

CITY OF DALY CITY

Regular Meeting – CITY COUNCIL

AGENDA

Monday, July 24, 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:

APPROVAL OF MINUTES:

1. Regular Meeting of July 10, 2023

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.

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:

2. Approve Time Extension for Use Permit UPR-5-18-13467 – New Vehicle Storage at Serramonte Shopping Center Parking Garage
3. Authorize the City Manager to Execute a Professional Services Agreement with HGA for Design Services for the Civic Center North Human Resources Tenant Improvements Project

Check Registers:

4. Check Registers for the Month of June 2023

END OF CONSENT AGENDA

PUBLIC HEARINGS:

5. Rezone of 1618 Sullivan Avenue to CC Commercial Cannabis Combining District – Zone Change ZC-03-23-016151

STAFF: Michael Van Lonkhuysen

RECOMMENDATION: Open/Close Hearing
Motion for City Attorney to Read by Title Only
Councilmember Introduce Ordinance
Adopt Resolution by Roll Call Vote

COMMUNICATIONS:

6. Continued Public Hearing on Airspace Subdivision for Medical Offices at 341 Gellert Boulevard – Parcel Map PM-03-23-016140

STAFF: Michael Van Lonkhuysen

RECOMMENDATION: Adopt Resolution by Roll Call Vote

7. Recommended Commercial Mixed Use (C-MU) Zoning District Standards – Presentation by Consultant Preparing Standards (Placeworks)

STAFF: Michael Van Lonkhuysen

RECOMMENDATION: Information Only

8. Mixed-Use Condominium Building at 2321 Geneva Avenue – Major Subdivision SUB-05-21-015047, Use Permit UPR-05-21-015048, Design Review DR-05-21-015049, and Lot Merger LOT-05-21-015050

STAFF: Michael Van Lonkhuysen

RECOMMENDATION: Adopt Resolution by Roll Call Vote

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

9. Council Committee
10. City Council
11. Staff

ADJOURNMENT:

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
JULY 10, 2023

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

Mayor Buenaventura called the meeting to order at 7:00 P.M. and acknowledged dignitaries who were in attendance.

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

Councilmember Absent:
Roderick Daus-Magbual

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

PRESENTATIONS:

Daly City-Quezon City, Sister City Renewal Ceremony and Key to the City Presentation
(Quezon City Delegates: Aurora Suntay, City Councilor & Pedro Rodriguez, Director of Planning)

Mayor Buenaventura called for a recess at 7:42 PM and reconvened the meeting at 7:52 PM.

Parks and Recreation Month Proclamation
(Patrick Chin, Daly City Recreation Services)

APPROVAL OF MINUTES:

Regular Meeting of June 26, 2023

It was moved by Vice Mayor Manalo, seconded by Councilmember Sylvester and carried to approve the minutes of June 26, 2023, as amended.

APPROVAL OF AGENDA:

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

CONSENT AGENDA:

It was moved by Vice Mayor Manalo, seconded by Councilmember Sylvester and carried to approve the consent agenda with the exception of item #5 which was pulled for further discussion.

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.

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
JULY 10, 2023

Resolutions:

Adopt Resolution for Classification Amendments Previously Approved During Budget Process

Resolution 23-116, Memorializing Classification Amendments For Specific AFSCME, Teamsters (Clerical/Technical), Miscellaneous/Unrepresented And Executive Management Classifications

Authorize City Manager to Execute an Amendment to the Professional Services Agreement with WRECO for Project Management Services

Director of Public Works Richard Chiu provided the staff report for the amendment to the subject agreement.

It was moved by Vice Mayor Manalo, seconded by Councilmember DiGiovanni, and carried by voice vote to adopt the following resolution:

Resolution 23-117, Authorizing Amendment No. 5 To The Professional Services Agreement With WRECO For Project Management Services

END OF CONSENT AGENDA

PUBLIC HEARINGS:

Notice of Lien and Special Assessment to Rental Property

Director of Finance and Administrative Services Tim Nevin requested approval of the Notice of Lien and Special Assessment to Rental Property for the properties included in the staff report for all unpaid Business License Rental Property taxes and penalties.

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

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

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

Resolution 23-118, Approving Notice Of Lien And Special Assessment To Rental Property

COMMUNICATIONS:

Designation of Voting Delegate and Alternate for the League of California Cities Annual Conference and Expo

Assistant to the City Manager Leilani Ramos provided the staff report and requested the City Council to select and designate a voting delegate and alternate(s) to cast ballots on behalf of the City at the League of California Cities Conference and Expo.

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
JULY 10, 2023

It was moved by Mayor Buenaventura, seconded by Vice Mayor Manalo and carried by unanimous roll call vote to appoint Vice Mayor Manalo as Delegate and Councilmembers Sylvester and DiGiovanni as Alternates by adopting the following resolution:

Resolution 23-119, Authorizing Selection And Designation Of A Voting Delegate And Alternate(s) To Cast Ballots On Behalf Of The City Of Daly City At The League Of California Cities Annual Conference And Expo

Continued Public Hearing on New Restaurant and Drive Through – 79 Saint Francis Square Shopping Center – Use Permit UPR-1-22-15498 and Design Review DR-7-22-15775

Associate Planner Sam Fielding presented the project proposal, which was continued from the regular meeting of June 26. Fielding addressed concerns from the previous meeting relating to drive-through queuing and reviewed the traffic study for the project. Staff added the Condition of Approval requiring Chowking Restaurant staff to direct traffic away from driveways, ensuring the queueing does not impact the driveway and traffic on Southgate. Staff addressed questions on whether other Chowking locations have a drive through, whether Southgate Avenue is on the City's high injury network, how queueing at the drive through will be managed, consequence(s) for not adhering to the Conditions of Approval, who will be responsible for enforcing traffic regulations, pedestrian and employee safety concerns, bus stop locations adjacent to the site, and negative environmental effect concerns.

It was moved by Vice Mayor Manalo, seconded by Mayor Buenaventura and carried to adopt the resolution by the following roll call vote:

Ayes: Manalo, Sylvester, Buenaventura
Noes: DiGiovanni

Resolution 23-120, Adopting Findings Of Fact And Imposing Conditions Of Approval On Use Permit UPR-1-22-15498 And Design Review DR-7-22-15775 For Restaurant With A Drive Through At 79 Saint Francis Square Shopping Center

AWARD OF BIDS/CONTRACTS:

Appropriate Funds and Award Construction Contract for the 2020-21 Street Resurfacing Project

Engineer Alex Yuen recommended appropriation of Measure A funds (\$746,658.01) for the project, acceptance of all responsive bids, and to award a construction contract for the base bid to Roadway Construction, Inc. in the amount of \$3,060,002.50. Staff addressed questions on the timeline for projects, deferred maintenance, and prioritization of projects.

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

Resolution 23-121, Authorizing Execution Of Contract With Roadway Construction, Inc. For The 2020-21 Street Resurfacing Project

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
JULY 10, 2023

ORDINANCES:

Second Reading, Ordinance No. 1467, Amending Municipal Code Sections Re: Commercial Parking Permits

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

Ordinance 1467, Amending Chapters 10.32.150 and 10.32.155 of Title 10 of the Daly City Municipal Code Oversized Vehicles and Commercial Parking Permits

REPORTS:

Council Committee

North County Fire Authority (Manalo)

City Council

Vice Mayor Manalo joined Congressman Mullin's Townhall where she asked about affordable housing funding in consideration of the Housing Element plan. Vice Mayor Manalo met with a private foundation to support Daly City small site housing acquisitions in order to support affordable housing developments. Vice Mayor Manalo, along with Assistant to the City Manager Ramos and Recreation Staff Epstein, joined the Age Friendly Task Force to conduct AARP surveys at the Franciscan home mobile community. Vice Mayor Manalo joined the Daly City/Colma Chamber of Commerce at their ribbon-cutting for Simmer Huang, a local restaurant located at Serramonte Center. Vice Mayor Manalo joined the Bayshore senior meeting to hear their issues. Vice Mayor Manalo announced the San Mateo County API Caucus had their internship program opening, wherein the youth can learn more about government and public service; she thanked Mayor Buenaventura for welcoming the youth and thanked City Manager Piccolotti and Assistant to the City Manager Ramos for coordinating the space at City Hall for the opening event. Vice Mayor Manalo reached out to the other North County Fire Authority board members to see if there was an opportunity for more frequent meetings, but there was no appetite for more frequent meetings.

Councilmember DiGiovanni noted she was unable to attend the last two Council meetings due to an injury, looked forward to continued healing, and thanked the community, City Manager Piccolotti and staff for their support and prayers.

Council Sylvester thanked City Attorney Zimmerman for responding to his request for an update on litigation concerning the City. Councilmember Sylvester requested an agendaized update on parking concerns around the Marchbank Park area. Councilmember Sylvester requested the submitted copy of the City's Housing Element plan to be agendaized and noted that the plan should also be accessible to members of the public.

Councilmember DiGiovanni supported agendaizing the items as requested by Councilmember Sylvester.

Vice Mayor Manalo thanked Director Mothershead and Planning staff for submitting the Housing Element plan with the provisional language regarding prevailing wage and encouragement of union labor, noting the plan will eventually come before Council for approval.

CITY OF DALY CITY
MINUTES – REGULAR MEETING – CITY COUNCIL
JULY 10, 2023

Staff

City Manager Piccolotti provided an update on Recreation staff reaching out to individuals renting Marchbank Park reminding them to use the parking structure. Piccolotti acknowledged Councilmember Sylvester’s request to agendize certain items.

ADJOURNMENT:

Mayor Buenaventura adjourned the meeting at 9:18 PM in memory of Rose Vaquilar, Denise Schwarzbach, Gregorio ‘Greg’ Morales, Benjamin Jayme, Carmina Grandin and Dante Mamangon.

Approved as submitted, this 24th

day of July, 2023.

Raymond A. Buenaventura
Mayor

City Clerk



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 24, 2023

**Subject: Time Extension for Use Permit UPR-5-18-13467 —
New Vehicle Storage at Serramonte Shopping Center Parking Garage**

Recommended Action

Approve the Time Extension, subject to the Findings and Conditions adopted by the City Council on July 23, 2018.

Background

On July 23, 2018, the City Council approved a request by Serramonte Center to lease portions of the existing parking structure at Serramonte Shopping Center to local automobile dealerships for storage of new cars and light trucks. The Conditions of Approval imposed upon the use permit at that time required that the approval shall be valid for a period of five years. At the time, several projects at the shopping center were contemplated but have since not been implemented, including the construction of a new hotel near the intersection of Callan Boulevard and Southgate Avenue, which would have necessitated use of the subject parking stalls. Because this and other projects have not commenced, the applicant has proposed extending the use permit for vehicle storage.

Conclusion

Staff recommends approval of the Time Extension to July 23, 2028, subject to the same Conditions of Approval issued by the City Council on July 23, 2018.

Respectfully submitted,

Michael VanLonkhuysen
Planning Manager

Tatum Mothershead
Director of Economic and Community
Department

G:\Planning\Current Planning Projects\3 Serramonte Center - Vehicle Storage in Parking Garage\City Council - July 24, 2023\cc02423.mtv.doc



City Council Agenda Report

Item # _____

Meeting Date: July 24, 2023

Subject: Authorize the City Manager to Execute a Professional Services Agreement with HGA for Design Services for the Civic Center North Human Resources Tenant Improvements Project

Recommended Action

Staff recommends that the City Council authorize the City Manager to execute a professional services agreement with HGA of San Francisco, California, in an amount not to exceed \$248,153.85 for design services for the Civic Center North Human Resources Tenant Improvements project.

Background

The Civic Center North Human Resources Tenant Improvements project consists of two main elements:

- Tenant Improvements,
- HVAC Rooftop Units

On November 22, 2021, the City Council approved the use of American Rescue Plan Act (ARPA) funds for the HVAC system and associated improvements at Civic Center North. Furthermore, the FY2022-23 and FY2023-24 Capital Improvement Program allocates funds for the Civic Center North Human Resources Tenant Improvements.

The project at Civic Center North proposes to improve the unfinished and underutilized portion of the building to relocate the City's Human Resources Department and perform pre-and post-air balance of the HVAC system for the first and second floors of the building as well as replace the outdated HVAC rooftop units, obsolete components, software, hardware, and controls. Tenant improvements will include space configuration for offices and cubicles, conference room, training room, kitchen, filing and copy area, and a code compliant departmental entry/lobby.

Discussion

Staff advertised a Request for Proposals (RFP) for design services for the Civic Center North Human Resources Tenant Improvements project on May 11, 2023. Proposals were received from three (3) firms and a panel consisting of staff from the Department of Public Works and Department of Human Resources evaluated the proposals on their technical merits. The evaluation panel interviewed the two highest ranking firms on June 28, 2023. HGA received the highest ratings based on their technical experience and expertise and is recommended for the project. Their fee is competitive for the level of effort required to complete the Project.

HGA's scope of work includes, but is not limited to, assessment, evaluation, and design, of existing unimproved areas of the ground floor of the Civic Center North building, rooftop HVAC equipment, modifications to the flooring, drop ceiling, lighting, electrical, fire sprinkler, and air handling, a new

**Authorize the City Manager to Execute a Professional Services Agreement
with HGA for the Civic Center North Human Resources Tenant Improvements Project**
Meeting Date: July 24, 2023
Page 2 of 2

ADA compliant restroom, and code compliant departmental entry/lobby area. HGA 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 early 2025.

Fiscal Impact

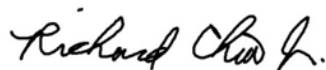
The professional services agreement with HGA provides for a not-to-exceed amount of \$248,153.85 for the Design services of the Civic Center North Human Resources Tenant Improvements project. An additional \$49,846.15 (about 20%) is needed for contingency and staff time for a total amount of \$298,000.00. Sufficient funds are available in the previously approved and appropriated Fiscal Year 2023-24 General Capital Project Fund – Civic Center North Tenant Improvement project account 31-313-909.

Summary/Conclusion

Staff recommends that the City Council authorize the City Manager to execute a professional services agreement with HGA, in an amount not to exceed \$248,153.85 for design services for the Civic Center North Human Resources Tenant Improvements project.

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

Respectfully submitted,



Richard Chiu, Jr.
Director of Public Works

Attachments:

1. HGA Professional Services Agreement

**AGREEMENT WITH HGA ARCHITECTS AND ENGINEERS
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 **HGA Architects and Engineers**, a California C-Corporation ("CONSULTANT"):

HGA Architects and Engineers
222 Sutter Street, Suite 500
San Francisco, CA 94108

R E C I T A L S :

A. CITY desires certain construction document services hereinafter described as the design services for Civic Center North Human Resources Tenant Improvements 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 HGA Architects and Engineers dated July 7, 2023, attached and incorporated by reference.

SECTION 2 - DUTIES OF CONSULTANT

CONSULTANT shall comply with those requirements described in Exhibit B to this Agreement, Local Assistance Procedures Manual Agreement Language Appendix A and E, attached and incorporated by 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 two hundred forty-eight thousand one hundred fifty-three dollars and eighty-five cents (\$248,153.85).

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 upon payment of all amounts due to CONSULTANT under this Agreement, whether the project for which they are made is executed or not. The CITY shall indemnify and hold CONSULTANT for any use of the documents without CONSULTANT'S involvement.

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, indirect (including, without limitation, 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, 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 negligence, or willful misconduct of Indemnitee. Architect's defense obligation is limited to reimbursement of defense costs on a comparative fault basis.

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 redacted, 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 consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. 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: Richard Chiu, Jr.
City of Daly City Public Works - Engineering Division
333 90th Street, Daly City, CA 94015

To CONSULTANT: Perry Stephney
HGA Architects and Engineers
222 Sutter Street, Suite 500, San Francisco, CA 94108

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

CONSULTANT

HGA Architects and Engineers

Perry J. Stephney

Thomas J. Piccolotti
City Manager

Perry Stephney, Principal-in-Charge
Its Authorized Agent

APPROVED AS TO FORM

Rose Zimmerman
City Attorney

EXHIBIT A – HGA ARCHITECTS AND ENGINEERS PROPOSAL



HGA

ARCHITECTURE AND ENGINEERING PROPOSAL PREPARED FOR
CITY OF DALY CITY, CIVIC CENTER NORTH
HUMAN RESOURCES TENANT IMPROVEMENT

CONTENTS

1. COVER LETTER	1
2. ACKNOWLEDGMENT OF ADDENDA	2
3. FIRM PROFILE & PROJECT TEAM	3
4. RELEVANT EXPERIENCE	6
5. PROJECT APPROACH, ORGANIZATION, AND LOCAL PRESENCE	10
6. ADDITIONAL SERVICES	15
7. REQUIRED EXHIBITS, SCHEDULES, FORMS	16



PAGE INTENTIONALLY LEFT BLANK

1

COVER LETTER

June 8, 2023

Wanda Wong, Consulting Project Manager
Kevin Fehr, City Engineer
Alexander Yeun, City Engineer
City of Daly City, Department of Public Works - Engineering Division
333 90th Street
Daly City, CA 94015

Re: Architectural & Engineering Qualifications for the City of Daly City's Civic Center North Human Resources Tenant Improvement Project

Dear Ms. Wong, Mr. Fehr, Mr. Yeun, and Members of the Selection Committee:

The Civic Center North Human Resources Tenant Improvement project demonstrates the City of Daly City's commitment to excellence in the business of government. We believe this project has the opportunity to enhance employee wellness, retention, and recruitment for the City. Our statement of qualifications highlights the following strengths and unique value that HGA brings to the City:

Experience Serving Public Clients & Delivering Tenant Improvement Projects. We have a track record of enduring relationships with public clients, including the State of California, multiple California Cities, and Counties, and agencies of the Federal Government. With over 250+ public works projects, our team has decades of experience designing and revitalizing government buildings, including office buildings, libraries, transit, and transportation hubs, and historically-significant buildings. We also bring experience with relevant Tenant Improvement projects featured in this RFP (including our work for the San Francisco Chronicle, UCSF's Administrative Office, and Databricks's Office Relocation), **giving us the necessary experience to anticipate issues and deliver this project on schedule and within budget.**

Everything Under One Roof. We are proposing an entirely in-house integrated architecture and engineering team. By working with HGA, you get access to over 1,100 professionals nationwide who specialize in architecture, interior design, engineering, sustainability, workplace strategy, technology, lighting design, and more - **ensuring a seamless and more efficient process for you.**

Local History & Resources. Located just 10 miles from the project, HGA's San Francisco office has provided architectural consulting services to the local region for nearly 30 years. We have over 70 employees locally, inclusive of architects, interior designers, mechanical engineers, electrical engineers, plumbing engineers, sustainability specialists, and other technical experts - **all easily at your disposal for this project.**

We are ready to work together as partners with the City of Daly City to deliver a functional and efficient project. We understand the significance of the Civic Center North Human Resources Tenant Improvement Project and we are confident in the availability and expertise of our design team to properly staff and service it with the greatest effect. Thank you for considering HGA.

Sincerely,



Perry Stephney
Principal-in-Charge
Mobile: 415.420.7997 | Office: 415.814.6933 | PStephney@hga.com

The Federal DBE goal and prevailing wage requirement are not applicable for this project.

2

ACKNOWLEDGMENT OF ADDENDA

ACKNOWLEDGMENT OF ADDENDA

I, Perry Stephney, Principal-in-Charge at HGA, hereby acknowledge receipt of the addendum listed below. A signed copy can be found in Section 7 of this document.

- Addendum 1 dated June 1, 2023



3

FIRM PROFILE & PROJECT TEAM

FIRM PROFILE

HGA is an interdisciplinary design firm committed to making a positive, lasting impact for our clients and communities through research-based, holistic solutions.

