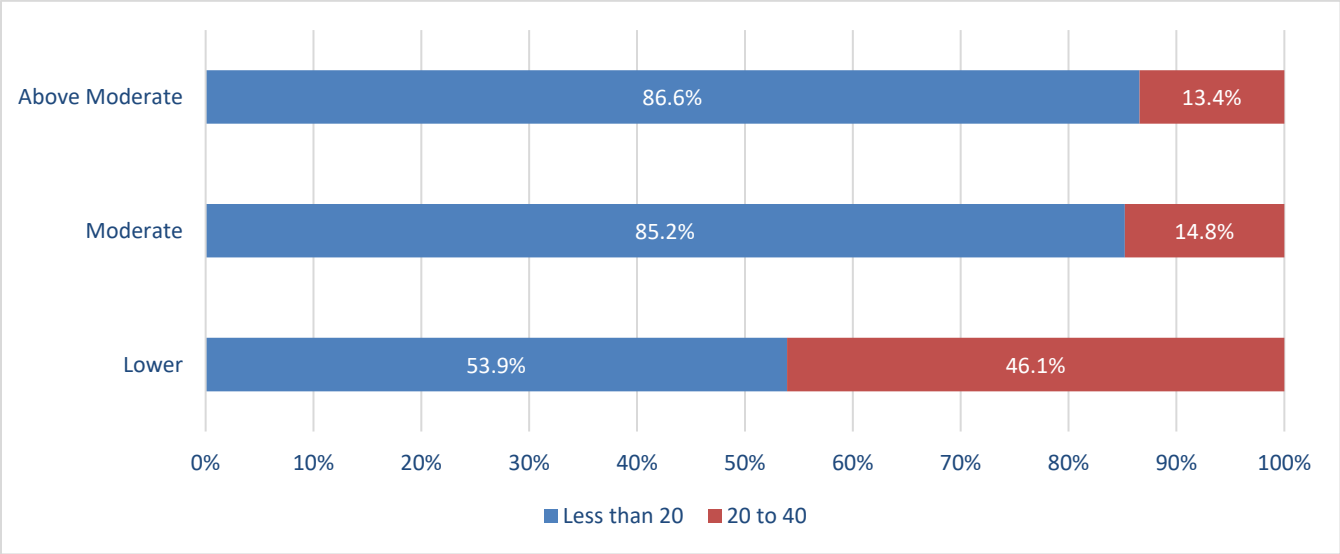
Transit Access

The majority of Daly City is within half a mile of what Caltrans classifies as a "High-Quality Transit Stop." This includes all units within the sites inventory at all income levels. These stops represent well-serviced transit routes and routes with service at least every 15 minutes during the peak period.

Jobs Proximity

Though the Bay Area is home to many large corporations that provide significant high-earning job opportunities, to access these jobs, residents of Daly City must travel significant distances. As is shown in **Figure HE-30**, HUD's jobs proximity index indicates that nearly all of the city has a proximity score of less than 20, indicating a far distance to jobs. Small areas on the eastern edges of the city, including the Bayshore Heights neighborhood, fall within the 20 to 40 score range, indicating closer proximity to job centers in the region. Just under half of the lower-income units in the sites inventory (46.1 percent) fall within this low-moderate score range of 20 to 40, primarily because of the cluster of lower-income units associated with Midway Village. Many of the remaining sites in these closer-proximity areas are mixed-income or moderate-income. As such, 14.8 percent of moderate-income units and 13.4 percent of above moderate-income units fall within this area. The present low rate of jobs proximity in the rest of the city may be improved through the development of future mixed-use projects or residential projects within mixed-use zones, of which there are many in the sites inventory.

Figure HE-30: Percentage of RHNA Inventory by Income Level, by Jobs Proximity Index

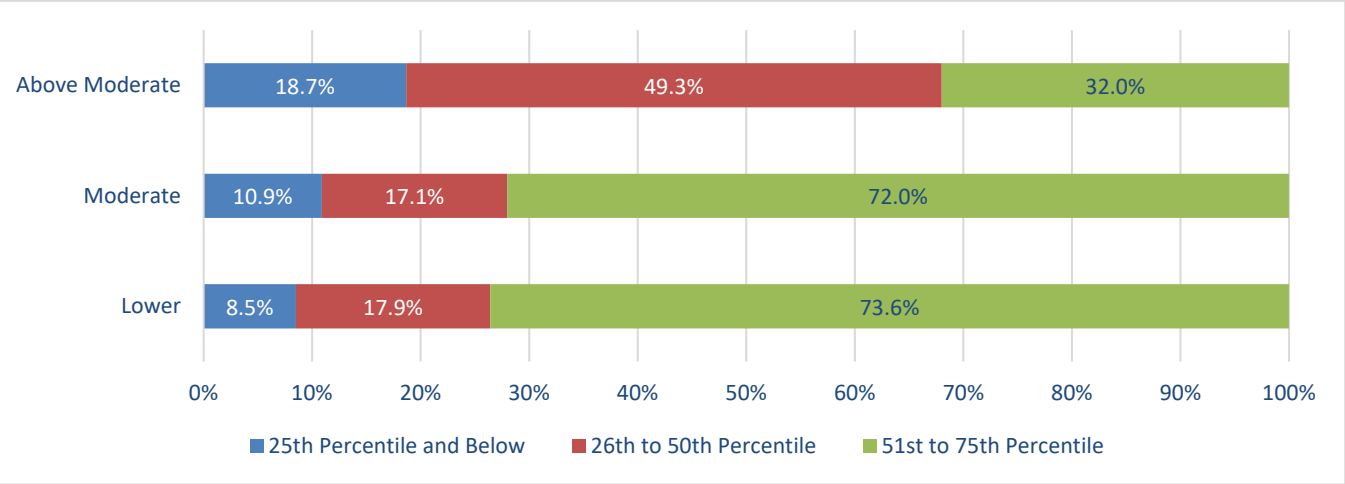


Source: HUD, 2014-2017.

Environmental

None of the census tracts in Daly City are considered disadvantaged or environmental justice communities, as designated by CalEPA under SB 535. As is shown in Figure HE-31, Daly City has moderate levels of environmental challenges throughout most of the city with some areas near the north and east sides of the city having better environmental pollution ratings. There is some clustering of lower-income sites within areas that are between the 51st and 75th percentile (Figure 1-22), in part because the Midway Village project is within an area with a score in this range. Though a number of pollution and demographic factors are considered as part of the CalEnviroScreen index, within Daly City census tracts around the SR-82 corridor and adjacent to the I-280 corridor tend to have higher scores; many mixed-income projects are located in these areas. As such, 73.6 percent of lower-income units in the sites inventory and 72.0 percent of moderate-income units are in areas with CalEnviroScreen scores in the 51st to 75th percentile, compared to 32 percent of above moderate-income units. This can create a challenging balance, as proximity to the highway can be a benefit for households that need to commute longer distances to their jobs by car. Projects farther from the highway tend to have better CalEnviroScreen scores, which includes 10.9 percent of moderate- and 18.7 percent of above moderate-income units that are in areas with CalEnviroScreen scores in the 25th percentile or better.

Figure HE-31: Percentage of RHNA Inventory by Income Level, by CalEnviroScreen Percentile

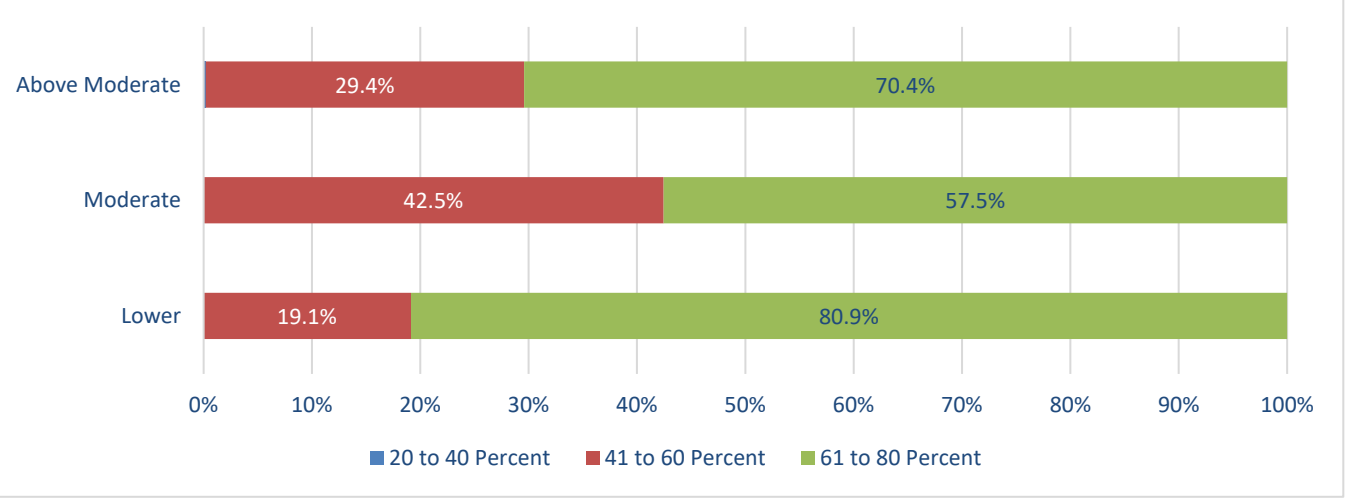


Source: CalEnviroScreen 4.0, 202.1

Overpayment

Rates of overpayment among renter households across the city, as shown in **Figure HE-32**, indicate relatively high rates of overpayment throughout much of the city. The majority of both lower- and above moderate-income units in the sites inventory (80.9 and 70.4 percent, respectively) are within areas where between 61 and 80 percent of renters currently overpay for housing (see Figure 1-23). The development of lower-income housing in these areas may provide greater opportunities for renter households overpaying for housing to seek more affordable housing opportunities within their current neighborhood. Just under half of moderate-income units in the sites inventory (42.5 percent) are in areas where between 41 and 60 percent of renters overpay for housing. Though these areas have lower rates of overpayment as compared to the areas where most lower- and above moderate-income inventory units are sited, this is not indicative of an area of over-concentration of moderate-income housing that is related to a city-level fair housing issue. Instead, it is indicative of the overall high cost of rental housing throughout the region.

Figure HE-32: Percentage of RHNA Inventory by Income Level, by Percentage of Renter Households Overpaying for Housing

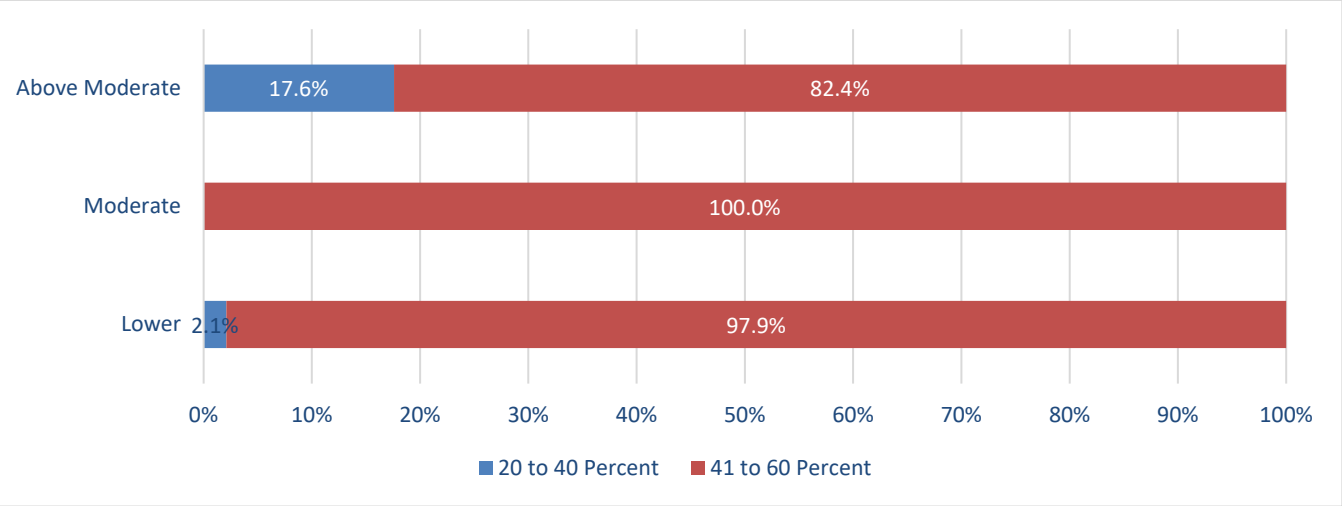


Source: ACS, 2015-2019.

Note: An additional 0.2 percent of above moderate-income households fall into the 20 to 40 percent category, but this percentage is too small to appear in the chart.

The majority of new housing development within the city over the current Housing Element period is expected to occur within census tracts where 41 to 60 percent of homeowner households pay at least 30 percent of their monthly income toward housing costs (**Figure HE-33**). A small number of units, mostly in the above moderate-income affordability category, are expected to develop in areas where only 20 to 40 percent of homeowners overpay for housing. These projects represent 17.6 percent of above moderate-income units and 2.1 percent of lower-income inventory units. This does not necessarily represent over-concentration that indicates a fair housing concern, as these areas of higher overpayment are also close to resources such as commercial areas and schools that are less proximate in areas with lower overpayment rates.

Figure HE-33: Percentage of RHNA Inventory by Income Level, by Percentage of Homeowner Households Overpaying for Housing

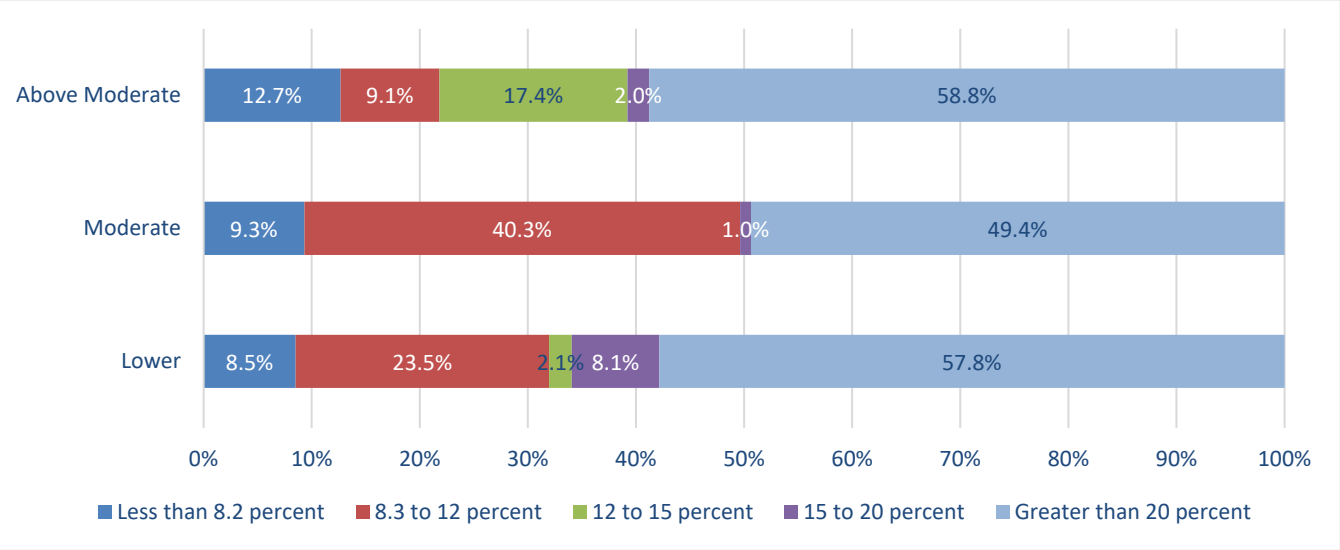


Source: ACS, 2015-2019.

Overcrowding

The rate of overcrowding within the city is higher than that of the county, with particular concentrations in neighborhoods with lower incomes such as the Original Daly City neighborhood, southern St. Francis/Campus Drive and Serramonte areas, Hillside/Pacific Pointe, part of the Westmont neighborhood, the Westlake Shopping Center neighborhood, the northern Crocker area, and the neighborhood surrounding the Daly City BART station (**Figure HE-19**). As shown in **Figure HE-34**, more than half of all lower- and above moderate-income units in the inventory (57.8 and 58.8 percent, respectively) are within areas of the city where more than 20 percent of households are experiencing overcrowding. Additionally, 49.4 percent of moderate-income units in the sites inventory are sited in areas with this rate of overcrowding. The number of inventory sites and projects within areas of above-average overcrowding rates is not indicative of disproportionate clustering in low-income areas but is related to the overall high cost of housing throughout the Bay Area. Because there are a large number of mixed-income sites and projects within the inventory, the small number of inventory sites that are in areas with a lower-than-average rate of overcrowding (i.e., lower than 8.2 percent of households) include units in multiple income levels. This includes 12.7 percent of above moderate-income units, 9.3 percent of moderate-income units, and 8.5percent of lower-income units.

Figure HE-34: Percentage of RHNA Inventory by Income Level, by Percentage of Households Overcrowded



Source: CHHS, 2020.

Vulnerability to Displacement

As is shown in **Figure HE-20**, much of the central and eastern sides of the city have been designated as communities sensitive to displacement. These areas include 76.2 percent of the lower-income units, 69.3 percent of moderate-income units, and 76.7 percent of above moderate-income units in the inventory. By encouraging the development of more housing, the City hopes to lessen the risk of displacement in these areas.

Contributing Factors and Fair Housing Action Plan

Primary Findings

This section summarizes the primary findings from the Fair Housing Assessment for Daly City regarding fair housing enforcement, outreach feedback-, integration and segregation, access to opportunity, disparate housing needs, contributing factors, and the City's fair housing action plan.

- **14.0 percent of fair housing complaints filed in San Mateo County from 2017 to 2021 were in Daly City—proportionate to the city's share of the county's population.** The most common issues cited in the city were refusal to rent and refusal to negotiate for a rental. Most complaints in the city were on the basis of familial status (4 complaints) and disability status (3 complaints).
- **Racial and ethnic minority populations generally have higher rates of poverty and lower household incomes and are disproportionately impacted by overcrowding and homelessness** compared to the non-Hispanic White population in Daly City. Additionally, racial and ethnic minorities are more likely **to live in low- and moderate-resource areas and be denied a home mortgage loan.**
    - Racial and ethnic minority populations generally have higher rates of poverty (Figure I-5) and lower household incomes (Figure I-4) compared to the non-Hispanic White population in Daly City.

- Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding (Figure I-12). Low- and moderate-income households are also more likely to be overcrowded.
- People who identify as American Indian or Alaskan Native, Black, White, and Hispanic are overrepresented in the homeless population compared to their share of the general population .
- Hispanic households are more likely to live in low- and moderate-resource areas than in high-resource areas (Figure I-6).
- ***Hispanic and Black or African American households have the highest denial rates for mortgage loan applications in 2018 and 2019.***

- Geospatially, **different outcomes are experienced in different parts of the city**. Areas west of I-280 are disproportionately impacted by high poverty and concentrations of cost burdened households; socially vulnerable areas are clustered around I-280 north into San Francisco; and the area east of I-280 experiences lower educational opportunity than areas west of the interstate. Collectively, the city experiences relatively positive economic and environmental outcomes and moderate resources scores, with overcrowded households distributed across the city.
  - Census tracts with higher poverty rates, between 10.0 percent and 20.0 percent, are all west of I-280 (Figure II-28).
  - Education opportunity scores are between 0.5 and 0.75 west of I-280—meaning this area has higher education scores compared to the rest of the city (Figure 1-7).
  - The city has moderate to high economic opportunity scores, between 0.5 and 0.75.
  - The city has moderately positive environmental scores, which account for $PM_{2.5}$, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites (Figure I-9).
  - Geospatially, the majority of Daly City falls within moderate-resource areas. (Figure I-6).
  - The Social Vulnerability Index (SVI) provided by the CDC ranks census tracts based on their ability to respond to a disaster. The areas adjacent to I-280 are the most vulnerable in Daly City according to the SVI.
  - ***Concentration (60.0 percent to 80.0 percent of households) of cost burdened households are west of I-280 and in the eastern portion of the city (Figure 1-10 and 1-11).***
  - Overcrowded households (Figure 1-12) and census tracts with populations vulnerable to displacement (Figure 1-13) are distributed throughout the city.
- ***Daly City has a slightly higher share of residents with disabilities (9 percent) compared to the county (Figure 1-2). Residents living with a disability in the city are more likely to be unemployed and are largely concentrated in areas around I-280. Finally, the aging population is putting a strain on paratransit access countywide.***
  - **Unemployment is disproportionately high among residents living with a disability—14.0 percent compared to 5.0 percent for residents without a disability in Daly City**—particularly when compared to the county .

- Hispanic and Black/African American students in Daly City—served by Jefferson Union High School District, South San Francisco Unified School District, Bayshore Elementary School District, and Jefferson Elementary School District—**experience poor educational outcomes compared to other students.** Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. However, **Black and Hispanic students in the Jefferson Union High School District were less likely to meet the admission standards, as were Hispanic and White students in the South San Francisco Unified District**.
- While Jefferson Union has the lowest dropout rates in the county—just 3.0 percent of students—**the highest dropout rates were still found among Black (7.0 percent) and Hispanic students (6.0 percent).** South San Francisco Unified had one of the highest dropout rates in the county at 9.0 percent, with **White (12.0 percent) and Hispanic (11.0 percent) students accounting for the highest rates.**
- More than **half of all renter households in Daly City are cost burdened**, spending more than 30.0 percent of their gross income on housing costs; one in three are extremely cost burdened, spending more than 50.0 percent of their gross income on housing costs (Figure 1-10). There are **disparities in housing cost burden in Daly City by race and ethnicity.**
- In Daly City, **21.0 percent of income-assisted rental units are at high or very high risk of conversion** to market rate, a total of 112 out of 528 total units in the city. Loss of these units would have a significant impact on affordability for very low-income renters.

Compared to the county and Bay Area, Daly City offers better access to homeownership due to the city's relatively large share of homes valued between $500,000 and $1 million (71.0 percent in the city versus 37.0 percent in the county and 40.0 percent in the Bay area). The city's rent distribution (Figure IV-6) is more closely aligned with the county, and Daly City has a smaller share of affordable rentals than the Bay Area overall (20.0 percent of Daly City's rental units rent for $1,500 and less per month compared to 35.0 percent in the Bay Area).

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues, as shown in **Table HE-40, Factors Contributing to Fair Housing Issues**. While the City has identified several strategies to address the fair housing issues, the most pressing issues are the:

- Presence of R/ECAP conditions and characteristics.
- Disproportionate housing needs of renters.
- Concentration of cost burdened households west of I-280 and in northeastern neighborhoods.
- Concentrations of lower-income households.
- Potential conversion of affordable housing to market rate and displacement of residents.
- Disproportionate housing needs among populations of color, especially among Hispanic and Black and African American households.

The combination of these factors presents challenges to housing and economic mobility in the short and near term for many households, particularly lower-income households. Prioritized contributing factors are **bolded** in **Table HE-40**, and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in **Chapter 5, Goals, Policies, and Tasks**.

Table HE 40: Factors Contributing to Fair Housing Issues

Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Presence of potential R/ECAP in city	*Concentration of poverty in Westlake Shopping Center neighborhood* *89 percent of units in Westlake Shopping Center neighborhood are multifamily* *95 percent of households in Westlake Shopping Center neighborhood are renter households*	Task 5.1 Task 6.2, 6.3 Task 9.1 Task 11.1 Task 12.1 and 12.2 Task 15.3 Task 18.1, 18.2, 18.3
Increased displacement risk for lower-income households	*Over half of renters are cost burdened* *Low production of affordable rental housing limits housing choices of all low-income households and has a disproportionate impact on populations of color* *Shortage of affordable rental housing*	Task 5.1 Task 6.2, 6.3 Task 9.1 Task 11.1 Task 12.1 and 12.2 Task 15.3 Task 18.1, 18.2, 18.3
Concentration of cost burdened households west of I-280 and in northeastern neighborhoods	***High rates of renter-occupied housing*** ***High rates of female-headed households with children*** ***Less positive environmental scores*** ***Higher proportion of multifamily units*** ***Shortage of affordable rental housing***	Task 5.1 Task 6.2, 6.3 Task 9.1 Task 11.1 Task 12.1 and 12.2 Task 15.3 Task 18.1, 18.2, 18.3
Concentrations of lower-income households	***High correlation of lower-income households in vicinity of Daly City and Colma BART stations*** ***Location of deed-restricted units*** ***Clustered zoning for higher density multifamily housing opportunities*** ***More naturally affordable housing in the Franciscan Mobile Home Park and older Original Daly City neighborhoods*** ***Lack of affordable housing in high-resource areas***	Task 5.1 Task 6.2, 6.3 Task 9.1 Task 11.1 Task 12.1 and 12.2 Task 15.3 Task 18.1, 18.2, 18.3
Potential conversion of affordable housing to market rate and displacement of residents	***Affordability covenants identified to expire in 15.9 percent of deed-restricted units in planning period*** ***Limited affordable rental housing***	Task 22.1
Disproportionate housing needs among populations of color, especially Hispanic and Black and African American households	Historical actions that limited economic opportunity and homeownership Limited affordable housing High housing costs relative to wages	Task 5.1 Task 6.2, 6.3 Task 9.1 Task 11.1 Task 12.1 and 12.2 Task 15.3 Task 18.1, 18.2, 18.3

Housing Sites Analysis

State law requires that a local Housing Element include a projection of the housing units by income category for the forthcoming planning period and that the Association of Bay Area Governments (ABAG) determine the existing and projected regional housing needs of the Bay Area as well as each city's share of that regional need. The Government Code states that, "…a locality's share of the regional housing need includes that share of the housing need of persons at all income levels within the area significantly affected by the jurisdiction's general plan." Within San Mateo County, ABAG acknowledged the formation of the subregion for the purpose of developing the Regional Housing Needs Allocation (RHNA) in 2006. Daly City, together with 20 other jurisdictions within the county, participated in the development of the RHNA identified within this section.

Regional Housing Needs Allocation

The RHNA is the State of California-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following three steps.

1. Regional Determination: The California Department of Housing and Community Development (HCD) provides each region with a Regional Determination of housing need, which includes a total number of units split into four income categories. Daly City is within the region covered by ABAG. HCD provided ABAG with a Regional Determination of 441,176 units for the 6th Cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the ABAG region must collectively plan to accommodate.

2. RHNA Methodology: Councils of Governments (COG), including ABAG, are responsible for developing an RHNA Methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further specific state objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

3. Housing Element Updates: Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's housing element for compliance with state law.

The City of Daly City's share of the regional housing need was determined by a methodology prepared by ABAG as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with ABAG's Regional Housing Needs Plan, the City must plan to accommodate a total of 4,838 housing units between June 30, 2022, and December 15, 2030. **Table HE-41** shows the City's RHNA by income category. Of the 4,838 total units, the City must plan to accommodate 1,336 units for very low-income households, 769 units for low-income households, 762 units for moderate-income households, and 1,971 units for above moderate-income households.

Table HE 41: Regional Housing Needs Allocation, 2023–2031

Income Category	Allocation	Percentage
Very Low*	1,336	**27%**
Low	769	**16%**
Moderate	762	**16%**
Above Moderate	1,971	**41%**
Total	**4,838**	**100%**

Source: ABAG, 2021.

Note: It is assumed that 50 percent of the very low-income category is allocated to the extremely low-income category.

Unaccommodated Regional Housing Need Allocation from the 5th Cycle

Task 6.2 in the 2015-2023 Housing Element stated that the City planned to amend the Bay Area Rapid Transit (BART) Station Area Specific Plan to redesignate the 8.7-acre Samtrans park-and-ride lot at 3501 Junipero Serra Boulevard to the Specific Plan's High Density Residential designation, and to simultaneously amend the BART Station Area Specific Plan regulations to require at least 30 dwelling units per acre for new development. This would have given the City an additional capacity of approximately 261 units that would allow for 30 units per acre and therefore be appropriate to meet a portion of the lower-income RHNA.

The City was not able to meet the rezone/redesignation deadline of 2015. However, as is described in **Table HE-42**, two alternative sites were rezoned to zones that allow at least 30 dwelling units per acre as part of projects that generated 197 units on 7.1 acres. Additionally, a residential site that was not part of the 5th Cycle Inventory was developed for residential use without a rezone. This generated 147 units on 4 acres that were not part of the inventory. As such, the need that would have been accommodated by the planned rezone was met through the alternative site rezones and project development.

Table HE 42: Alternatives to 5th Cycle Rezone to Meet Unaccommodated Need

Project	Units	Acres	General Plan Designation	Zoning	New General Plan Designation	New Zoning
Approved Project but Not in the 5th Cycle RHNA Inventory						
Midway Village Phase I	147	4.0	Residential – High Density (R-H)	R-3 Multiple Family Residential District	N/A	N/A
Rezoned Sites						
Jefferson Union High School District (JUHSD) Staff Housing	122	3.9	Commercial – Office (C-O)	Planned Development (PD-31)	Residential – High Density (R-H)	Planned Development (PD-31A)
Serra Station Townhouses (The Hub)	75	3.2	Commercial Mixed-Use (C-MU)	BC - BART Commercial	Residential – Medium Density (R-M)	PD-72
Total	**344**	**11.1**				

Source: City of Daly City, 2023.

Planned and Approved Projects

Daly City has a significant number of development projects that are seeking entitlements or that have been approved. **Table HE-43** summarizes the inventory of residential and mixed-use projects that are pending approval or that have current active entitlements. Figure HE-1 provides a map of all approved and pending projects along with the vacant and underutilized sites that will be used to meet the RHNA. Sites in this map are designated by the RHNA affordability levels that are expected to be accommodated by the site.

As of April 2023, there were an estimated 3,092 housing units in the pipeline that could meet a portion of the City's RHNA. Of these units, 974 are affordable to lower-income households, 83 affordable to moderate-income households, and 2,035 are assumed to be market rate. Affordability for lower- and moderate-income units are based on different sources, including the City's Inclusionary Zoning program, Housing Authority of San Mateo County requirements, the State Density Bonus, and public subsidies, such as HOME funds, Permanent Local Housing Allocation (PLHA), Section 8, Low Income Housing Tax Credits (LIHTC), and local Housing Trust funds.

Table HE 43: Planned and Approved Projects

Site Number	Assessor's Parcel Number (APN)	Site Address/ Intersection	General Plan Designation	Zoning Designation	Parcel Size (Acres)	Total Project Capacity per Plan/ Application	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Source of Affordability	Project Status
P-1	005-041-280		Residential Low Density	Planned Development	18 (Total P-1 Site Area)	133 (Total P-1 Capacity)		1			
P-1	005-570-010		Residential Low Density	Planned Development				1			
P-1	005-570-020		Residential Low Density	Planned Development				1			
P-1	005-570-030		Residential Low Density	Planned Development				1			
P-1	005-570-040		Residential Low Density	Planned Development				1			
P-1	005-570-050		Residential Low Density	Planned Development				1			
P-1	005-570-060		Residential Low Density	Planned Development				1			
P-1	005-570-070		Residential Low Density	Planned Development				1			
P-1	005-570-080		Residential Low Density	Planned Development				1			
P-1	005-570-090		Residential Low Density	Planned Development				1			
P-1	005-570-100		Residential Low Density	Planned Development				1		Inclusionary Housing Ordinance (IHO)	
P-1	005-570-110		Residential Low Density	Planned Development					1		
P-1	005-570-120		Residential Low Density	Planned Development					1		
P-1	005-570-130		Residential Low Density	Planned Development					1		
P-1	005-570-140		Residential Low Density	Planned Development					1		
P-1	005-570-150		Residential Low Density	Planned Development					1		
P-1	005-570-160		Residential Low Density	Planned Development					1		
P-1	005-580-010		Residential Low Density	Planned Development					1		
P-1	005-580-020		Residential Low Density	Planned Development					1		
P-1	005-580-030		Residential Low Density	Planned Development					1		
P-1	005-580-040	Carter Street, Steve Courter Way and Martin St (Multiple Addresses in P-1 Project)	Residential Low Density	Planned Development					1		Entitled (All P-1 Parcels) This project is currently under rough grading in its entirety. Model home complex is the first vertical pending building permit approval now. With pre-sales occurring throughout the summer, construction should be under way late 23 early 24.
P-1	005-580-050		Residential Low Density	Planned Development					1		
P-1	005-580-060		Residential Low Density	Planned Development					1		
P-1	005-580-070		Residential Low Density	Planned Development					1		
P-1	005-580-080		Residential Low Density	Planned Development					1		
P-1	005-580-090		Residential Low Density	Planned Development					1		
P-1	005-580-100		Residential Low Density	Planned Development					1		
P-1	005-580-110		Residential Low Density	Planned Development					1		
P-1	005-580-120		Residential Low Density	Planned Development					1		
P-1	005-580-130		Residential Low Density	Planned Development					1		
P-1	005-580-140		Residential Low Density	Planned Development					1		
P-1	005-580-150		Residential Low Density	Planned Development					1		
P-1	005-580-160		Residential Low Density	Planned Development					1		
P-1	005-580-170		Residential Low Density	Planned Development					1		
P-1	005-580-180		Residential Low Density	Planned Development					1		
P-1	005-580-190		Residential Low Density	Planned Development					1		
P-1	005-580-200		Residential Low Density	Planned Development					1		
P-1	005-580-210		Residential Low Density	Planned Development					1		
P-1	005-580-220		Residential Low Density	Planned Development					1		
P-1	005-580-230		Residential Low Density	Planned Development					1		
P-1	005-580-240		Residential Low Density	Planned Development					1		
P-1	005-580-250		Residential Low Density	Planned Development					1		
P-1	005-580-260		Residential Low Density	Planned Development					1		
P-1	005-580-270		Residential Low Density	Planned Development					1		
P-1	005-580-280		Residential Low Density	Planned Development					1		
P-1	005-580-290		Residential Low Density	Planned Development					1		
P-1	005-580-300		Residential Low Density	Planned Development					1		

Site Number	Assessor's Parcel Number (APN)	Site Address/ Intersection	General Plan Designation	Zoning Designation	Parcel Size (Acres)	Total Project Capacity per Plan/ Application	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Source of Affordability	Project Status
P-1	005-580-310		Residential Low Density	Planned Development					1		
P-1	005-580-320		Residential Low Density	Planned Development					1		
P-1	005-580-330		Residential Low Density	Planned Development					1		
P-1	005-580-340		Residential Low Density	Planned Development					1		
P-1	005-580-350		Residential Low Density	Planned Development					1		
P-1	005-580-360		Residential Low Density	Planned Development					1		
P-1	005-580-370		Residential Low Density	Planned Development					1		
P-1	005-580-380		Residential Low Density	Planned Development					1		
P-1	005-580-390		Residential Low Density	Planned Development					1		
P-1	005-580-400		Residential Low Density	Planned Development					1		
P-1	005-580-410		Residential Low Density	Planned Development					1		
P-1	005-580-420		Residential Low Density	Planned Development					1		
P-1	005-580-430		Residential Low Density	Planned Development					1		
P-1	005-580-440		Residential Low Density	Planned Development					1		
P-1	005-580-450		Residential Low Density	Planned Development					1		
P-1	005-580-460		Residential Low Density	Planned Development					1		
P-1	005-580-470		Residential Low Density	Planned Development					1		
P-1	005-580-480		Residential Low Density	Planned Development					1		
P-1	005-580-490		Residential Low Density	Planned Development					1		
P-1	005-580-500		Residential Low Density	Planned Development					1		
P-1	005-580-510		Residential Low Density	Planned Development					1		
P-1	005-580-520		Residential Low Density	Planned Development					1		
P-1	005-580-530		Residential Low Density	Planned Development					1		
P-1	005-580-540		Residential Low Density	Planned Development					1		
P-1	005-580-550		Residential Low Density	Planned Development					1		
P-1	005-580-560		Residential Low Density	Planned Development					1		
P-1	005-580-570		Residential Low Density	Planned Development					1		
P-1	005-580-580		Residential Low Density	Planned Development					1		
P-1	005-580-590		Residential Low Density	Planned Development					1		
P-1	005-580-600		Residential Low Density	Planned Development					1		
P-1	005-580-610		Residential Low Density	Planned Development					1		
P-1	005-580-620		Residential Low Density	Planned Development					1		
P-1	005-580-630		Residential Low Density	Planned Development					1		
P-1	005-580-640		Residential Low Density	Planned Development					1		
P-1	005-580-650		Residential Low Density	Planned Development					1		
P-1	005-580-660		Residential Low Density	Planned Development					1		
P-1	005-580-670		Residential Low Density	Planned Development					1		
P-1	005-590-010		Residential Low Density	Planned Development					1		
P-1	005-590-020		Residential Low Density	Planned Development					1		
P-1	005-590-030		Residential Low Density	Planned Development					1		
P-1	005-590-040		Residential Low Density	Planned Development					1		
P-1	005-590-050		Residential Low Density	Planned Development					1		
P-1	005-590-060		Residential Low Density	Planned Development					1		
P-1	005-590-070		Residential Low Density	Planned Development					1		
P-1	005-590-080		Residential Low Density	Planned Development					1		
P-1	005-590-090		Residential Low Density	Planned Development					1		
P-1	005-590-100		Residential Low Density	Planned Development					1		
P-1	005-590-110		Residential Low Density	Planned Development					1		
P-1	005-590-120		Residential Low Density	Planned Development					1		
P-1	005-590-130		Residential Low Density	Planned Development					1		
P-1	005-590-140		Residential Low Density	Planned Development					1		

Site Number	Assessor's Parcel Number (APN)	Site Address/ Intersection	General Plan Designation	Zoning Designation	Parcel Size (Acres)	Total Project Capacity per Plan/ Application	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Source of Affordability	Project Status
P-1	005-590-150		Residential Low Density	Planned Development					1		
P-1	005-590-160		Residential Low Density	Planned Development					1		
P-1	005-590-170		Residential Low Density	Planned Development					1		
P-1	005-590-180		Residential Low Density	Planned Development					1		
P-1	005-590-190		Residential Low Density	Planned Development					1		
P-1	005-590-200		Residential Low Density	Planned Development					1		
P-1	005-590-210		Residential Low Density	Planned Development					1		
P-1	005-590-220		Residential Low Density	Planned Development					1		
P-1	005-590-230		Residential Low Density	Planned Development					1		
P-1	005-590-250		Residential Low Density	Planned Development					1		
P-1	005-590-260		Residential Low Density	Planned Development					1		
P-1	005-590-270		Residential Low Density	Planned Development					1		
P-1	005-590-280		Residential Low Density	Planned Development					1		
P-1	005-590-290		Residential Low Density	Planned Development					1		
P-1	005-590-300		Residential Low Density	Planned Development					1		
P-1	005-590-310		Residential Low Density	Planned Development					1		
P-1	005-590-320		Residential Low Density	Planned Development					1		
P-1	005-590-330		Residential Low Density	Planned Development					1		
P-1	005-590-340		Residential Low Density	Planned Development					1		
P-1	005-590-350		Residential Low Density	Planned Development					1		
P-1	005-590-360		Residential Low Density	Planned Development					1		
P-1	005-590-370		Residential Low Density	Planned Development					1		
P-1	005-590-380		Residential Low Density	Planned Development					1		
P-1	005-590-390		Residential Low Density	Planned Development					1		
P-1	005-590-400		Residential Low Density	Planned Development					1		
P-1	005-590-410		Residential Low Density	Planned Development					1		
P-1	005-590-420		Residential Low Density	Planned Development					1		
P-1	005-590-430		Residential Low Density	Planned Development					1		
P-1	005-590-440		Residential Low Density	Planned Development					1		
P-1	005-590-450		Residential Low Density	Planned Development					1		
P-1	005-590-460		Residential Low Density	Planned Development					1		
P-1	005-590-470		Residential Low Density	Planned Development					1		
P-1	005-590-480		Residential Low Density	Planned Development					1		
P-1	005-590-490		Residential Low Density	Planned Development					1		
P-1	005-590-500		Residential Low Density	Planned Development					1		
P-2	008-082-160	305 Eastmoor Avenue	Residential Medium-Low Density	Sullivan Corridor – Residential High Density (SC – R-H)	2.38	56	6	0	50	IHO	Under construction. Building permits issued July 22, 2022.
P-3	006-254-030	141 Third Avenue	Residential Medium Density	R-3 Multiple-Family Residential	0.71	15	0	0	15		Approved April 24, 2023. Next step is application for building permits.
P-4	004-243-130	717 Templeton Avenue	Residential – Low Density	R-1 Single-Family Residential	0.36	4	0	0	4		Approved. Building permit application submitted.
P-4	004-243-160		Residential – Low Density	R-1 Single-Family Residential							
P-4	004-243-170		Residential – Low Density	R-1 Single-Family Residential							
P-4	004-243-140		Residential – Low Density	R-1 Single-Family Residential							
P-5	008-082-180	1784 Sullivan Avenue	Commercial - Service	Commercial - Service		14	0	0	14		Approved March 2023 (AB 2097 used).

Site Number	Assessor's Parcel Number (APN)	Site Address/ Intersection	General Plan Designation	Zoning Designation	Parcel Size (Acres)	Total Project Capacity per Plan/ Application	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Source of Affordability	Project Status
P-6	008-082-200	493 Eastmoor Avenue	Commercial Mixed-Use	Commercial - Service	0.37	72	72	0	0	Seven due to Affordable Housing Ordinance (AHO) requirements. All because of HOME-R. PLHA, Project-based Section 8, Tax Credits, and the City Housing Trust Fund	Entitled. This project is currently in building permit plan check. Assuming funding availability, construction is likely to commence Q1 2024.
P-7	004031260	6098 Mission Street	Commercial Mixed-Use	C-1 Light Commercial	0.25	36	0	7	29	Inclusionary Housing Ordinance (IHO) - Ownership	Approved. Project has building permits ready to issue.
P-8	005-050-240	1 Carter Street	Commercial Mixed-Use	C-1 Light Commercial	12.5	262	262	0	0	Inclusionary Housing Ordinance (IHO) and housing site, stated in pre-app. Bridge Housing project.	Pre-Application. Site plan in process. Bridge Housing project.
P-8	005-380-020	1 Carter Street	Commercial Mixed-Use	C-1 Light Commercial							
P-9	005-061-010	2321 Geneva Avenue	Commercial Mixed-Use	C-1 Light Commercial	0.48	185	34	0	151	Inclusionary Housing Ordinance (IHO) and State Density Bonus.	Approval pending June 2023.
P-9	005-061-020		Commercial Mixed-Use	C-1 Light Commercial							
P-9	005-061-030		Commercial Mixed-Use	C-1 Light Commercial							
P-9	005-061-040		Commercial Mixed-Use	C-1 Light Commercial							
P-9	005-061-050		Commercial Mixed-Use	C-1 Light Commercial							
P-9	005-061-060		Commercial Mixed-Use	C-1 Light Commercial							
P-9	005-061-070		Commercial Mixed-Use	C-1 Light Commercial							
P-10	002170230 (Portion)	10 Park Plaza Drive	Commercial Mixed-Use	Planned Development	1.95	179	18	0	161		Approved. Initial project approval pre-dates Affordable Housing Ordinance, but 10% affordable to low income.
P-11	002-201-140	99 Southgate Avenue	Commercial Mixed-Use	Planned Development	1.93	214	21	0	193	Inclusionary Housing Ordinance (IHO)	This project was approved in April 2017. No building permit submittal yet.
P-12	005-064-250	2665 Geneva Avenue	Commercial Mixed-Use	Planned Development	1	9	1	0	8	Inclusionary Housing Ordinance (IHO)	This project was approved in Spet. 2022. No building permit submittal yet.
P-13	091-211-230	699 Serramonte Boulevard		Planned Development	18.1	1150	150	0	1000	Proposed development agreement, Inclusionary Housing Ordinance (IHO)	Negotiating development agreement. Phased project. Rezones completed.
P-14	005-330-020	45 Midway Drive	Residential - High Density	R-3 Multiple-Family Residential	15	408	408	0	0	Housing Authority of San Mateo County requirement	4 phases, Phase 1 completed. Design review is needed for the remaining 4 but all approved. Phase 1 of 147 already
P-14	005-330-030		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-040		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-050		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-060		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-070		Residential - High Density	R-3 Multiple-Family Residential							

Site Number	Assessor's Parcel Number (APN)	Site Address/ Intersection	General Plan Designation	Zoning Designation	Parcel Size (Acres)	Total Project Capacity per Plan/ Application	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Source of Affordability	Project Status
P-14	005-330-080		Residential - High Density	R-3 Multiple-Family Residential							constructed, 555 in the total project.
P-14	005-330-090		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-100		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-110		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-120		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-130		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-140		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-150		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-160		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-190		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-200		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-210		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-220		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-230		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-240		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-250		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-260		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-270		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-280		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-290		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-300		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-310		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-340		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-350		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-360		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-420		Residential - High Density	R-3 Multiple-Family Residential							
P-14	005-330-430		Residential - High Density	R-3 Multiple-Family Residential							
P-15	005-064-290	55 Calgary Street	Commercial - Retail and Office	Planned Development	0.34	7	0	0	7		In plan check
P-15	005-064-300		Commercial - Retail and Office	Planned Development							
P-15	005-064-310		Commercial - Retail and Office	Planned Development							
P-15	005-064-320		Commercial - Retail and Office	Planned Development							
P-15	005-064-330		Commercial - Retail and Office	Planned Development							
P-15	005-064-340		Commercial - Retail and Office	Planned Development							
P-15	005-064-350		Commercial - Retail and Office	Planned Development							
P-16	004-050-200	6225 Mission Street	Commercial Mixed-Use	C-1 Light Commercial		8	0	0	8		Pending application
P-16	004-050-190		Commercial Mixed-Use	C-1 Light Commercial							
P-17	006-244-080	7310 Mission Street	Commercial Mixed-Use	C-1 Light Commercial		17	2	0	15	Inclusionary Housing Ordinance	Entitled (approved May 2022). In plan check.
P-18	091-247-080	525 Serramonte Boulevard	Residential – High Density	R-3 Multiple-Family Residential	4.67	323	0	65	258		This project was approved in November 2018. No building permit submittal yet.
				TOTALS		**3,092**	**974**	**83**	**2,035**		

Source: City of Daly City, May 2023

Note: Sites with multiple parcels include site unit totals within the first parcel row. In Site P-1, 11 of the site's 133 units will be designated as affordable to moderate-income households; however, these may be different parcels within the site than the parcels indicated in this table.

This page intentionally left blank.

Sites Inventory and Analysis

State law requires each jurisdiction to demonstrate that sufficient land is zoned to provide housing capacity that is adequate to meet the RHNA for each income level. To determine housing capacity, City staff conducted a comprehensive inventory in March 2023 of all vacant and nonvacant developable land within the city limits that is zoned to allow for housing and available to develop within the Housing Element planning period. This section describes the methodology used to calculate the housing capacity on developable housing sites.

Figure HE-35 maps each site in Daly City's sites inventory that could accommodate a portion of the RHNA. **Table HE-46, HE-47, and HE-48** include a parcel-by-parcel listing of the vacant and underutilized sites that can accommodate portions of the RHNA. All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA. An exception is if the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Sites 3, 4, and 7 have been included in the past two Housing Element cycles and are subject to California Government Code Section 65583.2(c). Sites 12, 14, and 15 are underutilized and were included in the last Housing Element cycle. The City has included Housing Element **Task 6.3**, which commits the City to allowing residential use by right on sites consistent with Government Code Section 65583.2(c), for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Sites Appropriate for Lower-Income Housing

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to state law (California Government Code Section 65583.2(c)(3)(B)), the default density standard for Daly City is 30 dwelling units per acre. Default densities are established using population-based criteria, as detailed here:

- Incorporated cities within non-metropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban jurisdiction (20 units or more per acre)
- Metropolitan jurisdictions (30 units or more per acre).

The City of Daly City falls into the Metropolitan Jurisdiction category, and will be using its R-2, R-3, Commercial-Mixed Use, and C-1 zones to meet the lower-income RHNA. All of these zones permit densities of 30 or more units to the acre.

Realistic Development Capacity Assumptions

This Housing Element uses the following assumptions regarding the realistic development capacity of vacant and underutilized sites identified in **Tables HE-46, HE-47, and HE-48.**

Vacant Sites Zoned for Exclusively Residential Uses

Of the nine vacant housing sites identified in **Table HE-46**, five sites are subject to zoning regulations that allow exclusively residential uses. The anticipated density on these sites ranges from 50 to 120 dwelling units per acre, largely reflecting the maximum permissible General Plan density currently attributable to each of these sites along with a planned change to the maximum permitted density in High-Density Residential/R-3 Zoning and Medium-Density Residential/R-2 Zoning as part of **Task 6.6**. The City has assumed that development will occur at approximately 90 percent of the maximum permissible density because development trends in Daly City have historically supported this assumption. Of the pipeline housing projects in traditional residential land use areas, the majority of multifamily housing development has maximized the density allowed by the General Plan Land Use Map through implementation of the planned development zone at the time of the project's development. **Table HE-44** shows recent examples of recent multifamily projects and the capacity at which they were developed. Both were developed in zones with no maximum density but show that both high-density and moderate-density projects above 30 dwelling units to the acre are able to develop in Daly City.

Table HE 44: Recent Development Examples, Multifamily

Project Name	Affordability	Acres	Project Status	General Plan / Zoning	Total Project Units	Max. Allowable Units	Realistic Capacity
Brunswick Street Apartments	Low/Very Low	1.15	Completed 2020	CMU/C-2	206	N/A – C-2 has no maximum	Developed at 179 du/ac
JUHSD Staff Housing	Low/Market	3.9	Building Permits Issued - 2020	CMU/PD-31A	122	N/A –	Developed at 31 du/ac

Source: City of Daly City, 2023.

du/ac = dwelling units per acre

Vacant: Mixed-Use Sites

Of the nine vacant housing sites identified in **Table HE-46** two sites are subject to zoning regulations that allow residential uses as part of a mixed-use project. The City will remove the requirement for a conditional use permit for residential uses in the C-1 and C-2 zones as part of **Task 2.2**. As with sites zoned for residential uses, the City has assumed that development will occur at approximately 90 percent of the maximum permissible density because development trends in Daly City have historically supported this assumption. **Table HE-45** shows recent examples of recent mixed-use projects and the capacity at which they developed.

Table HE 45: Recent Development Examples, Mixed-Use

Project Name	Affordability	Acres	Project Status	General Plan / Zoning	Total Project Units	Realistic Capacity
2665 Geneva Avenue Mixed Use	15% of Units at 60% AMI, Remainder Market-Rate	1.26	Constructed 2007	CMU/PD-65	72	Developed at 57 du/ac
6800 Mission Mixed-Use	100% Lower, including 30% Extremely Low Income	0.77	Constructed 2015	CMU/C-1 – No Maximum Density	52	Developed at 68 du/ac

Source: City of Daly City, 2023.

du/ac = dwelling units per acre

Vacant Sites Requiring Rezoning

The Seton Hospital site, Site 9, is not presently zoned for residential uses. However, as part of the development process, the site will be rezoned to R-3 with a General Plan land use designation of Residential-Very High (**Table HE-47**). These parcels are currently within the grounds of a large hospital campus and there is active interest on the part of the property owner in adding residential uses to these sections of the campus.

Additionally, the Planned Development zone at 525 Serramonte Boulevard (Site 7) and at 169 First Avenue (Site 8) will be adjusted to permit residential uses instead of hotel and office uses.

Both the Mission Street and Geneva Avenue corridors are presently zoned C-1 Light Commercial and are identified for rezoning to a newly developed C-MU Commercial Mixed Use in Tasks 1.1 through 1.5 primarily as a means to promote housing construction with ground-floor retail uses through a more streamlined development review process than currently exists. Neither the existing General Plan Land Use Element nor the Zoning Ordinance identifies a maximum residential density in the Retail and Office General Plan designation or C-1 Light Commercial zone designation for these areas. Based on recent development projects in the corridor, it is estimated that these will develop at a density of 75 units to the acre.

Non-Vacant Housing Sites

Of the 15 sites identified in **Table HE-48**, 6 sites are occupied by existing structures or parking lots. Of these six sites, four sites are occupied by existing greenhouses, nurseries, and other agricultural land uses that have an improvement-to-land value ratio of less than 1.0, supporting the notion that redevelopment of these properties is feasible and even likely, given the history of sites with agricultural uses being converted to residential uses in Daly City. In many cases, property owners have either expressed an interest in redeveloping their properties or have previously obtained land use entitlements to do so.

Site 11: E. Market between Mission Street and First Street. This privately owned site is populated by retail and parking lots and is partially vacant. It is believed that this site will re-develop during the planning period as developers have expressed an interest in the site, though no plans have been submitted at present.

Site 13: 1670 and 1698 Bryant Street. This 1.38-acre privately owned site is currently occupied by an operational auto repair garage that has previously been considered by a nonprofit housing developer for the construction of 48 apartments. The condition of the building, constructed in the 1950s, is average. The development capacity identified in **Table HE-48** reflects a development capacity based on the 57 units per acre density of the recently developed residential property across the street.

Compliance with the State's "By Right" Requirement

To fully comply with the State's "by right" requirement, which mandates that sites necessary to satisfy the City's RHNA not be subject to conditional use permit or other discretionary approvals, it will be necessary for the City to remove the use permit requirement for mixed-use projects in the (future) C-MU Commercial Mixed-Use zone and the C-1 and C-2 commercial zones that provide a residential component resulting in an overall net density of at least 30 dwelling units per acre and which also contain a first-floor commercial component that occupies a proportion of the total building area identified by the Zoning Ordinance. The requirement to complete this amendment is identified as **Task 1.3**.

Environmental Constraints

With the exception of a narrow stretch of coastal area, the majority of the city falls within the Federal Emergency Management Agency (FEMA) flood hazard designation X, an area of moderate flood risk that is lower risk than the 1 percent floodplain. All of the RHNA inventory is within this moderate flood risk area. No areas of the city are considered to have a heightened risk of wildfire, though the San Bruno Mountain State Park just outside the city is within a high fire hazard severity zone.

Table HE 46: Vacant Sites, Residential Permitted

Site Number	Assessor's Parcel Number	Site Address/ Intersection	General Plan Designation (Current)	Zoning Designation (Current)	Maximum Density (du/acre)	Parcel Size (Acres)	Total Capacity	Realistic Capacity (90%)	Lower-Income Units	Moderate-Income Units	Above Moderate= Income Units
1	005-065-120	Geneva/Rio Verde NE Corner	Commercial Mixed-Use	C-1 Light Commercial	75	0.38	29	26		26	0
	005-065-130	Geneva/Rio Verde NE Corner	Commercial Mixed-Use	C-1 Light Commercial							
	005-065-140	Geneva/Rio Verde NE Corner	Commercial Mixed-Use	C-1 Light Commercial							
	005-065-190	Geneva/Rio Verde NE Corner	Commercial Mixed-Use	C-1 Light Commercial							
2	006-221-190	130 Station Avenue	Residential High Density	R-3 Multiple-Family Residential	120	0.23	28	25		25	0
3	005-067-210	51 Oriente Street	Residential Medium Density	R-2 Two-Family Residential	50	0.57	29	26	26		
	005-067-220	51 Oriente Street	Residential Medium Density	R-2 Two-Family Residential							
4	091-211-340	1050 St. Francis Boulevard	Residential Medium Density	R-2 Two-Family Residential	50	2.49	125	112	56	56	0
5	006-234-030	89 Second Avenue	Residential High Density	R-3 Multiple-Family Residential	120	0.46	55	50		50	0
6	006-345-070	1590 Bryant Street	Retail and Office Commercial (C-R/O)	Retail and Office Commercial (C-R/O)	57	0.34	27	24	3	21	0
Total Vacant Site Capacity								262	85	177	0

Notes: Sites with multiple parcels include site unit totals within the first parcel of the site.

The sites included do not have any environmental constraints or constraints related to contaminants, easements, site shape or size, compatibility with designated uses, or other physical conditions that would constrain development. Further, all sites have sufficient capacity for sewer, water, and dry utilities.

Table HE 47: Vacant Sites – Proposed Rezone or Planned Development Update

Site Number	Assessor's Parcel Number	Site Address/Intersection	General Plan Designation (Current)	Zoning Designation (Current)	General Plan Designation (Proposed)	Zoning Designation (Proposed)	Maximum Density (du/acre)	Parcel Size (Acres)	Total Capacity	Realistic Capacity	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
7	091-247-080	525 Serramonte Boulevard	Residential High Density	Planned Development	Commercial Mixed-Use	Planned Development (Permitting Residential)	135	1.30 (Portion)	176	158	158		
8	003-224-100	6401 Mission Street	Commercial Mixed-Use	Planned Development (Permitting Office)	Commercial Mixed-Use	Planned Development (Permitting Residential)	75	0.35	26	150	150	0	0
9	008-521-110	Seton Hospital - Southgate	Office (C-O)	Office Commercial (C-O)	Residential- High (R-H)	R-3	120	1.75 gross, 1.75 net	210	189	126	63	0
	008-104-110	Seton Hospital - West	Public Facilities (PF)	HOSP	Residential- High (R-H)	R-3	120	4.16 gross, 2.08 net	250	225	150	75	0
	008-104-120	Seton Hospital - West	Public Facilities (PF)	HOSP	Residential- High (R-H)	R-3							
	008-520-180	Seton Hospital - East	Public Facilities (PF)	HOSP	Residential- High (R-H)	R-3	120	5.48 gross, 2.74 net	329	296	197	99	0
	008-520-190	Seton Hospital - East	Public Facilities (PF)	HOSP	Residential- High (R-H)	R-3							
Total Vacant Rezone Capacity										**1,018**	**781**	**237**	**0**

Notes: Maximum density on Site 7 is based on the planned development density of project P-18, with which Site 7 is co-sited. Realistic capacity on Site 8 is based on previous/pending rezone application project capacity. Site 9 is divided into three sub-sections for site totals.

The sites included do not have any environmental constraints or constraints related to contaminants, easements, site shape or size, compatibility with designated uses, or other physical conditions that would constrain development. Further, all sites have sufficient capacity for sewer, water, and dry utilities. Where applicable, steep slopes are accounted for with decreased acreage.

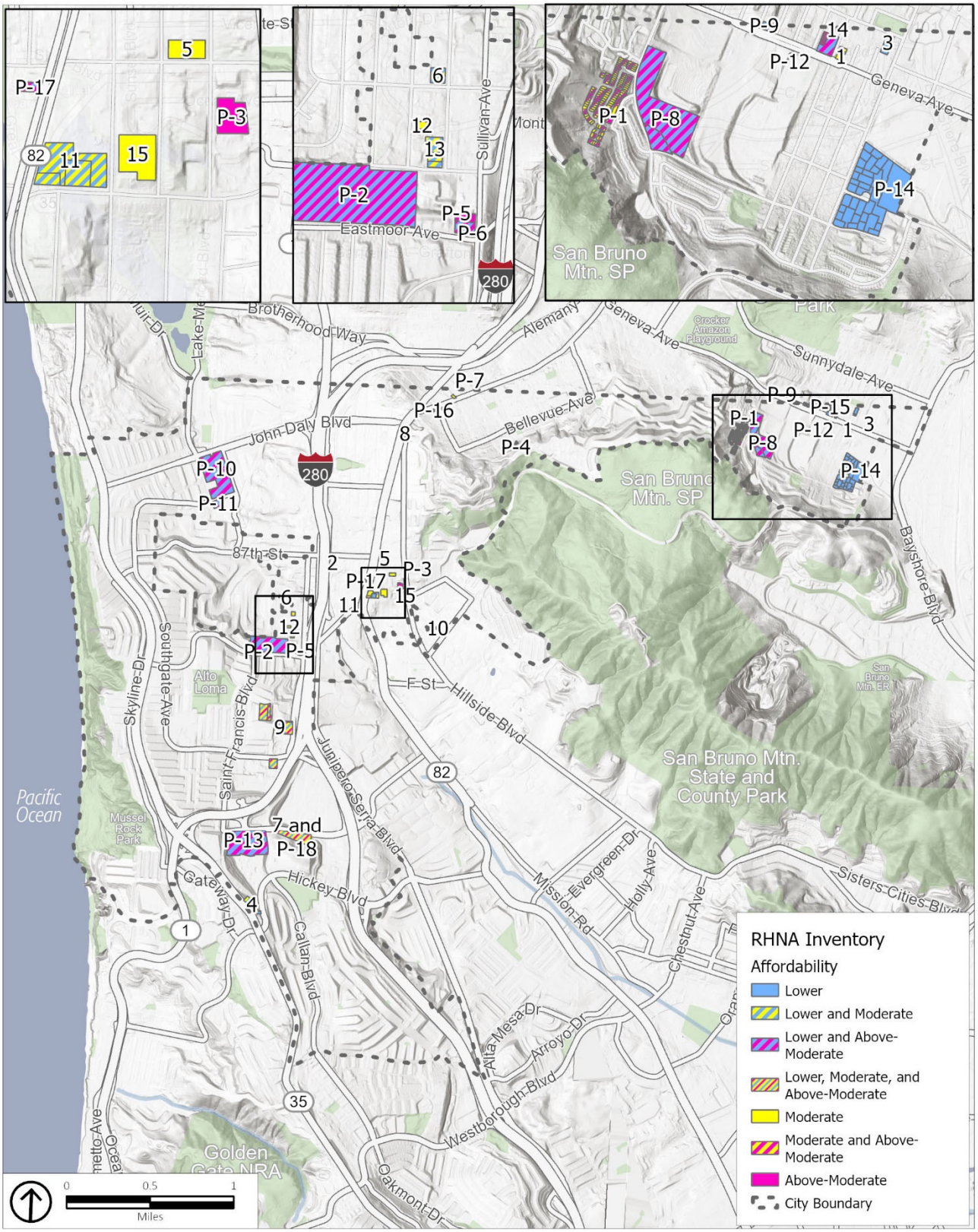
Table HE 48: Underutilized Sites

Site Number	Assessor's Parcel Number	Site Address/Intersection	General Plan Designation (Current)	Zoning Designation (Current)	General Plan Designation (Proposed)	Zoning Designation (Proposed)	Maximum Density (du/acre)	Parcel Size (Acres)	Total Capacity	Realistic Capacity (90%)	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
Underutilized, Residential Permitted													
10	006-453-020	Lisbon Street	Residential Medium-Low Density	R-1 Single-Family Residential	*N/A*	*N/A*	20	0.27	5	5		5	
11	006-251-230	E. Market between Mission Street and First Street	Neighborhood Commercial Residential Above	C- 1 Light Commercial (BART overlay)	*N/A*	*N/A*	40	0.78	31	28	8	20	
	006-251-210		Neighborhood Commercial Residential Above	C- 1 Light Commercial (BART overlay)	*N/A*	*N/A*							
	006-251-220		Neighborhood Commercial Residential Above	C- 1 Light Commercial (BART overlay)	*N/A*	*N/A*							
12	006-346-170	Edgeworth Avenue	Commercial Mixed-Use	Residential Retail Commercial (C-R/R)	*N/A*	*N/A*	75	0.17	13	11		11	
13	006-346-280	1670 and 1698 Bryant Street	C-R/O Retail and Office Commercial	C-R/O Residential and Office Commercial	*N/A*	*N/A*	57	1.38	79	71	7	64	
	006-346-130		C-R/O Retail and Office Commercial	C-R/O Residential and Office Commercial	*N/A*	*N/A*							
	006-346-140		C-R/O Retail and Office Commercial	C-R/O Residential and Office Commercial	*N/A*	*N/A*							
14	005-064-210	Rio Verde Street	Residential Medium-Low Density	R-1 Single-Family Residential	*N/A*	*N/A*	20	0.40	8	7		7	
Underutilized, Rezone Required													
15	006-252-080	169 First Avenue	Residential Medium Low Density	R-3	Residential High Density	R-3	100	1.02	102	92		92	
		Total Underutilized Site Capacity								**214**	**22**	**155**	**0**

Notes: Sites with multiple parcels include site unit totals within the first parcel of the site.

The sites included do not have any environmental constraints or constraints related to contaminants, easements, site shape or size, compatibility with designated uses, or other physical conditions that would constrain development. Further, all sites have sufficient capacity for sewer, water, and dry utilities.

Figure HE-35: Location of Projects and Sites to Meet the RHNA



Additional Capacity Potential

Rezoning and Change of General Plan Land Use Designation

The City of Daly City is obligated by State law to ensure that appropriately zoned land exists in the city that would allow construction of all units in the RHNA. As part of **Task 6.5**, the City will make the following changes to its Zoning Code and General Plan Land Use Element:

- Increasing the permitted density in the Residential – Medium Low Density General Plan Land Use Designation from 14.6 to 20 dwelling units per acre to 14.6 to 35 dwelling units per acre.
- Increasing the permitted density in the Residential – Medium Density General Plan Land Use Designation from 20.1 to 35 dwelling units per acre to 35.1 to 60 dwelling units per acre.
- Increasing the permitted density in the Residential High Density General Plan Land Use Designation from 35.1 to 60 dwelling units per acre to 60.1 to 120 dwelling units per acre.
- Increasing the permitted density in the Residential – Very High Density General Plan Land Use Designation to a minimum of 120.1 dwelling units per acre.
- Removing the conditional use permit requirement for residential uses in the C-1 and C-2 zones

Additionally, through **Task 6.6**, the City will ensure that zoning development standards are updated as needed to ensure consistency between zones and the Land Use Element.

SamTrans Park and Ride Lot

The SamTrans Park and Ride Lot (3501 Junipero Serra Boulevard) is owned by the San Mateo County Transit District and consists of an existing parking lot that provides daily paid parking for use by patrons to the Colma BART Station. The District has re-initiated a conversation with City for the site and received a letter of support from the City Council for potentially developing the entire 8.7-acre site in a mixed-use format. The City has long-been supportive of redeveloping the site and has provided policy guidance in the Land Use Element and previous Housing Element intended to allow for broader mix of land uses in a more intensive format than is currently provided by the BART Station Area Specific Plan. To this end, the Housing Element proposes a redesignation of the lot to the Specific Plan's Residential High Density designation and amending the designation language to require at least 30 dwelling units per acre. This designation change allows for the mixed-use building type sought by SamTrans, while permitting residential densities necessary to achieve the affordability levels sought by the City. Because the parameters and constraints associated with developing this property are unknown, this City is currently assuming a 261-unit yield (30 dwelling units per acre). However, these units are not being counted toward the RHNA total due to the unknown timeline for permitting and construction.

Accessory Dwelling Units

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADUs) based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th Cycle Housing Element planning period.

The City issued the following ADU building permits over the last four years:

- 2018 – 74 ADUs received building permits
- 2019 – 68 ADUs received building permits
- 2020 – 74 ADUs received building permits
- 2021 – 48 ADUs received building permits
- 2022 – 51 ADUs received building permits

On average, there are about 63 applications for ADUs approved each year. To promote ADUs, the City has included **Task 5.1** to promote the construction of affordable ADUs through several actions.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low income, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households. Affordability of ADUs projected to be built in the city during the planning period were based on the ABAG analysis.

Summary of Capacity to Accommodate the RHNA

Table HE-49 compares the City's RHNA to its site inventory capacity. Looking at the capacity in **Tables HE-43 and HE-46, HE-47 through HE-48** as well as the projected ADUs, the City has a total surplus of 249 units. Breaking this down by income category, the City has a surplus of 52 units in the lower-income (including extremely low-, very low-, and low-income) category, a 85-unit surplus in the moderate-income category, and a 114-unit surplus in the above moderate-income category. This does not include the SamTrans Park and Ride Lot site, which could provide an additional 261 units.

Table HE 49: Summary of Residential Capacity Compared to the 6th Cycle RHNA by Income Category

RHNA Category	2023-2031 RHNA	Vacant Site Capacity	Underutilized Capacity	Proposed/ Approved Projects	Projected ADUs	Total Capacity	Surplus
Very Low	1,336	866	15	974	302	2,157	52
Low	769						
Moderate	762	414	199	83	151	847	85
Above Moderate	1,971	0	0	2,035	50	2,085	114
Total	**4,838**	**1,280**	**214**	**3,092**	**503**	**5,022**	**251**

Source: ABAG 2021, City of Daly City, May 2023

This page intentionally left blank.

Constraints to Housing Production

Constraints to the maintenance, improvement, and construction of housing can generally be divided into two categories—governmental and nongovernmental. State law requires analysis of actual and potential constraints and identification of ways to reduce or overcome the constraints, where possible, to meet the identified housing needs. In many instances constraints represent a balance between the need for housing and other desirable goals. Where this is the case, the consideration of these other goals should be examined to make certain the constraint is not unnecessarily severe.

Governmental Constraints to Housing Production

Actions by local governments may impede housing construction, maintenance, and improvement in a variety of ways. For example, excessive fees or improvement requirements may discourage housing activity or possibly price housing above the level some groups can afford. Environmental impact reports (EIR) can be costly and create delays, although by State statute such analyses are mandatory. In some instances, the lack of available water and/or sewer facilities may temporarily diminish housing construction activity. The governmental constraints to housing development include land use controls in the form of the General Plan, specific plans, and zoning; building codes; fees and dedications; site improvements; permit processing procedures; and infrastructure constraints. Each of these potential constraints is discussed below.

Consistent with transparency requirements pursuant to Government Code Section 65940.1, subsections (a)(1)(A)) and (a)(1)(B)), all zoning and development standards, and fees are available on the City's website.

General Plan Land Use Designations

Daly City's 2013 General Plan contains five residential land use designations that communicate the City's policies related to residential development densities. These designations and their respective densities are identified in **Table HE-50.** However, **Task 6.5** has been included to increase the allowable densities in several land use designations.

Table HE 50: 2013 General Plan Land Use Designations

Land Use Designation	Density Limitations
Open Space Residential	0 to 2 dwelling units per acre
Low Density Residential	2 to 14.5 dwelling units per acre
Medium-Low Density Residential	14.6 to 20 dwelling units per acre
Medium Density Residential	20.1 to 35 dwelling units per acre
High Density Residential	35.1 to 50 dwelling units per acre
Very High Density Residential	Over 50 dwelling units per acre

Source: City of Daly City, 2013.

Specific Plan Designations

Subsequent to the adoption of the 1987 General Plan, the City adopted the BART Station Area (1993) Specific Plan and Sullivan Corridor Specific Plan (1998). Both of these specific plans contain land use designations and development regulations that replaced the land use designations and zoning regulations in these areas. Below is a short synopsis of each plan and its relevant residential designations.

BART Station Area Specific Plan. Prepared in conjunction with the San Mateo County Transit District, the BART Station Specific Plan was prepared in anticipation of the construction of the Colma BART Station (construction completed in 1996). The primary purpose of the Specific Plan was to identify a physical development plan for the area immediately adjacent to the new station in support of the transportation/transit role that the area was contemplated to fulfill in Daly City at the time. **Table HE-51** identifies the land use designations identified by the Specific Plan as allowing residential uses.

Table HE 51: BART Station Area Specific Plan Land Use Designations

Land Use Designation	Density Limitations
Low Density Residential	6 to 12 dwelling units per acre
Medium Density	12 to 25 dwelling units per acre
High Density Residential	25 to 55 dwelling units per acre
Mixed-Use Commercial/Office	Function of height/coverage limitations and parking regulations
Neighborhood Commercial	Function of height/coverage limitations and parking regulations

Source: City of Daly City, 2013.

Several significant high-density residential projects have been constructed within the BART Station Specific Plan Area. Most recently, Habitat for Humanity completed construction of a condominium project at 7555 Mission Street that provided 36 units (47 du/ac) of housing to lower-income households. Additional development potential exists at an underutilized SamTrans park-and-ride lot adjacent to the Colma BART Station. Although this site is presently designated Office/Convenience Retail, the potential does exist for a mixed-use project containing higher density residential uses. A six-acre portion of this site has in fact been identified for redesignation and rezoning to accommodate up to 50 dwelling units per acre.

Sullivan Corridor Specific Plan. The Sullivan Corridor Specific Plan was adopted as means to guide the revitalization of properties within the Sullivan Corridor, which is the area in the general proximity of City Hall, west of Interstate 280. The plan's land use designations were prepared to complement the construction of new public and commercial developments occurring in the area at the time, including the North County Health Center and the Colma BART Station. **Table HE-52** identifies the land use designations identified by the Specific Plan as allowing residential uses.

Developers of larger projects within the Sullivan Corridor Specific Plan Area can elect to have their projects reviewed by the Sullivan Corridor Committee, which consists of two city council members. Although review by the committee does add time to the development review process, developers are able to obtain valuable input from council members very early in the process. The estimated time for Sullivan Corridor Committee review is three to four weeks.

Table HE 52: Sullivan Corridor Specific Plan Land Use Designations

Land Use Designation	Density Limitations
Residential Low Density	0 to 14.5 dwelling units per acre
Residential High Density	None identified
Residential Retail Commercial	Maximum FAR of 1.0
Service Commercial	Maximum FAR of 3.0
Retail and Office Commercial	Maximum FAR of 5.0

Source: City of Daly City, 2023.

A significant residential construction project in this area has been a 208-unit (65 du/ac) mixed-use senior apartment complex at 165 Pierce Street. As an urban infill site, the project provides an example of the potential for the Sullivan Corridor Area to provide additional housing opportunities as vacant and underutilized sites in the area are developed or redeveloped. Construction of the project concluded in 2013. Most recently, the City Council in 2020 approved a seven-story, completely affordable, mixed-use building at 493 Eastmoor consisting of 72 apartments (205 du/ac). This project is currently in plan check for building permits.

Development Regulations

The Zoning Ordinance contains eight residential districts and four nonresidential districts in which residential development is allowed. The minimum lot area per unit and resulting densities of these districts are presented in **Table HE-53**. It is important to note that there is no land currently zoned R-4 in Daly City.

Table HE 53: Zoning District Designations and Densities

Zoning Designation	Lot Area, SF per DU	Resulting Density
MHP Mobile Home Park	1/200 minimum 1/2500 maximum	17.4–217.8 du/ac
R-1 Single Family	1/3,000	14.5 du/ac
R-1/A Single Family/Duplex	1/1,250	34.8 du/ac
R-2 Duplex	1/1,500	29.4 du/ac
R-2/A Two-Family Design	1/1,250	34.8 du/ac
R-3 Multiple Family	1/500	87.1 du/ac
BRM BART Multiple Family	1/1,750	25 du/ac
R-4 Multi-family/Professional	1/300	145 du/ac
C-1 Light Commercial District	1/300	145 du/ac
C-2 Heavy Commercial District	1/300	145 du/ac
PD Planned Unit Development	Flexible	Not Applicable
Pre-PD Pre-Planned Unit Development	Flexible	Not Applicable

Source: City of Daly City Municipal Code, 2023.

Commercial Mixed-Use Zone

The City is in the process of establishing a Commercial Mixed-Use (C-MU) zone for areas targeted for mixed-use development. The C-MU zone will encourage the development of higher-density multifamily residential development and mixed-used projects in close proximity to commercial areas. Once established, the zone will include the boundaries of the existing C-1 Light Commercial zone presently encompassing Mission Street and Geneva Avenue (approximately 65 acres) along with other areas. This zone will also incorporate a lot merger incentive allowance into the Zoning Ordinance whereby property owners electing to merge two or more adjacent lots for the purpose of development will be provided specific and significant incentives to do so (see also Land Use Element Task LU 1.2).

At the same time that the zone is put into place, the City will also establish development regulations in the Zoning Ordinance specifically for higher-density mixed-use development. The design guidelines of the C-MU zone will include development regulations to reposition mixed-use building mass away from lower-density neighborhoods and will address impacts created by larger mixed-use buildings proposed

adjacent to smaller buildings. The zone's parking regulations will also allow for a parking reduction for all buildings containing residential and retail components where parking is available for both uses.

The City will also remove the use permit requirement for any mixed-use projects located in the C-MU Commercial Mixed-Use zone that contain a first-floor commercial component of a certain size and which provide a residential component resulting in an overall net density of at least 30 dwelling units per acre. Proposed development consistent with this density, the Zoning Ordinance, and any applicable design guidelines would be permitted "by-right," without requirement for discretionary approvals.

The City will amend the Zoning Ordinance to identify specific findings for adoption by the Planning Commission and City Council when approving any rezoning or redesignation involving a residentially zoned or residentially-designated property to any zone or designation other than residential. For the purpose of this policy, the C-MU (Commercial Mixed-use) zone shall be considered a residential zone. The findings identified by the Zoning Ordinance shall relate to finding that the rezoning or redesignation is necessary to ensure that the City will not be economically impaired, that the City has, since the Housing Element adoption, met its housing construction target, and that the rezoning or redesignation does not involve a property identified by the RHNA Housing Sites Inventory List for which a replacement site has not been identified.

As identified in **Table HE-54**, residential development is allowed within several commercial zones, most notably within the C-1 Light Commercial District. The C-1 zone encompasses all properties fronting Mission Street for its full length, and almost all of Geneva Avenue in the Bayshore neighborhood. Sites likely to yield large numbers of affordable housing units are within these two commercial corridors. In fact, several sites and pending projects identified in the Potential Housing Sites Inventory List are located on Mission Street or Geneva Avenue.

Table HE-54 identifies the development regulations for each of the above zones, as contained in the Daly City Zoning Ordinance. As shown in the table, the minimum lot sizes for both the R-3 Multiple Family and C-1 Light Commercial zones are 2,500 square feet in most instances. Both zones also allow the construction of single-family homes. In combination, these regulations allow owners of larger parcels to subdivide their parcels for single-family residential development or small commercial uses. This effectively causes scarce larger parcels that could be used for higher density mixed-use development to be underutilized. Similarly, the building heights for both the R-3 and C-1 zones are only six feet higher than that allowed in the R-1 zone (30 feet maximum versus 36 feet maximum), but the R-3 and C-1 zones allow six times the density allowed by the R-1 zone (87 du/ac versus 14.5 du/ac).