We believe that great design requires a sense of curiosity—forming deep insight into our clients, their contexts, and the human condition. As a collective of design professionals working together across diverse backgrounds and disciplines, we seek to understand and optimize all aspects of each unique environment: human experience, cultural significance, technical rigor, systems performance, and resiliency.

With over 1,100 architects, engineers, interior designers, planners, researchers, and strategists, HGA has built a network of expertise and a culture of knowledge-sharing to address the increasing complexities faced by our clients. With a history of working as an interdisciplinary practice, we have developed a truly integrated approach that yields inventive, efficient, and humane responses to the profound challenges of our time.

Founded 70 years ago in Minneapolis in 1953, HGA now has 12 locations coast-to-coast, including 5 offices in California (Los Angeles, San Diego, Sacramento, San Francisco, and San Jose). Our practice spans multiple markets, including local and federal government, corporate, cultural, education, healthcare, and science and technology.

IN-HOUSE SERVICES

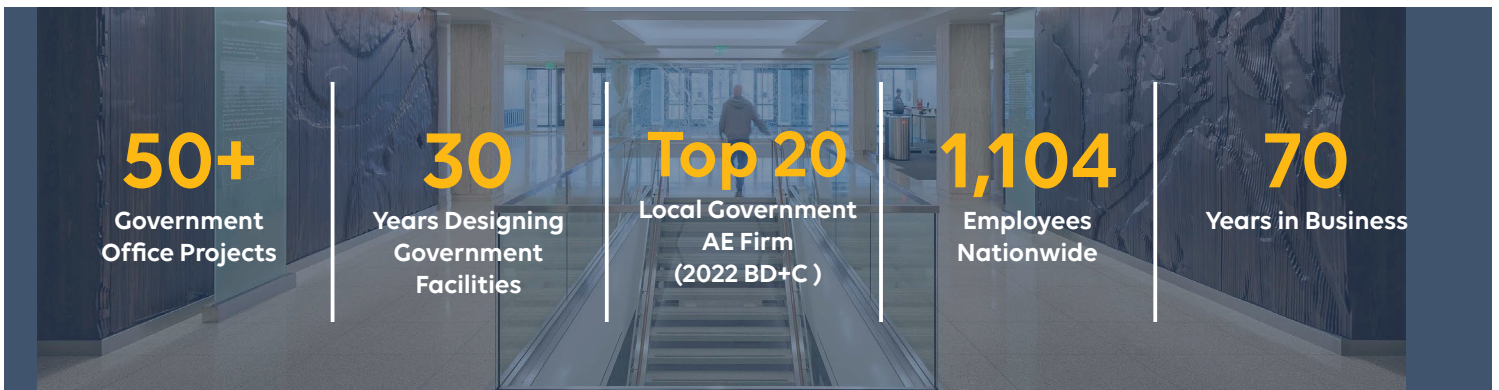
Architecture | Electrical Engineering | Mechanical Engineering | Waterproofing | Structural Engineering | Commissioning | Digital Practice | Environmental Graphics | Interior Design | Landscape Architecture | Lighting Design | Planning | Research | Resiliency | Sustainable Design | Technology

EXPERIENCE MATTERS

From highly secure workplaces to vibrant centers of community engagement, government buildings should not only serve but also enhance their communities. Our teams have decades of experience designing and revitalizing government buildings including office buildings, emergency services, libraries, ports of entry, transit and transportation hubs, and historically significant buildings. Our approach is driven by a passion to create built environments that respond to the unique needs of our client, the region, and the specific site.

Key touchstones of our design process include:

- **Mission and culture.** Each built environment should reflect the mission, culture of the agency, and substance of the people who work there.
- **Public funding.** Perception of value is enhanced by efficient use of funds, design flexibility for future needs, showcase of local resources, and contribution to the community.
- **Technology.** A high-performing space seamlessly incorporates new technologies with an eye toward flexibility for future innovations as well as keeping information, materials, and people secure with appropriate infrastructure and processes.
- **Beauty.** Efficiency does not preclude beauty. Use of regional materials, abundant natural light, and savvy landscape design can create inspiring environments.





HGA CORE TEAM



PERRY STEPHNEY
PRINCIPAL-IN-CHARGE



MELISSA PESCI
AOR/ARCHITECT



KIM RAMOS
SR. PROJECT MANAGER



SAM YAMBOT
PROJECT DESIGNER



DAVID SHIRLING
MECHANICAL & PLUMBING
ENGINEER



RILEY MAGSINO
ELECTRICAL ENGINEER



KEVIN LOGSDON
STRUCTURAL ENGINEER



RANDY MARKHAM
WATERPROOFING LEAD



ANGELA FALLA
ACCESSIBILITY



JOE TARLIZZO
COST ESTIMATING

ADDITIONAL RESOURCES

MARIE MALONE
SPECIFICATIONS

ALEC WALSH
DOOR HARDWARE



PERRY STEPHNEY

PRINCIPAL IN CHARGE

Perry has a strong background in workplace planning and design. Throughout his 20-year career his hands-on approach to project management has proven successful and his knowledge of how the workplace is experienced attest to his resolve to delivery successful projects. Perry is driven by the challenge of developing new workspaces and implementing a design as an experience.

SELECTED EXPERIENCE

A. Databricks

San Francisco, California

B. Hearst Newspapers | San Francisco Chronicle

San Francisco, California

C. Samsung | Tenant Improvement

Bellevue, Washington

D. PayPal

San Jose, California

E. Freshworks

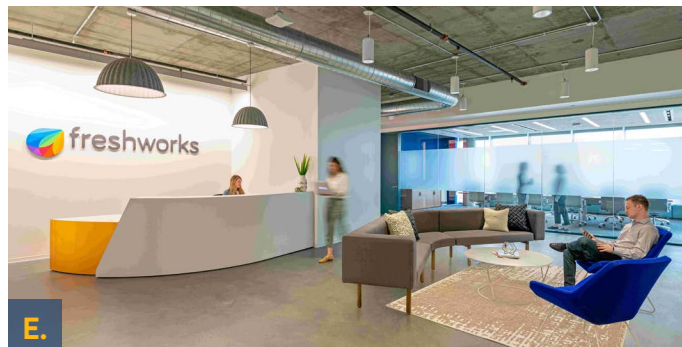
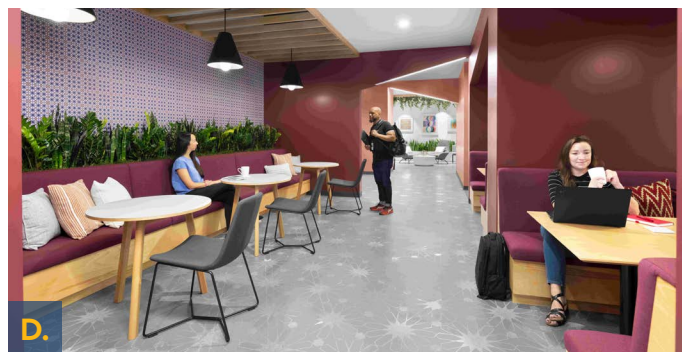
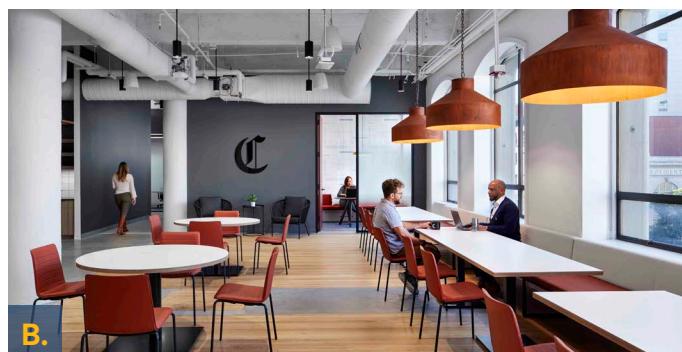
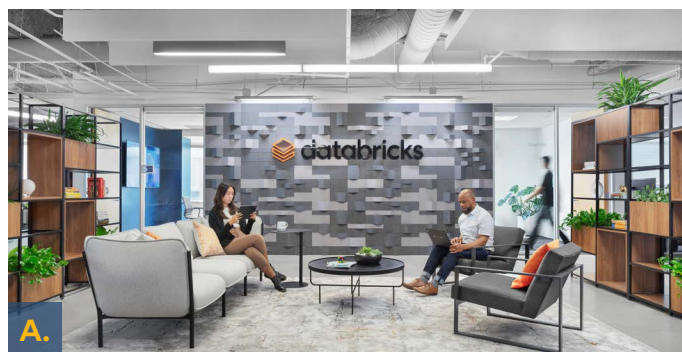
San Mateo, California

F. General Services Administration | US Customs and Border Control | 235 Pine Street Tenant Improvement

San Francisco, California (project completed prior to HGA, no photography available)

EDUCATION / AFFILIATIONS

Bachelor of Science, Engineering Technology & Design
University of North Texas





MELISSA PESCI

AIA, LEED AP

AOR/ARCHITECT

Melissa Pesci is responsible for overall client satisfaction and support of the HGA team from start to finish. Melissa is a licensed architect who brings 15 years of experience in space planning, furniture selection and interior design. Over the course of her career, she has directed program development and strategic planning for notable organizations in technology and professional services, leading a team of skilled professionals to produce highly original, custom solutions for HGA's clients.

SELECTED EXPERIENCE

A. Databricks

San Francisco, California

B. Hearst Newspapers | San Francisco Chronicle

San Francisco, California

C. UCSF | Administrative Offices

San Francisco, California

D. Dropbox

San Francisco, California

E. PayPal

San Jose, California

EDUCATION / AFFILIATIONS

Master of Architecture

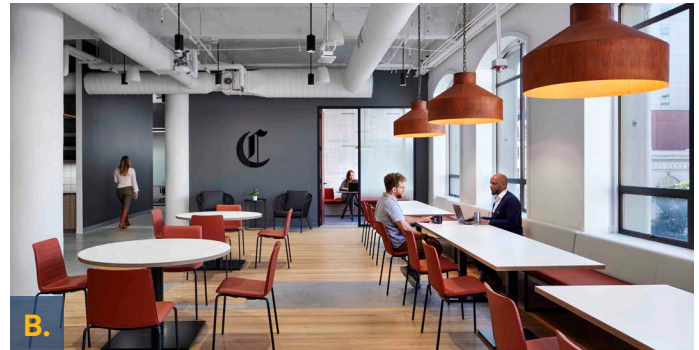
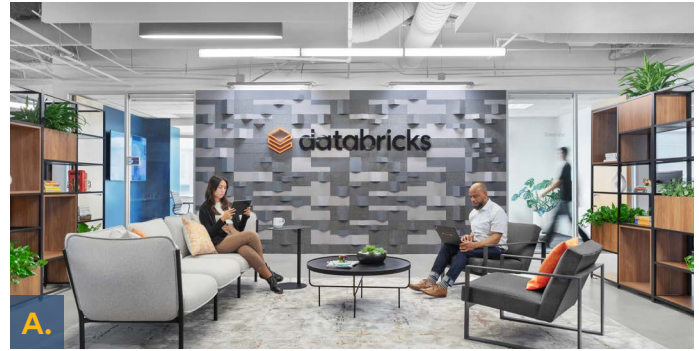
University of Michigan

Bachelor of Arts

Colgate University

Registered Architect

California C-32725, Texas 25195, South Carolina 9307, Oregon ARI-13310, Nevada 8600





KIM RAMOS

SENIOR PROJECT MANAGER

Kim is a detail-oriented Project Manager specializing in project delivery and design construction documentation process for high-end, fast-track, and complex projects in cost-conscious environments. She is experienced with managing accounts for Fortune 100 and Fortune 500 companies. Kim has strong organizational abilities, communications and operational skills to collaboratively manage project teams, consultants and agencies for multiple projects simultaneously, for on-time delivery.

SELECTED EXPERIENCE

A. UCSF | Administrative Offices
San Francisco, California

B. IXL Learning
San Mateo, California

C. Dropbox
San Francisco, California

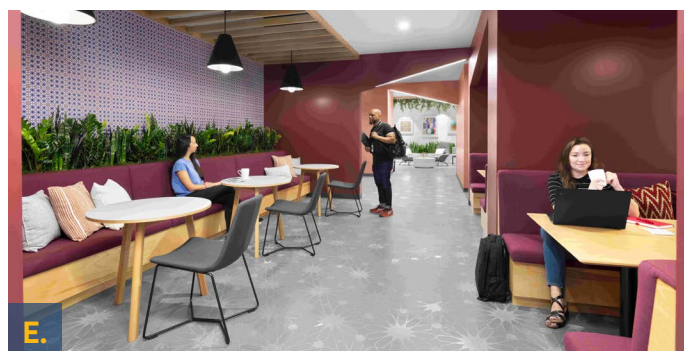
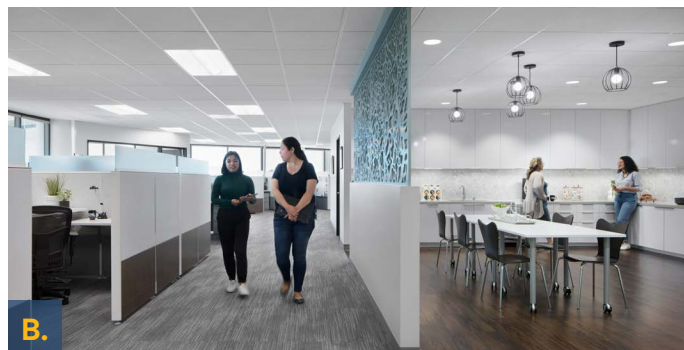
D. Deem | Tenant Improvement
Oakland, California

E. PayPal
San Jose, California

EDUCATION / AFFILIATIONS

Bachelor of Fine Arts
University of San Francisco

Bachelor of Architecture
California College of the Arts





SAMANTHA YAMBOT

PROJECT DESIGNER

Samantha brings over four years of experience working with Public Corporate and Healthcare clients. She collaborates with project teams to ensure project deliverables are cohesive, keeps projects and team members on schedule, and ensures that construction detail documentations conform to quality assurance, quality control, and best practice standards. Samantha is a team player with a proven ability to ensure projected designs are functional and meet client demands.

SELECTED EXPERIENCE

A. Databricks

San Francisco, California

B. General Catalyst | Tenant Improvement

San Francisco, California

C. Samsung | Tenant Improvement

Bellevue, Washington

D. Samsung | Tenant Improvement (in-progress, no photography yet)

Detroit, Michigan

E. Comet Technologies (in-progress, no photography yet)

San Jose, California

F. UCLA | Mid-Wilshire Parking Structure Seismic Improvements (in-progress, no photography yet)

Los Angeles, California

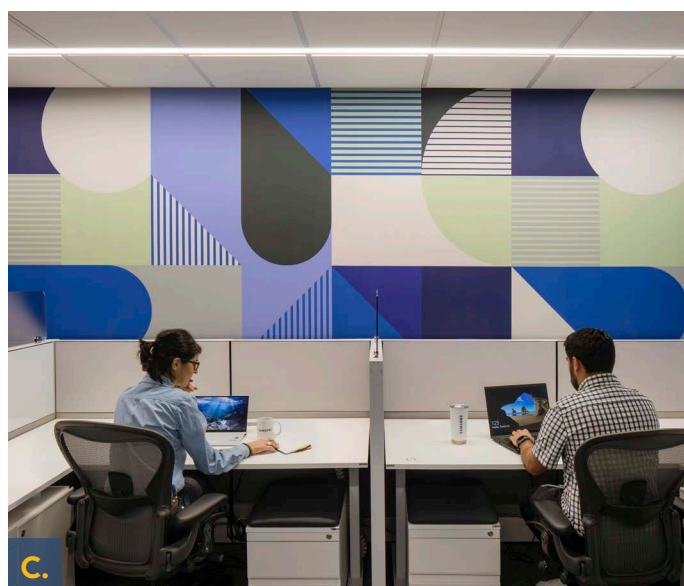
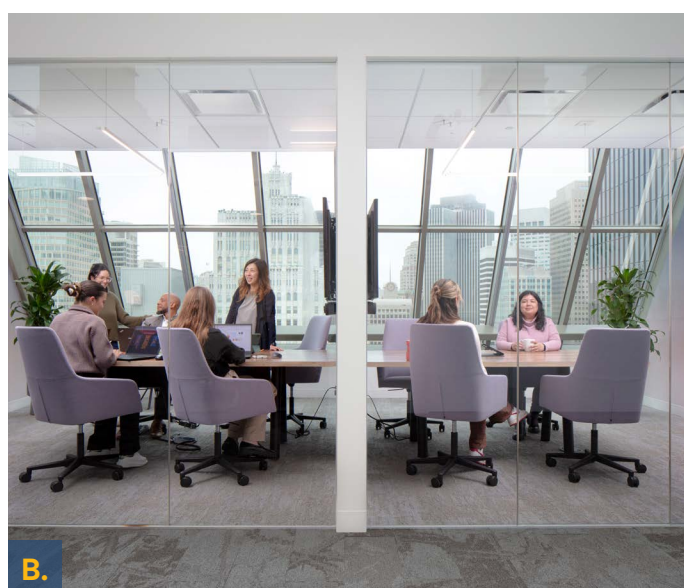
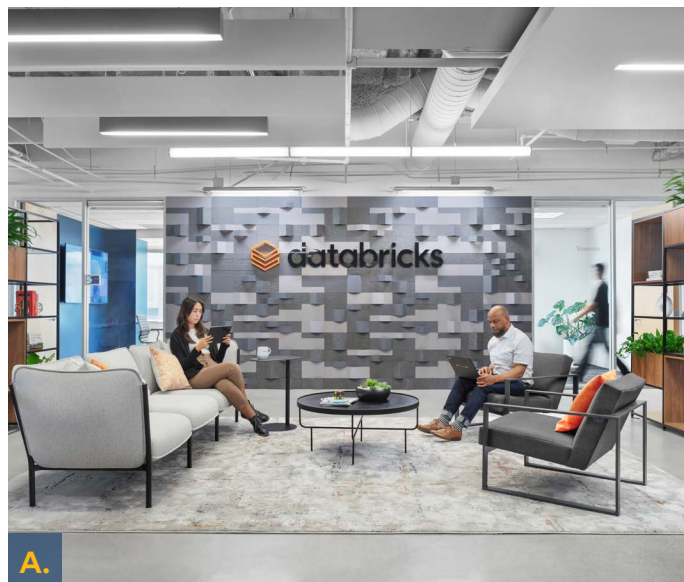
EDUCATION / AFFILIATIONS

Bachelor of Architecture

University of Santo Tomas, Manila, Philippines

Registered Architect

Philippines





DAVID SHIRLING

PE

MECHANICAL & PLUMBING ENGINEER

David is a mechanical engineer who has worked on a variety of facilities across all market sectors. He has experience collaborating with other engineers and architects in all stages of design through construction and can provide creative solutions for the project team. He has extensive knowledge in mechanical systems and is proficient in using software such as Revit, AutoCAD, Navisworks, IES, Trane Trace, and Bluebeam.

SELECTED EXPERIENCE

A. City of La Quinta | La Quinta Museum and Historical Society Cultural Campus

La Quinta, California

B. Super Micro Computer | Data Center (in-progress, no photography yet)

San Jose, California

C. University of California, Berkeley | Cyclotron Laboratory Feasibility Study (in-progress, no photography yet)

Berkeley, California

D. Sutter Health | SRMC IR Replacement (in-progress, no photography yet)

Roseville, California

E. Skilled Nursing Facility and Outpatient Services (in-progress, no photography yet)

Chester, California

EDUCATION / AFFILIATIONS

Bachelor of Science, Mechanical Engineering

San Francisco State University

Professional Engineer

California M36978

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)

Member





RILEY MAGSINO

ELECTRICAL ENGINEER

Riley brings over four years of electrical engineering experience for healthcare, public corporate, and education clients. In his role, he coordinates with licensed electrical engineers to design and develop electrical circuit and system layouts for electric power distribution. Riley integrates with architectural and mechanical/plumbing teams to ensure each discipline's needs are met. He also assists in the installation of electrical equipment and systems and performs lighting level calculations. Riley's experience and knowledge enable him to design systems that meet client needs as well as national and local codes.

SELECTED EXPERIENCE

A. Becoming Independent | Renovation and Addition
Santa Rosa, California

B. California Institute of the Arts | Building A Animation Renovation
Valencia, California

C. Samsung | Tenant Improvement (in-progress, no photography yet)
Bellevue, Washington

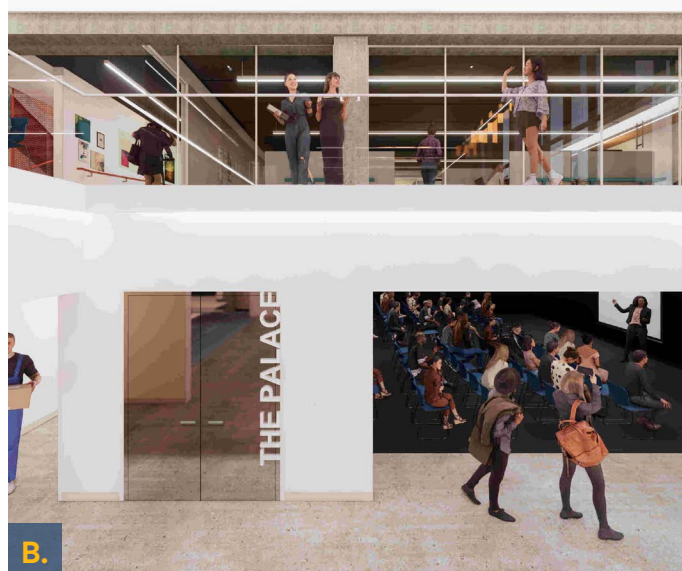
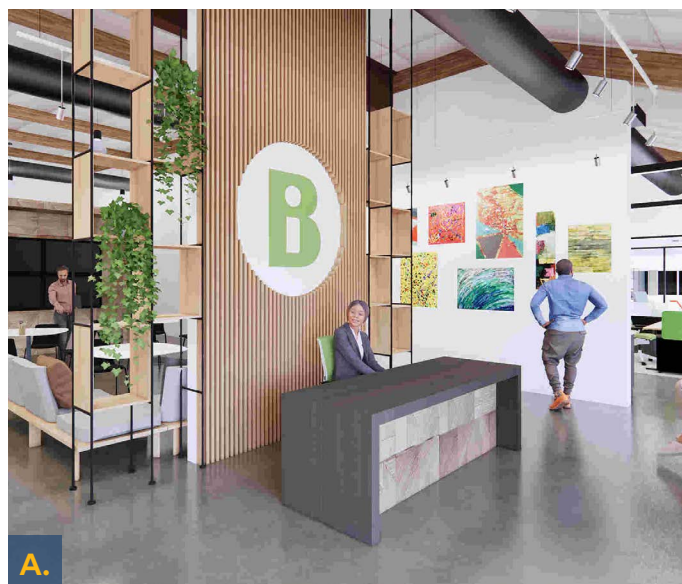
D. Samsung | Tenant Improvement (in-progress, no photography yet)
San Jose, California

E. State of California (DGS) | Resources Building Renovation (in-progress, no photography yet)
West Sacramento, California

F. Burlington Stores, Inc. | The BLOC | 32nd Floor Tenant Improvement (in-progress, no photography yet)
Los Angeles, California

EDUCATION / AFFILIATIONS

Bachelor's Degree, Electrical and Computer Engineering
University of Arizona





KEVIN LOGSDON

PE

STRUCTURAL ENGINEER

Kevin has extensive experience in seismic structural analysis, design, and construction administration for various projects. His passion for design and the user experience makes him an ideal member of a fully collaborative project team as he is able provide structural engineering solutions that maintain the design intent. He pulls from his combined structural engineering/coding education background to provide streamlined solutions for the client ahead of schedule. When he isn't working on projects, Kevin is heavily involved in HGA's internal research programs developing advanced analysis tools that include: performance based seismic design, lateral system optimizer, and automated foundation design tools.

SELECTED EXPERIENCE

A. State of California DGS | 1215 O Street Office Building Replacement (Performance Criteria Architect)
Norwalk, California

B. Vision Service Plan (VSP) | Global Innovation Center Tenant Improvements
Sacramento, California

C. Select Comfort | Sleep IQ Labs Relocation
San Jose, California

D. Placer County | DA Building B Tenant Improvement (in-progress, no photography yet)
Roseville, California

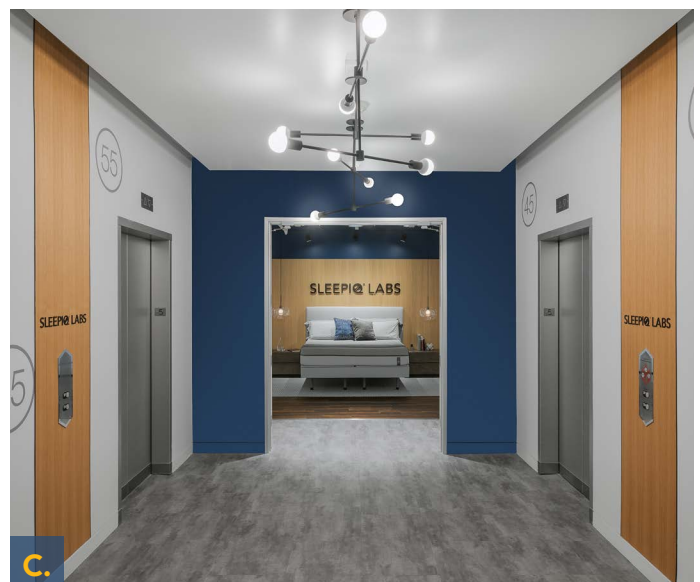
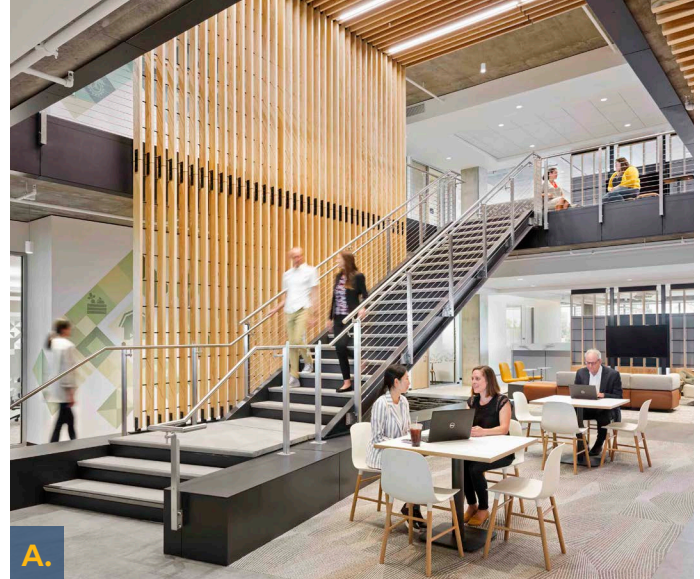
E. City of West Sacramento | Tenant Improvement (in-progress, no photography yet)
West Sacramento, California

EDUCATION / AFFILIATIONS

Masters of Structural Engineering
Stanford University

Bachelor of Civil Engineering
California State University, Chico

Professional Structural Engineer
California S7123





ANGELA FALLA

AIA, CASP, LEED AP BD+C

ACCESSIBILITY LEAD

Angela will provide support and coordination with third party peer review of accessibility and life safety issues to assure compliance with the current adopted edition of the California Building Code and the Federal ADA Standards. She will coordinate with all disciplines to provide complete design documentation. Angela will also manage and oversee drawings, validation studies, construction documentation, phasing plans, permitting/agency support and construction administration services. Angela brings 19 years of architectural experience and is well-versed in state codes, regulations, approval processes, and performing code analyses.

SELECTED EXPERIENCE

A. State of California DGS | 1215 O Street Office Building Replacement (Performance Criteria Architect)
Norwalk, California

B. State of California, DGS | 10th and O Street Office Building (Performance Criteria Architect)
Sacramento, California

C. State of California | Government Operations Agency Tenant Improvement
Sacramento, California

D. Sutter County Development Services | Main Library Innovation Center
Yuba City, California

E. Placer County | DA Building B Tenant Improvement (in-progress, no photography yet)
Roseville, California

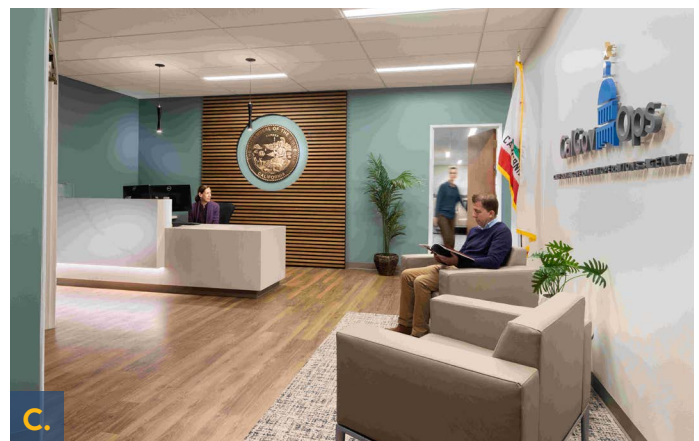
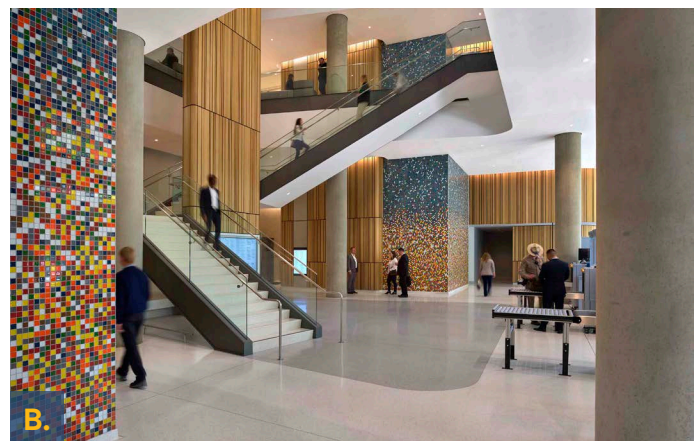
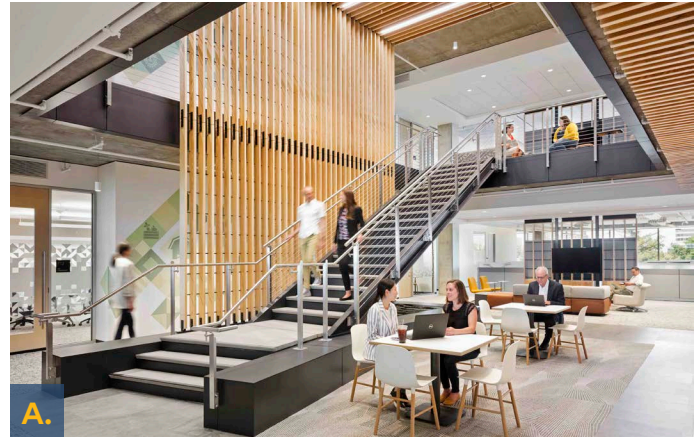
EDUCATION / AFFILIATIONS

Bachelor of Architecture
California Polytechnic State University, San Luis Obispo

Registered Architect
California C33028

Certified Access Specialist (CASP)
#CASP-411

LEED Accredited Professional





JOE TARLIZZO

LEED AP BD+C

COST ESTIMATOR

Joe has 25 years of experience as a project estimator specializing in performing arts facilities. He will use his expertise in music, theatre, dance and arts needs and the latest construction methods to accurately assess all related costs. Joe is particularly adept in design pre-construction services and conceptual estimating and uses many resources including HGA's arts building database and national and regional market information.

SELECTED EXPERIENCE

**A. State of California, Department of General Services
Buildings 8 & 9**

Sacramento, California

**B. Sacramento Public Library | Arden-Dimick Library
Refresh**

Sacramento, California

C. Redcar Properties | 14th Street Mixed-Use

Santa Monica, California

D. Napa Valley College | Performing Arts Center

Napa, California

**E. General Services Administration (GSA) | B.H. Whipple
Federal Building Modernization**

Fort Snelling, Minnesota

EDUCATION / AFFILIATIONS

Bachelor of Science, Construction Engineering

North Dakota State University

Certified Professional Constructor

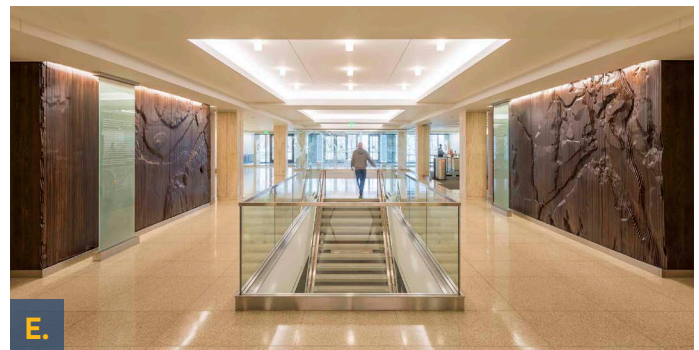
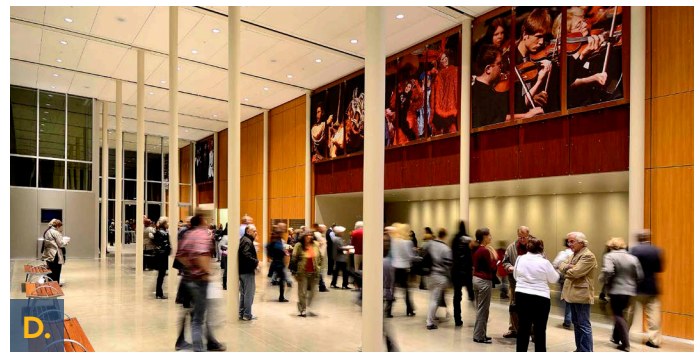
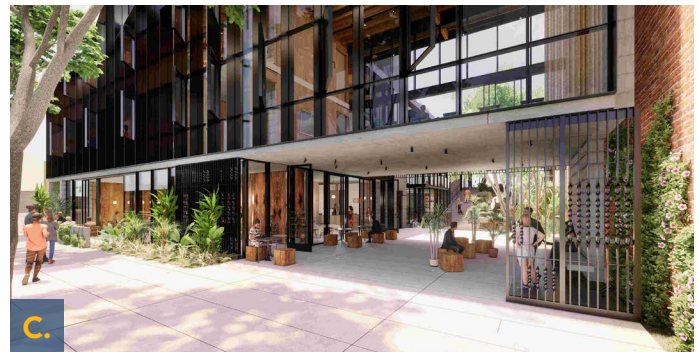
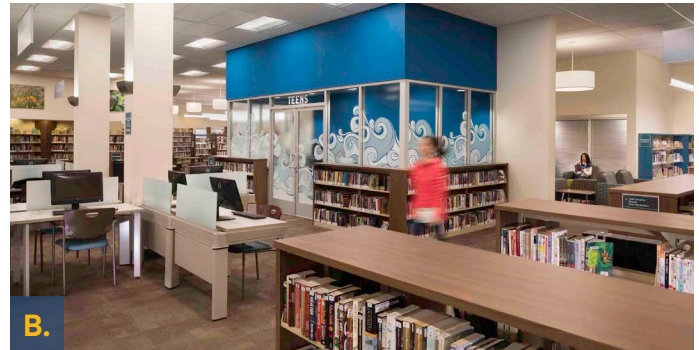
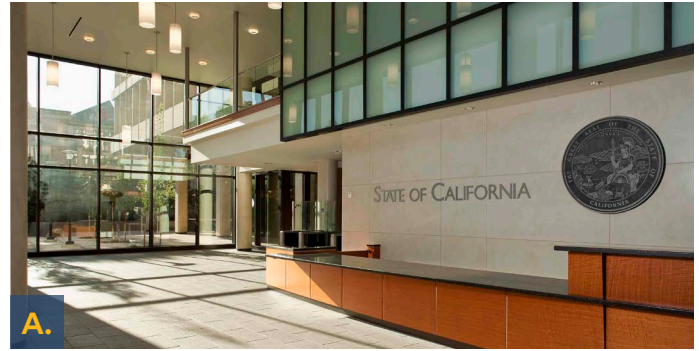
AIC Construction Certification Commission

US Green Building Council

Minnesota Chapter Board Member

Living Building Challenge

Member





RANDY MARKHAM

AIA

WATERPROOFING LEAD

Randy has more than 27 years of experience and has extensive knowledge of a variety of design types and styles. Throughout his career, he has enjoyed working with a diverse set of clients and stakeholders focusing on teamwork, curiosity and problem solving. He has enjoyed the challenge of discovering and practicing new methods of design and documentation throughout all phases of a project. He has a deep understanding of the technical aspects and skills needed in the construction documentation and administration phases to bring design to life.