Because a 36-foot height limit may be appropriate for the C-1 Light Commercial zone in other parts of Daly City, the policy section of this Housing Element sets forth a requirement that the Zoning Ordinance be amended to establish a new Commercial Mixed-Use (C-MU) zone for areas encompassing Mission Street and Geneva Avenue, and establish development regulations in the Zoning Ordinance specifically for higher-density mixed-use development. To preserve larger commercial and residential sites, this Housing Element also requires that the Zoning Ordinance increase the minimum parcel sizes for all commercial and R-3 Multiple Family zones as determined necessary to promote the construction of higher density and/or mixed-use development. Likewise, the Housing Element commits the City to exploring increased building height within the C-MU zone, as determined sufficient to promote the construction of higher density mixed-use development within the zone. Further study of increased height along Mission Street and Geneva Avenue would be undertaken as part of the Zoning Ordinance update.

Table HE 54: Daly City Regulations for Residential Zones

Zoning District	Permitted Uses	Use Permit Required	Max. Building Height	Min. Lot Area	Floor Area Ratio	Min. Lot Width	Max. Lot Coverage	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Lot Area per D.U.
R-1	Single-family	No	30 ft	3000 sf, 2500 sf*		33 ft, 25 ft*	50%, 55%*	15 ft	None	10 ft	3000 sf, 2500 sf*
R-1/A	Single-family	No	30 ft	2500 sf		25 ft	55%	15 ft	None	10 ft	
	Duplexes	Yes									
R-2	R-1	All uses permitted in this zoning classification (see above).									
	One two-family dwelling	No	36 ft	3000 sf, 2500 sf*		33 ft, 25 ft*	60%	15 ft	None	10 ft	1500 sf, 1250 sf
R-2/A	Single-family, two-family	No	30 ft	2500 sf		25 ft	60%	5 ft, 10 ft max	None	10 ft	
	Duplexes	Yes									
R-3	R-1, R-2	All uses permitted in this zoning classification (see above).									
	Multi-family	No	36 ft	3000 sf, 3500 sf*		33 ft, 25 ft*	755	15 ft	None	15 ft	500 sf
BRM	Small apartments, townhomes, flats	No	45 ft	5000 sf		50 ft	60%	5 ft, 10 ft max	None	15 ft	
	R-1, R-2	Yes									
R-4	R-1, R-2, R-3	All uses permitted in this zoning classification (see above).									
	Multi-family	No	FAR 3.5–1.0	10000 sf	3.5–1.0	100 ft	70%	15 ft	None	10 ft, 20 ft**	300 sf
MHP	Mobile homes	No	30 ft	2500 sf		30 ft	75%	5 ft	None	3 ft	
C-1	R-3	All uses permitted in this zoning classification (see above), except use permit is required.									
	R-4	No	36 ft	2,500 sf–3,000 sf		33 ft, 25 ft*	70%	None	None	None	300 sf
C-2	C-1	All uses permitted in this zoning classification (see above), except use permit is required and 7.0–1.0 FAR.									
	R-3	Yes		2,500 sf–3,000 sf	7.0–1.0	33 ft, 25 ft*	70%	None	None	None	300 sf
PD	A variety of uses or combination of uses are allowed in this zoning classification pending City approval of an applicant's planning application.										
Pre-PD	Serves as a transitional zoning classification for PD (see description of PD uses above).										

**For lots or subdivisions recorded prior to 1/1/49.*
***For buildings in excess of 3 stories.*
Other exceptions may apply.
Source: City of Daly City, 2023.

Parking Regulations

Parking requirements for new residential development are contained within the Zoning Ordinance as identified in **Table HE-55**. Because parking is a significant factor in multifamily and affordable housing construction costs, the constraints to housing production caused by parking regulations must be closely examined.

Table HE 55: Daly City Parking Regulations

Residential Type	Required Parking Spaces
Single-family	2 spaces for buildings of less than 1,500 sf 3 spaces for buildings between 1,500 and 2,000 sf 4 spaces for buildings between 2,001 and 2,500 sf 6 spaces for buildings of more than 2,500 sf
Two-family (Duplex)	2 spaces per unit; 4 per structure
Multiple-family, including condominiums	1 space per studio unit 1.5 spaces per one-bedroom unit 2 spaces per two-bedroom or larger unit
Mobile Home	One space for each mobile home, said space to be located on the individual trailer site (tandem parking permitted) One space per site for guest parking, the latter to be grouped in common area
Mobile Home Park	2 spaces per mobile home site Guest parking of 1 space per 10 sites Parking for recreation center and office of 1 space for every 500 square feet of gross floor area
Boardinghouse	1 space per rentable room, plus one space per every 200 square feet of kitchen and administrative office area
Secondary Unit	2 spaces, plus 2 per principal dwelling (4 total)
Emergency Shelter	0.75 covered or uncovered spaces per employee

Source: City of Daly City Municipal Code.

Currently, Daly City's Zoning Ordinance requires two parking spaces for each condominium unit or apartment with two or more bedrooms. This is the same parking requirement for single-family units. Reductions to the parking requirements are permitted by the Zoning Ordinance for development proposals that are determined to be exclusively for low-income households. Parking requirements for emergency shelters are based on the number of employees rather than the size of the building; however, the current requirement is not considered to be greater than other uses within the same zone.

Parking reductions are available for projects that serve low-income families or low-income seniors. Apartment complexes and condominiums designed and intended for the exclusive occupancy of low-income elderly persons shall provide at least one-fourth the normally required amount of off-street parking. Apartment complexes and condominiums designed and intended for the exclusive occupancy of low-income persons or families other than the elderly shall provide at least three-fourths the normally required number of spaces.

Accessory dwelling units shall provide one parking space per unit or per bedroom (studio units shall provide one parking space). These spaces may be provided as tandem parking on an existing driveway in the front setback. No parking spaces shall be required for an accessory dwelling unit in any of the following instances:

a. The accessory dwelling unit is located within one-half mile of public transit.
b. The accessory dwelling unit is located within an architecturally and historically significant historic district.
c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
e. When there is a car share vehicle located within one block of the accessory dwelling unit.

Generally, the City's residential development standards are consistent with the requirements of neighboring jurisdictions and accepted planning practice. There is anecdotal evidence, given high land costs in Daly City and throughout the region, that parking requirements could constrain the development of new and/or affordable housing.

Building Codes

The City enforces the 2022 International Building Code, as amended by the City. This code has established construction standards that add to the cost of housing development. Local code amendments have been made, though significantly reduced in comparison to past levels of amendment in an effort to allow greater uniformity of construction standards throughout the county. The remaining local amendments are minor and do not add significantly to the cost of housing, but significantly increase the long-term safety of residents, prevent fire spreading to adjoining homes, and improve insurance rates.

Current amendments include:

- Establishing that fees will be prescribed by Resolution of the City Council.
- Establishing that plan review and time limitation shall comply with Municipal Code General Regulations 15.00.040.
- Specifies the City's process for appealing decisions made by the City Building Official.
- Defines which City departments and officials correspond to roles defined by the Building Code.
- Specifies sizes of printed plans.
- Adds inspection and waterproofing requirements for exterior elevated elements such as balconies and stairway systems to avoid hazards such as deterioration from dry rot or decay.
- Provides compliance alternatives for evaluating a change of occupancy that increases the public safety, health, and general welfare of an existing building without requiring full compliance of a new building.

Fees and Dedications

Site improvements and exactions by the City, such as traffic signals or park in-lieu fees, increase the cost of development in Daly City. To better ensure equity in the application of fees related to new development, the City analyzed the needed public facilities associated solely with new development

and established a fee that allocates a "fair share" of cost to new residential and commercial development. Most off-site improvements needed to serve future growth are funded through the City's Public Facilities Fees.

All Bay Area cities charge fees in order to pay the costs to process, regulate, and mitigate the impacts of new development on City services and infrastructure. If fees are inordinately high, they can lead to higher costs and/or discourage housing development within the community.

Tables HE-56 through HE-58 show recent examples of the building and planning fees charged by the City of Daly City.

Based on a 2021 single-family home valued at $576,154.71, shown in Table HE-50, the City's Building Department fees represent an additional cost of 3 percent over the cost of construction. This is relatively low and not considered a constraint to development.

Table HE 56: Sample Development: Single Family

Fee	Category Total
Building	$17,549.17
Business License - Added Valuation	$576.15
Electrical	$360.84
Mechanical	$213.61
Plumbing	$239.66
Fee Total	**$18,939.43**
Home Valuation	**$576,154.71**
Fees as a Percent of Home Value	**3%**

Source: City of Daly City, 2021.

Based on a 2021 mixed-use project valued at $77,624,440, shown in **Table HE-57**, the City's Building Department fees represent an additional cost of 2 percent over the cost of construction. This percentage is relatively low and not considered a constraint to development. The first phase of the project included 147 units.

Table HE 57: Sample Development: Multifamily Affordable Project

Fee	Category Total
Permit Fees	$1,093,761.86
Plan Check	$375,441.07
Electrical	$14,380.74
Mechanical	$4,541.47
Plumbing	$12,877.26
Fee Total	**$1,501,002.40**
Project Valuation	**$77,624,440.00**
Fees as a Percent of Home Value	**2%**

Source: City of Daly City, 2021.

Based on a 2022, 72-unit multifamily home project valued at $43,758,000, shown in **Table HE-58**, the City's Building Department fees represent an additional cost of 2 percent over the cost of construction. This project was an affordable housing project in a mixed-use building. Some fees were noted to not be included in this estimate, including fire sprinkler and engineering permit fees, but it is not expected that these costs would drastically increase the fees as a percentage of the cost to construct. This percentage of construction cost is relatively low and not considered a constraint to development.

Table HE 58: Sample Development: Mixed Use Project, 72 Units of Affordable Housing

Fee	Category Total
Permit Fee	$672,306.48
Plan Check	$64,046.97
Electrical	$8,355.23
Mechanical	$16,238.97
Sewer Connection	$207,127.00
Plumbing	$19,604.97
Fee Total	**$987,679.62**
Project Valuation	**$43,758,000.00**
Fees as a Percent of Home Value	**2%**

Source: City of Daly City, 2022.

Additional public services charged by the City are based on the costs of providing public facilities to new development and reflect the AB 1600 fee program developed by the City and intended to mitigate the impacts of new development on public facilities. Public facilities funded through the AB 1600 fee include police, library, fire, administrative facilities, roadways, water, and wastewater. The fees are charged on the basis of geographic benefit zones, each with differing cost bases (**Table HE-59**).

Table HE 59: AB 1600 Fees

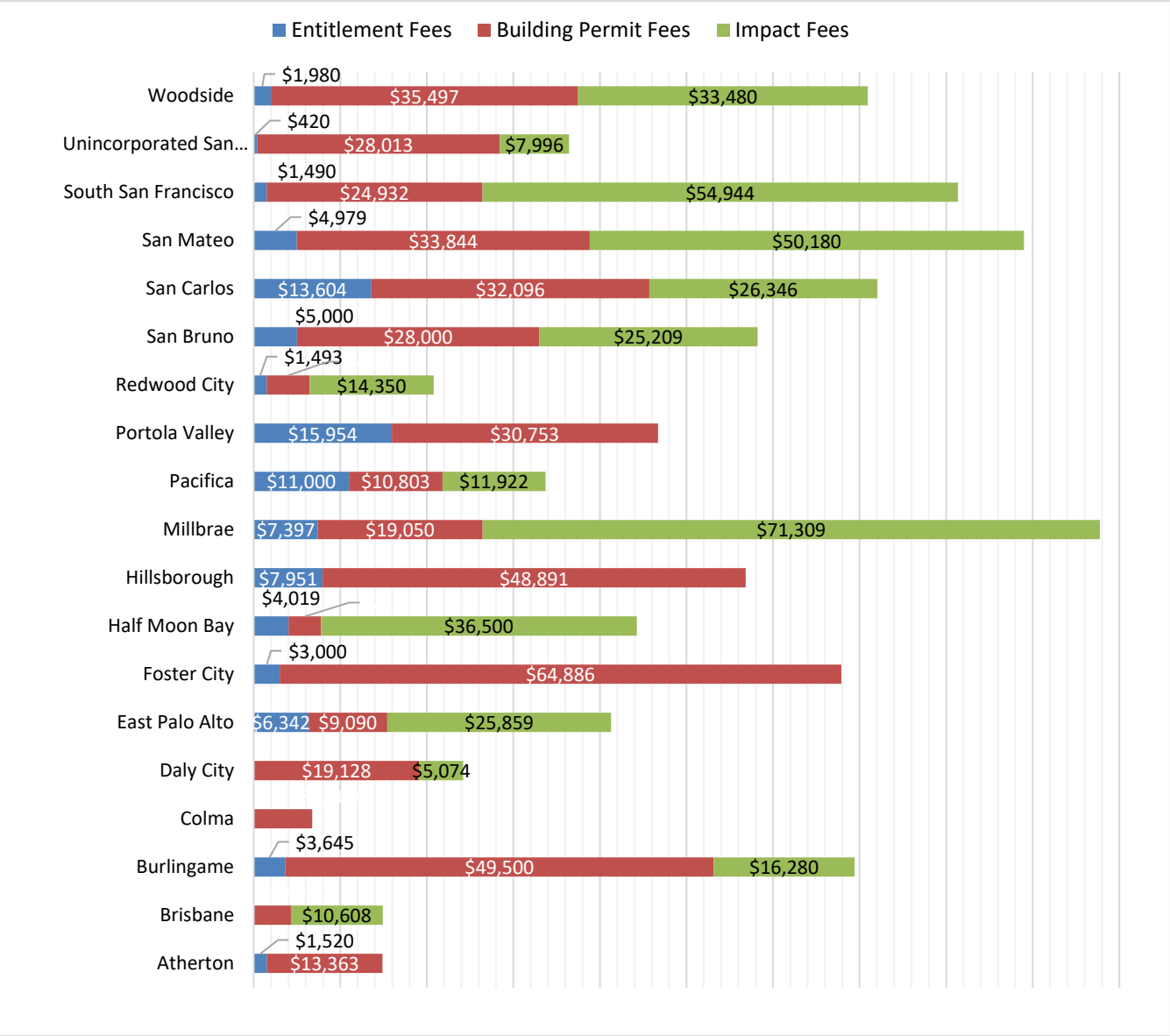
Benefit Zone	Fee per Square Foot
Zone 1	$3.36
Zone 2	$3.83
Zone 3	$3.25
Zone 4	$3.72
Zone 5	$9.36
Zone 6	$3.15
Zone 7	$2.71
Zone 8	$3.29
Zone 9	$2.71
Zone 10	$2.35
Zone 11	$2.71

Source: City of Daly City, 1999

Figures HE-36 and HE-37 and **Tables HE-60 and HE-61** provide a comparison of Daly City's entitlement, building, and impact fees to other jurisdictions in San Mateo County for both single-family and multifamily homes based on a prototype project. Estimates for single-family home fees are based on a 2,600-square-foot home in all jurisdictions but Atherton, Portola Valley, unincorporated San Mateo County, and Woodside. These jurisdictions were estimated based on a 5,000-square-foot home. The prototype multifamily project is based on a 10-unit building of 21,000 total square feet divided between two-bedroom and three-bedroom units. Among these jurisdictions, the median fee for the single-family and 10-unit condo prototypes are $58,209 and $345,742, respectively. As identified in the figures, Daly City's total fees for these two prototypes are $24,202 and $325,583, respectively.

While Daly City's fees are generally similar to those of adjacent jurisdictions for the single-family home prototype, the City's fees for the 10-unit condominium prototype are closer to the County-wide median. The City currently collects impact fees for schools and the AB 1600 fees described above.

Figure HE-36: Comparative Fee Analysis for Prototypical Developments: Single-Family Home (2022)



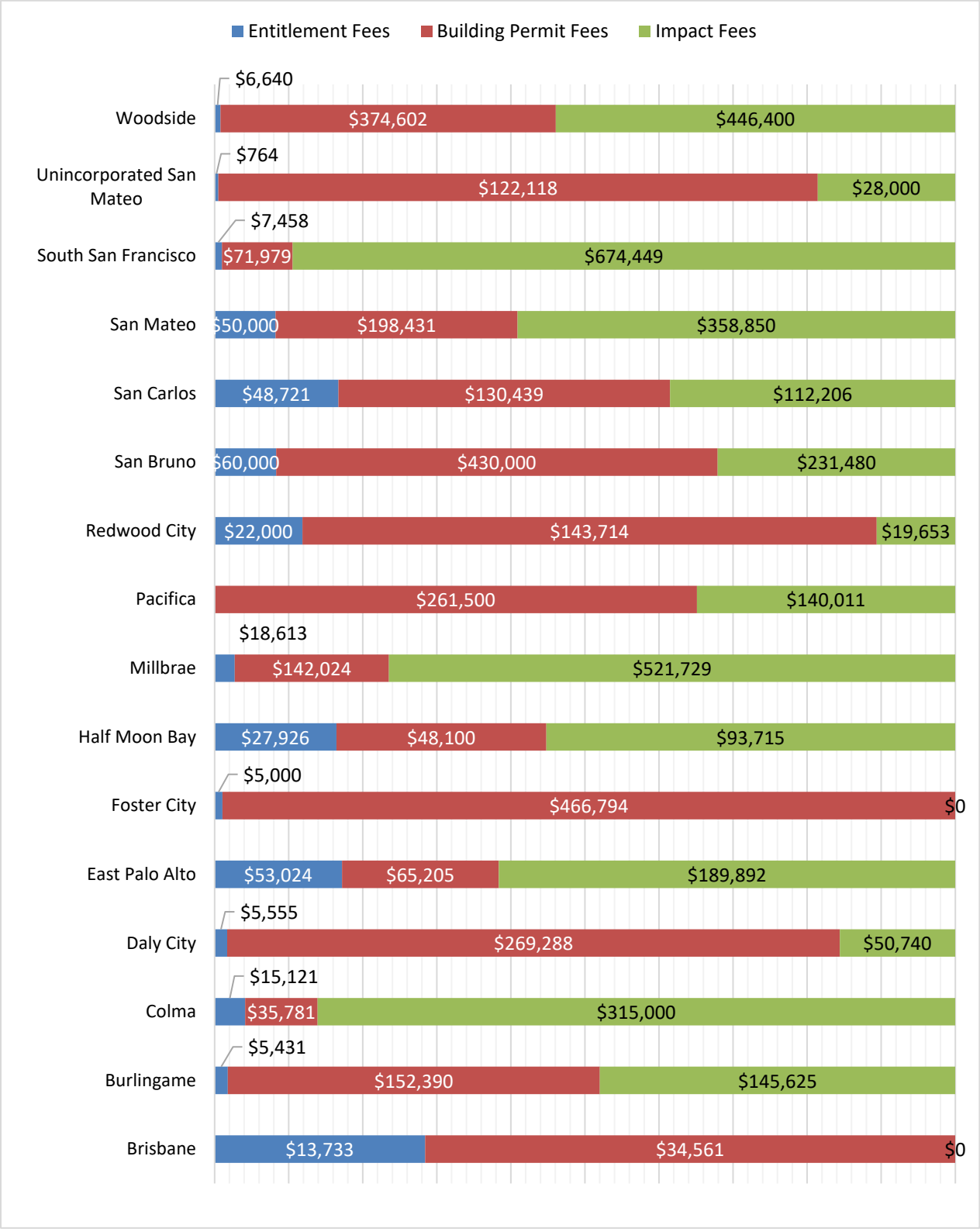
Source: 21 Elements Development Fees Survey (2022).

Table HE 60: Comparative Fee Analysis for Prototypical Developments: Single-Family Home (2022)

Jurisdiction	Entitlement Fees	Building Permit Fees	Impact Fees	Other Fees	Total
Atherton	$1,520	$13,363	$0	$1,058	$15,941
Brisbane	$0	$4,300	$10,608	$10,032	$24,940
Burlingame	$3,645	$49,500	$16,280	$0	$69,425
Colma	$0	$6,760	$0	$0	$6,760
Daly City	**$0**	**$19,128**	**$5,074**	**$0**	**$24,202**
East Palo Alto	$6,342	$9,090	$25,859	$39,576	$80,867
Foster City	$3,000	$64,886	$0	$0	$67,886
Half Moon Bay	$4,019	$3,750	$36,500	$8,300	$52,569
Hillsborough	$7,951	$48,891	$0	$14,250	$71,092
Millbrae	$7,397	$19,050	$71,309	$0	$97,756
Pacifica	$11,000	$10,803	$11,922	$0	$33,725
Portola Valley	$15,954	$30,753	$0	$6,216	$52,923
Redwood City	$1,493	$4,952	$14,350	$0	$20,795
San Bruno	$5,000	$28,000	$25,209	$0	$58,209
San Carlos	$13,604	$32,096	$26,346	$0	$72,046
San Mateo	$4,979	$33,844	$50,180	$0	$89,003
South San Francisco	$1,490	$24,932	$54,944	$0	$81,366
Unincorporated San Mateo	$420	$28,013	$7,996	$0	$36,429
Woodside	$1,980	$35,497	$33,480	$0	70,957

Source: 21 Elements Development Fees Survey (2022).

Figure HE-37: Comparative Fee Analysis for Prototypical Developments: 10-Unit Buildings (2022)



Source: 21 Elements Development Fees Survey (2022).

Table HE 61: Comparative Fee Analysis for Prototypical Developments: 10-Unit Buildings (2022)

Jurisdiction	Entitlement Fees	Building Permit Fees	Impact Fees	Other Fees	Total Fees	Total Fees/DU
Atherton	no data provided					
Brisbane	$13,733	$34,561	$0	$68,484	$116,778	$11,678
Burlingame	$5,431	$152,390	$145,625	0	$303,446	$30,345
Colma	$15,121	$35,781	$315,000	0	$365,902	$36,590
Daly City	**$5,555**	**$269,288**	**$50,740**	**0**	**$325,583**	**$32,558**
East Palo Alto	$53,024	$65,205	$189,892	0	$308,121	$30,812
Foster City	$5,000	$466,794	$0	0	$471,794	$47,179
Half Moon Bay	$27,926	$48,100	$93,715	0	$169,741	$16,974
Hillsborough	no data provided					
Millbrae	$18,613	$142,024	$521,729	0	$682,366	$68,237
Pacifica		$261,500	$140,011	0	$401,511	$40,151
Portola Valley	no data provided					
Redwood City	$22,000	$143,714	$19,653	0	$185,367	$18,537
San Bruno	$60,000	$430,000	$231,480	0	$721,480	$72,148
San Carlos	$48,721	$130,439	$112,206	0	$291,366	$29,137
San Mateo	$50,000	$198,431	$358,850	0	$607,281	$60,728
South San Francisco	$7,458	$71,979	$674,449	$7,670	$761,555	$76,156
Unincorporated San Mateo	$764	$122,118	$28,000	0	$150,882	$15,088
Woodside	$6,640	$374,602	$446,400	0	$827,642	$82,764

Source: 21 Elements Development Fees Survey (2022).

Although fees imposed by the City on new residential development add to the cost of housing, these fees are necessary to offset the impact to the City's infrastructure directly caused by new development. Although impact fees may seem to be a significant cost factor in residential development, their cost is often folded into the permanent financing of a residential development project, which is then paid over the term of home mortgage. This cost is a significantly lower factor than cost proportions devoted to private profit, such as interest charges, mortgage insurance, and realtor fees.

On- and Off-Site Improvement Requirements

In addition to permit processing and impact fees charged by the City, a new subdivision may be required to install improvements off-site, dedicate land for parks (or pay an in-lieu fee), or contribute to the cost for services provided to the project. These are typical costs associated with mitigating environmental impacts associated with a development, and they vary on a case-by-case basis depending on the anticipated impacts. While these costs are necessarily a part of new development in the city, the charges are carefully analyzed in each case to avoid imposing unnecessary requirements on new residential development. The City's on-site improvements are typical of most cities, stormwater treatment measures are required in most instances.

While new subdivisions typically require the construction of expensive infrastructure such as new roads, sewer trunk lines, and stormwater catchment systems, most new residential development in Daly City will continue to occur as denser buildings situated adjacent to existing infrastructure, either replacing existing

older buildings or vacant in-fill lots. This type of development is therefore able to forgo much of the expense typically associated with improvement of the public right-of-way. There are instances where utility upsizing may be required to accommodate a significant increase in the utility demand over a previously existing, less-intensive use. However, these costs are much lower on a per-dwelling-unit basis than the costs associated with acquiring land and constructing new utilities for a new subdivision.

As part of **Task 11.4** the City will establish a process for evaluating affordable housing projects for reductions in required improvements.

Density Bonus

At present, the City provides a density bonus for projects of five or more units that meet any of the following criteria:

A. At least 10 percent of the total units are designated for low-income households.

B. At least 5 percent of the total units are designated for very low-income households.

C. A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code.

D. At least 10 percent of the total units in a condominium project, as defined in subdivision (f) of, or in a planned development as defined in subdivision (k) of, Section 1351 of the Civil Code, are designated for moderate income households, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

When an applicant seeks a density bonus and/or concessions as prescribed by Government Code Section 65915, the City will grant the density bonus and number of incentives or concessions required by that section unless it makes one of the following findings:

1. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.3 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Section 65915(c) of the Government Code.
2. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

The following incentives and concessions are deemed not to have the adverse impact set forth in the subsection above:

1. Reduced setbacks so long as the project remains consistent with the city's general plan and any applicable design guidelines;
2. Increased maximum lot coverage so long as the project remains consistent with the city's general plan and any applicable design guidelines;
3. Increased maximum building height so long as the project remains consistent with the city's general plan and any applicable design guidelines;
4. Reduction in parking standards beyond that set forth in Government Code Section 65915(p); and
5. In addition to the additional density bonus provided in accordance with Government Code Section 65915(g) for land donations within one-fourth mile of an applicant's project, provision of the additional density bonus set forth in Government Code Section 65915(g) for land dedicated to the city that is located within one-half mile of the applicant's project so long as the applicant

demonstrates to the city's satisfaction that building the requisite number of affordable units on-site is infeasible and there is an identified source of funding for the very low income units.

The city will not, however, provide any direct financial assistance, waive fees or dedication requirements, or provide publicly owned land for a housing development as an incentive or concession.

Under current State law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. As part of **Task 11.6** in the Housing Element, the City will amend its guidelines to ensure compliance with current State law.

Zoning for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others.

The Zoning Code outlines residential development permitted by right (P), permitted with a use permit (UP), or not permitted (NP). **Table HE-62** illustrates permitting requirements by zone for various residential uses in Daly City.

Table HE 62: Existing Entitlement Requirements by Zoning District

Building Type	Zoning Designations Allowing Residential Uses									
	R-1	R-1/A	R-2	R-2A	R-3	R-4	BRM	MHP	C-1[1]	C-2
Single family home (one unit)	P	P	P	P	P	P	P	NP	UP	UP
Accessory Dwelling Unit	P	P	P	P	P	P	P	NP	UP	UP
Duplex (two units)	NP	UP	P	P	P	P	P	NP	UP	UP
Multiple family (three or more units)	NP	NP	NP	NP	P	P	P	NP	UP	UP
Mixed Use	NP	NP	NP	NP	NP	NP	NP	NP	UP	UP
Residential Care Facility ≤ 6 persons	P	P	P	P	P	P	P	NP	UP	UP
Residential Care Facility > 6 persons	UP	NP	UP	UP	UP	UP	UP	NP	UP	UP
Emergency Shelter	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Single-Room Occupancy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Homes	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Mobile Homes	P	P	P	P	P	P	P	NP	UP	UP
Transitional Housing	P	NP	P	P	P	P	P	NP	UP	UP
Supportive Housing	P	NP	P	P	P	P	P	NP	UP	UP
Entitlement Required: "P" = Permitted, "UP" = Use Permit Required, "NP" = Not Permitted										
[1]Dwellings not permitted in C-1 within the Coastal Zone.										

Source: City of Daly City Municipal Code.

Single Family

Single-family homes are currently permitted ministerially in the R-1, R-1A, R-2, R-2A, R-3, R-4, BRM, and C-R/O zones and with a Use Permit in the C-1 and C-2 zones.

Duplexes and Two-Family Homes

Duplexes, also called two-family homes, are currently permitted ministerially in the R-2, R-2A, R-3, R-4, and BRM zones and with a Use Permit in the R-1A, C-1, and C-2 zones. As part of **Task 6.7**, the City will amend the Zoning Ordinance to allow duplexes by right and without the requirement for design review in the R-1A zone, unless by objective standards.

Multifamily

Multifamily projects are permitted ministerially in R-3, R-4, and BRM zones and with a Use Permit in the C-1 and C-2 zones.

Accessory Dwelling Units (ADUs)

An accessory dwelling unit (ADU) is accessory to a primary residence and has complete independent living facilities for one or more persons. ADUs may include buildings of the following types:

- Detached: The unit is separated from the primary structure.
- Attached: The unit is attached to the primary structure.
- Converted Existing Space: Space (e.g., master bedroom, attached garage, storage area, or similar use, or an accessory structure) on the lot of the primary residence that is converted into an independent living unit.
- Junior ADU (JADU): A specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence.

To comply with Government Code Sections 65852.2 and 65852.26, ADUs must be permitted ministerially subject to objective design standards. At present, second units in an existing single-family home are permitted ministerially in all residential zones. **Task 5.1** will amend the Zoning Code to expand the ADUs permitted to include JADUs as a permitted use in addition to ADUs on the same lot. Additionally, **Task 5.1** will also clarify the language in the Zoning Code to replace the term "second unit" with "accessory dwelling unit" and will remove the owner-occupancy requirement.

Mobile Homes and Manufactured Homes

Under California Government Code Sections 65852.3 through 65852.5, jurisdictions must allow certified manufactured homes on all lots zoned for conventional, stick-built, single-family dwellings. The only difference in regulation between manufactured homes and conventional single-family dwellings may be with respect to architectural requirements. The City's Municipal Code currently permits mobile homes ministerially in the Mobile Home Park Zone and specifies in Section 15.40.020 that mobile homes be subject to all provisions of the zoning ordinance applicable to single-family residential structures, which complies with current State law. **Task 13.5** will review and amend the zoning code as clarify the inclusion of mobile homes as a permitted use in residential zones where conventional, stick-built, single-family dwellings are permitted.

Residential Care Facilities

Health and Safety Code Sections 1267.8 and 1566.3 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. Residential care facilities for six persons or fewer are currently permitted in any residential zone except for Mobile Home Parks without a permit. Residential care facilities for more than six persons are currently permitted in any residential zone except for Mobile Home Parks with a use permit. **Task 17.2** will amend the Municipal Code to allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's definition of family.

Single-Room Occupancy Units (SROs)

The Daly City Municipal Code does not currently permit or prohibit SRO units in any zone. In **Task 18.3** of the Housing Element, the City will identify at least one zone in which to permit SROs and will amend the Municipal Code to reflect this.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Task 13.2 has been included to amend the Municipal Code to comply with State law.

Transitional and Supportive Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on- or off-site services with no limit on the length of stay and which is occupied by a target population, as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focuses on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Historically, the City has worked with nonprofit organizations and governmental agencies to assess needs, evaluate sites, and determine operational and acquisition costs. Otherwise, the City has not received nor expects to receive within the term of this Housing Element Update a request for new construction of these facilities. Existing buildings are being adapted for reuse to accommodate these needs more commonly than new buildings are constructed, typically without requiring any discretionary permits. Pursuant to Government Code Section 65583, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. **Task 13.3** will amend the City's zoning code to ensure compliance with State Law.

Employee and Farmworker Housing

The City does not have any land designated for agricultural uses. However, to comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) the City will amend the zoning code to regard employee housing serving six or fewer employees as a single-family dwelling for purposes of applying land use and zoning regulations in **Task 13.4** of the Housing Element.

Emergency Shelter

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." Emergency shelter for special needs populations is accommodated by the organizations that serve those particular populations and needs. When approached by these organizations the City has historically provided appropriate assistance as needed. The City has historically deferred to the San Mateo County Office of Housing, which has taken the lead role in San Mateo County to evaluate and provide for homeless population needs, facilities, and services. This County Office has concluded in the past that homeless needs for Daly City in addition to other neighboring communities are being served and met by the year-round operation of Safe Harbor in South San Francisco. Safe Harbor is an emergency shelter closest to Daly City and most likely to serve Daly City residents' needs for homeless facilities. Homeless counts and needs assessment by the County occur annually and biennially, respectively. No requests have been received for added emergency shelters.

Government Code Sections 65582 and 65583(a)(5)) require jurisdictions to identify zones where emergency shelters are permitted without a conditional use permit. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter. At present, emergency shelters are permitted by-right within the C-R/O zone, which allows residential uses by-right when part of a mixed-use project. The C-R/O zone is close to services and transit.

In accordance with Assembly Bill (AB) 2339 (2022), the Housing Element must identify potential sites for emergency shelters within zones that allow residential uses by-right. The following sites may be used for development of emergency shelters.

The City has identified APN 006-345-070 (0.34 acres in size) as appropriate for an emergency shelter. This parcels is close to services and transit. The City has an identified need of 49 persons. Assuming 200 square feet per person, the identified site exceeds the required square footage requirement and therefore meets the requirements of AB 2339.

As part of **Task 13.1**, the City will also adopt management standards for emergency shelters.

Extremely Low-Income Housing

Extremely low-income households typically consist of persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Government Code Section 65583 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units. The R-3 zone allows for very high-density development, which has the potential to allow for housing affordable to extremely low-income households. In **Task 12.1** of the Housing Element, the City will identify potential funding sources on an ongoing basis to encourage the development of housing affordable to households in this income category. As part of **Task 18.3**, the City will also identify a zone in which to permit the development of SRO units.

Housing for Persons with Disabilities

Under SB 520, passed in 2001, State Housing Element law was amended to require localities to "analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities."

With regard to fulfilling this requirement, the City has existing procedures and policies that enhance accessibility in its residential housing. The City enforces the accessibility provisions under Title 24 of the California Codes that apply to new construction of multifamily development with three or more dwelling units. The City has also adopted (2014) a reasonable accommodation ordinance, which provides a procedure for allowing the Director of the Department of Economic and Community Development to review and grant reasonable accommodation requests using the criteria identified. Central to the decision to grant the request is whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction or would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program. If the Director can find that the request does not and is necessary to make housing available to an individual with disabilities protected under the fair housing laws, the Director may grant the request for reasonable accommodation in accordance with specific findings.

The City has also supported programs over the years to enable lower income households, including those with persons with disabilities, an opportunity to maintain and improve their housing, while providing them with needed financial relief. The City's Residential Rehabilitation Program, which offers grants and low interest loans, and the nonprofits, North Peninsula Neighborhood Services and Rebuilding Together, both of whom provide grants to low-income households as well, allow accessibility modifications as eligible activities. Another nonprofit, Center for the Independence of the Disabled (CID), solely undertakes accessibility improvements to housing for a person with disabilities. All four programs are funded annually with City CDBG funds. Reasonable Accommodations

Reasonable Accommodation Procedure. In 2014 the City established a formal reasonable accommodation procedure in order to ensure that the City's development standards do not present a barrier to community members with disabilities. A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities. Reasonable accommodations requests shall be reviewed by the Director of Community Development, after which the Director will issue a written decision. Appeals to an adverse decision may be made to the City Council.

The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:

1. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;
2. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;
3. Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction; and
4. Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program.

Accessibility Requirements. The City does not presently have any explicit accessibility guidelines above and beyond those contained in the adopted Building Code.

Separation Requirements. The City's municipal code does not impose any separation requirements for group homes or residential care facilities.

Definition of Family. The Daly City Municipal Code defines a family as "one or more persons living together as a single housekeeping unit in a dwelling unit."

Permit Processing Procedures

The Zoning Ordinance identifies the residential types permitted, permitted with a use permit, or not allowed in each zone allowing residential uses. Permitted uses are those uses allowed without discretionary review and require only a building permit as long as the project complies with all development standards and design guidelines.

The permit requirements for each housing type allowed in each zoning district are identified in Table HE-55. As identified in the table, the development review process is very expedient for new residential development proposed in a residential zone. Most approvals may be made at the staff level, and Design Review Committee (DRC) approval is required only for projects where four or more units are proposed, and for which an entitlement necessitating a public hearing is required. The DRC, which consists of the two City Council members appointed by the Mayor, has the ability to approve non-discretionary projects or discretionary projects that are exempt from the requirements of the California Environment Quality Act. Otherwise, City Council certification of either a Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) is required. At the present time, there are no known environmental constraints affecting any housing sites identified in the sites inventory within the 2023-2031 planning period.

Despite the expediency of constructing new residential projects on residentially zoned land, the most significant additions to the housing supply in Daly City have occurred in multiple-family apartment and condominium buildings exceeding 50 dwelling units per acre. Due to permit requirements in place at the time of their construction, these types of buildings have typically been subject to a use permit (due to their location in the C-1 zone on Mission Street or Geneva Avenue), a subdivision map (because they involve a condominium), or both. In certain cases, typically involving projects outside the Mission Street/Geneva Avenue corridors, a rezoning may have also been required. In rare circumstances, an amendment to the General Plan Land Use Map may be required as a part of project approval.

All subdivisions (including condominium maps) and use permits must be approved by the City Council with a recommendation from the Planning Commission. Typical findings of a residential subdivision include that the project is consistent with the General Plan, that the site on which the subdivision is to be located is physically suitable for the number of lots proposed, and that adequate infrastructure exists to serve the

proposed subdivision. The findings for a use permit are similar, adding that the use is compatible with surrounding uses and the neighborhood character and that the project would not jeopardize the public health, safety, and welfare. Rezonings and General Plan amendments are legislative acts and are therefore not subject to written findings.

Staff has completed an analysis as to whether any of the findings identified in the preceding paragraph have been detrimental to project approvals, in terms of additional processing time, cost, and developer certainty. In a review of approximately 35 planning entitlement applications, including rezonings and major and minor subdivisions, that the City Council has considered since the adoption of the current Housing Element in 2004, in no instance did mandated findings present an obstacle to the Council granting these approvals. In fact, the City Council approved all 35 applications, adopting the required findings in each instance. **Table HE-68** provides the typical processing time by type of approval.

Table HE 63: Typical Processing Time by Type of Approval

Type of Approval or Permit	Typical Processing Time	Approval Body
Zoning Entitlements		
Building Permit (ministerial projects)	1 to 4 weeks	Staff
Design Review	4 to 6 weeks	Design Review Committee †
Use Permit	8 to 10 weeks	City Council
Variance	8 to 10 weeks	City Council
Coastal Development Permit (coastal zone only)	8 to 10 weeks	City Council ††
Parcel Maps	10 to 12 weeks	City Council
Subdivision Maps	10 to 12 weeks	City Council
Zone Change (to traditional zones)	10 to 12 weeks	City Council
Zone Change (to planned development zoning)	12 to 16 weeks	City Council
General Plan Amendment	12 to 16 weeks	City Council
† Processed concurrently for items approved by City Council	*†† May be appealed to Coastal Commission*	
Environmental Review		
Mitigated Negative Declaration	10 to 12 weeks	City Council
Environmental Impact Report	24 to 36 weeks	City Council

Source: City of Daly City Planning Division.

The time it takes for developers to secure any of the above entitlements varies depending on factors such as the nature, size, location, and complexity of the project, including the involvement of other agencies. Table HE-56 identifies the typical processing time most common in the entitlement process. It should be noted that, for projects requiring more than one entitlement, the City processes these entitlements concurrently. For example, the condominium map and environmental review for a new mixed-use project could be processed concurrently with the City Council's consideration of the subdivision map for the project. In 2008, the City Council adopted revisions to the Zoning Ordinance to allow concurrent processing of design review and other discretionary approvals that required Planning Commission and City Council approval. This change removed the requirement for projects which had been approved by the City Council to return to the Design Review Committee for additional review.

As identified in **Table HE-63**, typical permit processing times range from one week for simple projects where only a building permit is required to several months for more complicated projects involving substantial environmental review. Projects that require the preparation and adoption of an EIR are subject to the greatest processing time, often exceeding six months. The requirement for an EIR, however, is extremely

rare because the City in most instances has determined that a Mitigated Negative Declaration is sufficient for residential development projects.

Of the sites identified on **Table HE-43** on page 7, none required the preparation of the EIR. All projects were either processed through the adoption of a Mitigated Negative Declaration or a determination that the project is exempt from CEQA. CEQA grants exemptions to projects in urban in-fill sites that are five-acres or less in size, have adequate infrastructure in place to accommodate the number of units proposed, and do not require rezoning or General Plan amendment.

To assist in streamlining the development review process, the Planning Division developed design guidelines for both new single-family homes and mixed-use development, but the guidelines were never adopted and are implemented only informally. In anticipation that the City will receive more applications for larger mixed-use buildings, especially along Geneva Avenue and Mission Street, **Task 1.3** has been added to this Housing Element and commits the City to reviewing these existing design guidelines to ensure that they address instances where higher-density development is proposed adjacent to lower-density neighborhoods. Also, in an effort to increase developer certainty, a new task amending the automatic expiration for all discretionary land use approvals has been added as Task 2.3. Lastly, **Tasks 1.3 and 2.1** will remove the requirements for use permits for mixed-use projects in the C-MU, C-1, and C-2, zones.

In addition to design guidelines, the City offers developers an opportunity to receive feedback from a two-member ad hoc City Council Committee prior to committing to the entitlement process. These committee meetings are particularly useful to developers of affordable housing projects, where potential issues can be scoped in the initial stages and resolved to minimize or avoid the creation of conflicts or controversy that could derail an affordable housing project.

Design Review

The City does not have adopted objective design guidelines. Design review is required for projects with four or more units where the residential project is allowed by right. Per Chapter 17.45 of the City's Code of Ordinances, in approving a design review plan or site plan, the director of economic and community development, the design review committee, or city council must make the following findings:

A. The provisions of this chapter and any applicable guidelines are complied with;

B. The approval of the plan is in the best interest of the public health, safety and general welfare of the community;

C. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, walls, fences, public safety and similar elements have been designed to provide a desirable environment;

D. General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated in order to insure the compatibility of this development with its design concept and the character of other adjacent buildings;

E. General landscape considerations of Chapter 17.41, Landscaping, have been provided to insure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public.

In **Task 2.2** of the Housing Element, the City will establish objective standards for design review and eliminate the requirements for Design Review Committee approval for all residential development.

Projects Developed Below Minimum Density

The City does not currently permit the development of projects below the minimum density required by the site's zone and land use designation. Were a developer to propose a project at a density below the minimum, this would require a heavily scrutinized rezoning and potentially redesignating other sites to replace RHNA units.

Senate Bill 330

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. Housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

The City does not currently have a process in place to address SB 330. As part of **Task 11.4** the City will establish a formal application process that is compliant with SB 330.

Senate Bill 35

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City does not currently have a process in place to address SB 35. As part of **Task 11.4** the City will establish a formal SB 35 application process.

Local Ordinances

Growth Management

There are no growth management policies in Daly City that would limit the City's ability to meet its housing needs.

Short-Term Rental Ordinance

The City established a short-term rental ordinance in 2020 to provide short-term lodging while also preventing the replacement of long-term housing with short-term rentals. The eligibility requirements are as follows:

A. Short-term rentals shall be permitted in single-family residences, condominiums, duplexes, townhomes, and properties with multiple rental units. For owner-occupied properties with multiple rental units, the owner of such property may only host a short-term rental in the dwelling unit that is their primary residence.

B. Short-term rentals shall not be permitted in inclusionary housing or other income-restricted housing units or on properties with accessory dwelling units or junior accessory dwelling units.

C. Vacation rentals, as defined in this chapter, are prohibited and shall not be operated in the city.

Inclusionary Zoning Ordinance (DCMC Chapter 17.47).

In recognition of the fact that neither federal nor state funding for affordable housing construction will be sufficient to fully address Daly City's affordable housing problem, nor will the private housing market likely provide affordable housing opportunities to low-income households, the City Council adopted an Inclusionary Zoning Ordinance in 2007. The City's Inclusionary Housing ordinance, Chapter 17.47 of Title 17 of the Daly City Municipal Code, was adopted in September 2007, then repealed and replaced by an Affordable Housing Ordinance adopted in April 2014 and revised in 2018. The Affordable Housing Ordinance requires the following:

Residential developments with fewer than 20 rental units or 15 ownership units will pay the required in Lieu Fees established in the City's Affordable Housing Fee schedule.

1. For-Sale Projects: twenty percent (20%) of the dwelling units in the Residential Development shall be sold at an Affordable Sales Price to households whose annual income does not exceed Moderate Income.

2. Rental Projects: ten percent (10%) of the dwelling units in the Residential Development shall be made available for rent at an Affordable Rent to households whose annual income does not exceed Low Income.

In lieu of constructing the on-site Inclusionary Units, a developer may elect to pay an Alternative In Lieu fee. These fees are used to increase and improve the supply of housing affordable to moderate-, low-, and very low-income households in the city.

Inclusionary zoning ordinances like Daly City's are sometimes perceived as adding to the cost of housing by requiring market-rate units in the particular project to subsidize the affordable units in that same project. The City's inclusionary zoning ordinance recognizes that there could be instances when the inclusionary housing requirements make market-rate housing more expensive. However, the City has made a conscious decision that the community's interests are best served by the adoption of the ordinance to address the environmental and job-housing balance inequities that would result if the City took no action to ensure that all income groups maintain access to the marketplace for new rental and for-sale homes.

As of April 2023, four for-sale projects have been subject to the Affordable Housing Ordinance. It is speculated that the market-rate units were used to subsidize the affordable units in the projects. In a 2019 policy brief on inclusionary zoning from George Mason University's Mercatus Center, researcher Emily Hamilton noted that for a mandatory inclusionary zoning program to avoid limiting the new construction of housing, the value of a local density bonus must outweigh the cost of providing affordable units[24]. However, Hamilton also noted that only two of the eight optional inclusionary zoning programs studied in the Washington DC metro area produced any affordable units during the study period, suggesting that an effective inclusionary program should remain mandatory. The City currently provides a robust density bonus program in addition to the inclusionary housing requirement. Additionally, in a 2015 study by Ann Hollingshead and published by the Lincoln Institute of Land Use Policy that was based on jurisdictions in California, weakening of inclusionary requirements is associated with an overall increase in the average

[24] Hamilton, E. (2019, September; rev. 2021, February). *Inclusionary Zoning Hurts More Than It Helps.* Mercatus Center at George Mason University. https://www.mercatus.org/research/policy-briefs/inclusionary-zoning-hurts-more-it-helps

cost of housing[25]. This increase is driven by an increase in the cost of below market-rate units that is not outweighed by the price decrease at the upper end of the rent spectrum.

To ensure the most effective implementation of the City's inclusionary zoning ordinance, two tasks have been added to the Objectives, Policies, and Tasks section of this Housing Element. **Task 10.2** requires that the City will ensure effective dissemination about the Inclusionary Zoning Ordinance to prospective property purchasers and developers and prepare paper and electronic brochures to assist these individuals to better understand and determine their obligation under the ordinance. **Task 10.3** mandates that the City adopt a disclosure requirement about the existence of an inclusionary zoning ordinance in Daly City and that directs property purchasers to the City for additional details. This disclosure would be required for transactions of properties over a certain size and valuation that could be subject to the City's inclusionary zoning ordinance.

Availability of Infrastructure

Since the vacant, residentially zoned properties are either small or moderate in size and are scattered throughout the city, it is unlikely that any development will create a serious, additional demand on existing services and infrastructure (i.e., water, distribution lines, sewer collection system, etc.). The North San Mateo County Sanitation District completed a $23 million modification to its treatment facility, increasing capacity from 8 million gallons per day to 10.3 million gallons per day. This expansion, completed in 1990, was in response to a serious lack of capacity that resulted in a sewer connection moratorium during 1986-87. The expanded capacity will easily serve all projected new growth.

Daly City's water system is served by primarily by the City but in small part by Cal Water, a private provider. This system should be adequate to serve future needs. Portions of the system, including the Bayshore neighborhood, will need expanded storage capacity to meet future fire flow requirements for residential development. In addition, Daly City is working with the San Francisco Public Utilities Commission to address integrated resource management issues associated with conjunctive use of supplemental surface water to recharge groundwater supplies, and development of tertiary recycled water as an irrigation source to local golf courses. These strategies are intended to extend available resources to meet projected water needs, but none of these improvements are perceived to pose a significant limitation to long-term residential growth.

Upon adoption of the Housing Element, the City will provide a copy of the adopted Housing Element to each of the City's water and sewer providers, advising each of these agencies of the City's intention to comply with Government Code Section 65589.7, which requires these providers to grant priority service allocation to proposed developments that include housing units affordable to lower-income households. This is included as **Policy HE 7**.

Dry Utilities

Electricity service is provided by PG&E. Landline telephone service is provided by AT&T, and home internet service is provided by several private companies, including Astound. It is not expected that additional housing development will put strain on the availability of these systems, nor it is expected that service providers will face challenges in serving new development with these utilities.

[25] Hollingshead, A. (2015, December). *Do Inclusionary Housing Policies Promote Housing Affordability?* Lincoln Institute of Land Use Policy. https://www.lincolninst.edu/publications/working-papers/do-inclusionary-housing-policies-promote-housing-affordability

Housing Within the Coastal Zone

Much of the area encompassed by the Coastal Zone in Daly City is developed with single-family detached homes built in the 1950s and 1960s as part of the Westlake neighborhood. Portions of the zone that are undeveloped include a 2.6-mile beach that is largely inaccessible due to steep and high coastal bluffs immediately west of the aforementioned homes. These bluffs are exceedingly steep and rugged and, as a result, largely preclude further development.

Since the City adopted its first Coastal Element in 1984, new private development has been sporadic, and none of it has introduced new residents to the area. Rather, nonseismic landslides caused a number of single-family homes in the Coastal Zone to be removed. None of these removed homes included deed-restricted affordable housing, and there are presently no homes that are known to be threatened by landslide activity.

Nongovernmental Constraints to Housing Production

Constraints attributable to the private market that affect the improvement, maintenance, and production of housing are generally categorized as nongovernmental constraints. The imbalance between housing supply and demand makes housing costs in the Bay Area among the nation's highest. The high costs of development, financing, and land are the greatest barriers to the provision of affordable housing.

Land Costs

Daly City's proximity to the San Francisco employment center and the rapidly increasing job opportunities there have created an environment that makes Daly City a desirable place to live. Market forces continue to push land costs upward, resulting in an increase in housing costs. As the cost of housing rises at a much greater rate than income, there is less opportunity for home ownership to a growing proportion of Daly City residents. Additionally, there is an increasing number of households who can barely afford the home they purchased and, as a result, cannot afford expenditures on routine maintenance and repair.

It is anticipated that land costs within the City's Priority Development Areas, especially along Mission Street, will increase over time as new development replaces older, existing residential buildings; infrastructure improvements take place; and the desirability of living closer to BART, Samtrans, and other public transit opportunities increases. While this evolution of land use would increase the overall volume of housing in the area, an unintended consequence could be an increase in housing overpayment, overcrowding, degraded housing conditions, and displacement of existing lower-income households unable to afford market-rate newer development.

According to a 2022 study performed by Century Urban, there were insufficient data points available from the last three years to evaluate land purchases of up to one acre for single-family development. However, in nearby Pacifica the median cost for land for the development of a single-family home was $447,500. For multifamily projects, the median per-unit land cost was $45,000. This was the lowest median cost per unit of any San Mateo jurisdiction included in the survey.

In anticipation that new development projects could impact existing residents negatively, Housing Element **Task 5.2** requires that the City evaluate the potential impacts of displacement and adopt measures, as appropriate, to address the risk of displacement of existing residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable. If adopted, the City would implement programs as appropriate to address displacement, monitor such programs annually for effectiveness, and make adjustments as necessary.

Market Conditions

Another potential constraint to housing rehabilitation in some portions of Daly City is the uncertainty some property owners may feel toward the long-term prospects for upgrading a neighborhood. Areas where this could be a constraint are generally the older neighborhoods east of Interstate 280.

Many of the current building condition problems stem from the inability of some Daly City residents to pay for well-maintained, standard housing. In this regard, the housing problem is basically a problem of poverty. A low-income family cannot pay prevailing rents for decent housing without imposing a severe strain on the family budget. They have two choices: spend an inordinately high percentage of income to get a standard unit or spend a more reasonable amount and accept substandard housing.

Landlords may face a similar dilemma. Revenues received from a building must match the operating cost, including mortgage payments, taxes, insurance, and basic upkeep. If there are no tenants willing or able to pay the amount needed to maintain the building in good condition, costs are usually reduced by cutting back on maintenance and repair. Ignoring needed repairs causes the building to deteriorate—and with it, the neighborhood.

Construction Costs

Based an estimated generated by Century Urban as part of a 2022 study, construction cost, without considering land costs, financing, etc., for an average single-family home in San Mateo or Santa Clara County is approximately $420 per square foot, or $1,040,000 for a 2,600-square-foot home. For a small multifamily project with 10 units and 10,000 square feet of residential area as well as 3,750 square feet of surface parking, construction costs are estimated at $522 per square foot or $521,500 per unit, for a total construction hard cost of $5,215,000.

Availability of Financing

Financing costs reached an all-time high in the first part of this decade. The lack of affordable financing has led to a proliferation of creative financing packages including variable rate mortgages, balloon payments, interest-only loans, equity participation, and other techniques. The long-term outlook for interest rates is highly uncertain and will be influenced by such factors as deficit spending by the federal government, federal housing policy, borrowing needs of businesses and individuals, and the monetary policy of the Federal Reserve Board. These are all factors over which Daly City has little or no influence. In the spirit of the overall Housing Goal, the City must recognize the constraints in establishing realistic policies. The City has and should continue to sponsor and/or administer interest-rate-reducing programs (e.g., Housing Revenue Bond and Residential Rehabilitation Programs that benefit specific groups like low- and moderate-income households, first-time home buyers, and groups with special needs) as well as HOME funds, PLHA funds, and finding from the Housing Trust Fund.

Energy Conservation

In 2015 City enacted an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014) to achieve timely and cost-effective installations of small residential rooftop solar energy systems. The adoption of these regulations expanded the ability of property owners to install solar energy systems while protecting the public health and safety.

The City Council voted to join Peninsula Clean Energy (PCE) in January 2016. Through this program, Daly City has been able to join with other local jurisdictions to combine their electricity demand to buy and develop clean energy sources on behalf of its residents.

The City has also joined Bay Area Sunshares, along with nearly 40 cities and employers across the Bay Area. The program offers discounts on solar energy and energy storage systems to residents as well as information on financing options. The City advertises the State program Energy Upgrade California, which provides incentives and rebates on energy efficiency upgrades and a home energy assessment.

The City provides Property Assessed Clean Energy (PACE) financing, through which homeowners can finance energy- and water-saving upgrades through their property tax bills. The City also advertises the State's Energy Upgrade California through its website to inform residents of additional incentives for improvements to electric, gas, heating, air conditioning, water, and waste systems.

Housing Objectives, Policies, and Tasks

The California Government Code Section 65583(b)(1) requires the Housing Element to contain "a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing." This chapter fulfills that requirement and builds on information in previous chapters to provide direction on key housing issues in Daly City.

Daly City's Housing Objectives

Daly City's Housing Element has the following objectives:

- Objective HE-1: Accommodate growing population by promoting housing construction.
- Objective HE-2: Explore a variety of alternative mechanisms to increase housing affordability.
- Objective HE-3: Use vacant and underutilized sites to provide future housing opportunities.
- Objective HE-4: Encourage a variety of housing types and tenures for all income levels and ensure access to housing by all groups or individuals.
- Objective HE-5: Ensure that the quality of housing is continually maintained or upgraded, and the existing housing supply is not negatively affected by reconstruction.
- Objective HE 6: Reduce unnecessary or wasteful energy practices and encourage more energy-efficient housing.
- Objective HE 7: Increase the supply of housing in a manner that does not negatively impact the quality of life in existing adjacent neighborhoods.

The information, analyses, recommendations, and programs (tasks) offered in this Housing Element are aimed at the accomplishment of a single housing goal, which was developed as part of the Envision Daly City process completed as part of the General Plan Update in 2009. Since considerable effort was expended to develop this goal, the City has continued this vision and has included it in the 2023-2031 Housing Element:

"Daly City will include well-designed housing choices for a variety of household incomes, life stages, and its diverse population with a good balance between ownership and rental units. Mission Street and Geneva Avenue will be urban corridors with unique mixed-use developments and public improvement projects that add to vibrancy of these streets."

This goal allows a wider range of choices for those who have few, if any, choices. The housing goal promotes opportunities to choose a location where they want to live; select a dwelling that meets their needs, both physically and financially; and improve their living environment. An underlying theme in Daly City's General Plan, which is especially true in the Housing Element, is that as each individual is better off with more choices in any decision, so are we all.

Policies and Tasks

Table HE-64 provides specific housing policies and the tasks necessary to implement the housing goal and identifies the specific department charged with implementing each policy's task, the estimated completion date for each task, and the funding source that the City will use to implement each task.

Table HE 64: Housing Element Objectives, Policies, and Tasks

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
Policy HE.1: Maintain and, where possible, create larger housing development sites throughout the city.					
1.1	Establish a Commercial Mixed-Use (C-MU) zone for areas targeted for mixed-use development and establish development regulations, including reduced parking requirements, in the Zoning Ordinance specifically for higher-density mixed-use development. Implementation of the C-MU zone will encourage the development of higher-density multifamily residential development and mixed-use projects in close proximity to commercial areas.				
1.2	Allow for a lot merger incentive allowance in the C-MU zone whereby property owners electing to merge two or more adjacent lots for the purpose of development are provided specific incentives to do so. The incentive program shall establish incentives that are significant enough to promote voluntary lot mergers and shall be commensurate with the size of the parcels being merged and/or created (see also Land Use Element Task LU 1.2).				
1.3	Remove the use permit requirement for mixed-use projects in the C-MU Commercial Mixed-Use zone that provide a residential component resulting in an overall net density of at least 30 dwelling units per acre and which also contain a first-floor commercial component that occupies a proportion of the total building area identified by the Zoning Ordinance. Proposed development consistent with this density, the Zoning Ordinance, and any applicable design guidelines would be permitted "by right," without requirement for discretionary approvals. Review existing design guidelines to ensure that they address instances where higher-density development is proposed adjacent to lower-density neighborhoods	Planning Division	370 units for lower-income households, 44 units for moderate-income households, and 203 units for above moderate-income households.	By January 31, 2024	General Fund
1.4	Amend the Zoning Ordinance to identify specific findings for adoption by the Planning Commission and City Council when approving any rezoning or redesignation involving a residentially zoned or residentially designated property to any zone or designation other than residential. For the purpose of this policy, the C-MU (Commercial Mixed-use) zone shall be considered a residential zone. The findings identified by the Zoning Ordinance shall relate to finding that the rezoning or redesignation is necessary to ensure that the City will not be economically impaired, that the City has, since the Housing Element adoption, met its housing construction target, and that the rezoning or redesignation does not involve a property identified by the Potential				

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
	Housing Sites Inventory List for which a replacement site has not been identified.				
1.5	Amend the Zoning Code to permit mixed-use development in the C-1 and C-2 zones without a use permit.	Planning Division	42 units of housing for lower-income households, 53 units of housing for moderate-Income households and 203 units of housing for above moderate-income households		General Fund
Policy HE.2: Support infill housing in existing neighborhoods by offering streamlined planning and environmental reviews.					
2.1	Amend the automatic expiration for all discretionary land use approvals (including design review approval) from one year to two years and amend the expiration provision to indicate that an applicant need only apply for a building permit within the specified two-year timeframe.	Planning Division	---	Within one year of Housing Element adoption	General Fund
2.2	The City will develop objective design guidelines and standards to provide clear and objective standards related to single family, multifamily, and mixed-use residential developments.	Planning Division	200 units of housing, including 100 units of lower-income housing.	Adopt objective design standards by January 2025 and implement thereafter.	General Fund
Policy HE. 3: 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.					
3.1	For larger projects (e.g., 50 units or more), allow further parking reductions for all development projects that provide permanently funded Home Owners' Association (HOA)/Property Owners' Association (POA) amenities (e.g., van-pools or car-sharing programs) to building occupants, are within 0.25 miles of any public bus hub, or are within 0.5-mile distance of a Bay Area Rapid Transit station.	Planning Division	200 units of housing for lower-income households and 100 units of housing for moderate-income households	Within one year of Housing Element adoption	General Fund
Policy HE. 4: Ensure that standards for new housing construction comply with appropriate aircraft noise abatement requirements.					
4.1	Comply with the most recent Federal Aviation Administration requirements (i.e., 45 decibel [dB] community noise equivalent level [CNEL] and 65 dB CNEL).	Planning Division	---	Ongoing	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
Policy HE. 5A: Allow the construction of additional Accessory Dwelling Units (ADUs) throughout the city in compliance with state law.					
5.1	Encourage the construction of ADUs through the following actions, which are aimed at providing an increased supply of affordable units throughout the city, thereby increasing access to high resource established neighborhoods outside of the downtown and Opportunity Zone areas and help reduce displacement risk for low-income households. • Review and revise the City's ADU ordinance, as needed, including in response to recent changes in state law and/or future comments it may receive from the California Department of Housing and Community Development (HCD). • Amend owner-occupancy requirements as necessary to ensure compliance with Government Code 65852.2 (D)(xii)(6). • Clarify language in the Zoning Code to replace the term "second unit" with "accessory dwelling unit". • Continue to implement a public information and proactive outreach campaign via the City's website of the standards for ADU development, permitting procedures, construction resources, and the importance of ADUs to Daly City, including ADUs affordable to lower-income households. • Provide information to encourage residents to apply for ADUs, particularly where their homes already include space that is configured for a conforming ADU (e.g., carriage houses, au pair quarters, second kitchens on floors with separate entrances). • Produce a flyer regarding ADUs and make available at the Planning Department counter • At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City's website and direct mailings. • Identify incentives for construction of ADUs with new development, which may include differing collection of impact fees for the square footage associated with the ADU until issuance of the certificate of occupancy. • Collect and monitor data on ADU production and affordability and identify additional capacity within 6 months, if needed.	Planning Division	Support the development of 503 ADUs, including 302 for lower-income households, 151 for moderate-income households, and 50 for above moderate-income households.	Review and revise the current ADU ordinance and amend by December 2024; make ADU materials available by December 2024 and implement proactive outreach campaign by June 2024, implement by June 2025; evaluate effectiveness of ADU approvals and affordability every other year, starting 2024; and identify additional site capacity, if needed, by 2025.	General Fund
Policy HE. 5B: Reduce or eliminate the impacts of new construction to residents displaced by such construction.					
5.1	Evaluate the potential impacts of displacement and adopt measures, as appropriate, to address the risk of displacement of existing residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable. If adopted, the City	Planning Division	Reduce displacement risk for 40 individuals or households.	Complete an evaluation by December 31, 2025	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
	would implement programs as appropriate to address displacement, monitor such programs annually for effectiveness, and make adjustments as necessary.				
Policy HE.6: Ensure that adequate development sites exist on the Potential Housing Sites Inventory List to ensure compliance with the City's Regional Housing Need Allocation.					
6.1	Develop and implement an evaluation procedure to ensure the City maintains sufficient land to accommodate the Regional Housing Needs Allocation (RHNA) throughout the planning period. Should the City fall into a no net loss situation, within 180 days, the City will identify a replacement site to ensure the remaining RHNA is being met.	Planning Division	---	Develop a monitoring program by January 2024; ongoing monitoring as zoning changes are proposed and/or as development is proposed on multifamily housing sites	General Fund
6.2	Pursuant to Government Code Section 65583.2(c), any nonvacant sites identified in the prior 5th Housing Element Cycle or vacant sites identified in two or more consecutive planning periods shall be provided by right when at least 20 percent of the units in the proposed development are affordable to lower-income households.	Planning Division	---	Implement with adoption of the Housing Element	General Fund
6.3	To accommodate a portion of the lower-income RHNA (473 units), the will City rezone 11.39 acres of vacant land (site 9 in Table HE-47) to the R-3 zoning district, allowing exclusively residential uses and a minimum of 20 units per acre that allows for at least 30 units per acre. Rezoned sites will permit owner-occupied and rental multifamily uses by right, pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households and will be on site eight in the parcel listing. As reflected in the RHNA Inventory, the sites have the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided. The General Plan Land Use will also be amended to the Residential -High land use designation to ensure consistency. Additionally, the City will amend the current Planned Development zoning on sites 7 and 8 in Table HE-47 to allow for the development of 308 residential units.	Planning Division	781 units for lower-income households	By January 31, 2024	General Fund
6.4	The City will review and update the General Plan Land Use designation of sites assumed to meet the RHNA to ensure zoning and General Plan designations are compatible.	Planning Division	Facilitate the development of 555 units to accommodate lower-income households and 368 housing units to accommodate moderate-income households.	By January 31, 2024	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
6.5	Amend the General Plan Land Use Designations as follows to allow for additional capacity to meet the RHNA: Increase the permitted density in the Residential – Medium Low Density General Plan Land Use Designation from 14.6 to 20 dwelling units per acre to 14.6 to 35 dwelling units per acre. Increase the permitted density in the Residential – Medium Density General Plan Land Use Designation from 20.1 to 35 dwelling units per acre to 35.1 to 60 dwelling units per acre. Increase the permitted density in the Residential High Density General Plan Land Use Designation from 35.1 to 60 dwelling units per acre to 60.1 to 120 dwelling units per acre. Increase the permitted density in the Residential – Very High Density General Plan Land Use Designation to a minimum of120.1 dwelling units per acre.	Planning Division	Facilitate the development of 555 units to accommodate lower-income households and 368 housing units to accommodate moderate-income households.	By January 31, 2024	General Fund
6.6	Review and amend the City's Development Standards to ensure that they permit development of sufficient dimensions to achieve the levels of density that will be permitted in Task 6.5.	Planning Division	Facilitate the development of 555 units to accommodate lower-income households and 368 housing units to accommodate moderate-income households.	By January 31, 2024	General Fund
6.7	Amend Chapter 17.09 - R-1/A SINGLE-FAMILY/DUPLEX RESIDENTIAL DISTRICT to allow duplexes by right and without the requirement for design review, unless by objective standards. And amend Chapter 17.12 - R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT and Chapter 17.21 - SC SULLIVAN CORRIDOR SPECIFIC PLAN DISTRICT (R-H) to: • Require that all new development be multiple family residential in nature only, constructed pursuant to the density parameters established by the General Plan, and without the requirement for design review, unless by objective standards; • Amend the maximum building height to 120 feet; • Amend the minimum lot area for new parcels to one acre; • Remove the maximum lot coverage; and • Remove the regulation pertain to lot area per dwelling unit (General Plan densities to be used instead).	Planning Division	Facilitate the development of 408 units to accommodate lower-income households, 140 housing units to accommodate moderate-income households, and 273 units to accommodate above moderate-income households.	By January 31, 2024	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
6.8	Establish an outreach and coordination program to connect developers, builders, and owners of non-vacant sites. The program shall: • Emphasize reaching out to owners of non-vacant sites to discuss any interest in redeveloping and available incentives. • Marketing and advertising these sites to the development community along with any incentives that might be available. • Establish biennial meetings with developers and builders.	Planning Division	Engage with 5 property owners of high-potential non-vacant sites each year.	Initiate by October 2024 and maintain throughout planning period on a biennial basis.	General Fund
Policy HE. 7: Allow development density on all residentially zoned properties consistent with the General Plan Land Use Map and work with utility providers to ensure that adequate water supplies and sewer capacities are available to allow construction at such density, especially for development that includes housing units affordable to lower-income households. Grant priority service allocation to proposed developments that include housing units affordable to lower-income households, in compliance with Government Code Section 65589.7 and provide a copy of the adopted Housing Element to each of the City's water and sewer providers following adoption.					
Policy HE.8: Expand homeownership opportunities by facilitating condominium construction, while protecting renters from condominium conversions.					
8.1	When such funds are available, use and leverage federal, state, and local funds, tax credits, tax-exempt bonds, and private sources such as foundations to protect affected lower income renters from displacement caused by condominium conversions. This may include working with non-profit developers, providing relocation information and assistance to affected tenants or subsidizing benefits for voluntary relocation.	Planning Division	50 lower-income units to reduce displacement risk.	Ongoing/as funds are available	General Fund, State and Federal Funds, or Private Donations as Available.
Policy HE.9: Use the financial and other resources available to the City to reduce the cost and increase the amount of affordable housing.					
9.1	When such funds are available, use and leverage federal, state, and local funds, tax credits, tax-exempt bonds, and private sources such as foundations to encourage the production of affordable housing. The City shall strive to leverage such funds, on average, every two years within the planning period. The City shall offer technical assistance to landowners and prospective developers regarding, for instance, regulatory guidelines, development potential, design solutions, and marketing data. City will continue to routinely monitor, investigate, and use available new funding sources.	Planning Division	50 lower-income units to reduce displacement risk.	Ongoing/as funds are available	General Fund, State and Federal Funds, or Private Donations as Available.
Policy HE.10: Continue to require affordable units in all new housing development and in new condominium conversions.					
10.1	Implement the Inclusionary Zoning Ordinance. Provide as part of the General Plan Annual Report an analysis of the effectiveness of the Inclusionary Zoning Ordinance in creating long-term affordable renter- and owner-occupied housing units. The analysis shall identify housing developments subject to the Ordinance for which construction has been completed in the previous year and shall qualitatively and quantitatively describe the extent to which the ordinance impacted the construction cost of market-rate units within these developments.	Planning Division	200 units of housing for lower-income households.	Annually review, amend within 6 months if identified as a constraint.	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
10.2	Provide information regarding the Inclusionary Zoning Ordinance to prospective property purchasers and developers and prepare paper and electronic brochures to assist these individuals to better understand and determine their obligation under the ordinance.	Planning Division	200 units of housing for lower-income households.	Staff training as needed. Make information about inclusionary zoning available online and in print continuously throughout the planning period.	General Fund
10.3	Adopt disclosure requirement about the existence of an inclusionary zoning ordinance in Daly City that directs property purchasers to the City for additional details. This disclosure would be required for transaction of properties over a certain size and valuation that could be subject to the City's inclusionary zoning ordinance.	Planning Division	---	January 2025	General Fund
Policy HE.11: Provide regulatory incentives and streamline the permit process for development projects that contain deed-restricted affordable units.					
11.1	Reduce delays in project approval and issuance of building permits by developing a plan check prioritization system that reduces the time required to complete the plan check review process for affordable housing projects, especially those projects that exceed the City's inclusionary zoning ordinance requirements.	Planning Division	881 units of housing for lower-income households	Ongoing	General Fund
11.2	Continue to offer parking reductions offered in the current Zoning Ordinance that serve as an incentive to developers of low-income elderly housing provided a minimum age for residency of such units is established by the ordinance (e.g., 62 years of age).	Planning Division	50 units of housing for low-income seniors.	Ongoing	General Fund
11.3	Establish a process for evaluating affordable housing projects for reductions in required improvements.	Planning Division	881 units of housing for low-income households.	Formalize a review process by 2025	General Fund
11.4	The City will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to Senate Bill (SB) 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.	Planning Division	Facilitate construction of 50 very low-income units and 50 low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas.	Develop or adopt HCD's SB 330 preliminary application form by June 2025. Develop an SB 35 streamlined approval process by December 2025 and implement as applications are received.	General Fund
11.5	The City will review and revise the City's density bonus guidelines to ensure compliance with state law.	Planning Division	Facilitate construction of 100 units to increase housing mobility opportunities,	Within one year of Housing Element adoption	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
			prioritizing new opportunities in higher-resource areas.		
Policy HE.12: Consider financial incentives to increase the supply of rental housing for lower income household, including extremely low-income households.					
12.1	When funds are available, apply for and/or co-sponsor funding opportunities for the construction of rental housing, prioritizing opportunities for infill development in neighborhoods with lower proportions of renters, such as the Hillside, Crocker, and St. Francis neighborhoods. The City shall strive to make such applications, on average, every two years within the planning period. Give priority expenditure of City housing funds to projects that will provide deed-restricted affordable rental housing, especially to development projects that will provide extremely low-income units or affordable projects in higher-income neighborhoods, such as the Southern Hills, Westlake Park, and Hillside neighborhoods. Identify potential funding sources on an ongoing basis. Give priority expenditure of City housing funds to projects that will occupy sites that have been previously developed.	Planning Division	Facilitate construction of 50 very low-income units, 50 very low-income units, and 100 low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas. This will include replacement of an estimated 15 units of housing to replace any units that are deemed beyond rehabilitation.	Review fund availability annually. Priority expenditure ongoing.	General Fund, HOME, CDBG
12.2	Use the City's Affordable Housing Trust Fund to increase and improve the supply of affordable housing.	Planning Division	Facilitate construction of 50 extremely low-income units, 50 very low-income units and 100 low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas.	Ongoing, allocate funds annually and as affordable projects are proposed.	Affordable Housing Trust Fund
Policy HE.13: Promote the development of special-needs housing, such as housing for seniors; housing for persons with physical, developmental, or mental disabilities; housing for extremely low-income persons, and female-headed households.					
13.1	Adopt management standards for emergency shelters, including, but not limited to, the following: The occupancy limit for any building proposed for occupation by an emergency shelter shall be no less or greater than that normally required. The maximum number of beds or persons permitted to be served nightly by the facility. The parking requirement for emergency shelters shall be quantified within the Zoning Ordinance and shall be based on demonstrated need. The parking requirement for emergency shelters shall be no greater than the requirement for other residential or commercial uses within the zone. The size and location of exterior and interior on-site waiting and client intake areas.	Planning Division	Facilitate the development of shelter services to serve at least 49 homeless community members.	January 2025	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
	The requirement for continuous on-site management and the submission of a management plan to the City that identifies security mechanisms in place during hours that the emergency shelter is in operation. The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart. Regulations for the maximum length of stay by any individual within a calendar year within an emergency shelter.				
13.2	Amend the Zoning Code to permit low-barrier navigation centers, defined as low-barrier, temporary, service-enriched shelters to help homeless individuals and families quickly obtain permanent housing by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).	Planning Division	Facilitate the development of shelter services to serve at least 49 homeless community members.	January 2025	General Fund
13.3	Amend the Zoning Ordinance to ensure that transitional and supportive housing, is treated as a residential use and only subject to the same use in the same zone. Additionally, allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3) and Section 65650).	Planning Division	Facilitate the development of 50 units of transitional housing.	January 2025	General Fund
13.4	Amend the Zoning Ordinance to ensure that local zoning, development standards, and permitting processes comply with Health and Safety Code Sections 17021.5 and 17021.6. Section 17021.5, which generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.	Planning Division	Facilitate the development of 50 units of employee housing.	January 2025	General Fund
13.5	Review and amend the Zoning Code as needed to allow mobile and manufactured homes, as defined by state law, as an allowed use in any residential zone that permits single-family residential uses, without the requirement for a use permit and subject to no greater zoning restrictions than residential uses in the same zone. Also ensure parking standards are consistent with state law.	Planning Division	---	January 2025	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
Policy HE.14: Require adaptability and accessibility of residential units for disabled occupants and ensure that the Zoning Ordinance provides regulations that are sensitive to the needs of disabled occupants.					
14.1	Implement state requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) regarding granting reasonable accommodations.	Planning Division	Assist 35 residents with reasonable accommodation requests to reduce displacement risk and improve housing mobility.	Ongoing, as applications are processed by the City	General Fund
14.2	Continue to administer the residential rehabilitation program funded by Community Development Block Grant (CDBG) funds, which offers grants and low-interest loans to eligible low-income homeowners and rental property owners whose units are occupied by 51% or more low-income renters. The different loans and grants include: Complete Rehab Loan, up to $75,000 at 1% interest Roof Only, Windows Only, and Exterior Paints Only loans Security Bars Retrofit Grant, up to $1,500 Senior Minor Home Repair Grant, up to $2,500 for persons 60 years and over Continue to provide CDBG funding to Rebuilding Together Peninsula, and Center for Independence for Individuals with Disabilities to provide minor home repair and home accessibility modifications for Daly City residents.	Planning Division	Fund home repair loans and grants for 100 households over the planning period.	Ongoing, annually provide funding to Rebuilding Together Peninsula, and Center for Independence.	CDBG
Policy HE.15: Prevent housing discrimination based on age, race, religion, sex, ethnic background, or familial status.					
15.1	Assist in the implementation and enforcement of state and federal fair housing and civil rights laws and shall make use of opportunities in its interaction with real estate offices, businesses, and other groups or agencies to eliminate housing discrimination. Where discrimination is suspected, the City shall work with the appropriate public interest agencies to vigorously pursue the matter and where discrimination is found, the City shall assist the relevant entity in prosecuting the matter.	Economic and Community Development Department, Housing Authority of County of San Mateo	Reduce displacement risk for 40 individuals or households resulting from housing discrimination.	Response to discrimination ongoing as suspected cases occur.	General Fund, Grant funding

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
15.2	Continue to contract to provide fair housing services to city residents and property owners. Services will include: Publishing information on fair housing laws and requirements on the City's website, updating at least annually or as changes are needed. Distributing educational materials on fair housing rights and responsibilities to property owners, landlords, apartment managers, and tenants at least every two years. Making public service announcements (PSAs) via different media (e.g., newspaper ads and public service announcements at local radio and television channels) at least two times a year. Conducting public presentations with different community groups at least annually, contracting this to local fair housing organizations as applicable. Responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) as they are received. Deferring services to appropriate agencies as cases are received.	Planning Division	Reduce displacement risk for 40 individuals or households resulting from housing discrimination.	Publish information on fair housing laws within six months of Housing Element adoption and updated annually or as needed. Distributing educational materials to property owners, managers, and tenants at least every two years. Presentations to community groups at least annually. Response to discrimination ongoing as suspected cases occur.	General Fun
15.3	The Housing Authority of San Mateo County administers the Public Housing and Section 8 Voucher Programs throughout San Mateo County. There is no public housing in Daly City. he Housing Authority administers the HUD Section 8 Housing Choice Voucher (HCV) Program, which provides eligible very low-income renters with rental assistance subsidies. Tenant-based Section 8 HCVs are portable, which means tenants can continue using them when they move, while project-based Section 8 stays with the multifamily building as a development or operating cost subsidy. The City strongly supports the Section 8 Program's efforts to preserve affordable rental units in the County and will continue to maintain a cooperative working relationship with the County Housing Authority to preserve the program. To facilitate housing mobility for lower-income households through the HCV Program, the City will do the following: Provide a link to the Housing Authority of San Mateo County's HCV program webpage on the City's website by January 2024. Meet with the Housing Authority of San Mateo County by June 2024 to discuss the process of developing printed informational materials, with the goal of making materials available at public counters by June 2025. Work with the Housing Authority to disseminate information at least every other year to landlords and property owners on incentives for	Economic and Community Development Department, Housing Authority of San Mateo County	Work with the Housing Authority of San Mateo County to encourage at least 30 landlords and property managers in Daly City to register units with the Housing Authority in high-opportunity areas to promote access to resources and mobility for target households.	Provide information on the City's website by January 2024. Meet with the Housing Authority by June 2024 and develop informational materials by June 2025. Target outreach to property owners and landlords at least every other year.	HUD Section 8, General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
	participating in the HCV program throughout the city to promote housing opportunities for all residents. Target informational materials to landlords and property managers in neighborhoods with low rates of HCV users currently, such as the Westlake Park neighborhood. Refer interested households to the Housing Authority of San Mateo County and encourage landlords to register their properties with the Housing Authority for accepting HCVs.				
15.4	The City shall, to the extent of its jurisdiction, implement all of the provisions of the Employee Housing Act (Health and Safety Code Sections 17030-17039) and work with the State Department of Housing and Community Development to do the same.	Planning Division	Facilitate the development of 50 units of employee housing.	Ongoing	General Fund
15.5	The City will continue to require homebuyer education for all BMR participants in ownership projects. The City will continue to participate as a member of the Housing Endowment and Regional Trust of San Mateo County (HEART SMC), which provides homebuyer education workshops throughout the County. The City will work with its BMR Administrator to offer relevant and important information to first-time homebuyers.	Planning Division	50 households	Annually Coordinate with the county, provide financial assistance on a project-by=project basis.	General Fund
15.5	To facilitate place-based revitalization for households at risk of displacement due to new development, the City will require replacement housing units subject to the requirements of Government Code, Section 65915, subdivision(c)(3), on sites identified in the site inventory when any new development (residential, mixed-use, or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.	Planning Division	Replace any of units identified in the sites inventory if (a) they are planned to be demolished for purposes of building new housing, and (b) they are determined to be occupied by low-income households, provide assistance to prevent displacement of lower-income households due to loss of affordable units.	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	General Fund
Policy HE.16: Provide financial assistance to lower-income households in emergency situations.					
16.1	Refer residents to the County Housing Assistance Program that grants eligible lower-income families, seniors, and persons with disabilities money to cover housing-related emergencies (e.g., security deposits, temporary difficulty meeting rent payments).	Planning Division	Reduce displacement risk for 40 individuals or households resulting from housing emergencies.	Ongoing, as funds are available	General Fund
Policy HE.17: Support a balanced distribution of quality residential care facilities.					
17.2	Amend the Zoning Code to allow residential care facilities for six or fewer persons in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all	Planning Division	Facilitate the development of residential care facilities to support accommodation for 50 individuals.	January 2025	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
	zones that permit residential uses of the same type, in accordance with the City's definition of family.				
Policy HE.18: Address the range of needs and encourage the production of additional housing opportunities for extremely low-income (ELI) households.					
18.1	Amend the Zoning Ordinance to reduce the required parking on one parking space per unit to 0.5 parking spaces per unit for any housing development that is willing to deed-restrict at least 20 percent of units for extremely low-income households.	Planning Division	Facilitate the development of 668 units of housing to accommodate extremely low-income households.	January 2025	General Fund
18.2	For any new housing development using public funding or publicly owned land, the City and project developer shall explore the inclusion of units specifically targeted to and restricted for extremely low-income households.	Planning Division		Ongoing/as needed	General Fund
18.3	Define and permit single-room occupancy (SRO) units, which are often more affordable to those with extremely low incomes. To further support the development or rehabilitation of SRO units and/or other units affordable to extremely low-income households, such as supportive and multifamily units, the City will continue to seek and pursue state and federal funds to offer a variety of incentives or concessions.	Planning Division		January 2025	General Fund
Policy HE.19: Refer residents to home-sharing programs as part of a collection of policies, programs, and practices for addressing the housing needs of those at the lowest income levels, including seniors, those living with disabilities, those at risk of homelessness, and female head of households.					
Policy HE.20: Encourage voluntary housing rehabilitation and reconstruction.					
20.1	Amend the Zoning Ordinance non-conforming building regulations to allow the voluntary reconstruction, restoration, or rebuilding of any multifamily residential building with three or more units. Examples of non-conformity may include unit count, parking provision, and building setback and height. Such reconstruction, restoration, or rebuilding shall be limited for both single-family and multiple-family buildings in the ways described by California Government Code Section 65852.25.	Planning Division	Allow for voluntary reconstruction, restoration, or rebuilding of 20 units.	January 2025	General Fund
Policy HE.21: Encourage housing reconstruction after fire or other natural disaster.					
21.1	Amend the Zoning Ordinance non-conforming building regulations to allow reconstruction of non-conforming buildings affected by fire or natural disaster subject to the land use regulations in place at the time of the original building construction if the present development regulations are determined by the Director of Economic and Community Development to allow fewer total units than were originally permitted. This amendment shall allow such reconstruction provided the total unit count does not increase and the size of each replacement unit is substantially similar to the size of the original unit being replaced. The amendment shall not apply where the General	Planning Division	Allow for voluntary reconstruction, restoration, or rebuilding of 20 units.	January 2025	General Fund

Task	Task Summary	Responsible Agency	Quantitative Objective	Timeframe	Funding Source
	Plan Land Use Map requires a higher minimum density than was provided in the building prior to the fire or natural disaster.				
Policy HE.22: Preserve existing low-income housing units that are at risk of being converted to market-rate housing.					
22.1	Monitor existing at-risk low-income housing units and take the following actions: • Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. • Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months. • Reach out to agencies interested in purchasing and/or managing at-risk units. • Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Planning Division	Preserve the affordability of 161 units of deed-restricted lower-income housing to reduce displacement.	Annually monitor units at risk of converting; coordinate noticing as required per California law.	General Fund
Policy HE.23: Encourage the use of energy- and water-efficiency standards in residential construction, rehabilitation, and remodeling.					
23.1	Adopt progressive energy-efficiency strategies similar to those adopted by the California Public Utilities Commission: • All new residential construction in California will be zero net energy by 2030; • All new commercial construction in California will be zero net energy by 2035; • Heating, Ventilation and Air Conditioning (HVAC) will be transformed to ensure that its energy performance is optimal for California's climate; and • All eligible low-income customers will be given the opportunity to participate in the low-income energy-efficiency program by 2030. • Additionally, the City will encourage, incentivize, or require all new major construction projects to pre-plumb for solar hot water and pre-wire for solar electric systems.	Planning Division	10 major projects will pre-plumb for solar hot water and pre-wire for solar electric systems	Adopt strategies by 2025	General Fund and Grant Funding, as Available
23.2	Develop a funding source to offer loans to residents and developers that invest in solar electric, solar hot water, wind, and/or other clean energy systems.	Planning Division	100 investments in clean energy systems	By 2028	State or Federal Grant Funding or Grants from Private Foundations, as Available

Quantified Objectives

Based on the objectives outlined in this Housing Element, the City has established the quantified objectives shown in **Table HE-65** to meet its housing needs over the 2023-2031 planning period.