SELECTED EXPERIENCE

A. San Francisco Firefighters Union Hall/Toy Program Office/Warehouse Addition & Renovation
San Francisco, California

B. Impact Justice | Tenant Improvement
Oakland, California

C. 333 West Santa Clara Street | Street Front Improvements
San Jose, California

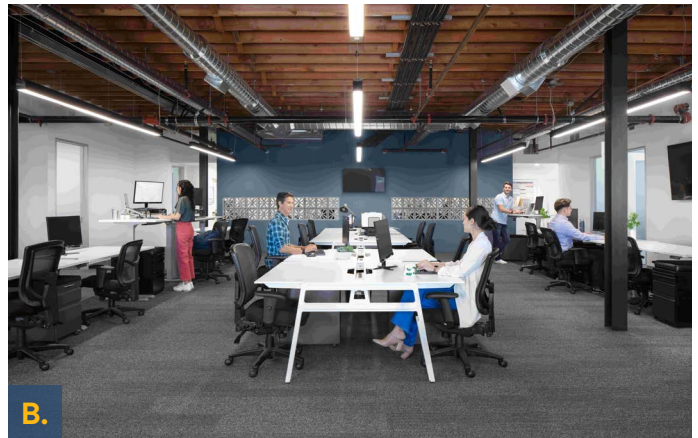
D. Lockheed Martin | First Floor Renovations
Sunnyvale, California

E. Samsung (in-progress, no photography yet)
San Jose, California

EDUCATION / AFFILIATIONS

Bachelor of Architecture
New School of Architecture & Design, San Diego, California

Registered Architect
California C-37626



D. KEY PERSONNEL SUBSTITUTION CONFIRMATION

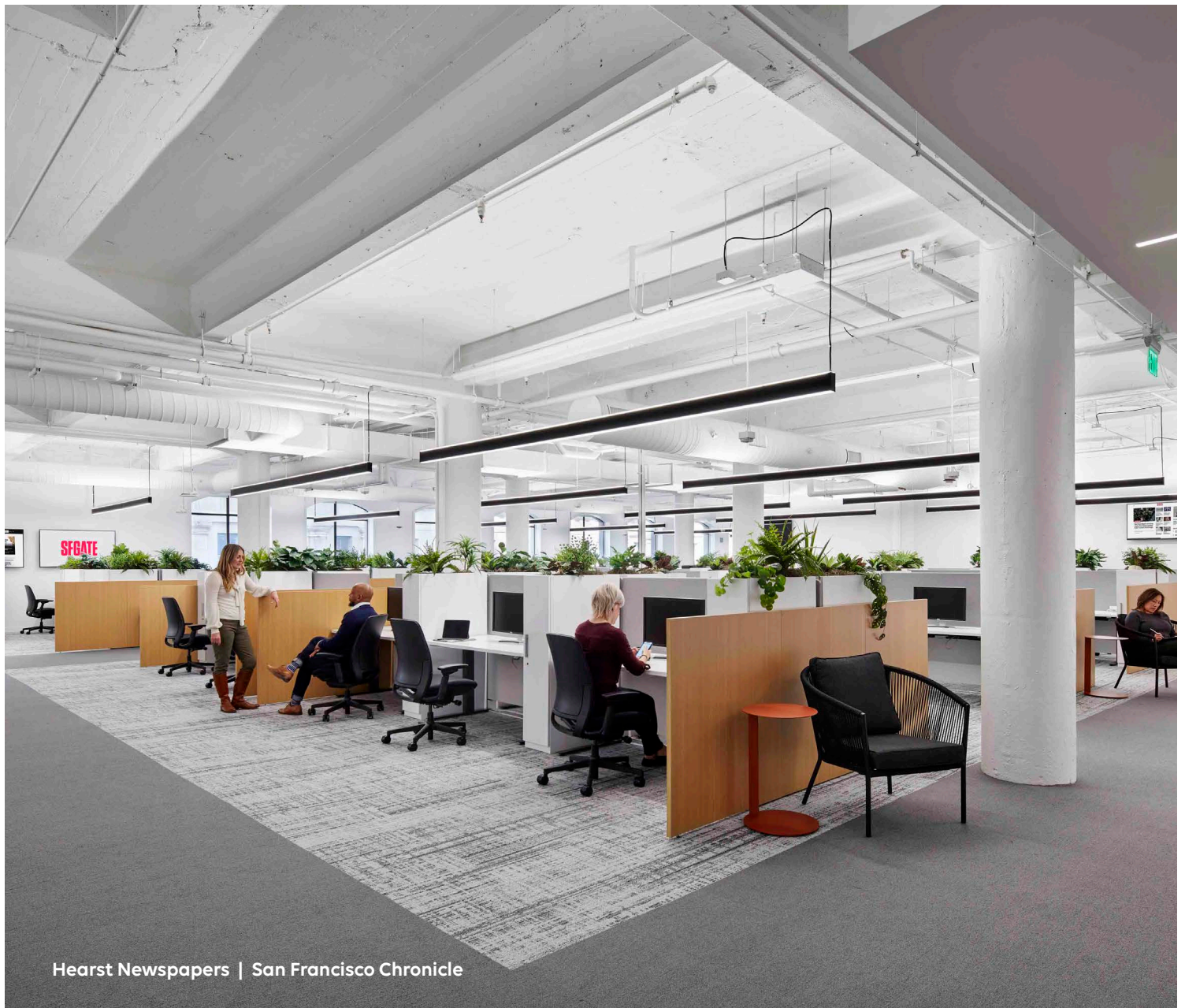
This confirms that key project personnel identified by HGA and its sub-consultants in this proposal shall not be substituted without approval of the City, and that the City will approve any new, key team members.

E. UNIQUE ENTITY IDENTIFIER ON SAM.GOV

HGA's UEI is 058319922.

F. EXCLUSION CONFIRMATION

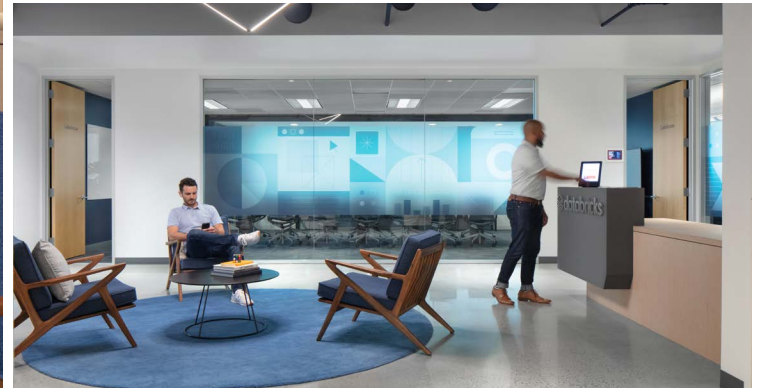
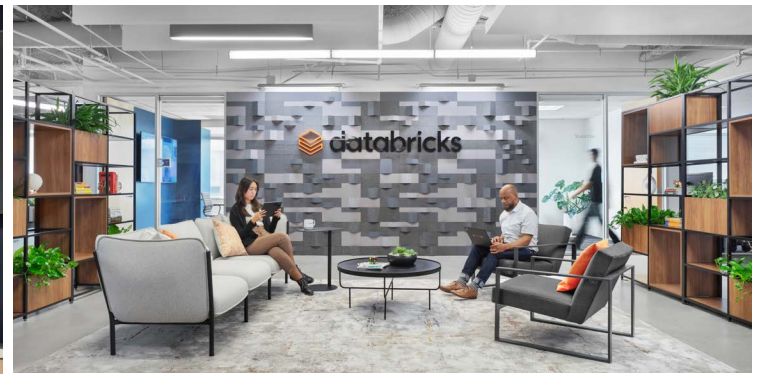
This confirms that HGA and its sub-consultants are not debarred, suspended, or otherwise excluded from or ineligible from participating in federally funded projects. The American Rescue Plan Act Grand Acknowledgment has been completed and can be found in section 7 of this proposal.



Hearst Newspapers | San Francisco Chronicle

4

RELEVANT EXPERIENCE



RE-IMAGINING A LIMITED FLOOR PLAN

DATABRICKS | HEADQUARTERS EXPANSION | SAN FRANCISCO, CALIFORNIA

Databricks provides massive-scale data engineering, collaborative data science, full-lifecycle machine learning and business analytics to their clients. Located in downtown San Francisco and experiencing substantial growth, the company found themselves unable to expand due to the limitation of contiguous space.

HGA set off to revamp and reimagine Databricks' headquarters to accommodate their business and work postures - lots of collaborative spaces and places for heads-down work. Through programming meetings and brand studies, HGA developed a new path of invigorating the vertical campus by allowing for growth, adaptable workspaces, and solid consistent implementation of their brand throughout.

PROJECT DATA

Size: 59,000 SF

Month and Year Commenced: October 2019

Month and Year Completed: August 2021

Project Construction Cost: \$70/SF

Contract Amount: \$177,000

Firm's Project Responsibility: Architecture, Interior Design, Structural Services

Names of Key Personnel Involved: Perry Stephney, Melissa Pesci, Samantha Yambot

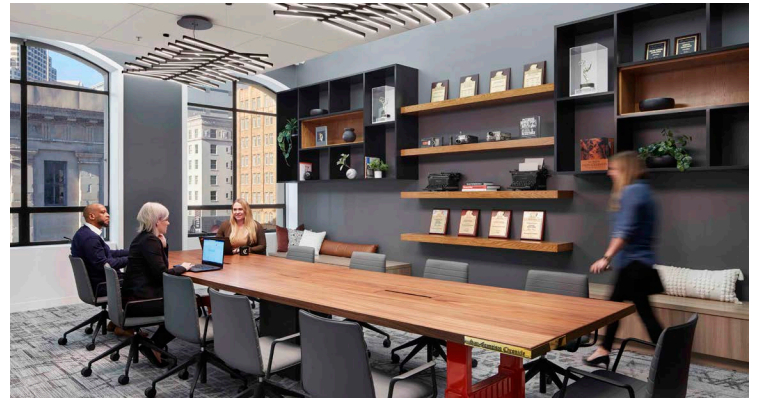
References:

Veronica Buddington, Facilities Specialist
Databricks

160 Spear Street, 13th Floor, San Francisco, CA 94105
T: 866.330.0121 | E: veronica@databricks.com

Thomas Reichert, Real Estate and Workplace Leader
Databricks

160 Spear Street, 13th Floor, San Francisco, CA 94105
T: 866.330.0121 | E: Thomas.Reichert@databricks.com



A SPACE TO REFLECT THE CURRENT TIMES

HEARST NEWSPAPERS | SAN FRANCISCO CHRONICLE OFFICE RENOVATION | SAN FRANCISCO, CALIFORNIA

HGA was approached by The Chronicle to assist them with creating a newsroom that reflects today's focus on digital. The new space is a continuation of telling stories — a conduit of information to the people — about San Francisco, The Bay area, and the world.

Formerly comprised of small, segmented spaces, a variety of work configurations were designed for the new space, adaptable for employees' needs. Better technology was integrated into stand-up working spaces, hybrid A/V mounts were added, as well as quiet spaces for independent research and writing. Ample access to daylight was added, creating a more energetic and collaborative office environment.

PROJECT DATA

Size: 23,000 SF

Month and Year Commenced: August 2020

Month and Year Completed: November 2021

Project Construction Cost: \$165/SF

Contract Amount: \$135,000

Firm's Project Responsibility: Architecture, Interior Design, Wayfinding, Signage, Environmental Graphics

Names of Key Personnel Involved: Perry Stephney, Melissa Pesci

References:

Bill Nagel, Publisher & CEO

SF Chronicle

901 Mission Street, 3rd Floor, San Francisco, CA 94103

T: 415.777.1111 | E: bill.nagel@schronicle.com

Dave Byers, Director of Facilities & Real Estate
Hearst Communications

901 Mission Street, San Francisco, CA 94103

T: 415.760.2751 | E: dbyers@hearst.com



REFLECTING VALUES THROUGH DESIGN

UCSF | ADMINISTRATIVE OFFICE TENANT IMPROVEMENT | SAN FRANCISCO, CALIFORNIA

HGA consolidated UCSF's Health administrative offices into a new high-rise. The design needed to consider UCSF's values (Professionalism, Respect, Integrity, Diversity, and Excellence), while maintaining simplicity, optimizing space allocation, and adhering to a tight budget.

The renovated suite reflects empathy, evokes creativity, and encourages effortless exchanges, with the sense of health and wellness that a home for hospital leadership should embody. Designers reutilized much of the existing space with minimal demolition, optimizing existing walls, finishes, and lighting. In the new layout, 90 percent of the existing walls, doors, and hardware were reused, and 100 percent of the flooring was either salvaged and reinstalled in new spaces or reused and left in place. Any new flooring was carbon neutral, saving 17 tons of carbon dioxide

PROJECT DATA

Size: 37,700 SF

Month and Year Commenced: June 2021

Month and Year Completed: August 2022

Project Construction Cost: Confidential

Contract Amount: \$281,000

Firm's Project Responsibility: Interior Design

Names of Key Personnel Involved: Melissa Pesci, Kim Ramos

References:

Andrew Bird, Portfolio Planning Director
University of California, San Francisco
466 8th Street, San Francisco, California 94103
T: 415.203.5066 | E: Andrew.Bird@ucsf.edu

Anne Holcomb, Sr. Construction Manager
Cresa
260 California Street, 9th Floor, San Francisco, CA 94111
T: 415.672.1405 | aholcomb@cresa.com

HGA'S EXPERIENCE COLLABORATING WITH GOVERNMENTAL AGENCIES

HGA's clients include the State of California, numerous California Counties and Cities, and agencies of the Federal Government. HGA has recent, demonstrated experience designing and delivering public projects of varying scale and complexity. Our project experience includes ground-up construction projects, renovations, access compliance (ADA), OSHPD compliance, ZNE strategies, LEED certification, performance criteria for Design-Build project delivery, and over \$3 billion of Design-Build construction.

CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY MANAGEMENT (CAL OES)

- Coastal & Inland Emergency Operations Center Regional Office, Programming & Budget Study
- Mather Public Safety & Communications Campus, Programming & Budget Study
- Coastal Planning & Budget Study
- Inland Planning & Budget Study
- Electrical Alteration Study

US GENERAL SERVICES ADMINISTRATION

- FBI Field Office, San Diego

STATE OF CALIFORNIA, DGS

- Clifford L. Allenby Building Design Criteria
- Legislative Office Building Design Criteria
- Resources Building Renovation
- Office Building 8 & 9
- Capitol Annex Peer Review
- CHP Office Replacement Facility
- Board of Equalization Improvements
- Caltrans Office Space Utilization Study
- CDFA Meadowview Campus-Lab Renovation
- Printing Plant Demolition
- Employment Development Department Upgrades
- Porterville Staff Residences and Duplexes Rehabilitation
- Department of State Hospitals Relocation of Police Building
- Government Operations Agency TI
- East End Complex Access Barrier Removal
- Porterville Developmental Center Rekey Project

STATE OF CALIFORNIA, DEPARTMENT OF JUSTICE

- Forensic Lab Consolidation
- Forensic Residential Unit Expansion
- Forensic Recreation & Activity Center

STATE OF CALIFORNIA, JOINT RULES COMMITTEE

- Code Compliance Peer Review

COUNTY OF AMADOR

- Library Interior Renovation

COUNTY OF LOS ANGELES

- Sheriff's Department-Whittier Narrows Sheriff Sub-Station
- Downtown Mental Health Center

COUNTY OF MADERA

- Madera County Library ADA Upgrade
- Morgue and Autopsy Room

COUNTY OF PLACER

- Auburn Library Study Rooms
- Health and Human Services Center Design Criteria
- Veteran's Services Lobby & Office Tenant Improvement
- DA Building B Tenant Improvements

COUNTY OF SACRAMENTO

- Sacramento International Airport - Terminal A & B Office Improvements

SACRAMENTO AREA COUNCIL OF GOVT

- Office Tenant Improvement

SACRAMENTO PUBLIC LIBRARY

- Arcade Library Refresh
- Arden-Dimick Library Refresh
- Martin Luther King Jr. Library

SUTTER COUNTY DEVELOPMENT SERVICES

- Library Innovation Center

CITY OF ROSEVILLE

- Downtown Feasibility Study

CITY OF WEST SACRAMENTO

- City Hall Tenant Improvement Project
- City Hall Annex Tenant Improvement

CITY OF YUBA CITY

- Sutter County Main Library Innovation Center

5

PROJECT APPROACH, ORGANIZATION, AND LOCAL PRESENCE

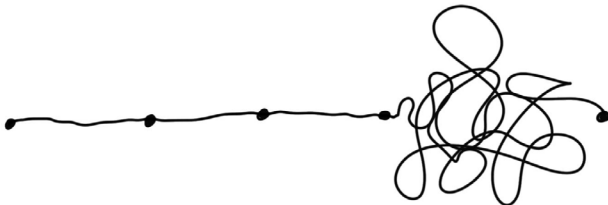
PROJECT APPROACH

In the traditional project scenario, there is a common pattern where things appear to be progressing smoothly, but as the deadline approaches, a frantic rush ensues to reach the finish line. This experience is familiar to many, and it leads to a negative outcome for everyone involved. The absence of a clear and solid foundation at the project's outset opens the door to confusion, unforeseen changes, increased costs, and extended timelines. To overcome these challenges, we advocate for a different approach. Our proposal involves flipping this script by placing utmost importance on establishing a robust and well-defined foundation right from the start. By doing so, we can eliminate the last-minute chaos and strive for a more seamless and successful project outcome.

In the construction industry, the repercussions of the pandemic are still evident even after three years. Supply chain issues and procurement challenges persist globally, resulting in extended lead times and price hikes for various materials and products required for our projects. At HGA, we understand the significance of early collaboration with our construction partners. By involving them from the initial stages of a project, we can collectively identify solutions that ensure project success. Bringing the construction partner on board early plays a vital role in maintaining budgetary constraints and adhering to timelines, ultimately facilitating a smooth and efficient project execution.

Our project approach extends beyond design and engineering development. We recognize that it is crucial to go the extra mile and prioritize internal quality assurance and quality control (QA/QC) before finalizing any drawings. Conducting a thorough QA/QC review of our documents is an integral part of our standard business practices and not merely an additional service. This process allows us to meticulously verify the accuracy, completeness, and adherence to standards in our deliverables. By proactively conducting internal QA/QC, we strive to minimize issues that impact budget and schedule.

TYPICAL APPROACH



OUR APPROACH



Our project approach encompasses a systematic and comprehensive strategy to endeavor the successful execution of the scope outlined in the previous sections. We have divided the project into four distinct phases, each designed to address specific aspects of the project lifecycle as defined in the RFP documents: Project Management, Conceptual Plans & Preliminary Cost Estimating, Project Design and Construction Documents, and Construction Support.

PHASE I – PROJECT MANAGEMENT

HGA will review the clients' program requirements for this project. HGA will develop a schedule of milestones to track the execution of the project from project start to completion.

- Gather a list of departments and organization charts.
- Assemble baseline headcount and current facility and furniture standards.
- Conduct site visit and identify potential risk
- Conduct site visit to review existing mechanical and electrical systems
- Project Kick-Off
 - Attend (1) 2-hour kick-off with the client and its project team and/or stakeholders.
 - Identify communication protocols
 - Identify the methods of exchanging information.
 - Document meetings
- Fit Planning
 - Create up to two design options with ROM (rough order magnitude pricing)
 - Document approval on a final design option
- Deliverables
 - Progress Report and updated schedule
- Meetings
 - Attend up to three (3) meetings in person or remote

PHASE II – CONCEPTUAL PLANS & PRELIMINARY COST ESTIMATING

- Prepare a conceptual plan and pricing plans to more definitively outline costs associated with the proposed Scope of Work based on the approved selected design option.
 - These pricing plans will indicate details for new walls, doors, electrical, glazing, floors, ceiling, and millwork and any architectural features, and will provide sufficient detail to enable a Contractor to prepare a preliminary construction budget and schedule for the Project.
 - Revisions to the pricing plans are limited to one occurrence
 - Attend up to (1) virtual-presentation to review the conceptual plan.
- Develop a preliminary cost estimate and compare it with the budget amount from Phase I.
- Seek approval on design development prior to issuance to contractor for pricing.

PHASE III – PROJECT DESIGN AND CONSTRUCTION DOCUMENTS(35%, 65%, 95%, PS&E AND 100% CD

- Prepare a set of Construction Documents and specifications necessary for approval and establishing the preliminary construction budget.
 - Construction Documents will be processed and issued in electronic format and hardcopy sets of 35%, 65%, 95% AND 100% to the Client and stakeholders for review, comments and pricing at each percentage completed.
 - The Client or its Contractor shall retain consultants for the following services: IT, Audio/ Visual, Security, and Fire Protection.

- Deliverables:
 - Cover Sheet including notes legends and schedules.
 - Site Plan, Path of Travel, Plan, and accessibility compliance plans.
 - Exiting plans
 - Partition plans
 - Reflected ceiling plans including enlarged plans of specialty areas.
 - Telephone and electrical plans including location of telephone, electrical and data outlets.
 - Finish plans and material specifications.
 - Limited Elevations, sections, and details.
 - Cabinetry plans and details.
- Provide up to two (2) hours of labor to meet with and provide information to the client's consultants and to incorporate their documents into the final permit(if applicable) and construction packages. HGA shall be entitled to rely on the accuracy and completeness of services and information furnished by the Client and its consultants, including Engineers and design-build subcontractors.
- Provide drawings to the Client and its vendors for furniture, AV and IT as requested.
- Provide Wet signed construction documents at 100% CD
- Attend up to one (1) meeting per submission. And one (1) meeting with AHJ. Not to exceed five (5) meetings total during the Project Design and Construction Documents Phase.
- Draft Specifications and related documents will be provided at each submission. Final Specifications will be provided at 100% CD.
- PERMIT SUBMISSION/PLAN CHECK
 - Submit the final Construction Document package for plan check to the Authority having Jurisdiction over the City in which the selected building resides and assist with the permit approval process.

- Revise and resubmit the drawings accordingly and discuss with other disciplines, as required, upon receipt of any plan check comments.

PHASE IV – CONSTRUCTION SUPPORT

- Attend pre-bid conference and provide documentation for contractor bidding.
- Respond to questions, issue clarifications, and prepare recommendations, if required during Pre-bid conference
- Visit the site up to five (5) times to keep the Client informed about the progress and quality of the Work completed, and to determine in general if the Work is being performed in a manner indicating that the
 - Work, when fully completed, will be in accordance with the Contract Documents. Additional site visits and/
 - Review certificates of payment for amounts due the Contractor.
 - Approve color and finish samples.
 - Review or take other appropriate action regarding submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information provided by General Contractor or other subconsultants and the design concept expressed in the Contract Documents.
- Respond to the Contractor's RFIs and change orders in a timely manner.
- Maintain and update construction drawings to reflect RFIs, change orders, field orders and other changes/ updates to Project. If materials, finishes and/or lighting fixtures are discontinued or unavailable during construction timeframe, HGA will update drawings accordingly.
- Prepare Change Orders, with supporting documentation, for the Client's approval and execution in accordance with the Contract Documents and authorize minor changes in the Work not involving an adjustment in the Contract Sum or an extension of the Contract Time which are consistent with the intent of the Contract Documents.

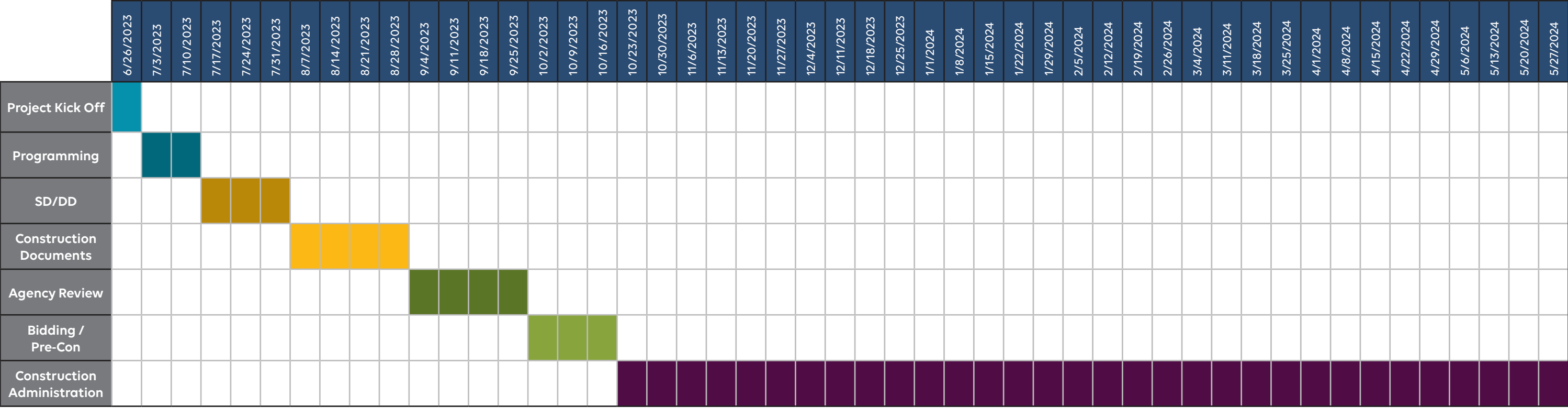
- Prepare a set of reproducible record drawings showing significant changes in the Work made during construction based on marked-up prints, drawings and other data furnished by the Contractor to HGA.

UNDERSTANDINGS & CLARIFICATIONS

1. Building shell modifications, and improvements to areas outside the project area as described in the RFP are not included.
2. We assume the Client will retain a furniture vendor and the Client will provide details or inventory of the furniture to be installed onsite.
3. Delays in receiving documents from the Client may impact the proposed schedule noted from the site visit.
4. HGA shall be entitled to rely on the accuracy, completeness, and information regarding the site, building standards, and existing building documentation provided by the Client.
5. Meetings beyond what is defined in the base services will be considered an additional service.
6. HGA assumes that current, accurate Revit or AutoCAD drawings of existing conditions are available. If there are no drawings available of the MEP as-built conditions, HGA will propose as an additional service the fees for field verification of existing conditions and preparation of drawings showing existing conditions for demolition and new work. Our field verification services will be limited to areas that are accessible, no destructive testing is anticipated or included in fees.
7. LEED Certification: We have not included sustainability documentation/submission services for LEED. HGA can provide full LEED documentation/submission services upon request.
8. Commissioning is not included but can be provided as an additional service.
9. The Client shall assume full responsibility for project management and coordination of installation of the client's equipment including telephone, data and cabling systems, audiovisual and other related vendors.
10. Pre-design airflow testing is not anticipated to be within the scope of A/E services. The design would include instructions for a Test & Balancing (T&B) contractor to perform airflow testing prior to construction (pre-air balance) & after construction (post-air balance). The T&B contractor will submit the air balance reports (pre & post) for the engineer of record to review during construction.
11. Please note that the all-electric HVAC system is not included in the current scope of services. Designing and implementing the all-electric HVAC system will be considered as an additional service.
12. We assume revisions will be captured during the construction documents submission. We anticipate (1) revision during the Conceptual Plans Phase. Additional revisions beyond what is noted; will be considered an additional service.



HGA'S PROPOSED PROJECT SCHEDULE



6

ADDITIONAL SERVICES

ADDITIONAL SERVICES

HGA's proposed additional services for this project are as follows:

- **Environmental Graphic Design:** From signage systems that help visitors and staff find their way through a building, to graphics that communicate identity and brand, to art and interactive digital displays, environmental design has the power to shape experiences. At HGA, we connect with our clients through the creative process, and celebrate their brand by authentically communicating the story behind place. We combine an artful, human-centered focus with a research-based approach to create cohesive, organized, and meaningful spaces. We create inspiring moments and pique curiosity by engaging people in unique and inclusive ways. Our diverse portfolio features many award-winning projects that have helped clients exceed their goals — both in business and in lifting up the human experience.
- **Energy Modeling:** Energy modeling is the practice of using computer models to analyze energy systems. HGA's sustainability team recommends early integration of energy modeling and environmental analysis into the design process in order to create high performance solutions.
- **Commissioning:** Commissioning of major renovations ultimately enhances the operation of a building. Effective planning and communication techniques applied from project conception through completion and beyond are part of the tools our team of experts uses to cost effectively achieve reduced utility bills, lower maintenance costs, and a more comfortable and healthy indoor environment. This is most successful when introduced to the project as early as possible — producing the highest building performance at the lowest cost, reducing change orders and RFI, dramatically reducing the need for contractor callbacks, improving occupant productivity.
- **Post-Occupancy Survey:** Post-occupancy surveys are a useful tool in measuring how effectively a building is functioning and promoting the well-being of its occupants. HGA uses technology to track user feedback and measure employee satisfaction with new spaces. We collaborate with owners to identify measures of success.



7

REQUIRED EXHIBITS, SCHEDULES, FORMS

APPENDIX B

Required Documents

Documents due with Proposal (see RFP for number and form of copies)

- ❑ Exhibit 10-Q Disclosure of Lobbying Activities:
<https://dot.ca.gov/-/media/dot-media/programs/local-assistance/documents/lapm/c10/10q.pdf>
- ❑ Addenda Acknowledgement - If any are issued, you must acknowledge all addenda received by including a statement in your transmittal letter, or by returning signed addenda with the proposal.
- ❑ Separate Cost Proposal - See Section II. C. Cost Proposal and Hourly Billing Rates of the RFP for Cost Proposal submittal requirements and timing. Proposers should refer to the following for samples:
<https://dot.ca.gov/programs/local-assistance/guidance-and-oversight/consultant-selection-procurement>
- ❑ American Rescue Plan Act Grant Acknowledgement - You must verify on SAM.gov and acknowledge that you and your team are not debarred, suspended, excluded or ineligible from participating in federally funded projects.

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) (attach Continuation Sheet(s) if necessary)	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	14. Type of Payment (check all that apply) ☐ a. retainer ☐ b. one-time fee ☐ c. commission ☐ d. contingent fee ☐ e. deferred ☐ f. other, specify _____	
13. Form of Payment (check all that apply): ☐ a. cash ☐ b. in-kind; specify: nature _____ Value _____		
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: _____ Title: _____ Telephone No.: _____ Date: _____		
Authorized for Local Reproduction Standard Form - LLL		

Standard Form LLL Rev. 04-28-06

Distribution: Orig- Local Agency Project Files

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 (MI).
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

ACKNOWLEDGMENT OF ADDENDA

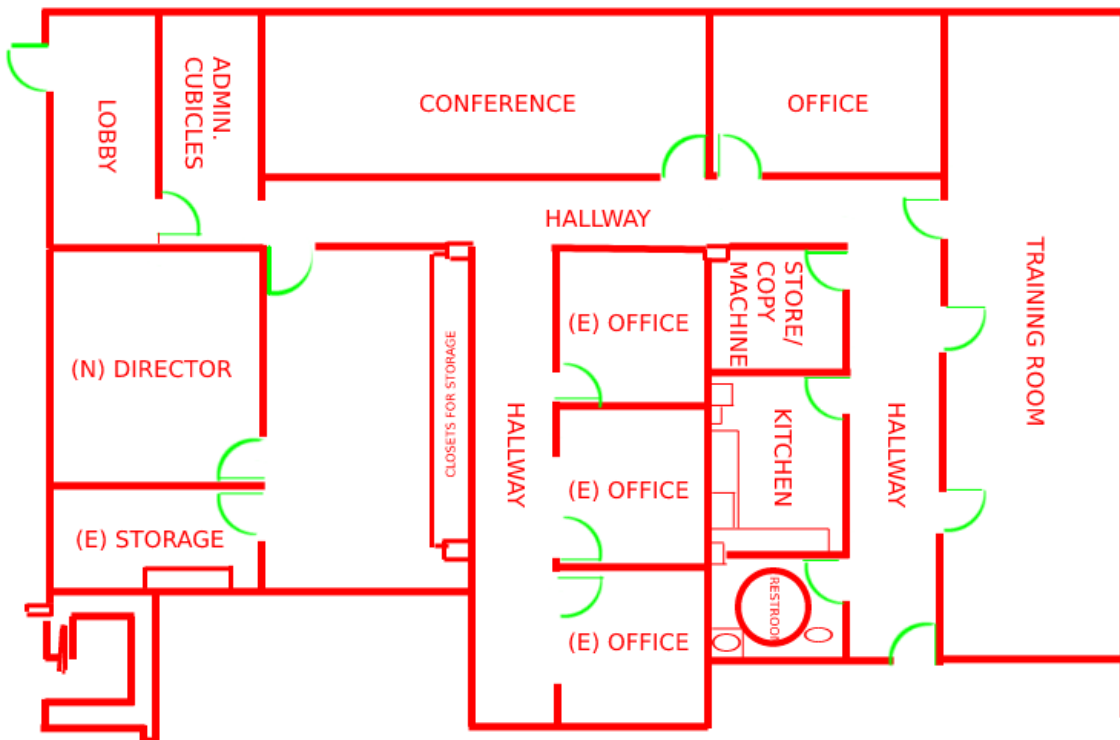
RFP CIVIC CENTER NORTH HUMAN RESOURCES
TENANT IMPROVEMENTS

June 1, 2023

Addendum #1

Conceptual layout for the RFP:

Two conceptual layouts are provided with an expanded footprint as a reference. The consultant's scope of work shall include conceptual layout review and vetting for code compliance before proceeding with design. Please be aware that code compliance requirements may be triggered by the layout, occupancy type, space or room size, entrance/exit requirements, etc. The consultant is responsible for ensuring that all code compliance is met for the project.



Conceptual Layout #1

Signed by HGA: Perry J Stephney

COST PROPOSAL

Per Addendum 1, Question 17, a Separate Cost Proposal shall be submitted upon invitation to interview. Hourly rates* for HGA are included below.

NAME	ROLE	HOURLY RATE
Perry Stephney	Principal-in-Charge	\$300.00
Melissa Pesci	Architect of Record	\$374.00
Kim Ramos	Project Manager	\$282.00
Sam Yambot	Project Designer	\$211.00
David Shirling	Mechanical Engineer	\$261.00
Riley Magsino	Electrical Engineer	\$176.00
Kevin Logsdon	Structural Engineer	\$184.00
Randy Markham	Waterproofing Lead	\$234.00
Angela Falla	Accessibility	\$229.00
Joe Tarlizzo	Cost Estimating	\$332.00
Marie Malone	Specifications	\$262.00
Alec Walsh	Door Hardware	\$201.00

*Hourly rates through December 31, 2024

RFP CIVIC CENTER NORTH HUMAN RESOURCES
TENANT IMPROVEMENTS

American Rescue Plan Act Grant Acknowledgement

This project is federally funded through an American Rescue Plan Act (ARPA) grant. Per Code of Federal Regulations 2 CFR part 200 <https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200>, § 200.214 Suspension and debarment, non-Federal entities are subject to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, 2 CFR part 180. The regulations in 2 CFR part 180 restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

I, Perry Stephney, have verified on SAM.gov and acknowledge that
Name

HGA Architects & Engineers and my subcontractors comply with the guidelines on
Company

governmentwide suspension and debarment and are not debarred, suspended, or otherwise excluded from or ineligible for participation in Federally funded programs or activities.

Perry J Stephney
Signature

June 8, 2023
Date

HGA

222 Sutter Street, Suite 500
San Francisco, CA 94108

415.814.6910
HGA.COM



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) _____ (attach Continuation Sheet(s) if necessary)	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	14. Type of Payment (check all that apply) ☐ a. retainer ☐ b. one-time fee ☐ c. commission ☐ d. contingent fee ☐ e. deferred ☐ f. other, specify _____	
13. Form of Payment (check all that apply): ☐ a. cash ☐ b. in-kind; specify: nature _____ Value _____		
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: <u>Perry Stephney</u> Digitally signed by Perry Stephney DN: cn=US, e=pstephney@rqa.com, o=HGA Architects & Engineers, CN=Perry Stephney Date: 2023.07.13 13:24:56-07'00' Print Name: <u>Perry Stephney</u> Title: <u>Associate Principal</u> Telephone No.: <u>415-814-6933</u> Date: <u>7/13/23</u> Authorized for Local Reproduction Standard Form - LLL		

Standard Form LLL Rev. 04-28-06

Distribution: Orig- Local Agency Project Files

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 (MI).
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

HGA - City of Daly City Civic Center North - Human Resources Tenant Improvement

Revised 7-07-2023

TASK 1 - Project Management

Duration 3 Weeks	Staff	Total Hours	Rate	Subtotal
Project management and coordination, Schedule and coordinate Project Kick-off. Coordinate and execute agreements and contracts. Obtain and evaluate as-built/site drawings. Field verification at site including roof, mechanical and electrical systems, mechanical review of existing documentation, drawings and service logs. Coordinate meeting cadence, draft preliminary schedule and phasing. Develop two design options and seek approvals. Develop preliminary cost index based on project budget.	Principal	10	\$ 300.00	\$ 3,000.00
	Sr Project Manager	20	\$ 282.00	\$ 5,640.00
	Architect	4	\$ 374.00	\$ 1,496.00
	Designer	35	\$ 211.00	\$ 7,385.00
	Accessibility Coordinator	0	\$ 229.00	\$ -
	Mechanical Engineer	48	\$ 261.00	\$ 12,528.00
	Electrical Engineer	12	\$ 176.00	\$ 2,112.00
	Structural	16	\$ 184.00	\$ 2,944.00
	Cost Estimator	12	\$ 332.00	\$ 3,984.00
	Specification	0	\$ 262.00	\$ -
	Architect II	0	\$ 235.00	\$ -
	Hardware Coordinator	0	\$ 201.00	\$ -
				\$ 39,089.00
	Task 1 Total:			

TASK 2 - Conceptual Plans

Duration 4 weeks	Staff	Total Hours	Rate	Subtotal
Review CBC and observe existing accessibility. Site Inspection, Mechanical assessment and recommendations, Prepare drawings, develop pricing plans, Develop cost estimation, develop furniture standards and prepare furniture drawings using typical. Structural review of equipment support and framing. Review and revise schedule. Coordinate Invoicing per JTD. Draft specifications, coordinate door/security requirements	Principal	8	\$ 300.00	\$ 2,400.00
	Sr Project Manager	16	\$ 282.00	\$ 4,512.00
	Architect	3	\$ 374.00	\$ 1,122.00
	Designer	48	\$ 211.00	\$ 10,128.00
	Accessibility Coordinator	4	\$ 229.00	\$ 916.00
	Mechanical Engineer	48	\$ 261.00	\$ 12,528.00
	Electrical Engineer	18	\$ 176.00	\$ 3,168.00
	Structural	16	\$ 184.00	\$ 2,944.00
	Cost Estimator	16	\$ 332.00	\$ 5,312.00
	Specification	4	\$ 262.00	\$ 1,048.00
	Architect II	4	\$ 235.00	\$ 940.00
	Hardware Coordinator	4	\$ 201.00	\$ 804.00
				\$ 45,822.00
	Task 2 Total			

Task 3 - Project Design & Construction Documents(35/65/95/100)

Duration: 8 weeks

	Staff	Total Hours	Rate	Subtotal
Develop Construction documents. Prepare 35%, 65%, 95% and 100% CD submissions. Prepare specifications for each submission. Conduct page turn at 65% CDs. Develop permit drawings for agency review. Distribute submissions to stakeholders. Develop structural details and calculations. Capture and document comments from each submission. Develop cost estimation at each submission.Coordinate bidding with Client and Construction Manager. Final QA/QC and peer review. Coordinate drawings with clients consultants(IT, Furniture, AV, Security, PW). provide 100% CD for bidding. Coordinate Agency review of permit set, Issue construction set at completion of permit review. Update schedule	Principal	13	\$ 300.00	\$ 3,900.00
	Sr Project Manager	48	\$ 282.00	\$ 13,536.00
	Architect	4	\$ 374.00	\$ 1,496.00
	Designer	108	\$ 211.00	\$ 22,788.00
	Accessibility Coordinator	10	\$ 229.00	\$ 2,290.00
	Mechanical Engineer	86	\$ 261.00	\$ 22,446.00
	Electrical Engineer	32	\$ 176.00	\$ 5,632.00
	Structural	40	\$ 184.00	\$ 7,360.00
	Cost Estimator	10	\$ 332.00	\$ 3,320.00
	Specification	16	\$ 262.00	\$ 4,192.00
	Architect II	20	\$ 235.00	\$ 4,700.00
	Hardware Coordinator	8	\$ 201.00	\$ 1,608.00
Task 3 Total				\$ 93,268.00