Table HE 65: Quantified Objectives by Income Category

	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction					
Tasks 1.1 through 1.4			370	44	203
Tak 1.5			42	53	203
Task 2.2			100	50	50
Task 3.1			200	100	
Task 6.3			781		
Task 6.4			555	368	
Task 6.5			555	368	
Task 6.6			555	368	
Task 6.7			408	273	
Task 10.1			200		
Task 10.1			200		
Task 11.1			881		
Task 11.2			50		
Task 11.1			200		
Task 11.4			881		
Task 11.5		50	50		
Task 12.1	50	50	100		
Task 12.2	50	50	100		
Task 13.3	50				
Task 13.4	50				
Task 13.5			50		
Task 14.1		35			
Task 14.2			100		
Task 15.4				50	
Task 15.5		25	25		
Task 17.2			50		
Tasks 18.1 through 18.3	668				
Rehabilitation					
Task 14.3			400		
Task 20.1				20	
Task 21.1				20	
Replacement					
Task 12.1			15		
Preservation					
Task 5.1			40		
Task 8.1			50		
Task 9.1			50		
Task 15.1			40		

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Task 15.2			40		
Task 15.3	15	15			
Task 16.1			40		
Task 22.1			161		

Source: City of Daly City, May 2023


DALY CITY
CALIFORNIA
INCORPORATED MARCH 23, 1911
GATEWAY
TO THE
PENINSULA



PLACEWORKS

101 Parkshore Drive, Suite 200
Folsom, California 95630
t 916.245.7500

www.placeworks.com

AHMC Healthcare Inc.

MEMO

Date: 19 January 2023

To: Ms. Tatum Mothershead, Economic Development Director / Daly City

Mr. Michael Van Lonkhuysen, Planning Manager / Daly City

Re: Seton Medical Center, an Integrated Medical and Wellness Village

---

PURPOSE

AHMC Healthcare Inc. and AGI Avant Group would like to **bring unique added value** to Daly City, developing facilities to engender an **Integrated Medical and Wellness Village** by leveraging the core hospital at the Seton Medical Center to **sustainably and equitably serve the community** in an **economically, socially and environmentally regenerative way**.

Currently, AHMC Seton Medical Center LLC is the largest employer in Daly City with over 1,100 employees. With AGI Avant, we envisage we can grow this employment base, as well as the tax base substantially. We would bring our knowledge, expertise, experience, operational and capital resources to bear and would like to engage Daly City leadership in discussion around your goals for such an endeavor.

INITIAL DESCRIPTION OF OPPORTUNITY

We aim to create more value and increase healthcare access and a healthier environment in Daly City, anchoring on our central asset at Seton Medical Center, a landmark hospital at 1900 Sullivan Avenue, Daly City, and its surrounding parcels consisting more than 30 acres of developable land close to the Colma BART station. There is an additional site in Daly City at 1500 Southgate Avenue, Daly City, on less than 2 acres with a soon to be vacant medical office building and surface parking lot. Both areas are within the Sullivan Avenue Corridor Specific Plan and serve a DEI constituency in need. These sites have an ability to be developed without interrupting the hospital operations.

As possible components to a harmonious health and wellness ecosystem, our partnership has expertise experience investing and developing secure and peaceful world-class assisted living (as well as continuous care retirement communities) with immediate access to medical offices, life science facilities, workforce housing, extended stay hotels, as well as vibrant amenities.

OUR TEAM

Our team is comprised of AHMC Healthcare (hospital owner) and AGI Avant Group (investment and development manager):

- AHMC Healthcare Inc., headquartered in Alhambra, owns and operates 8 hospitals in Southern California and 2 in northern California (the other is Seton Coastside in Moss Beach) with over 7,000 employees. https://www.ahmchealth.com/

- AGI Avant Group LLC, headquartered in San Jose, is an ESG purpose-driven real estate investment and development firm with a 25-year legacy of delivering more than $1.5 billion of innovative, mixed-use properties and infrastructure. AGI Avant's regenerative real estate strategy puts people first by addressing health and wellness, lifestyle, affordability, community, and climate change in every investment. https://agiavantgroup.com/

Following the successful acquisition by AHMC of the properties from bankruptcy in August 2020, AHMC continues to fulfill the stipulations of the purchase placed by the California Attorney General. This includes keeping all of the previous uses, departments and functions onsite while completing a $60+ million seismic retrofit (which both of the previous owners promised but did not accomplish).

In addition to the retrofit, AHMC continues to invest capital into medical, technology and physical upgrades since it purchased the hospital. From August 2020, in addition to the seismic retrofit cost, AHMC has contributed over $150 million in operating expenses (including local taxes) to keep Seton Medical Center open and operating for its mission to serve its community. The retrofit, with Swinerton as general contractor, is being completed now -- 8 months ahead of schedule.

Furthermore, AHMC has sought and partnered with multiple doctors' groups in anticipation of the additional space coming back online to bolster the service level at Seton Medical Center.

Our collective partnership undertakes and works with best practices:

- Operations: not only do we possess decades-long successful experience with hospital operations, managing healthcare providers and patients across more than 10 hospitals, we also have experience with multifamily housing, senior living, commercial and retail operations.

- ESG Practices: we have a deep track record in providing environmental and social benefits, highly integrated with our business model.

- DEI Cultural Affinity and Understanding: all of our partners have had global experience, living and working overseas and can speak different languages; moreover, understanding the trans-border business and lifestyle cultures.

- Financing / Investment: we bring longstanding capital and banking relationships to invest and align with our real estate solutions, including equity funds earmarked for medical facilities, senior living, workforce housing.

- Master Planning / Infrastructure: unlike most "vertical" developers who only construct buildings, we have the know-how and can manage "horizontal" infrastructure development; moreover, with our whole

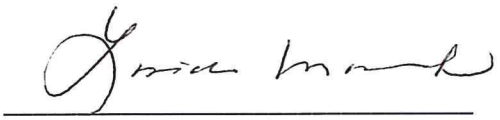
systems approach to energy, water and waste, we can often get to "zero carbon" emissions for the lifecycle of the development.

- Property and Asset Management: through our subsidiary, Grayson Community Management, that serves and manages over 8,000 units in Silicon Valley, we have clarity of capital and operational expenditures and the ability to hold on to assets beyond the initial construction or sale.

- Execution: cumulatively, we have planned, designed, constructed and managed as developer and investment manager $6 billion Investment Value, $10 billion Asset Value over 90 million square feet of Gross Floor Area.

We look forward to working with you to create jobs during and post-construction, grow the tax base and serve the Daly City community's health and wellness needs. As such, we would like to request a meeting with you at your earliest convenience to learn more from you and discuss the path forward.

Respectfully,



Ms. Linda Marsh

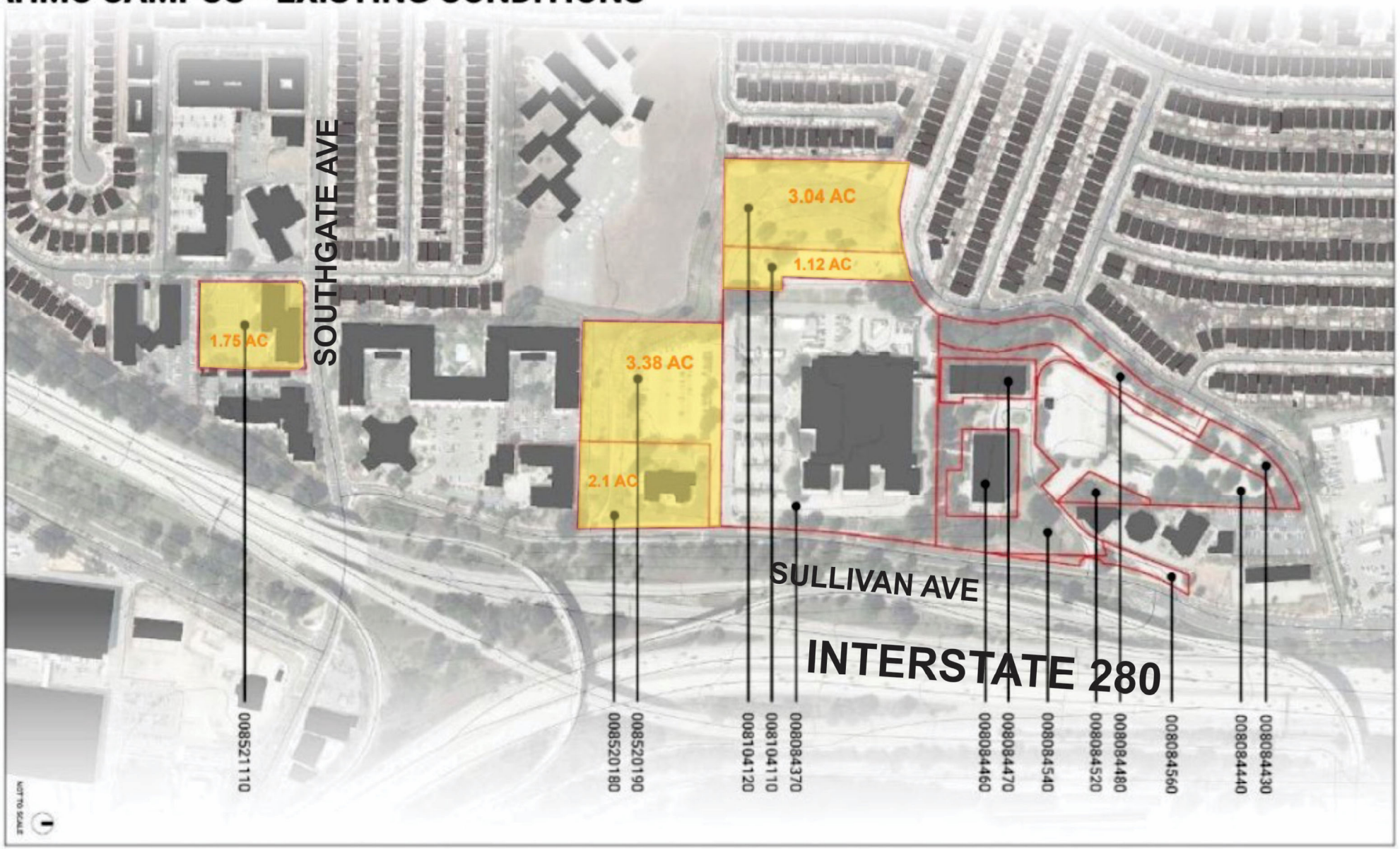
Senior Executive Vice President

AHMC Healthcare, Inc.

Residential Rezoning Parcels

IN PROGRESS

AHMC CAMPUS - EXISTING CONDITIONS



Southgate Parcel (008-521-110): 1.75 Acres
West Parcel (008-104-110, 120): 4.16 Acres
South Parcel (008-520-180, 190): 5.48 Acres

Meeting Date: May 22, 2023

Subject: Mussel Rock Seawall Revetment Maintenance and Access Road Repair (150 Westline Drive) – Coastal Development Permit CDP-04-23-16189

Recommended Action

Approve Coastal Development Permit CDP-04-23-16189, subject to the Findings and Conditions as outlined herein.

Planning Commission Discussion

On May 2, 2023, the Planning Commission voted 4-0 to recommend the City Council approve the project. The Planning Commission had no substantive comments on the proposal.

Background

The City has maintained the Mussel Rock Landfill in compliance with the Regional Water Quality Control Board (RWQCB) requirements since the landfill's closure in 1978 (see Attachment A – Location Map). The site is located within an active landslide and is subject to ground movement and erosion.

In general, routine maintenance improvements and repairs are necessary at the landfill to avoid exposing and releasing buried garbage into the ocean. The City's maintenance efforts are focused on adequate landfill cover, integrity of the site's drainage system, structural integrity and maintenance of the seawall, erosion prevention and maintaining the maintenance access roads. Due to ground movement, natural erosion, and vegetation growth, maintenance and repair activities are required to maintain the seawall, the maintenance access roads, and the functionality of the storm drain system. Each of these efforts is intended to maintain the landfill in accordance with all regulatory requirements.

Proposed Maintenance Activities

The maintenance activities under the current proposal consist of repairing and stabilizing those areas of the existing seawall revetment that have been damaged by on-going wave action. Also included in this project is the repair of the west edge of the seawall access road. The repair of the seawall wall will not extent or expand the existing access road footprint, and will consist of placing: 1) CalTrans XI armor stone (4-ton),2) Caltrans Class V underlayer stone (1/4 ton), and 3) compacted granular/aggregate material along the west edge of the seawall access road. The seawall revetment repair is based on an engineered design that will provide plans and specifications to rebuild damaged portions of the seawall. Final grades of the repaired sections of revetment will blend into adjacent grades on both sides of the repair.

With regard to the seawall access repair, the work to be performed includes placing granular/aggregate base material at the top of the revetment as it intersects with the west edge of the seawall access road to restore the road surface and fill voids at the top of the revetment. This task will not expand the access road surface beyond the historic width.

Coastal Development Permit

The subject site is located within the Open Space (OS) district and Resource Protection (-RP) combining district, the latter of which requires a Coastal Development Permit (CDP) for new structures. Staff has determined that a CDP is required for the proposed maintenance activities.

The purpose of the CDP is to assure that the proposed activities within the Resource Protection combining district do not create or contribute to adverse impacts to sensitive resources or geotechnically hazardous areas, nor impact coastal resources in contradiction of the Daly City Coastal Program and California Coastal Act.

In light of these mandates, staff has found the proposed maintenance activities consistent with the requirements of the Resource Protection combining district in the following ways:

1. None of the proposed maintenance activities constitute a building or structure, nor are any improvements proposed within fifty feet from a bluff edge of the bluff;

2. None of the proposed maintenance activities require permanent foundations or footings. The existing pipes that will be maintained are instead inset and/or anchored to the ground, and/or run overground, and, as such, do not constitute structures subject to further geotechnical investigation;

3. The proposed maintenance activities would not impede public access to the coastline, promontories, or scenic vistas, nor would they obstruct views to or from the coastline, promontories, or vistas. No aboveground pipes are proposed over existing trails or pedestrian access routes;

4. The proposed maintenance activities are consistent with the provisions of the Resource Protection combining district, which limit grading operations to those activities required for drainage or erosion control;

5. Any grading undertaken as part of the proposed maintenance activities will meet the standards and requirements of the State of California and City of Daly City; and

6. Based on previous geotechnical analyses performed at the subject site, it has been determined that the proposed maintenance activities will have no adverse effect on the site or adjacent areas, will not endanger life or property, and will not require protective structures at any time during the economic life of the project.

Environmental Assessment

Staff has reviewed the proposed maintenance activities under the requirements of the California Environmental Quality Act (CEQA) and has determined that the activities are exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301(d) – Restoration of Damaged Structures.

Findings

The Planning Commission has found that the proposed Coastal Development Permit CDP-04-23-16189 is in accordance with Chapter 17 of the Daly City Municipal Code. Approval of the proposed project will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the vicinity. The proposed project would not be injurious or detrimental to property and improvements in the neighborhood or result in substantial environmental damage or disturbance. These findings are based in part on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the City Council conducted a public hearing on May 22, 2023; notice of said hearing was by newspaper publication, and posting and first class mailing to property owners within 300 feet of the site and residents within 100 feet of the site, on May 11, 2023.

2. The City Council has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined that the proposed maintenance activities are exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301(d) – Restoration of Damaged Structures.

3. The proposed project as a conditioned, is consistent with the Zoning Regulations Chapter 17.27, Resource Protection Combining District, and is compatible with other permitted uses listed within the zone. The project would not be detrimental to the uses within the vicinity of the project site for the following reasons:

    (a) None of the proposed maintenance activities do not constitute a building or structure, nor are any improvements proposed within fifty feet from a bluff edge of the bluff;

    (b) None of the proposed maintenance activities require permanent foundations or footings. The existing pipes that will be maintained are instead inset and/or anchored to the ground, and/or run overground, and, as such, do not constitute structures subject to further geotechnical investigation;

    (c) The proposed maintenance activities would not impede public access to the coastline, promontories, or scenic vistas, nor would they obstruct views to or from the coastline, promontories, or vistas. No aboveground pipes are proposed over existing trails or pedestrian access routes;

(d) The proposed maintenance activities are consistent with the provisions of the Resource Protection combining district, which limit grading operations to those activities required for drainage or erosion control;

(e) Any grading undertaken as part of the proposed maintenance activities will meet the standards and requirements of the State of California and City of Daly City; and

(f) Based on previous geotechnical analyses performed at the subject site, it has been determined that the proposed maintenance activities will have no adverse effect on the site or adjacent areas, will not endanger life or property, and will not require protective structures at any time during the economic life of the project.

4. The proposed project as conditioned will allow the City to continually assure adequate landfill cover, and will mitigate the exposed waste condition.

5. The project as conditioned meets the Daly City Coastal Element and Coastal Act Policies for Hazard Areas § 30253 (1) and (2) Standards for new development, as the improvement proposed are minor and have been designed to minimize risks to life and property in areas of high geologic, flood and fire hazard, and to assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that could substantially alter natural landforms along bluffs and cliffs.

Conditions of Approval

The Planning Commission recommends approval of Coastal Development Permit CDP-04-23-16189 based on the following conditions as specified by each Department and Division. The City shall comply with these conditions prior to or in conjunction with any building permit issuance for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

1. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval and minor changes to the plan, must be approved by the Planning Division. Major site modifications shall be treated as an amendment and shall be subject to review of the Planning Commission and City Council; and

2. The Coastal Development Permit CDP-04-23-16189 approval granted herein shall be valid for a period of one year. If work has not commenced within this timeframe, the City shall apply for a time extension.

RECOMMENDATION

The Planning Commission recommends that the City Council take the following actions:

1. Adopt the Findings as outlined herein;

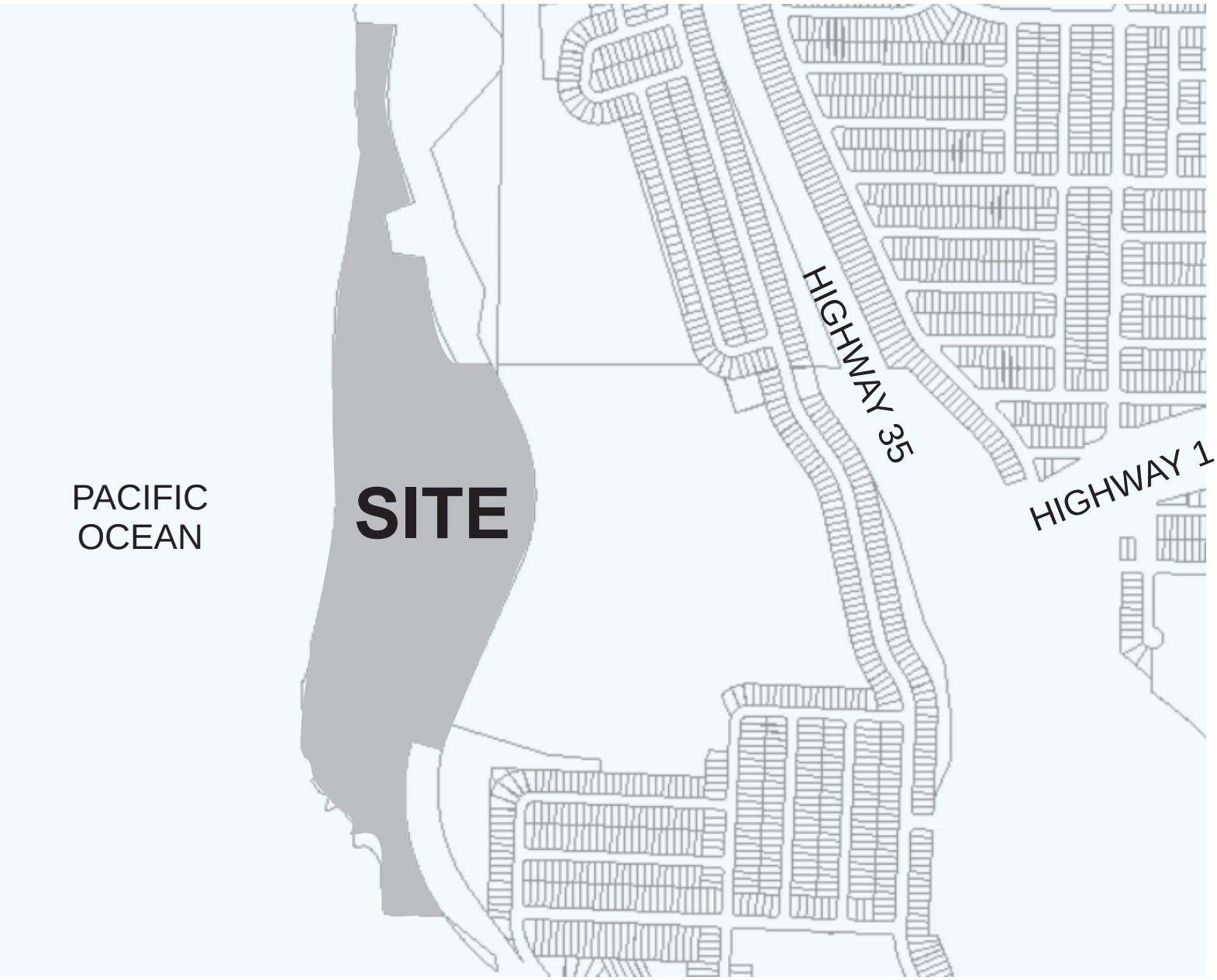
2. Approve Coastal Development Permit CDP-04-23-16189 subject to Conditions of Approval identified herein.

Respectfully submitted,

Michael VanLonkhuysen
Planning Manager

Tatum Mothershead
Director of Economic and
Community Development

Attachments
Attachment A – Location Map
Attachment B – Site Maintenance Plan



ATTACHMENT A

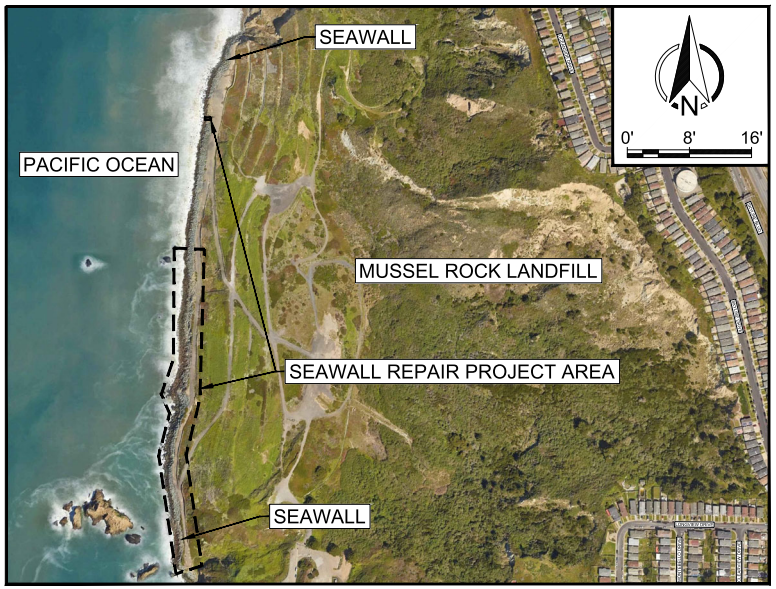
MUSSEL ROCK 2020 SEAWALL REPAIR PROJECT
DALY CITY, CALIFORNIA

SHEET INDEX

SHEET NO.	
1	TITLE PAGE
2	GENERAL NOTES AND DETAILS
3	SITE PLAN, ACCESS PLAN
4	SEAWALL REPAIR PLAN AND TYPICAL SECTIONS, REPAIR AREAS 1, 2, AND 3
5	SEAWALL REPAIR PLAN AND TYPICAL SECTIONS, REPAIR AREAS 4, 5, AND 6
6	SEAWALL REPAIR PLAN AND TYPICAL SECTIONS, REPAIR AREAS 7, 8, AND 9

CITY COUNCIL

MAYOR:	ROD DAUS-MAGBUAL
VICE MAYOR:	RAYMOND A. BUENAVENTURA
COUNCIL MEMBERS:	PAMELA DIGIOVANNI JUSLYN C. MANALO GLENN R. SYLVESTER
CITY MANAGER:	THOMAS J. PICCOLOTTI
CIVIC CENTER:	333 90TH STREET, DALY CITY, CA 94015 PHONE: (650) 991-8064 FAX: (650) 991-8243



LOCATION MAP

APPROVALS:

RICHARD CHIU, PE
DIRECTOR OF PUBLIC WORKS — DATE:

JEFFREY FORNESI
ASSISTANT TO THE PUBLIC WORKS DIRECTOR — DATE:

TATUM MOTHERSHEAD
DIRECTOR OF ECONOMY & COMMUNITY DEVELOPMENT — DATE:

KEVIN FEHR, P.E. #78518
CITY ENGINEER — DATE:

PLANS APPROVED FOR CONSTRUCTION

RICHARD CHIU, PE
DIRECTOR OF PUBLIC WORKS — DATE:

KEVIN FEHR, P.E. #78518
CITY ENGINEER — DATE:

PLANS CONFIRMED TO "AS BUILT" CONDITION:

KEVIN FEHR, P.E. #78518
CONSTRUCTION MANAGER — DATE:

R.P.E.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. VELAYO
No. C56234
CIVIL
STATE OF CALIFORNIA

THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

MUSSEL ROCK
2021 SEAWALL REPAIR PROJECT

TITLE PAGE

DRAWN: T.R.A.	DATE: OCTOBER, 2022	APPROVED _____ CITY ENGINEER	
DESIGNED: M.V.	SCALE: 1" = 8'		
CHECKED: M.V.	SURVEY NO.	PROJECT NUMBER: 2022-10-CS	SHEET COUNT: 1 OF 6 — SHEET NUMBER: 01

G:\Graphics\projects\AND NEW CADD DIRS\MUSSEL ROCK- MIKE VELZY\PLAN SHEETS AS OF 09-06-2022\SHEET 01-R1.dwg 04/13/2023 08:24

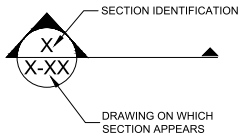
GENERAL ABBREVIATIONS

Ø	DIAMETER
%	PERCENT
A1, A2	GABION WALL START-STOP DESIGNATION
APPROX.	APPROXIMATE
AVE	AVERAGE
B.G.S.	BELOW GROUND SURFACE
CMP	CORRUGATED METAL PIPE
CORR	CORRUGATES
CPP	CORRUGATED PLASTIC PIPE
EA	EACH
EL	ELEVATION
(E)	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
FT	FOOT
GW-A	GABION WALL DESIGNATION
HDPE	HIGH DENSITY POLYETHYLENE
H	HORIZONTAL
IMP	IMPROVEMENT
IN	INCH
INV	INVERT
MHW	MEAN HIGH WATER
(N)	NEW
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PVC	POLYVINYL CHLORIDE
SCH40	SCHEDULE 40
STA 1+00	STATION DESIGNATION
STD	STANDARD
V	VERTICAL

GENERAL NOTES

1. THE CONTRACTOR SHALL PROTECT EXISTING INFRASTRUCTURE, INCLUDING MONITORING WELLS, SURVEY MARKERS, EXISTING DRAIN PIPES AND HALF-ROUND CMP CHANNELS.

2. TYPICAL SECTION NUMBERING SYSTEM



3. CONTRACTOR SHALL USE AVAILABLE OPEN AREA ON UPPER DECK OF LOWER DISPOSAL AREA AND FAR SOUTH END OF SEAWALL AS STAGING AREAS.

LEGEND

- LIMITS OF WASTE DISPOSAL (APPROX LOCATION)
- (E) TOPOGRAPHIC MAJOR CONTOUR (FEET)
- (E) TOPOGRAPHIC MINOR CONTOUR (FEET)
- PROPOSED MAJOR TOPOGRAPHIC CONTOUR (FEET)
- PROPOSED MINOR TOPOGRAPHIC CONTOUR (FEET)
- PROPOSED CULVERT SYSTEM
- (E) GABION WALL
- (E) SITE ACCESS ROAD
- (E) FLOWLINE
- (E) LIMIT OF REFUSE
- (E) DROP INLET AND CULVERT SYSTEM
- GABION WALL WITH START-END ALIGNMENT AND STATIONING DESIGNATION (0+00, 1+00)
- **GW-A** GABION WALL IDENTIFICATION
- CONSTRUCTION TRAFFIC AND ACCESS TO SEAWALL REPAIR AREAS
- (E) OUTFALL
- MEAN HIGH WATER (MHW)
- STAGING AREA
- SLOPE (2 HORIZONTAL TO 1 VERTICAL)
- IN-FILL MATERIAL (TYP)

R.P.E.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. VELEZ
No. C56234
CIVIL
STATE OF CALIFORNIA

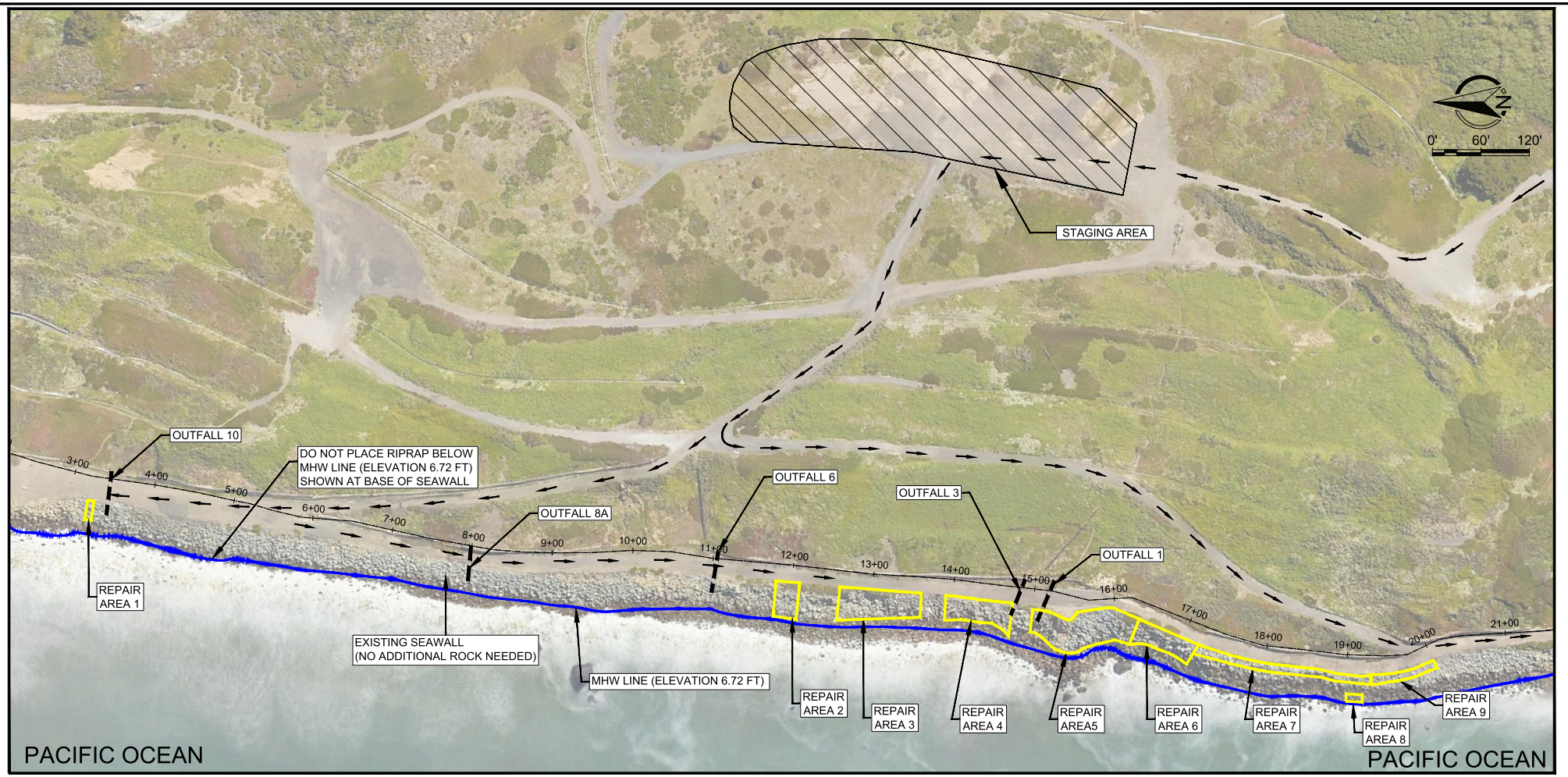
THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

MUSSEL ROCK
2021 SEAWALL REPAIR PROJECT

GENERAL NOTES AND DETAILS

DRAWN: T.R.A.	DATE: OCTOBER, 2022	APPROVED _____ CITY ENGINEER		
DESIGNED: M.V.	SCALE:	PROJECT NUMBER	SHEET COUNT	SHEET NUMBER
CHECKED: M.V.	SURVEY NO.	2022-18-CS	2 OF 6	02

G:\Graphics\projects\AND NEW CADD DIRS\MUSSEL ROCK- MIKE VELEZ\PLAN SHEETS AS OF 09-06-2022\SHEET 02-R1.dwg 04/13/2023 08:26



RIPRAP QUANTITY ESTIMATE (CalTans Class XI)

Repair Area No.	Locations (Stations)		Length Parallel to Seawall (ft)	Approximate Height (ft)	Area (ft2)	Average Riprap Thickness (ft)	Total Volume (ft3)	Riprap Porosity (%)	Vol Voids (ft3)	Adjusted Riprap Volume (ft3)	Calculated Riprap Weight (lbs)	Riprap Weight (tons)
	From	To										
1	3+20	3+28	8	15	120	4	480	35	168	312	51,480	26
2	11+80	12+10	30	25	750	8	6,000	35	2,100	3,900	643,500	322
3	12+60	13+60	100	25	2,500	12	30,000	35	10,500	19,500	3,217,500	1,609
4	13+90	14+75	95	25	2,375	8	19,000	35	6,650	12,350	2,037,750	1,019
5	15+00	16+40	160	25	4,000	8	32,000	35	11,200	20,800	3,432,000	1,716
6	16+40	17+60	120	25	3,000	8	24,000	35	8,400	15,600	2,574,000	1,287
7	17+60	19+30	170	4	680	4	2,720	35	952	1,768	291,720	146
8	19+00	19+20	20	15	300	8	2,400	35	840	1,560	257,400	129
9	19+30	20+00	70	4	280	4	1,120	35	392	728	120,120	60
			773		14,005		117,720			76,518	12,625,470	**6,313**

NOTE:
PROTECT OUTFALLS WITHIN THE CONSTRUCTION ZONE,
OR REPLACE IF DAMAGED.

R.P.E.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. VELEZ
No. C56234
CIVIL
STATE OF CALIFORNIA

THE CITY OF DALY CITY

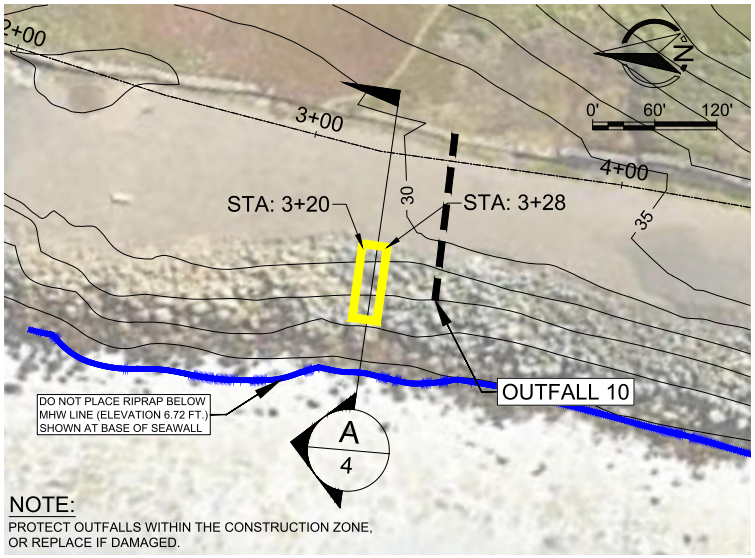
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

MUSSEL ROCK
2021 SEAWALL REPAIR PROJECT

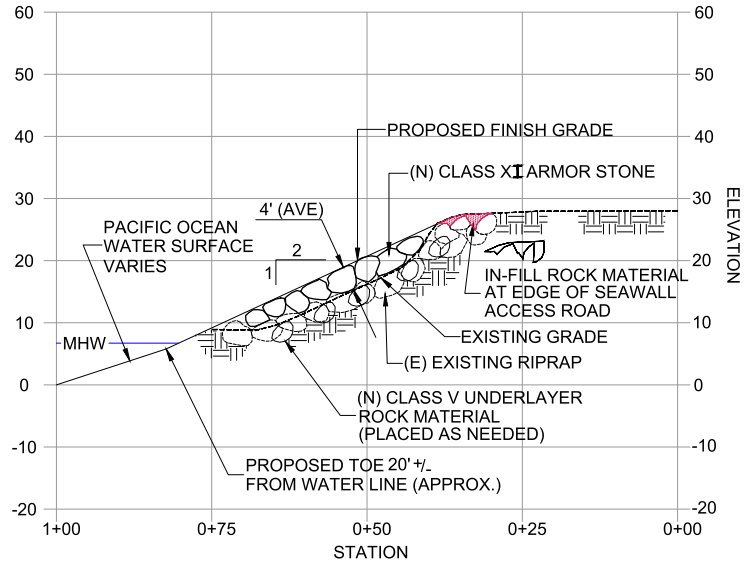
SITE PLAN AND SEAWALL ACCESS PLAN

DRAWN: T.R.A.	DATE: OCTOBER, 2022	APPROVED _____ CITY ENGINEER	
DESIGNED: M.V.	SCALE: AS SHOWN	PROJECT NUMBER	SHEET COUNT / SHEET NUMBER
CHECKED: M.V.	SURVEY NO.	2022-10-CS	3 OF 6 — 03

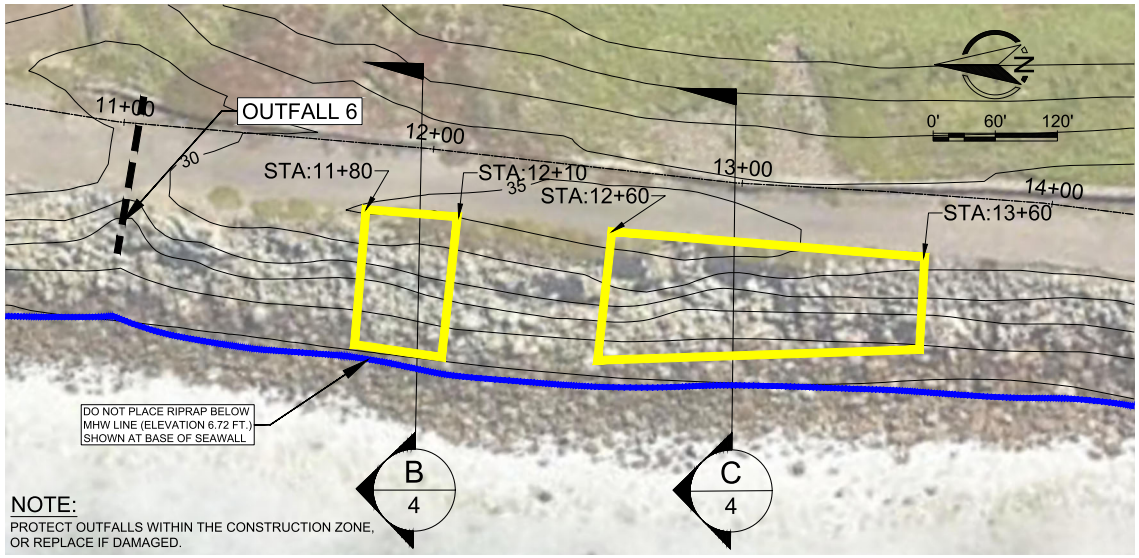
G:\Graphics\projects\AND NEW CADD DIRS\MUSSEL ROCK- MIKE VELEZ\PLAN SHEETS AS OF 09-06-2022\SHEET 03-R1.dwg 04/13/2023 08:30



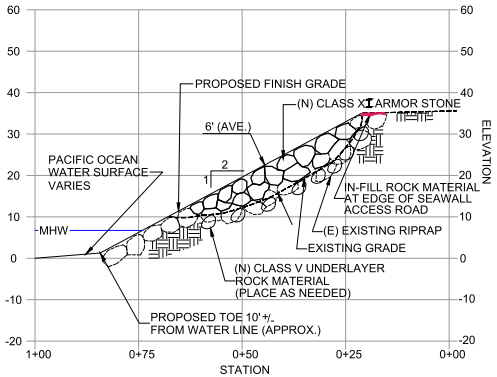
AREA 1 PLAN - STA: 3+20 TO 3+28
SCALE: 1" = 20'



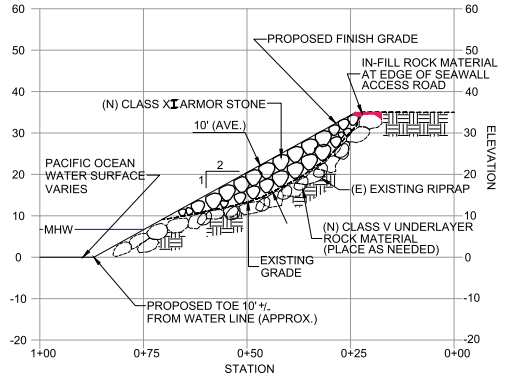
AREA 1 PROFILE - @ STA: 3+25 (A / -)
SCALE: 1" = 10'



AREA 2 & 3 PLAN - STA: 11+80 TO 13+60
SCALE: 1" = 20'



AREA 2 PROFILE - @ STA: 12+00 (B / -)
SCALE: 1" = 15'



AREA 3 PROFILE - @ STA: 13+00 (C / -)
SCALE: 1" = 15'

R.P.E.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. VELYPLAN
No. C56234
CIVIL
STATE OF CALIFORNIA

DALY CITY CALIFORNIA

THE CITY OF DALY CITY

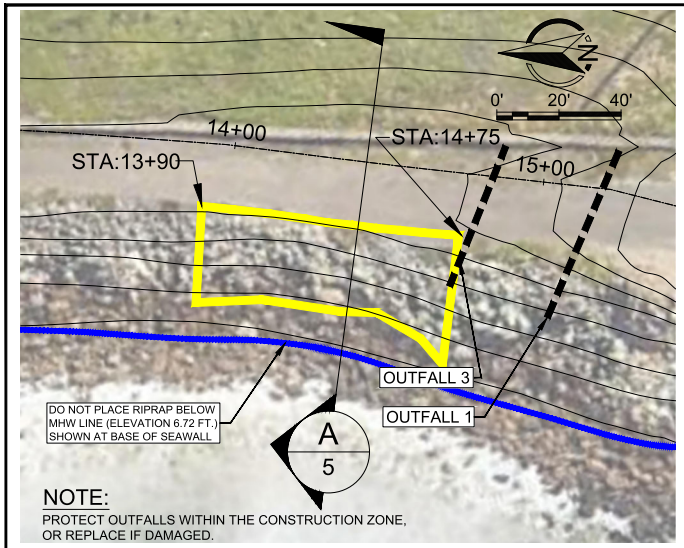
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

MUSSEL ROCK
2021 SEAWALL REPAIR PROJECT

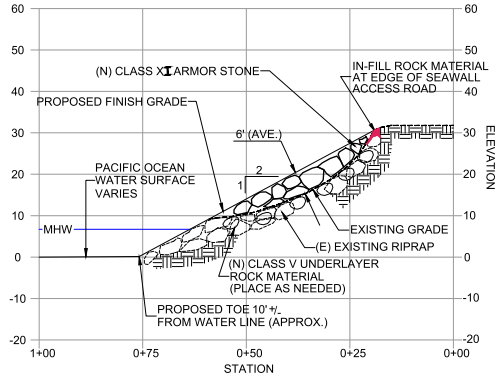
SEAWALL REPAIR PLAN AND TYPICAL SECTIONS
REPAIR AREAS 1, 2, AND 3

DRAWN: T.R.A.	DATE: OCTOBER, 2022	APPROVED	CITY ENGINEER
DESIGNED: M.V.	SCALE: AS SHOWN		
CHECKED: M.V.	SURVEY NO.	PROJECT NUMBER	SHEET COUNT / SHEET NUMBER
		2022-10-CS	4 OF 6 — 04

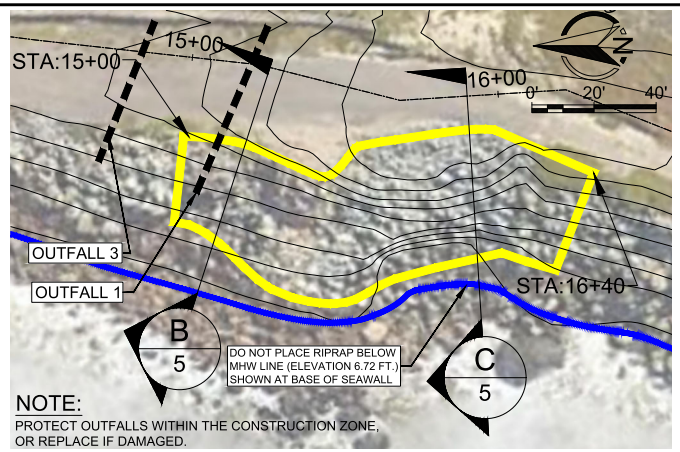
G:\Graphics\projects\AND NEW CADD DIRS\MUSSEL ROCK- MIKE VELZYPLAN SHEETS AS OF 09-06-2022\SHEET 04-R1.dwg 04/13/2023 08:31



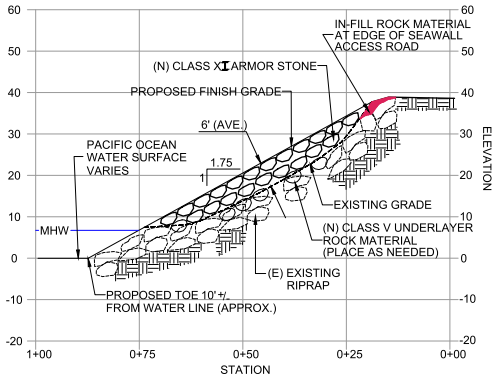
AREA 4 PLAN - STA: 13+90 TO 14+75
SCALE: 1" = 20'



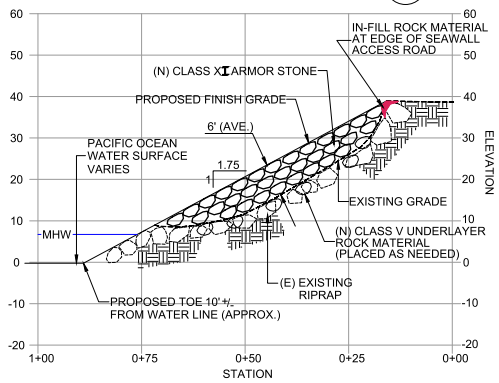
AREA 4 PROFILE - @ STA: 14+45 (A / -)
SCALE: 1" = 15'



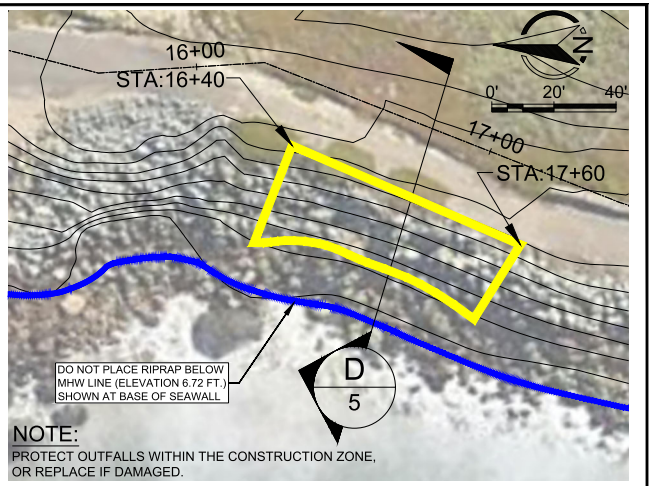
AREA 5 PLAN - STA: 15+00 TO 16+40
SCALE: 1" = 20'



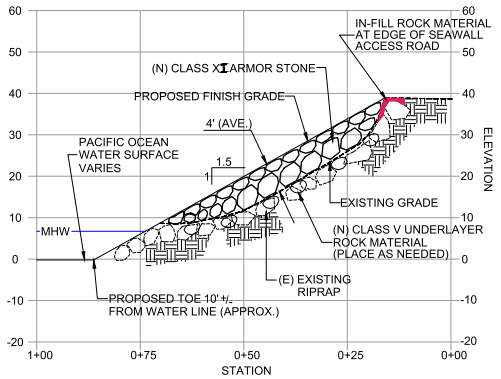
AREA 5 PROFILE - @ STA: 15+25 (B / -)
SCALE: 1" = 15'



AREA 5 PROFILE - @ STA: 15+90 (C / -)
SCALE: 1" = 15'



AREA 6 PLAN - STA: 16+40 TO 17+60
SCALE: 1" = 20'



AREA 6 PROFILE - @ STA: 16+80 (D / -)
SCALE: 1" = 15'

R.P.E.
REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. VELEZ
No. C56234
CIVIL
STATE OF CALIFORNIA

THE CITY OF DALY CITY

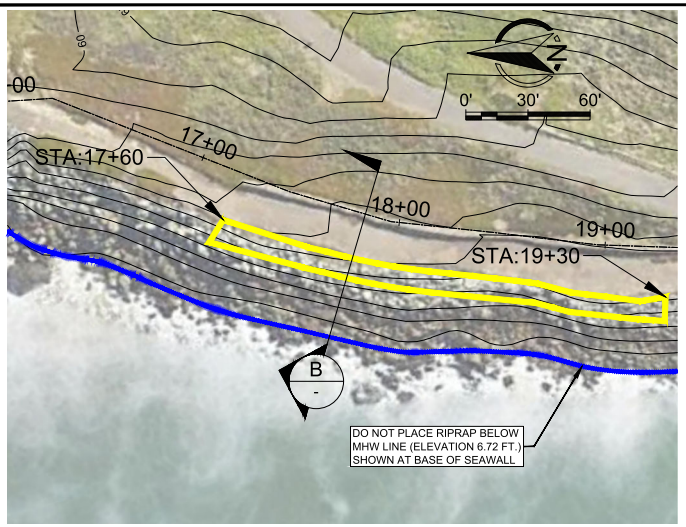
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

MUSSEL ROCK
2021 SEAWALL REPAIR PROJECT

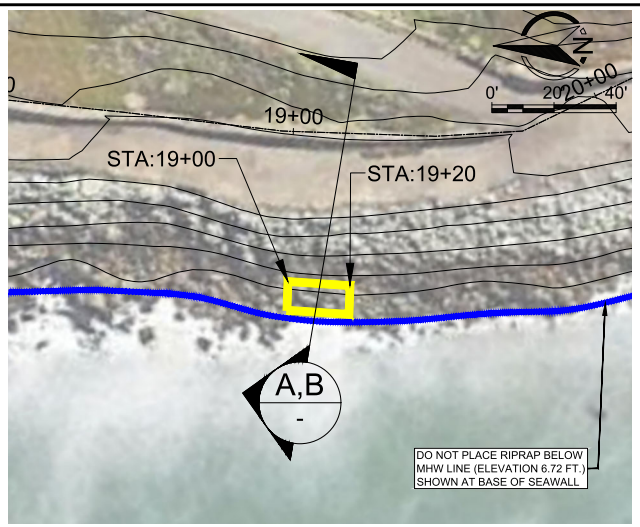
SEAWALL REPAIR PLAN AND TYPICAL SECTIONS
REPAIR AREAS 4, 5, AND 6

DRAWN: T.R.A.	DATE: OCTOBER, 2022	APPROVED _____ CITY ENGINEER	
DESIGNED: M.V.	SCALE: AS SHOWN	PROJECT NUMBER	SHEET COUNT / SHEET NUMBER
CHECKED: M.V.	SURVEY NO.	2022-10-CS	5 OF 6 — 05

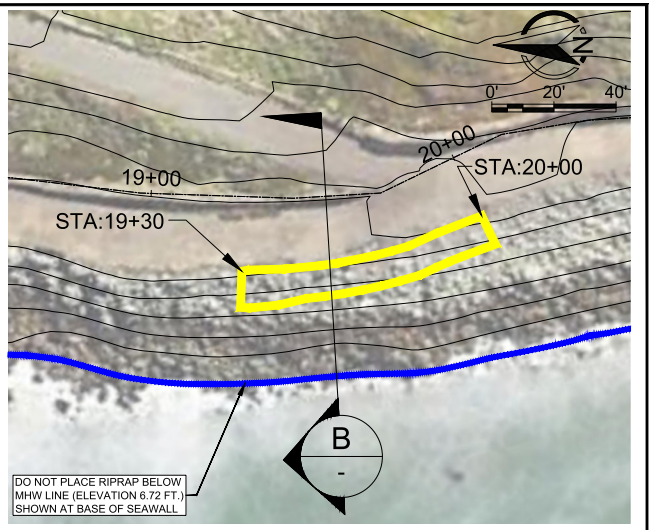
G:\Graphics\projects\AND NEW CADD DIRS\MUSSEL ROCK- MIKE VELEZ\PLAN SHEETS AS OF 09-06-2022\SHEET 05-R1.dwg 04/13/2023 08:40



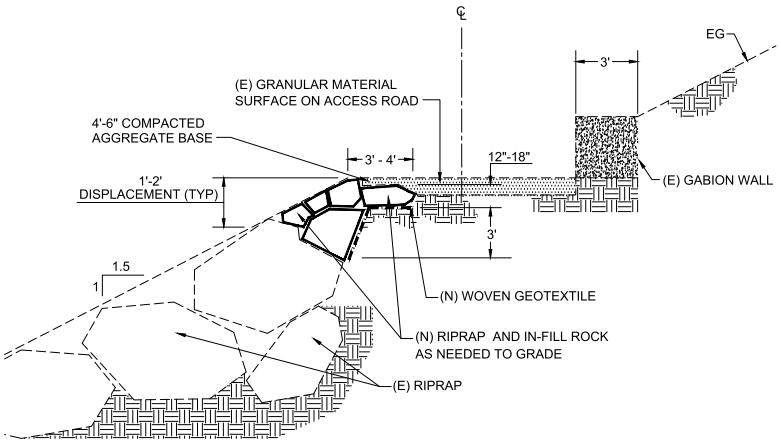
AREA 7 PLAN - STA: 17+60 TO 19+30 (SEE DETAIL "B")
SCALE: 1" = 20'

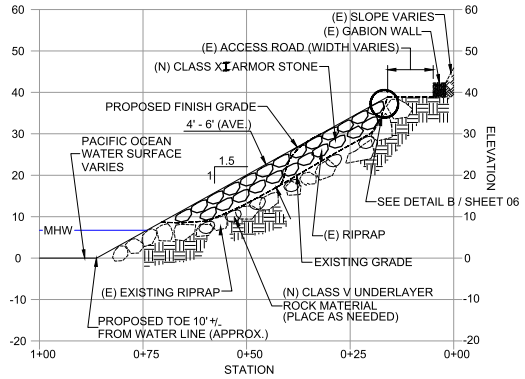


AREA 8 PLAN - STA: 19+00 TO 19+20
SCALE: 1" = 20'



AREA 9 PLAN - STA: 19+30 TO 20+00 (SEE DETAIL "B")
SCALE: 1" = 20'





AREA 8 PROFILE - @ STA: 18+90 (A / -)
SCALE: 1" = 15'

NOTES:

1. BUILD UP EDGE OF SEAWALL ROAD WITH FILL-IN ROCK OVERLAIN WITH GEOTEXTILE FILTER FABRIC AND 9" OF GRINDING MATERIAL COMPACTED TO 95% R.C. (ASTM 698).
2. BASED ON GOOGLE EARTH, ACCESS ROAD WIDTH HAS VARIED OVER THE PAST 12 YEARS FROM APPROX. 15 TO 20 FEET. THE CURRENT ROAD WIDTH IS APPROXIMATELY 15 FEET. AN ADDITIONAL 1 TO 2 FEET OF WIDTH MAY BE RECOVERED MAKING THE MAXIMUM ROAD WIDTH APPROXIMATELY 17 FEET. THIS WORK WILL NOT EXTEND THE EDGE OF THE ROAD BEYOND PREVIOUS ESTABLISHED EDGE LINE.
3. BETWEEN STA 17+60 AND 20+00, REMOVE EXPOSED FILTER FABRIC ALONG ACESS ROAD EDGE AND DISPOSE OFF-SITE.

AREAS 7 & 9 SEAWALL ACCESS ROAD DETAIL - STA: 17+60 TO 20+00 (B / -)
SCALE: 1" = 3'

R.P.E.

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. VELYPLAN
No. C56234
CIVIL
STATE OF CALIFORNIA

⚠ -	-

THE CITY OF DALY CITY

CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

MUSSEL ROCK
2021 SEAWALL REPAIR PROJECT

SEAWALL REPAIR PLAN AND TYPICAL SECTIONS
REPAIR AREAS 7, 8, AND 9

DRAWN: T.R.A.	DATE: OCTOBER, 2022	APPROVED _____ CITY ENGINEER			
DESIGNED: M.V.	SCALE: AS SHOWN	PROJECT NUMBER	SHEET COUNT	SHEET NUMBER	
CHECKED: M.V.	SURVEY NO.	2022-10-CS	6 OF 6	06	

G:\Graphics\projects\AND NEW CADD DIRS\MUSSEL ROCK- MIKE VELZ\PLAN SHEETS AS OF 09-06-2022\SHEET 06-R1.dwg 04/13/2023 08:42

Meeting Date: May 22, 2023

Subject: North East Medical Services Building Sign Program (2171 Junipero Serra Boulevard) – Use Permit UPR-4-23-16182

Recommended Action

Approve the Use Permit for the creation of the North East Medical Services Building Sign Program UPR-4-23-16182.

Planning Commission Discussion

On May 2, 2023, the Planning Commission voted 4-0 to recommend the City Council approve the sign program. The Planning Commission spoke favorably about the proposal and thought the proposed signs would complement the building well.

Background

The applicant, IA Interior Architects, on behalf of the property owner, North East Medical Services (NEMS), is requesting approval to establish a sign program for the North East Medical Services Building located at 2171 Junipero Serra Boulevard (see Attachment A – Location Map). The proposed sign square feet exceed the maximum allowed by the Zoning Ordinance and therefore a Sign Program is required.

Discussion

NEMS, the owner of the building at 2171 Junipero Serra Boulevard, desires to enhance the visibility of the building and to do so has proposed adding its name to the top of the building and other improvements. Because of the number of letters in the NEMS name and the desire to add Chinese characters communicating the NEMS name, the sign designer and staff have worked together to develop a sign scheme for the top of the building that achieves the owner's objective, is acceptable to the City, and is generally consistent with other sign program approvals in the area.

Because the Zoning Ordinance restricts the maximum allowable sign area for the property on which the NEMS Building is situated to 113 square feet, the applicant must receive Sign Program approval to install the signs. The following provides a summary of the signs proposed:

- North and South façades: The copy of these signs include the NEMS logo, full name, and Chinese characters of the NEMS name, and total 360 square feet.

- West façade: The copy of this signs is the NEMS acronym only and is approximately 46 square feet.

- West building pedestrian entrance (first floor): The copy of this sign would be the NEMS logo, full name, and Chinese characters of the NEMS name, and total approximately 48 square feet.

Each of the above building-top signs would be halo-illuminated only, consistent with the Sign Program approved for the DC Station at 2001 Juniper Serra Boulevard. The entrance signs would be halo-lit channel letters. No signs would face east, toward the residential neighborhood.

The City Council should be aware that in addition to the signs, the applicant has proposed painting the building and adding red decorative lighting bands at the façade of each floor facing west, south, and east, for an enhanced nighttime aesthetic. Although the building paint is not within the purview of the City Council approval, staff consider the lighting bands to be within Sign Program approval and has recommended a Condition of Approval that this lighting be dimmable.

As is the case of all sign programs in the City, the objective of the North East Medical Services Building Sign Program is to ensure that all signs on the building provide visual consistency, design uniformity, and contribute to a positive aesthetic on the building. Staff has worked closely with the sign designer and NEMS to develop the current proposal and with the Condition of Approval mentioned in the previous paragraph, feels the Sign Program meets this objective.

Environmental Assessment

The Planning Commission 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 15301 – Minor alteration of existing private structures and new copy on existing signs.

Findings

The Planning Commission found that the approval of Use Permit UPR-4-23-16182, as conditioned, is in accordance with Section 17.45, Design Review, of the Daly City Municipal Code. Approval of the user permit application, 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. The Planning Commission recommends the City Council make the following findings:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the City Council conducted a public hearing on May 22, 2023; notice of said hearing was by newspaper publication on May 11, 2023, posting and first class mailing to property owners within 300 feet;

2. The Sign Program complies with the Daly City Sign Code, DCMC Chapter 17.32;

3. The Sign Program ensures that all signs on the building provide visual consistency, design uniformity, and contribute to a positive aesthetic on the building; and

4. The City Council 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 15301(g) – Minor alteration of existing private structures and new copy on existing signs.

Conditions of Approval

The Planning Commission recommends the City Council approved Use Permit Use Permit UPR-4-23-16182, 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 Sign Program approval shall be valid for a period of one year from the date of City Council approval. The approvals shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project or if the applicant fails to obtain a valid business license.

2. The Sign Program 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.

3. The decorative lighting bands at the façade of each floor shall be dimmable and located on the north, south, and west elevations only. The ability for lights to dim shall be indicated on building permit drawings.

Staff Recommendation

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

1. Adopt the Findings as outlined herein;

2. Affirm the Environmental Assessment; and

3. Use Permit UPR-4-23-16182 (Sign Program), subject to the Conditions of Approved outlined herein.

Respectfully submitted,

Michael VanLonkhuysen
Planning Manager

Tatum Mothershead
Director of Economic and Community Development

Attachments
Attachment A – Location Map
Attachment B – Project Plans


Junipero Serra Blvd
Junipero Serra Blvd
Junipero Serra Blvd
2171 Junipero
Serra Blvd, Daly City...
St. Francis
Veterinary Hospital
Speedway
Niantic Ave
Niantic Ave
1

NEMS
NORTH
EAST
MEDICAL
SERVICES

NORTH EAST
MEDICAL SERVICES
東　北　醫　療　中　心

NEMS - Daly City

2171 Junipero Serra Blvd.

Master Sign Program

March 23, 2022

IA | INTERIOR ARCHITECTS

Material Specifications

2171 Junipero Serra Blvd

Paint Colors

White

Matthews Paint
11936
Split Second Red

Matthews Paint
7273
Graytint

Matthews Paint
12416
Shipyard Grey

Graphic Colors

White

Pantone 201M

Vinyl

3M White
die cut vinyl

Materials



Stainless Steel



Acrylic - 2447

Existing Condition

2171 Junipero Serra Blvd







Proposed Building Paint Update

2171 Junipero Serra Blvd

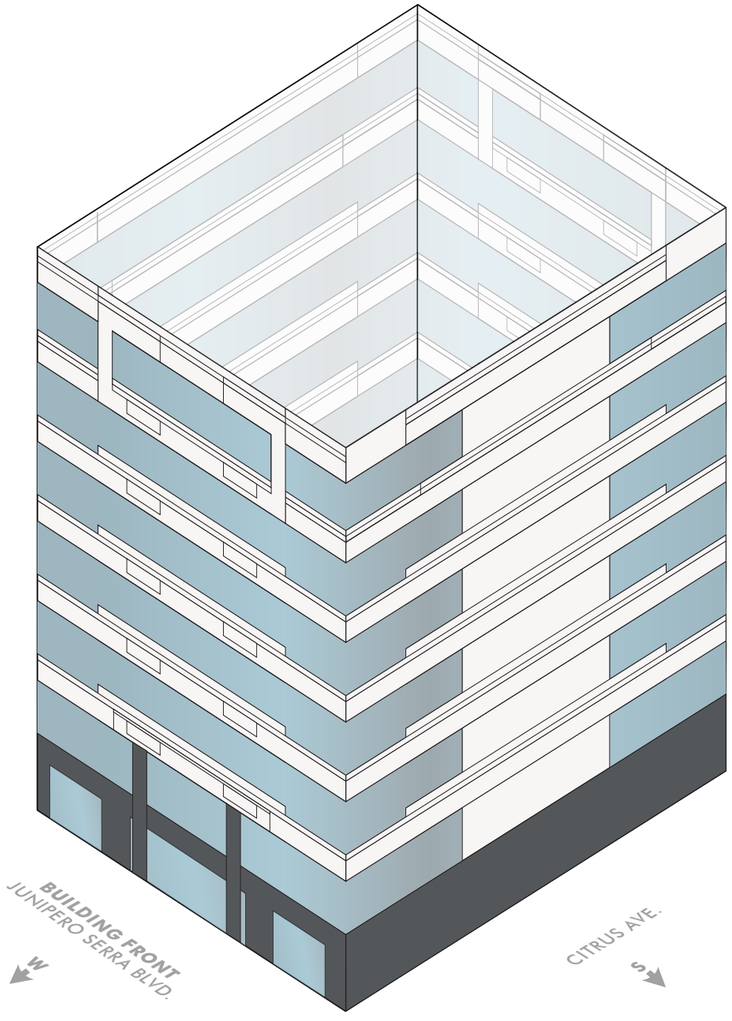


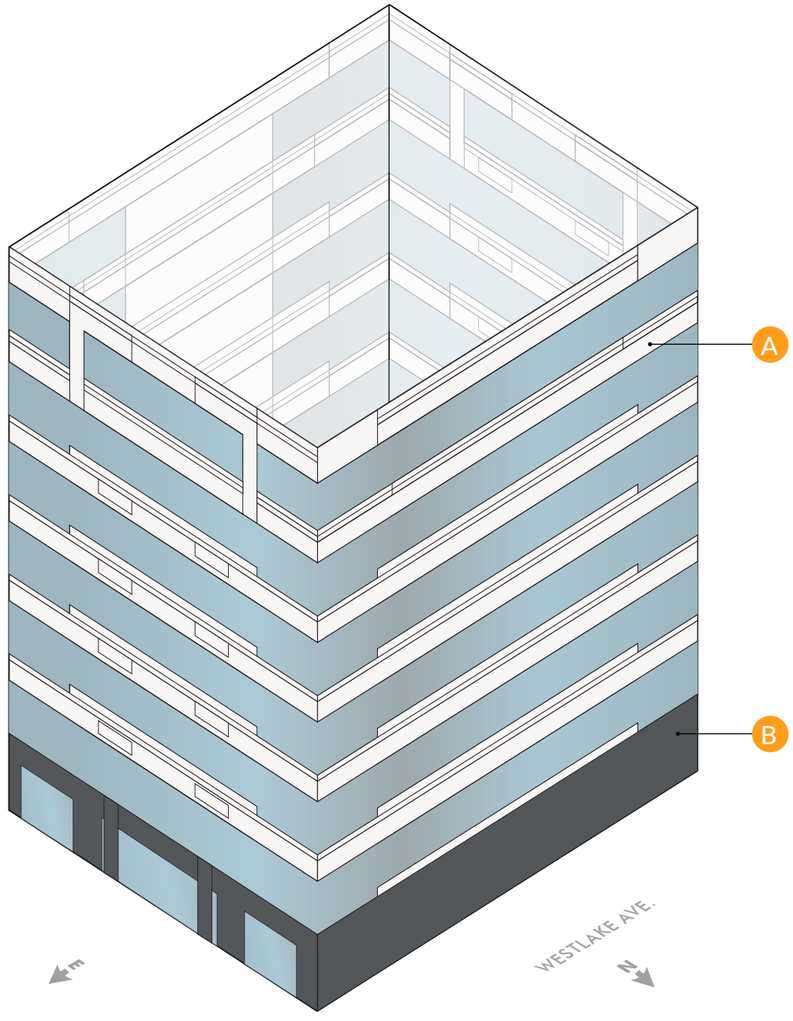




P1 - Building Exterior Paint: All Sides

2171 Junipero Serra Blvd





P1 EXTERIOR PAINT

SCALE: NTS

FABRICATION DETAILS

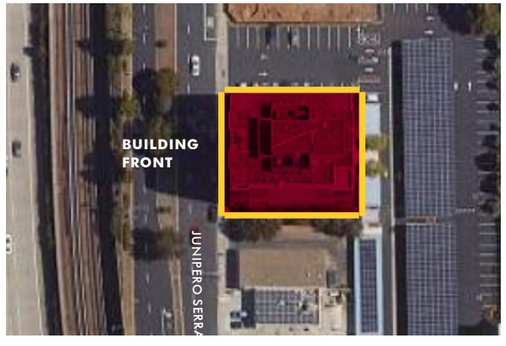
A Exterior grade paint by others - Matthews Paint 7273 Graytint

B Exterior grade paint by others - Matthews Paint 12416 Shipyard Grey

NOTE:

FABRICATOR TO VERIFY DIMENSIONS IN FIELD, PROVIDE SHOP DRAWINGS, AND PROVIDE SAMPLES AS INDICATED. IA TO PROVIDE FINAL ARTWORK.