Task 4 - Construction Support and Responses to RFI

Duration: 32 weeks

	Staff	Total Hours	Rate	Subtotal
Pre Bidding Conference, Bidding Documents, Respond to Bidding RFIs. Attend 5 site reviews, Respond to submittals and RFI during construction period. Approve samples Respond to construction RFI, advise construction change orders, invoicing, document all changes to contract documents	Principal	15	\$ 300.00	\$ 4,500.00
	Sr Project Manager	37	\$ 282.00	\$ 10,434.00
	Architect	0	\$ 374.00	\$ -
	Designer	64	\$ 211.00	\$ 13,504.00
	Accessibility Coordinator	0	\$ 229.00	\$ -
	Mechanical Engineer	88	\$ 261.00	\$ 22,968.00
	Electrical Engineer	25	\$ 176.00	\$ 4,400.00
	Structural	20	\$ 184.00	\$ 3,680.00
	Cost Estimator	0	\$ 332.00	\$ -
	Specification	0	\$ 262.00	\$ -
	Architect II	0	\$ 235.00	\$ -
	Hardware Coordinator	0	\$ 201.00	\$ -
Task 4 Total				\$ 59,486.00
Sub Total				\$ 236,337.00
Reimbursable Expenses				\$ 11,816.85
Fee Total				\$ 248,153.85

EXHIBIT B – LAPM APPENDIX A AND APPENDIX E

AGREEMENT WITH HGA ARCHITECTS AND ENGINEERS 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 on 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 OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF JUNE 2023

06/01/2023

CHECKS ISSUED	-	#406203 TO 406254
CANCELED CHECK	-	#406225
VOID CHECK	-	NONE

06/12/2023

CHASE CREDIT CARD	-	N/A – Electronic Payment
-------------------	---	--------------------------

06/15/2023

CHECKS ISSUED	-	#406255 TO 406606
CANCELED CHECK	-	NONE
VOID CHECK	-	NONE

06/30/2023

CHECKS ISSUED	-	#406607 TO 407021
CANCELED CHECK	-	NONE
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	6,261,965.87
	June	10,440,618.35
	TOTAL	\$ 98,132,133.66

JUNE 2023 BREAK DOWN OF EXPENSES BY FUND

Fund	Total for Month	Total for Year	% of Total
General Fund	\$ 4,845,831.63	\$ 37,386,300.58	38.1%
Gas Tax Fund	648,277.44	\$ 5,731,204.90	5.8%
Utility/Enterprise Funds	4,946,509.28	\$ 55,014,628.18	56.1%
Total:	\$ 10,440,618.35	\$ 98,132,133.66	100.0%

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406203	47004	4LEAF INC	06/01/23	2,060.24	MW	IS	
AP CHK 00406204	25627	A S F ELECTRIC INC	06/01/23	9,548.00	MW	IS	
AP CHK 00406205	49642	ALL CITY MANAGEMENT SERVICE	06/01/23	9,917.64	MW	IS	
AP CHK 00406206	56234	ANCHOR ENGINEERING INC	06/01/23	1,607.82	MW	IS	
AP CHK 00406207	41864	ANTHEM SPORTS LLC	06/01/23	6,737.60	MW	IS	
AP CHK 00406208	6122	BACWA	06/01/23	8,993.00	MW	IS	
AP CHK 00406209	17888	CARL WARREN & COMPANY INC	06/01/23	2,194.60	MW	IS	
AP CHK 00406210	28636	CDW GOVERNMENT INC	06/01/23	15,434.57	MW	IS	
AP CHK 00406211	28906	CSG CONSULTANTS INC	06/01/23	4,095.00	MW	IS	
AP CHK 00406212	51806	DAVID J POWERS & ASSOCIATES	06/01/23	34,737.08	MW	IS	
AP CHK 00406213	20552	DEWEY PEST CONTROL INC	06/01/23	3,250.00	MW	IS	
AP CHK 00406214	30629LAW	DOWNEY BRAND ATTORNEYS LLP	06/01/23	6,480.00	MW	IS	
AP CHK 00406215	56187	ELLIS INVESTIGATIONS LAW CO	06/01/23	12,562.50	MW	IS	
AP CHK 00406216	47323	FORD STORE SAN LEANDRO, THE	06/01/23	100,547.95	MW	IS	
AP CHK 00406217	4581	GOLDEN BAY CONSTRUCTION INC	06/01/23	210,807.85	MW	IS	
AP CHK 00406218	36227	GOLDEN GATE TRUCK CENTER	06/01/23	7,481.72	MW	IS	
AP CHK 00406219	17021	HF&H CONSULTANTS LLC	06/01/23	4,875.00	MW	IS	
AP CHK 00406220	57688	HINDERLITER DE LLAMAS AND A	06/01/23	38,700.00	MW	IS	
AP CHK 00406221	31781	INNOVATIVE CLAIM SOLUTIONS	06/01/23	16,032.17	MW	IS	
AP CHK 00406222	57521R	JACK LIN	06/01/23	418.00	MW	IS	
AP CHK 00406223	20073	KIMLEY HORN & ASSOCIATES IN	06/01/23	5,159.62	MW	IS	
AP CHK 00406224	21353	LEGAL AID SOCIETY OF SAN MA	06/01/23	6,417.00	MW	IS	
AP CHK 00406225	37094	LEXISNEXIS RISK DATA MANAGE	06/01/23	17,958.46	MW	IS	
AP CHK 00406226	56232	LOOKINGPOINT INC	06/01/23	12,720.00	MW	IS	
AP CHK 00406227	14277	MAZE & ASSOCIATES INC	06/01/23	600.00	MW	IS	
AP CHK 00406228	38922	MISSIONSQUARE - 801447	06/01/23	5,700.00	MW	IS	
AP CHK 00406229	38922	MISSIONSQUARE - 801447	06/01/23	1,550.00	MW	IS	
AP CHK 00406230	38922	MISSIONSQUARE - 801447	06/01/23	2,250.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406231	55490	NORTHSTAR CHEMICAL	06/01/23	13,506.15	MW	IS	
AP CHK 00406232	50620	PARK ENGINEERING INC	06/01/23	23,598.10	MW	IS	
AP CHK 00406233	53495	PAVEMENT ENGINEERING INC	06/01/23	2,021.25	MW	IS	
AP CHK 00406234	48199	PECKHAM & MCKENNEY	06/01/23	18,000.00	MW	IS	
AP CHK 00406235	57003	PLANTE & MORAN PLLC	06/01/23	10,725.00	MW	IS	
AP CHK 00406236	36106	POLYDYNE INC	06/01/23	27,464.29	MW	IS	
AP CHK 00406237	53664	PROPRINT	06/01/23	7,698.14	MW	IS	
AP CHK 00406238	1143	PUMP REPAIR SERVICE	06/01/23	131,406.11	MW	IS	
AP CHK 00406239	41727R	RAMOS, LEILANI	06/01/23	8,601.73	MW	IS	
AP CHK 00406240	30925	REBUILDING TOGETHER	06/01/23	4,114.86	MW	IS	
AP CHK 00406241	53532	ROBERT HALF TECHNOLOGY	06/01/23	3,948.00	MW	IS	
AP CHK 00406242	46041	SAK CONSTRUCTION OF CA LP	06/01/23	7,347.20	MW	IS	
AP CHK 00406243	52904	SAN FRANCISCO TOYOTA	06/01/23	36,688.99	MW	IS	
AP CHK 00406244	57093	SAN MATEO COUNTY HEALTH	06/01/23	54,822.36	MW	IS	
AP CHK 00406245	18047	SAN MATEO COUNTY PUBLIC	06/01/23	392,156.50	MW	IS	
AP CHK 00406246	35246	SAN MATEO COUNTY SHERIFFS O	06/01/23	14,055.45	MW	IS	
AP CHK 00406247	49441	SC FUELS	06/01/23	30,737.30	MW	IS	
AP CHK 00406248	56750	SCL-NORTH	06/01/23	9,909.63	MW	IS	
AP CHK 00406249	20534	ST FRANCIS ELECTRIC INC	06/01/23	32,975.00	MW	IS	
AP CHK 00406250	29237	SYNAGRO WEST LLC	06/01/23	32,952.94	MW	IS	
AP CHK 00406251	57690	TELEDYNE FLIR SURVEILLANCE	06/01/23	15,943.68	MW	IS	
AP CHK 00406252	37637	ULINE INC	06/01/23	28,392.60	MW	IS	
AP CHK 00406253	48249	VSS INTERNATIONAL INC	06/01/23	245,660.81	MW	IS	
AP CHK 00406254	49085	WEST COAST ARBORISTS INC	06/01/23	12,925.00	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		1,714,486.91		Number of Checks Processed:		52	
		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		1,714,486.91					

CANCELED CHECK:

00406225 37094 LEXISNEXIS RISK DATA MANAGEMENT 17,958.46
Total \$1,696,528.45

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
CB CHK 00061223	49024	JP MORGAN CHASE BANK N	06/12/23	75,495.43	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	75,495.43	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 75,495.43