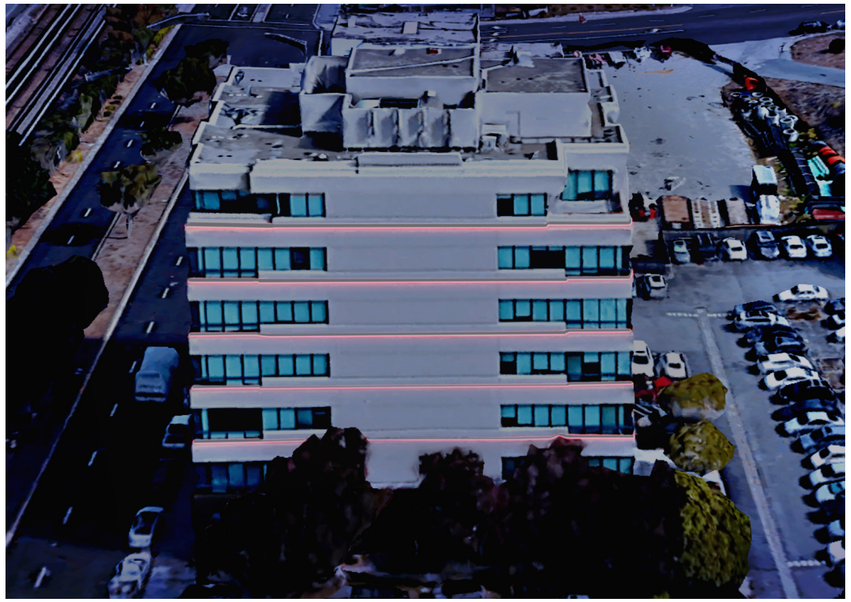
KEY PLAN



Proposed Lighting

2171 Junipero Serra Blvd

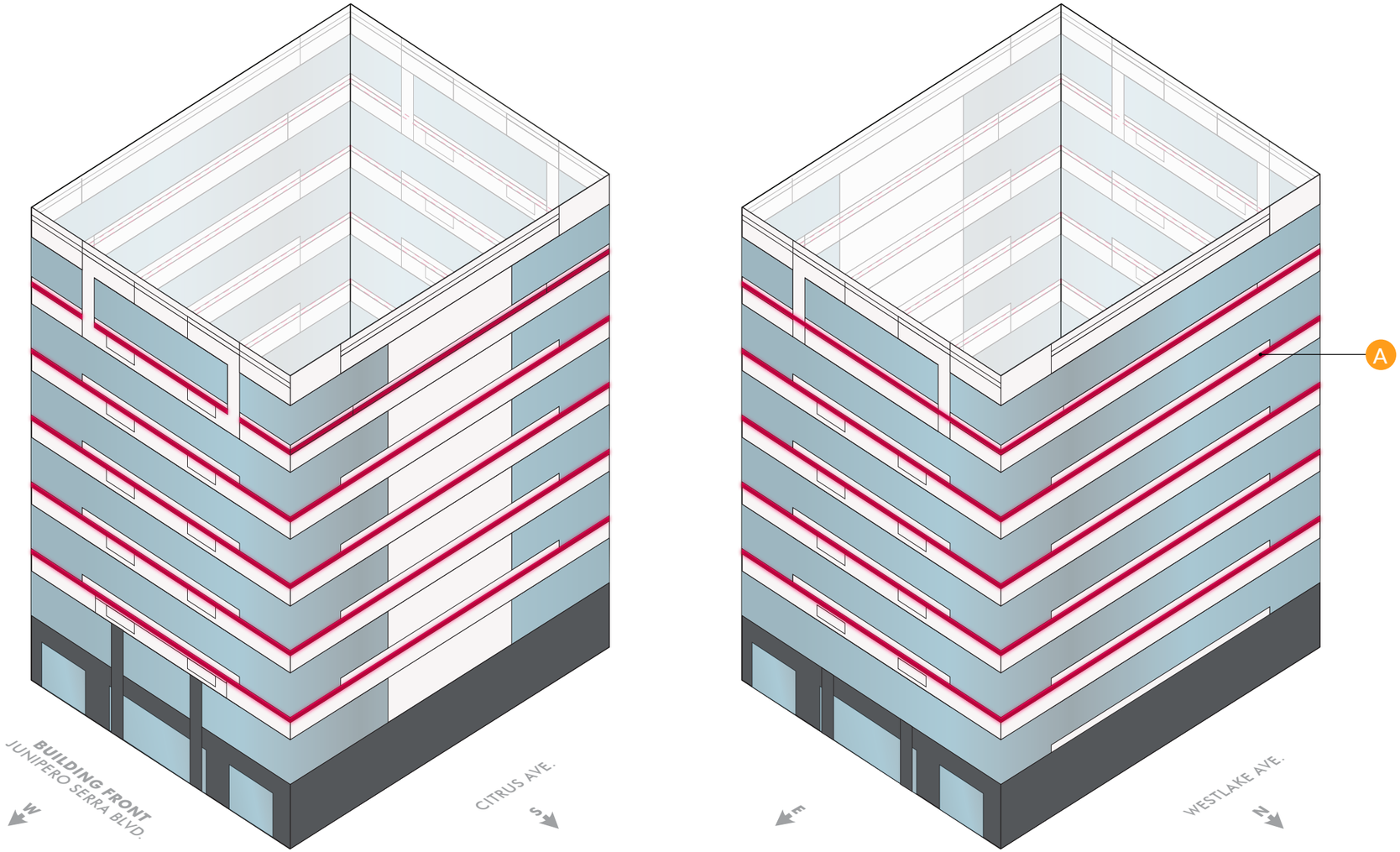






LT1 - **Building Illumination:** All Sides

2171 Junipero Serra Blvd



LT1 LED LIGHTING

SCALE: NTS

FABRICATION DETAILS

A Exterior linear LED lighting on all sides of the building. No visible hardware during the day. Colors: Pantone 201M.

NOTE:

FABRICATOR TO VERIFY DIMENSIONS IN FIELD, PROVIDE SHOP DRAWINGS, AND PROVIDE SAMPLES AS INDICATED. IA TO PROVIDE FINAL ARTWORK.

REFERENCES

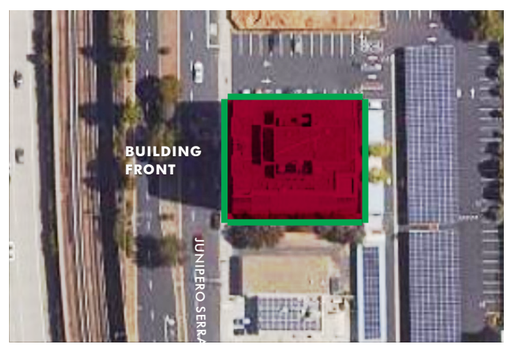


LED Exterior Lighting



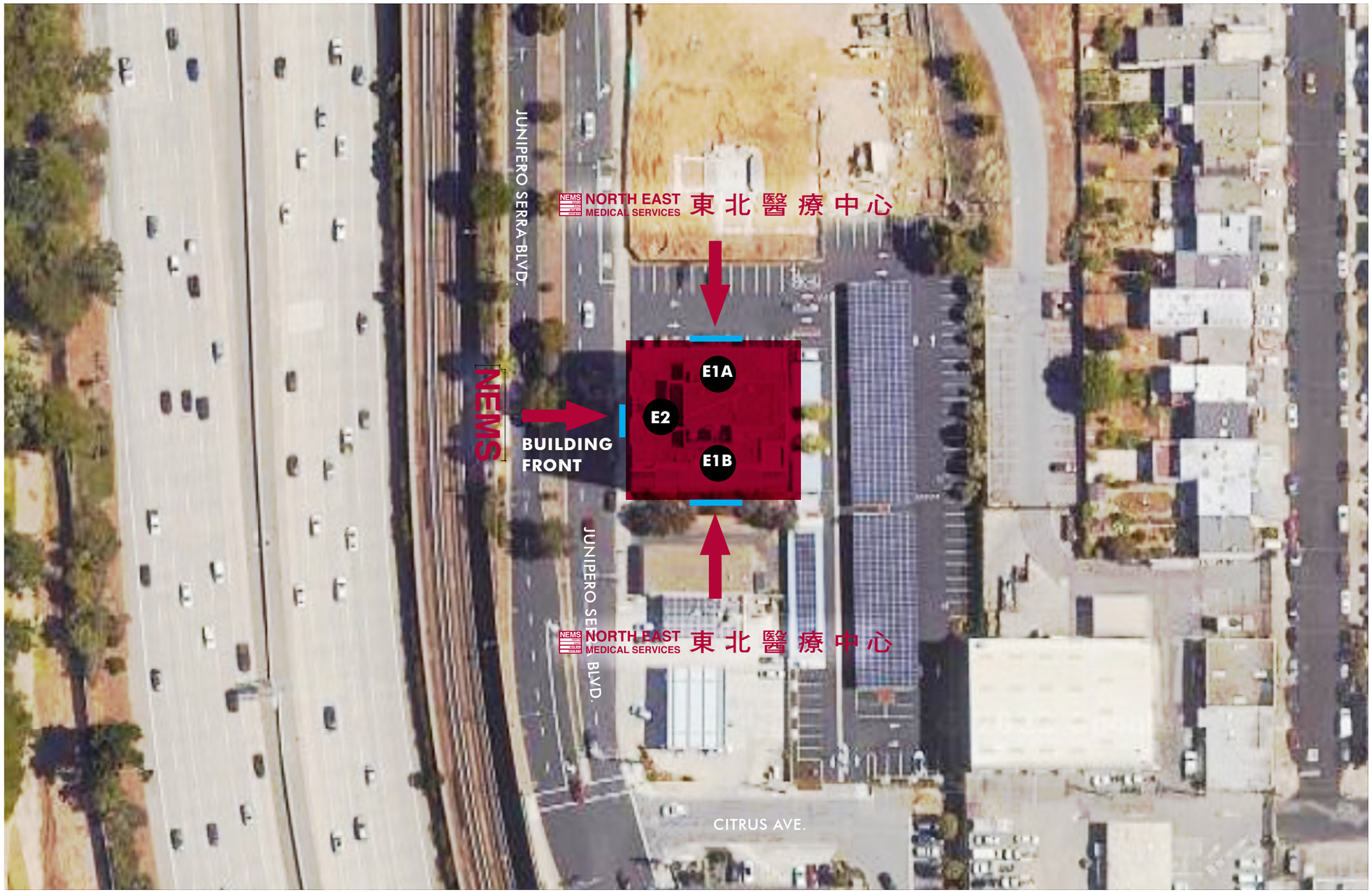
Day vs.Night Illumination

KEY PLAN



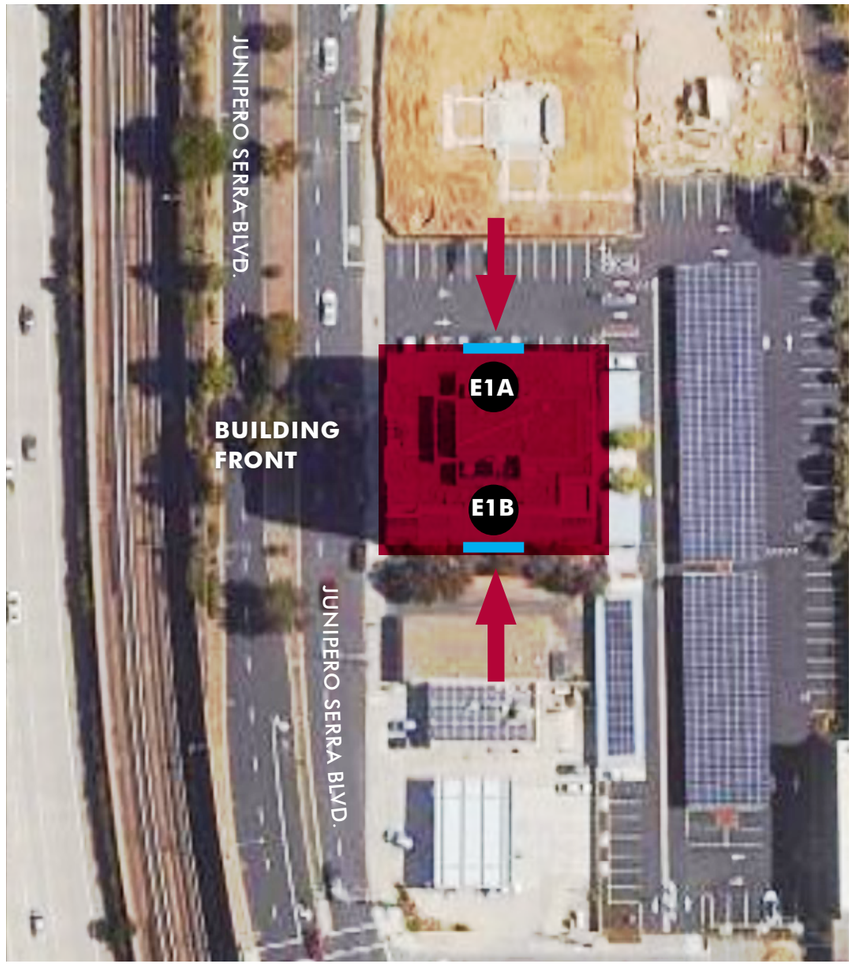
Signage Site Map

2171 Junipero Serra Blvd

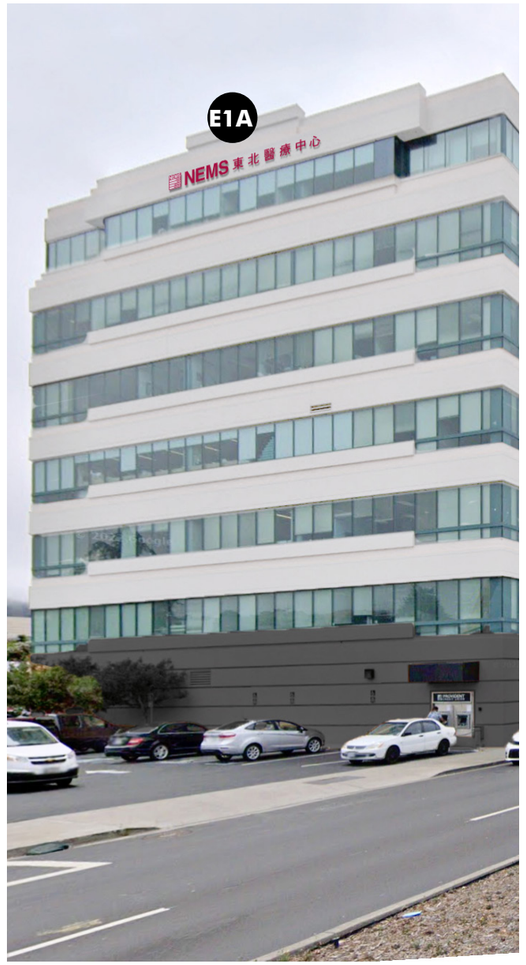


E1- Proposed Sign Plan: North & South Facades

2171 Junipero Serra Blvd



E1 Locations



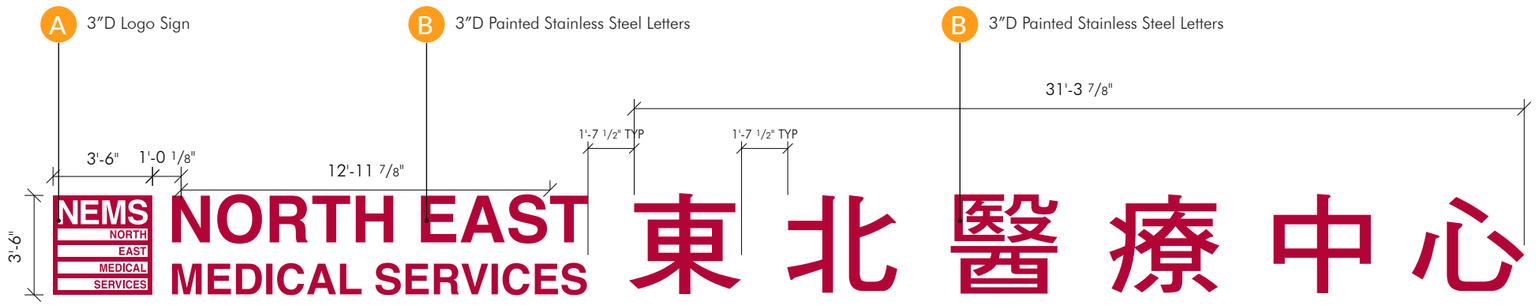
North Facade



South Facade

E1 - Building Exterior Signage: North & South Facades

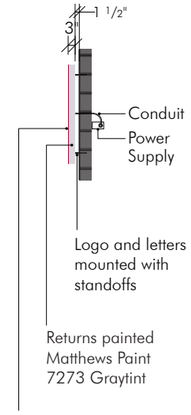
2171 Junipero Serra Blvd



E1 ACRYLIC LOGO + PAINTED METAL LETTERS

SCALE: 3/16"= 1'0"

TOTAL QTY (2)
SQUARE FOOTAGE PER LOCATION: 181.23 SQ. FT.
TOTAL SQUARE FOOTAGE: 362.46 SQ. FT.



FABRICATION DETAILS

A 3" deep, face-lit and halo-lit painted aluminum sign cabinet. Colors: Matthews Paint 11936 Split Second Red and White. Reference "Fabrication Intent" for more fabrication details (PG20).

Located in (2) locations on the building — North and South sides.

B 3" deep, stainless steel, white halo-lit channel letters. Face painted Matthews Paint 11936 Split Second Red. Sides painted Matthews Paint 7273 Graytint. Reference "Fabrication Intent" for more fabrication details (PG20).

Located in (2) locations on the building — North and South sides.

NOTE:

FABRICATOR TO VERIFY DIMENSIONS IN FIELD, PROVIDE SHOP DRAWINGS, AND PROVIDE SAMPLES AS INDICATED. IA TO PROVIDE FINAL ARTWORK.

REFERENCES

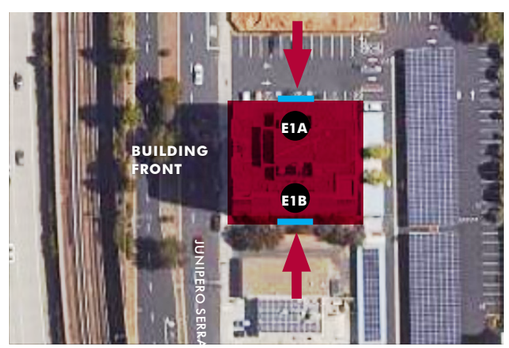


Metal, White Halo-Lit Sign



Acrylic Face & Halo-Lit Sign

KEY PLAN





Axonometric - Day



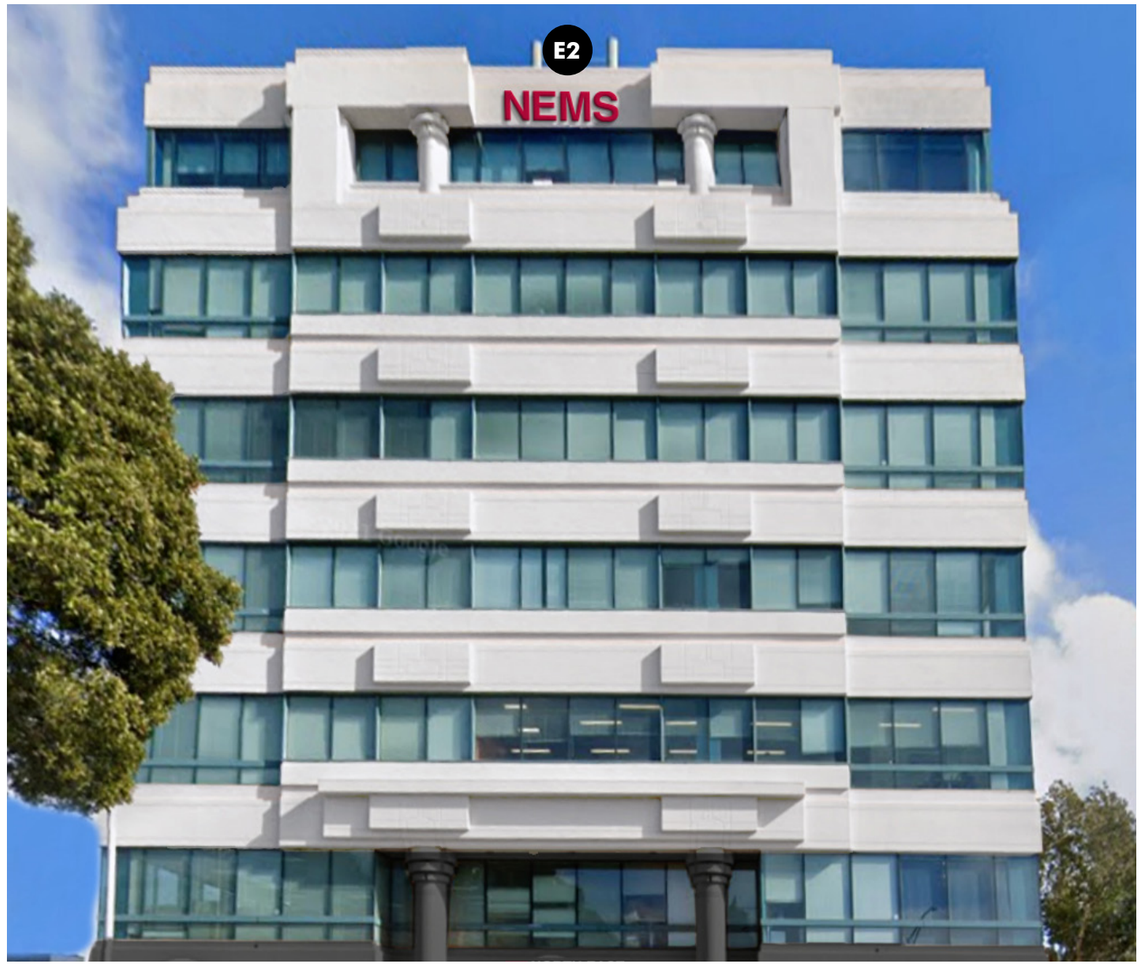
Axonometric - Night Illumination

E2 - Proposed Sign Plan: West Facade

2171 Junipero Serra Blvd



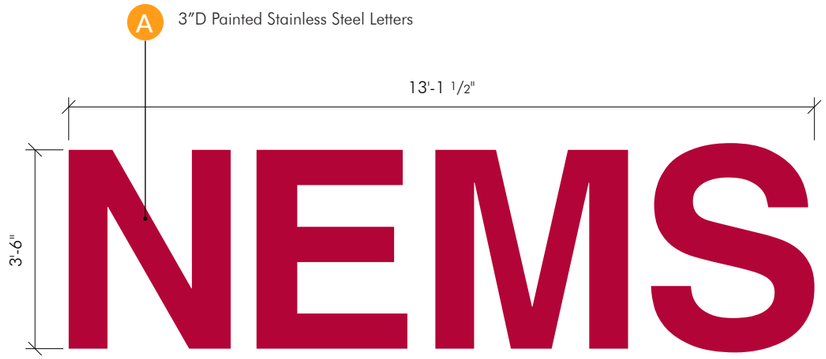
E2 Location

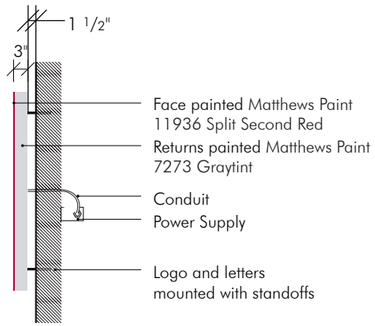


West Facade

E2 - Building Exterior Signage: West Facade

2171 Junipero Serra Blvd





E2 PAINTED METAL LETTERS

SCALE: 3/8"= 1'0"

TOTAL QTY (1)
TOTAL SQUARE FOOTAGE: 45.94 SQ. FT.

FABRICATION DETAILS

A 3" deep, stainless steel, white halo-lit channel letters. Face painted Matthews Paint 11936 Split Second Red. Sides painted Matthews Paint 7273 Graytint. Reference "Fabrication Intent" for more fabrication details (PG20).

Located in (1) location on the building — West side.

NOTE:

FABRICATOR TO VERIFY DIMENSIONS IN FIELD, PROVIDE SHOP DRAWINGS, AND PROVIDE SAMPLES AS INDICATED. IA TO PROVIDE FINAL ARTWORK.

REFERENCES



Metal, White
Halo-Lit Sign

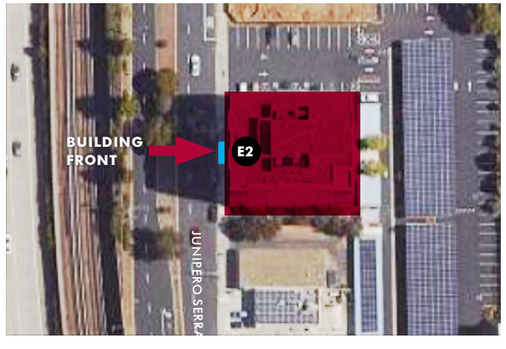


Axonometric - Day



Axonometric - Night Illumination

KEY PLAN

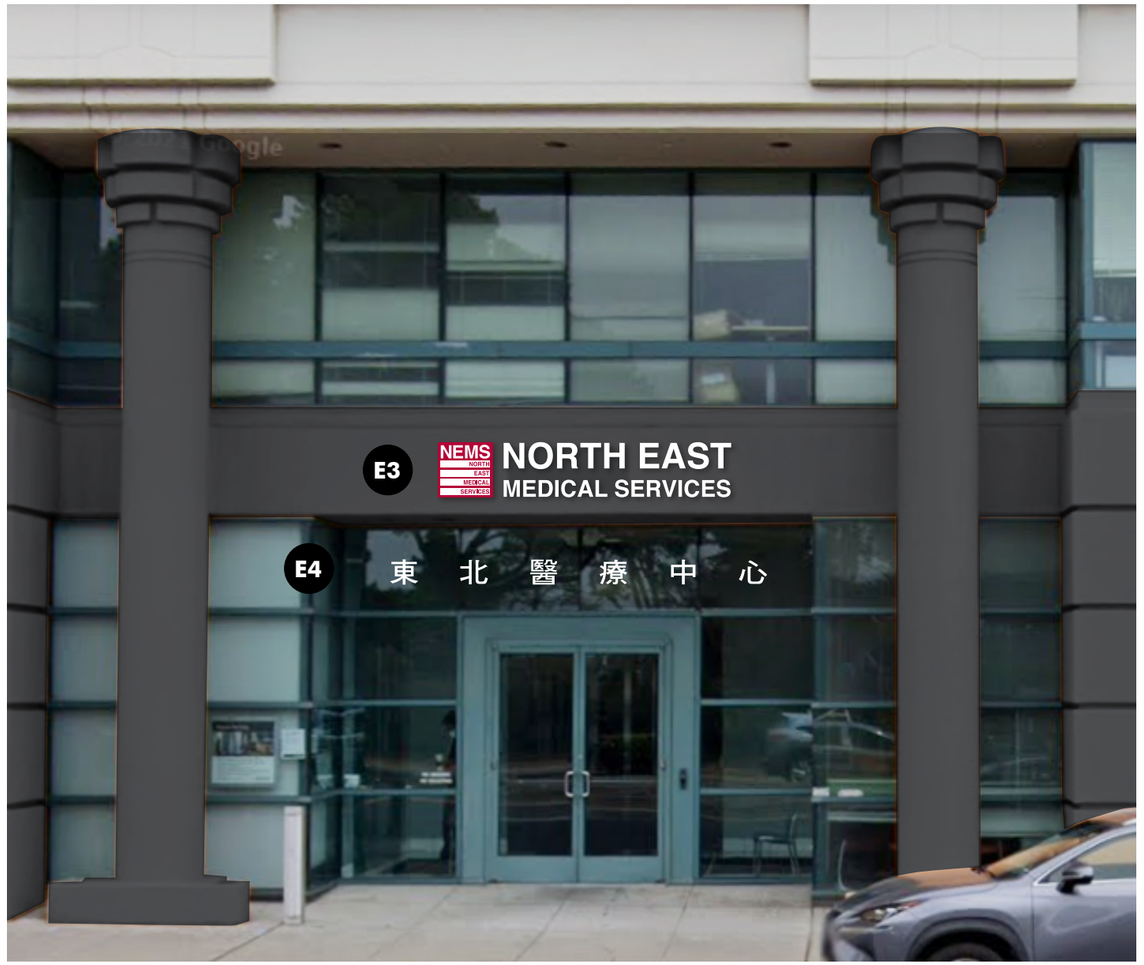


E3 & E4 - Proposed Sign Plan: West Facade Entrance

2171 Junipero Serra Blvd



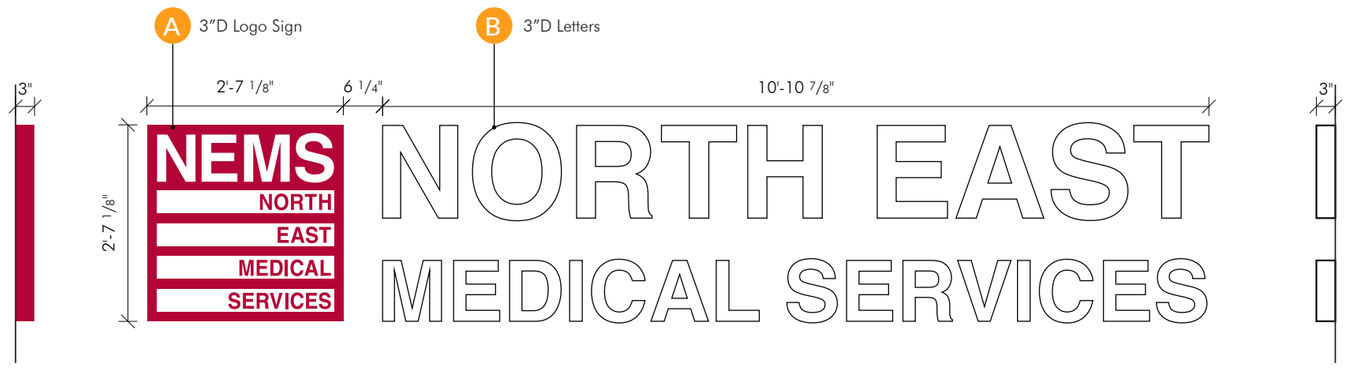
E3 & E4 Location



West Facade - Entrance

E3 - Building Front Signage: West Facade Entrance

2171 Junipero Serra Blvd

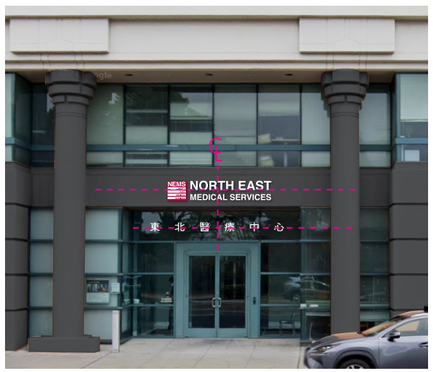


E3 ILLUMINATED CABINET + CHANNEL LETTERS (WHITE & RED RETURNS)

SCALE: 1/2"= 1'0"

TOTAL QTY (1)
TOTAL SQUARE FOOTAGE: 36.35 SQ. FT.

RENDERING



West Facade

FABRICATION DETAILS

A 3" deep painted aluminum sign cabinet. Internally illuminated. Colors: Matthews Paint 11936 Split Second Red and white. Reference "Fabrication Intent" for more fabrication details (PG19).

Located in (1) location on the building — West side.

B 3" deep face-lit, aluminum channel letters. Colors: White. Reference "Fabrication Intent" for more fabrication details (PG20).

Located in (1) location on the building — West side.

NOTE:

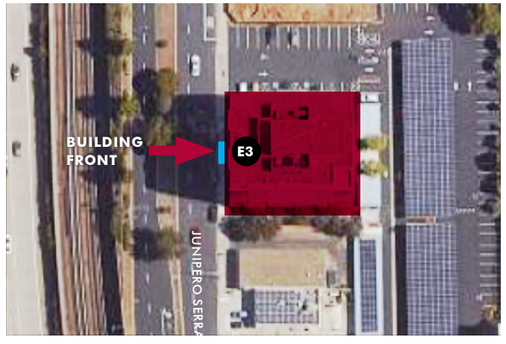
FABRICATOR TO VERIFY DIMENSIONS IN FIELD, PROVIDE SHOP DRAWINGS, AND PROVIDE SAMPLES AS INDICATED. IA TO PROVIDE FINAL ARTWORK.

REFERENCES



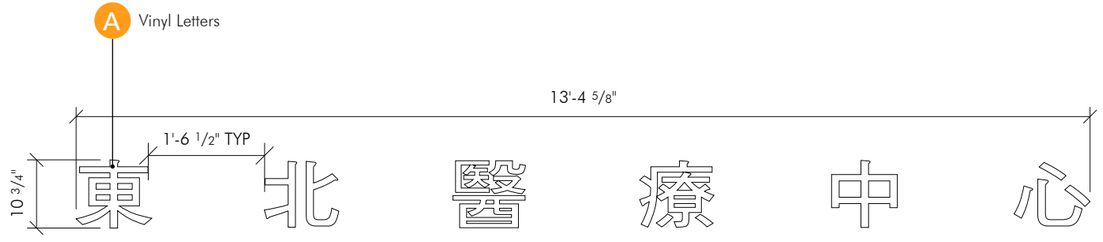
Illuminated Cabinet

KEY PLAN



E4 - Building Front Signage: West Facade Entrance

2171 Junipero Serra Blvd



E4 VINYL SIGNAGE

SCALE: 3/8"= 1'0"

TOTAL QTY (1)

TOTAL SQUARE FOOTAGE: 12.05 SQ. FT.

FABRICATION DETAILS

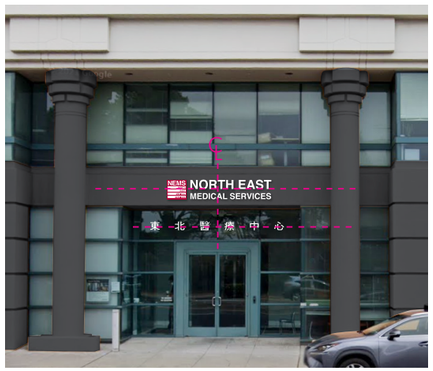
A 3M white die cut vinyl applied to first surface.

Located in (1) location on the building — West side.

NOTE:

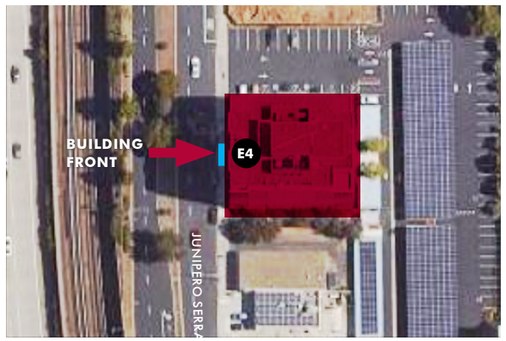
FABRICATOR TO VERIFY DIMENSIONS IN FIELD, PROVIDE SHOP DRAWINGS, AND PROVIDE SAMPLES AS INDICATED. IA TO PROVIDE FINAL ARTWORK.

RENDERING



West Facade

KEY PLAN



Building Signage and Lighting - Daytime

2171 Junipero Serra Blvd



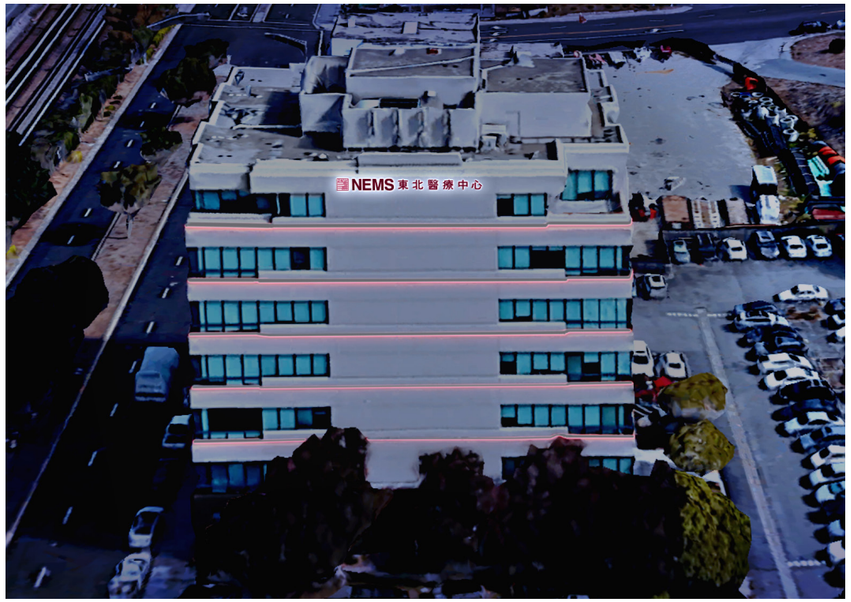


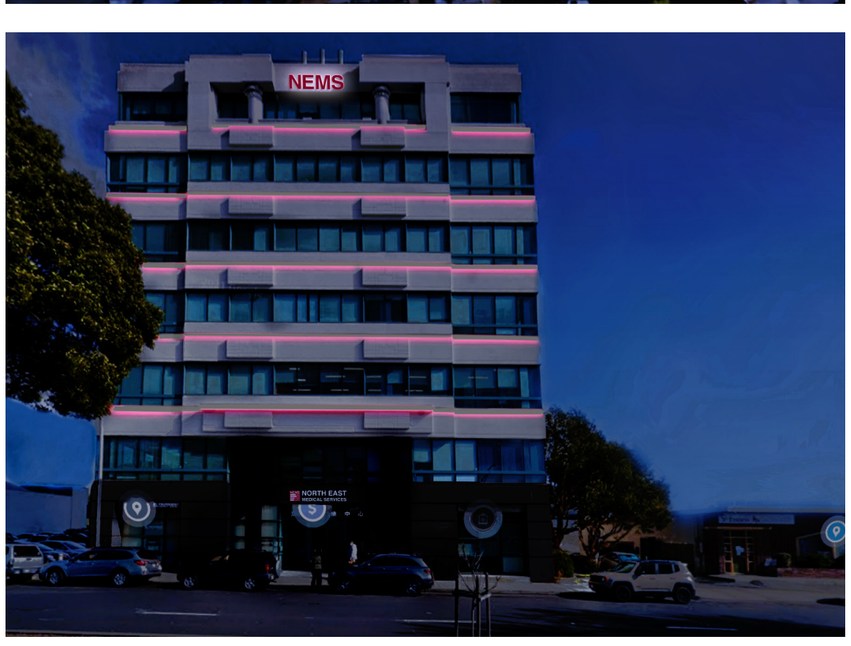


Building Signage and Lighting - Night time

2171 Junipero Serra Blvd



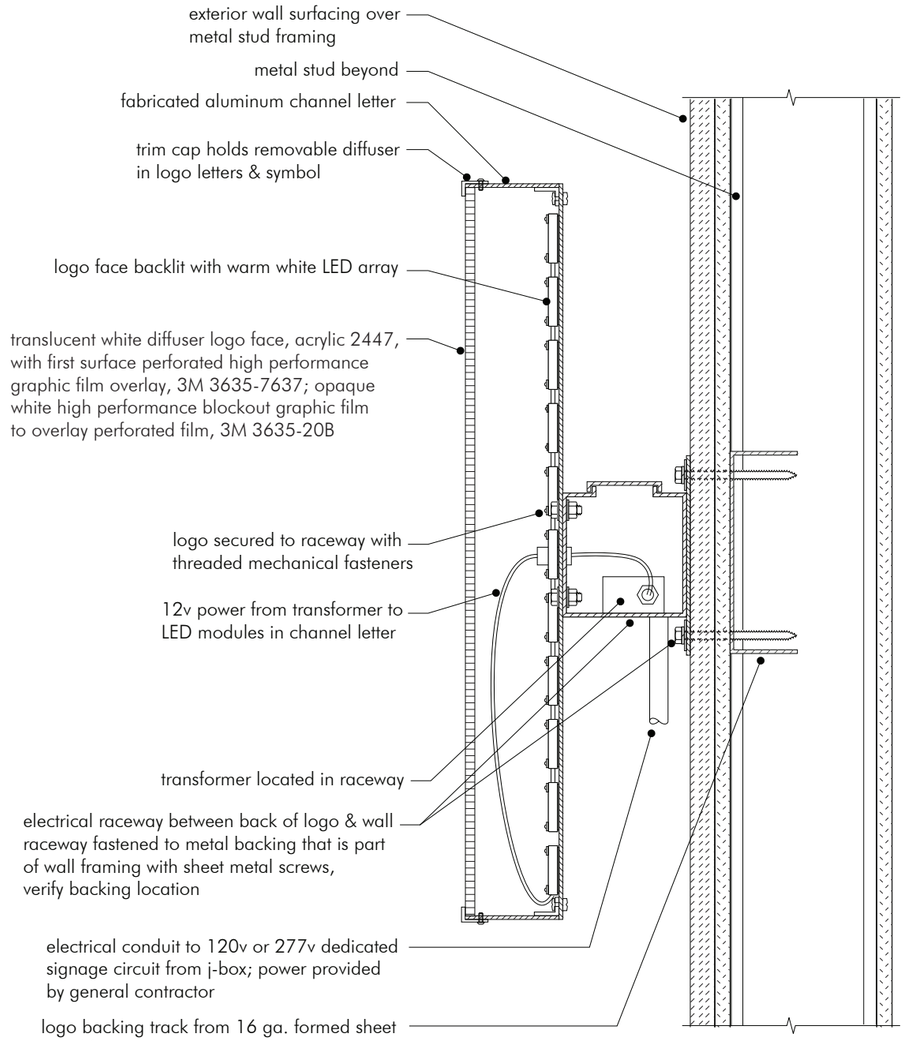




FABRICATION INTENT

Fabrication Intent: 2171 Junipero Serra Blvd

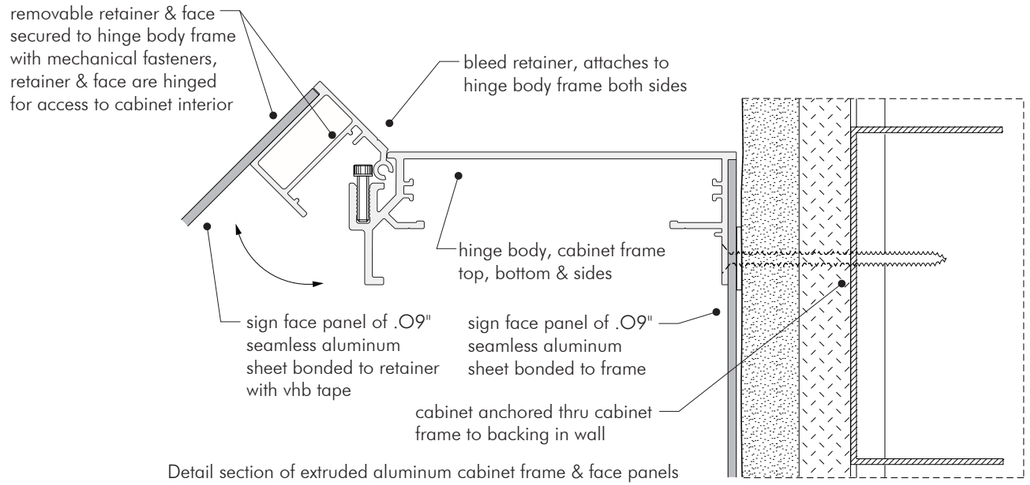
E3 - TYPICAL VERTICAL SECTION THROUGH INTERNALLY ILLUMINATED CHANNEL LETTER WITH EXTERIOR RACEWAY & WALL



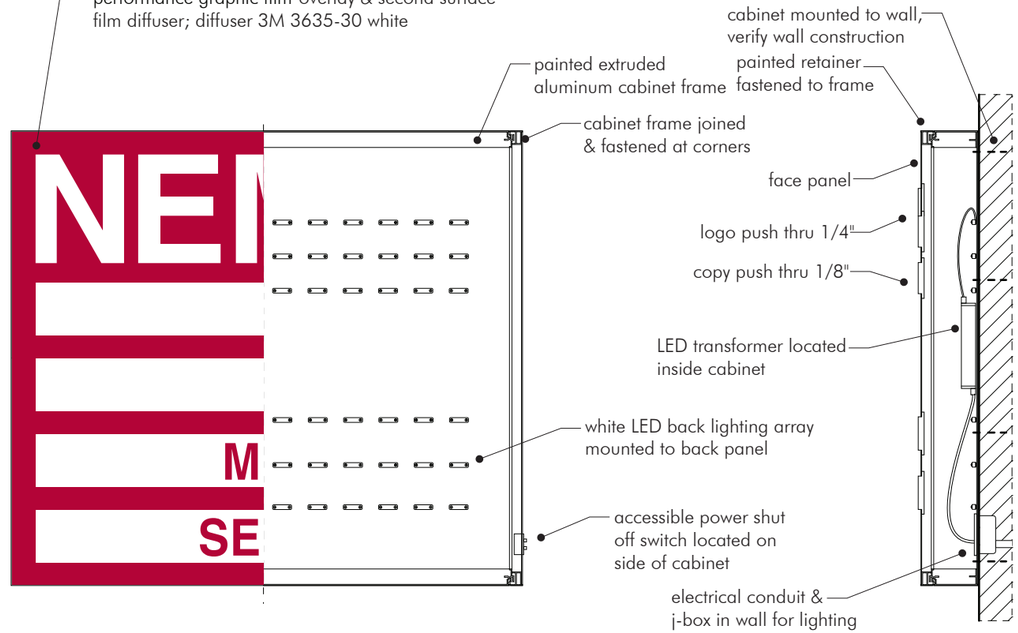
Typical vertical section thru internally illuminated channel letter with exterior raceway & wall

Not for fabrication. Sign company must provide detailed design and shop drawings for property owner review and approval.

E3 - TYPICAL ILLUMINATED SIGN CABINET



Detail section of extruded aluminum cabinet frame & face panels



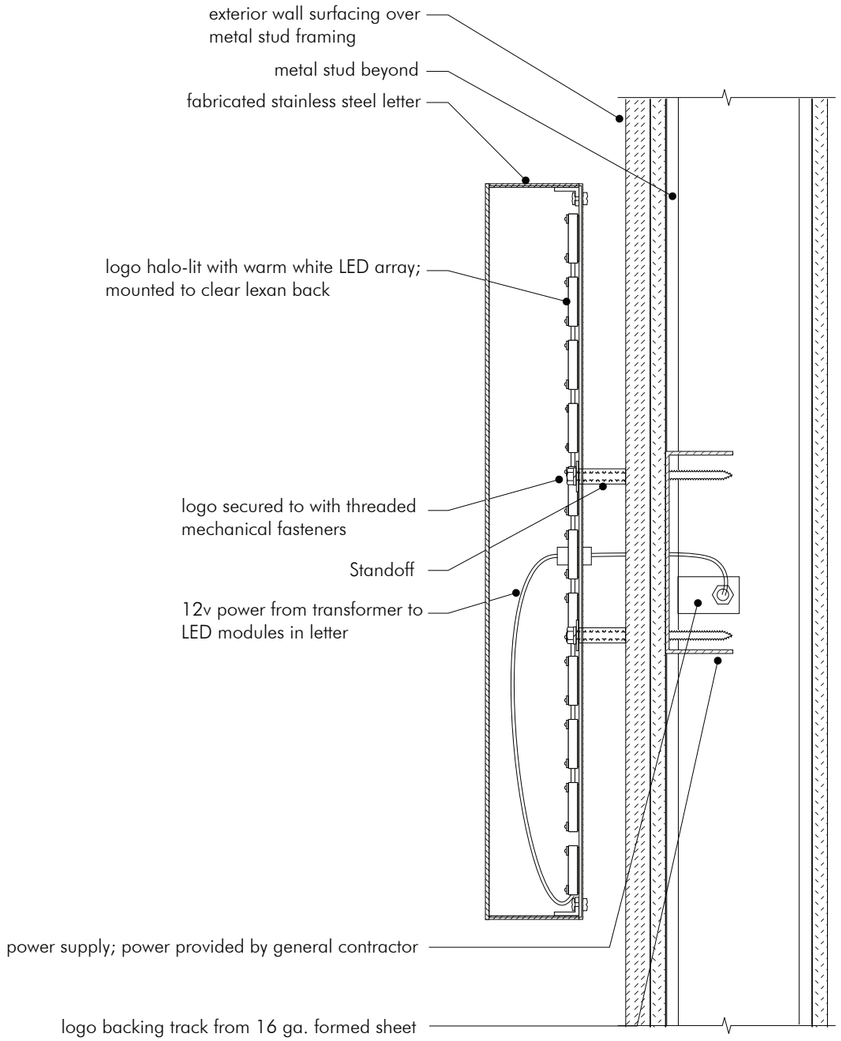
Cabinet front view & partial front view section

Cabinet side view section

Not for fabrication. Sign company must provide detailed design and shop drawings for property owner review and approval.

Fabrication Intent: 2171 Junipero Serra Blvd

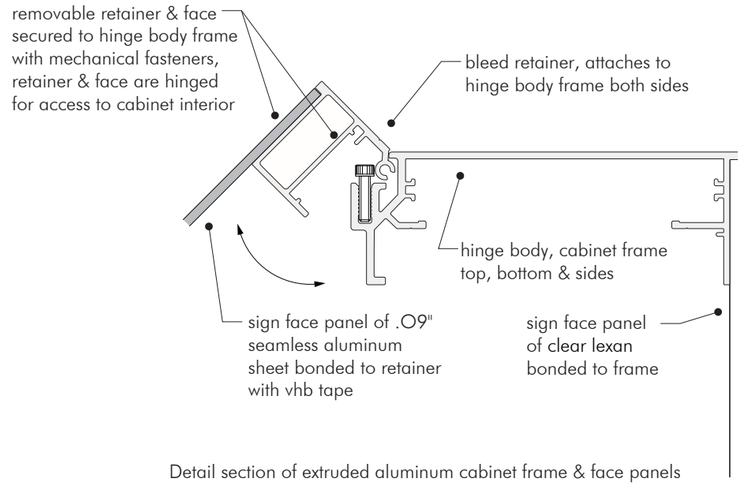
E1 & E2 - TYPICAL VERTICAL SECTION THROUGH HALO-LIT LETTER WITH EXTERIOR RACEWAY & WALL



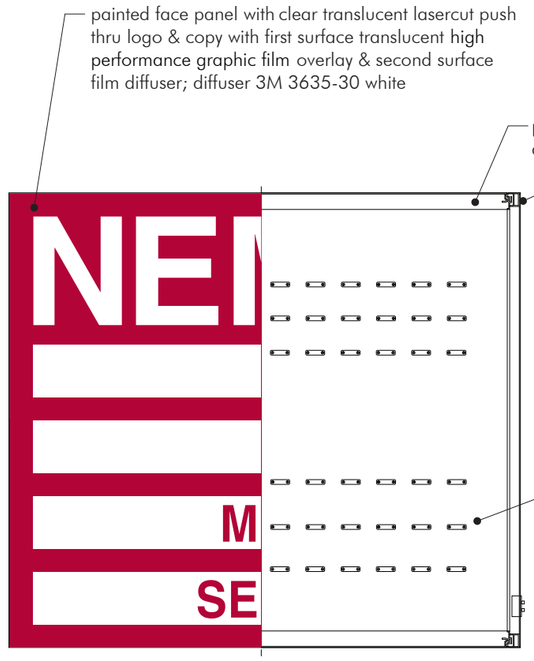
Typical vertical section thru halo-lit letter with exterior raceway & wall

Not for fabrication. Sign company must provide detailed design and shop drawings for property owner review and approval.

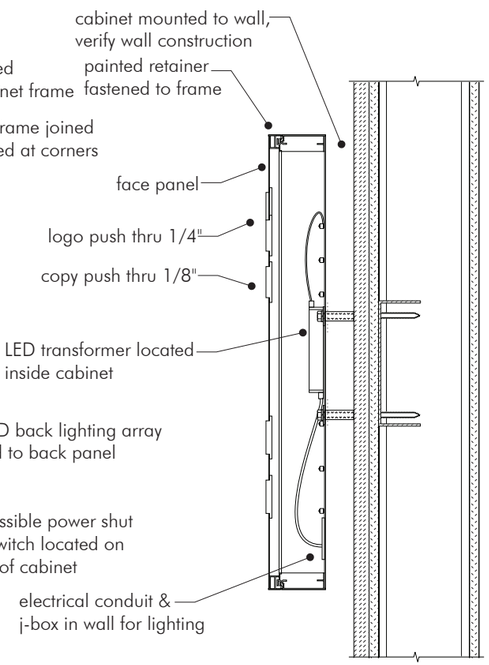
E1 - TYPICAL VERTICAL SECTION THROUGH INTERNALLY ILLUMINATED & HALO-LIT SIGN CABINET



Detail section of extruded aluminum cabinet frame & face panels



Cabinet front view & partial front view section



Cabinet side view section

Not for fabrication. Sign company must provide detailed design and shop drawings for property owner review and approval.

THANK YOU

Meeting Date: May 22, 2023

Subject: **Westlake Shopping Center Sign Program Modification (251 Westlake Center) – Use Permit UPR-02-23-016090**

Recommended Action

Approve the Use Permit for the modification of the Westlake Shopping Center Sign Program UPR-02-23-016090.

Planning Commission Discussion

On May 2, 2023, the Planning Commission voted 4-0 to recommend the City Council approve the sign program modification. The Planning Commissioners appreciated the applicant's willingness to work with staff and adjacent residents to address any concerns about nighttime glare from signage along the east side of Lake Merced Boulevard, if this issue arises. Staff and the applicant explained that the sign lighting can be dimmed to address any light glare concerns and that there would be no flashing signage.

Background

The applicant, TubeArt Group, on behalf of the property owner, Kimco Realty Corporation, is requesting approval of a modification to the Westlake Shopping Center Master Sign Program (see Attachment A – Location Map). The City Council approved the initial Master Sign Program for the Westlake Shopping Center Sign Program in 2005.

Discussion

As is the case of all sign programs in the City, the objective of the Westlake Shopping Center Sign Program is to ensure that all signs within the shopping center provide visual consistency, design uniformity, and contribute to a positive aesthetic in the center. In this effort, the program includes text and concept drawings to communicate its requirements.

The new program would upgrade all the exterior multitenant and directional signs in the shopping center, including the pylon and monument signs that currently exist at the John Daly Boulevard entrance to the center and the large garage sign adjacent to Lake Merced Boulevard (see Attachment B – Project Plans). The City Council should note that several signs are proposed to include LED message centers that would advertise tenants and goods for sale in the center.

As indicated in Project Description provided by the applicant, Kimco desires to rebrand the center's signs and include in the new design updated exterior colors and materials (see Attachment C – Project Description). The color of the existing tenant and directional signage has become faded from weather conditions and the signs would incorporate exterior materials and colors that are better resistant to sun and saltwater decay. The new exterior color and materials will be more

weather resistant, while maintaining design and color uniformity and text size for all tenant and directional signage. The signage will have minor adjustments in area and size of text, as described in the Project Description and summarized as follows:

- **Primary Entry Pylon Sign:** The overall square footage of this sign would increase by 226 square feet, from 1,370 to 1,596 square feet due to the new design incorporating added background space. The proposed sign would be 57 feet tall. The existing Master Sign Program allows 60 feet height, so no permissible height increase is requested. Unlike the existing sign, the proposed Primary Entry Pylon Sign includes an LED message center that would advertise tenants and goods for sale in the center.

- **Entry Monument Sign:** The overall square footage will increase by 29 square feet, from 100 to 129 square feet, due to the new design incorporating added background space. This sign would be just over eight feet tall.

- **Entry Boundary Marker Signs (Small Pylon):** The overall square footage of these signs would increase by 25 square feet, from 112 to 137 overall square feet. The existing Master Sign Program allows four signs with 36 square feet maximum. The new design would reduce the shopping center identification sign to 10 square feet but add 49 square feet of tenant advertising. This square footage would allow tenants further away from the primary pylon sign to have brand identification closer to the store front entry. These signs would be 16 feet tall.

- **Garage Sign.** The revised Master Sign Program proposes only a change to the design of this sign - no additional square feet. The primary change to the sign would be that the sign would incorporate an LED display that, like the Primary Entry Pylon Sign, includes an LED message center that would advertise tenants and goods for sale in the center.

- **Directory Kiosks (adjustment to design only):** The existing Master Sign Program allows four directories at 40 square feet each. The new design calls for the directory kiosks to be 22 square feet overall with 16 square feet of sign area. The new proposed Kiosks would have LED map displays to better accommodate potential changes to tenants.

- **Illuminated Logos:** The overall square footage would increase by 20 square feet at six locations. Existing "W" logos are 38 square feet, increasing to 58 square feet. The additional square footage is needed to accommodate the new logo design standards, while maintaining the height of the existing logo.

Staff has evaluated and reviewed the proposed modifications of the Westlake Shopping Center Master Sign Program and supports approval of the modifications. Staff agrees that the directional and tenant signage is weathered and needs an upgrade in material and colors and improved compliance with the design requirement for uniformity in tenant panel background colors and text is required. The proposed directional and tenant signage will enhance the shopping area and benefit the community. The changes to the signage area and text size are minor and meet the purpose and intent of the sign program requirements for commercial districts.

As indicated previously, the only issue the revised Master Sign Program are the changeable LED copy in the both the Primary Entry Pylon Sign and Garage Sign. Although the size and location of the existing Garage Sign is not changing, the new sign would essentially be an illuminated sign adjacent to a residential land use (Westlake Apartments), which could be problematic if not properly regulated. Staff is therefore recommending the following Conditions of Approval for this sign in particular:

1. The Garage Sign shall include technology that this sign can be dimmed and dimming shall be undertaken as deemed appropriate by the Planning Division.

2. Copy on the sign shall remain static between 8:00 A.M. and 8:00 P.M., seven days per week.

Regarding both the Garage Sign and Primary Entry Pylon Sign, staff has a Condition of Approval requiring that content be limited to products and services offered at Westlake Shopping Center in the context to which are offered. The changeable LED signs shall not be used for offsite advertising whatsoever and shall not be used to promote products or services unless such promotion is in the context of the shopping center.

In addition to these requirements, staff has added a Condition of Approval that the City of Daly City shall be provided access to these signs to promote city/civic events. This Condition of Approval will require that Kimco devote a pre-specified number of minutes per day to such access and that the City have an easy way to request changes to its sign promotion time.

Environmental Assessment

The Planning Commission 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 15301 – Minor alteration of existing private structures and new copy on existing signs.

Findings

The Planning Commission found that the approval of Use Permit UPR-02-23-016090, as conditioned, is in accordance with Section 17.45, Design Review, of the Daly City Municipal Code. Approval of the user permit application, 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. Staff recommends the City Council adopt the following findings:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the City Council conducted a public hearing on May 22, 2023; notice of said hearing was by newspaper publication on May 11, 2023, posting and first class mailing to property owners within 300 feet;

2. The sign modification complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance;

3. The sign modification complies with the Daly City Sign Code, DCMC Chapter 17.32.;

4. General architectural considerations have been incorporated to ensure the compatibility of the tenant sign panels with the design concept and the character of overall pylon and monument signs;

5. The proposal for the upgraded blue, light blue color with white text tenant and directional signage is compatible with the existing Westlake Shopping Center buildings;

6. The allowance for the proposed light-emitting diode (LED) digital wall signs offers an opportunity for tenants to advertise their products and the space will also be available for Daly City public service and event announcements;

7. The City Council 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 15301(g) – Minor alteration of existing private structures and new copy on existing signs.

Conditions of Approval

The Planning Commission recommends that the City Council approve the Use Permit UPR-02-23-016090, 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 use permit and design review approval shall be valid for a period of one year from the date of City Council approval. The approvals shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project or if the applicant fails to obtain a valid business license.

2. The use permit and design review 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.

3. The Garage Sign shall include technology that this sign can be dimmed and dimming shall be undertaken as deemed appropriate by the Planning Division.

4. Copy on the Garage sign shall remain static between 8:00 A.M. and 8:00 P.M., seven days per week.

5. The content of advertising on the LED portion of the Garage Sign and Primary Entry Pylon Signs be limited to products and services offered at Westlake Shopping Center in the context to which are offered, as determined by the City.

6. The City of Daly City shall be provided advertising access to the Garage Sign and Primary Entry Pylon Sign to promote city/civic events. Kimco shall devote a pre-specified number of minutes per day to such access and the City have an easy way to request changes to its sign promotion time. This allowance shall be in writing between the City Manager and Kimco, and shall be in place prior to building permit issuance for the signs.

7. The applicant shall conduit inside the Primary Entry Pylon Sign of sufficient dimension to make the sign useful as a potential wireless facility.

B. ENGINEERING DIVISION

8. The improvements shall be consistent with the plans approved by, and to the satisfaction of the City Engineer and the Conditions of Approval. All construction shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code and the City Standard Specifications and Drawings. Securities for all required improvements, and applicable fees and charges, shall be submitted prior to permit issuance. The applicant shall obtain all required permits before commencing work. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement. Grading and improvement plan review and approval by the City Engineer are required before any City Permit is issued. The improvement plans shall include details for on-site and off-site improvements for vehicular and pedestrian access, parking, traffic signs and markings, utility service connections, modifications and extension of the City's sewer, water, storm drain, safety lighting, landscaping, and other public service and common facilities. All utility services shall be underground unless otherwise approved. Said improvements shall conform to Daly City and affected Agency's standards.

9. All improvements shall be consistent with the plans approved by the City Engineer and the Conditions of Approval. All improvements shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code, and the City Standards and Specifications.

10. The applicant and/or Contractor shall have a project sign with a 24-hour Project contact information for public concerns such as off-site tracking, dust control, noise complaints, ground shaking and any related construction activities. The complaints and responses shall be logged, and copies provided to the City Engineer with action status on a weekly basis.

11. An encroachment permit shall be required to be issued by the Public Works Department for all work proposed within the public right-of-way.

12. The project's electrical transformer shall not be installed within the public right-of-way, PG&E shall approve the location of on-site transformers.

13. All improvements shall be installed, inspected and approved by the City Engineer prior to issuance of occupancy permits. In addition, as-built record plans of all improvements shall be submitted in a form acceptable to the City Engineer prior to issuance of occupancy permits.

14. Comply with the applicable requirements of the City's General Condition of Approval: Variances, Design Reviews, Planned Developments and Subdivisions, dated December 8, 1999.

15. All on-site and off-site project improvements shall be ADA compliant to current ADA Standards and City Standards.

16. 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 Plans and Specifications. If multiple lateral connections are required along the same street, the City Engineer may require a full width two-inch overlay for the entire length of the street along the project frontage.

17. Grading exceeding 50 cubic yards shall require 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.

18. Concurrent with each demolition, grading and drainage permit submittal or as a part of the Improvement Plan package, the Applicant shall prepare a dust control plan. The plan shall conform to the City Standards and comply with the requirements of the Bay Area Air Quality Management District (BAAQMD) Best Management Practices for dust control.

19. Provide erosion and storm water pollution plan incorporating the best management practices, including operation and maintenance provisions per the requirements applicable at the time of construction permit application. During the wet season (October 1 to April 30) the developer shall submit a revised erosion control plan as necessary/requested.

20. The applicant shall provide specific measures and work plans to prevent pollutants from entering the public storm drain system in compliance with the NPDES regulations.

C. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

21. All improvements shall be consistent with the approved plans and the Conditions of Approval.

22. All improvements shall meet the latest Daly City Municipal Code, and the City Standards and Specifications.

D. FIRE DEPARTMENT

23. The specific Fire and Building Code requirements for this project will be determined upon submittal and review of the completed and approved construction plans. Work shall not commence without approved plans. All inspections require a copy of the "APPROVED" plans and job card available at the job site.

24. Comply with the California Building and Electrical Code.

25. Ensure to provide for fire apparatus access per CFC Chapter 5 and Appendix D. Minimum fire apparatus access is 20' wide and 13'6" in height. (This applies mostly to cantilevered or overhung signs, which are not part of this sign master plan).

Staff Recommendation

1. Adopt the Findings as outlined herein;

2. Affirm the Environmental Assessment; and

3. Approve UPR-02-23-016090 (Sign Program), subject to the Conditions of Approved outlined herein.

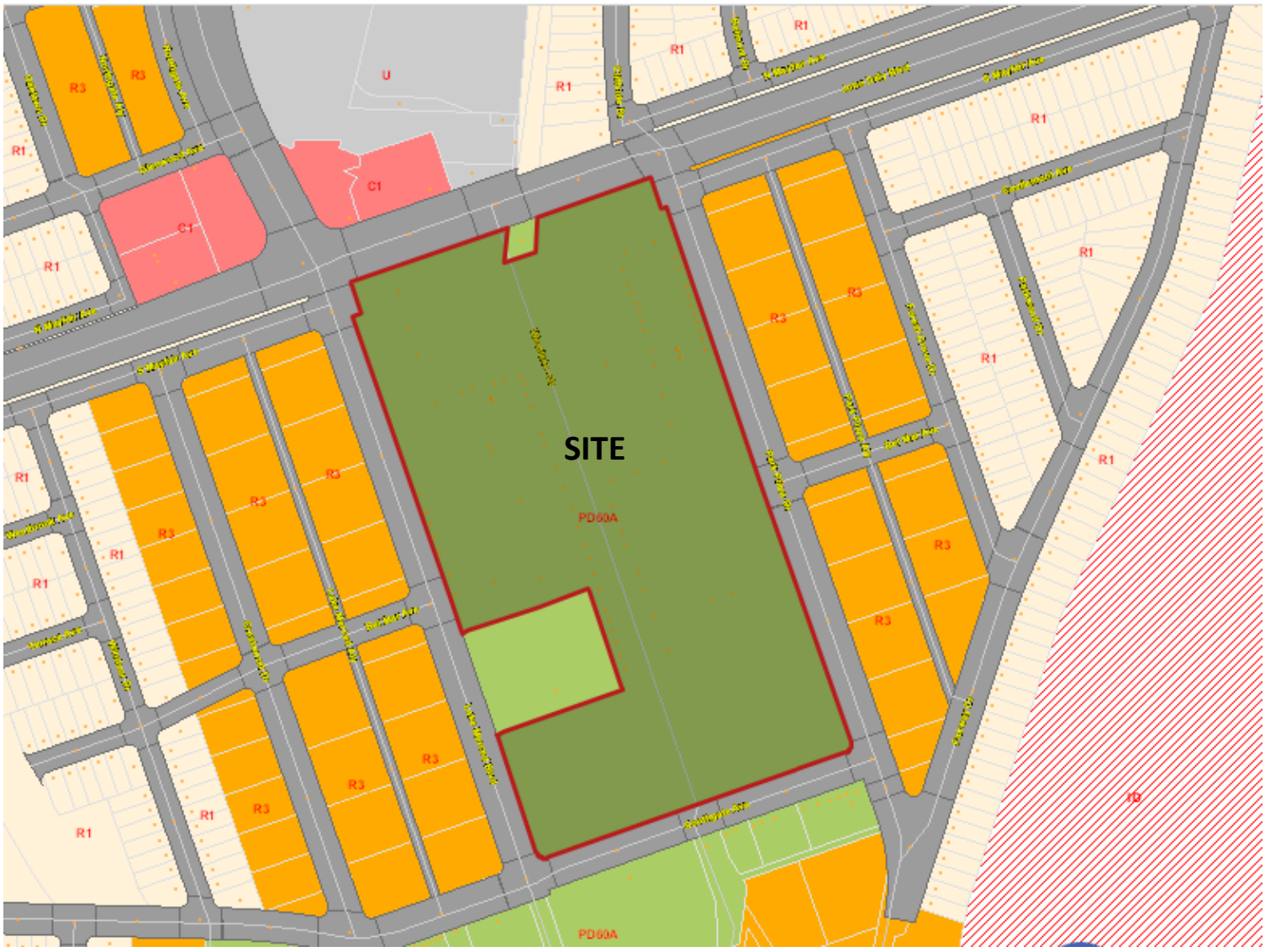
Respectfully submitted,

Sam Fielding
Associate Planner

Tatum Mothershead
Director of Economic and Community Development

Attachments
Attachment A – Location Map
Attachment B – Project Description
Attachment C – Project Plans

Westlake Shopping Center Master Sign Program Modification
251 Westlake Center



TUBE ART GROUP

January 27, 2023

City of Daly City -Planning Department
333 90th Street
Daly City, CA 94015

RE: Adjustment Review for the Westlake Shopping Center, located at John Daly Blvd. & Merced Blvd. in Daly City

Tube Art Group has been authorized by Kimco Realty to request adjustments to the existing Westlake Shopping Center Master Sign Program, for exterior signs at the address above.

The proposal seeks to upgrade the current Master Sign Program, to a revised Master Sign Program that allows for the rebranding of the Westlake Shopping Center to include a refreshed design, updated exterior colors and materials. The rebranding noted below, and shown in the attachment, is part of a larger redevelopment project that will include a 7-story mixed use project to replace the vacant Burlington Retail Store. The development further supports Kimco's long-term desire to maintain Westlake Shopping Center as a vibrant shopping destination and revitalize the local businesses and surrounding community.

Overview of Proposed Adjustments

Primary Entry Pylon Sign (page 1 of design): Adjustment of Overall Square Footage Allowed
Overall square footage will increase by 226 square feet, from 1370 to 1596 square feet. This square footage increase is due to the new design incorporating added background space. Sign area square footage will increase by 47.13 square feet, from 845 to 892.13 square feet. Existing MSP allows for a) 60' overall height, b) 100 square feet of shopping center ID, c) 625 square feet of tenant advertising, and d) 120 square feet of electronic message center. All allowances fall within the new proposed design.

Entry Monument Sign (page 2 of design): Adjustment of Overall Square Footage Allowed
Overall square footage will increase by 29.16 square feet, from 100 to 129.16 overall square feet, this square footage increase is due to the new design incorporating added background space. Sign area square footage will increase by 7.67 square feet, from 60 to 67.67 square feet.

Entry Boundary Marker Signs (page 3 of design): Adjustment of Overall Square Footage Allowed
Overall square footage will increase by 25.33 square feet, from 112 to 137.33 overall square feet. Existing MSP allows for quantity four (4) signs with 36 square feet max, the new design would reduce the shopping center ID to 9.5 square feet but add 49 square feet of tenant advertising. Overall sign-face square footage would increase by 22.5 square feet, from 26 to 58.5 square feet. This square footage would allow tenants further away from the primary pylon sign to have brand identification closer to the store front entry.

Directory Kiosks (page 4 of design): Adjustment to Design Only
Existing MSP allows four (4) directories at 40 square feet. The new design calls for the directory kiosks to be 22.75 overall with 16 square feet of sign area. The new proposed Kiosks will have LED map displays to better accommodate potential changes to tenants.

Illuminated Logos (page 5 of design): Adjustment of Overall Square Footage Allowed
Overall square footage will increase by 20 square feet at (6) locations. Existing "W" logos are 38 square feet, increasing to 58 square feet. The additional square footage is needed to accommodate the new logo design standards, while maintaining the height of the existing logo.

Parking Garage Directory (page 6 of the design): Adjustment of Overall Square Footage Allowed
Overall square footage will increase by 18.48 square feet, from 374.17 to 392.65 square feet. New proposed tenant panel space will remain consistent with the existing. The additional square footage increase is due to the new design incorporating added background space. We also are showing an option for an electronic message center display.

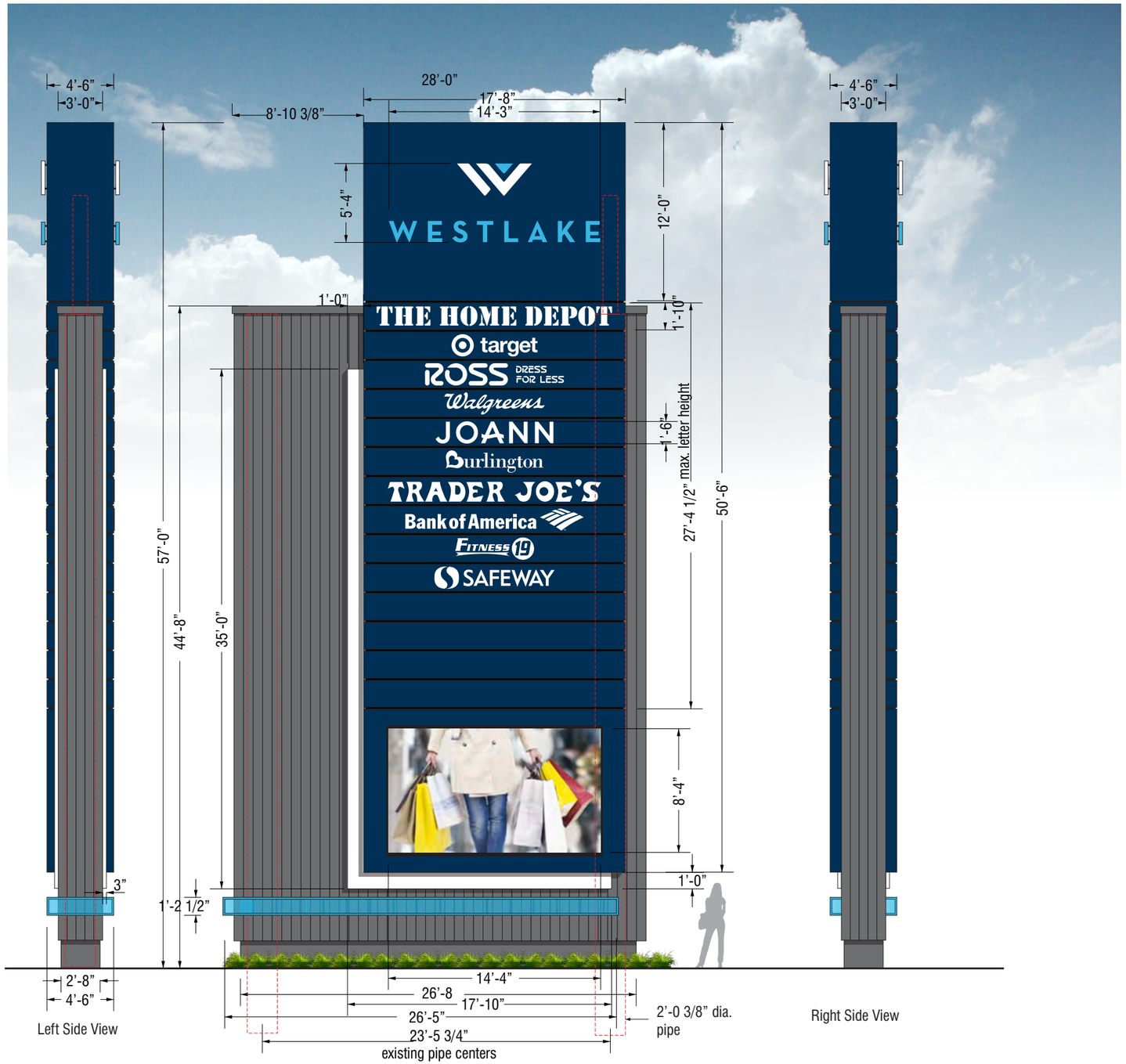
Parking Garage Identifiers (page 7 of the design): Adjustment to Design Only
New proposed signs match existing size, layout, and square footage. Adjustment will be made to match new brand standards only.

Wall Directory Signs (page 8 of the design): Adjustment to Design Only
New proposed sign match or decrease existing size, layout and square footage. The new proposed wall directory will have the option for LED map displays to better accommodate potential changes to tenants.

The driving force behind this request is to maintain a consistent design program, but to refresh the look of the shopping center with the new design standards implemented by the property owner and revitalize the retail shopping center.

Sincerely,

Danny Riordan | **TUBE ART GROUP**



1 Pylon Sign
Scale: 1/8"=1'-0"

1,596 overall sq. ft.
892.13 sign area sq. ft.

Center ID Logo- 76.0 sq. ft.
Tenant Panels- 483.6 sq. ft.
LED Message Center- 119.4 sq. ft.

Manufacture and install one (1) D/F internally illuminated pylon sign

Main ID and Tenant Cabinet:
Fabricated aluminum, 2x2x1/4 tube frame, (14) .125 aluminum tenant panels with routed out 3/4" clear push thru acrylic letters, white diffuser 2nd surface. Main ID logo is reverse pan halo illuminated channel logo and letters, .125 aluminum faces, .063 aluminum returns 3" deep, 1/4" clear diffused lexan backs.
Sloan Prism 6500k White halo illumination. Attach to face of logo cabinet with 2" stand off tube spacers.
Remote locate power supplies in cabinet. Cabinet faces attached with countersunk flush paint matched screws through face. Paint to match Pantone 540C Dark Blue. 1 1/2" aluminum reveals between panels, paint reveals Satin Black.
Sloan Prism LED 6500k White LED illumination, self contained power supplies.
Attach to existing steel pipes with internal steel angle saddles and steel side mount plates.

LED Message Center:
Daktronics GS 6 - 160x275 matrix, 15.85mm RGB LED (dimmable, adjustable, will not operate at a level greater than 0.3 foot candles above ambient light.), 2 units mounted back to back on steel subframe, welded to existing steel pipes. Wireless communication to remote computer controller. Message changes at a rate not faster than 8 seconds. Can be tied into IPAWS National Emergency Alert communication system. Display can be programmed to be static at night to avoid light pollution.
Inset into aluminum cladding on face and sides. Paint cladding to match Pantone 540C Dark Blue.

Perforated Light Band:
Fabricated aluminum, L4x4x1/4 aluminum frame with perforated .125 aluminum skin and faces. Paint interior and exterior of cabinet to match Pantone 298C Blue. Internal Sloan Prism LED Blue indirect illumination, self contained power supplies. Attach to existing pipes with internal steel angle saddles.

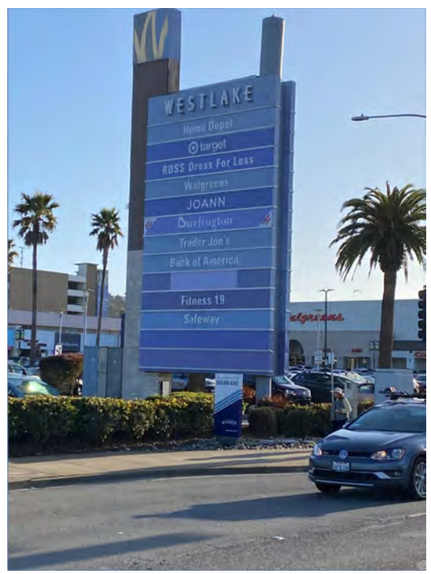
Base Cabinet:
Fabricated aluminum, L2x2x1/4 aluminum frame with Lux 6" V-Groove metal cladding. Bottom cover .125 aluminum.
Paint cabinet to match Pantone 424C Grey.
Attach to existing pipes with internal steel angle saddles.

White Decorative Accent:
Fabricated aluminum frame, 1x3x1/8 aluminum rec. tube frame, clad with .125 aluminum. Paint Satin White.
Attach to face of Base Cabinet with blind studs.

****NOTE-SURVEY OF EXISTING SIGN HAS REVEALED THE CABINET HOUSES NUMEROUS CELL PHONE TOWER ANTENNAS AND A 150 AMP ELECTRICAL SERVICE PANEL. WILL REQUIRE DIRECTION FROM CLIENT TO INCLUDE HAVING EQUIPMENT REMOVED AND RE-INSTALLED IN NEW CABINET, AND IF SO BUILDING CABINET WITH PROVISIONAL SPACE FOR THE EQUIPMENT, AS WELL AS COORDINATING WITH THE CELL COMPANY REGARDING MATERIALS AND THE LED DISPLAY.**



Night View



Existing

1,370 overall sq. ft.
845 sign area sq. ft.

TAG
TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number
139814
Quote Number
Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson
Tom Maxwell
Drawn By
**
Checked By

March 9, 2021
Date
December 9, 2021
March 30, 2023
April 5, 2023
Revisions

[ ] Approved
[ ] Approved With Changes Noted
Customer Signature
Date

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.



Left Side View

① Monument Sign
Scale: 1/2"=1'-0"

129.16 overall sq. ft.
67.67 sign area sq. ft.

Main ID Logo- 9.33 sq. ft.
Tenant Sign Area- 58.33 sq. ft.

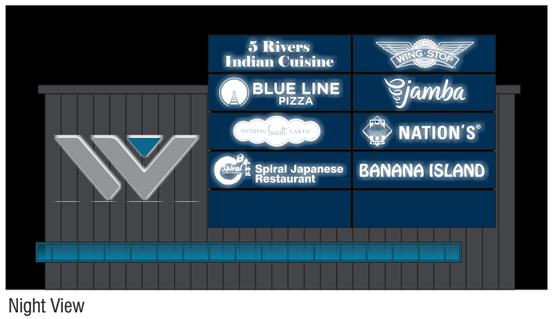
Manufacture and install one (1) S/F internally illuminated monument sign

Tenant Cabinet:
Fabricated aluminum, 2x2x1/4 tube frame, .125 aluminum tenant panels with routed out 3/4" clear push thru acrylic letters/logos, white diffuser 2nd surface. Cabinet faces attached with countersunk flush paint matched screws through face. Paint to match Pantone 540C Dark Blue. 1" aluminum reveals between panels, paint reveals Satin Black. Sloan Prism LED 6500k White LED illumination, self contained power supplies.

Base Cabinet:
Fabricated aluminum, 2x2x1/4 aluminum sq. tube frame, skinned with Lux 6" V-Groove metal cladding. Paint to match Pantone 424C Grey. Attaches to new 6" sch. 40 steel pipe in concrete footing. Back of cabinet removes for install and service.

Perforated Light Band:
Fabricated aluminum, L1x1x1/8 aluminum frame with perforated .125 aluminum skin and faces. Paint interior and exterior of cabinet to match Pantone 298C Blue. Internal Sloan Prism LED Blue indirect illumination, self contained power supplies in base cabinet. Attach to face and side of base.

'W' Logo:
Main ID logo is reverse pan halo illuminated channel logo, .125 aluminum faces, .063 aluminum returns 3" deep, 1/4" clear diffused lexan backs. Sloan Prism 6500k White halo illumination. Attach to face of logo cabinet with 2" stand off tube spacers. Remote locate power supplies in cabinet.



Night View



Night View

100.0 overall sq. ft.
60.0 sign area sq. ft.

TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number

139814
Quote Number

Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson

Tom Maxwell
Drawn By

**
Checked By

March 9, 2021
Date

December 9, 2021
March 30, 2023
April 5, 2023
Revisions

[ ] Approved
[ ] Approved With Changes Noted

Customer Signature

Date

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

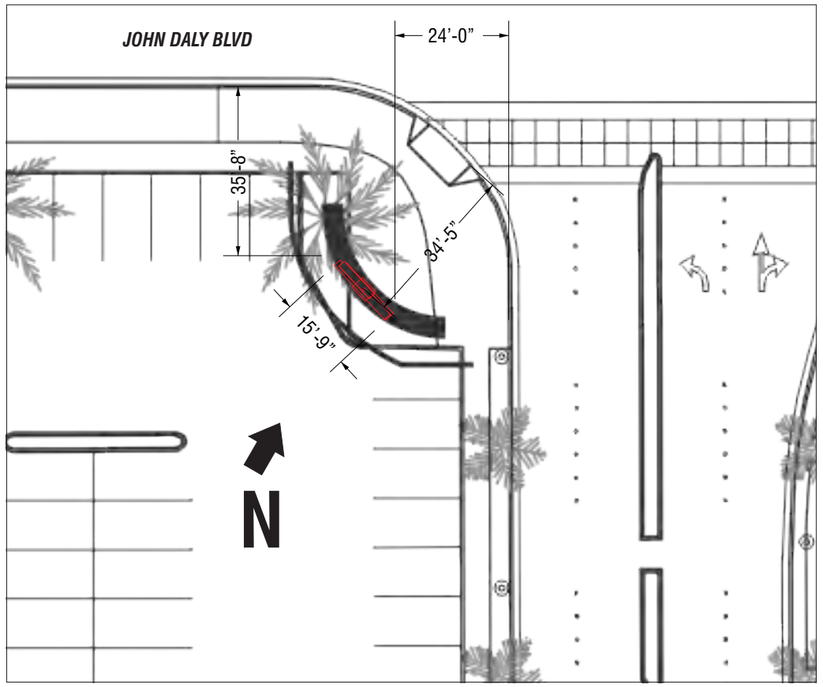
Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

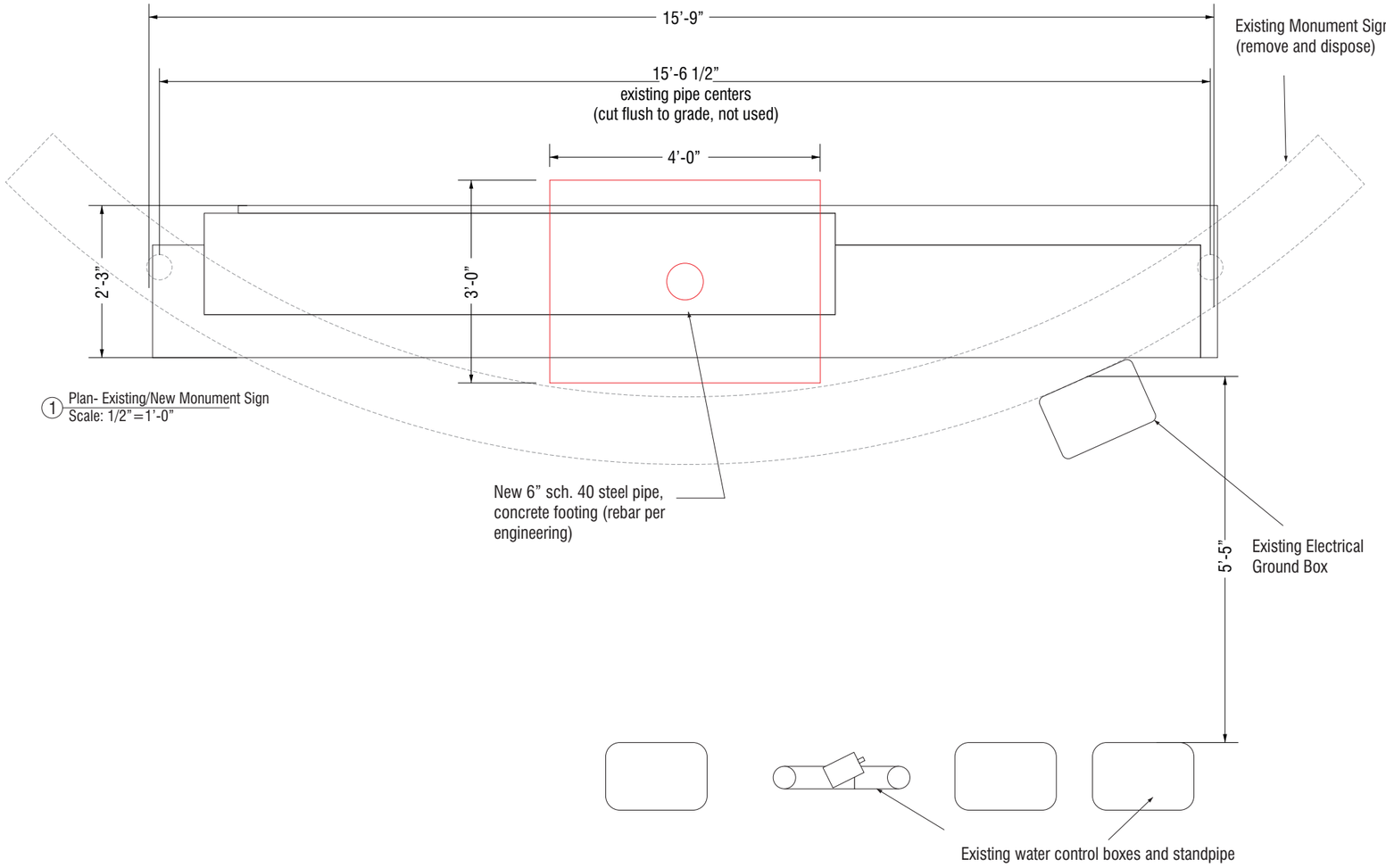
NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.



Water Pipe Map



② Monument Sign Site Plan
Scale: 1/32”=1’-0”



① Plan- Existing/New Monument Sign
Scale: 1/2”=1’-0”

TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number

139814
Quote Number

Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson

Tom Maxwell
Drawn By

**
Checked By

March 9, 2021
Date

December 9, 2021
March 30, 2023
April 5, 2023
Revisions

[ ] Approved
[ ] Approved With Changes Noted

Customer Signature

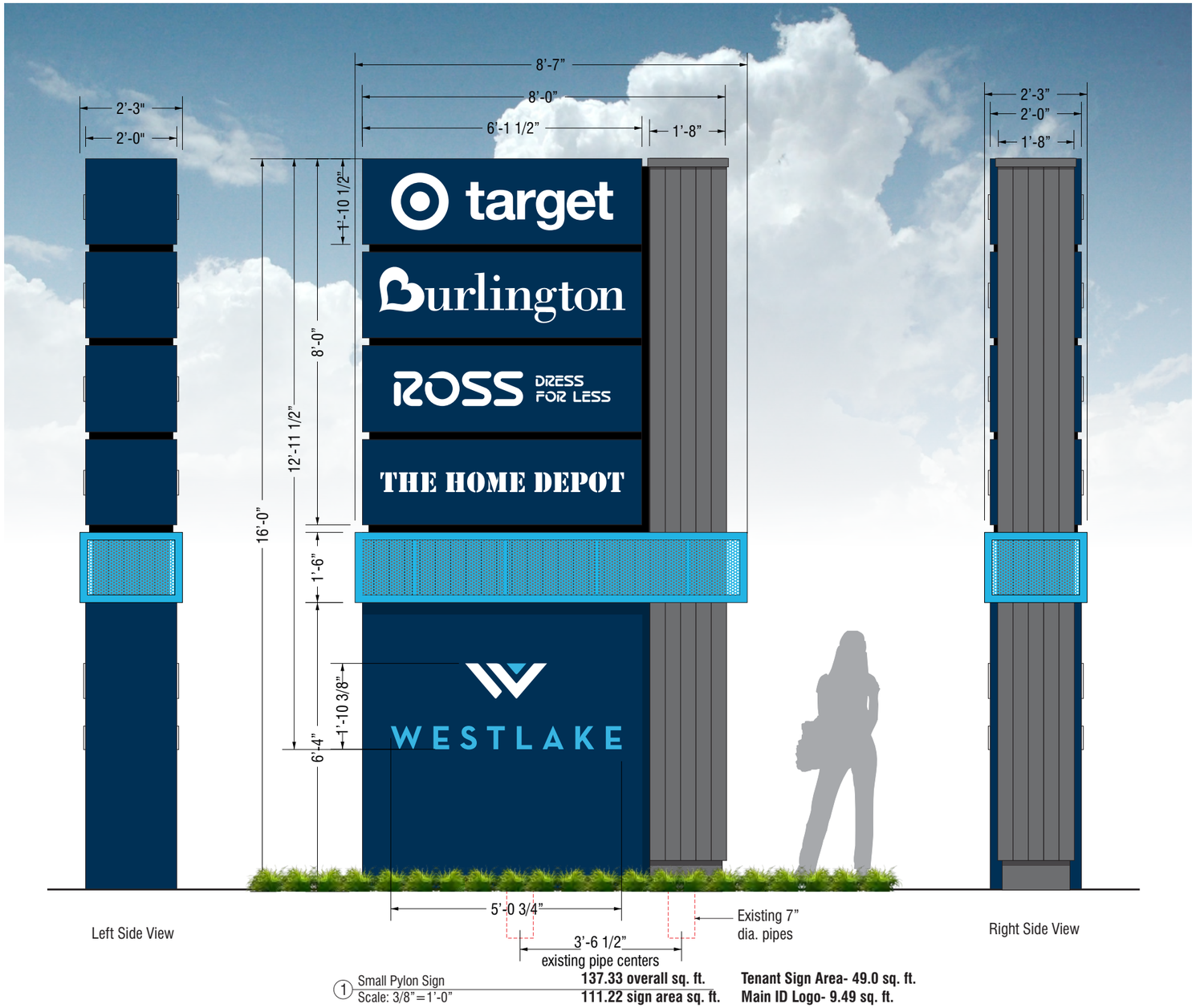
Date

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.



Manufacture and install two (2) D/F internally illuminated small pylon signs

Tenant Cabinet:
Fabricated aluminum, 2x2x1/4 tube frame, .125 aluminum tenant panels with routed out 3/4" clear push thru acrylic letters, white diffuser 2nd surface. Faces attached with countersunk flush paint matched screws through face. Paint to match Pantone 540C Blue. 2" sq. tube aluminum reveals between panels, paint reveals Satin Black. Sloan Prism LED 6500k White LED illumination, self contained power supplies.
Attach to existing 7" steel pipes with internal steel angle saddles and steel side mount plates.

Perforated Light Band:
Fabricated aluminum, L2x2x1/4 aluminum frame with perforated .125 aluminum skin and faces. Paint interior and exterior of cabinet to match Pantone 298C Blue. Internal Sloan Prism LED Blue indirect illumination, self contained power supplies. Attach to existing pipes with internal steel angle saddles.

'W' Logo and 'WESTLAKE' Letters:
Routed out 3/4" clear push thru acrylic letters, white diffuser 2nd surface. Illuminated with Sloan Prism 6500k White LEDs. Power supplies mounted in base cabinet and tenant cabinet.

Column:
Fabricated aluminum frame, 2x2x1/4 aluminum sq. tube. Clad with 4" Lux Metal cladding material. Paint to match Pantone 424C Grey. Attach to existing 7" steel pipes with internal steel angle saddles.

Reveals:
2x2x1/4 aluminum sq. tube frame, attached to side of column, bottom of tenant cabinet. Paint Satin Black.



Proposed



Existing **112.0 overall sq. ft.**
36.0 sign area sq. ft.

TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number
139814
Quote Number
Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson
Tom Maxwell
Drawn By
**
Checked By

March 9, 2021
Date
December 9, 2021
March 30, 2023
April 5, 2023
Revisions

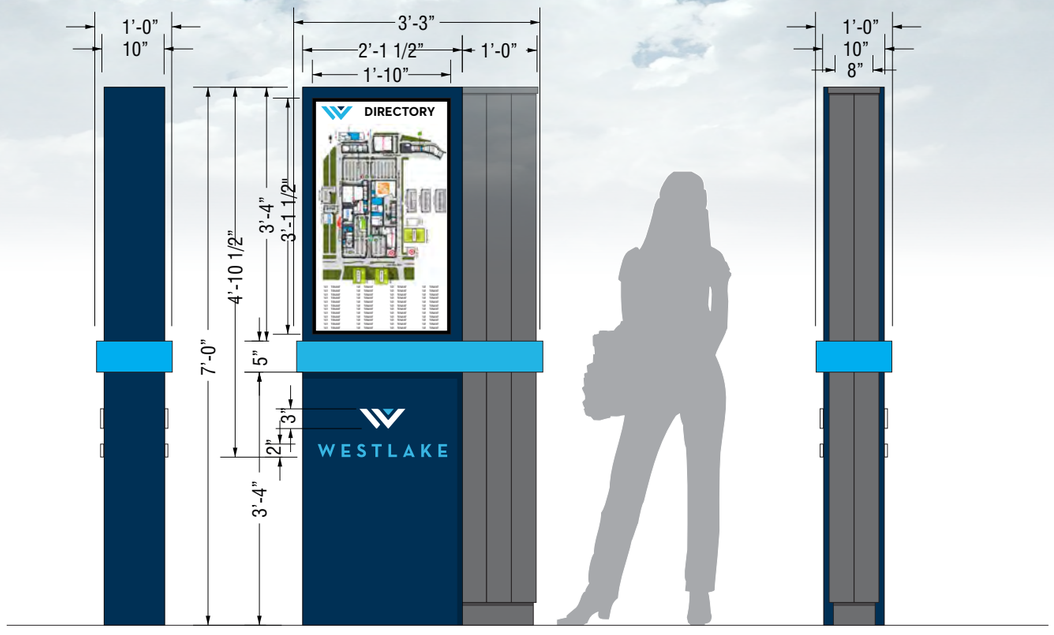
[ ] Approved
[ ] Approved With Changes Noted
Customer Signature
Date

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.



LEFT SIDE

RIGHT SIDE

① Directory Kiosk — **22.75 overall sq. ft.**
Scale: 1/2"=1'-0" — **15.84 sign area sq. ft.**

Manufacture and install three (3) D/F internally illuminated directory kiosk signs with LED displays

LED Displays:
LG LS 75C Series 42 inch full HD signage display with embedded system-on-chip. One display per face, each monitor can be programmed with on-board display or linked to a network for display changes. Fabricated aluminum enclosure with clear non-glare lexan faces, painted to match Pantone 540C Blue.

Center Band:
Fabricated aluminum, L1.5x1.5x1/8 aluminum frame with .125 aluminum skin and faces. Paint to match Pantone 540C Blue.

Base Cabinet:
Fabricated aluminum, L1.5x1.5x1/8 aluminum frame with .125 aluminum skin and faces. 3/4" clear push thru acrylic logo, white diffuser 2nd surface. Paint cabinet to match Pantone 540C Blue.
Sloan Prism LED 6500k White LED illumination, self contained power supplies.

Column:
Fabricated aluminum frame, 1.5x1.5x1/8 aluminum sq. tube. Clad with Lux 4" metal material. Paint to match Pantone 424C Grey. Attach to side of cabinet.

Sign replaces existing kiosk. Drill concrete for (4) Hilti 5/8" dia. Kwik Bolts, 3 1/2" min. embed.
Client to provide electrical and data (if required) to sign location.



Proposed



Existing — **35.77 overall sq. ft.**
30.7 sign area sq. ft.

TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number
139814
Quote Number
Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson
Tom Maxwell
Drawn By
**
Checked By

March 9, 2021
Date
December 9, 2021
March 30, 2023
April 5, 2023
Revisions

[ ] Approved
[ ] Approved With Changes Noted

Customer Signature

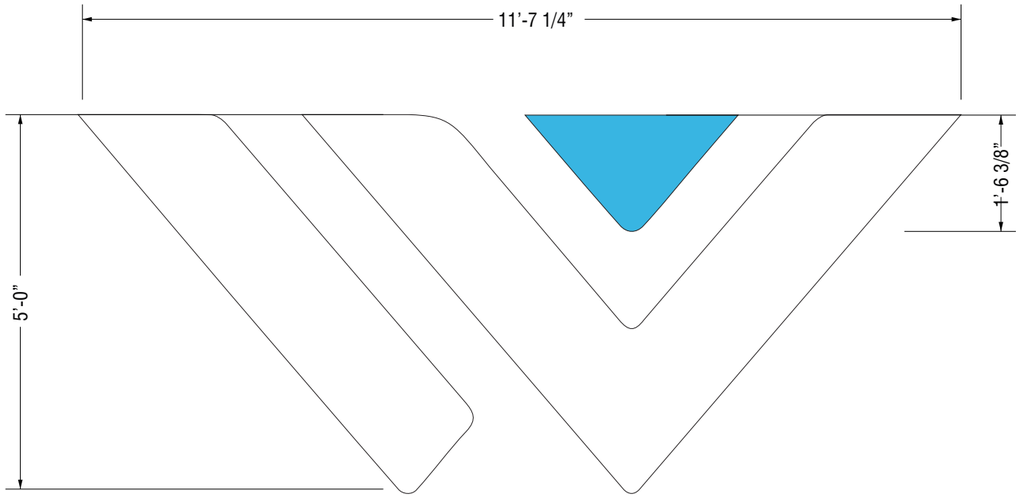
Date

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

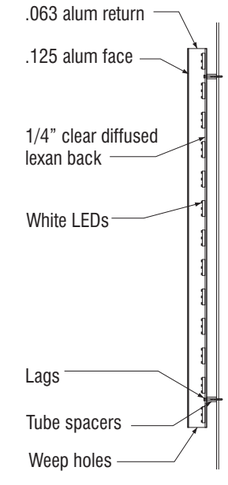
Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.



① **W Logo Sign** — **58.0 sq. ft.**
Scale: 1/2" = 1'-0"



② **W Logo Sign**
Scale: 1/2" = 1"

Manufacture and install six (6) halo-illuminated ID Logo signs

Logo:
.125 aluminum face, .063 aluminum returns, 3" deep. 1/4" clear diffused lexan backs. Paint faces and returns Satin White and Pantone 298C Blue for center of logo.
Sloan 6500k White LED halo illumination.
Attach logo to wall with 1 1/2" tube spacers painted to match wall color, 1/4" lags.
Remote locate power supplies in accessible area.

Requires removal and recycling of existing logos.



Proposed



Existing

38.12 sq. ft.

TAG
TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number

139814
Quote Number
Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson

Tom Maxwell
Drawn By

**
Checked By

March 9, 2021
Date

December 9, 2021
March 30, 2023
April 5, 2023
Revisions

[ ] Approved
[ ] Approved With Changes Noted

Customer Signature

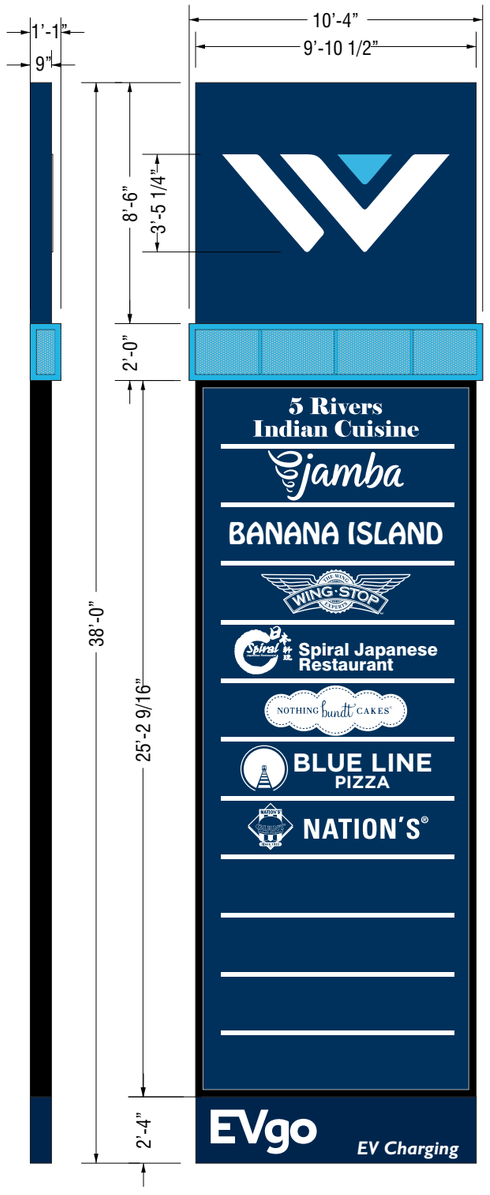
Date

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.



1 Parking Garage Sign — **392.65 sq. ft.**
Scale: 3/16"=1'-0"

Manufacture and install one (1) S/F internally illuminated ID sign with LED message center and static display cabinet

Logo Cabinet:
Fabricated aluminum, 2x2x1/4 aluminum sq. tube frame, skinned with .125 aluminum. Paint to match Pantone 540C Blue. Routed push thru 3/4" clear acrylic logo with White diffuser and digitally printed Blue 2nd surface vinyl. Sloan Prism 6500k White halo illumination. Remote locate power supplies in cabinet.

Perforated Light Band:
Fabricated aluminum, L1x1x1/8 aluminum frame with perforated .125 aluminum skin and faces. Paint interior and exterior of cabinet to match Pantone 298C Blue. Internal Sloan Prism LED Blue indirect illumination, self contained power supplies. Attach to logo cabinet.

LED Message Center:
Daktronics GS 6- 475x180 matrix, 15.85mm RGB LED (dimmable, adjustable, will not operate at a level greater than 0.3 foot candles above ambient light.), mounted on steel wall clips attached to wall with through bolts. Wireless or wired communication to remote computer controller. Programmed for tenant names but can also operate as ad space display. Message changes at a rate not faster than 8 seconds. Can be tied into IPAWS National Emergency Alert communication system. Display can be programmed to be static at night to avoid light pollution.

Static Cabinet (EVgo):
Fabricated aluminum, 2x2x1/4 aluminum sq. tube frame, skinned with .125 aluminum. Paint to match Pantone 540C Blue. Vinyl logo and letters applied to face.



Shown as Programmed Tenant Names

Existing — **374.17 sq. ft.**

Shown as Ad Space Display

TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number
139814
Quote Number
Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson
Tom Maxwell
Drawn By
**
Checked By

March 9, 2021
Date
December 9, 2021
March 30, 2023
April 5, 2023
Revisions

[ ] Approved
[ ] Approved With Changes Noted

Customer Signature

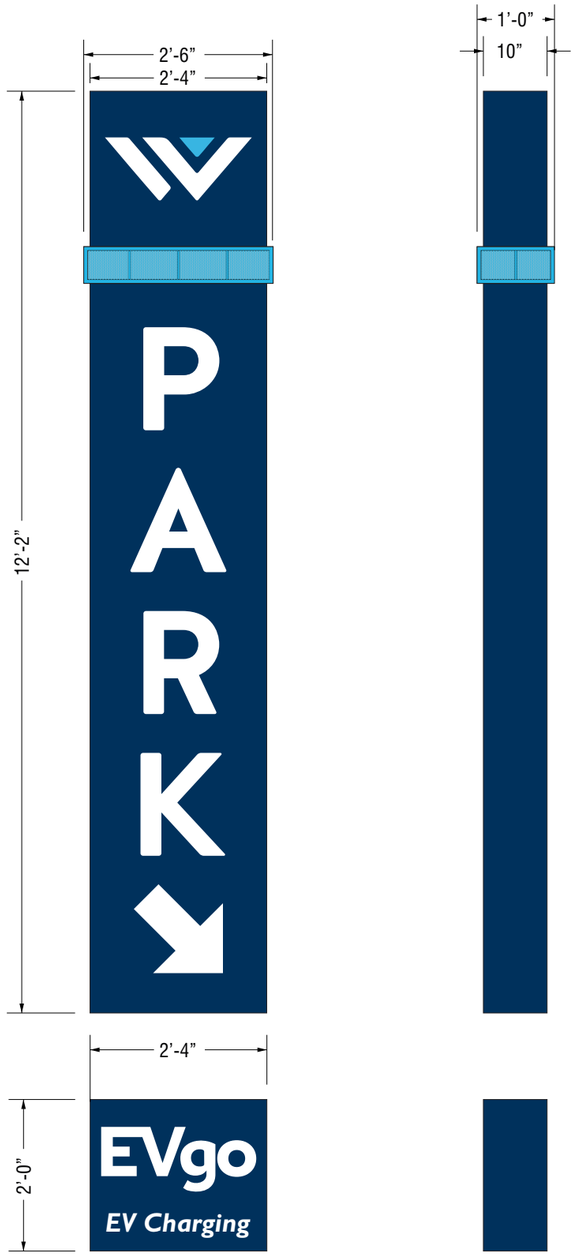
Date

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.



SIDE

① Parking Garage Sign **30.42 sq. ft. (upper)**
Scale: 3/16"=1'-0" **4.66 sq. ft. (lower)**

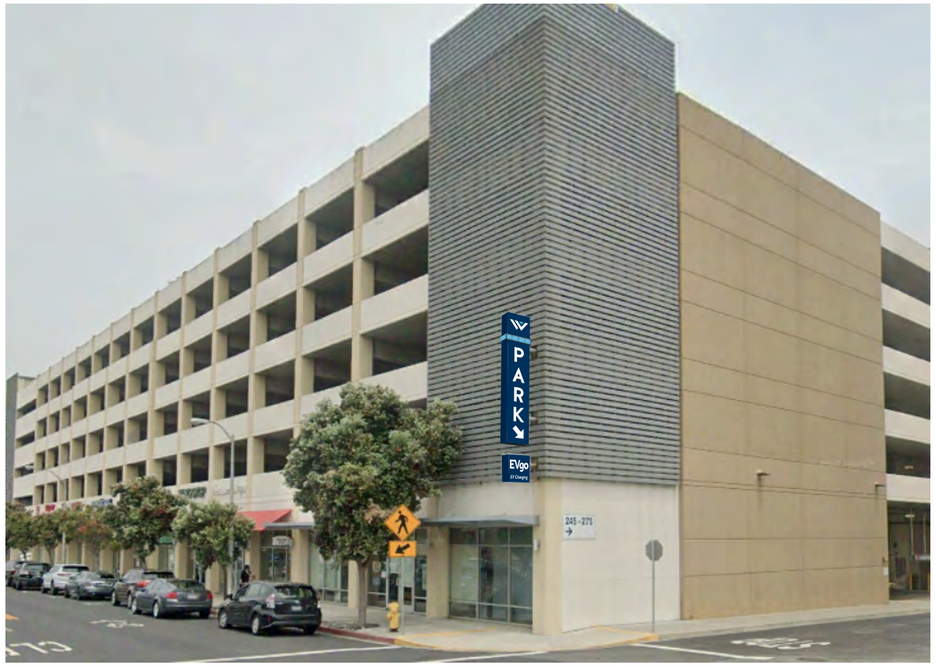
Manufacture and install two (2) D/F internally illuminated Parking signs and two (2) D/F internally illuminated Secondary signs

Logo Cabinet:
Fabricated aluminum, 2x2x1/4 aluminum sq. tube frame, skinned with .125 aluminum. Paint to match Pantone 540C Blue. Routed push thru 3/4" clear acrylic logo with White diffuser and digitally printed Blue 2nd surface vinyl. Sloan Prism 6500k White halo illumination. Locate power supplies in cabinet.

Perforated Light Band:
Fabricated aluminum, L1x1x1/8 aluminum frame with perforated .125 aluminum skin and faces. Paint interior and exterior of cabinet to match Pantone 298C Blue. Internal Sloan Prism LED Blue indirect illumination, self contained power supplies. Attach to logo cabinet.

Parking Cabinet and Secondary Cabinet:
Fabricated aluminum, 2x2x1/4 aluminum sq. tube frame, skinned with .125 aluminum. Paint to match Pantone 540C Blue. Routed push thru 3/4" clear acrylic letters with White diffuser and 230-20 White vinyl 1st surface. Sloan Prism 6500k White illumination. Locate power supplies in cabinet.

Mount sign cabinets to existing pipe supports.



Proposed



Existing

30.42 sq. ft. (upper)
4.66 sq. ft. (lower)

TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number

139814
Quote Number
Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson
Tom Maxwell
Drawn By
**
Checked By

March 9, 2021
Date
December 9, 2021
March 30, 2023
April 5, 2023
Revisions

[ ] Approved
[ ] Approved With Changes Noted

Customer Signature

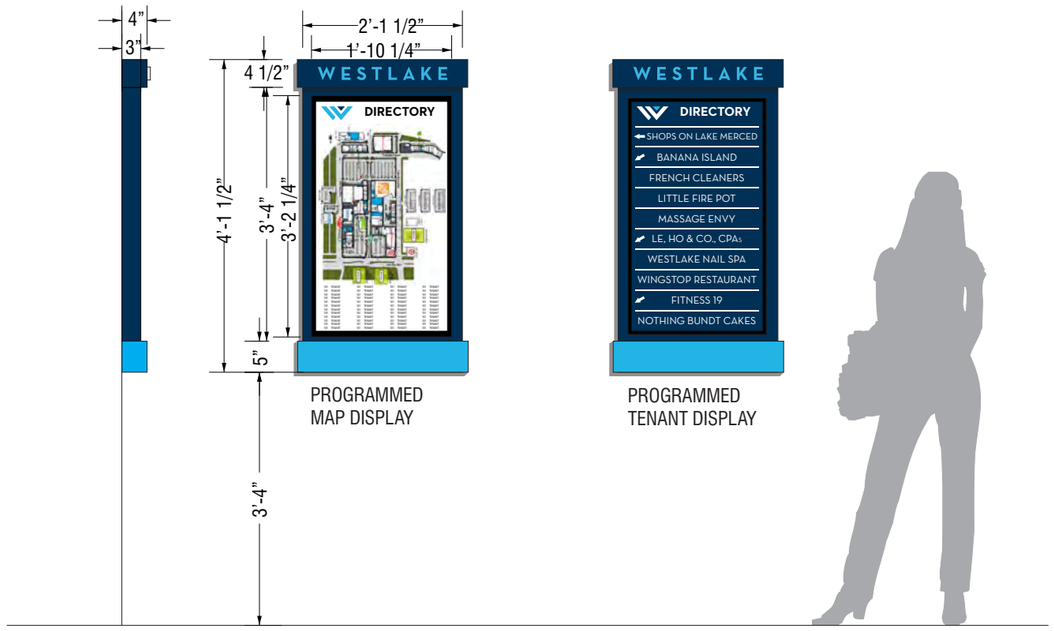
Date

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.



Side View

① Wall Directories **8.76 sq. ft.**
Scale: 1/2”=1’-0”

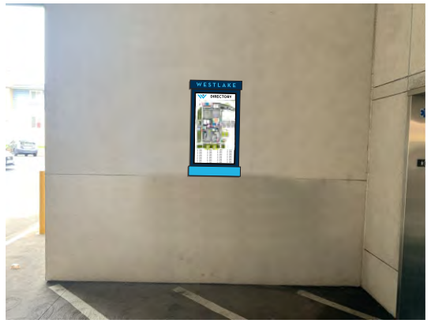
Manufacture and install five (5) S/F internally illuminated wall directory signs with LED displays

Header Cabinet:
Fabricated aluminum, 1x1x1/8 aluminum frame with .125 aluminum skin and faces. 3/4” clear push thru acrylic letters, white diffuser 2nd surface, digitally printed vinyl 1st surface. Paint cabinet to match Pantone 540C Blue.
Sloan Prism LED 6500k White LED illumination, self contained power supplies.

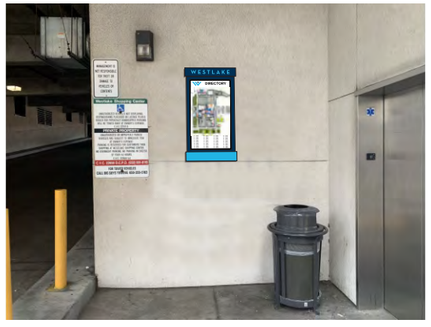
LED Displays:
LG SM5KE Series 43 inch full HD signage display with built in content management system Super Sign CMS. Monitor can be programmed with on-board display or linked to a network for display changes.
Fabricated aluminum enclosure with clear non-glare lexan faces, enclosure painted to match Pantone 540C Blue.

Bottom Band:
Fabricated aluminum, L1.5x1.5x1/8 aluminum frame with .125 aluminum skin and faces. Paint to match Pantone 298C Blue.

Signs replace existing directories. Drill concrete for (4) Hilti 5/8” dia. Kwik Bolts, 3 1/2” min. embed (required fasteners per wall type).
Client to provide electrical and data (if required) to sign location.
Requires removal and recycling of existing directories.



Existing 21.97 sq. ft.



Replaces (2) of these directories
Existing map is 38” x 23 1/4”

Existing 21.97 sq. ft.



Existing 8.62 sq. ft.



Replaces (3) of these directories (1 on stucco wall, not shown)
Existing directory is 68” x 18 1/4”

Existing 8.62 sq. ft.

TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number

139814
Quote Number

Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson

Tom Maxwell
Drawn By

**
Checked By

March 9, 2021
Date

December 9, 2021
March 30, 2023
April 5, 2023
Revisions

[ ] Approved
[ ] Approved With Changes Noted

Customer Signature

Date

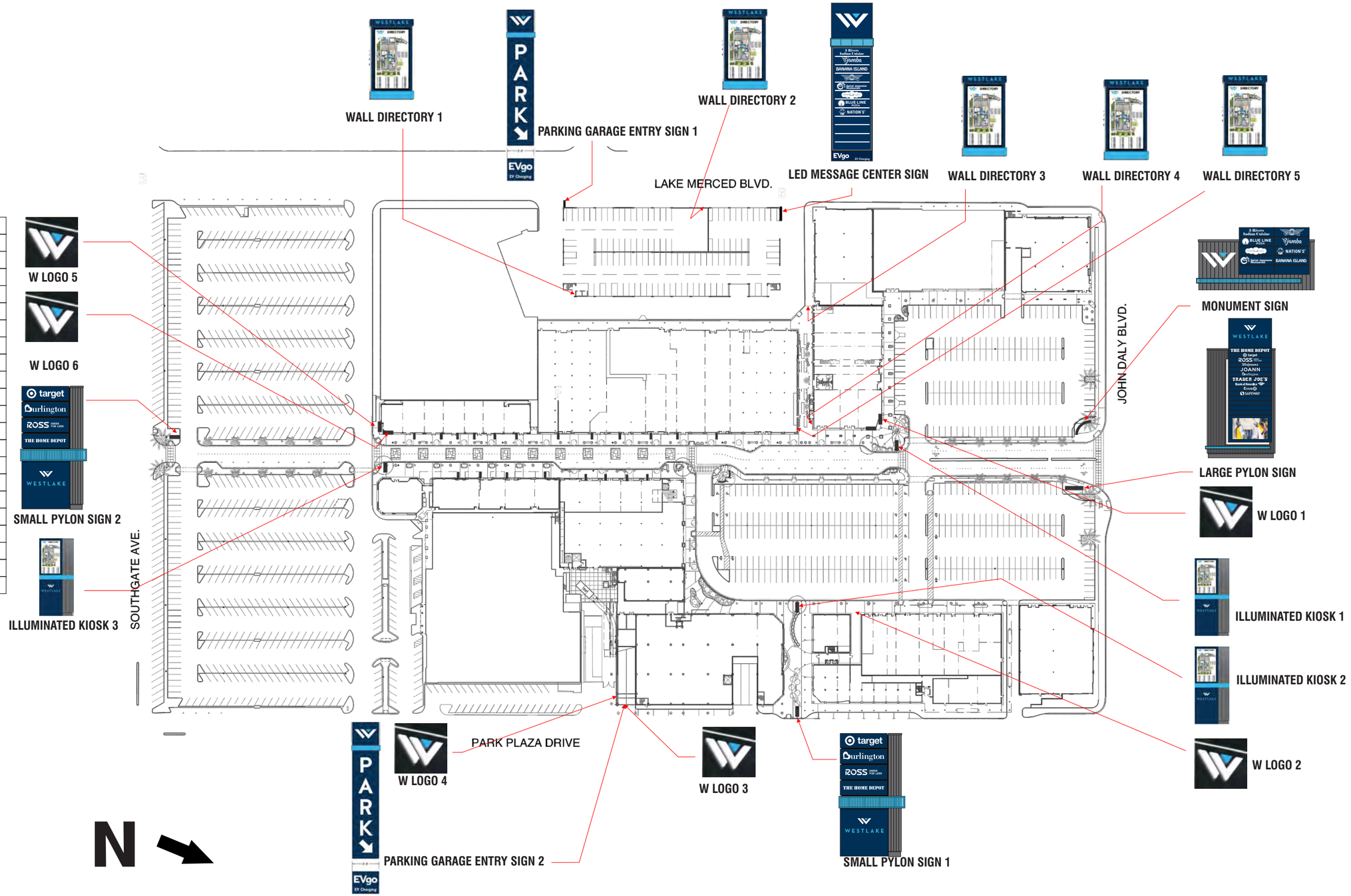
This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.

Sign Type	Existing Sq. Ft.	Proposed Sq. Ft.
Large Pylon	845	892.13
Monument Sign	60	67.67
Small Pylon 1	36	111.22
Small Pylon 2	36	111.22
Illuminated Kiosk 1	30.7	15.84
Illuminated Kiosk 2	30.7	15.84
Illuminated Kiosk 3	30.7	15.84
LED Message Center	374.17	392.65
Parking Garage Entry 1	30.42+4.66	30.42+4.66
Parking Garage Entry 2	30.42+4.66	30.42+4.66
W Logo 1	38.12	58.0
W Logo 2	38.12	58.0
W Logo 3	38.12	58.0
W Logo 4	38.12	58.0
W Logo 5	38.12	58.0
W Logo 6	38.12	58.0
Wall Directory 1	21.97	8.76
Wall Directory 2	21.97	8.76
Wall Directory 3	8.62	8.76
Wall Directory 4	8.62	8.76
Wall Directory 5	8.62	8.76



TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.653.1133
800.562.2854
Fax 503.659.9191

1174
Customer Number

139814
Quote Number
Westlake Shopping Center r4
File Name

Leslie Runckel
Salesperson

Tom Maxwell
Drawn By

**
Checked By

March 9, 2021
Date

December 9, 2021
March 30, 2023
April 5, 2023
Revisions

[ ] Approved
[ ] Approved With Changes Noted

Customer Signature

Date

This original artwork is protected under Federal Copyright Laws. Make no reproduction of this design concept without permission from Tube Art Group.

Colors on print may not accurately depict specific colors.

Westlake Center
Lake Merced Blvd. & John Daly Blvd.
Daly City, CA 94015

NOTE:
ART IS FINAL
Tube Art Group is not responsible for errors once proof has been signed and returned.
Please check spelling, print specs, colors, etc.
Additional fees will be incurred for changes after approval.

Meeting Date: May 22, 2023

Subject: Preliminary Plan for New Office Building at 455 Hickey Boulevard – Planned Development PD-10-22-015932

Recommended Action

Approve the Preliminary Plan for the proposed Planned Development PD-10-22-015932.

Planning Commission Discussion

On May 2, 2023, the Planning Commission voted 3-0 (Commissioner Satorre abstained) to recommend that the City Council approve the Preliminary Plan. The Commissioners primarily expressed concerns regarding the proposed height, shadows, and wind impacts from the proposed eight-story office building. Staff indicated that light and shadow analyses are under development for the project. Commissioner Proaño expressed concern about the height of the building and the impacts that the building would have on project neighbors. She indicated that the five-story building might be more amenable to neighbors and less obtrusive. The project architect indicated that the project owner needs to be able to fill the eventual building with tenants and it is for this reason that the owner has looked at either an eight- or shorter five-story medical office building. Commissioner Satorre expressed support for the project and indicated that it is important that the City building vertically. He furthermore indicated that several taller buildings have been constructed in the City without traffic and parking issues.

Background

The applicant, DES Architects and Engineers, proposes to demolish an existing five-story office building and three-level parking garage, and construct a new eight-story office building with parking structure at 455 Hickey Boulevard (see Attachment A – Site Location). The project site is currently developed as the Serramonte Business Center, which includes an 80,652 square foot, five-story office building and 112,500 square foot three-level, 293 parking space, parking garage.

The General Plan designation is Commercial Use, and the zoning is Commercial Office (C-O), Light Commercial (C-1) and Planned Development (PD8A). To allow development standard flexibility to accommodate the redeveloped office development and parking structure, the applicant has applied to rezone the entire project site, consistent of three parcels, to Planned Development. A Lot Merger Application has been submitted with the planning design review application to merge the three parcels into one.

At the Preliminary Plan stage, the City Council is reviewing the proposed land use, circulation, and overall site design of the proposed project. The Commission may either grant approval of the Preliminary Plan, allowing the application to proceed to the Precise Plan stage or request that the applicant revise the Preliminary Plan prior to it proceeding to the Precise Plan stage. Preliminary Plan action does not limit the Council's ability to approve, conditionally approve, or deny of the Precise Plan.

Project Overview

To allow use flexibility, the applicant proposes the review and approval of two alternatives for the Preliminary Plan. Alternative one entails construction of an eight-story, 166' height, technology office building over a three-story parking podium. The total building area would be 280,000 square feet. An additional three-story parking structure would be constructed east of the office building. Off-street parking would total 900 spaces at a 3/1,000 ratio (see Attachment B – Project Plans). Alternative two would entail the construction of a five-story, 118' height, medical office building with a total of 180,000 square feet and would be placed within the same building footprint as the technology office. The parking count and parking structure footprint would remain the same – 900 parking spaces a 1/200 parking ratio. Maximum heights are measured from grade to top of parapet.

As discussed above, the Preliminary Plan provides the City Council the opportunity to review the proposed land use and zoning changes for the proposed office redevelopment and parking garage project. The Planned Development rezone provides the City Council with an opportunity to evaluate the proposal in the context of the existing on-site and adjacent uses and evaluate if the proposed project merits approval. In so determining, the Council should evaluate if the rezone for the new building and parking structure would be compatible with existing uses and would not have a detrimental impact to the adjacent neighborhood. A Lot Merger application has also been submitted with the planning design review application to merge the existing project site three parcels into one.

Compatibility with Existing Uses

The 3.2-acre site subject site is presently occupied by a three-level parking garage and a five-story office building located into the hillside on Serravista Avenue. The existing building is approximately 80,652 square feet, consisting of medical and commercial office uses. The parking garage contains a total of 293 existing parking stalls on site.

The lowest level of the garage adjoins a single aisle surface parking lot that runs parallel to the office building, and the south end continues as a steep driveway up to the street. The parking garage can be accessed from both Hickey and Serravista. There is a dedicated left turn lane at west-bound Hickey Boulevard, for vehicles coming from both I-280 and the east side of the city.

The redevelopment of the office building and parking structure would provide an expanded parking and office building with either medical or technology office use space. The proposed 900 space parking garage would meet the required parking for office uses. As the existing and proposed uses on the project site are essentially the same, staff feels the proposed use would be compatible with existing uses, traffic circulation, parking demand and the neighborhood character.

Building Design

According to the applicant, the proposed design for the building's massing would be articulated in different ways to reflect the unique hillside character of the project site and be respectful of the varied scales and massing of the mixed-used neighborhoods. A strong emphasis is placed on the

vertical hierarchy of the building massing. Architectural expression evolved from the garage base to the body of the building and roofline. Appropriately expressed transparency of the glass facade is reinforced by skeletal frames of opaque finishes, aluminum, and solar-control elements. This animated face will highlight the movement rhythm of the freeway and Hickey Boulevard. Additionally, multi-level view decks are strategically placed and aligned with the glass building corners that provide belief to the building massing, but also create outdoor amenities within the building, on this tight site. The new office building will present itself as a visual marker of the neighborhood and for the vehicular traffic along the I-280 Freeway and from the west side of the city.

The parking garage will be largely screened by existing landscaping on Hickey Boulevard, perforated metal panels will be placed strategically to dress up the garage, this design also forms a strong base for the office building above. Two additional levels of parking structure will be built east of the office building, large street trees will be placed along Serravista Avenue to minimize pretenses in the area. The stair tower will mimic the building design language and feature some glass panels facing Hickey Boulevard. The service yard will be located on the east side of the building, equipment and loading area will be screened with architectural and landscape elements to minimize the visual impact.

The applicant has submitted a concurrent application for design review of the proposed office redevelopment and parking structure project that includes a precise plan design review of the building design, landscaping, grading, stormwater treatment, utilities and a transportation study for both alternatives. In addition, the City CEQA consultant is analyzing the proposed project and anticipates preparation of a CEQA Mitigated Negative Declaration for the project.

Transportation Study

A city consultant is currently preparing a transportation impact study for the project, under staff review, which analyzes the proposed office development for two alternatives, technology office and medical office with parking structures. The transportation study evaluates the existing transportation conditions and the conditions proposed for both alternatives and makes recommendations for intersection vehicle, pedestrian, bicycle, and transit improvements and evaluates traffic circulation and parking requirements for the project. Preliminary results from the transportation study indicate that based on the various requirements, the proposed supply of vehicle parking, bicycle parking and truck loading spaces is more than adequate. Impacts to pedestrian, bicycle and transit service are expected to be less-than-significant.

General Plan and Zoning

The General Plan designation for the proposed parcel is currently Retail and Office (C-RO) and Commercial Office (C-O). The C-RO land use designation consists of retail and office uses for local and regional scope and the FAR varies for land uses within this category and ranges from 2.5 to 5.0 square feet of building area for each square foot of land area. The C-O land use designation consists primarily of office and locally serving commercial uses. This category would include those office uses describe in the “Retail and Office Commercial” designation, but the emphasis is

placed on office use rather than the retail uses in terms of land use intensity. In addition to office uses, this category includes office services uses such as: health and fitness centers; small scale printing and photocopying businesses; and eating and drinking establishments. The FAR for office commercial land uses ranges from 1.0 to 3.5.

The project applicant proposes a lot merger of a portion of the C-RO zone to a merge with the existing C-O use to allow for the redevelopment of an existing office and parking garage project. This zoning amendment is requested because the proposed medical or technology office conforms best to the C-O use designation and the project will focus on emphasizing primarily on office use over retail use. An amendment to the General Plan changing the land use designation to Commercial Office (C-O) is therefore required as a necessary land use entitlement for the proposed commercial office redevelopment project.

Similarly, an amendment to the zoning is necessary to establish specific site development regulations, including allowances for height, lot coverage, setbacks and parking. The project is currently within the Light Commercial (C-1), Commercial Office (C-O) and Planned Development District (PD8A).

The existing uses allowed at the zoning for project site include in the C-1 zoning, a mixture of retail such as business office, banks, beauty shops, bookstore, clothing store, drugstore or grocery stores. C-O uses include administrative, businesses and professional offices. Lastly, the PD8A, originally PD1, permitted single-family dwelling units, private recreation facilities, private parking facilities and designated public vista areas. In 1978, the original planned development was amended to allow a zone change from PD-1 district to PD-8 district to allow for the construction of 119 one-unit condominium structures and a Tentative Subdivision application for subdivision to divide property into 119 lots plus common areas for eventual townhouse construction. This property is currently located southerly of Hickey Boulevard between Serra Vista Avenue and Interstate 280, and consisted of approximately 6.6 acres of land, now developed with single family housing. The proposed rezone would create a new Planned Development on the northern portion of existing PD8A located within the project site, which is currently vacant and was never developed with housing. The new PD would allow commercial office use and its development standards including, height, setbacks, lot coverage, density, and parking, would be defined to allow the proposed office redevelopment and parking structure for either a medical office or technology office use.

Lot Merger

The project site is comprised of three parcels. A Lot Merger Application has been submitted with the planning design review application. Final map application shall be a condition of approval, prepared by a licensed surveyor, prior to issuance of the building permit.

Airport Influence Area

The project site is located within the Airport Influence Area (AIA) of the San Francisco International Airport (SFO). Properties within the AIA may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (e.g., noise, vibration, and odors).

The airport/land use compatibility of a proposed development or land use policy action is determined by comparing the proposed development or land use policy action with the safety compatibility criteria, noise compatibility criteria, and airspace protection/height limitation criteria in the Airport Land Use Compatibility Plan (ALUCP). Any proposed land use policy actions, including the proposed General Plan rezoning, that affect properties within the ALUCP Airport Influence Area B boundary in Daly City (such as the project site), must be referred to the C/CAG Board for an ALUCP consistency review and determination.

On December 8, 2022, the Board considered the ALUC recommendation and evaluated the consistency of the project with the relevant airport/land use compatibility policies and criteria contained in the adopted ALUCP. The C/CAG Board determined the proposed General Plan rezoning, and related project entitlements were consistent with relevant ALUCP policies with a required Condition of Approval related to real estate disclosure requirements regarding the site's location within the AIA and the requirement that the project undergo FAA review as described in 14 Code of Federal Regulations Part 77 for both (1) the permanent structures and (2) any temporary cranes or other equipment taller than the permanent buildings which would be required to construct those structures.

Environmental Assessment

An environmental consultant retained by the Planning Division has development an initial study under the requirements of the California Environmental Quality Act (CEQ) and has found the project will require approval of a Mitigated Negative Declaration. Staff is in the process of reviewing the initial study and will present it to the Planning Commission and City Council during the Precise Plan review.

Recommendation

The Planning Commission recommends that the City Council take the following action:

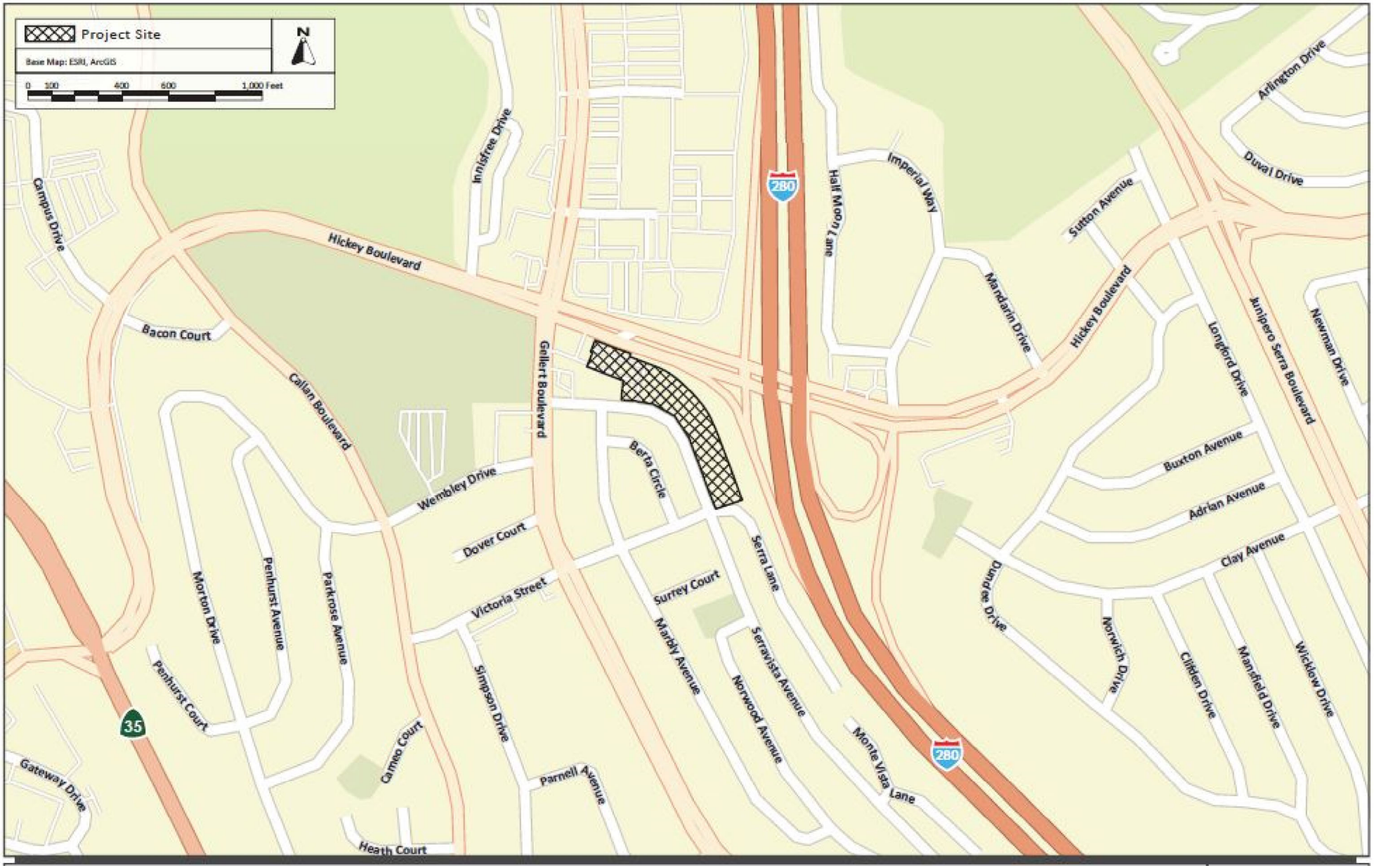
1. Approve the Preliminary Plan including two alternatives, to rezone the Light Commercial (C-1), Commercial Office (C-O) and Planned Development (PD8A) to a new Planned Development (PD) zone to allow the redevelopment of an office building and parking structure.

Respectfully submitted,

Sam Fielding
Associate Planner

Tatum Mothershead
Director of Economic and Community Development

Attachments
Attachment A – Site Location
Attachment B – Technology Office Project Plans
Attachment C – Medical Office Project Plans


Project Site
Base Map: ESRI, ArcGIS
0 100 400 600 1,000 Feet
N
Campus Drive
Innisfree Drive
Hickey Boulevard
Bacon Court
Callan Boulevard
Gellert Boulevard
Hall Moor Lane
Imperial Way
Mandarin Drive
Sutton Avenue
Arlington Drive
Duval Drive
Hickey Boulevard
Longford Drive
Junipero Serra Boulevard
Newman Drive
Buxton Avenue
Adrian Avenue
Clay Avenue
Dunlap Drive
Norwich Drive
Clinden Drive
Mansfield Drive
Wicklow Drive
Berta Circle
Wembley Drive
Dover Court
Victoria Street
Surrey Court
Serra Lane
Marbly Avenue
Serravista Avenue
Norwood Avenue
Monte Vista Lane
Morton Drive
Penhurst Avenue
Parkrose Avenue
Penhurst Court
Simpson Drive
Cameo Court
Parnell Avenue
Heath Court
Gateway Drive
35
280
280



455 HICKEY

455 HICKEY BLVD
DALY CITY, CA

PLANNING SUBMITTAL
10.17.2022

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

VICINITY MAP



PROJECT NARRATIVE

The project site is located immediately to the south of the Gellert / Hickey Boulevard intersection. The 3.2 acres site is comprised of three parcels. Currently, there is a 3-level parking garage and a 5-story office building tucked into the hillside on Serravista Avenue. This project proposes to demolish the existing office building and parking garage for a new office development. The development includes a new 8-story tech office building over 3-story parking podium. The total building area is 280,000 sq. ft. at 2.0 FAR. An additional 3-story parking structure will be constructed east to the office building. The project will be looking at a robust TDM plan to encourage alternate commute methods to the site and reduce parking needs. Currently, 900 parking spaces are planned for this scenario, at a 3/1,000 ratio.

PROJECT TEAM

ARCHITECT:
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA 94063
PHONE: 650.364.6453
CONTACT: KENNY HUNG

CIVIL:
BKF ENGINEERS
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
PHONE: 650.482.6306
CONTACT: JONATHAN TANG

LANDSCAPE:
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA 94063
PHONE: 650.364.6453
CONTACT: CHRIS MATEO

PROJECT DATA

SITE INFORMATION

ZONING DESIGNATION (CURRENT)	LIGHT COMMERCIAL (C-1) OFFICE COMMERCIAL (C-O) PLANNED DEVELOPMENT (PD8A)
ZONING DESIGNATION (2030 GENERAL PLAN)	COMMERCIAL OFFICE (C-O) COMMERCIAL NEIGHBORHOOD (C-N)
APN	091341140
SITE AREA	139,392 SQ.FT. (3.2 ACRES)

ZONING INFORMATION

	EXISTING	PROPOSED
BUILDING HEIGHT	65 FT.	130 FT.
PROJECT USE	OFFICE	OFFICE
BUILDING AREA	80,652 SQ.FT.	280,000 SQ.FT.
FAR	0.58	2.0
PARKING STRUCTURE	112,500 SQ.FT.	347,500 SQ. FT.

	C-1		C-O	
BUILDING SETBACK	REQ'D	PRO'D	REQ'D	PRO'D
FRONT	-	12'	10'	11'
REAR	-	0'	-	0'
MAX HEIGHT	36'	130'	-	130'
FAR	-	2.0	3.5-1.0	2.0

PARKING REQUIREMENTS

	EXISTING	PROPOSED
PARKING RATIO	3.3 / 1,000 SF	3 / 1000 SF
PARKING SPACES	293	900

SPACES BREAKDOWN	REQ'D	PRO'D
STANDARD SPACES	> 706 *	730
COMPACT SPACES	< 176 *	152
ACCESSIBLE SPACES	18	18
EV SPACES		
EVCS	90 **	90
EV READY	90 **	90
EV CAPABLE	270 **	270

* PER DALY CITY ZONING CODE SECTION 17.34.010, UP TO 20% OF THE TOTAL REQUIRED OFF-STREET PARKING SPACES MAY BE DESIGNATED FOR "SMALL CARS ONLY"

** PER DALY CITY ZONING CODE SECTION 5.106.5.3.1, 10% OF THE AVAILABLE PARKING SPACES ON SITE SHALL BE EQUIPPED WITH LEVEL 2 EVCS; AN ADDITIONAL 10% SHALL BE PROVIDED WITH AT LEAST LEVEL 1 EV READY SPACES; AND AN ADDITIONAL 30% SHALL BE AT LEAST EV CAPABLE.

BICYCLE PARKING REQUIREMENTS

	REQ'D	PRO'D
SHORT TERM	8	8
LONG TERM	45	46

SHEET INDEX

ARCHITECTURAL

A0.1 PROJECT DATA
A0.2 EXISTING CONDITIONS
A1.0A COLOR SITE PLAN
A1.0B SITE PLAN
A1.1 SITE CIRCULATION DIAGRAM
A1.2 RENDERING - AERIAL VIEW
A1.3 RENDERING - VIEW FROM I-280 LOOKING NORTHWEST
A1.4 RENDERING - VIEW FROM HICKEY AND GELLERT
A1.5 RENDERING - VIEW FROM SERRAVISTA AND GELLERT
A1.6 RENDERING - VIEW FROM SERRAVISTA AND VICTORIA
A1.7 RENDERING - VIEW FROM I-280 LOOKING SOUTHWEST
A1.8 RENDERING - VIEW AT MAIN ENTRANCE
A2.1 PARKING PLANS
A2.2 PARKING PLANS
A2.3 PARKING PLANS
A2.4 BUILDING PLANS
A2.5 BUILDING PLANS
A2.6 SERVICE YARD PLAN AND ELEVATIONS
A3.0 BUILDING SECTIONS
A3.1 BUILDING ELEVATIONS
A4.0 BUILDING MATERIAL BOARD

CIVIL

C1.0 EXISTING CONDITIONS PLAN
C2.0 MAPPING PLAN
C3.0 PRELIMINARY EMERGENCY VEHICLE TURNING PLAN
C3.1 PRELIMINARY DELIVERY TRUCK TURNING PLAN
C4.0 GRADING PLAN - SERRAVISTA AVENUE
C4.1 GRADING PLAN - HICKEY BOUELVARD
C5.0 CROSS SECTIONS
C5.1 CROSS SECTIONS
C6.0 UTILITY PLAN - SERRAVISTA AVENUE
C6.1 UTILITY PLAN - HICKEY BOULEVARD
C7.0 PRELIMINARY STORMWATER CONTROL PLAN
C8.0 EROSION CONTROL PLAN
C8.1 CONSTRUCTION BEST MANAGEMENT PRACTICES

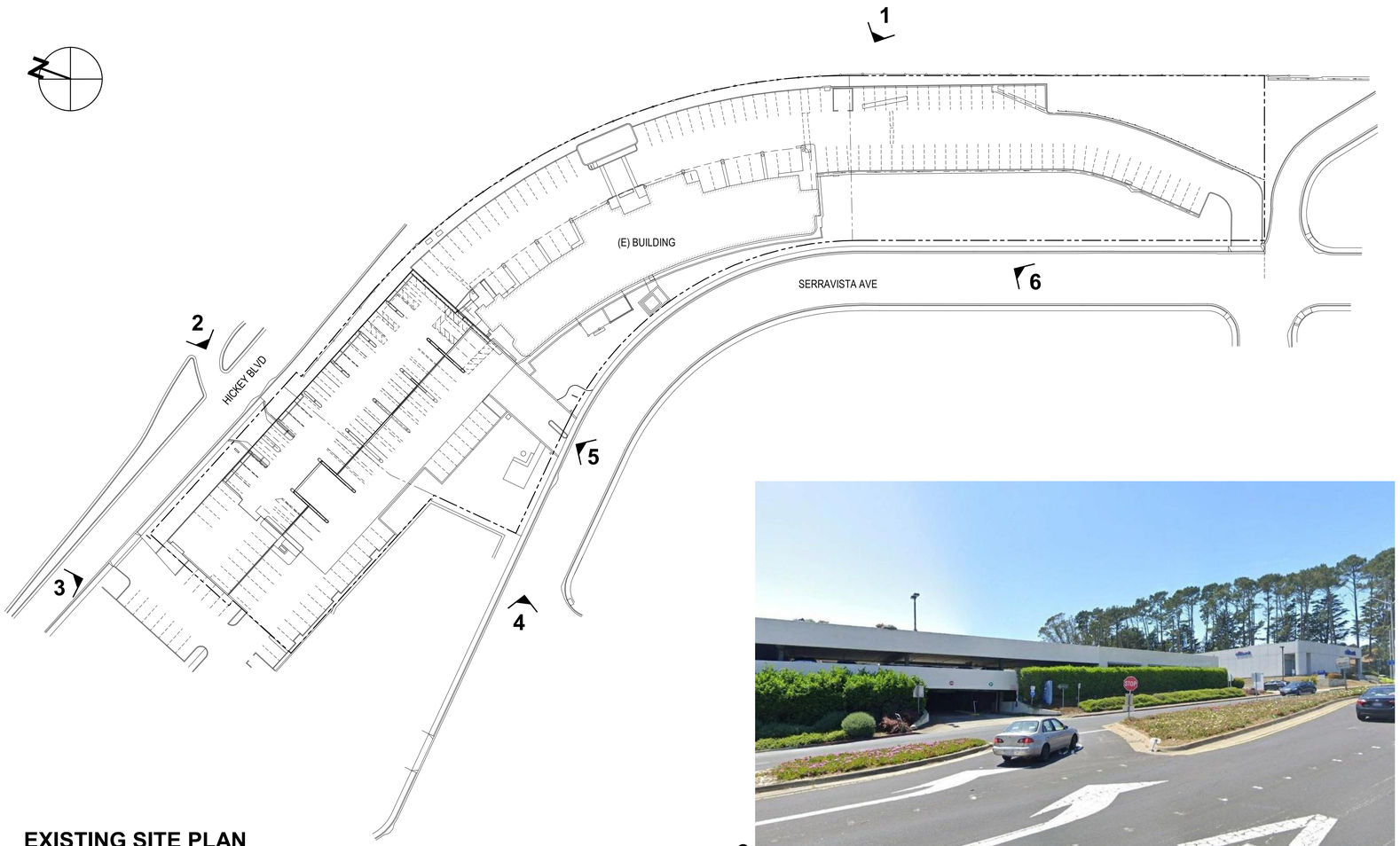
LANDSCAPE

L1A TREE PROTECTION PLAN
L1B TREE DATA AND TREE PROTECTION DETAIL
L2 ENTRY PLAZA PLAN
L3 OVERALL PLANTING PLAN
L4 HARDSCAPE IMAGERY
L5 PLANTING IMAGERY

LIGHTING

LT-1 SITE LIGHTING PLAN - LEVEL 1
LT-2 SITE LIGHTING PLAN - LEVEL 4
LT-3 SITE LIGHTING PHOTOMETRIC PLAN - LEVEL 4

© 2022
Autodesk Docs://RingAssist - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



EXISTING SITE PLAN



1

2



3



4



5



6

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

EXISTING CONDITIONS

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A0.2

10071.003

Autodesk Docs://KingAsset - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

COLOR SITE PLAN

455 HICKEY, DALY CITY, CA

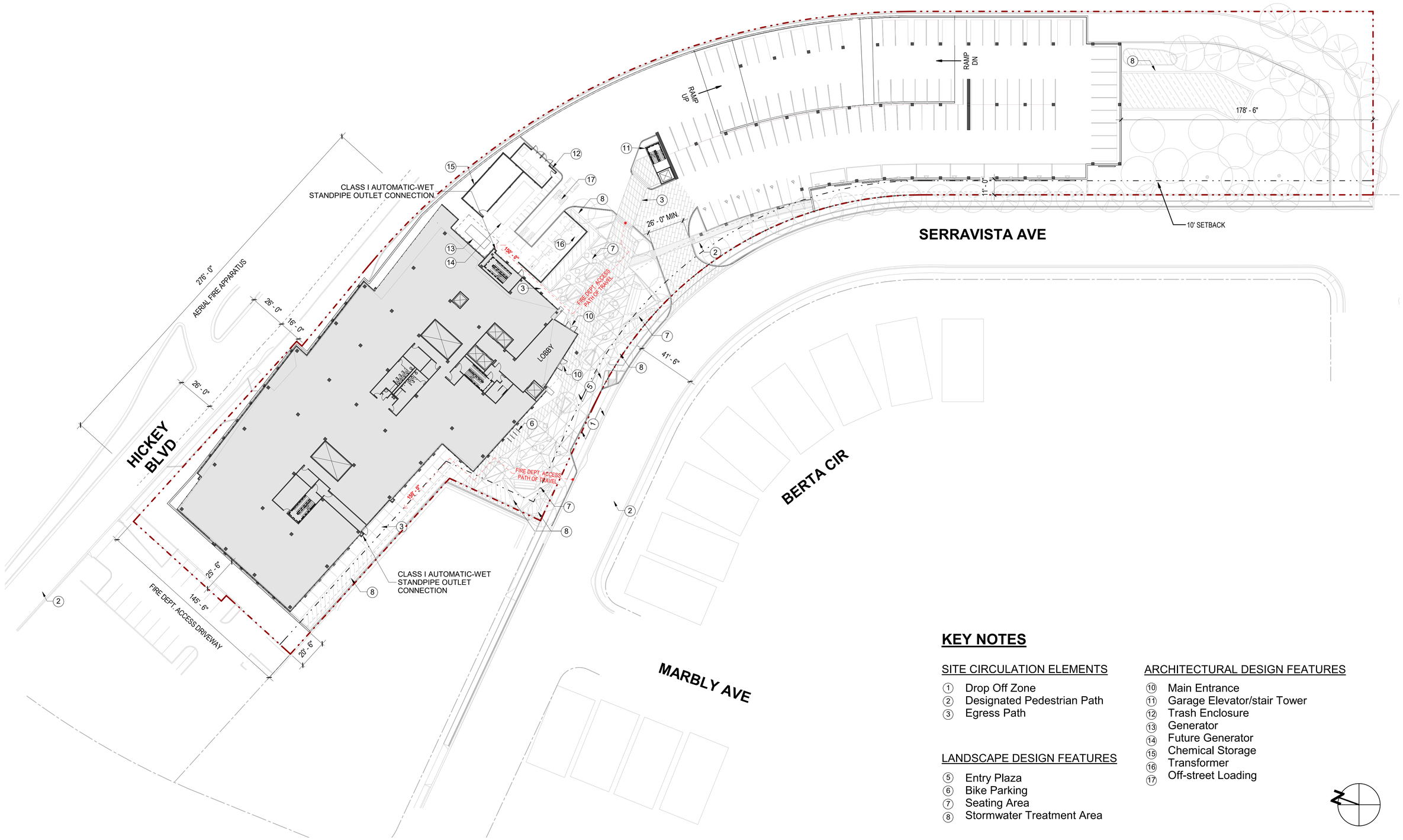
PLANNING SUBMITTAL 10.17.2022

A1.0A

10071.003

© 2022

Autodesk Docs://King/ast - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



KEY NOTES

SITE CIRCULATION ELEMENTS

1. Drop Off Zone
2. Designated Pedestrian Path
3. Egress Path

LANDSCAPE DESIGN FEATURES

5. Entry Plaza
6. Bike Parking
7. Seating Area
8. Stormwater Treatment Area

ARCHITECTURAL DESIGN FEATURES

10. Main Entrance
11. Garage Elevator/stair Tower
12. Trash Enclosure
13. Generator
14. Future Generator
15. Chemical Storage
16. Transformer
17. Off-street Loading

SCALE: 1" = 30'-0"

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

SITE PLAN

455 HICKEY, DALY CITY, CA

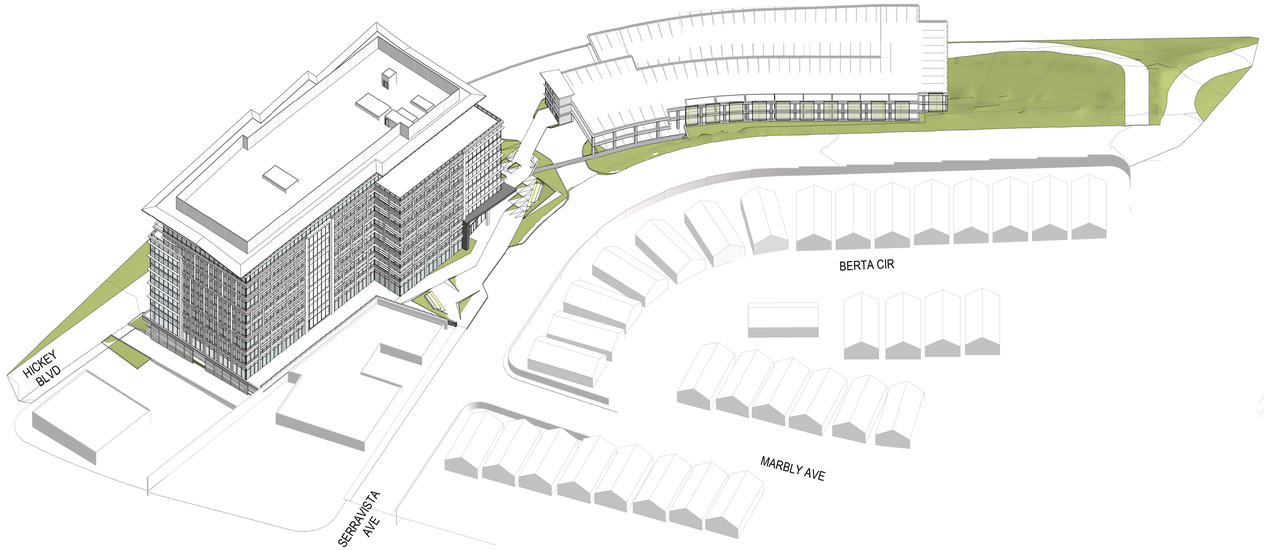
PLANNING SUBMITTAL 10.17.2022

A1.0B

10071.003

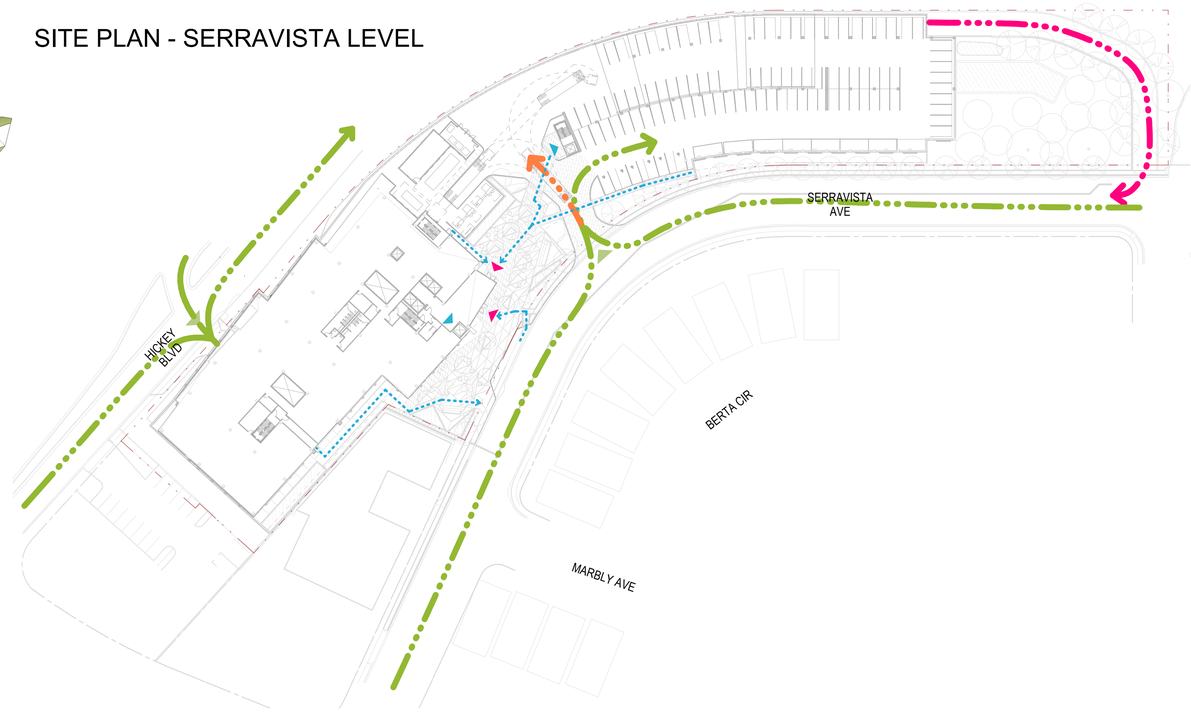
© 2022

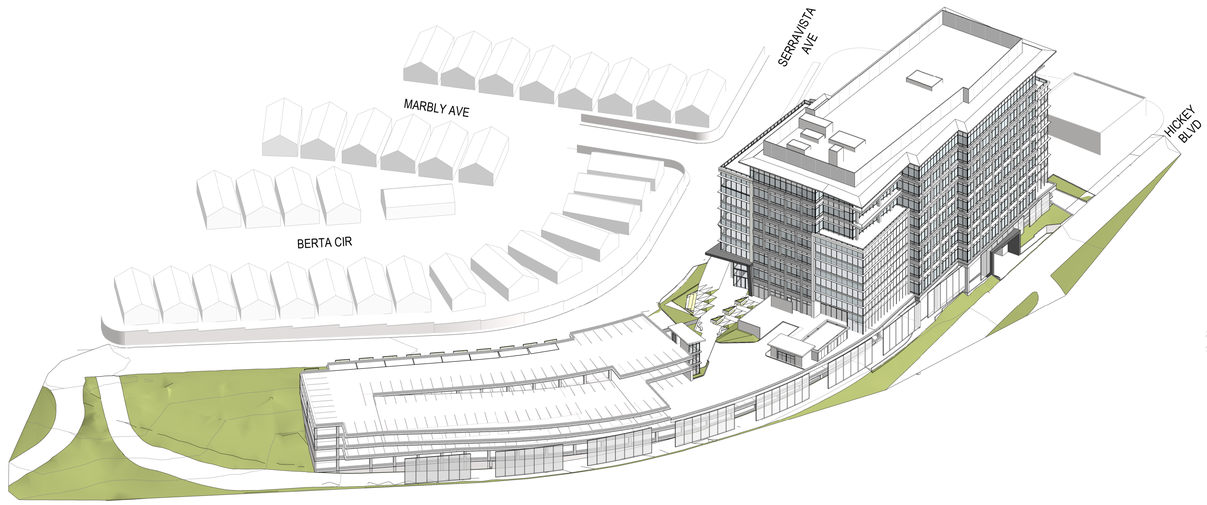
Autodesk Docs://King/Asset - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