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406255	57446	A 1 RHINO LININGS	06/15/23	2,140.32	MW	IS	
AP CHK 00406256	57353	ABACUS PRODUCTS INC	06/15/23	600.47	MW	IS	
AP CHK 00406257	57597	AC3	06/15/23	1,090.00	MW	IS	
AP CHK 00406258	56621	ACC BUSINESS	06/15/23	4,268.26	MW	IS	
AP CHK 00406259	55964	ACCELA INC	06/15/23	11,928.28	MW	IS	
AP CHK 00406260	55440R	ACE ROOFING EAST BAY	06/15/23	418.00	MW	IS	
AP CHK 00406261	31324	ACTIVE NETWORK LLC	06/15/23	994.00	MW	IS	
AP CHK 00406262	53351	ADOBE ANIMAL HOSPITAL	06/15/23	296.72	MW	IS	
AP CHK 00406263	13854	AECO SYSTEMS INC	06/15/23	1,776.42	MW	IS	
AP CHK 00406264	47738	AFFELTRANGER, SHARON	06/15/23	85.00	MW	IS	
AP CHK 00406265	56430R	AGUON, ORLANDO	06/15/23	1,069.03	MW	IS	
AP CHK 00406266	1465	ALBERTSONS SAFEWAY	06/15/23	1,420.63	MW	IS	
AP CHK 00406267	14004	ALERT PEST CONTROL COMPANY	06/15/23	3,127.00	MW	IS	
AP CHK 00406268	49642	ALL CITY MANAGEMENT SERVICE	06/15/23	19,697.54	MW	IS	
AP CHK 00406269	37095	ALL INDUSTRIAL ELECTRIC SUP	06/15/23	2,769.42	MW	IS	
AP CHK 00406270	7941	ALLIANT INSURANCE SERVICES	06/15/23	19,293.00	MW	IS	
AP CHK 00406271	22544	ALLSTAR FIRE EQUIPMENT INC	06/15/23	2,858.75	MW	IS	
AP CHK 00406272	56457	ALPHAGRAPHICS #493	06/15/23	652.90	MW	IS	
AP CHK 00406273	3197	ALPINE AWARDS INC	06/15/23	2,161.26	MW	IS	
AP CHK 00406274	39355	ALTA LANGUAGE SERVICES INC	06/15/23	68.00	MW	IS	
AP CHK 00406275	56231	AMAZON CAPITAL SERVICES INC	06/15/23	18,224.80	MW	IS	
AP CHK 00406276	2083	AMERICA COPY & PRINTING CO	06/15/23	1,076.78	MW	IS	
AP CHK 00406277	18513	AMERICAN EAGLE ENTERPRISES	06/15/23	7,350.00	MW	IS	
AP CHK 00406278	45439JPA	AMERICAN MEDICAL RESPONSE	06/15/23	500.00	MW	IS	
AP CHK 00406279	38846	AMERICAN MESSAGING	06/15/23	30.14	MW	IS	
AP CHK 00406280	23273	ANDERSON PACIFIC ENGINEERIN	06/15/23	324,580.80	MW	IS	
AP CHK 00406281	24868	ANIXTER INC	06/15/23	1,646.90	MW	IS	
AP CHK 00406282	57047R	APOLLO ROOFING CO	06/15/23	418.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406283	1259	ARAMARK	06/15/23	179.49	MW	IS	
AP CHK 00406284	53563	ARANDA, MILLIE	06/15/23	840.00	MW	IS	
AP CHK 00406285	57722R	ARENAS, MICHELLE	06/15/23	400.00	MW	IS	
AP CHK 00406286	6413	AT&T MOBILITY	06/15/23	165.56	MW	IS	
AP CHK 00406287	6413	AT&T MOBILITY	06/15/23	2,650.89	MW	IS	
AP CHK 00406288	6413	AT&T MOBILITY	06/15/23	727.34	MW	IS	
AP CHK 00406289	6413	AT&T MOBILITY	06/15/23	854.85	MW	IS	
AP CHK 00406290	29643	AUTO COLLISION CENTER	06/15/23	6,402.92	MW	IS	
AP CHK 00406291	7950	BAY AREA AIR QUALITY MANAGE	06/15/23	2,391.00	MW	IS	
AP CHK 00406292	19892	BAY AREA PAVING COMPANY INC	06/15/23	25,900.00	MW	IS	
AP CHK 00406293	31584R	BEGLEY, SEAN	06/15/23	7,049.39	MW	IS	
AP CHK 00406294	57605R	BENAVIDES, GERALDINA	06/15/23	400.00	MW	IS	
AP CHK 00406295	19200	BIRITE FOODSERVICE DISTRIBU	06/15/23	5,106.36	MW	IS	
AP CHK 00406296	48840	BK TECHNOLOGIES INC	06/15/23	776.93	MW	IS	
AP CHK 00406297	20204	BKF ENGINEERS	06/15/23	1,893.50	MW	IS	
AP CHK 00406298	35495	BLUE WATER TOWING & AUTO SE	06/15/23	250.00	MW	IS	
AP CHK 00406299	56091	BLUEPEARL VETERINARY PARTNE	06/15/23	517.70	MW	IS	
AP CHK 00406300	56068	BRADSHAW CONSTRUCTION	06/15/23	2,238.00	MW	IS	
AP CHK 00406301	3349	BROADMOOR LANDSCAPE SUPPLY	06/15/23	469.62	MW	IS	
AP CHK 00406302	39468	BROADMOOR TOW LLC	06/15/23	250.00	MW	IS	
AP CHK 00406303	3064	BROWN & CALDWELL INC	06/15/23	21,063.46	MW	IS	
AP CHK 00406304	48259	BWNVT MOTORS INC	06/15/23	3,434.17	MW	IS	
AP CHK 00406305	55991	CAL ENGINEERING & GEOLOGY I	06/15/23	27,490.18	MW	IS	
AP CHK 00406306	5642	CAL STEAM	06/15/23	278.54	MW	IS	
AP CHK 00406307	36927	CALCON SYSTEMS INC	06/15/23	70,732.24	MW	IS	
AP CHK 00406308	1196	CALIFORNIA WATER SERVICE CO	06/15/23	295.71	MW	IS	
AP CHK 00406309	1196	CALIFORNIA WATER SERVICE CO	06/15/23	150.95	MW	IS	
AP CHK 00406310	48350	CARTOON ART MUSEUM	06/15/23	80.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406311	28636	CDW GOVERNMENT INC	06/15/23	2,492.65	MW	IS	
AP CHK 00406312	42277	CEL ANALYTICAL INC	06/15/23	5,145.00	MW	IS	
AP CHK 00406313	48009	CENGAGE LEARNING INC / GALE	06/15/23	58.49	MW	IS	
AP CHK 00406314	10299JPA	CENTRAL COUNTY FIRE DEPARTM	06/15/23	14,678.42	MW	IS	
AP CHK 00406315	57733R	CHEN, GARY	06/15/23	3,809.00	MW	IS	
AP CHK 00406316	51345R	CHOW, KELLY	06/15/23	310.02	MW	IS	
AP CHK 00406317	51204	CINTAS CORPORATION	06/15/23	1,822.71	MW	IS	
AP CHK 00406318	3678	CINTAS CORPORATION #464	06/15/23	3,172.42	MW	IS	
AP CHK 00406319	35395	CITY AUTO SUPPLY	06/15/23	1,406.96	MW	IS	
AP CHK 00406320	55905	CITY CONSULTANTS & RESEARCH	06/15/23	18,900.00	MW	IS	
AP CHK 00406321	46465JPA	CITY OF BELMONT	06/15/23	3,072.08	MW	IS	
AP CHK 00406322	6649JPA	CITY OF BRISBANE	06/15/23	2,339.33	MW	IS	
AP CHK 00406323	25602	CITY OF DALY CITY	06/15/23	3,605.07	MW	IS	
AP CHK 00406324	43155JPA	CITY OF DALY CITY	06/15/23	7,985.50	MW	IS	
AP CHK 00406325	5342JPA	CITY OF FOSTER CITY	06/15/23	3,672.08	MW	IS	
AP CHK 00406326	6034JPA	CITY OF PACIFICA	06/15/23	2,532.58	MW	IS	
AP CHK 00406327	55405JPA	CITY OF REDWOOD CITY	06/15/23	4,045.00	MW	IS	
AP CHK 00406328	20562JPA	CITY OF SAN BRUNO	06/15/23	1,035.67	MW	IS	
AP CHK 00406329	46083JPA	CITY OF SAN CARLOS	06/15/23	3,806.92	MW	IS	
AP CHK 00406330	25816JPA	CITY OF SAN MATEO	06/15/23	7,972.75	MW	IS	
AP CHK 00406331	54186	CIVICPLUS INC	06/15/23	500.00	MW	IS	
AP CHK 00406332	56237	CLAREMONT BEHAVIORAL SERVIC	06/15/23	1,339.00	MW	IS	
AP CHK 00406333	25819JPA	COLMA FIRE PROTECTION DISTR	06/15/23	1,862.00	MW	IS	
AP CHK 00406334	47244	COMCAST	06/15/23	90.02	MW	IS	
AP CHK 00406335	49446	COMCAST	06/15/23	108.33	MW	IS	
AP CHK 00406336	51804	COMCAST	06/15/23	407.96	MW	IS	
AP CHK 00406337	56819	COMCAST	06/15/23	192.90	MW	IS	
AP CHK 00406338	57411	COMCAST	06/15/23	166.73	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406339	12578	COMPLETE LINEN SERVICES INC	06/15/23	267.34	MW	IS	
AP CHK 00406340	56253	CORE & MAIN LP	06/15/23	7,399.48	MW	IS	
AP CHK 00406341	30109	CORELOGIC SOLUTIONS LLC	06/15/23	185.00	MW	IS	
AP CHK 00406342	14930	COUNTY OF SAN MATEO	06/15/23	164.51	MW	IS	
AP CHK 00406343	50033	COUNTY OF SAN MATEO	06/15/23	88,287.00	MW	IS	
AP CHK 00406344	42324	CRIME SCENE CLEANERS INC	06/15/23	1,217.00	MW	IS	
AP CHK 00406345	53803R	CRISOSTOMO, ELMER	06/15/23	1,000.00	MW	IS	
AP CHK 00406346	56617R	CRUZ, AURA JOMELIE	06/15/23	721.54	MW	IS	
AP CHK 00406347	48323	CRYSTAL CREAMERY	06/15/23	1,169.94	MW	IS	
AP CHK 00406348	28906	CSG CONSULTANTS INC	06/15/23	3,175.00	MW	IS	
AP CHK 00406349	53632R	CUELLAR, ALEJANDRA	06/15/23	400.00	MW	IS	
AP CHK 00406350	19907	CWEA-TCP	06/15/23	300.00	MW	IS	
AP CHK 00406351	1836	DAILY JOURNAL CORPORATION	06/15/23	536.10	MW	IS	
AP CHK 00406352	2285	DALY CITY COLMA CHAMBER OF	06/15/23	250.00	MW	IS	
AP CHK 00406353	1937	DALY CITY FIREFIGHTERS UNIO	06/15/23	9,054.66	MW	IS	
AP CHK 00406354	48520	DALY CITY PARTNERSHIP	06/15/23	26,308.86	MW	IS	
AP CHK 00406355	9290	DALY CITY POLICE OFFICERS A	06/15/23	8,726.88	MW	IS	
AP CHK 00406356	9290	DALY CITY POLICE OFFICERS A	06/15/23	460.00	MW	IS	
AP CHK 00406357	36807	DALY CITY TEST ONLY	06/15/23	200.00	MW	IS	
AP CHK 00406358	1793	DALY CITY TOOL MART	06/15/23	60.43	MW	IS	
AP CHK 00406359	42706	DASH MEDICAL GLOVES INC	06/15/23	1,142.72	MW	IS	
AP CHK 00406360	51806	DAVID J POWERS & ASSOCIATES	06/15/23	20,936.42	MW	IS	
AP CHK 00406361	1299	DEPARTMENT OF JUSTICE	06/15/23	551.00	MW	IS	
AP CHK 00406362	42371	DIAL GLASS AND WINDOW COMPA	06/15/23	605.00	MW	IS	
AP CHK 00406363	57730R	DICKERMAN, DAN	06/15/23	209.00	MW	IS	
AP CHK 00406364	43302	DITAN, ROLAND L	06/15/23	240.00	MW	IS	
AP CHK 00406365	54557	DKF SOLUTIONS GROUP LLC	06/15/23	1,800.00	MW	IS	
AP CHK 00406366	49596R	DOUGLAS, KAREN	06/15/23	1,722.43	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406367	40801R	DUMANDAN, WILGRACE	06/15/23	721.54	MW	IS	
AP CHK 00406368	48177	EAST BAY TIRE CO	06/15/23	1,128.08	MW	IS	
AP CHK 00406369	56187	ELLIS INVESTIGATIONS LAW CO	06/15/23	11,725.00	MW	IS	
AP CHK 00406370	56297	EME ENTERPRISE INC	06/15/23	533.00	MW	IS	
AP CHK 00406371	45731	EMTRAIN	06/15/23	3,850.00	MW	IS	
AP CHK 00406372	57731R	ENRIQUE CARUZO ROOFING	06/15/23	209.00	MW	IS	
AP CHK 00406373	3786	ENVIRONMENTAL RESOURCE ASSO	06/15/23	162.76	MW	IS	
AP CHK 00406374	56287	EPLUS TECHNOLOGY INC	06/15/23	131.19	MW	IS	
AP CHK 00406375	56435	ESO SOLUTIONS INC	06/15/23	667.58	MW	IS	
AP CHK 00406376	26327	EWING IRRIGATION PRODUCTS I	06/15/23	556.82	MW	IS	
AP CHK 00406377	56752	EXPEDITION COMMUNICATIONS L	06/15/23	2,995.00	MW	IS	
AP CHK 00406378	55996R	EXTERIOR HOME IMPROVEMENT B	06/15/23	1,049.00	MW	IS	
AP CHK 00406379	10971	FEDEX OFFICE	06/15/23	103.36	MW	IS	
AP CHK 00406380	26375	FEINBERG, JEANETTE	06/15/23	1,099.20	MW	IS	
AP CHK 00406381	9922	FERGUSON ENTERPRISES LLC	06/15/23	1,609.26	MW	IS	
AP CHK 00406382	34698	FERROGROUP INC DBA	06/15/23	651.75	MW	IS	
AP CHK 00406383	8081	FIRE PROTECTION PUBLICATION	06/15/23	1,886.00	MW	IS	
AP CHK 00406384	49393	FIRE SAFETY SUPPLY INCORPOR	06/15/23	565.94	MW	IS	
AP CHK 00406385	54716	FIRESTATS LLC	06/15/23	3,075.00	MW	IS	
AP CHK 00406386	19787	FIRST CHOICE COFFEE SERVICE	06/15/23	23.62	MW	IS	
AP CHK 00406387	47589	FLOOR EFFECTS	06/15/23	1,975.90	MW	IS	
AP CHK 00406388	11813	FOLGER GRAPHICS	06/15/23	99.10	MW	IS	
AP CHK 00406389	57726R	FREEMODEL INC	06/15/23	2,519.00	MW	IS	
AP CHK 00406390	57350	FREYER & LAURETA INC	06/15/23	2,824.40	MW	IS	
AP CHK 00406391	57714	FUZIE, CHRISTOPHER	06/15/23	1,320.00	MW	IS	
AP CHK 00406392	57288R	GAO, NAI BIN	06/15/23	3,246.11	MW	IS	
AP CHK 00406393	57736R	GARLAND, BRANDON	06/15/23	1,170.00	MW	IS	
AP CHK 00406394	48247	GCS ENVIRONMENTAL EQUIPMENT	06/15/23	604.08	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406395	55311	GOLDEN STATE EMERGENCY	06/15/23	492.61	MW	IS	
AP CHK 00406396	31925	GOVCONNECTION INC	06/15/23	324.57	MW	IS	
AP CHK 00406397	36985	GRAND INDUSTRIES INC	06/15/23	5,977.90	MW	IS	
AP CHK 00406398	1571	GRANITEROCK	06/15/23	4,348.90	MW	IS	
AP CHK 00406399	29425	GRAPHTECH GRAPHICS	06/15/23	384.56	MW	IS	
AP CHK 00406400	1123	GRAYBAR ELECTRIC CO INC	06/15/23	550.54	MW	IS	
AP CHK 00406401	57660	GREEN HALO SYSTEMS INC	06/15/23	402.00	MW	IS	
AP CHK 00406402	22404	GREG'S TRUCKING SERVICE INC	06/15/23	7,428.35	MW	IS	
AP CHK 00406403	30894	GRM	06/15/23	1,952.57	MW	IS	
AP CHK 00406404	2223	HACH COMPANY	06/15/23	600.47	MW	IS	
AP CHK 00406405	57732R	HAU, JANNIFER	06/15/23	4,909.00	MW	IS	
AP CHK 00406406	57688	HDL SOFTWARE LLC	06/15/23	19,350.00	MW	IS	
AP CHK 00406407	23318	HERC RENTALS INC	06/15/23	12,961.30	MW	IS	
AP CHK 00406408	9049	HI TECH EVS INC	06/15/23	613.21	MW	IS	
AP CHK 00406409	14410R	HIGH QUALITY ROOFING CO	06/15/23	209.00	MW	IS	
AP CHK 00406410	49700	HILL BROTHERS CHEMICAL CO	06/15/23	4,419.23	MW	IS	
AP CHK 00406411	4011	HILTI INC	06/15/23	510.84	MW	IS	
AP CHK 00406412	15857	HOME DEPOT CREDIT SERVICES	06/15/23	11,449.31	MW	IS	
AP CHK 00406413	54590	HOME DEPOT PRO, THE	06/15/23	366.50	MW	IS	
AP CHK 00406414	56109	HONEY BUCKET	06/15/23	459.49	MW	IS	
AP CHK 00406415	57725R	HUANG, JIANXIONG	06/15/23	525.94	MW	IS	
AP CHK 00406416	37457	IDEXX DISTRIBUTION INC	06/15/23	1,230.70	MW	IS	
AP CHK 00406417	56602	ISIDRO, VALENTINO	06/15/23	400.00	MW	IS	
AP CHK 00406418	47829	ITERIS INC	06/15/23	660.00	MW	IS	
AP CHK 00406419	57644R	J A ROOFING	06/15/23	209.00	MW	IS	
AP CHK 00406420	38914	J P COOKE COMPANY	06/15/23	239.55	MW	IS	
AP CHK 00406421	27808	JAMES FORD INC	06/15/23	68,794.83	MW	IS	
AP CHK 00406422	1205	JEFFERSON UNION HIGH SCHOOL	06/15/23	87,386.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406423	57096	JONES, CLEITUS	06/15/23	2,304.00	MW	IS	
AP CHK 00406424	21383R	KALAVERAS, MARJORIE	06/15/23	769.50	MW	IS	
AP CHK 00406425	10144	KAMAN INDUSTRIAL TECHNOLOGI	06/15/23	4,029.69	MW	IS	
AP CHK 00406426	57735	KAPWA BAKING COMPANY	06/15/23	300.00	MW	IS	
AP CHK 00406427	37617	KEMIRA WATER SOLUTIONS INC	06/15/23	6,352.10	MW	IS	
AP CHK 00406428	39604	KIMBALL MIDWEST	06/15/23	65.38	MW	IS	
AP CHK 00406429	20073	KIMLEY HORN & ASSOCIATES IN	06/15/23	8,943.30	MW	IS	
AP CHK 00406430	56070	KIRBY POLYGRAPH & INVESTIGA	06/15/23	1,750.00	MW	IS	
AP CHK 00406431	31870R	KRAUSS, GREGORY	06/15/23	345.75	MW	IS	
AP CHK 00406432	57728R	KWONG, MARY	06/15/23	2,208.61	MW	IS	
AP CHK 00406433	1108	L N CURTIS AND SONS	06/15/23	3,461.07	MW	IS	
AP CHK 00406434	13776	LANGUAGE LINE SERVICES	06/15/23	2,337.78	MW	IS	
AP CHK 00406435	48008LAW	LAW OFFICES OF BURKE WILLIA	06/15/23	934.45	MW	IS	
AP CHK 00406436	52612R	LC HOME BUILDER INC	06/15/23	3,664.84	MW	IS	
AP CHK 00406437	33497	LEGACY MECHANICAL & ENERGY	06/15/23	9,383.54	MW	IS	
AP CHK 00406438	45083	LEHR	06/15/23	231.28	MW	IS	
AP CHK 00406439	56173	LEXISNEXIS CLAIMS SOLUTIONS	06/15/23	17,958.46	MW	IS	
AP CHK 00406440	37094	LEXISNEXIS RISK DATA MANAGE	06/15/23	510.00	MW	IS	
AP CHK 00406441	44624	LIBERTY PROCESS EQUIPMENT I	06/15/23	4,625.72	MW	IS	
AP CHK 00406442	12906LAW	LIEBERT CASSIDY WHITMORE	06/15/23	5,035.50	MW	IS	
AP CHK 00406443	56842R	LIFETIME ROOFING RENOVATION	06/15/23	418.00	MW	IS	
AP CHK 00406444	16440	LINDE GAS & EQUIPMENT INC	06/15/23	240.11	MW	IS	
AP CHK 00406445	14431	LINDE INC	06/15/23	11,112.12	MW	IS	
AP CHK 00406446	29332	LORAL LANDSCAPING	06/15/23	20,952.00	MW	IS	
AP CHK 00406447	49874	LOU'S GLOVES INC	06/15/23	468.00	MW	IS	
AP CHK 00406448	54077	LOWE'S	06/15/23	826.00	MW	IS	
AP CHK 00406449	52155R	MACHU PICCHU ROOFING INC	06/15/23	209.00	MW	IS	
AP CHK 00406450	57723R	MAGALONG, IMELDA	06/15/23	400.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406451	21044	MAKE ME A PRO SPORTS	06/15/23	2,803.50	MW	IS	
AP CHK 00406452	52773R	MANALO, JUSLYN	06/15/23	85.42	MW	IS	
AP CHK 00406453	55192	MARQUEE FIRE PROTECTION	06/15/23	25,865.00	MW	IS	
AP CHK 00406454	54358	MAVERICK NETWORKS INC	06/15/23	598.82	MW	IS	
AP CHK 00406455	25805JPA	MENLO PARK FIRE PROTECTION	06/15/23	11,527.58	MW	IS	
AP CHK 00406456	23949	METRO MOBILE COMMUNICATIONS	06/15/23	1,545.00	MW	IS	
AP CHK 00406457	33993LAW	MEYERS NAVE	06/15/23	3,262.50	MW	IS	
AP CHK 00406458	22863	MIDWEST TAPE INC	06/15/23	2,312.35	MW	IS	
AP CHK 00406459	38446	MIELE INC	06/15/23	629.00	MW	IS	
AP CHK 00406460	54757	MSI FUEL MANAGEMENT	06/15/23	439.63	MW	IS	
AP CHK 00406461	52901	MUNIQUELL LLC	06/15/23	18,574.75	MW	IS	
AP CHK 00406462	49040	NAPIER, NORA	06/15/23	200.00	MW	IS	
AP CHK 00406463	40378R	NEW CITY ROOFING CO INC	06/15/23	209.00	MW	IS	
AP CHK 00406464	49974	NGLIC	06/15/23	1,952.53	MW	IS	
AP CHK 00406465	20019	NORCAL FPO	06/15/23	55.00	MW	IS	
AP CHK 00406466	56820	ODP BUSINESS SOLUTIONS LLC	06/15/23	2,022.20	MW	IS	
AP CHK 00406467	56821	ODP BUSINESS SOLUTIONS LLC	06/15/23	1,038.27	MW	IS	
AP CHK 00406468	56822	ODP BUSINESS SOLUTIONS LLC	06/15/23	2,685.12	MW	IS	
AP CHK 00406469	56335	OPERATIONAL TECHNICAL SERVI	06/15/23	15,012.00	MW	IS	
AP CHK 00406470	55555	OVERDRIVE INC	06/15/23	484.30	MW	IS	
AP CHK 00406471	42838	PACE SUPPLY CORP	06/15/23	1,128.34	MW	IS	
AP CHK 00406472	10360R	PACIFIC GAS & ELECTRIC	06/15/23	312,555.00	MW	IS	
AP CHK 00406473	VOID.CONTINU	Void - Continued Stub	06/15/23	0.00	VM	VD	Void
AP CHK 00406474	VOID.CONTINU	Void - Continued Stub	06/15/23	0.00	VM	VD	Void
AP CHK 00406475	VOID.CONTINU	Void - Continued Stub	06/15/23	0.00	VM	VD	Void
AP CHK 00406476	10360R	PACIFIC GAS & ELECTRIC	06/15/23	336,575.00	MW	IS	
AP CHK 00406477	1216	PACIFIC GAS & ELECTRIC	06/15/23	247,598.78	MW	IS	
AP CHK 00406478	29252	PACIFIC PRODUCE INC	06/15/23	1,903.65	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406479	40269R	PAK'S ROOFING INC	06/15/23	627.00	MW	IS	
AP CHK 00406480	57729R	PALLADINO-HUANG, YING	06/15/23	492.25	MW	IS	
AP CHK 00406481	57724R	PALMA, JUANA	06/15/23	480.00	MW	IS	
AP CHK 00406482	49878	PANIZA, REIGIL	06/15/23	1,800.00	MW	IS	
AP CHK 00406483	39891	PARACLETE PRESS INC	06/15/23	142.44	MW	IS	
AP CHK 00406484	56663	PARTS AUTHORITY LLC	06/15/23	1,519.83	MW	IS	
AP CHK 00406485	57392	PATRIOT ENVIRONMENTAL SERVI	06/15/23	56,948.59	MW	IS	
AP CHK 00406486	56968	PAYMENTUS CORPORATION	06/15/23	2,372.91	MW	IS	
AP CHK 00406487	3297	PENINSULA LIBRARY SYSTEM	06/15/23	3,930.10	MW	IS	
AP CHK 00406488	1936	PENINSULA PEACE OFFICERS AS	06/15/23	163.80	MW	IS	
AP CHK 00406489	29738	PENINSULA UNIFORMS & EQUIPM	06/15/23	391.16	MW	IS	
AP CHK 00406490	27473	PENWORTHY COMPANY, THE	06/15/23	328.36	MW	IS	
AP CHK 00406491	19678	PERS LONG TERM CARE PROGRAM	06/15/23	269.77	MW	IS	
AP CHK 00406492	51799	PET FOOD EXPRESS	06/15/23	24.71	MW	IS	
AP CHK 00406493	47044	PETERSON TRUCKS INC	06/15/23	1,755.21	MW	IS	
AP CHK 00406494	54331	PIIAN SYSTEMS LLC	06/15/23	14,816.59	MW	IS	
AP CHK 00406495	49027	PLACEWORKS INC	06/15/23	33,252.15	MW	IS	
AP CHK 00406496	25817JPA	POINT MONTARA HALF MOON BAY	06/15/23	6,665.25	MW	IS	
AP CHK 00406497	36106	POLYDYNE INC	06/15/23	27,464.29	MW	IS	
AP CHK 00406498	42583R	PROANO, TERESA	06/15/23	1,764.47	MW	IS	
AP CHK 00406499	1143	PUMP REPAIR SERVICE	06/15/23	13,349.13	MW	IS	
AP CHK 00406500	51526	PURETEC INDUSTRIAL WATER	06/15/23	814.91	MW	IS	
AP CHK 00406501	22005	QUADIENT INC	06/15/23	16.48	MW	IS	
AP CHK 00406502	57480R	R & R ROOFING	06/15/23	209.00	MW	IS	
AP CHK 00406503	27398	R & S ERECTION NORTH PENINS	06/15/23	493.75	MW	IS	
AP CHK 00406504	56566	RADWELL INTERNATIONAL LLC	06/15/23	813.11	MW	IS	
AP CHK 00406505	57719R	RANKIN, CATHERINE	06/15/23	325.63	MW	IS	
AP CHK 00406506	48668JPA	RAVNTECH CORPORATION	06/15/23	41,912.59	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406507	55298	RDO EQUIPMENT CO	06/15/23	668.41	MW	IS	
AP CHK 00406508	50803	READYREFRESH	06/15/23	166.89	MW	IS	
AP CHK 00406509	45693	RED MOUNTAIN INC	06/15/23	320.39	MW	IS	
AP CHK 00406510	1687	RED WING SHOES	06/15/23	347.95	MW	IS	
AP CHK 00406511	1200	REPUBLIC SERVICES OF NORTH	06/15/23	1,518,204.08	MW	IS	
AP CHK 00406512	57727R	RICHARDS, JANECE	06/15/23	4,409.00	MW	IS	
AP CHK 00406513	53532	ROBERT HALF TECHNOLOGY	06/15/23	2,982.00	MW	IS	
AP CHK 00406514	13761	ROSS RECREATION EQUIPMENT I	06/15/23	5,555.00	MW	IS	
AP CHK 00406515	18401	RS AMERICAS INC	06/15/23	582.69	MW	IS	
AP CHK 00406516	22771	S & S WORLDWIDE INC	06/15/23	898.30	MW	IS	
AP CHK 00406517	52843R	S F UNDERGROUND	06/15/23	788.90	MW	IS	
AP CHK 00406518	1087	SAFETY KLEEN SYSTEMS INC	06/15/23	385.63	MW	IS	
AP CHK 00406519	51614	SAN MATEO CART SERVICE	06/15/23	750.00	MW	IS	
AP CHK 00406520	12544	SAN MATEO COUNTY CONTROLLER	06/15/23	78,790.60	MW	IS	
AP CHK 00406521	14776	SAN MATEO COUNTY EMS AGENCY	06/15/23	522.00	MW	IS	
AP CHK 00406522	43158JPA	SAN MATEO COUNTY FIRE COUNT	06/15/23	12,775.67	MW	IS	
AP CHK 00406523	56664	SAN MATEO COUNTY FIREFIGHTE	06/15/23	8,946.00	MW	IS	
AP CHK 00406524	32282	SAN MATEO COUNTY NARCOTICS	06/15/23	21,229.00	MW	IS	
AP CHK 00406525	35246	SAN MATEO COUNTY SHERIFFS 0	06/15/23	9,436.30	MW	IS	
AP CHK 00406526	G1MARTINEZ	SAN MATEO COUNTY SHERIFF	06/15/23	112.50	MW	IS	
AP CHK 00406527	9666	SAN MATEO LAWN MOWER SHOP	06/15/23	450.00	MW	IS	
AP CHK 00406528	55607	SANTANA, BRUNO	06/15/23	3,000.00	MW	IS	
AP CHK 00406529	54717	SANTANA, VALERIA CRISTINA	06/15/23	11,800.00	MW	IS	
AP CHK 00406530	57596	SAP AMERICA INC	06/15/23	2,989.36	MW	IS	
AP CHK 00406531	1111	SF - WATER	06/15/23	1,875.00	MW	IS	
AP CHK 00406532	1111	SF - WATER	06/15/23	59,133.25	MW	IS	
AP CHK 00406533	1111	SF - WATER	06/15/23	42,744.86	MW	IS	
AP CHK 00406534	1111	SF - WATER	06/15/23	32,526.27	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406535	1111	SF - WATER	06/15/23	436,444.46	MW	IS	
AP CHK 00406536	1111	SF - WATER	06/15/23	316.00	MW	IS	
AP CHK 00406537	50625R	SF CROWN ROOFING INC	06/15/23	418.00	MW	IS	
AP CHK 00406538	54509	SF UNDERGROUND INC	06/15/23	96,000.00	MW	IS	
AP CHK 00406539	57737	SHARKS POOL TABLES	06/15/23	4,288.53	MW	IS	
AP CHK 00406540	8782	SHERROD, RICHARD	06/15/23	3,795.00	MW	IS	
AP CHK 00406541	56241R	SHEVCHENKO, DANNY	06/15/23	524.11	MW	IS	
AP CHK 00406542	23742	SHOE DEPOT INC	06/15/23	350.00	MW	IS	
AP CHK 00406543	49695	SHRED IT USA	06/15/23	212.49	MW	IS	
AP CHK 00406544	52666	SHRED WORKS INC	06/15/23	207.00	MW	IS	
AP CHK 00406545	57721R	SIBRIAN, HUGO	06/15/23	1,600.00	MW	IS	
AP CHK 00406546	54685	SOLAR ART	06/15/23	3,385.00	MW	IS	
AP CHK 00406547	55808	SOUTHERN COUNTIES LUBRICANT	06/15/23	4,882.42	MW	IS	
AP CHK 00406548	33689R	SOUTHWOOD PLUMBING & HEATIN	06/15/23	812.00	MW	IS	
AP CHK 00406549	56958JPA	STEPFORD	06/15/23	7,356.33	MW	IS	
AP CHK 00406550	57023RJPA	STRATTON, MARGARET	06/15/23	157.40	MW	IS	
AP CHK 00406551	52628R	SUMMIT SHASTA HIGH SCHOOL	06/15/23	400.00	MW	IS	
AP CHK 00406552	41750R	SUMNER, PATRICK	06/15/23	110.00	MW	IS	
AP CHK 00406553	33063	SUPERCO SPECIALTY PRODUCTS	06/15/23	516.60	MW	IS	
AP CHK 00406554	18334	SUPERION LLC	06/15/23	855.00	MW	IS	
AP CHK 00406555	51439	SWEET DELIGHT BAKERY	06/15/23	4,209.00	MW	IS	
AP CHK 00406556	57720R	TALOLO, TASIAEAFE	06/15/23	400.00	MW	IS	
AP CHK 00406557	25674	TARGET SPECIALTY PRODUCTS	06/15/23	1,949.74	MW	IS	
AP CHK 00406558	37535	TELEPATH CORPORATION	06/15/23	716.00	MW	IS	
AP CHK 00406559	51891	TETRA TECH INC	06/15/23	5,485.00	MW	IS	
AP CHK 00406560	1201	THOMSON REUTERS WEST	06/15/23	3,147.00	MW	IS	
AP CHK 00406561	57461R	TICZON, HERSCHEL	06/15/23	1,088.16	MW	IS	
AP CHK 00406562	57220	TMI CONSULTING INC	06/15/23	432.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406563	57718R	TOLENTINO, ANNA	06/15/23	884.00	MW	IS	
AP CHK 00406564	56794	TOOLE DESIGN GROUP LLC	06/15/23	19,279.89	MW	IS	
AP CHK 00406565	31452	TOWNE FORD	06/15/23	50,655.67	MW	IS	
AP CHK 00406566	53970	TRIDENT K9 CONSULTING	06/15/23	1,500.00	MW	IS	
AP CHK 00406567	56973R	TRIO ROOFERS INC	06/15/23	209.00	MW	IS	
AP CHK 00406568	29829	TSAI FONG BOOKS INC	06/15/23	758.42	MW	IS	
AP CHK 00406569	26803	TURBO DATA SYSTEMS INC	06/15/23	26,873.47	MW	IS	
AP CHK 00406570	56222	U-ROCK UTILITY EQUIPMENT IN	06/15/23	534.72	MW	IS	
AP CHK 00406571	56737R	UBR CONSTRUCTION & ROOFING	06/15/23	209.00	MW	IS	
AP CHK 00406572	37637	ULINE INC	06/15/23	13,872.87	MW	IS	
AP CHK 00406573	56630	UNDERGROUND REPUBLIC WATER	06/15/23	5,470.00	MW	IS	
AP CHK 00406574	1110	UNITED STATES POSTAL SERVIC	06/15/23	5,995.00	MW	IS	
AP CHK 00406575	50490	UNITEDHEALTHCARE INSURANCE	06/15/23	373.45	MW	IS	
AP CHK 00406576	32209	UNIVAR SOLUTIONS USA INC	06/15/23	43,040.07	MW	IS	
AP CHK 00406577	46998	UTILITY TELECOM GROUP LLC	06/15/23	1,191.87	MW	IS	
AP CHK 00406578	38095	VALLEY POWER SYSTEMS NORTH	06/15/23	3,092.52	MW	IS	
AP CHK 00406579	29329	VERIZON WIRELESS SERVICES L	06/15/23	3,459.05	MW	IS	
AP CHK 00406580	29329	VERIZON WIRELESS SERVICES L	06/15/23	81.98	MW	IS	
AP CHK 00406581	29329	VERIZON WIRELESS SERVICES L	06/15/23	41.97	MW	IS	
AP CHK 00406582	29329	VERIZON WIRELESS SERVICES L	06/15/23	84.98	MW	IS	
AP CHK 00406583	29329	VERIZON WIRELESS SERVICES L	06/15/23	280.74	MW	IS	
AP CHK 00406584	41056R	VIOLA, ANNA MARIE	06/15/23	769.50	MW	IS	
AP CHK 00406585	21135R	VIRAY, ANASTACIA	06/15/23	5,459.00	MW	IS	
AP CHK 00406586	57426	VOLER STRATEGIC ADVISORS IN	06/15/23	27,000.00	MW	IS	
AP CHK 00406587	1579	VWR INTERNATIONAL LLC	06/15/23	2,952.29	MW	IS	
AP CHK 00406588	36355	WASTEWATER SOLUTIONS INC	06/15/23	4,125.00	MW	IS	
AP CHK 00406589	50485	WAVE BROADBAND	06/15/23	265.29	MW	IS	
AP CHK 00406590	50485	WAVE BROADBAND	06/15/23	95.95	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00406591	50485	WAVE BROADBAND	06/15/23	243.51	MW	IS	
AP CHK 00406592	50485	WAVE BROADBAND	06/15/23	1,295.00	MW	IS	
AP CHK 00406593	50485	WAVE BROADBAND	06/15/23	1,079.95	MW	IS	
AP CHK 00406594	57738	WEST GORRIN, RUTH	06/15/23	800.00	MW	IS	
AP CHK 00406595	30684	WHITE CAP LP	06/15/23	299.48	MW	IS	
AP CHK 00406596	56986	WHOOSTER INC	06/15/23	3,816.00	MW	IS	
AP CHK 00406597	56711	WILLIAM K FAISST CONSULTING	06/15/23	19,382.80	MW	IS	
AP CHK 00406598	54330	WILLIAMS SCOTSMAN INC	06/15/23	763.19	MW	IS	
AP CHK 00406599	36417R	WILLIAMS, ANNE	06/15/23	721.54	MW	IS	
AP CHK 00406600	53781R	WONG, TONY	06/15/23	615.72	MW	IS	
AP CHK 00406601	18388JPA	WOODSIDE FIRE PROTECTION DI	06/15/23	8,271.67	MW	IS	
AP CHK 00406602	53426	WRECO	06/15/23	45,632.00	MW	IS	
AP CHK 00406603	41132	WRIGHT, CHARLAYNE	06/15/23	554.40	MW	IS	
AP CHK 00406604	56640R	XL CONSTRUCTION CORP	06/15/23	29,909.00	MW	IS	
AP CHK 00406605	57215R	YEE, BAYLON	06/15/23	1,018.91	MW	IS	
AP CHK 00406606	12694R	ZALINSKIS, KLAUS	06/15/23	721.54	MW	IS	