AXON - VIEW FROM SERRAVISTA

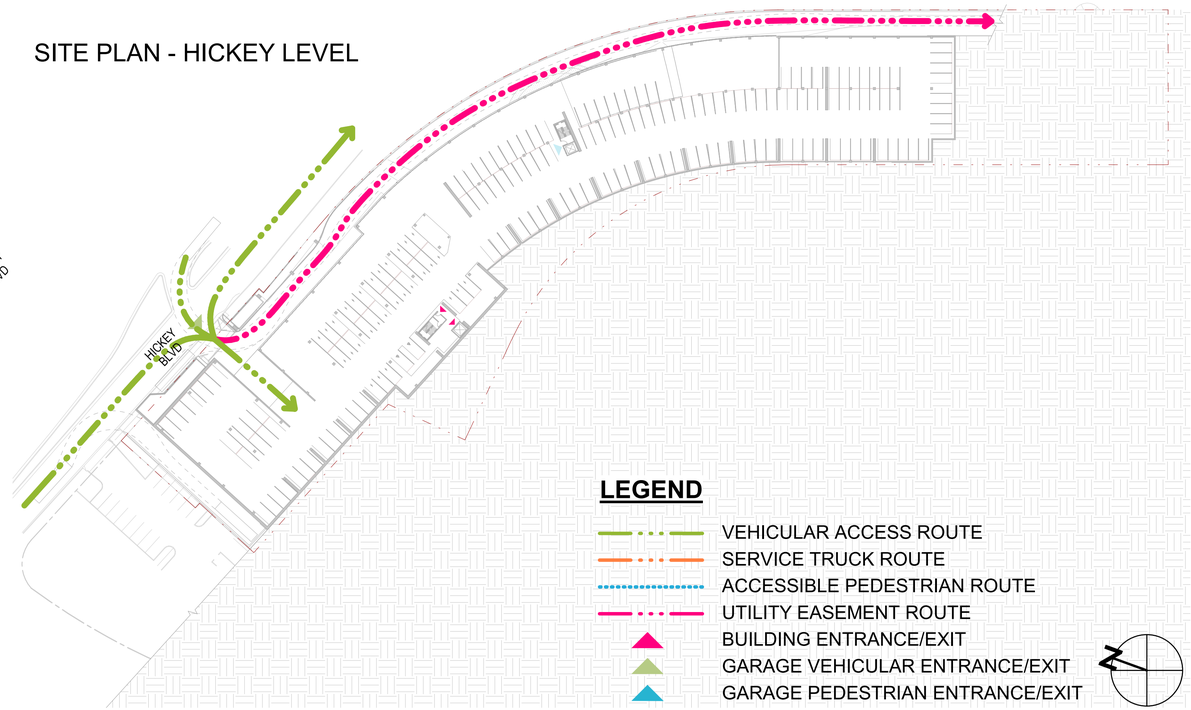
SITE PLAN - SERRAVISTA LEVEL





AXON - VIEW FROM HICKEY

SITE PLAN - HICKEY LEVEL



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

SITE CIRCULATION DIAGRAM

455 HICKEY, DALY CITY, CA

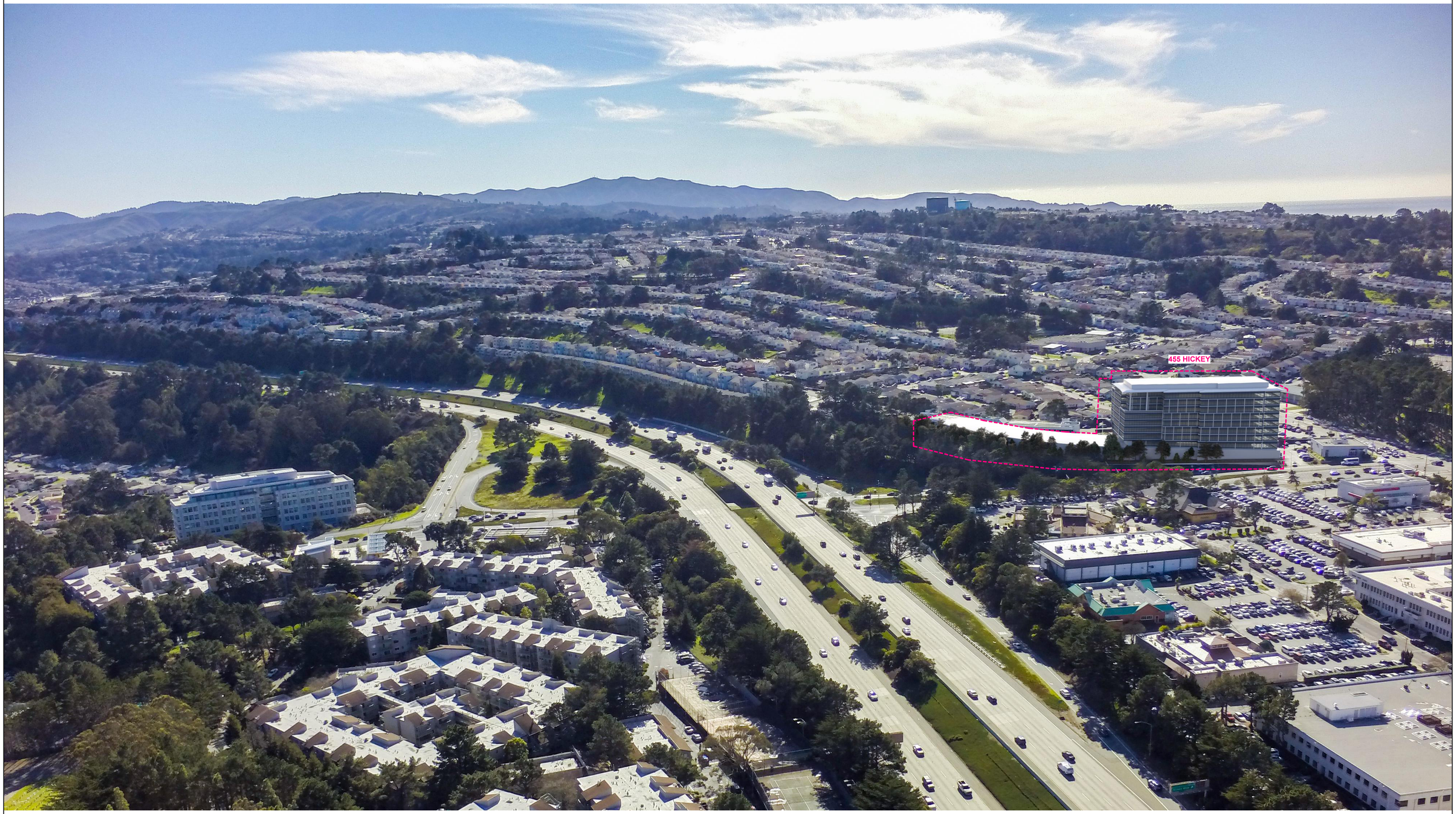
PLANNING SUBMITTAL 10.17.2022

A1.1

10071.003

© 2022

Autodesk Docs://King/Asset - 455 Hickey Blvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

RENDERING - AERIAL VIEW

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A1.2

10071.003

© 2022

Autodesk Docs://King/Asset - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

RENDERING - VIEW FROM I-280 LOOKING NORTHWEST

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A1.3

10071.003

Autodesk Docs://King/Ast - 455 Hickey Blvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

RENDERING - VIEW FROM HICKEY AND GELLERT

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A1.4

10071.003

© 2022

Autodesk Docs://King/Ast - 455 Hickey Blvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

RENDERING - VIEW FROM SERRAVISTA AND GELLERT

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A1.5

10071.003

© 2022

Autodesk Docs://King/4ast - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

RENDERING - VIEW FROM SERRAVISTA AND VICTORIA

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A1.6

10071.003

© 2022

Autodesk Docs://King/Kast - 455Hickey/Revit/10071003_A_455 Hickey_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

RENDERING - VIEW FROM I-280 LOOKING SOUTHWEST

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A1.7

10071.003

Autodesk Docs://Kingfast - 455Hickey/Revit/10071003_A_455 Hickey_R22_CENTRAL.rvt

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

RENDERING - VIEW AT MAIN ENTRANCE

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A1.8

10071.003

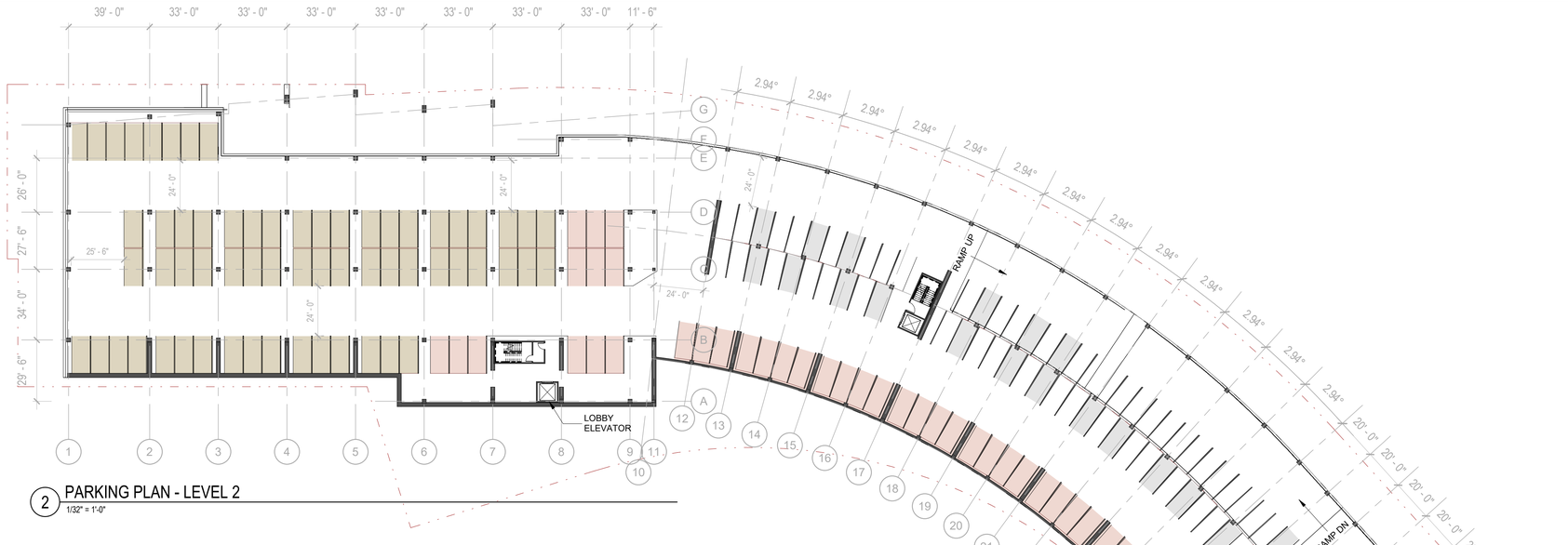
© 2022

Autodesk Docs://King/4ast - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt

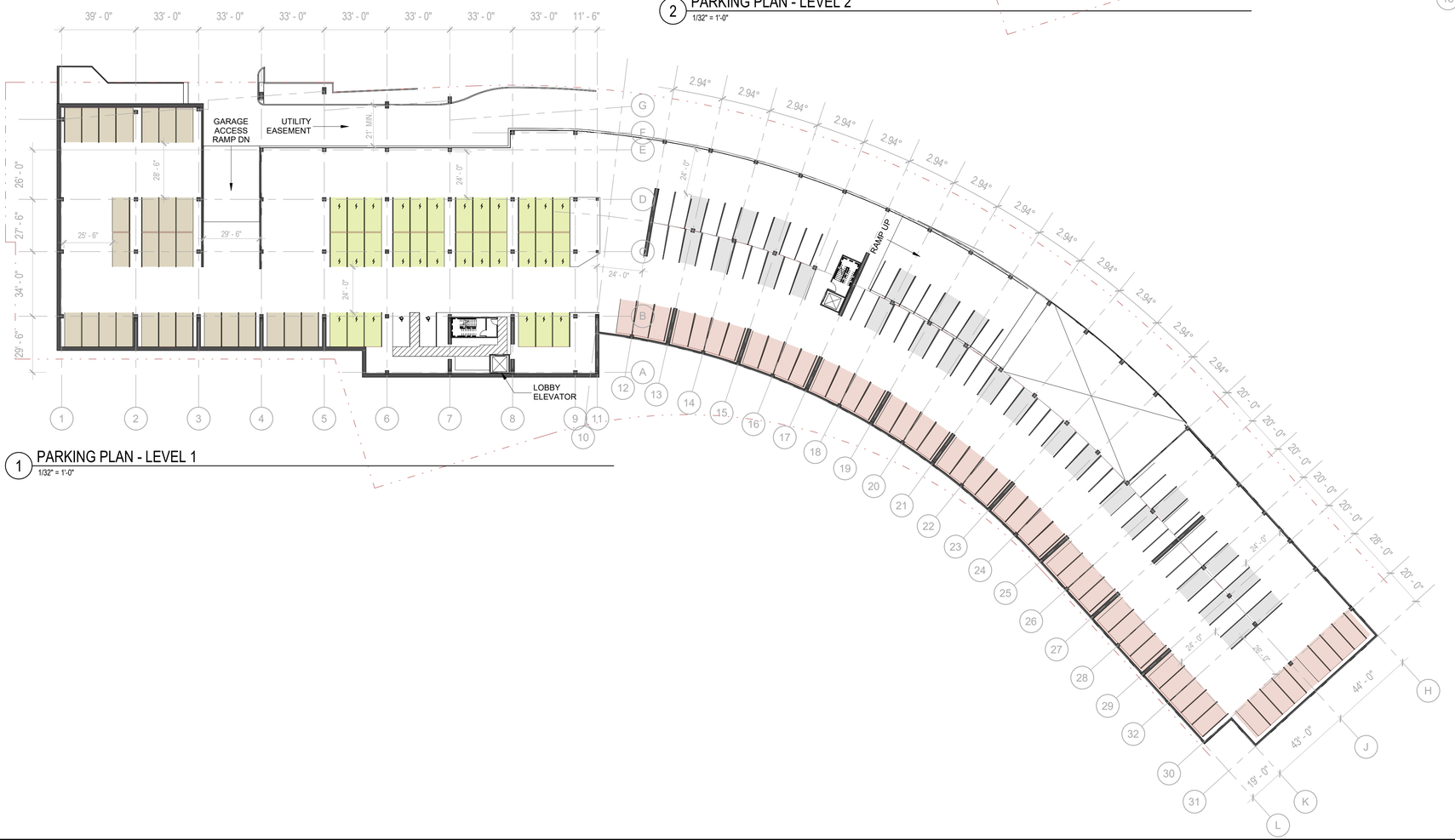
PARKING LEVEL 1 :	175 SPACES
PARKING LEVEL 2 :	205 SPACES
PARKING LEVEL 3 :	221 SPACES
PARKING LEVEL 4 :	108 SPACES
PARKING LEVEL 5 :	100 SPACES
PARKING LEVEL 6 :	91 SPACES
TOTAL PARKING :	**900 SPACES**

STANDARD ACCESSIBLE:	15 SPACES
VAN ACCESSIBLE:	3 SPACES
TOTAL ACCESSIBLE PARKING :	**18 SPACES**

STANDARD EV ACCESSIBLE:	1 SPACES
EV VAN ACCESSIBLE:	3 SPACES
EV AMBULATORY	3 SPACES
TOTAL EV ACCESSIBLE PARKING :	**7 SPACES**



2 PARKING PLAN - LEVEL 2
1/32" = 1'-0"



1 PARKING PLAN - LEVEL 1
1/32" = 1'-0"

PARKING LEGEND

- REGULAR SPACE (8.5' X 18')
- COMPACT SPACE (8' X 16')
- ADA SPACE (9' X 18')
- ADA VAN SPACE (9' X 18')
- EVCS SPACE (9' X 18')
- EV READY SPACE (9' X 18')
- EV CAPABLE SPACE (9' X 18')

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

PARKING PLANS

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

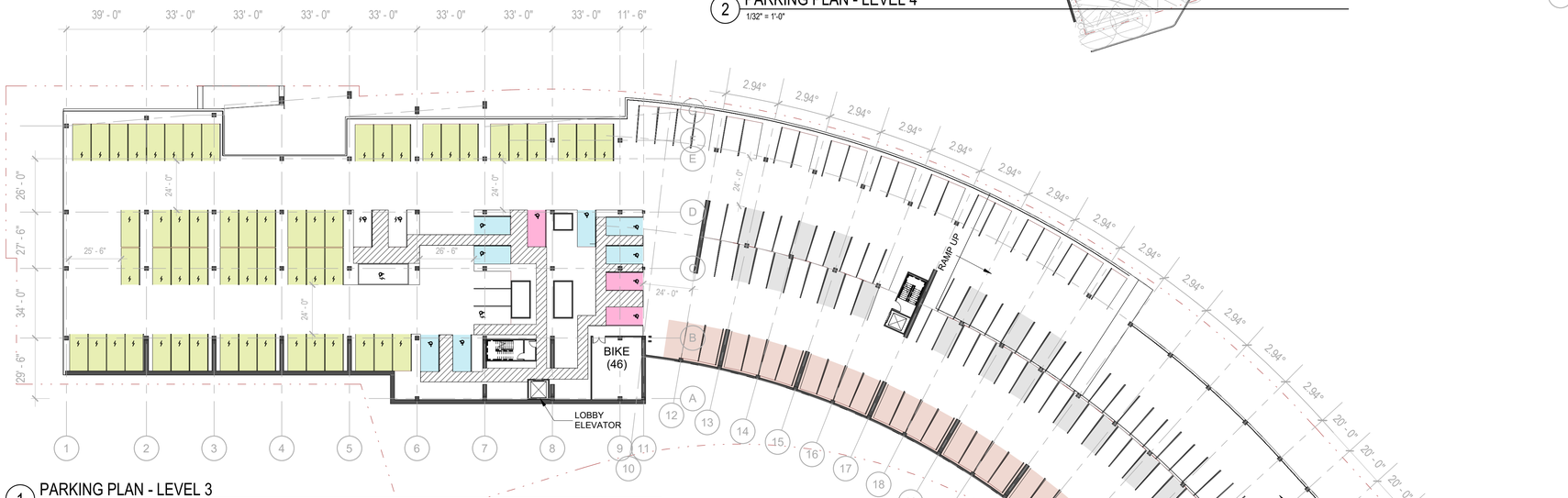
A2.1

10071.003

Autodesk Docs://KingAsset - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt

PARKING LEVEL 1 :	175 SPACES
PARKING LEVEL 2 :	205 SPACES
PARKING LEVEL 3 :	221 SPACES
PARKING LEVEL 4 :	108 SPACES
PARKING LEVEL 5 :	100 SPACES
PARKING LEVEL 6 :	91 SPACES
TOTAL PARKING :	**900 SPACES**

STANDARD ACCESSIBLE:	15 SPACES
VAN ACCESSIBLE:	3 SPACES
TOTAL ACCESSIBLE PARKING :	**18 SPACES**
STANDARD EV ACCESSIBLE:	1 SPACES
EV VAN ACCESSIBLE:	3 SPACES
EV AMBULATORY	3 SPACES
TOTAL EV ACCESSIBLE PARKING :	**7 SPACES**



1 PARKING PLAN - LEVEL 3
1/32" = 1'-0"



2 PARKING PLAN - LEVEL 4
1/32" = 1'-0"

PARKING LEGEND

- REGULAR SPACE (8.5' X 18')
- COMPACT SPACE (8' X 16')
- ADA SPACE (9' X 18')
- ADA VAN SPACE (9' X 18')
- EVCS SPACE (9' X 18')
- EV READY SPACE (9' X 18')
- EV CAPABLE SPACE (9' X 18')

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

PARKING PLANS

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A2.2

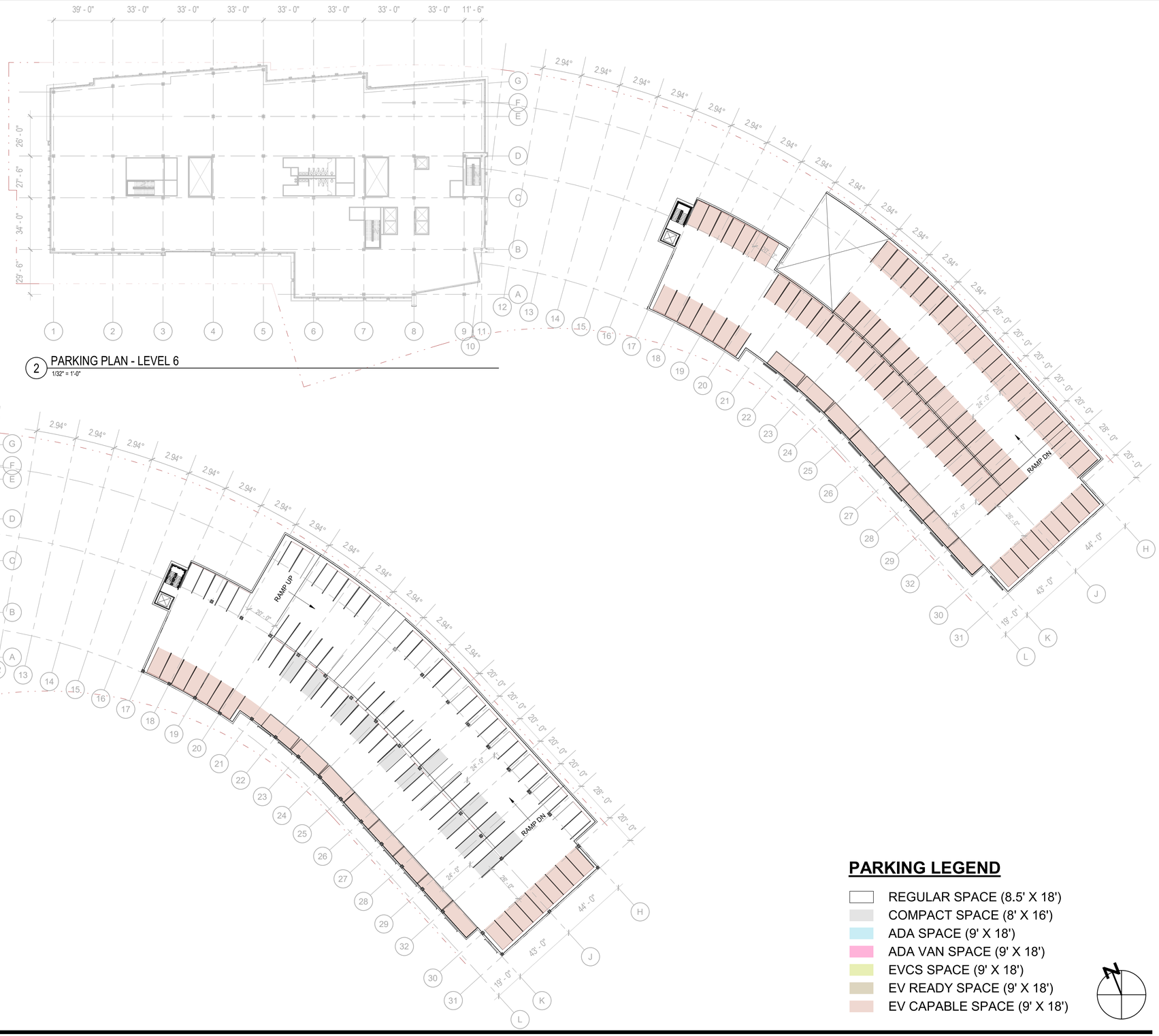
10071.003

© 2022

Autodesk Docs://King/4ast - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt

PARKING LEVEL 1 :	175 SPACES
PARKING LEVEL 2 :	205 SPACES
PARKING LEVEL 3 :	221 SPACES
PARKING LEVEL 4 :	108 SPACES
PARKING LEVEL 5 :	100 SPACES
PARKING LEVEL 6 :	91 SPACES
TOTAL PARKING :	**900 SPACES**

STANDARD ACCESSIBLE:	15 SPACES
VAN ACCESSIBLE:	3 SPACES
TOTAL ACCESSIBLE PARKING :	**18 SPACES**
STANDARD EV ACCESSIBLE:	1 SPACES
EV VAN ACCESSIBLE:	3 SPACES
EV AMBULATORY	3 SPACES
TOTAL EV ACCESSIBLE PARKING :	**7 SPACES**



2 PARKING PLAN - LEVEL 6
1/32" = 1'-0"

1 PARKING PLAN - LEVEL 5
1/32" = 1'-0"

PARKING LEGEND

- REGULAR SPACE (8.5' X 18')
- COMPACT SPACE (8' X 16')
- ADA SPACE (9' X 18')
- ADA VAN SPACE (9' X 18')
- EVCS SPACE (9' X 18')
- EV READY SPACE (9' X 18')
- EV CAPABLE SPACE (9' X 18')

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

PARKING PLANS

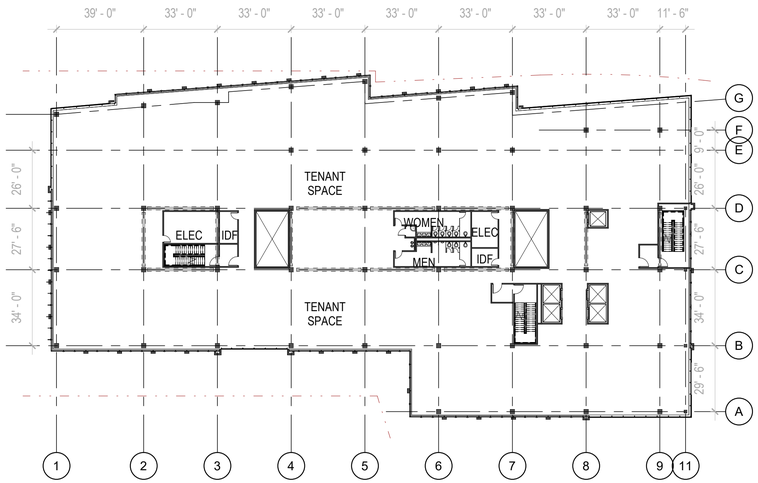
455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

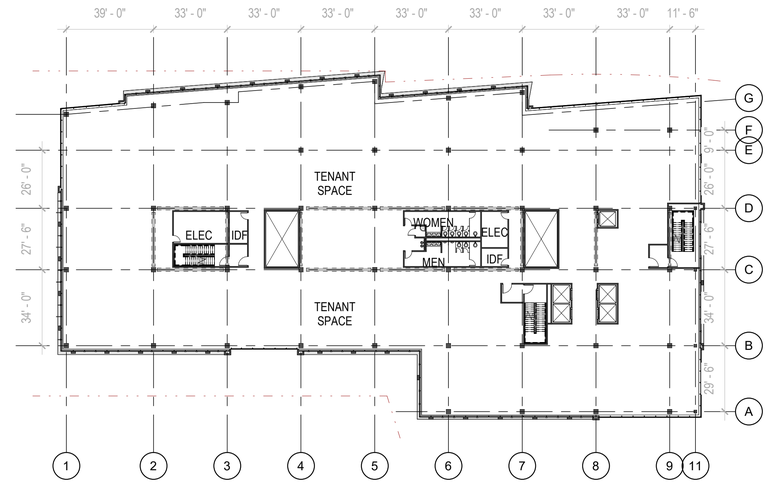
A2.3

10071.003

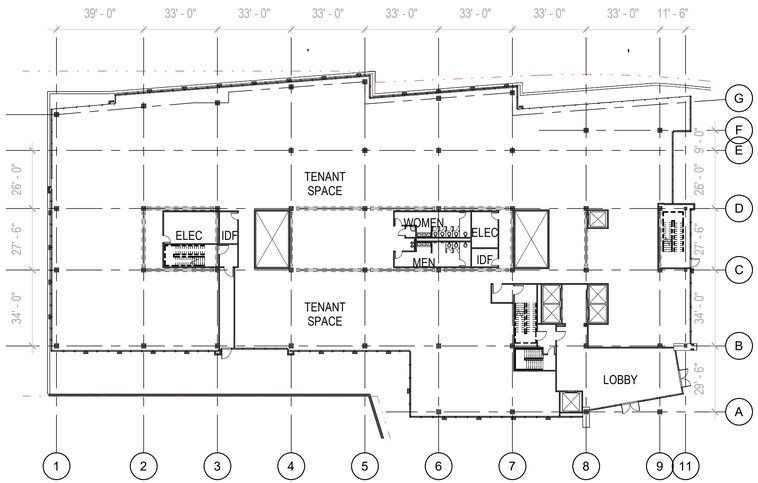
Autodesk Docs://King/Asset - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



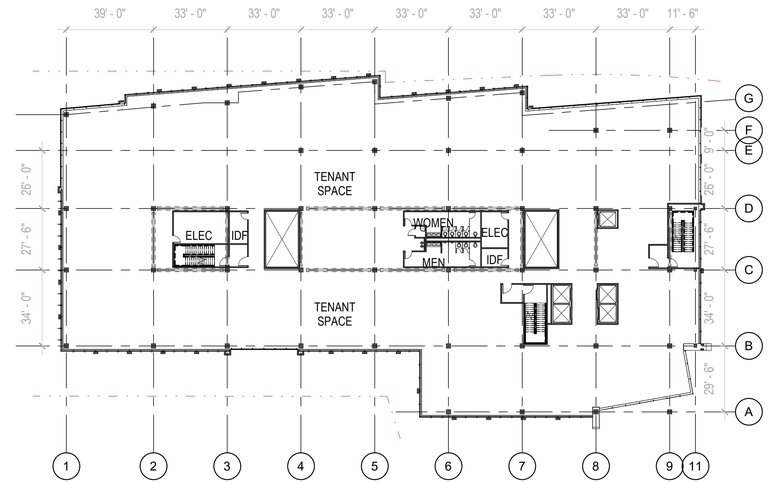
3 LEVEL 3
1/32" = 1'-0"



4 LEVEL 4
1/32" = 1'-0"



1 LEVEL 1
1/32" = 1'-0"



2 LEVEL 2
1/32" = 1'-0"

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

BUILDING PLANS

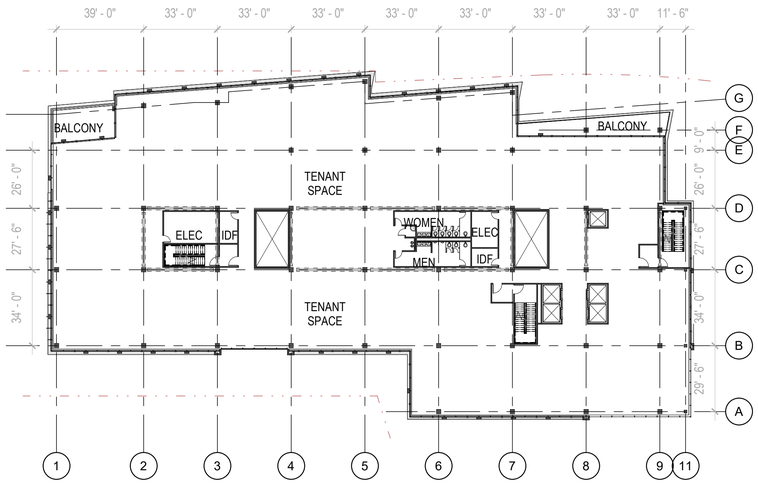
455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

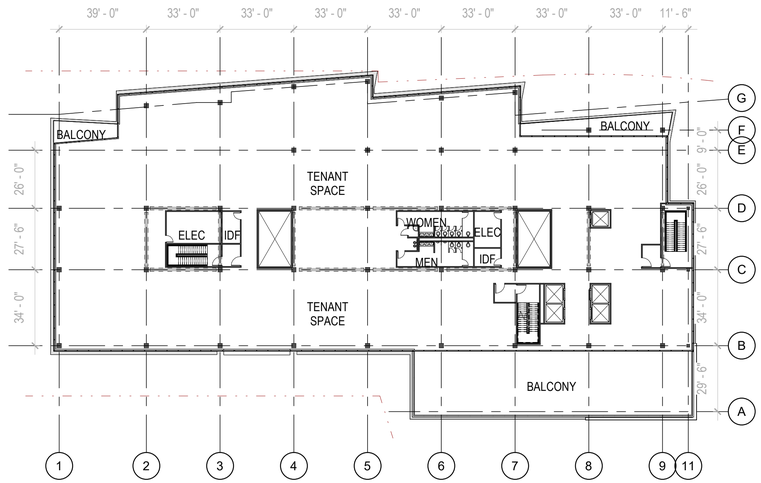
A2.4

10071.003

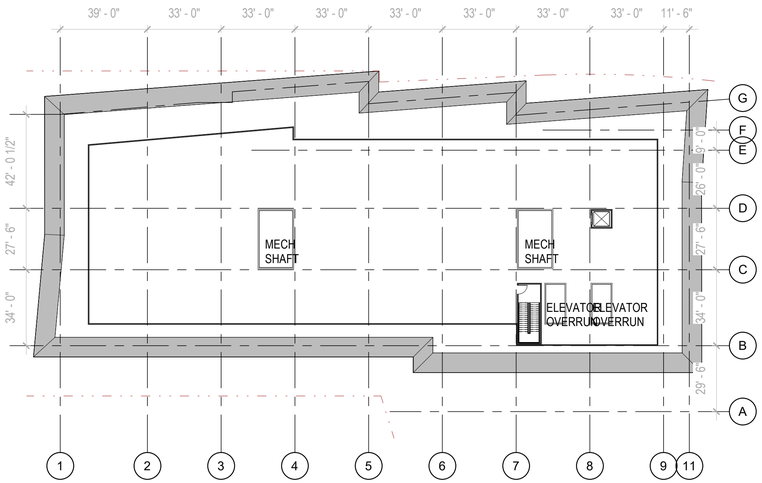
Autodesk Docs://King/Asset - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



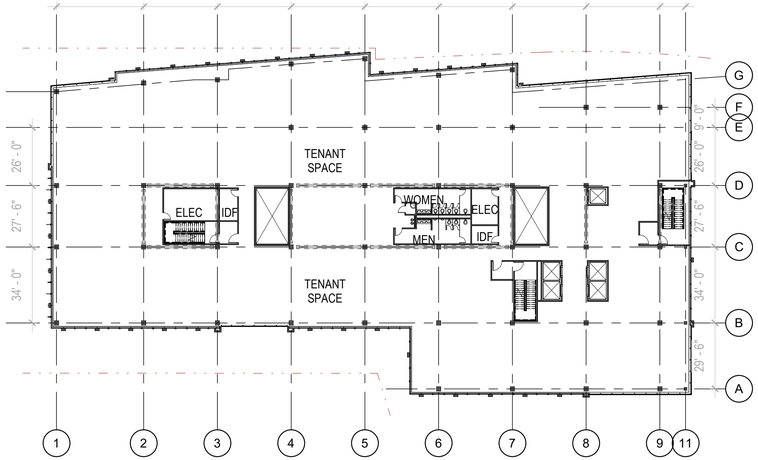
3 LEVEL 7
1/32" = 1'-0"



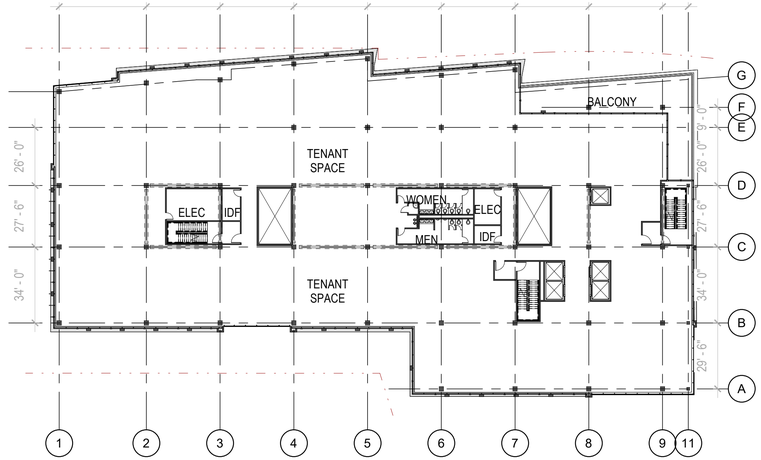
4 LEVEL 8
1/32" = 1'-0"



5 ROOF PLAN
1/32" = 1'-0"



1 LEVEL 5
1/32" = 1'-0"



2 LEVEL 6
1/32" = 1'-0"

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

BUILDING PLANS

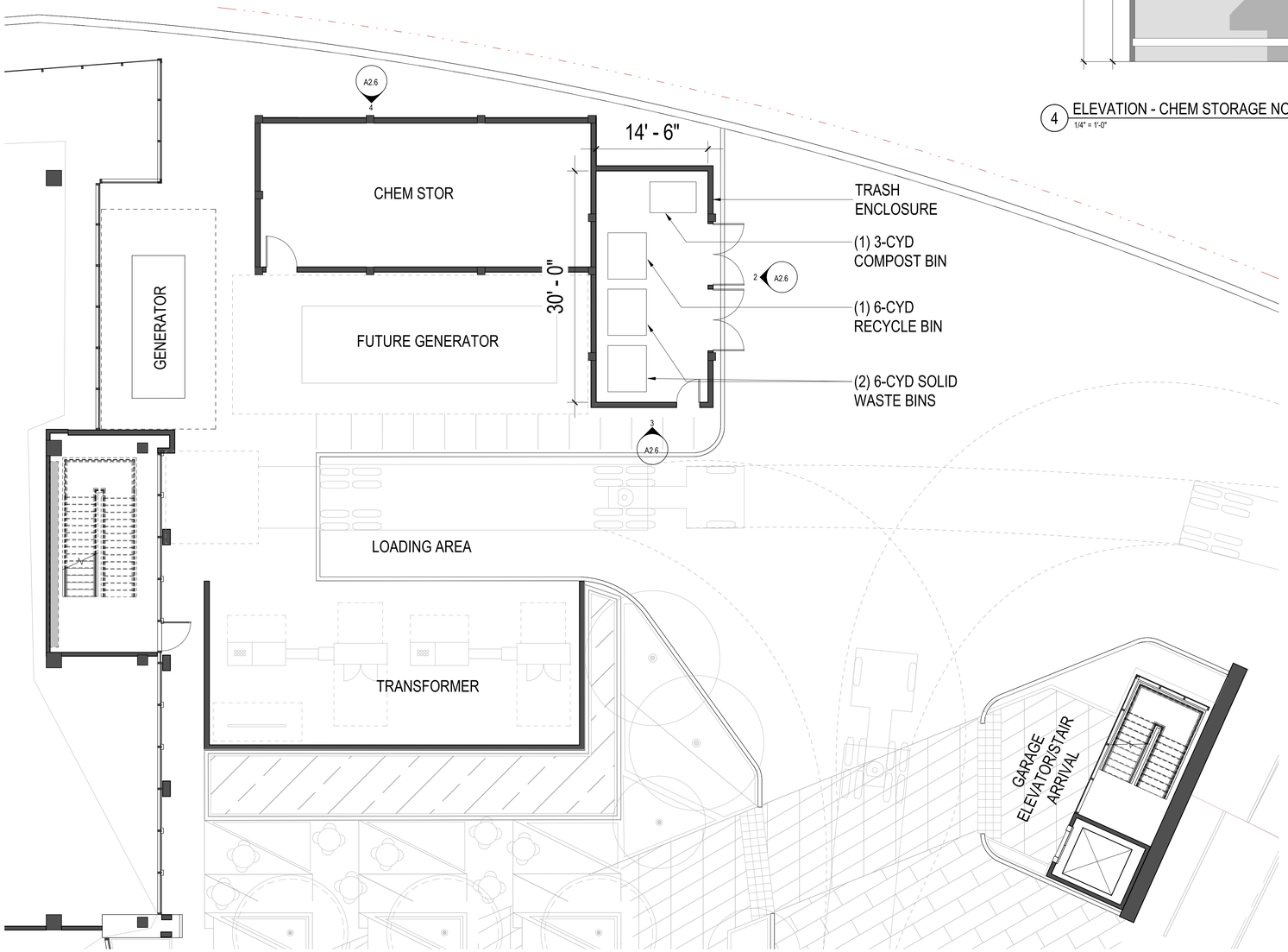
455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

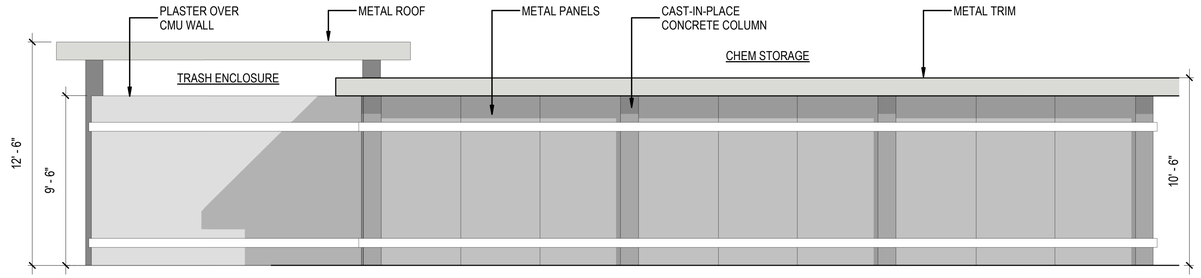
A2.5

10071.003

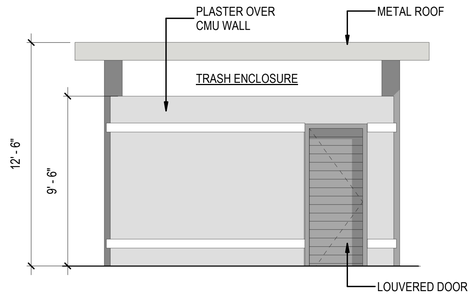
Autodesk Docs://King/Asset - 455HickeyBlvd/10071003_A_AS1 Hickey_R22_CENTRAL.rvt



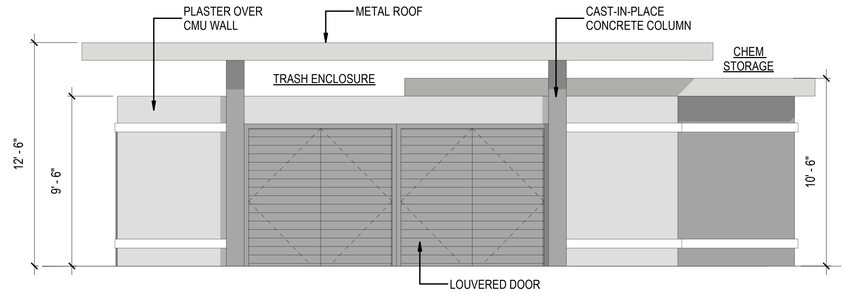
1 ENLARGED PLAN - SERVICE YARD
1/8" = 1'-0"



4 ELEVATION - CHEM STORAGE NORTH FACADE
1/4" = 1'-0"



3 ELEVATION - TRASH ENCLOSURE SOUTH FACADE
1/4" = 1'-0"



2 ELEVATION - TRASH ENCLOSURE EAST FACADE
1/4" = 1'-0"

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

SERVICE YARD PLAN AND ELEVATIONS

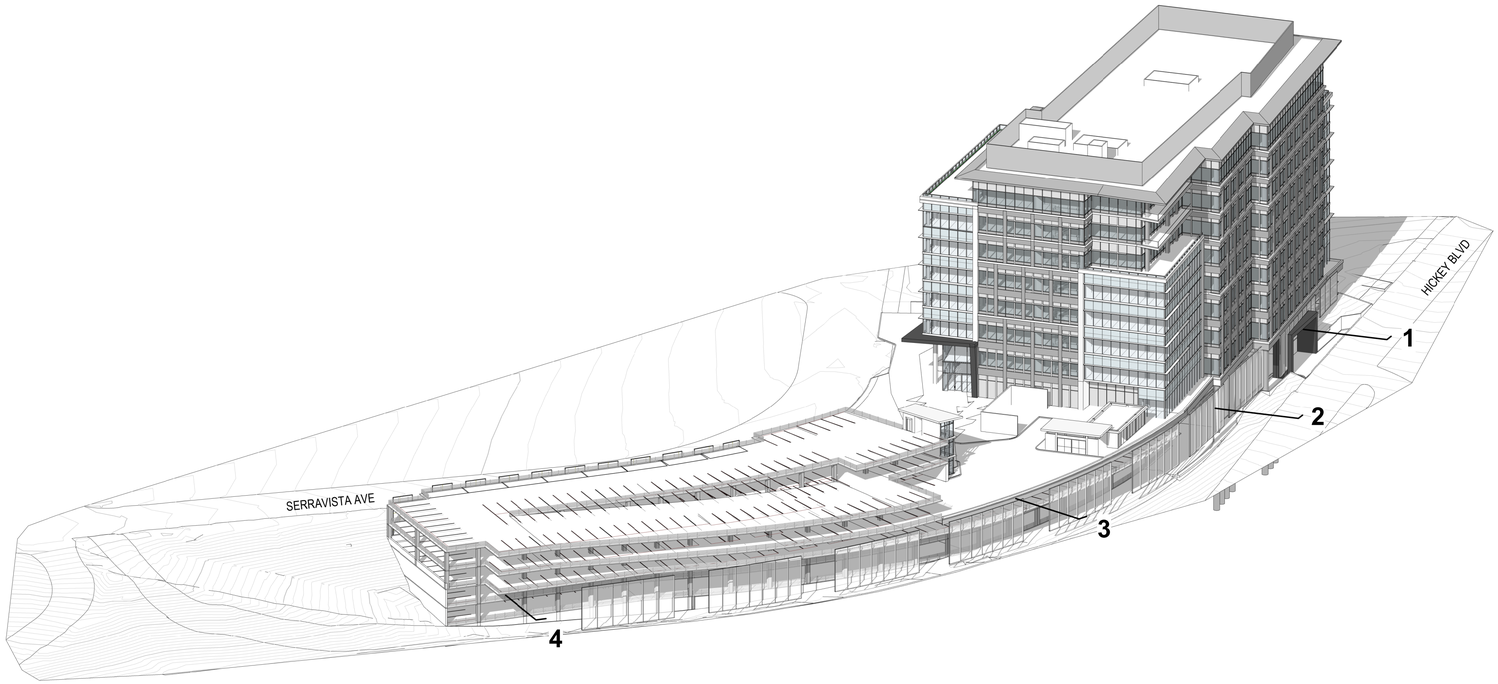
455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

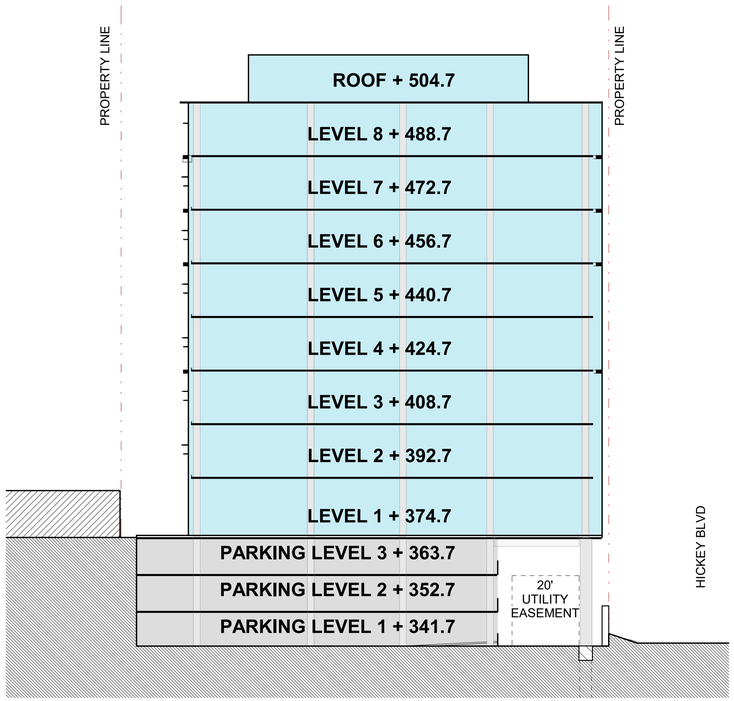
A2.6

10071.003

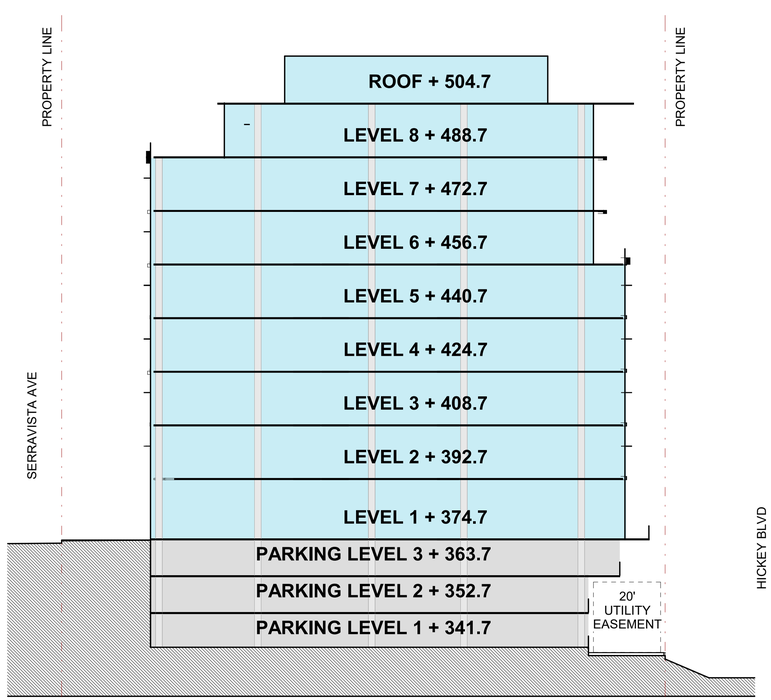
Autodesk Docs://King Asset - 455 Hickey/Bldg/10071003_A_455 Hickey_R22_CENTRAL.rvt



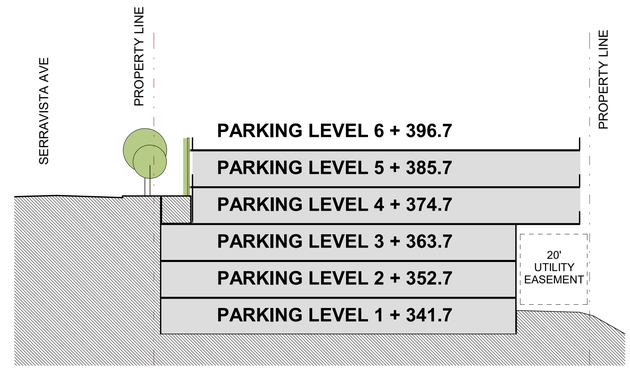
LEVEL 1 :	35,000 SF
LEVEL 2 :	36,000 SF
LEVEL 3 :	36,000 SF
LEVEL 4 :	36,000 SF
LEVEL 5 :	36,100 SF
LEVEL 6 :	35,200 SF
LEVEL 7 :	34,700 SF
LEVEL 8 :	31,000 SF
TOTAL GFA :	280,000 SF



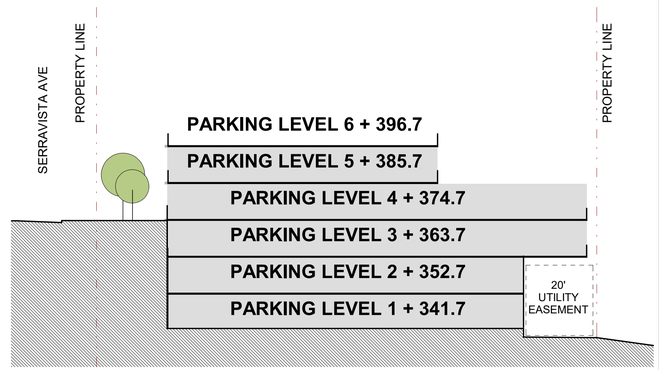
SECTION 1



SECTION 2



SECTION 4



SECTION 3

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BUILDING SECTIONS

455 HICKEY, DALY CITY, CA

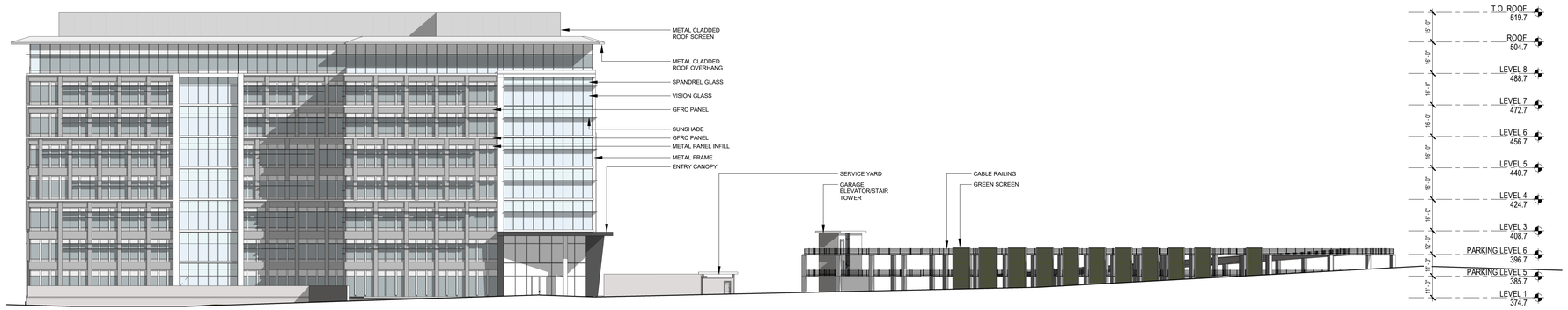
PLANNING SUBMITTAL 10.17.2022

A3.0

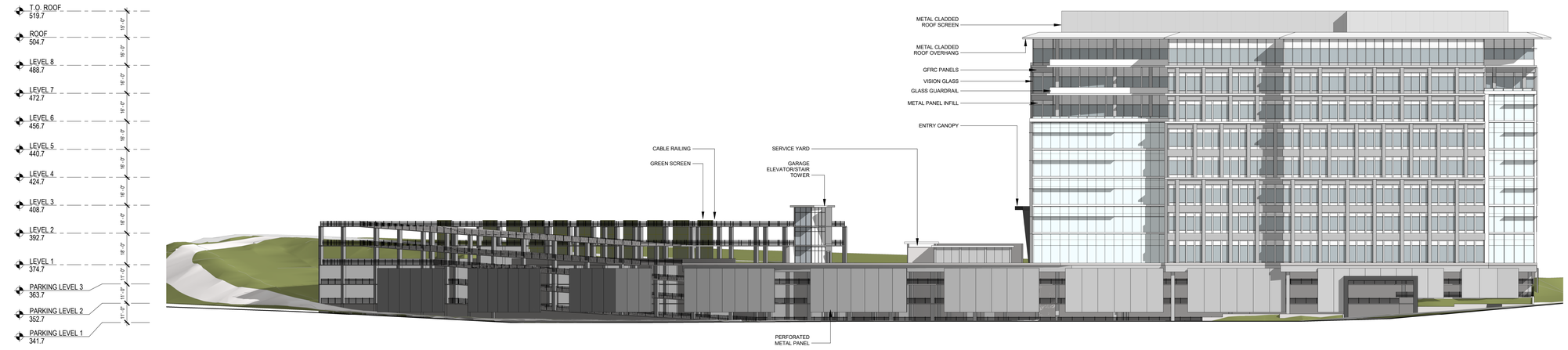
10071.003

© 2022

Autodesk Docs://KingAsset - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



4 SOUTH ELEVATION
1/32" = 1'-0"



3 NORTH ELEVATION
1/32" = 1'-0"



1 EAST ELEVATION
1/32" = 1'-0"

2 WEST ELEVATION
1/32" = 1'-0"

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BUILDING ELEVATIONS

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022

A3.1

10071.003

© 2022

Autodesk Docs://King/4ast - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



1 **GLASS**
SILVER BLUE IGU

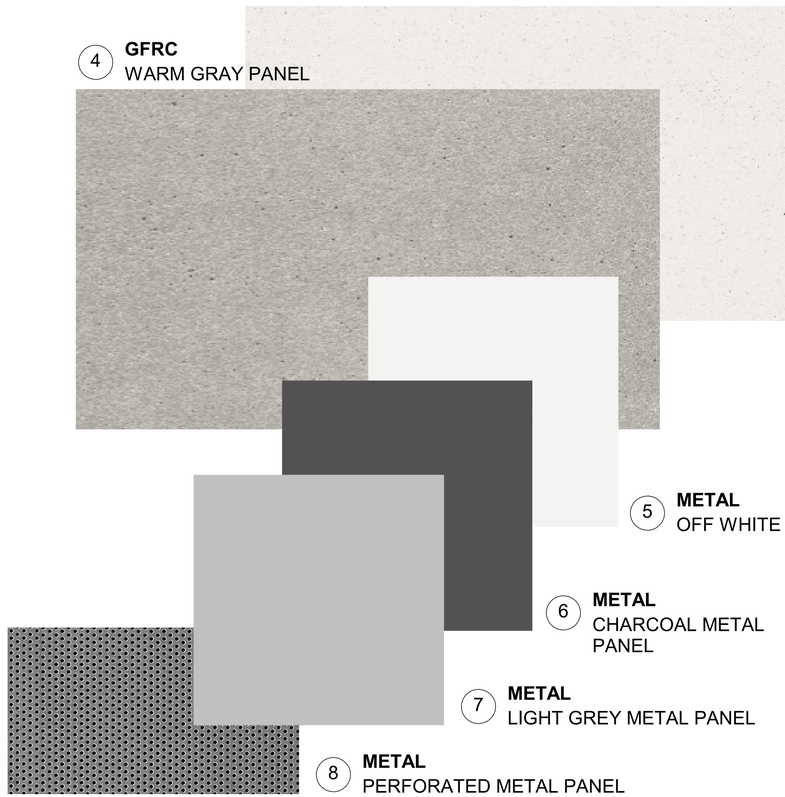


2 **GLASS**
GRAY BLUE IGU



3 **GFRC**
OFF WHITE PANEL

4 **GFRC**
WARM GRAY PANEL



5 **METAL**
OFF WHITE

6 **METAL**
CHARCOAL METAL PANEL

7 **METAL**
LIGHT GREY METAL PANEL

8 **METAL**
PERFORATED METAL PANEL

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

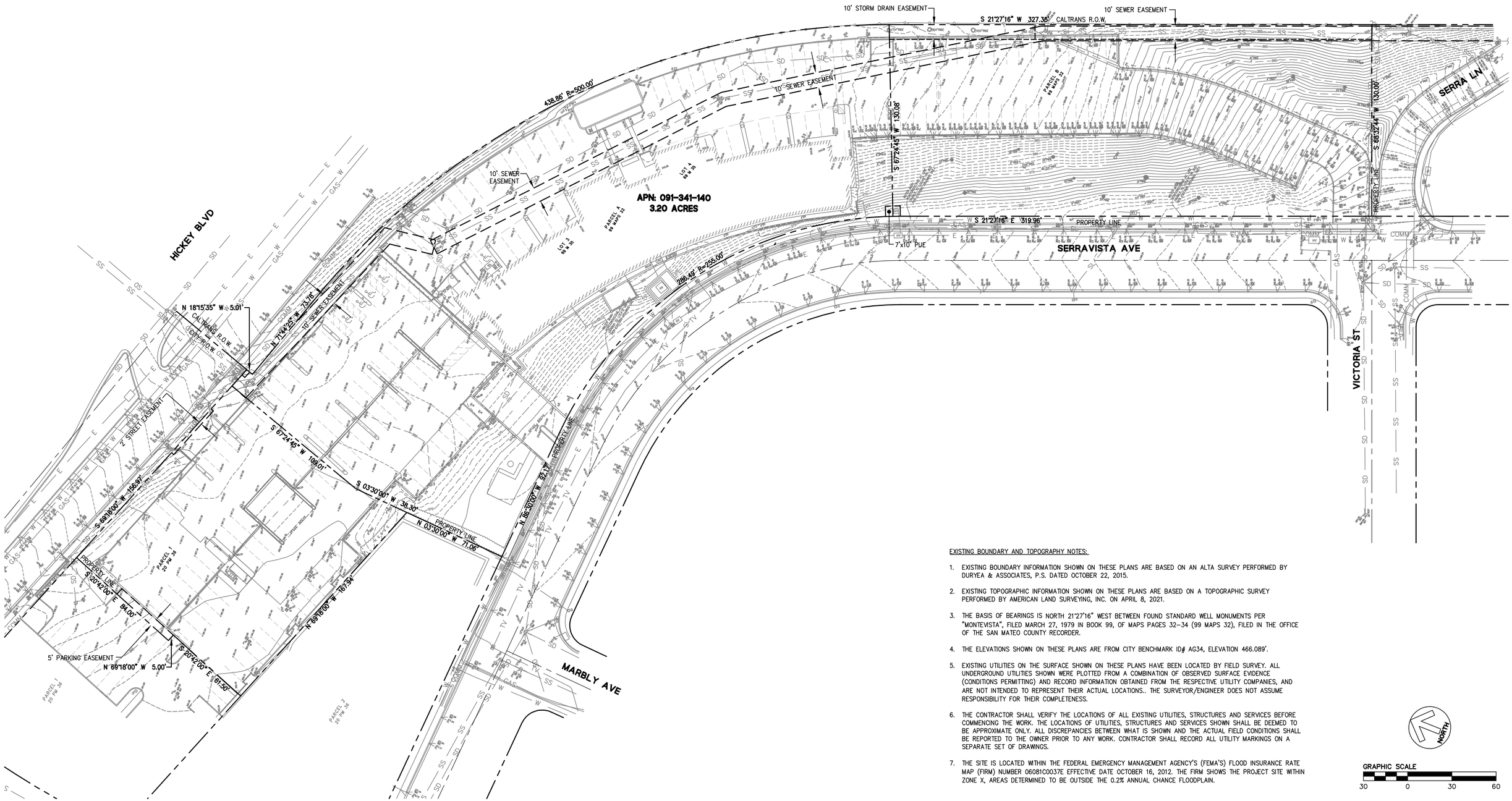
BUILDING MATERIAL BOARD

455 HICKEY, DALY CITY, CA
PLANNING SUBMITTAL 10.17.2022

A4.0
10071.003

© 2022

Autodesk Docs://King&est - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt



EXISTING BOUNDARY AND TOPOGRAPHY NOTES:

1. EXISTING BOUNDARY INFORMATION SHOWN ON THESE PLANS ARE BASED ON AN ALTA SURVEY PERFORMED BY DURYEA & ASSOCIATES, P.S. DATED OCTOBER 22, 2015.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY AMERICAN LAND SURVEYING, INC. ON APRIL 8, 2021.
3. THE BASIS OF BEARINGS IS NORTH 21°27'16" WEST BETWEEN FOUND STANDARD WELL MONUMENTS PER "MONTEVISTA", FILED MARCH 27, 1979 IN BOOK 99, OF MAPS PAGES 32–34 (99 MAPS 32), FILED IN THE OFFICE OF THE SAN MATEO COUNTY RECORDER.
4. THE ELEVATIONS SHOWN ON THESE PLANS ARE FROM CITY BENCHMARK ID# AG34, ELEVATION 466.089'.
5. EXISTING UTILITIES ON THE SURFACE SHOWN ON THESE PLANS HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS.. THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS.
6. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING THE WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN SHALL BE DEEMED TO BE APPROXIMATE ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS.
7. THE SITE IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06081C0037E EFFECTIVE DATE OCTOBER 16, 2012. THE FIRM SHOWS THE PROJECT SITE WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NORTH

GRAPHIC SCALE
30 0 30 60

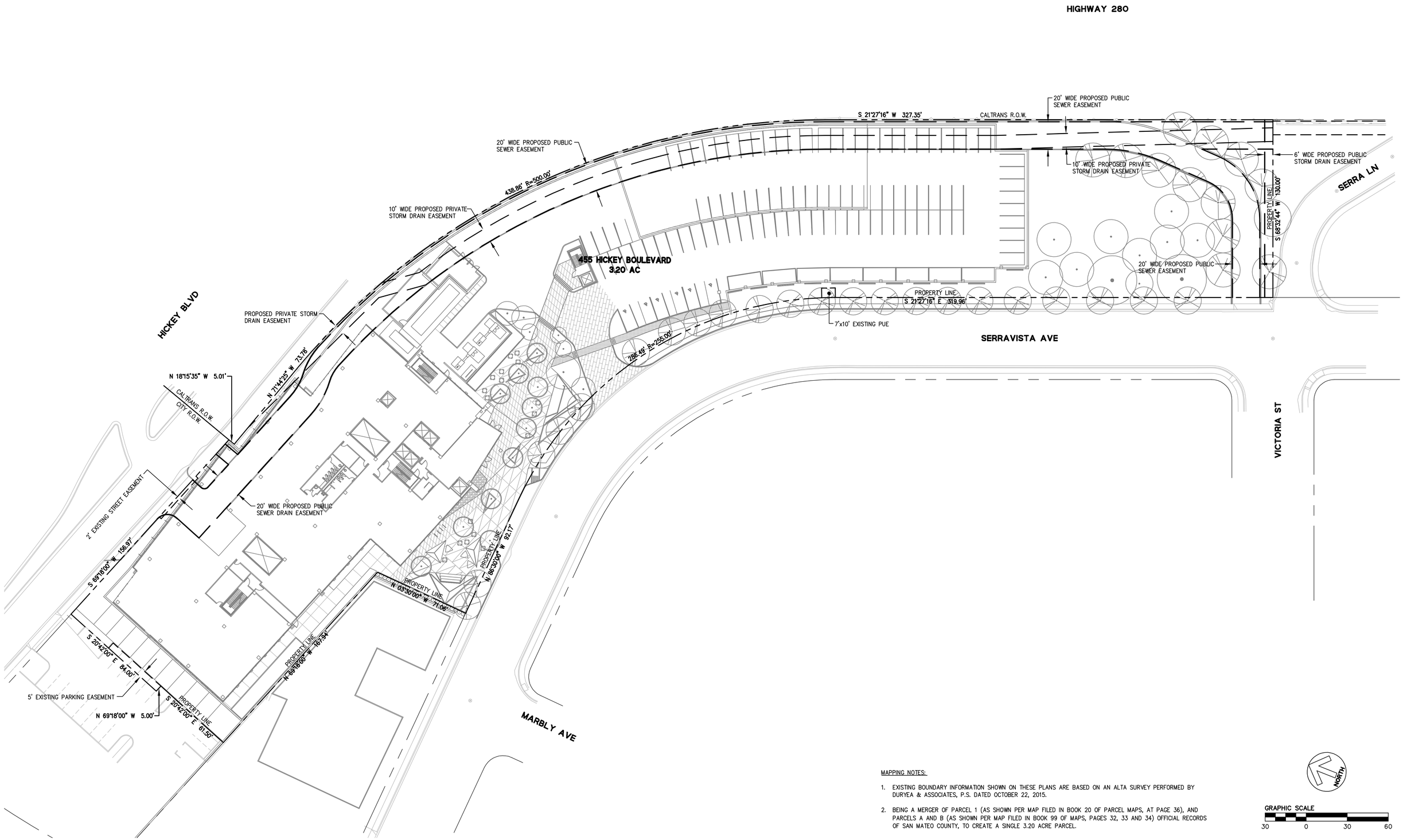
DES ARCHITECTS ENGINEERS
KING ASSET MANAGEMENT
BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

EXISTING CONDITIONS PLAN

PLANNING SUBMITTAL 10.17.2022

C1.0

© 2022



MAPPING NOTES:

1. EXISTING BOUNDARY INFORMATION SHOWN ON THESE PLANS ARE BASED ON AN ALTA SURVEY PERFORMED BY DURYEA & ASSOCIATES, P.S. DATED OCTOBER 22, 2015.
2. BEING A MERGER OF PARCEL 1 (AS SHOWN PER MAP FILED IN BOOK 20 OF PARCEL MAPS, AT PAGE 36), AND PARCELS A AND B (AS SHOWN PER MAP FILED IN BOOK 99 OF MAPS, PAGES 32, 33 AND 34) OFFICIAL RECORDS OF SAN MATEO COUNTY, TO CREATE A SINGLE 3.20 ACRE PARCEL.

NORTH

GRAPHIC SCALE
30 0 30 60

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

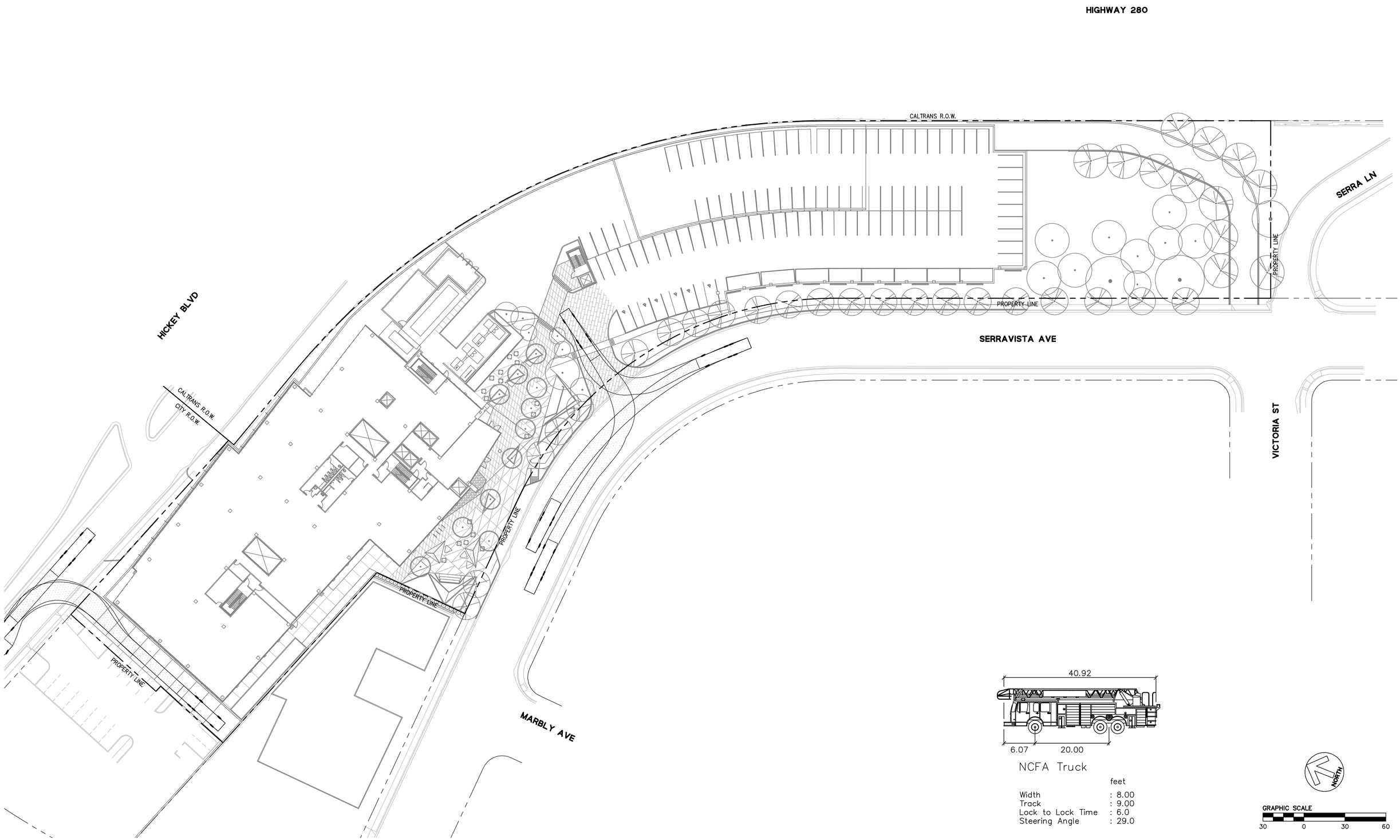
BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

MAPPING PLAN

PLANNING SUBMITTAL 10.17.2022

C2.0

© 2022



NCFA Truck

	feet
Width	: 8.00
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 29.0

NORTH

GRAPHIC SCALE

30 0 30 60

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

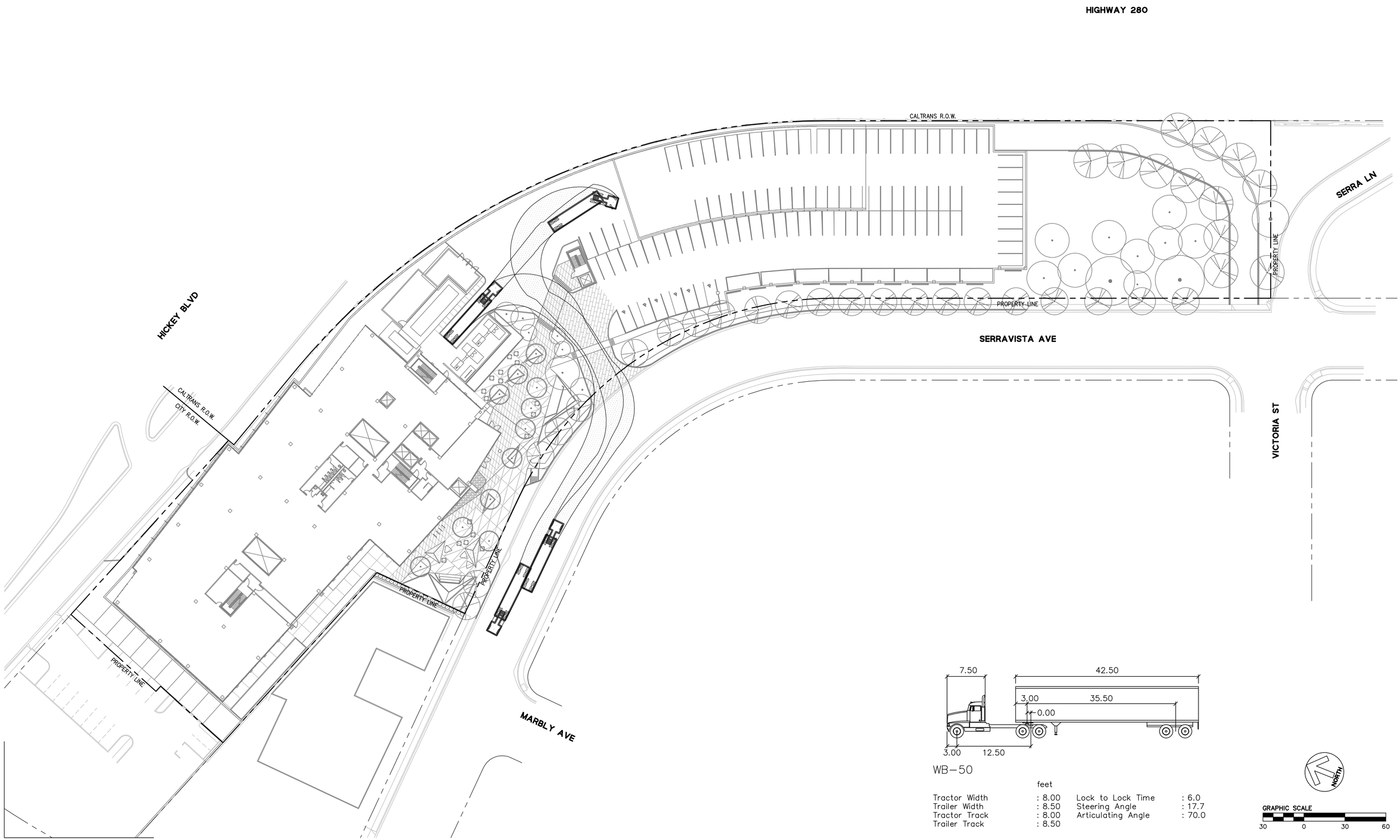
BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

PRELIMINARY EMERGENCY VEHICLE TURNING PLAN

PLANNING SUBMITTAL 10.17.2022

C3.0

© 2022



WB–50

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

NORTH

GRAPHIC SCALE

30 0 30 60

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

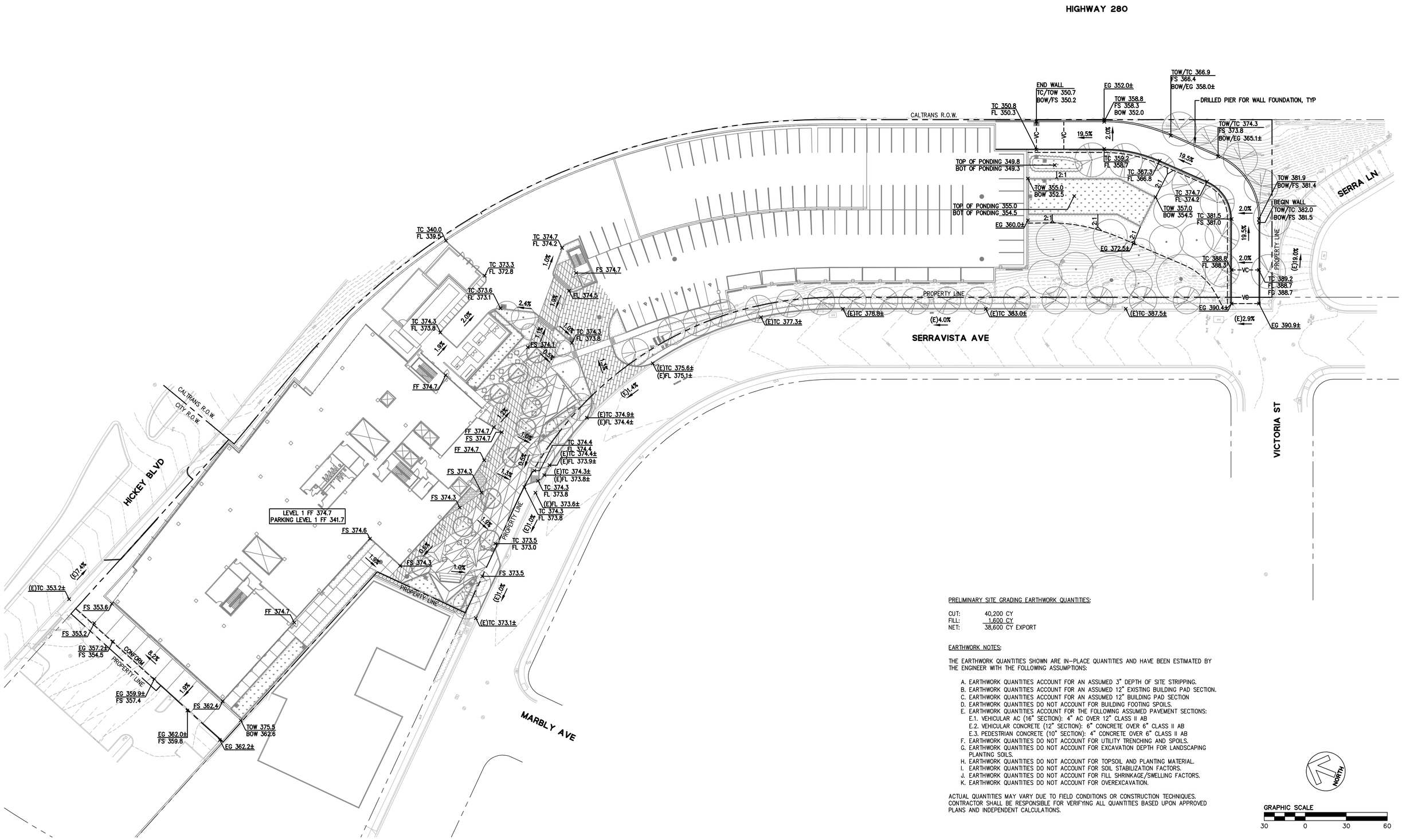
BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

PRELIMINARY DELIVERY TRUCK TURNING PLAN

PLANNING SUBMITTAL 10.17.2022

C3.1

© 2022



PRELIMINARY SITE GRADING EARTHWORK QUANTITIES:

CUT:	40,200 CY
FILL:	1,600 CY
NET:	38,600 CY EXPORT

EARTHWORK NOTES:

THE EARTHWORK QUANTITIES SHOWN ARE IN-PLACE QUANTITIES AND HAVE BEEN ESTIMATED BY THE ENGINEER WITH THE FOLLOWING ASSUMPTIONS:

A. EARTHWORK QUANTITIES ACCOUNT FOR AN ASSUMED 3" DEPTH OF SITE STRIPPING.
B. EARTHWORK QUANTITIES ACCOUNT FOR AN ASSUMED 12" EXISTING BUILDING PAD SECTION.
C. EARTHWORK QUANTITIES ACCOUNT FOR AN ASSUMED 12" BUILDING PAD SECTION
D. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR BUILDING FOOTING SPOILS.
E. EARTHWORK QUANTITIES ACCOUNT FOR THE FOLLOWING ASSUMED PAVEMENT SECTIONS:
   E.1. VEHICULAR AC (16" SECTION): 4" AC OVER 12" CLASS II AB
   E.2. VEHICULAR CONCRETE (12" SECTION): 6" CONCRETE OVER 6" CLASS II AB
   E.3. PEDESTRIAN CONCRETE (10" SECTION): 4" CONCRETE OVER 6" CLASS II AB
F. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR UTILITY TRENCHING AND SPOILS.
G. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR EXCAVATION DEPTH FOR LANDSCAPING PLANTING SOILS.
H. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR TOPSOIL AND PLANTING MATERIAL.
I. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR SOIL STABILIZATION FACTORS.
J. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR FILL SHRINKAGE/SWELLING FACTORS.
K. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR OVEREXCAVATION.

ACTUAL QUANTITIES MAY VARY DUE TO FIELD CONDITIONS OR CONSTRUCTION TECHNIQUES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED UPON APPROVED PLANS AND INDEPENDENT CALCULATIONS.

NORTH

GRAPHIC SCALE
30 0 30 60

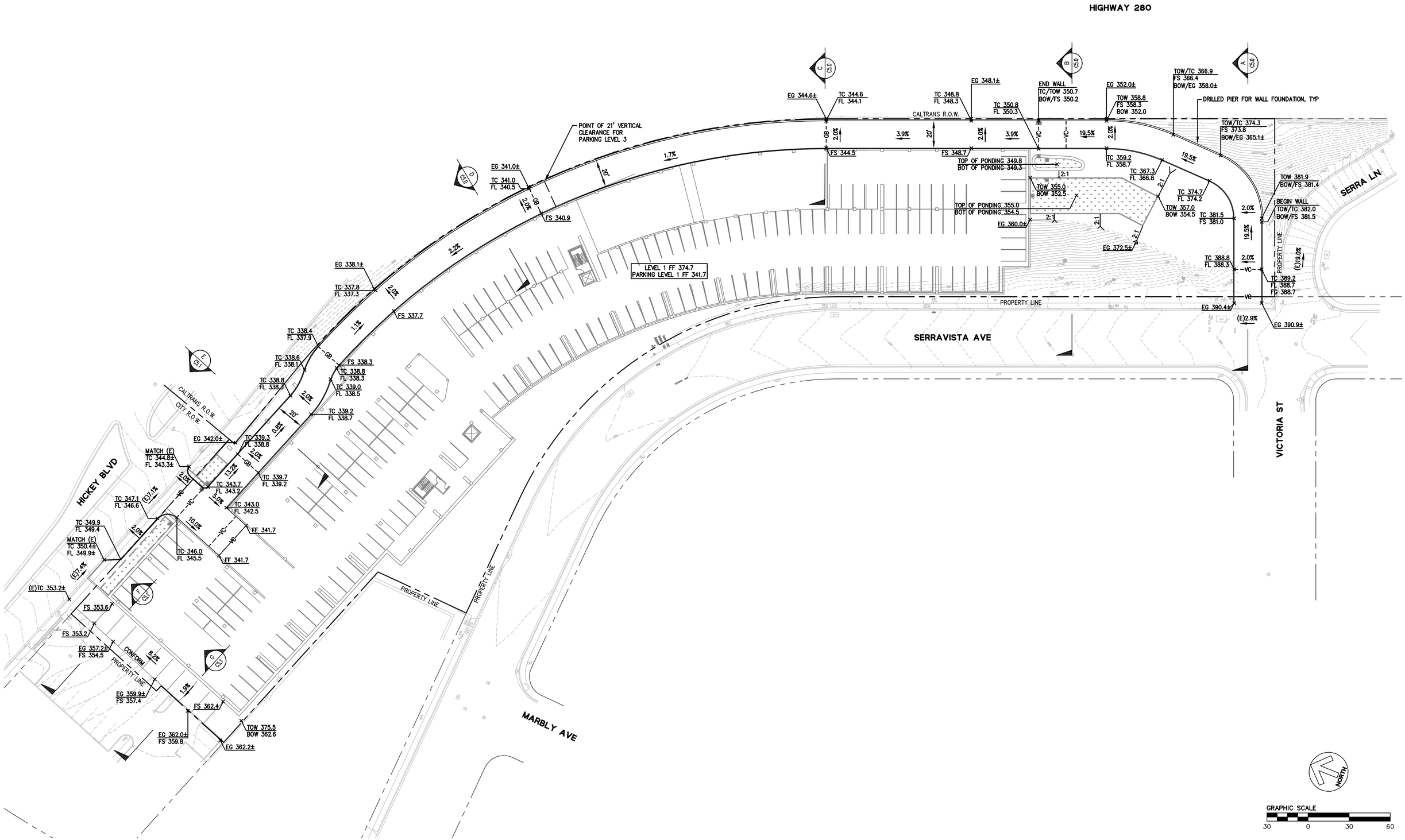
DES ARCHITECTS ENGINEERS
KING ASSET MANAGEMENT
BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

GRADING PLAN - SERRAVISTA AVENUE

PLANNING SUBMITTAL 10.17.2022

C4.0

© 2022



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

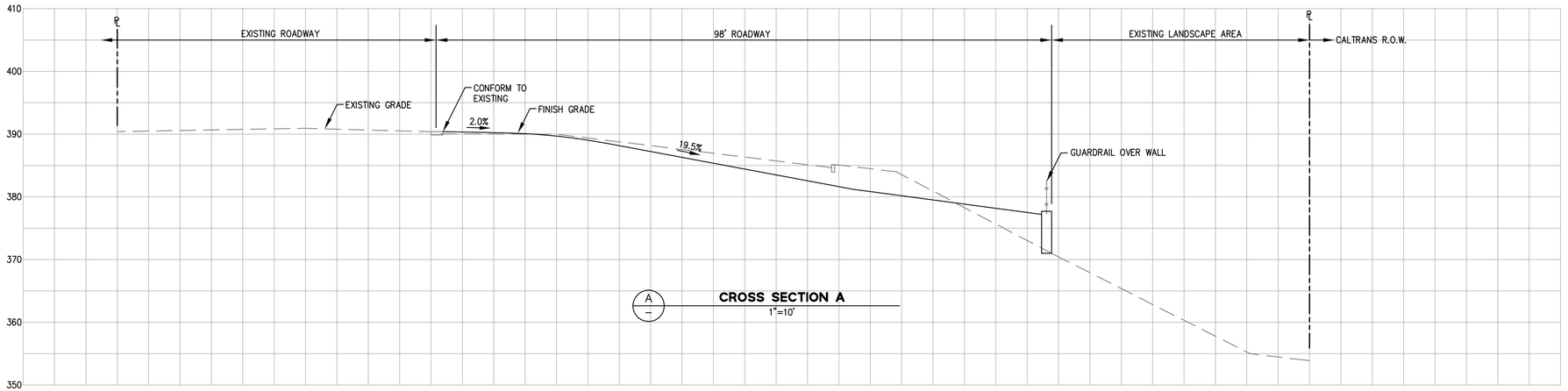
BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

GRADING PLAN - HICKEY BOUELVARD

PLANNING SUBMITTAL 10.17.2022

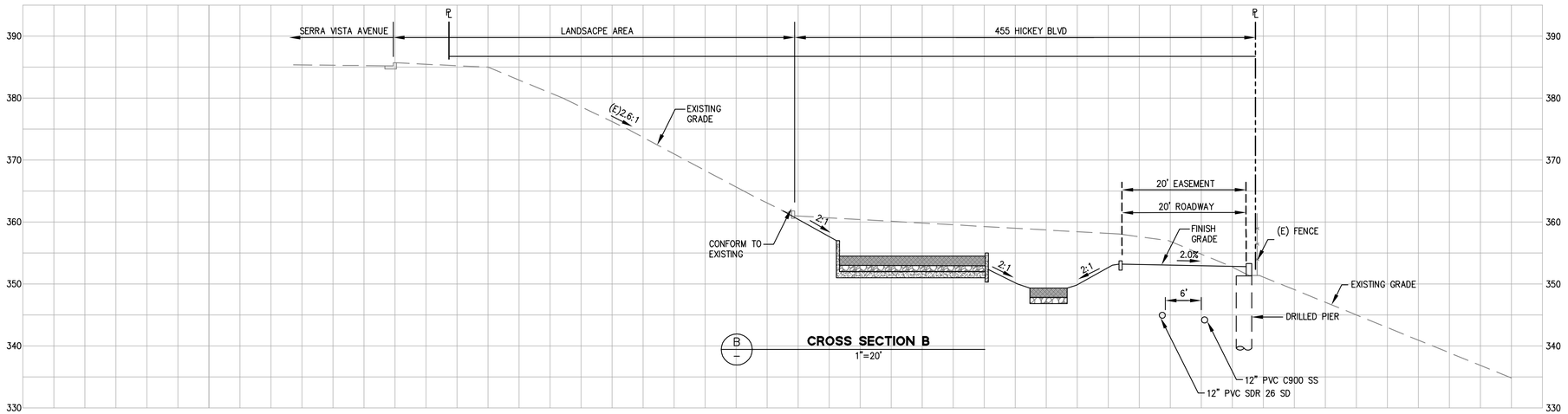
C4.1

© 2022



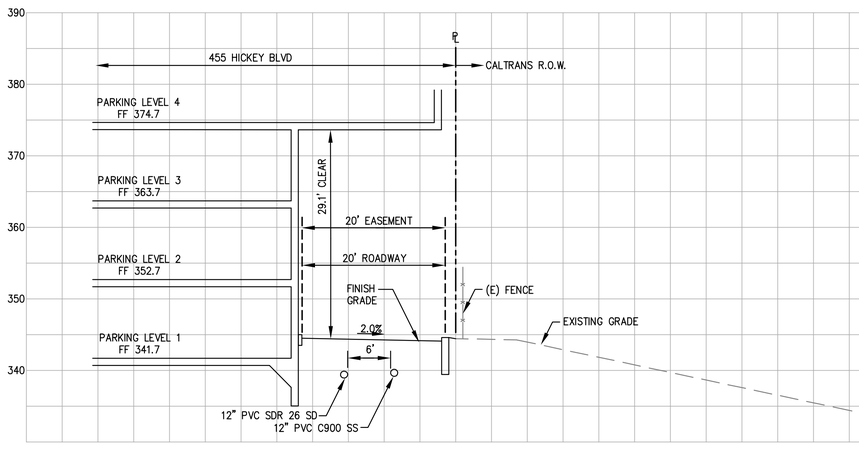
A
–

CROSS SECTION A
1"=10'



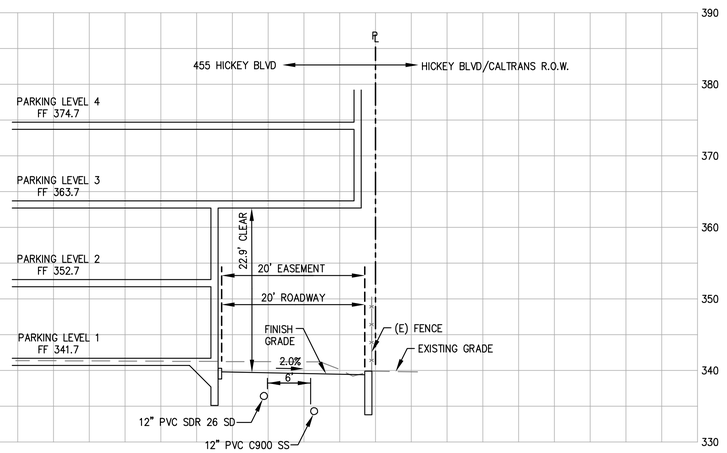
B
–

CROSS SECTION B
1"=20'



C
–

CROSS SECTION C
1"=20'



D
–

CROSS SECTION D
1"=20'

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

CROSS SECTIONS

PLANNING SUBMITTAL 10.17.2022

C5.0

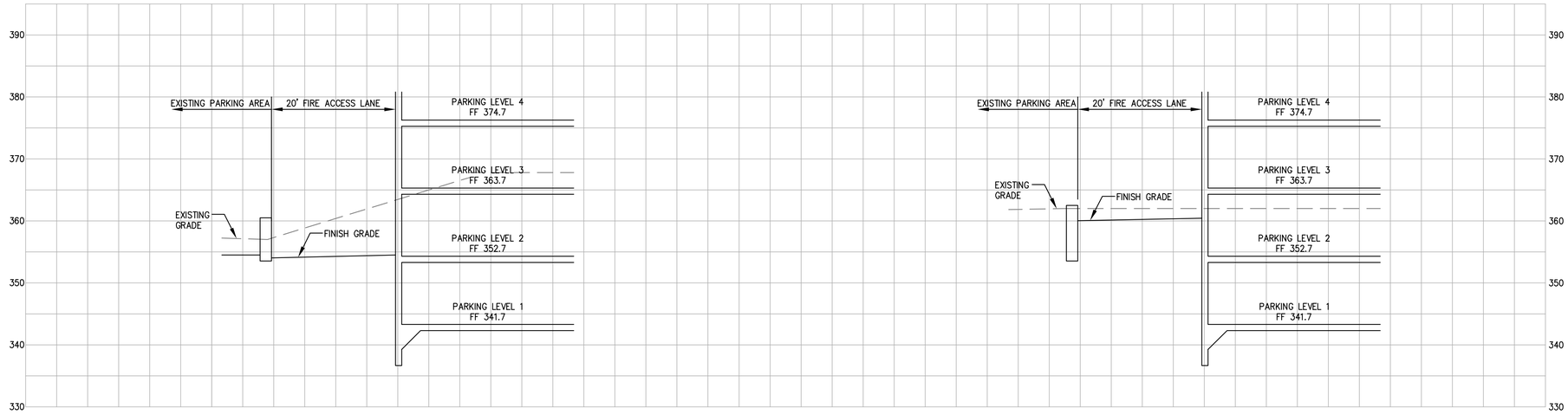
© 2022



E
–

CROSS SECTION E

1"=20'



F
–

CROSS SECTION C

1"=20'

G
–

CROSS SECTION D

1"=20'

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

CROSS SECTIONS

PLANNING SUBMITTAL 10.17.2022

C5.1

© 2022

HIGHWAY 280

CALTRANS R.O.W.

HICKEY BLVD

CALTRANS R.O.W.

CITY R.O.W.

BIORETENTION AREA

SD CONNECTION TO BUILDING

FLOW-THROUGH PLANTER

SERRA LN

PROPERTY LINE

SDCB
GR 373.1
INV 371.1

SDCB
GR 373.8
INV 370.9

SDMH
RIM 374.0
INV 370.7

IRRIGATION LINE, SEE LANDSCAPE PLANS

DW CONNECTION TO BUILDING

FW CONNECTION TO BUILDING

SDMH
RIM 374.5
INV 372.2 IN
INV 369.8 OUT

FLOW-THROUGH PLANTER

FIRE HYDRANT

(E)FIRE HYDRANT

RELOCATED 6" WATER MAIN

SERRAVISTA AVE

CONNECT TO (E) 6" WATER MAIN

VICTORIA ST

FLOW-THROUGH PLANTER

SDMH
RIM 374.3
INV 372.1

SDMH
RIM 373.5
INV 368.9

CONNECT TO (E) SDCB
(E) GR 372.7±
INV 368.8± (E) THRU

SDMH
RIM 373.1
INV 371.9 IN
INV 369.6 OUT

FLOW-THROUGH PLANTER

(E)FIRE HYDRANT

CONNECT TO (E) 6" WATER MAIN

RELOCATED 6" WATER MAIN

SD CONNECTION TO BUILDING

FLOW-THROUGH PLANTER

MARBLY AVE

NORTH

GRAPHIC SCALE

30 0 30 60

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BKF

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

UTILITY PLAN - SERRAVISTA AVENUE

PLANNING SUBMITTAL 10.17.2022

C6.0

© 2022

HIGHWAY 280

HICKEY BLVD

SERRA LN

SERRAVISTA AVE

VICTORIA ST

MARBLY AVE

PROPERTY LINE

20' PROPOSED P.U.E.

CALTRANS R.O.W.

CITY R.O.W.

SSMH
RIM 343.2
INV 338.7

65 LF, 12" PVC
C900 SS, S=0.021

SSMH
RIM 344.3
INV 340.1

161 LF, 12" PVC
C900 SS, S=0.021

SDCB
GR 350.2
INV 346.2

SSMH
RIM 350.6
INV 343.4

30 LF, 24"ø STEEL CASING

158 LF, 12" PVC C900 SS, S=0.015

SSMH
RIM 351.0
INV 345.8

(E)6" SS, S=0.015

(E)SSMH
RIM 351.0
INV 346.3

(E)6" SS, S=0.027

SDMH
RIM 356.1±
INV 348.2± (E)12" IN
INV 348.1 12" OUT

30 LF, 24"ø
STEEL CASING

(E)12" SD

SSMH
RIM 342.1
INV 337.4

65 LF, 12"
PVC C900
SS, S=0.021

65 LF, 12" PVC
C900 SS,
S=0.021

SSMH
RIM 341.1
INV 336.0

SDMH
RIM 339.9
INV 336.8

SSMH
RIM 339.7
INV 334.7

SSMH
RIM 338.2
INV 333.3

SDMH
RIM 338.3
INV 336.0

UTILITY CROSSING
INV 335.2 12" SD
INV 333.1 12" SS

SDMH
RIM 343.3
INV 339.0

SDMH
RIM 342.3
INV 338.3

SDMH
RIM 341.2
INV 337.5

64 LF, 12" PVC SDR 26 SD, S=0.012

64 LF, 12" PVC SDR 26 SD, S=0.012

64 LF, 12" PVC SDR 26 SD, S=0.012

64 LF, 12" PVC SDR 26 SD, S=0.012

65 LF, 12" PVC C900 SS, S=0.021

65 LF, 12" PVC C900 SS, S=0.021

64 LF, 12" PVC SDR 26 SD, S=0.012

SDMH
RIM 344.4
INV 339.8

161 LF, 12" PVC SDR
26 SD, S=0.026

BIORETENTION AREA

SDMH
RIM 350.7
INV 344.5 IN, SW
INV 344.0 THRU

158 LF, 12"
PVC SDR 26
SD, S=0.026

FLOW-THROUGH PLANTER

CONNECT 12" SD LINE TO SDCB
RIM 338.4±
INV 334.0 12" IN
INV 333.2± (E) 36" OUT

33 LF, 12" PVC SDR
26 SD, S=0.060

(E)36" SD TO REMAIN

189 LF, 12" PVC C900
SS, S=0.017

11 LF, 12" PVC C900 SS, S=0.017

CONNECT TO (E)SSMH
RIM 342.3±
INV 329.9 12" IN
INV 329.6± (E) 8" OUT

CONNECT TO (E) SDCB
INV 339.7±

SSMH
RIM 343.8
INV 330.1

SS CONNECTION
TO BUILDING

FLOW-THROUGH PLANTER

SDMH
RIM 343.6
INV 339.9

FLOW-THROUGH PLANTER

IRRIGATION LINE, SEE
LANDSCAPE PLANS

DW CONNECTION TO BUILDING

FW CONNECTION TO BUILDING

FIRE HYDRANT

(E)FIRE HYDRANT

RELOCATED 6" WATER MAIN

CONNECT TO (E) 6" WATER MAIN

RELOCATED 6" WATER MAIN

(E)FIRE HYDRANT

CONNECT TO (E) 6" WATER MAIN

NORTH

GRAPHIC SCALE

30 0 30 60

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

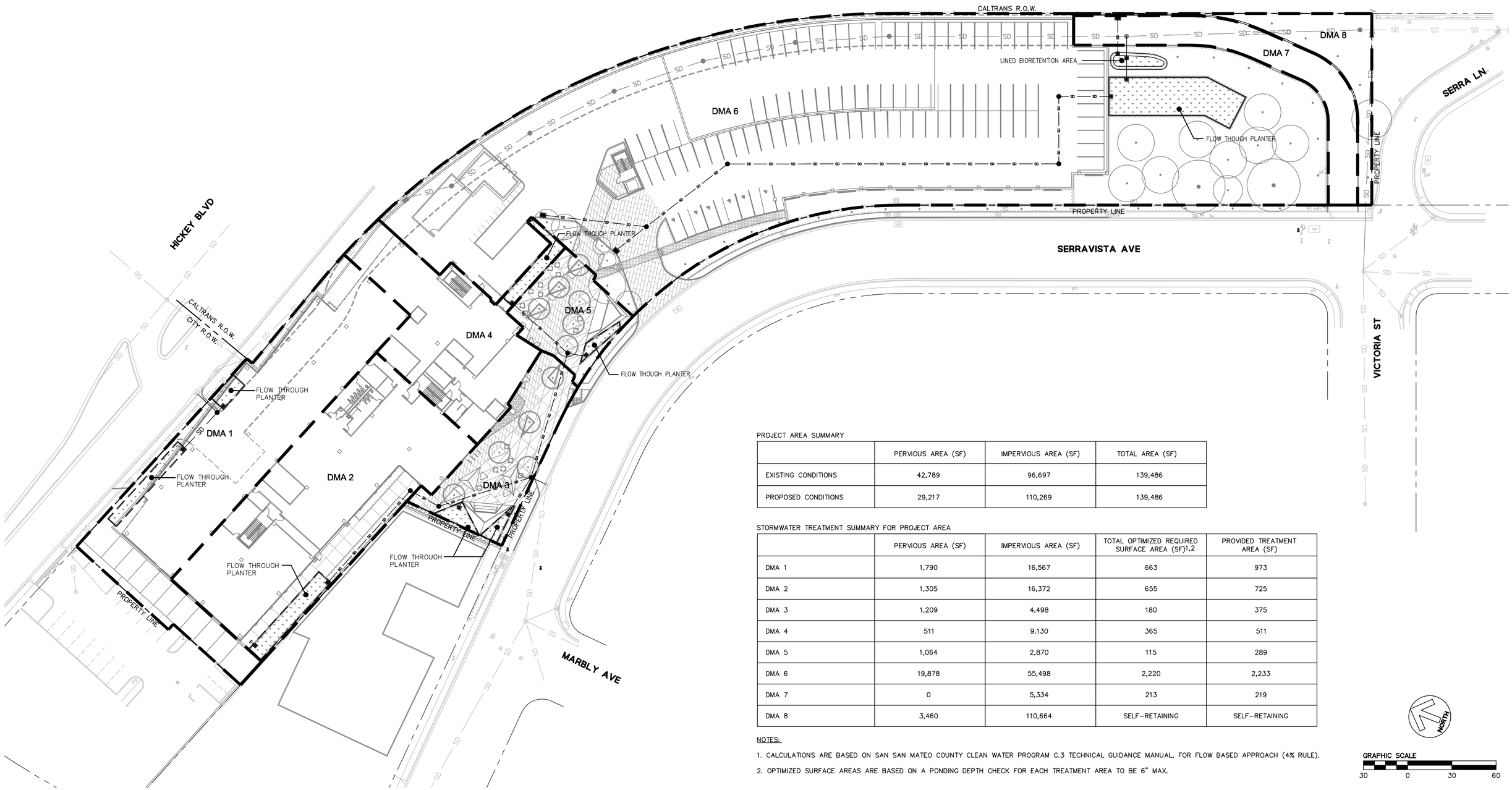
BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

UTILITY PLAN - HICKEY BOULEVARD

PLANNING SUBMITTAL 10.17.2022

C6.1

© 2022



PROJECT AREA SUMMARY

	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)
EXISTING CONDITIONS	42,789	96,697	139,486
PROPOSED CONDITIONS	29,217	110,269	139,486

STORMWATER TREATMENT SUMMARY FOR PROJECT AREA

	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL OPTIMIZED REQUIRED SURFACE AREA (SF)[1,2]	PROVIDED TREATMENT AREA (SF)
DMA 1	1,790	16,567	663	973
DMA 2	1,305	16,372	655	725
DMA 3	1,209	4,498	180	375
DMA 4	511	9,130	365	511
DMA 5	1,064	2,870	115	289
DMA 6	19,878	55,498	2,220	2,233
DMA 7	0	5,334	213	219
DMA 8	3,460	110,664	SELF-RETAINING	SELF-RETAINING

NOTES:

1. CALCULATIONS ARE BASED ON SAN SAN MATEO COUNTY CLEAN WATER PROGRAM C.3 TECHNICAL GUIDANCE MANUAL, FOR FLOW BASED APPROACH (4% RULE).
2. OPTIMIZED SURFACE AREAS ARE BASED ON A PONDING DEPTH CHECK FOR EACH TREATMENT AREA TO BE 6" MAX.

NORTH

GRAPHIC SCALE
30 0 30 60

DES ARCHITECTS ENGINEERS
KING ASSET MANAGEMENT
BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

PRELIMINARY STORMWATER CONTROL PLAN

PLANNING SUBMITTAL 10.17.2022

C7.0

© 2022

HIGHWAY 280

4/C7.1 INLET PROTECTION, TYP

CALTRANS R.O.W.

SERRA LN

PROPERTY LINE

4/C7.1 INLET PROTECTION, TYP

HICKEY BLVD

1/C7.1 FIBER ROLL, TYP

PROPERTY LINE

TEMPORARY CONSTRUCTION FENCE WITH SILT CAPTURE WOVEN GEOTEXTILE FABRIC ON BOTTOM OF FENCE, TYP. CONTRACTOR TO MAINTAIN AND ADJUST AS NEEDED.

SERRAVISTA AVE

TIRE/TRUCK TEMPORARY WASHOUT PIT, TYP 3/C7.1

CALTRANS R.O.W.

CITY R.O.W.

STABILIZED CONSTRUCTION ENTRACE/EXIT 2/C7.1

VICTORIA ST

SD

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

MARBLY AVE

TEMPORARY CONSTRUCTION FENCE WITH SILT CAPTURE WOVEN GEOTEXTILE FABRIC ON BOTTOM OF FENCE. CONTRACTOR TO DURING DURATION OF CONSTRUCTION.

FIBER ROLL

STABILIZED CONSTRUCTION ENTRACE/EXIT WITH WASHOUT AREA

TIRE/TRUCK TEMPORARY WASHOUT PIT, TYP

INLET PROTECTION

NORTH

GRAPHIC SCALE

30 0 30 60

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

EROSION CONTROL PLAN

PLANNING SUBMITTAL 10.17.2022

C8.0

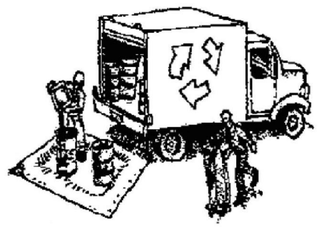
© 2022

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

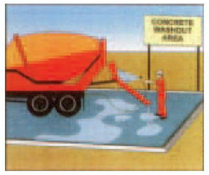


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

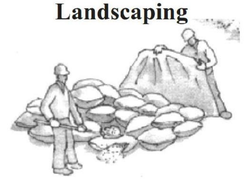
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



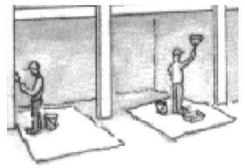
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

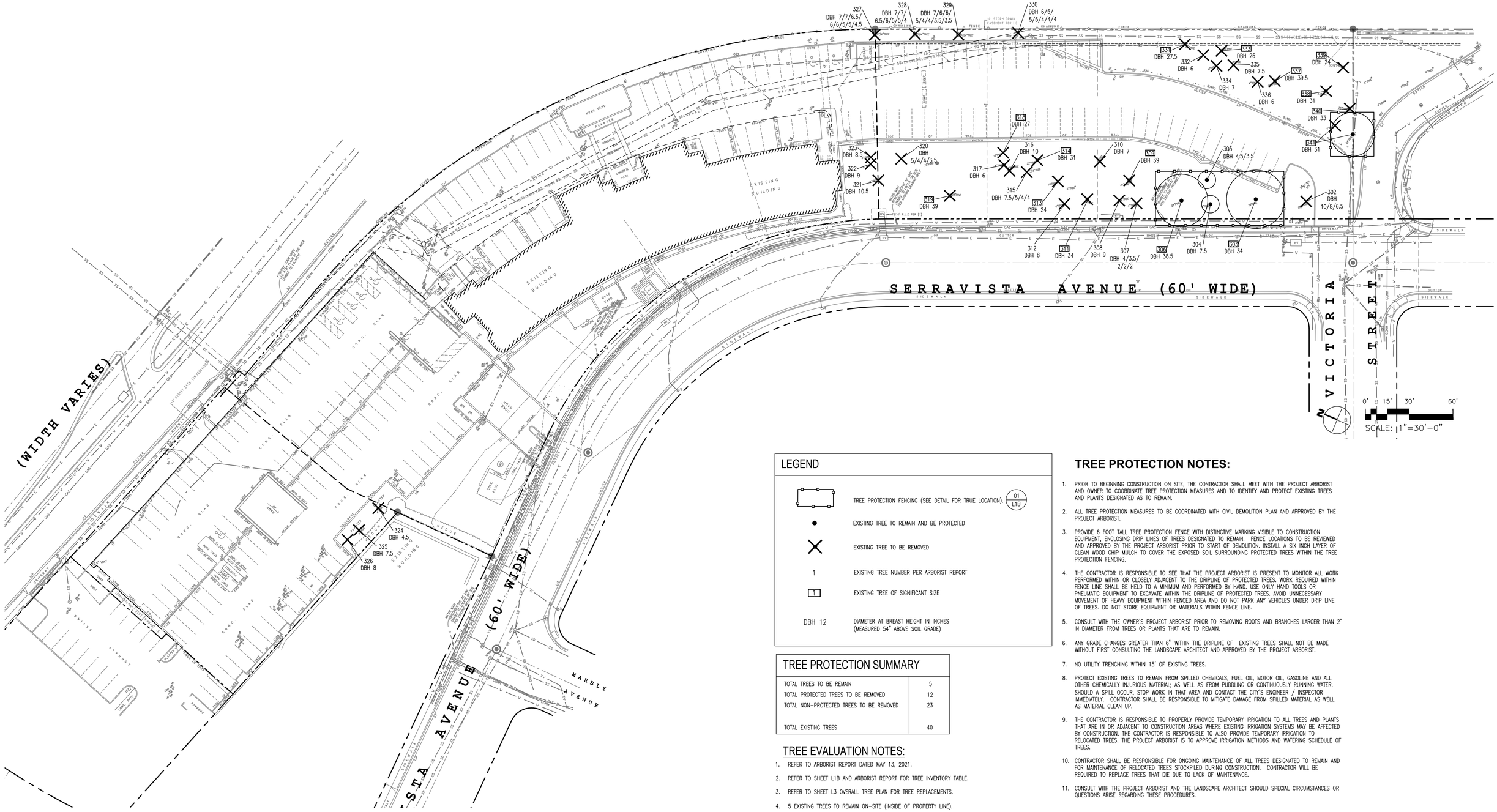
Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

© 2022



LEGEND

	TREE PROTECTION FENCING (SEE DETAIL FOR TRUE LOCATION). 01 / L1B
●	EXISTING TREE TO REMAIN AND BE PROTECTED
X	EXISTING TREE TO BE REMOVED
1	EXISTING TREE NUMBER PER ARBORIST REPORT
[1]	EXISTING TREE OF SIGNIFICANT SIZE
DBH 12	DIAMETER AT BREAST HEIGHT IN INCHES (MEASURED 54" ABOVE SOIL GRADE)

TREE PROTECTION SUMMARY

TOTAL TREES TO BE REMAIN	5
TOTAL PROTECTED TREES TO BE REMOVED	12
TOTAL NON-PROTECTED TREES TO BE REMOVED	23
TOTAL EXISTING TREES	40

TREE EVALUATION NOTES:

1. REFER TO ARBORIST REPORT DATED MAY 13, 2021.
2. REFER TO SHEET L1B AND ARBORIST REPORT FOR TREE INVENTORY TABLE.
3. REFER TO SHEET L3 OVERALL TREE PLAN FOR TREE REPLACEMENTS.
4. 5 EXISTING TREES TO REMAIN ON-SITE (INSIDE OF PROPERTY LINE).

TREE PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, THE CONTRACTOR SHALL MEET WITH THE PROJECT ARBORIST AND OWNER TO COORDINATE TREE PROTECTION MEASURES AND TO IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. ALL TREE PROTECTION MEASURES TO BE COORDINATED WITH CIVIL DEMOLITION PLAN AND APPROVED BY THE PROJECT ARBORIST.
3. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN. FENCE LOCATIONS TO BE REVIEWED AND APPROVED BY THE PROJECT ARBORIST PRIOR TO START OF DEMOLITION. INSTALL A SIX INCH LAYER OF CLEAN WOOD CHIP MULCH TO COVER THE EXPOSED SOIL SURROUNDING PROTECTED TREES WITHIN THE TREE PROTECTION FENCING.
4. THE CONTRACTOR IS RESPONSIBLE TO SEE THAT THE PROJECT ARBORIST IS PRESENT TO MONITOR ALL WORK PERFORMED WITHIN OR CLOSELY ADJACENT TO THE DRIPLINE OF PROTECTED TREES. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM AND PERFORMED BY HAND. USE ONLY HAND TOOLS OR PNEUMATIC EQUIPMENT TO EXCAVATE WITHIN THE DRIPLINE OF PROTECTED TREES. AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OF TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
5. CONSULT WITH THE OWNER'S PROJECT ARBORIST PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER FROM TREES OR PLANTS THAT ARE TO REMAIN.
6. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT AND APPROVED BY THE PROJECT ARBORIST.
7. NO UTILITY TRENCHING WITHIN 15' OF EXISTING TREES.
8. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
9. THE CONTRACTOR IS RESPONSIBLE TO PROPERLY PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES. THE PROJECT ARBORIST IS TO APPROVE IRRIGATION METHODS AND WATERING SCHEDULE OF TREES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
11. CONSULT WITH THE PROJECT ARBORIST AND THE LANDSCAPE ARCHITECT SHOULD SPECIAL CIRCUMSTANCES OR QUESTIONS ARISE REGARDING THESE PROCEDURES.

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

Tree Protection Plan

455 Hickey Blvd

PLANNING SUBMITTAL 10.17.2022

L1A

urbantreemanagement inc.

TREE SURVEY DATA

Address: 455 Hickey BLVD Daly City, CA 94015
Inspection Date: 5/13/2021

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

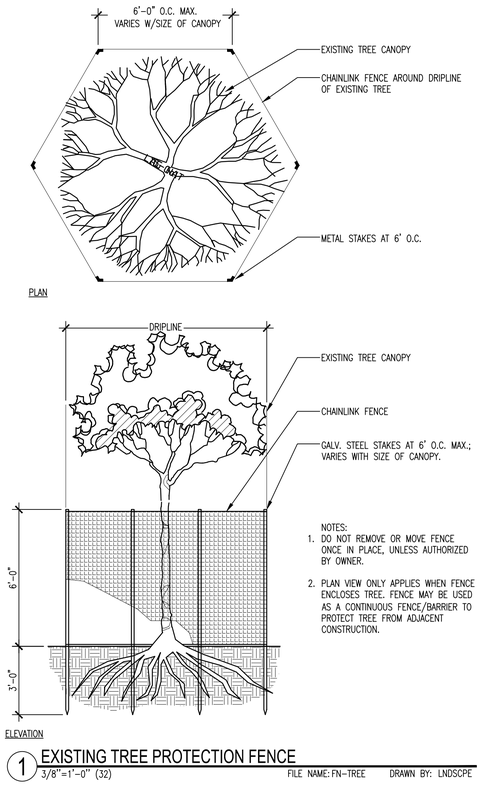
Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	SIGNIFICANT (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED SIGNIFICANT REMOVAL (XX)	NOTES, RECOMMENDATIONS
302	Mangrove	10/8/6.5	18'/30'	f	fp				Recommend EWR, DWR, SP, multiple leaders at base
303	Monterey pine	34	65'/40'	f	f	x			Recommend EWR, DWR, thin canopy
304	Black acacia	7.5	15'/12'	fp	p				Recommend EWR, DWR, leaning
305	Black acacia	4.5/573.5	12'/12'	f	fp				Recommend EWR, DWR, SP, multiple leaders at base
306	Monterey pine	38.5	50'/55'	f	f	x			Recommend EWR, DWR, thin canopy
307	Black acacia	4/3.5/2/2/2	12'/10'	f	fp				Recommend EWR, DWR, SP, multiple leaders at base
308	Black acacia	9	12'/10'	f	f				Recommend EWR, DWR, SP
309	Monterey pine	39	70'/50'	f	f	x			Recommend EWR, DWR, thin canopy
310	Monterey pine	7	20'/15'	f	fp				Recommend EWR, DWR, thin canopy
311	Monterey pine	34	50'/40'	f	f	x			Recommend EWR, DWR, thin canopy
312	Black acacia	8	8'/12'	f	p		x		Recommend removal, heavy lean, no hope for recovery
313	Monterey pine	24	48'/35'	f	f	x			Recommend EWR, DWR, thin canopy
314	Monterey pine	31	55'/40'	f	fp	x			Recommend EWR, DWR, codominant leaders at 12'
315	Black acacia	7.5/5/4/4	14'/15'	f	fp				Recommend EWR, DWR, SP, multiple leaders at base
316	Black acacia	10	15'/18'	f	f				Recommend EWR, DWR, SP
317	Black acacia	6	12'/15'	fg	fp				Recommend EWR, DWR, SP, leaning into tree 318
318	Monterey pine	27	45'/30'	f	f	x			Recommend EWR, DWR, thin canopy
319	Monterey pine	39	55'/35'	f	fp	x			Recommend EWR, DWR, codominant leaders at 7'
320	Laurel	5/4/4/3.5	15'/18'	fg	fp				Recommend EWR, DWR, SP, multiple leaders at base
321	Black acacia	10.5	20'/20'	f	fp				Recommend EWR, DWR, SP, leaning
322	Black acacia	9	16'/15'	f	fp				Recommend EWR, DWR, SP, leaning
323	Black acacia	8.5 @ 2.5'	10'/6'	fp	p		x		Recommend removal, heavy lean, thin canopy, no hope for recovery
324	Paperbark tree	4.5	12'/7'	f	fp				Recommend EWR, DWR, SP, leaning
325	Purple leaf plum	7.5 @ 2.5'	15'/20'	fg	f				Recommend EWR, DWR, SP, multiple leaders at 2.5'
326	Paperbark tree	8	20'/18'	fg	f				Recommend EWR, DWR, SP
327	Pohutukawa	7/7/6.5/6/6/5/5/4.5	25'/25'	fg	fp				Recommend EWR, DWR, SP, multiple leaders at base
328	Pohutukawa	7/7/6.5/6/5/5/4	25'/20'	fg	fp				Recommend EWR, DWR, SP, multiple leaders at base
329	Pohutukawa	7/6/6/5/4/4/3.5/3.5	25'/20'	fg	fp				Recommend EWR, DWR, SP, multiple leaders at base
330	Black acacia	6/5/5/5/4/4/4	20'/18'	fp	fp		x		Recommend removal, multiple leaders from base, thin canopy, no new foliage
331	Monterey pine	27.5_	55'/35'	fg	f	x			Recommend EWR, DWR, SP
332	Black acacia	6	9'/6'	f	fp				Recommend EWR, DWR, SP, stub cuts
333	Monterey pine	26 @ 3.5'	50'/25'	f	fp	x			Recommend EWR, DWR, thin canopy, codominant leaders at 3.5'
334	Black acacia	7	16'/6'	f	fp				Recommend EWR, DWR, SP, stub cuts
335	Black acacia	7.5	18'/12'	f	fp				Recommend EWR, DWR, SP, leaning
336	Black acacia	6	12'/8'	f	f				Recommend EWR, DWR, SP
337	Monterey pine	39.5	65'/50'	f	f	x			Recommend EWR, DWR, thin canopy
338	Monterey pine	31	50'/35	f	fp	x			Recommend EWR, DWR, thin canopy, codominant leaders at 8'
339	Monterey pine	24 @ 2'	38'/15'	p	p	x		xx	Recommend removal, tree is dead
340	Monterey pine	33	45'/30'	p	p	x		xx	Recommend removal, tree is dead
341	Monterey pine	31	48'/30'	f	f	x			Recommend EWR, DWR, thin canopy

TOTAL TREES	**40**
PROTECTED TOTAL	
RECOMMENDED REMOVAL TOTAL	**3**
RECOMMENDED SIGNIFICANT REMOVALS TOTAL	**2**

KEY TO ACRONYMS
DWR - Dead Wood Removal pruning recommended
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree
CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure
LCR-Live Crown Ratio
RR - Recommend Tree Removal based upon Health or Structure of tree.
Prop - Steel prop in concrete footing recommended to help support a tree/limb.
Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE
The City of Daly city does not have any tree protection ordinances as of the date of this tree survey.

Common Name	*Latin Name*
Mangrove	*Rhizophora sp.*
Monterey pine	*Pinus radiata*
Black acacia	*Acacia melanoxylon*
Laurel	*Laurus nobilis*
Paper bark	*Melaleuca quinquenervia*
Purple leaf plum	*Prunus cerasifera*
Pohutukawa	*Metrosideros excelsa*
Vinegar tree	*Rhus glabra*



1 EXISTING TREE PROTECTION FENCE
3/8"=1'-0" (32) FILE NAME: FN-TREE DRAWN BY: LNDSCPE

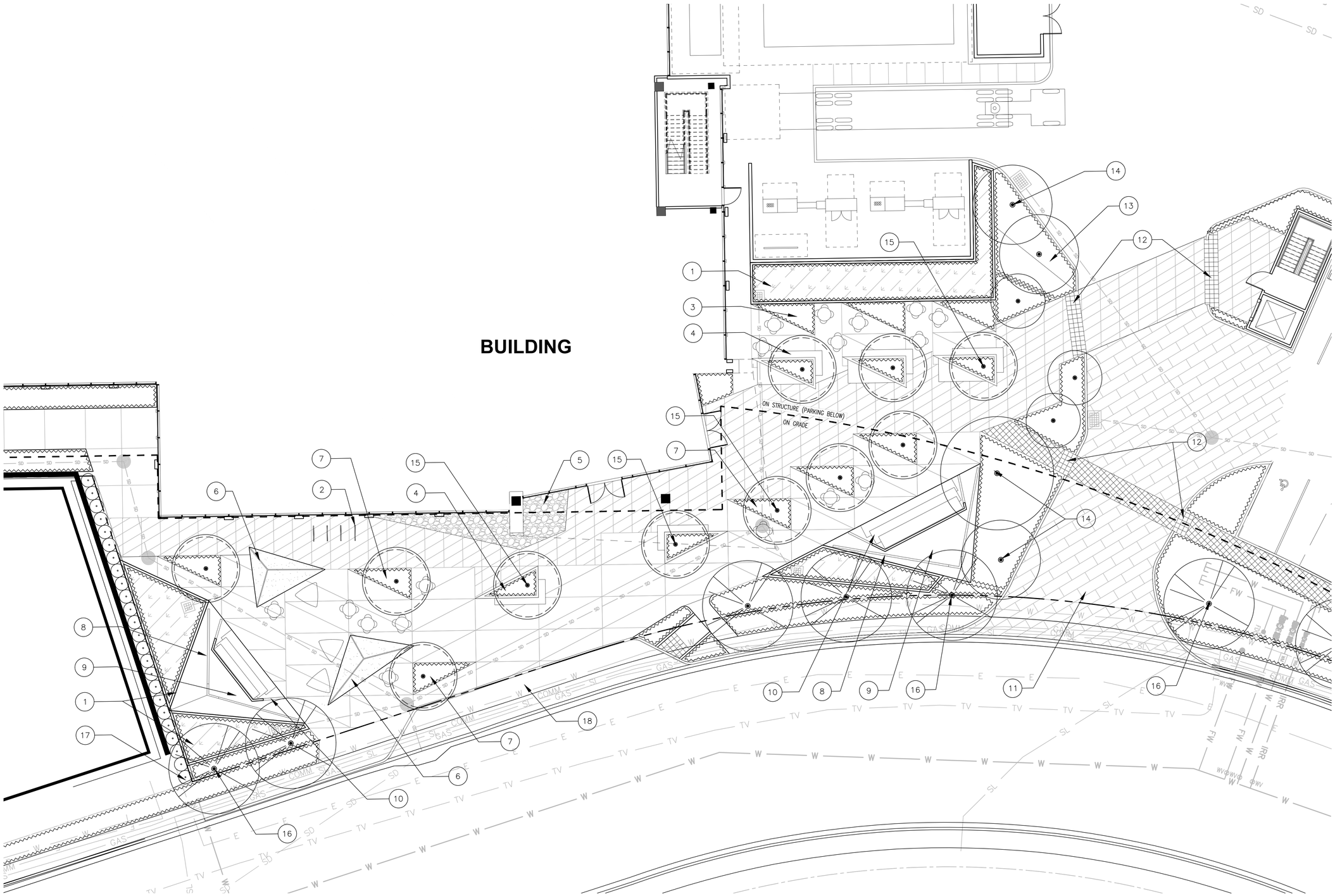
DES ARCHITECTS ENGINEERS | KING ASSET MANAGEMENT

© 2022

Tree Data / Tree Protection Detail

455 Hickey Blvd
PLANNING SUBMITTAL 10.17.2022

L1B



KEY NOTES:

1. FLOW THRU PLANTER
2. BIKE RACKS
3. SMALL SLOPED PLANTING
4. RAISED PLANTER & WOOD BENCH
5. COBBLESTONE AREA
6. PLANTING PYRAMID
7. PLANTING AREA (FLUSH TO ADJACENT PAVING)
8. SLOPED METAL WALL
9. LARGE SLOPED PLANTING
10. GRAND STAIRS
11. ENTRY DRIVE TO GARAGE
12. DETECTABLE WARNING SURFACE
13. LANDSCAPE MOUND
14. CANOPY TREE
15. ACCENT TREE
16. STREET TREE
17. SCREEN HEDGES
18. DROP--OFF

MATERIAL KEY:

- CONCRETE PAVING
- PRECAST PAVERS
- COBBLESTONE PAVING
- BIORETENTION

N

0 5' 10' 20'

SCALE: 1" = 10'-0"

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

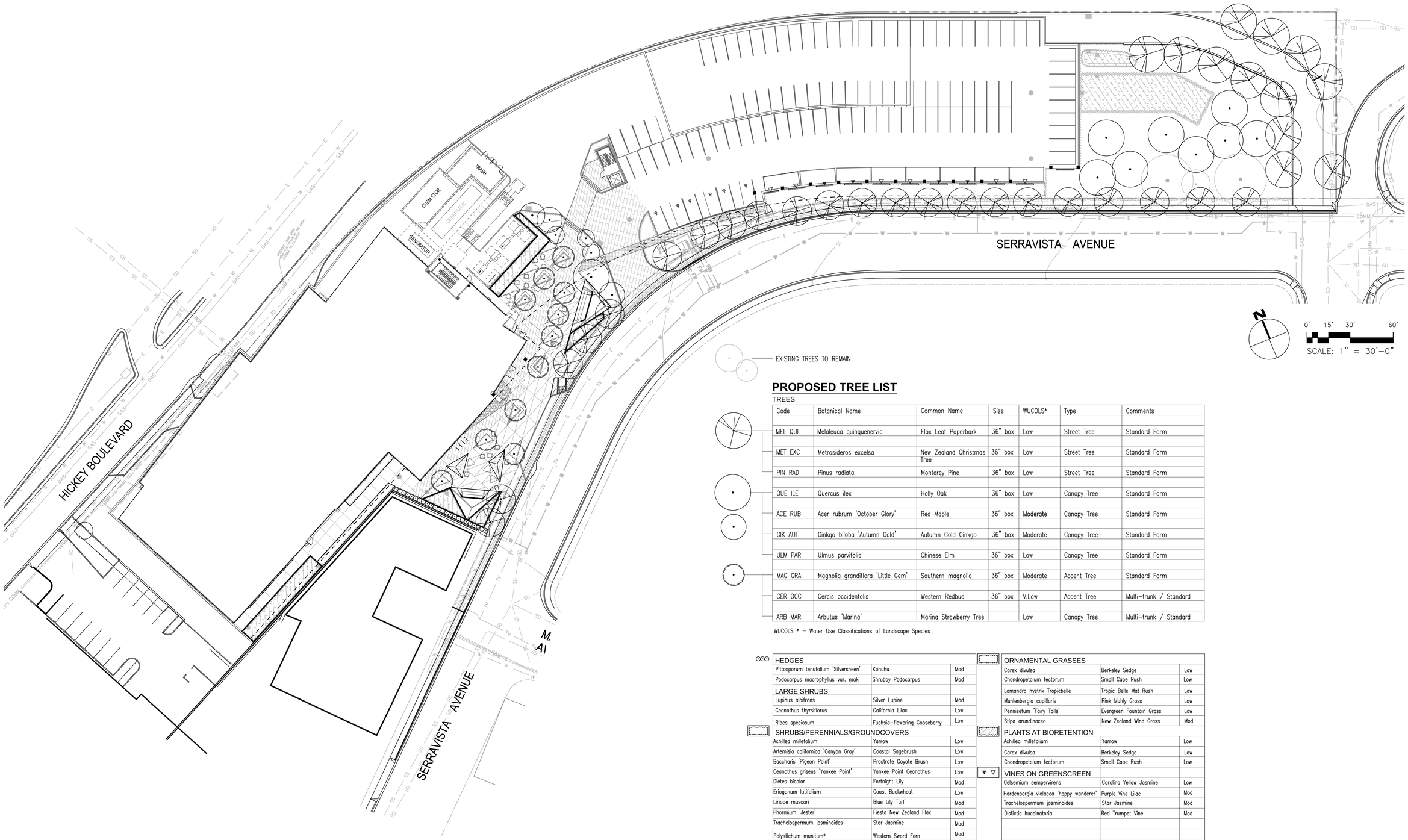
© 2022

ENTRY PLAZA PLAN

455 Hickey Blvd

PLANNING SUBMITTAL 10.17.2022

L2



EXISTING TREES TO REMAIN

PROPOSED TREE LIST

TREES

Code	Botanical Name	Common Name	Size	WUCOLS*	Type	Comments
MEL QUI	Melaleuca quinquenervia	Flax Leaf Paperbark	36" box	Low	Street Tree	Standard Form
MET EXC	Metrosideros excelsa	New Zealand Christmas Tree	36" box	Low	Street Tree	Standard Form
PIN RAD	Pinus radiata	Monterey Pine	36" box	Low	Street Tree	Standard Form
QUE ILE	Quercus ilex	Holly Oak	36" box	Low	Canopy Tree	Standard Form
ACE RUB	Acer rubrum 'October Glory'	Red Maple	36" box	Moderate	Canopy Tree	Standard Form
GIK AUT	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	36" box	Moderate	Canopy Tree	Standard Form
ULM PAR	Ulmus parvifolia	Chinese Elm	36" box	Low	Canopy Tree	Standard Form
MAG GRA	Magnolia grandiflora 'Little Gem'	Southern magnolia	36" box	Moderate	Accent Tree	Standard Form
CER OCC	Cercis occidentalis	Western Redbud	36" box	V.Low	Accent Tree	Multi-trunk / Standard
ARB MAR	Arbutus 'Marina'	Marina Strawberry Tree		Low	Canopy Tree	Multi-trunk / Standard

WUCOLS * = Water Use Classifications of Landscape Species

HEDGES		
Pittosporum tenufolium 'Silversheen'	Kohuhu	Mod
Podocarpus macrophyllus var. maki	Shrubby Podocarpus	Mod
LARGE SHRUBS		
Lupinus albifrons	Silver Lupine	Mod
Ceanothus thyrsiflorus	California Lilac	Low
Ribes speciosum	Fuchsia-flowering Gooseberry	Low
SHRUBS/PERENNIALS/GROUNDCOVERS		
Achillea millefolium	Yarrow	Low
Artemisia californica 'Canyon Gray'	Coastal Sagebrush	Low
Baccharis 'Pigeon Point'	Prostrate Coyote Brush	Low
Ceanothus griseus 'Yankee Point'	Yankee Point Ceanothus	Low
Dietes bicolor	Fortnight Lily	Mod
Eriogonum latifolium	Coast Buckwheat	Low
Liriope muscari	Blue Lily Turf	Mod
Phormium 'Jester'	Fiesta New Zealand Flax	Mod
Trachelospermum jasminoides	Star Jasmine	Mod
Polystichum munitum*	Western Sword Fern	Mod

ORNAMENTAL GRASSES		
Carex divulsa	Berkeley Sedge	Low
Chondropetalum tectorum	Small Cape Rush	Low
Lomandra hystrix 'Tropicbelle'	Tropic Belle Mat Rush	Low
Muhlenbergia capillaris	Pink Muhly Grass	Low
Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	Low
Stipa arundinacea	New Zealand Wind Grass	Mod
PLANTS AT BIORETENTION		
Achillea millefolium	Yarrow	Low
Carex divulsa	Berkeley Sedge	Low
Chondropetalum tectorum	Small Cape Rush	Low
VINES ON GREENSCREEN		
Gelsemium sempervirens	Carolina Yellow Jasmine	Low
Hardenbergia violacea 'happy wanderer'	Purple Vine Lilac	Mod
Trachelospermum jasminoides	Star Jasmine	Mod
Distictis buccinatoria	Red Trumpet Vine	Mod

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

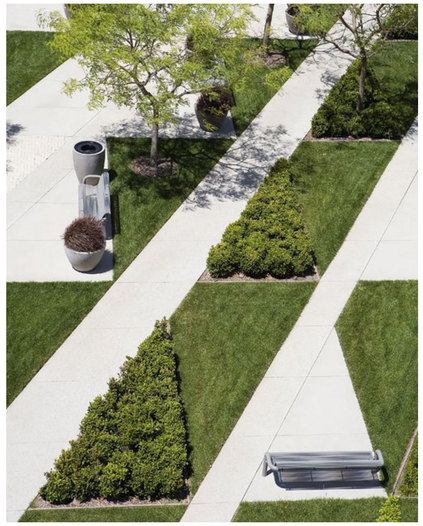
© 2022

Overall Planting Plan

455 Hickey Blvd

PLANNING SUBMITTAL 10.17.2022

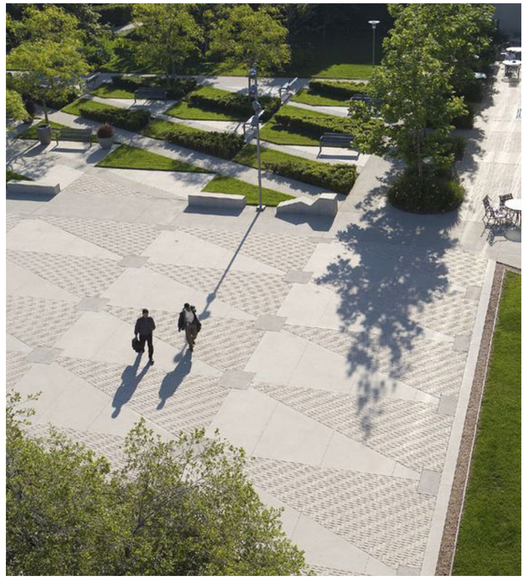
L3










DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

Hardscape Imagery

455 Hickey Blvd

PLANNING SUBMITTAL 10.17.2022

L4

TREES



ACER RUBRUM ‘OCTOBER GLORY’
RED MAPLE



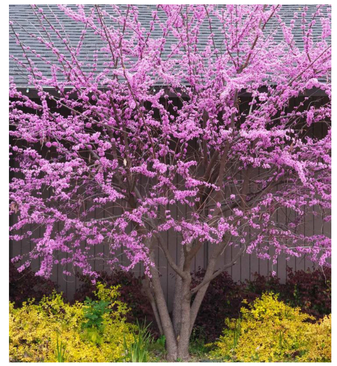
METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE



GINKGO BILOBA ‘AUTUMN GOLD’
AUTUMN GOLD GINKGO



ARBUTUS MARINA
MARINA STRAWBERRY TREE



CERCIS OCCIDENTALIS
WESTERN REDBUD



QUERCUS ILEX
HOLLY OAK



MAGNOLIA GRANDIFLORA ‘LITTLE GEM’
SOUTHERN MAGNOLIA

HEDGES



PODOCARPUS MACROPHYLLUS VAR. MAKI
SHRUBBY PODOCARPUS

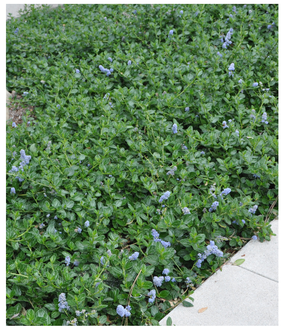


PITTOSPORUM TENUIFOLIUM ‘SILVERSHEEN’
SILVER SHEEN KOHUHU

SHRUBS/PERENNIALS/GROUNDCOVERS



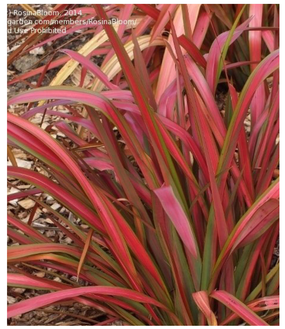
DIETES BICOLOR
FORTNIGHT LILY



CEANOTHUS GRISEUS ‘YANKEE POINT’
YANKEE POINT CEANOTHUS



LIRIOPE MUSCARI
BLUE LILY TURF



PHORMIUM JESTER
NEW ZEALAND FLAX



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE



POLYSTICHUM MUNITUM
WESTERN SWORD FERN

ORNAMENTAL GRASSES



LOMANDRA HYSTRIX ‘TROPICBELLE’
TROPIC BELLE MAT RUSH



PENNISETUM ‘FAIRY TALES’
EVERGREEN FOUNTAIN GRASS



MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS

BIORETENTION PLANTS



ACHILLEA MILLEFOLIUM
YARROW

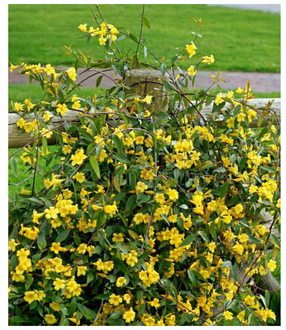


CAREX DIVULSA
BERKELEY SEDGE

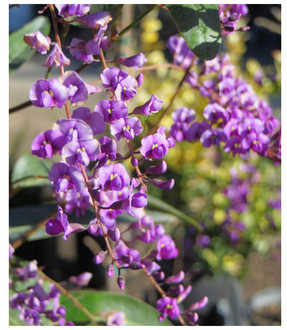


CHONDROPETALUM TECTORUM
SMALL CAPE RUSH

VINES



GELSEMIUM SEMPERVIRENS
CAROLINA JESSAMINE



HARDENBERGIA VIOLACEA ‘HAPPY WANDERER’
PURPLE VINE LILAC

© 2022

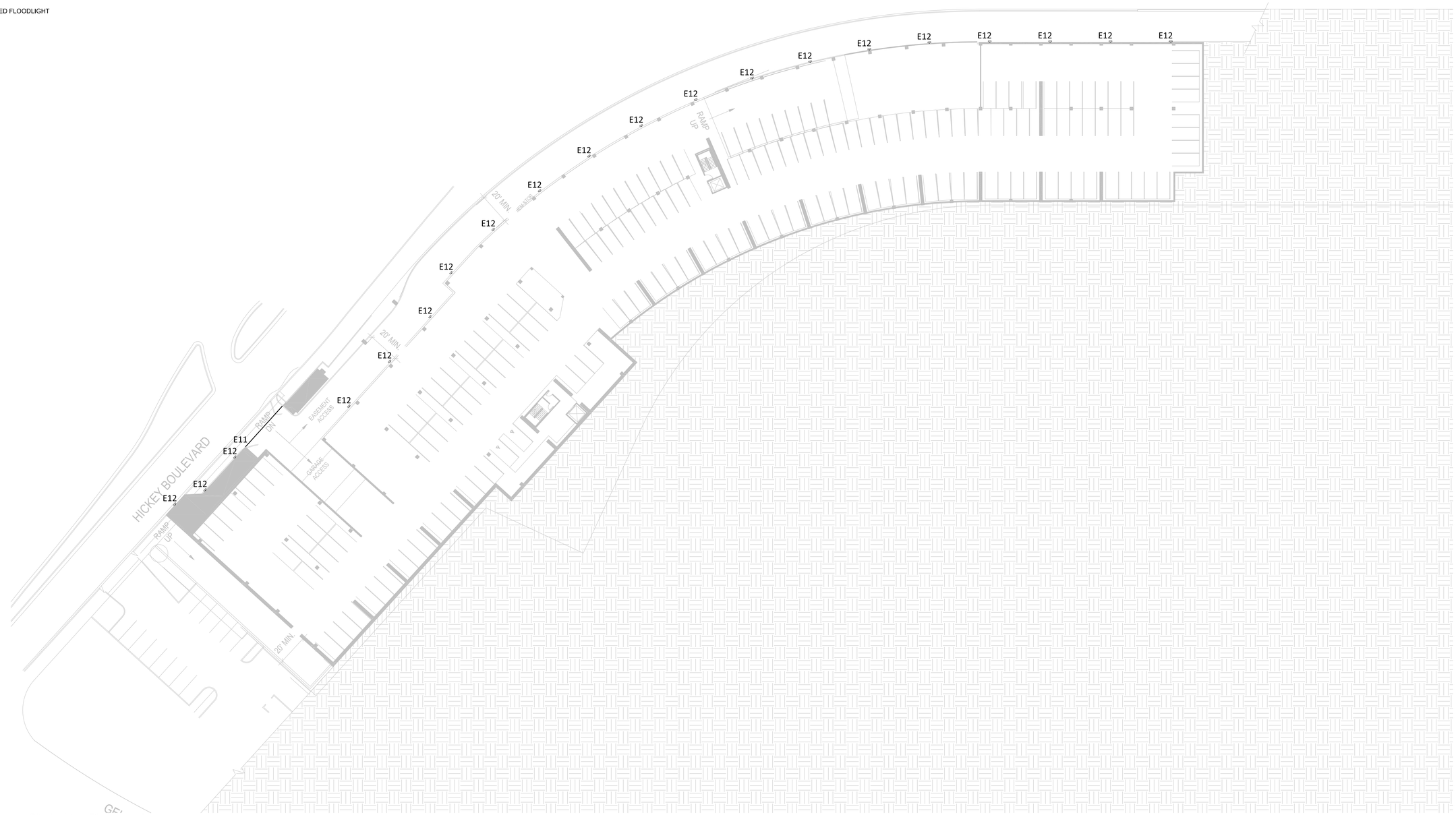
LIGHTING FIXTURE SCHEDULE



TYPE E11
A LIGHT
RECESSED WET LOCATION LENSED LINEAR
ACL5
9.5W/FT LED



TYPE E12
ELLIPTIPAR
12" SURFACE-MOUNTED FLOODLIGHT
S172-M112
54W LED



1 Site Lighting Plan - Level 1
1/32" = 1'-0"

DES ARCHITECTS ENGINEERS
KING ASSET MANAGEMENT
HLB
785 Market Street, #800
San Francisco, CA 94103
415.348.8273
HLBlighting.com
new york | **san francisco** | los angeles | boston | miami | denver | austin

SITE LIGHTING PLAN - LEVEL 1

455 HICKEY, DALY CITY, CA
PLANNING SUBMITTAL 10.17.2022

LT-1
1007.003

© 2022

Autodesk Docs://RingMast - 455HickeyBlvd/1007.003_A_455 Hickey_R22_CENTRAL.rvt

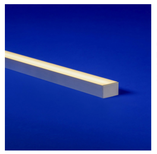
LIGHTING FIXTURE SCHEDULE



TYPE E1
BEGA
AREA LIGHT ON 14' POLE
88 263
30W LED
TYPE V DISTRIBUTION



TYPE E2
BEGA
IN-WALL LIGHT
24 060
12.2W LED



TYPE E3:
QTRAN
UNDERBENCH LIGHT
VERS-ENCAPSULATED (06)
3W/FT LED



TYPE E4:
BK LIGHTING
IN-GRADE UPLIGHT
HP2 LED
34W LED



TYPE E5:
BK LIGHTING
TREE UPLIGHT
DENALI LED
20W LED



TYPE E6:
USAI
RECESSED MULTI-CELL DOWNLIGHT
20W LED



TYPE E7:
BEGA
BOLLARD WITH ASYMMETRIC OPTICS
84 238
15W LED

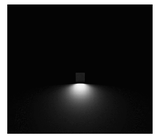


TYPE E8:
GARDCO P26
E8 - TWIN HEAD AREA LIGHT ON 17' POLE
114W LED; TYPE III DISTRIBUTION

E8A - TRIPLE HEAD AREA LIGHT ON 17' POLE
114W LED; TYPE III DISTRIBUTION

E8B - SINGLE HEAD AREA LIGHT ON 20' POLE
60W LED; TYPE IV DISTRIBUTION

E8C - SINGLE HEAD AREA LIGHT ON 20' POLE
60W LED; TYPE III DISTRIBUTION



TYPE E9
PERFORMANCE IN LIGHTING
WALL SCONCE
MIMIK 20 M
15W LED
TYPE IV DISTRIBUTION



TYPE E10:
BEGA
IN-WALL LIGHT
24 212
15W LED



TYPE E11
A LIGHT
RECESSED WET LOCATION LENSED LINEAR
ACL5
9.5W/FT LED

1 Site Lighting Plan - Level 4
1/32" = 1'-0"

DES ARCHITECTS ENGINEERS
KING ASSET MANAGEMENT
HLB
785 Market Street, #800
San Francisco, CA 94103
415.348.8273
HLBlighting.com
new york | **san francisco** | los angeles | boston | miami | denver | austin

SITE LIGHTING PLAN - LEVEL 4

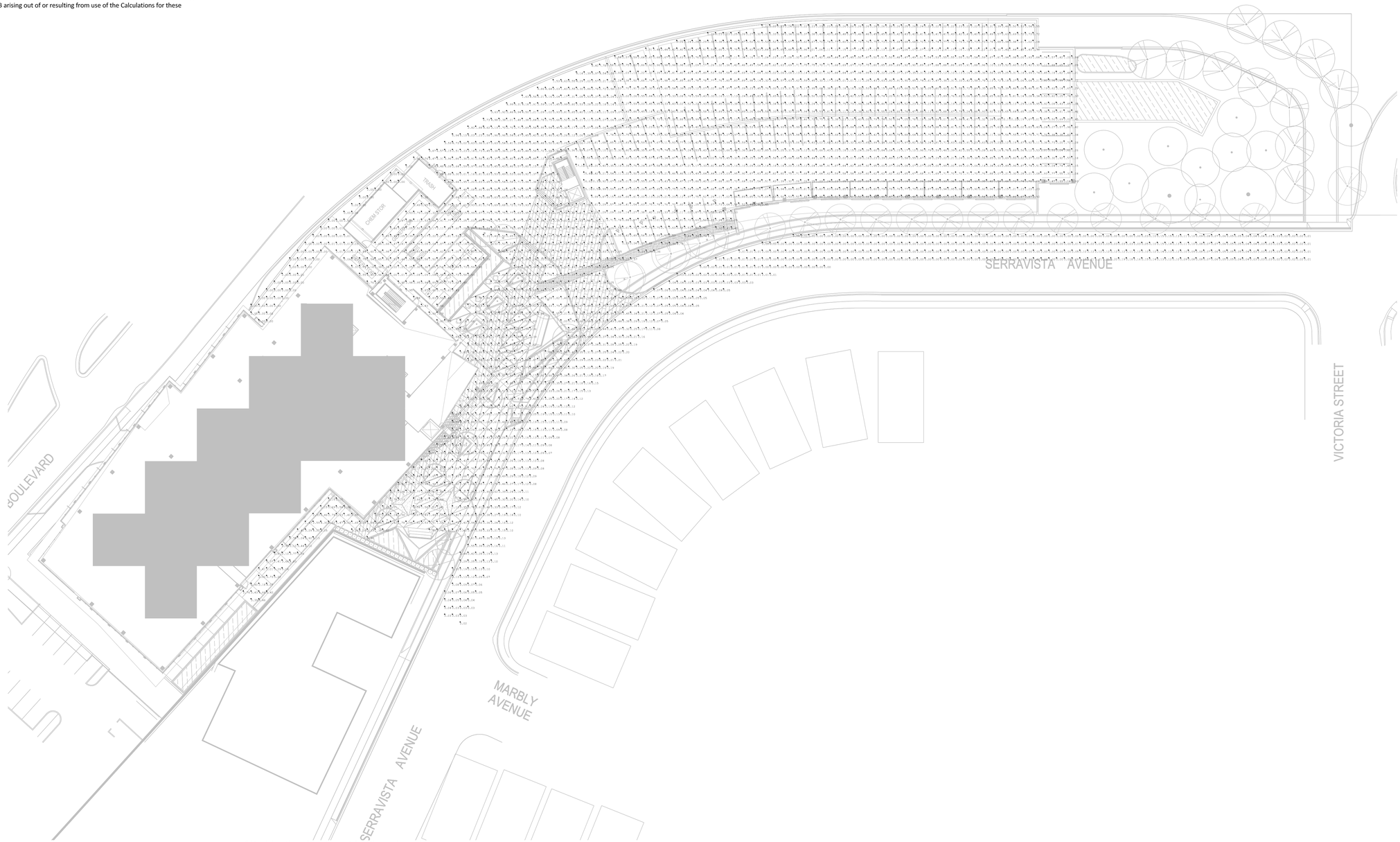
455 HICKEY, DALY CITY, CA
PLANNING SUBMITTAL 10.17.2022

LT-2
1007.003

© 2022
Autodesk Docs://King-Kent - 455HickeyBlvd/10071003_A_455 Hickey_R22_CENTRAL.rvt

Illuminance Calculations Disclaimer:

Illuminance calculations are for lighting design aid purposes only. All calculations performed by Horton Lees Brogden Lighting Design Inc (HLB) are based on published methods and recommendations of the Illuminating Engineering Society of North America (IESNA).Calculation accuracy is highly dependent upon the input data utilized in the calculations and variances greater than 20% may occur if there are variations in the input data or if equipment does not perform as published in IES Photometric files. Some input data is provided by others (e.g. manufacturer's photometric reports, lamp lumen ratings, ballast factors, room surface materials and or reflectances) and not all report data is available for the exact luminaire characteristics specified. Some information is derived by HLB from industry standard methods (e.g. luminaire and room surface dirt depreciation factors). Some information is not available for conditions outside of the norm, like variations in temperature, humidity, snow cover, vibration or non-standard mounting conditions. HLB has made every effort to endure the reliability of all data, but is not responsible for errors in data that is received from others, is unavailable, or for equipment that does not perform as published. Field measurements may vary as much as 10%-20% from calculation results due to the limitations associated with the calculation procedures utilized and referenced by the IESNA. High amounts of variation can occur from the use of non-professional grade illuminance meters or meters that are not in perfect calibration. HLB includes a listing of all input values as part of the calculation submission. Please review these input values and notify HLB immediately if any inconsistencies or inaccuracies are noted. Further, the Calculation results provided herein are without warranty of any kind as related to compliance with any local or state emergency or egress code requirements. Use of the Calculations for these purposes is at sole risk of the user and without liability of legal exposure to HLB. User agrees that they shall waive any and all claims against HLB arising out of or resulting from use of the Calculations for these purposes.



1 Site Lighting Photometric Plan - Level 4
1/32" = 1'-0"

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

HLB
785 Market Street, #800
San Francisco, CA 94103
415.348.8273
HLBlighting.com
new york | **san francisco** | los angeles | boston | miami | denver | austin

SITE LIGHTING PHOTOMETRIC PLAN - LEVEL 4

455 HICKEY, DALY CITY, CA
PLANNING SUBMITTAL 10.17.2022

LT-3
1007.003

© 2022

Autodesk Docs://KingAsset - 455HickeyBlvd/1007.003_A_455 Hickey_R22_CENTRAL.rvt



455 HICKEY

455 HICKEY BLVD
DALY CITY, CA

MEDICAL OFFICE BUILDING APPENDIX
04.07.2023

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

VICINITY MAP



PROJECT NARRATIVE

The project site is located immediately to the south of the Gellert / Hickey Boulevard intersection. The 3.2 acres site is comprised of three parcels. Currently, there is a 3-level parking garage and a 5-story office building tucked into the hillside on Serravista Avenue. This project proposes to demolish the existing office building and parking garage for a new medical office development. The development includes a new 5-story medical office building over 3-story parking podium. The total building area is 180,000 sq. ft. at 1.29 FAR. An additional 3-story parking structure will be constructed east to the medical office building. Currently, 900 parking spaces are planned for this scenario, at a 5/1,000 ratio.

PROJECT TEAM

ARCHITECT:
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA 94063
PHONE: 650.364.6453
CONTACT: KENNY HUNG

CIVIL:
BKF ENGINEERS
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
PHONE: 650.482.6306
CONTACT: JONATHAN TANG

LANDSCAPE:
DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET
REDWOOD CITY, CA 94063
PHONE: 650.364.6453
CONTACT: CHRIS MATEO

LIGHTING:
HLB LIGHTING DESIGN
785 MARKET ST, STE800
SAN FRANCISCO, CA 94103
PHONE: 628.246.2714
CONTACT: ANDREW MOORE

PROJECT DATA

SITE INFORMATION

ZONING DESIGNATION (CURRENT)	LIGHT COMMERCIAL (C-1) OFFICE COMMERCIAL (C-O) PLANNED DEVELOPMENT (PD8A)
ZONING DESIGNATION (2030 GENERAL PLAN)	COMMERCIAL OFFICE (C-O) COMMERCIAL NEIGHBORHOOD (C-N)
APN	091341140
SITE AREA	139,392 SQ.FT. (3.2 ACRES)

ZONING INFORMATION

	EXISTING	PROPOSED
BUILDING HEIGHT	65 FT.	85 FT.
PROJECT USE	OFFICE	MEDICAL OFFICE
BUILDING AREA	80,652 SQ.FT.	180,000 SQ.FT.
FAR	0.58	1.29
PARKING STRUCTURE	112,500 SQ.FT.	347,500 SQ. FT.

	C-1		C-O	
BUILDING SETBACK	REQ'D	PRO'D	REQ'D	PRO'D
FRONT	-	12'	10'	11'
REAR	-	0'	-	0'
MAX HEIGHT	36'	85'	-	85'
FAR	-	1.29	3.5-1.0	1.29

PARKING REQUIREMENTS

	EXISTING	PROPOSED
PARKING RATIO	3.3 / 1,000 SF	5 / 1000 SF
PARKING SPACES	293	900

SPACES BREAKDOWN	REQ'D	PRO'D
STANDARD SPACES COMPACT SPACES	> 706 * < 176 *	797 103
ACCESSIBLE SPACES	18	18
EV SPACES EVCS EV CAPABLE	 134 ** 405 **	 134 405

* PER DALY CITY ZONING CODE SECTION 17.34.010, UP TO 20% OF THE TOTAL REQUIRED OFF-STREET PARKING SPACES MAY BE DESIGNATED FOR "SMALL CARS ONLY"

** PER 2022 CALGREEN CODE SECTION 5.106.5.3.2, 45% OF THE AVAILABLE PARKING SPACES ON SITE SHALL BE EV CAPABLE, AND 33% OF THE EV CAPABLE PARKING NEEDS TO BE EQUIPPED WITH LEVEL 2 EVCS.

BICYCLE PARKING REQUIREMENTS

	REQ'D	PRO'D
SHORT TERM	8	8
LONG TERM	45	46

SHEET INDEX

ARCHITECTURAL

A0.1	PROJECT DATA
A1.0A	COLOR SITE PLAN
A1.5	RENDERING - VIEW FROM BERTA CIRCLE
A1.6	RENDERING - VIEW FROM SERRAVISTA AND VICTORIA
A1.7	RENDERING - VIEW FROM I-280 LOOKING SOUTHWEST
A1.8	RENDERING - VIEW AT MAIN ENTRANCE
A2.1	PARKING PLANS
A2.2	PARKING PLANS
A2.3	PARKING PLANS
A2.4	BUILDING PLANS
A3.0	BUILDING SECTIONS
A3.1	BUILDING ELEVATIONS

CIVIL

C6.0	UTILITY PLAN - SERRAVISTA AVENUE
C6.1	UTILITY PLAN - HICKEY BOULEVARD

© 2022

Autodesk Docs://King/Kast - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

COLOR SITE PLAN

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

A1.0A

10071.003

Autodesk Docs://King/Kast - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

RENDERING - VIEW FROM BERTA CIRCLE

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

A1.5

10071.003

© 2022

Autodesk Docs://KingAsset - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

RENDERING - VIEW FROM SERRAVISTA AND VICTORIA

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

A1.6

10071.003

© 2022

Autodesk Docs://KingAsset - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

RENDERING - VIEW FROM I-280 LOOKING SOUTHWEST

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

A1.7

10071.003

© 2022

Autodesk Docs://KingAsset - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

RENDERING - VIEW AT MAIN ENTRANCE

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

A1.8

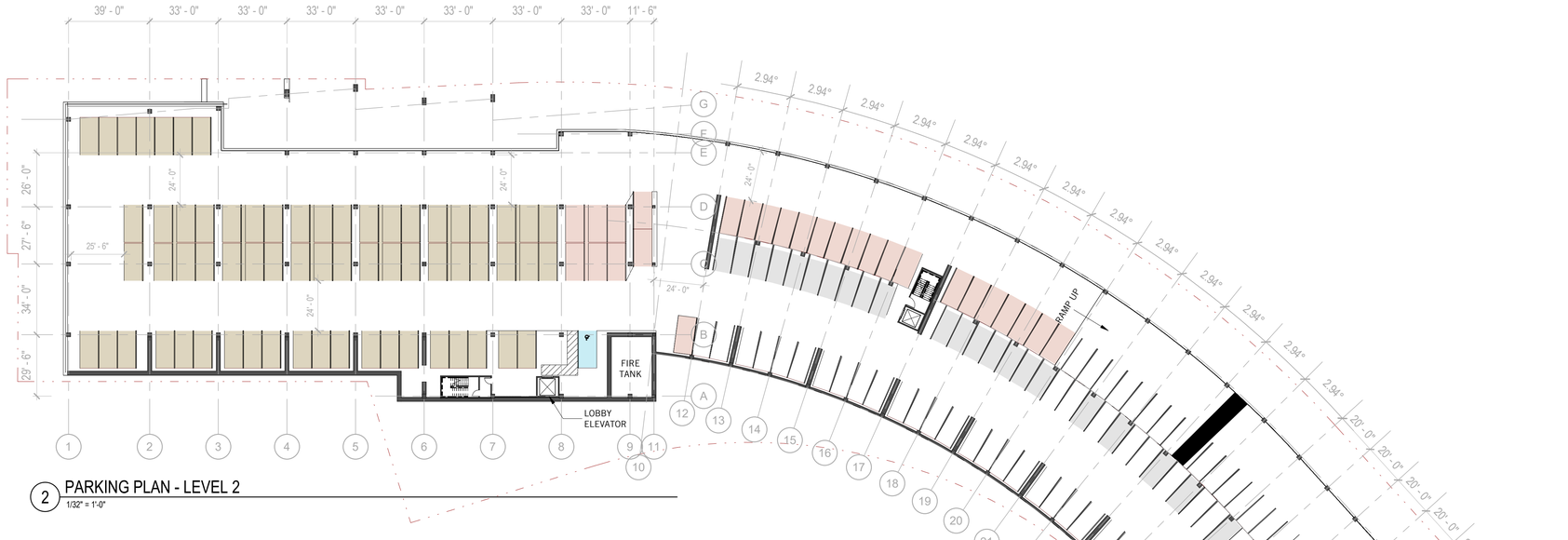
10071.003

© 2022

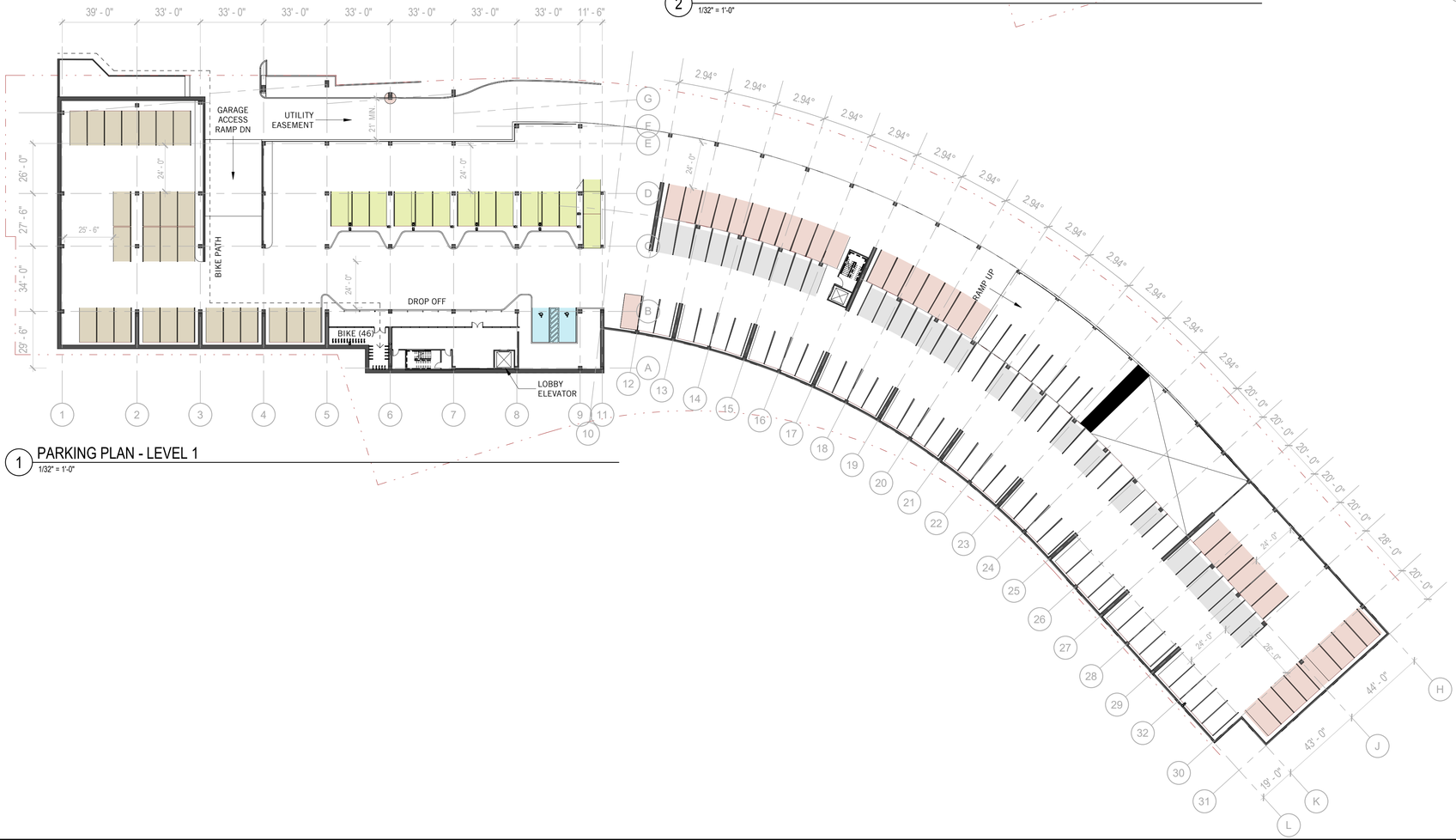
Autodesk Docs://King Kaist - 455 Hickey/Revit/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt

PARKING LEVEL 1 :	175 SPACES
PARKING LEVEL 2 :	205 SPACES
PARKING LEVEL 3 :	221 SPACES
PARKING LEVEL 4 :	108 SPACES
PARKING LEVEL 5 :	100 SPACES
PARKING LEVEL 6 :	91 SPACES
TOTAL PARKING :	**900 SPACES**

STANDARD ACCESSIBLE:	15 SPACES
VAN ACCESSIBLE:	3 SPACES
TOTAL ACCESSIBLE PARKING :	**18 SPACES**
STANDARD EV ACCESSIBLE:	1 SPACES
EV VAN ACCESSIBLE:	3 SPACES
EV AMBULATORY	3 SPACES
TOTAL EV ACCESSIBLE PARKING :	**7 SPACES**



2 PARKING PLAN - LEVEL 2
1/32" = 1'-0"



1 PARKING PLAN - LEVEL 1
1/32" = 1'-0"

PARKING LEGEND

- REGULAR SPACE (8.5' X 18')
- COMPACT SPACE (8' X 16')
- ADA SPACE (9' X 18')
- ADA VAN SPACE (9' X 18')
- EVCS SPACE (9' X 18')
- EV READY SPACE (9' X 18')
- EV CAPABLE SPACE (9' X 18')

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

PARKING PLANS

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

A2.1

10071.003

Autodesk Docs://KingAsset - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt

PARKING LEVEL 1 :	175 SPACES
PARKING LEVEL 2 :	205 SPACES
PARKING LEVEL 3 :	221 SPACES
PARKING LEVEL 4 :	108 SPACES
PARKING LEVEL 5 :	100 SPACES
PARKING LEVEL 6 :	91 SPACES
TOTAL PARKING :	**900 SPACES**

STANDARD ACCESSIBLE:	15 SPACES
VAN ACCESSIBLE:	3 SPACES
TOTAL ACCESSIBLE PARKING :	**18 SPACES**
STANDARD EV ACCESSIBLE:	1 SPACES
EV VAN ACCESSIBLE:	3 SPACES
EV AMBULATORY	3 SPACES
TOTAL EV ACCESSIBLE PARKING :	**7 SPACES**



2 PARKING PLAN - LEVEL 4
1/32" = 1'-0"



1 PARKING PLAN - LEVEL 3
1/32" = 1'-0"

PARKING LEGEND

- REGULAR SPACE (8.5' X 18')
- COMPACT SPACE (8' X 16')
- ADA SPACE (9' X 18')
- ADA VAN SPACE (9' X 18')
- EVCS SPACE (9' X 18')
- EV READY SPACE (9' X 18')
- EV CAPABLE SPACE (9' X 18')

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

PARKING PLANS

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

A2.2

10071.003

© 2022

Autodesk Docs://King/4ast - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt

PARKING LEVEL 1 :	175 SPACES
PARKING LEVEL 2 :	205 SPACES
PARKING LEVEL 3 :	221 SPACES
PARKING LEVEL 4 :	108 SPACES
PARKING LEVEL 5 :	100 SPACES
PARKING LEVEL 6 :	91 SPACES
TOTAL PARKING :	**900 SPACES**

STANDARD ACCESSIBLE:	15 SPACES
VAN ACCESSIBLE:	3 SPACES
TOTAL ACCESSIBLE PARKING :	**18 SPACES**
STANDARD EV ACCESSIBLE:	1 SPACES
EV VAN ACCESSIBLE:	3 SPACES
EV AMBULATORY	3 SPACES
TOTAL EV ACCESSIBLE PARKING :	**7 SPACES**



2 PARKING PLAN - LEVEL 6
1/32" = 1'-0"

1 PARKING PLAN - LEVEL 5
1/32" = 1'-0"

PARKING LEGEND

- REGULAR SPACE (8.5' X 18')
- COMPACT SPACE (8' X 16')
- ADA SPACE (9' X 18')
- ADA VAN SPACE (9' X 18')
- EVCS SPACE (9' X 18')
- EV READY SPACE (9' X 18')
- EV CAPABLE SPACE (9' X 18')

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

PARKING PLANS

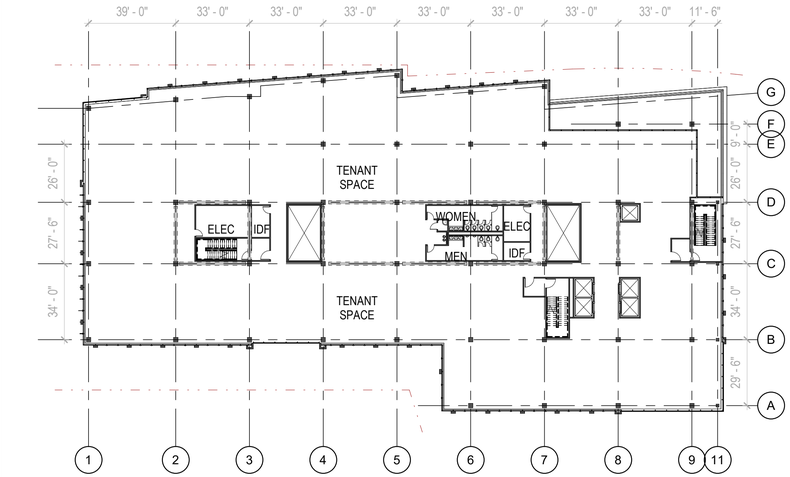
455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

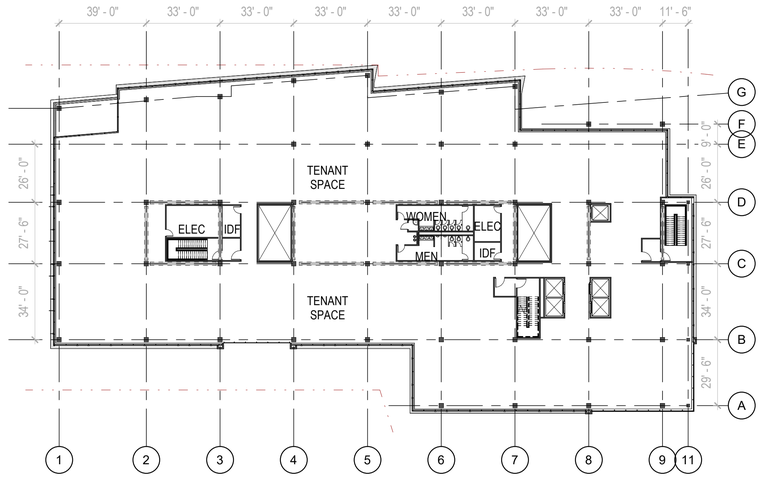
A2.3

10071.003

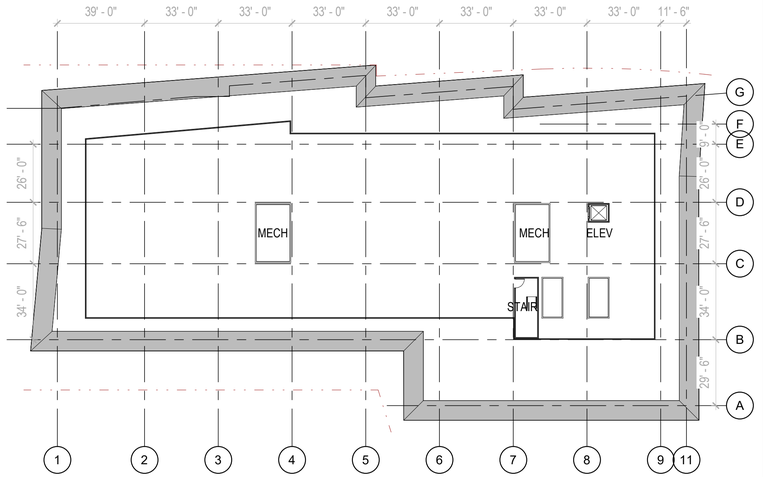
Autodesk Docs://King/Kaiot - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt



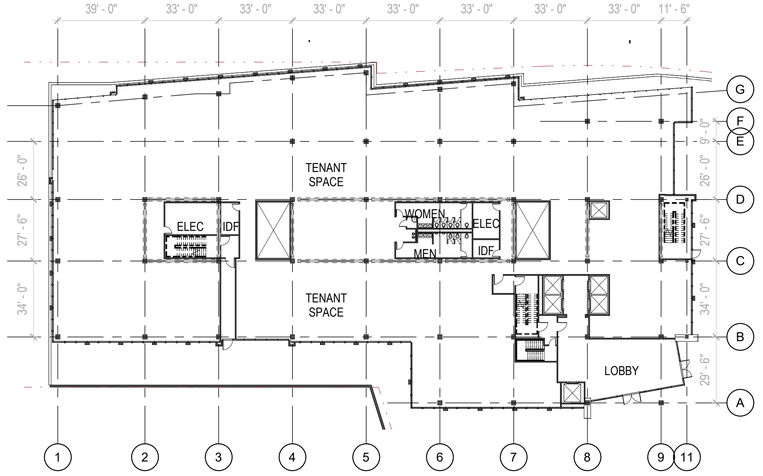
4 LEVEL 4
1/32" = 1'-0"



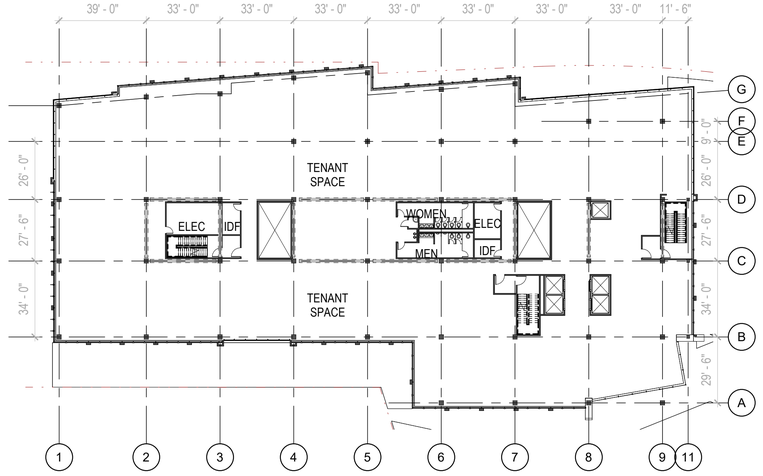
5 LEVEL 5
1/32" = 1'-0"



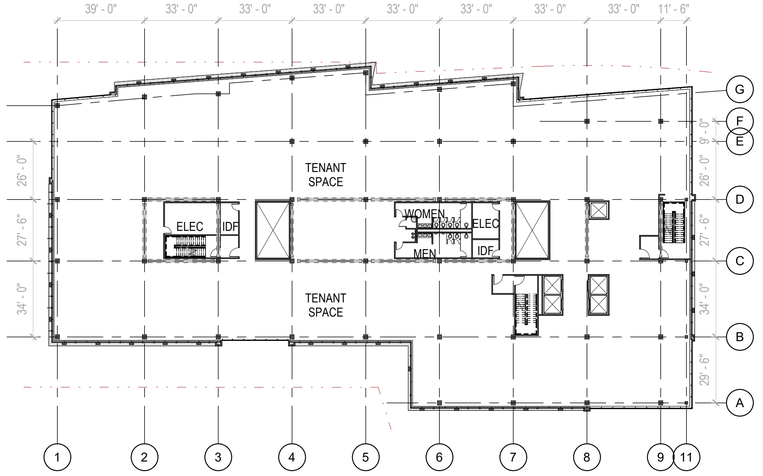
6 ROOF
1/32" = 1'-0"



1 LEVEL 1
1/32" = 1'-0"



2 LEVEL 2
1/32" = 1'-0"



3 LEVEL 3
1/32" = 1'-0"

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

© 2022

BUILDING PLANS

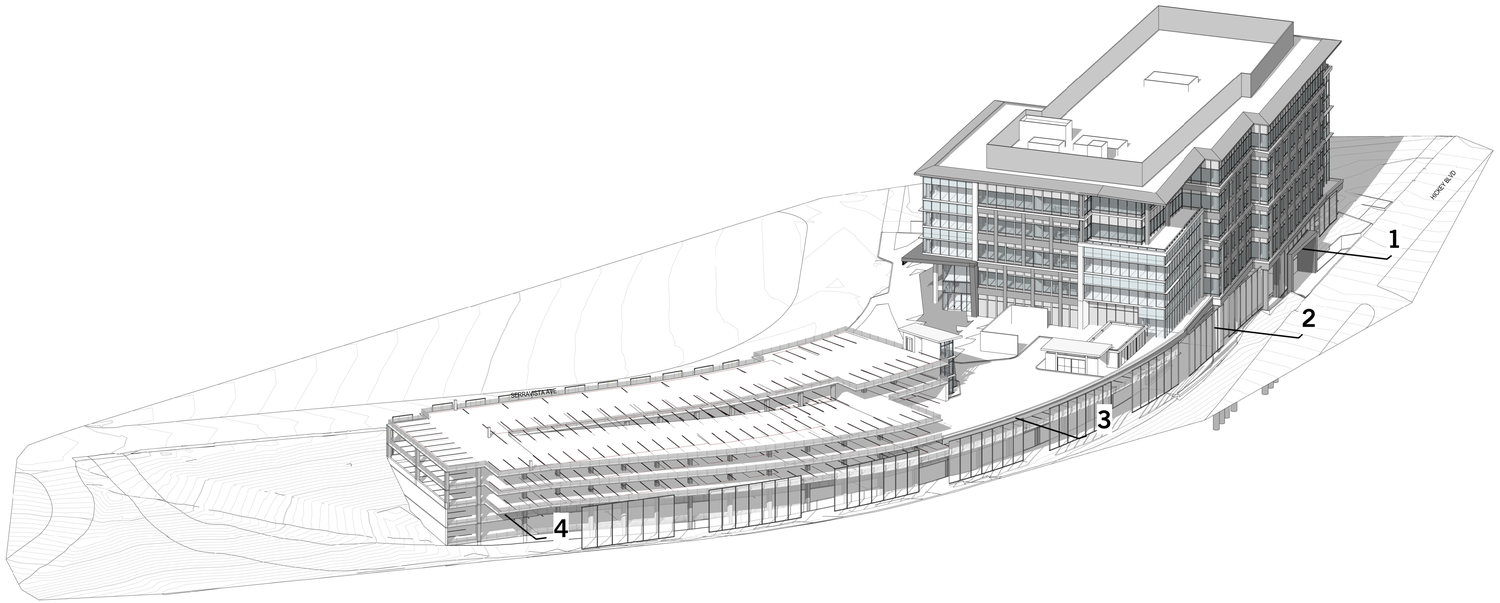
455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

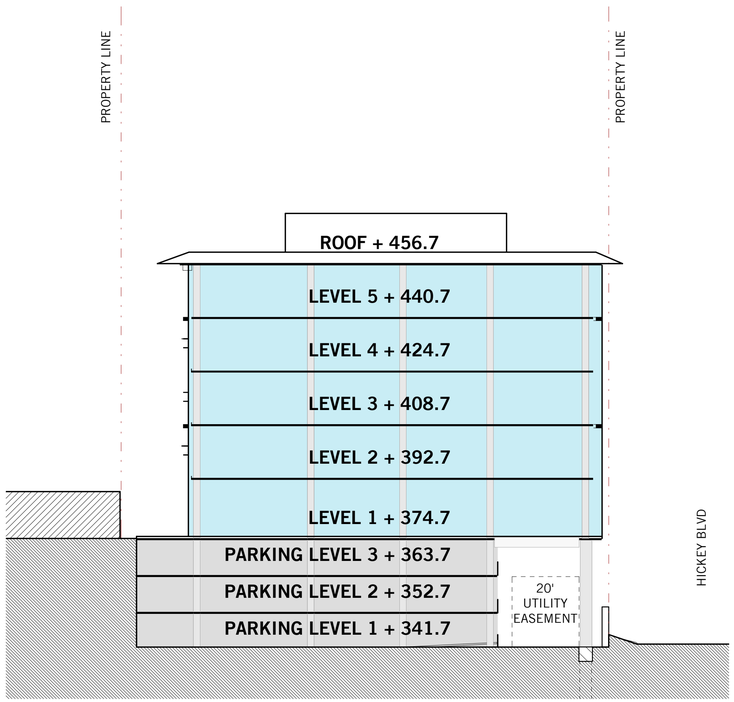
A2.4

10071.003

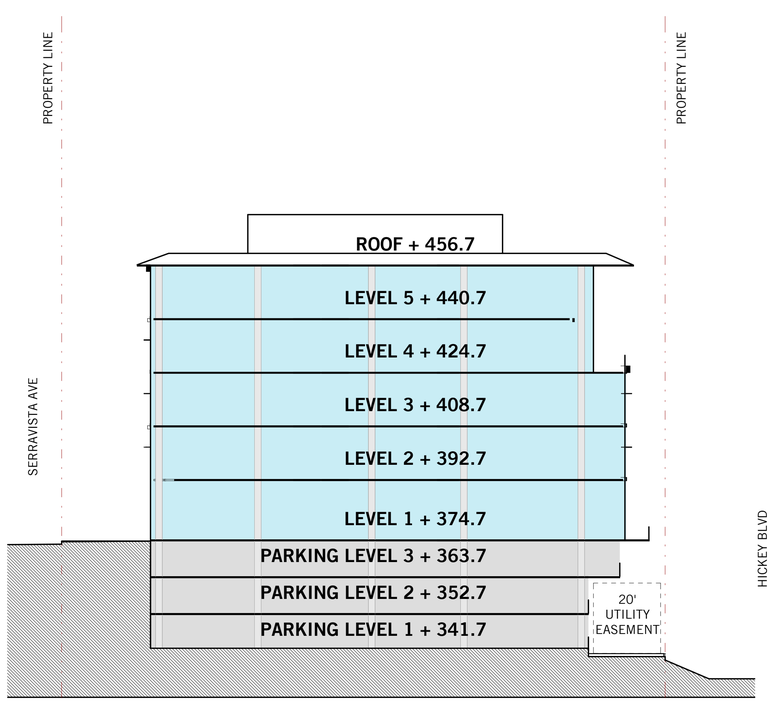
Autodesk Docs://King/Kent - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt



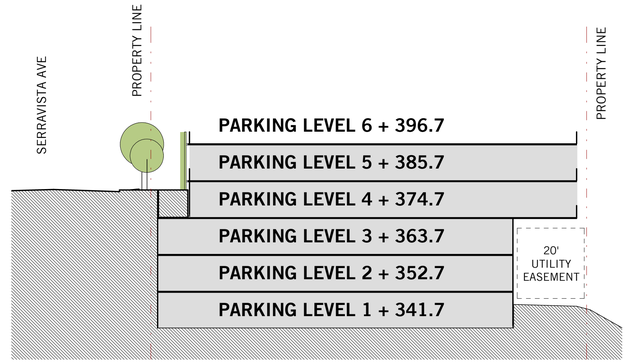
LEVEL 1 :	35,600 SF
LEVEL 2 :	36,100 SF
LEVEL 3 :	36,100 SF
LEVEL 4 :	36,100 SF
LEVEL 5 :	36,100 SF
TOTAL GFA :	180,000 SF



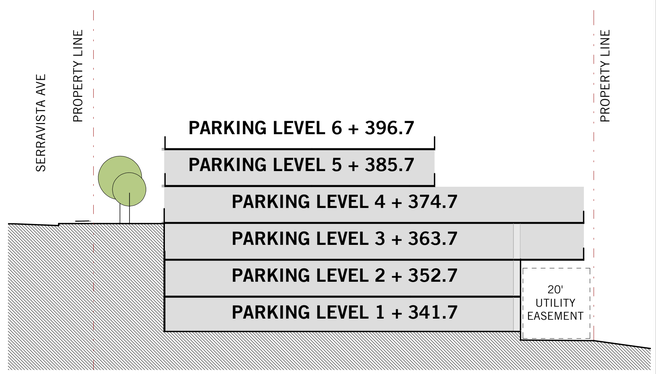
SECTION 1



SECTION 2



SECTION 4



SECTION 3

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BUILDING SECTIONS

455 HICKEY, DALY CITY, CA

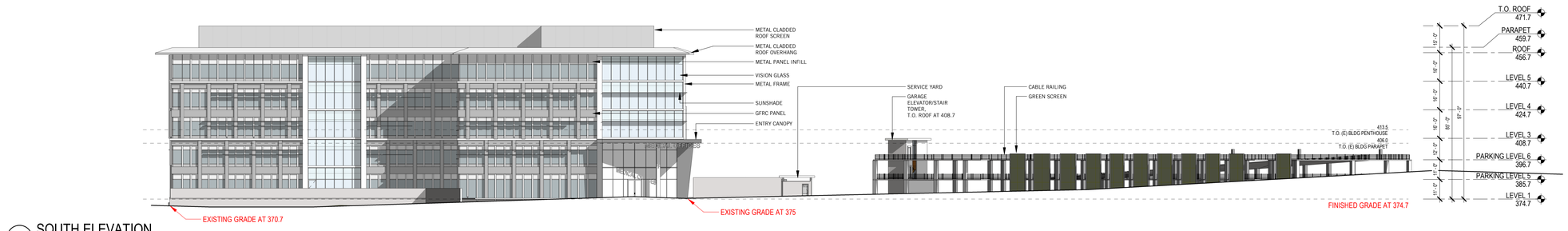
PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

A3.0

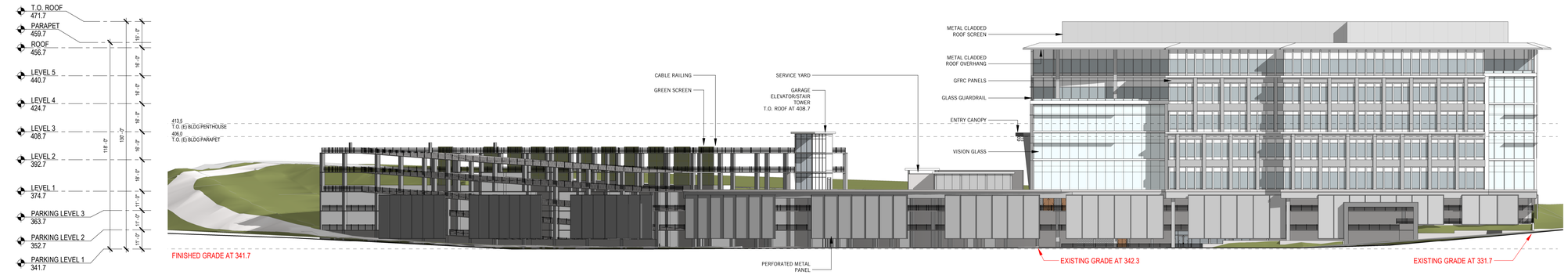
10071.003

© 2022

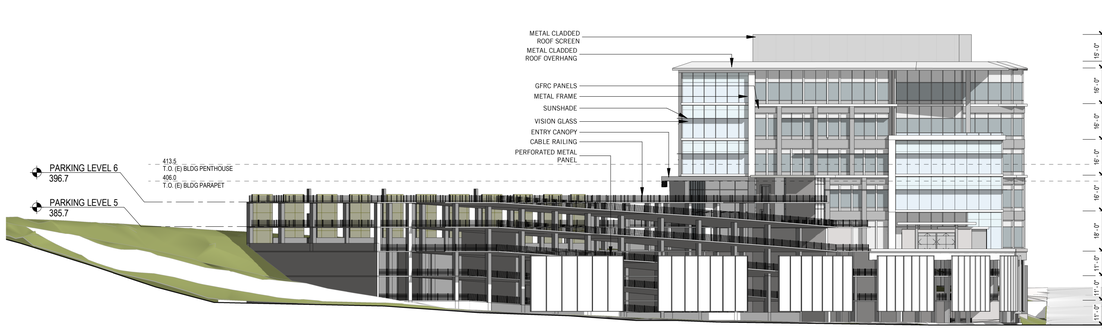
Autodesk Docs://KingAsset - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt



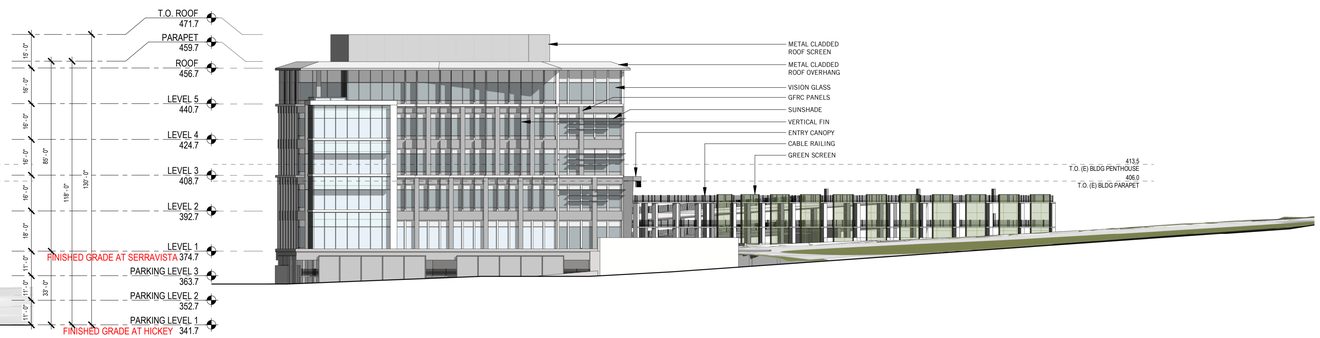
4 SOUTH ELEVATION
1/32" = 1'-0"



3 NORTH ELEVATION
1/32" = 1'-0"



1 EAST ELEVATION
1/32" = 1'-0"



2 WEST ELEVATION
1/32" = 1'-0"

DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BUILDING ELEVATIONS

455 HICKEY, DALY CITY, CA

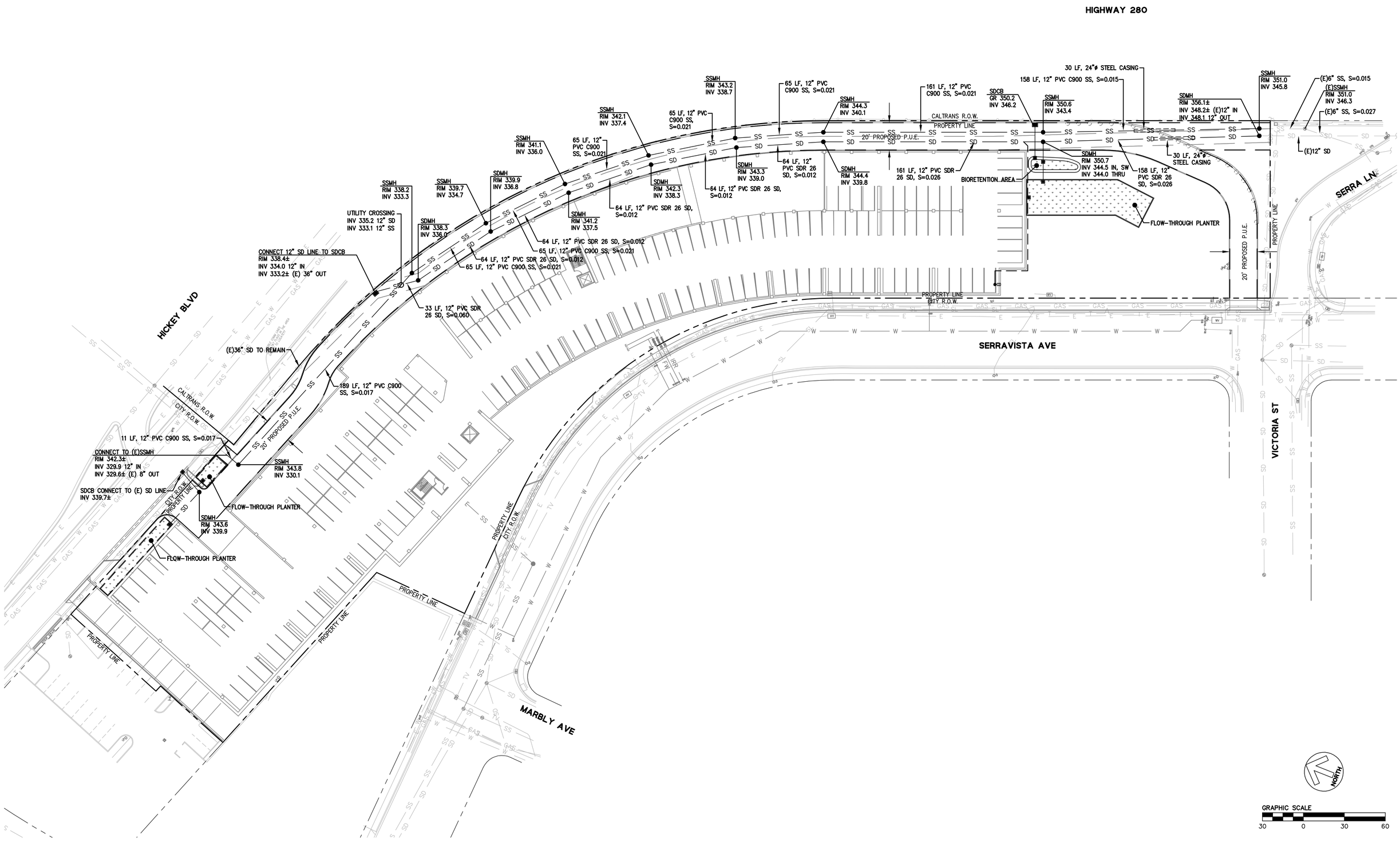
PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

A3.1

10071.003

© 2022

Autodesk Docs://King/4ast - 455HickeyBlvd/10071003_A_455 Hickey_MOB_R22_CENTRAL.rvt



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

UTILITY PLAN - HICKEY BOULEVARD

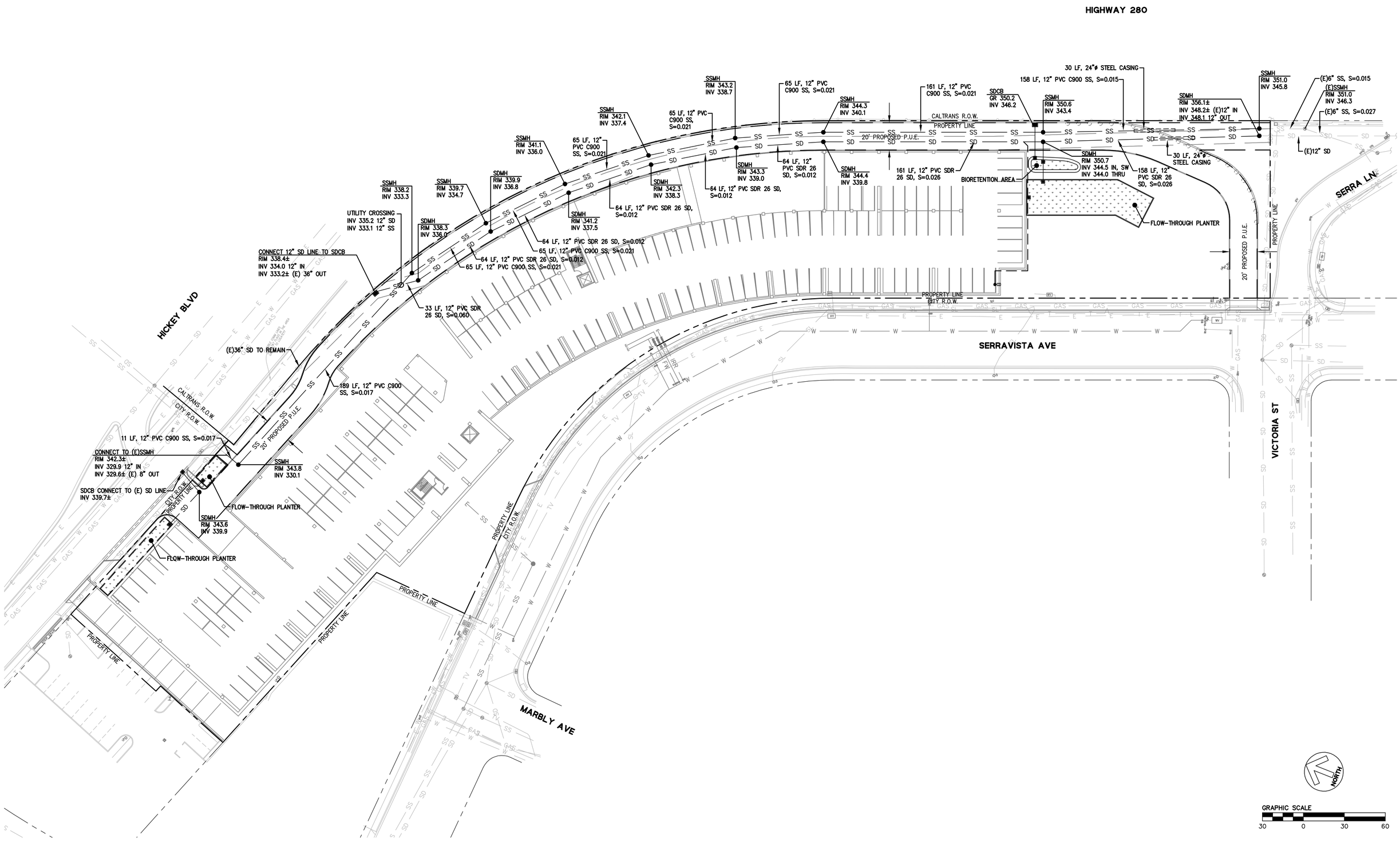
455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

C6.1

10071.003

© 2022



DES ARCHITECTS ENGINEERS

KING ASSET MANAGEMENT

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

UTILITY PLAN - HICKEY BOULEVARD

455 HICKEY, DALY CITY, CA

PLANNING SUBMITTAL 10.17.2022
PLAN CHECK RESPONSE 1 03.31.2023
MOB APPENDIX 04.07.2023

C6.1

10071.003

© 2022

City Council Agenda Report

Item # _____

Meeting Date: May 22, 2023

Subject: Award Construction Contract for the ADA, Sidewalk, and Parking Lot Improvements Project

Recommended Action

Staff recommends that the City Council:

1) Approve the design documents for the ADA, Sidewalk, and Parking Lot Improvements Project;

2) Affirm the CEQA determination of Categorical Exemption;

3) Appropriate $295,463.00 of unallocated Measure A funds and $222,998.00 from the Major Facilities Improvements Fund for the ADA, Sidewalk, and Parking Lot Improvements Project;

4) Accept all bids and award a construction contract to RK Engineering, Inc. of San Francisco, California, in the amount of $1,109,091.00; and

5) Authorize the City Manager to execute all necessary contracts to complete the project.

Background

The ADA, Sidewalk, and Parking Lot Improvements Project includes the construction of curb ramps and sidewalk improvements, sidewalk improvements on School Street, and ADA improvements at select City parking lots. The locations of the work to be done is shown in the Location Maps (Attachment 1). The design of the curb ramps and sidewalk improvements were combined with the parking lot work since the improvements are similar in nature and it was more cost effective to design one larger project.

The scope of work will include the following:

1. ADA Curb Ramp and Sidewalk Improvements

   The locations for curb ramp and sidewalk improvements were selected using a combination of resident feedback, the ADA Self-Evaluation and Transition Plan, Systematic Safety Analysis Report, and the Daly City Vision Zero Action Plan. The design of ADA curb ramps were in accordance with current Caltrans Standards.

2. School Street Improvements

   The improvements on School Street include replacement of the brick banding, sidewalk, curb and gutter, tree well replacement, tree removal and installation, and new curb ramps at select locations on the street.

3. Parking Lot Resurfacing

   The city owned parking lot locations for this project were selected based on existing conditions and need of repair. The project will re-grade and rehabilitate the parking lot surface as well as re-stripe the parking lots such that they meet current Daly City and ADA standards.

Discussion

The project was advertised on March 16, 2023, and six (6) bids were received on April 11, 2023 with total bids ranging from $1,109,091.00 to $1,990,699.00. The lowest 3 bids and the Engineer's Estimate are summarized as follows:

Bidder	Total Bid	Comments
1. RK Engineering, Inc.	$1,109,091.00	Responsive Bid
2. R&S Construction Management, Inc.	$1,122,600.70	Responsive Bid
3. Sposeto Engineering, Inc.	$1,218,294.20	Responsive Bid
Engineer's Estimate	$939,088.00	

Determination of the lowest bidder was based on the lowest total bid. RK Engineering of San Francisco, California, has been in business since 2017. This bidder holds the required Class A contractor's license, which is current and in good standing. The contractor's references for work performed for other public agencies, including Cities of San Francisco and South San Francisco, are acceptable.

The low bid for this project is 18.1% higher than the Engineer's estimated cost. Staff found the bid reasonable based on the current construction industry market. If approved, it is anticipated that the ADA, Sidewalk, and Parking Lot Improvements Project would begin construction in June 2023 and be completed by Fall 2023.

Fiscal Impact

The total estimated construction cost for the ADA, Sidewalk, and Parking Lot Improvements Project is $1,275,454.65, which includes the $1,109,091.00 construction contract and an additional 166,363.65 (15%) for the construction contingency, inspection, and contract administration cost.

$447,409.65 is available in Transportation Fund CIP project accounts 17-312-619 – Serramonte Slurry Seal, 17-314-601 - ADA/Sidewalk Improvements, 17-314-603 – ADA/Sidewalk Improvements 18/19, 17-314-604 - ADA/Sidewalk Improvements 19/20, 17-314-605 - ADA/Sidewalk Improvements 20/21, and $309,584.00 is available in General Fund CIP project accounts 31-313-583 – Parking Lot Improvement 2018-19 and 31-313-584 – Parking Lot Improvement 2019-20. Therefore, an additional $518,461.00 is needed to fully fund the project.

This action will appropriate $295,463.00 in unallocated Measure A funds to project 17-314-601 – ADA/Sidewalk Improvements and an additional $222,998.00 from the unallocated funds remaining in the Major Facilities Improvements fund (Fund 33) to project 31-313-583 – Parking Lot Improvement 2018-19.

Summary/Conclusion

Staff recommends that the City Council:

1) Approve the design documents for the ADA, Sidewalk, and Parking Lot Improvements Project;

2) Affirm the CEQA determination of Categorical Exemption;

3) Appropriate $295,463.00 of unallocated Measure A funds and $222,998.00 from the Major Facilities Improvements Fund for the ADA, Sidewalk, and Parking Lot Improvements Project;

4) Accept all bids and award a construction contract to RK Engineering, Inc. of San Francisco, California, in the amount of $1,109,091.00; and

5) Authorize the City Manager to execute all necessary contracts to complete the project.

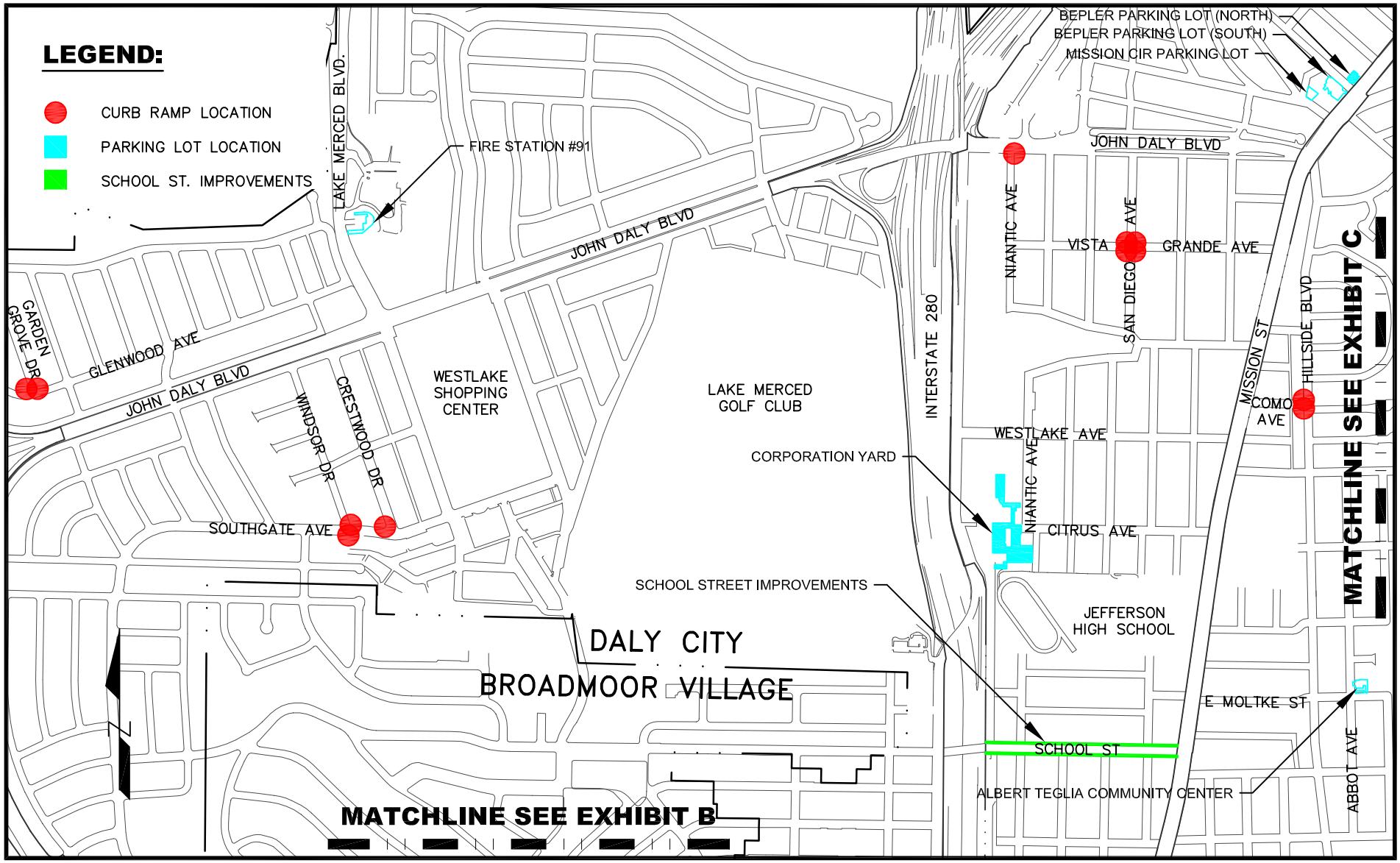
Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Mike Burnfield
Engineer 1

Richard Chiu, Jr.
Director of Public Works

Attachments:
1. ADA, Sidewalk, and Parking Lot Project Location Map
2. Full set of plans and specifications available at the City Clerk's Office



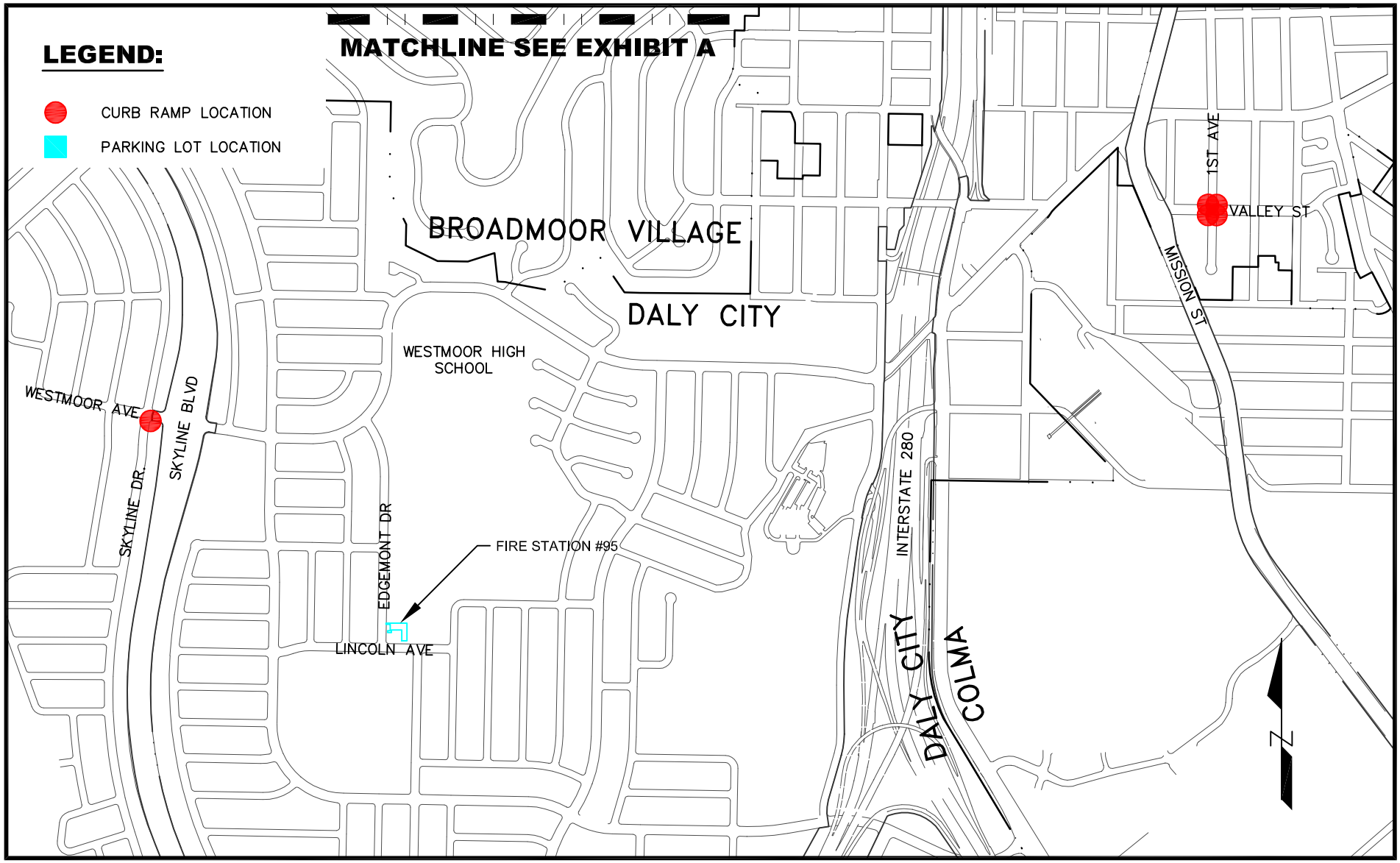
CITY OF DALY CITY, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

ADA, SIDEWALK, PARKING LOT IMPROVEMENTS
LOCATION MAP

EXHIBIT
A

SCALE: N.T.S.

DATE: 05/10/2023



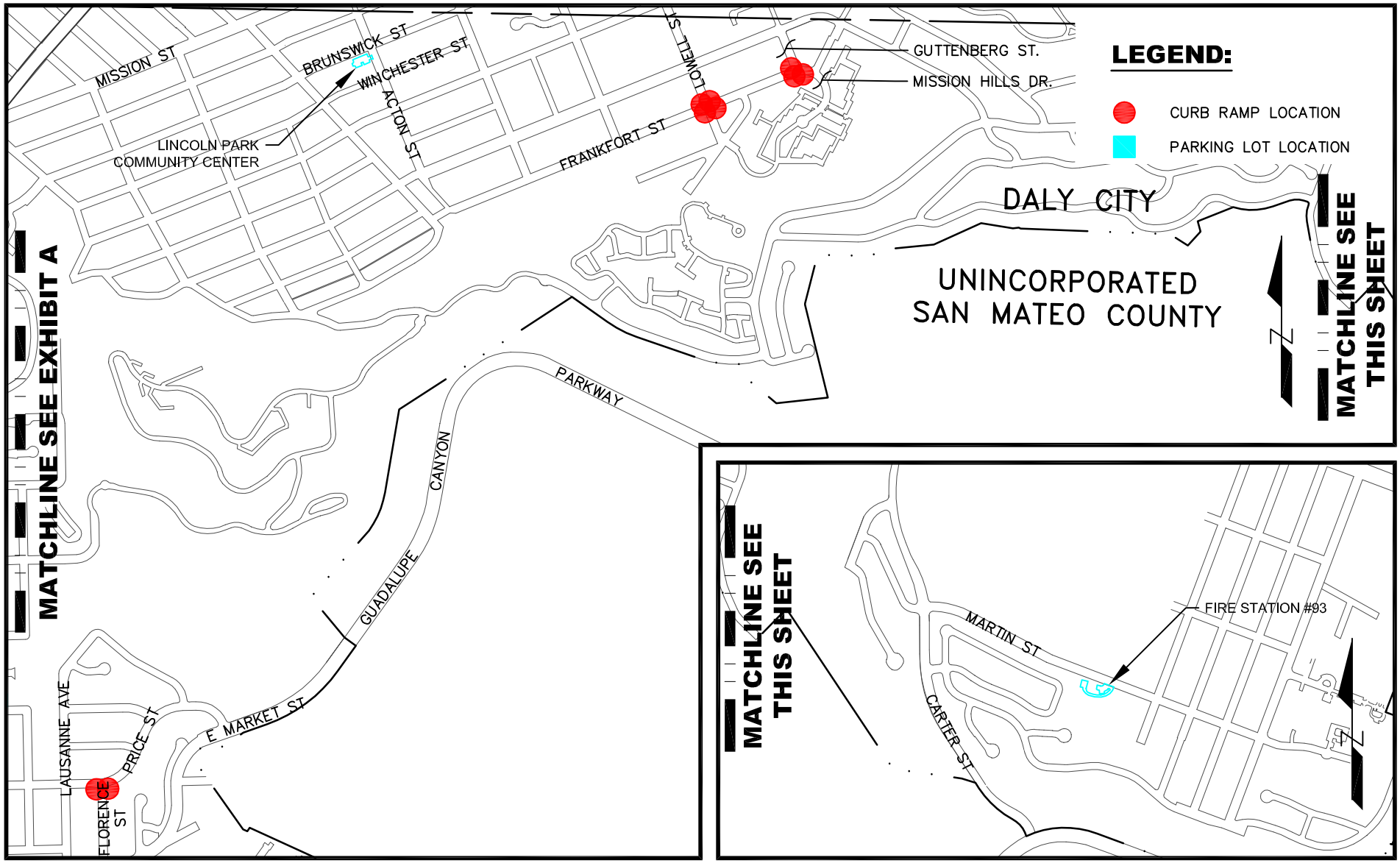
CITY OF DALY CITY, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

ADA, SIDEWALK, PARKING LOT IMPROVEMENTS
LOCATION MAP

EXHIBIT
B

SCALE: N.T.S.

DATE: 05/10/2023



CITY OF DALY CITY, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

ADA, SIDEWALK, PARKING LOT IMPROVEMENTS
LOCATION MAP

EXHIBIT
C

SCALE: N.T.S.

DATE: 05/10/2023

City Council Agenda Report

Item # _____

Meeting Date: May 22, 2023

Subject: Appropriate Funds and Award the 2021-22 and 2022-23 Street Resurfacing Project

Recommended Action

Staff recommends that the City Council:

1. Appropriate $474,027.50 of unallocated Measure A funds for the 2021-22 and 2022-23 Street Resurfacing Project;

2. Approve the design documents for the 2021-22 and 2022-23 Street Resurfacing Project;

3. Affirm the CEQA determination of Categorical Exemption;

4. Accept bid and award a construction contract to Interstate Grading & Paving, Inc. of South San Francisco, California, in the amount of $3,099,037.10; and

5. Authorize the City Manager to execute all necessary contracts to complete the project.

Background

The 2021-22 and 2022-23 Street Resurfacing project includes pavement base failure repair, asphalt concrete (AC) overlay and pavement reconstruction. The total length of this project is about 2 centerline mile of City streets as shown on the attached location map. The streets to be rehabilitated were selected by a comprehensive evaluation through the City's Pavement Management Program for 2021-22 and 2022-23. Concrete curb ramps at street intersections within the limits of work will be constructed in compliance with the American's with Disabilities Act (ADA).

Discussion

The construction bid documents were prepared by NCE of Richmond, California. The project includes rehabilitating segments of 87th St, Belcrest Ave, Carleton Ave, Carter St, Edgemar St, Fernwood Ave, Frankfort St, Lowell St, Mar Vista Dr, Mayfield Ave and Montclair Ave. The project was advertised on April 12, 2023. One (1) bid was received on May 2, 2023. The bid and the Engineer's Estimate are summarized as follows:

Bidder	Total Bid	Comments
1. Interstate Grading & Paving, Inc.	$3,099,037.10	Responsive Bid
Engineer's Estimate	**$2,698,000.00**	

Interstate Grading & Paving, Inc. has been in business since 1978. This bidder holds the required Class A contractor's license, which is current and in good standing. The contractor's references for work performed for other public agencies are acceptable including the Cities of San Bruno, Pacifica, Fremont and the County of San Mateo.

Fiscal Impact

The total estimated construction cost for this project is $3,720,000.00, which includes the $3,099,037.10 construction contract and $620,962.90 (20%) for construction contingency, construction management, inspection, material testing and contract administration.

$3,161,152.50 is available in Transportation Fund – Street Resurfacing (21/22) and Street Resurfacing (22/23) project accounts 17-312-918 and 17-312-919, $39,820.00 is available in Sanitation Fund – Resurface S/S Streets project account 87-920-617, and $45,000.00 is available in Water Fund – Street Resurfacing project account 41-385-617 for these purposes.

Therefore, an additional $474,027.50 is needed to fully fund the project. This action will appropriate $474,027.50 of unallocated Measure A funds to fully fund the project.

Summary/Conclusion

Staff recommends that the City Council:

1. Appropriate $474,027.50 of unallocated Measure A funds for the 2021-22 and 2022-23 Street Resurfacing Project;

2. Approve the design documents for the 2021-22 and 2022-23 Street Resurfacing Project;

3. Affirm the CEQA determination of Categorical Exemption;

4. Accept bid and award a construction contract to Interstate Grading & Paving, Inc. of South San Francisco, California, in the amount of $3,099,037.10; and

5. Authorize the City Manager to execute all necessary contracts to complete the project.

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

Respectfully submitted,

Kevin Fehr
City Engineer

Richard Chiu Jr.
Director of Public Works

Attachments:
1. Location Map
2. 2021-22 and 2022-23 Street Resurfacing Project Plans and Specifications are available for viewing at the City Clerk's Office.

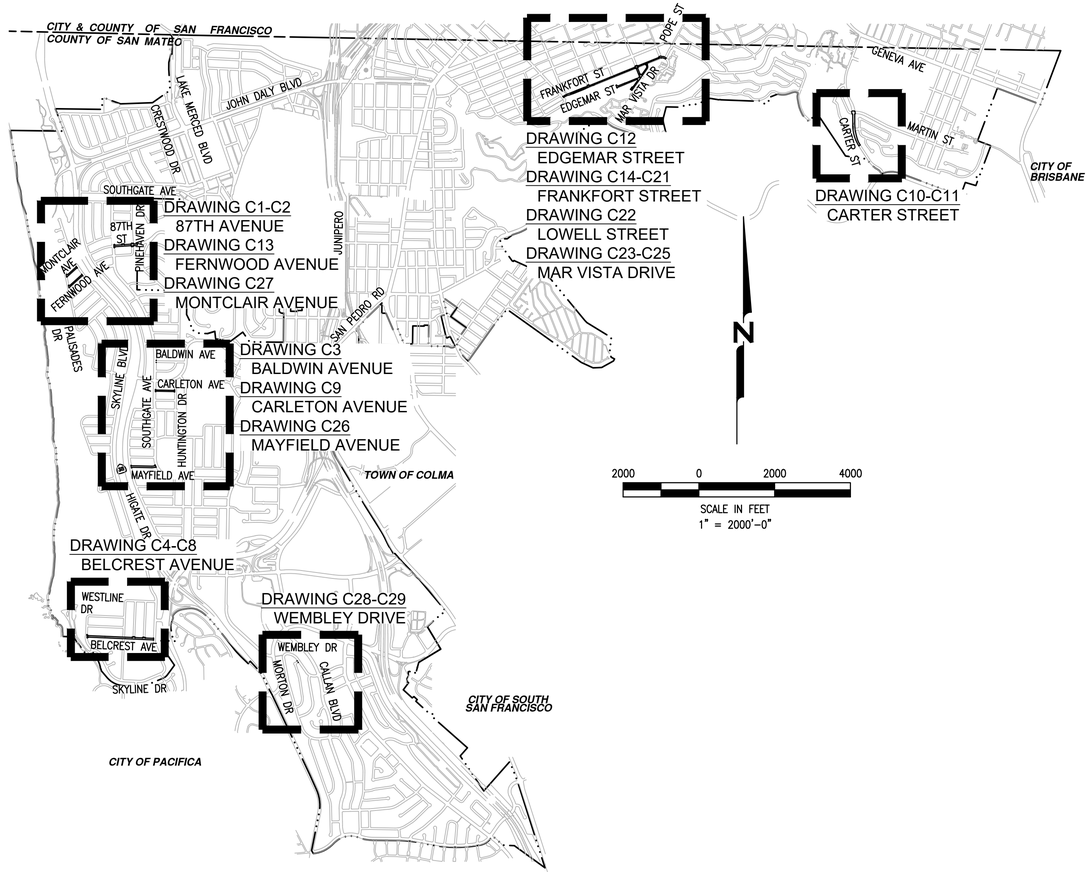
SHEET INDEX		
SHEET NO.	DRAWING NO.	SHEET TITLE
1	G1	COVER SHEET
2	G2	NOTES, LEGEND, AND ABBREVIATIONS
3	G3	CORE SUMMARY
4	C1	PLAN AND PROFILE 87TH AVENUE "87" 9+50 TO "87" 13+50
5	C2	PLAN AND PROFILE 87TH AVENUE "87" 13+50 TO "87" 16+50
6	C3	PLAN BALDWIN AVENUE "B1" 9+50 TO "B1" 17+90
7	C4	PLAN AND PROFILE BELCREST AVENUE "B2" 9+50 TO "B2" 13+50
8	C5	PLAN AND PROFILE BELCREST AVENUE "B2" 13+50 TO "B2" 17+50
9	C6	PLAN AND PROFILE BELCREST AVENUE "B2" 17+50 TO "B2" 21+50
10	C7	PLAN AND PROFILE BELCREST AVENUE "B2" 21+50 TO "B2" 25+50
11	C8	PLAN AND PROFILE BELCREST AVENUE "B2" 25+50 TO "B2" 28+00
12	C9	PLAN CARLETON AVENUE "C1" 9+50 TO "C1" 15+30
13	C10	PLAN CARTER STREET "C2" 9+50 TO "C2" 18+00
14	C11	PLAN CARTER STREET "C2" 18+00 TO "C2" 20+00
15	C12	PLAN EDGEMAR STREET "E" 9+50 TO "E" 16+00
16	C13	PLAN FERNWOOD AVENUE "F1" 9+50 TO "F1" 14+90
17	C14	PLAN AND PROFILE FRANKFORT STREET "F2" 9+50 TO "F2" 13+50
18	C15	PLAN AND PROFILE FRANKFORT STREET "F2" 13+50 TO "F2" 17+50
19	C16	PLAN AND PROFILE FRANKFORT STREET "F2" 17+50 TO "F2" 21+50
20	C17	PLAN AND PROFILE FRANKFORT STREET "F2" 21+50 TO "F2" 25+50
21	C18	PLAN AND PROFILE FRANKFORT STREET "F2" 25+50 TO "F2" 29+50
22	C19	PLAN AND PROFILE FRANKFORT STREET "F2" 29+50 TO "F2" 30+50
23	C20	PLAN FRANKFORT STREET "F3" 9+50 TO "F3" 17+50
24	C21	PLAN FRANKFORT STREET "F3" 17+50 TO "F3" 19+00
25	C22	PLAN LOWELL STREET "L" 9+50 TO "L" 12+40
26	C23	PLAN AND PROFILE MAR VISTA DRIVE "M1" 9+50 TO "M1" 13+50
27	C24	PLAN AND PROFILE MAR VISTA DRIVE "M1" 17+50 TO"M1" 21+50
28	C25	PLAN AND PROFILE MAR VISTA DRIVE "M1" 21+50 TO "M1" 18+55
29	C26	PLAN MAYFIELD AVENUE "M2" 9+50 TO "M2" 16+80
30	C27	PLAN MONTCLAIR AVENUE "M3" 9+50 TO "M3" 13+75
31	C28	PLAN WEMBLEY DRIVE "W" 9+50 TO "W" 13+50
32	C29	PLAN WEMBLEY DRIVE "W" 13+50 TO "W" 22+85
33	D1	CIVIL DETAILS 1
34	D2	CIVIL DETAILS 2
35	D3	CIVIL DETAILS 3
36	D4	STRIPING DETAILS
37	D5	CURB RAMP DETAILS 1
38	D6	CURB RAMP DETAILS 2
39	D7	CURB RAMP DETAILS 3
40	D8	CURB RAMP DETAILS 4
41	D9	CURB RAMP DETAILS 5
42	D10	CURB RAMP DETAILS 6

CITY OF DALY CITY

SAN MATEO COUNTY, CALIFORNIA

PROJECT PLANS FOR CONSTRUCTION OF

2021-22 AND 2022-23 STREET RESURFACING PROJECT





Plans Prepared Under the Supervision of

VICTOR LEMUS RCE #89769
SENIOR ENGINEER

04/03/23
Date

REGISTERED PROFESSIONAL ENGINEER
VICTOR LEMUS
No. 89769
Exp. 03-31-25
CIVIL
STATE OF CALIFORNIA

Plans Approved for Construction By

KEVIN M. FEHR RCE #78518
CITY ENGINEER

04/04/2023
Date

Plans Conform to "As Built" Condition

KEVIN M. FEHR, RCE #78518
CITY ENGINEER

Date

REGISTERED PROFESSIONAL ENGINEER
KEVIN M. FEHR
No. 78518
Exp. 09-30-23
CIVIL
STATE OF CALIFORNIA

APPROVALS:

Director of Public Works — April 10, 2023 Date

Assistant to the Director of Public Works — April 6, 2023 Date

Streets Maintenance Supervisor — April 6, 2023 Date

Director of Water & Wastewater — April 7,2023 Date

Traffic Engineer — April 4, 2023 Date

CITY COUNCIL

MAYOR	RAYMOND A. BUENAVENTURA
VICE MAYOR	JUSLYN C. MANALO
COUNCIL MEMBERS	DR. ROD DAUS-MAGBUAL
	PAMELA DIGIOVANNI
	GLENN R. SYLVESTER
CITY MANAGER	THOMAS J. PICCOLOTTI

CIVIC CENTER: 333 90TH STREET, DALY CITY, CA 94015
PHONE: (650) 991-8064
FAX: (650) 991-8243

FINAL PLANS ISSUED FOR BIDDING DATE:04/03/2023

811 Know what's below. Call before you dig.

PREPARED BY:
NCE
8795 Folsom Blvd., Suite 250
Sacramento, CA 95826
(916) 388-5655

THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

2021-22 AND 2022-23 STREET RESURFACING

COVER SHEET

DRAWN	AP	DATE	04/03/23	APPROVED	CITY ENGINEER		
DESIGNED	VL	SCALE	AS SHOWN	PROJECT NUMBER	SHEET COUNT	SHEET NUMBER	
CHECKED		SURVEY NO.		2022-16-CS	1 OF 42	G1	

P:\Active Projects\Daly City - 4811481.06.55 - 2022-23 Street Resurfacing Project\CAD\Sheets\01 - G1 Title Sheet.dwg

ORDINANCE NO. 1466

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY ADDING CHAPTER 9.60 TO THE DALY CITY MUNICIPAL CODE REGARDING FIREARM SAFE STORAGE

BE IT ORDAINED by the City Council of the City of Daly City, as follows:

SECTION 1. The City Council hereby adopts this Ordinance to add Chapter 9.60 to Title 9 of the Daly City Municipal to read as follows:

Chapter 9.60 FIREARM SAFE STORAGE

9.60.010 Findings and Purpose.
9.60.020 Definitions.
9.60.030 Safe storage of firearms in a residence required.
9.60.040 Penalty.
9.60.050 Amount of Civil Penalties.

9.60.010 Findings and Purpose.

The city council finds and determines that:

A. Firearm injuries have a significant public health impact; and

B. Keeping a firearm locked while in a residence when it is not being carried ensures that it cannot be accessed and used by others without the owner's knowledge or permission, and this simple measure significantly decreases the risk that the firearm will be used to commit suicide, homicide, or inflict injury, whether intentionally or unintentionally.

The purpose of this chapter is to require the safe storage of firearms in a residence.

The City Council finds that the foregoing recitals are true and correct and are hereby incorporated into the Ordinance by this reference

9.60.020 Definitions.

A. “Firearm” means a firearm as defined in California Penal Code, Section 16520.

B. “Locked Container” means a Locked Container, as defined in California Penal Code, Section 16850, listed on the California Department of Justice Bureau of Firearms roster of approved firearm safety devices. For purposes of this chapter, a “Locked Container” means a secure container that is fully enclosed and locked by a padlock,

keylock, combination lock, or similar locking device and where such locking device shall be made with steel or comparable strong heavy metals, and keyed locks shall require a key specific to the lock being used. The term "Locked Container" does not include a bag or other container made of fabric or other penetrable material, such as a regular purse, backpack, or gym bag.

C. "Residence" means any structure intended or used for human habitation, including but not limited to houses, condominiums, rooms, accessory dwelling units, motels, hotels, single room occupancy units, time shares, recreational vehicles, and other vehicles where human habitation occurs.

D. "Trigger/Cable lock" means a lock that is listed on the California Department of Justice's roster of approved firearms safety devices and that is identified as appropriate for that firearm by reference to either the manufacturer and model of the firearm or to the physical characteristics of the firearm that match those listed on the roster for use with the device.

9.60.030 Safe Storage of firearms in a residence required.

A. Except when carried on the person, no person shall keep a Firearm in any Residence unless the Firearm is stored in a Locked Container or is disabled with a Trigger/Cable Lock.

B. To encourage reporting of lost or stolen Firearms, a person who complies with California Penal Code section 25250 by reporting the loss or theft of a Firearm they own or possess to a local law enforcement agency within five days from the time they knew or reasonably should have known the Firearm had been lost or stolen shall not be prosecuted for violation of subsection (a).

9.60.040 Penalty.

A violation of this section shall be subject to enforcement through civil penalties, as provided herein.

A. Civil Penalties. The city may pursue any civil remedies available under the law.

B. Separate Offense. Each violation shall be deemed a distinct and separate offense. Payment of a penalty shall not excuse or discharge any continuation or repeated occurrence of a violation.

9.60.050 Amount of Civil Penalties

The amount of a penalty imposed for any violation of this Chapter shall be $100.00 for a first violation, $200.00 for a second violation within twelve (12) months, and $500.00 for third and additional violations within twelve (12) months.

SECTION 2. **Environmental Determination:** The City Council of Daly City finds and determines that the implementation of measures described in this Chapter is in furtherance police powers of the City of Daly City, and that these purposes are exempt from the provision of the

California Environmental Quality Act (CEQA); Chapter 3 (commencing with Section 21100) of Division 13 of the Public Resources Code, as provided in categorical exemption Classes 1, 4, 5, 7, 8, 9, and or 21 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15301-15329).

SECTION 3. **Severability:** If any section, subsection, sentence, clause, phrase, or word of this Chapter, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of this Chapter.

The City Council hereby declares that it would have passed this Chapter and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this Chapter or application thereof would be subsequently declared invalid or unconstitutional.

SECTION 4. **Effective Date and Publication**: Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post it in the City Clerk's office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary and (2) post in the City Clerk's office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

Introduced this 8th day of May, 2023

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the _____day of _____, 2023, by the following vote:

AYES, Councilmembers:_____

_____

NOES, Councilmembers:_____

ABSENT, Councilmembers:_____

_____
CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

_____
MAYOR OF THE CITY OF DALY CITY