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

Total Void Machine Written	0.00	Number of Checks Processed:	3
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	5,220,979.30	Number of Checks Processed:	349
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 5,220,979.30

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406607	47004	4LEAF INC	06/30/23	1,520.00	MW	IS	
AP CHK 00406608	57446	A 1 RHINO LININGS	06/30/23	1,316.88	MW	IS	
AP CHK 00406609	35125	A BLACK TIE AFFAIR INC	06/30/23	1,197.42	MW	IS	
AP CHK 00406610	17838	A M LEONARD INC	06/30/23	758.47	MW	IS	
AP CHK 00406611	25627	A S F ELECTRIC INC	06/30/23	17,301.00	MW	IS	
AP CHK 00406612	57747R	A&J ASSISTED LIVING FACILIT	06/30/23	680.00	MW	IS	
AP CHK 00406613	57353	ABACUS PRODUCTS INC	06/30/23	850.43	MW	IS	
AP CHK 00406614	13334	ABBEY PARTY RENTS INC	06/30/23	865.31	MW	IS	
AP CHK 00406615	57597	AC3	06/30/23	4,000.00	MW	IS	
AP CHK 00406616	56621	ACC BUSINESS	06/30/23	4,268.26	MW	IS	
AP CHK 00406617	15222	ACTION SPORTS	06/30/23	11,195.62	MW	IS	
AP CHK 00406618	53561	ACTION TOWING	06/30/23	863.75	MW	IS	
AP CHK 00406619	34666	AD BRAKES	06/30/23	116.47	MW	IS	
AP CHK 00406620	5034	ADAMSON POLICE PRODUCTS	06/30/23	2,118.57	MW	IS	
AP CHK 00406621	56623	ADVANCED INTEGRATED PEST MA	06/30/23	475.00	MW	IS	
AP CHK 00406622	13854	AECO SYSTEMS INC	06/30/23	6,698.02	MW	IS	
AP CHK 00406623	15226	AFSCME DISTRICT COUNCIL 57	06/30/23	4,705.68	MW	IS	
AP CHK 00406624	39256	AIR EXCHANGE INC	06/30/23	1,721.36	MW	IS	
AP CHK 00406625	57715	AIRBORNE ATHLETICS INC	06/30/23	15,262.76	MW	IS	
AP CHK 00406626	29880	AIRGAS USA LLC	06/30/23	85.78	MW	IS	
AP CHK 00406627	14004	ALERT PEST CONTROL COMPANY	06/30/23	295.00	MW	IS	
AP CHK 00406628	1025	ALHAMBRA	06/30/23	167.86	MW	IS	
AP CHK 00406629	52512R	ALIVIA, ROGELIO & CARMENCIT	06/30/23	500.00	MW	IS	
AP CHK 00406630	37095	ALL INDUSTRIAL ELECTRIC SUP	06/30/23	463.17	MW	IS	
AP CHK 00406631	39657	ALL STAR GLASS	06/30/23	510.15	MW	IS	
AP CHK 00406632	22544	ALLSTAR FIRE EQUIPMENT INC	06/30/23	3,554.46	MW	IS	
AP CHK 00406633	37116	ALPHA ANALYTICAL LABORATORI	06/30/23	10,941.00	MW	IS	
AP CHK 00406634	39355	ALTA LANGUAGE SERVICES INC	06/30/23	136.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406635	2083	AMERICA COPY & PRINTING CO	06/30/23	305.45	MW	IS	
AP CHK 00406636	14988	AMERICAN TOWER CORPORATION	06/30/23	9,061.34	MW	IS	
AP CHK 00406637	42310	AMERINAT	06/30/23	1,033.65	MW	IS	
AP CHK 00406638	24868	ANIXTER INC	06/30/23	1,747.47	MW	IS	
AP CHK 00406639	46585	ANTHEM BLUE CROSS	06/30/23	100.70	MW	IS	
AP CHK 00406640	46585	ANTHEM BLUE CROSS	06/30/23	112.90	MW	IS	
AP CHK 00406641	41864	ANTHEM SPORTS LLC	06/30/23	7,076.33	MW	IS	
AP CHK 00406642	57047R	APOLLO ROOFING CO	06/30/23	209.00	MW	IS	
AP CHK 00406643	35117	ARROWHEAD FORENSICS	06/30/23	869.10	MW	IS	
AP CHK 00406644	1101	AT&T	06/30/23	243.78	MW	IS	
AP CHK 00406645	32577	AT&T	06/30/23	10,497.17	MW	IS	
AP CHK 00406646	32577	AT&T	06/30/23	1,676.13	MW	IS	
AP CHK 00406647	32577	AT&T	06/30/23	362.21	MW	IS	
AP CHK 00406648	45508JPA	AT&T	06/30/23	5,380.88	MW	IS	
AP CHK 00406649	47003	AT&T	06/30/23	113.99	MW	IS	
AP CHK 00406650	47003	AT&T	06/30/23	103.29	MW	IS	
AP CHK 00406651	6413	AT&T MOBILITY	06/30/23	1,327.92	MW	IS	
AP CHK 00406652	6413	AT&T MOBILITY	06/30/23	392.07	MW	IS	
AP CHK 00406653	6413	AT&T MOBILITY	06/30/23	603.60	MW	IS	
AP CHK 00406654	6413	AT&T MOBILITY	06/30/23	2,012.00	MW	IS	
AP CHK 00406655	6413	AT&T MOBILITY	06/30/23	2,651.39	MW	IS	
AP CHK 00406656	6413	AT&T MOBILITY	06/30/23	16,047.18	MW	IS	
AP CHK 00406657	6413	AT&T MOBILITY	06/30/23	1,157.30	MW	IS	
AP CHK 00406658	57758R	ATLAS USA CONCRETE CONSTRUC	06/30/23	500.00	MW	IS	
AP CHK 00406659	57766R	ATTIC EXPRESS CONSTRUCTION	06/30/23	1,259.00	MW	IS	
AP CHK 00406660	29643	AUTO COLLISION CENTER	06/30/23	150.00	MW	IS	
AP CHK 00406661	53625	AVENU	06/30/23	241.03	MW	IS	
AP CHK 00406662	31862	AVENUE CYCLERY	06/30/23	3,596.64	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406663	1232	BAKER & TAYLOR COMPANY INC	06/30/23	14,594.58	MW	IS	
AP CHK 00406664	54719	BARNES WELDING	06/30/23	152.70	MW	IS	
AP CHK 00406665	57762R	BARREDO, MARIA KAYLA	06/30/23	400.00	MW	IS	
AP CHK 00406666	19892	BAY AREA PAVING COMPANY INC	06/30/23	5,582.00	MW	IS	
AP CHK 00406667	1562	BAY AREA WATER SUPPLY & CON	06/30/23	7,655.00	MW	IS	
AP CHK 00406668	8796	BAY CITY BOILER	06/30/23	597.53	MW	IS	
AP CHK 00406669	24544	BAYSIDE EQUIPMENT CO INC	06/30/23	1,236.51	MW	IS	
AP CHK 00406670	55621R	BENNER-BOXER, SHANNON	06/30/23	200.52	MW	IS	
AP CHK 00406671	43714R	BEST EXTERIORS CONSTRUCTION	06/30/23	1,228.00	MW	IS	
AP CHK 00406672	46416R	BEST ROOF CONSTRUCTION CO	06/30/23	418.00	MW	IS	
AP CHK 00406673	38585	BFI OF CALIFORNIA INC	06/30/23	2,522.51	MW	IS	
AP CHK 00406674	19200	BIRITE FOODSERVICE DISTRIBU	06/30/23	14,429.72	MW	IS	
AP CHK 00406675	20204	BKF ENGINEERS	06/30/23	38,881.00	MW	IS	
AP CHK 00406676	22205	BLACKSTONE PUBLISHING	06/30/23	1,076.75	MW	IS	
AP CHK 00406677	57754R	BLO BLOW DRY BAR	06/30/23	207.00	MW	IS	
AP CHK 00406678	57279	BOYS AND GIRLS CLUBS OF THE	06/30/23	140,000.00	MW	IS	
AP CHK 00406679	56068	BRADSHAW CONSTRUCTION	06/30/23	2,227.50	MW	IS	
AP CHK 00406680	57756R	BREAD BASKET, THE	06/30/23	207.00	MW	IS	
AP CHK 00406681	21300	BRISBANE RECYCLING CO INC	06/30/23	2,856.64	MW	IS	
AP CHK 00406682	3349	BROADMOOR LANDSCAPE SUPPLY	06/30/23	1,585.77	MW	IS	
AP CHK 00406683	57742	BROADMOOR TOW	06/30/23	3,663.00	MW	IS	
AP CHK 00406684	VOID.CONTINU	Void - Continued Stub	06/30/23	0.00	VM	VD	Void
AP CHK 00406685	1059	BRODART CO	06/30/23	2,978.47	MW	IS	
AP CHK 00406686	3064	BROWN & CALDWELL INC	06/30/23	60,371.44	MW	IS	
AP CHK 00406687	54853	BRYCE CONSULTING INC	06/30/23	1,235.00	MW	IS	
AP CHK 00406688	57778	BUDGET BLINDS OF SAN FRANCI	06/30/23	3,891.05	MW	IS	
AP CHK 00406689	40454R	C & J ROOFING COMPANY INC	06/30/23	209.00	MW	IS	
AP CHK 00406690	17997	C.L.E.A.	06/30/23	2,376.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406691	54295R	CABLECOM LLC	06/30/23	47,330.00	MW	IS	
AP CHK 00406692	33981	CAGWIN & DORWARD	06/30/23	366.00	MW	IS	
AP CHK 00406693	36927	CALCON SYSTEMS INC	06/30/23	5,126.22	MW	IS	
AP CHK 00406694	23173	CALIFORNIA DIESEL AND POWER	06/30/23	1,240.00	MW	IS	
AP CHK 00406695	57304	CALIFORNIA GENERATOR SERVIC	06/30/23	14,673.19	MW	IS	
AP CHK 00406696	1196	CALIFORNIA WATER SERVICE CO	06/30/23	36.89	MW	IS	
AP CHK 00406697	57760R	CAPE, JOSEPH	06/30/23	500.00	MW	IS	
AP CHK 00406698	17888	CARL WARREN & COMPANY INC	06/30/23	1,435.00	MW	IS	
AP CHK 00406699	57759R	CD LANDSCAPING	06/30/23	500.00	MW	IS	
AP CHK 00406700	28636	CDW GOVERNMENT INC	06/30/23	53,159.48	MW	IS	
AP CHK 00406701	42277	CEL ANALYTICAL INC	06/30/23	2,595.00	MW	IS	
AP CHK 00406702	48009	CENGAGE LEARNING INC / GALE	06/30/23	104.57	MW	IS	
AP CHK 00406703	24769	CENTER POINT LARGE PRINT	06/30/23	95.25	MW	IS	
AP CHK 00406704	40597R	CENTRAL ROOFING INC	06/30/23	522.57	MW	IS	
AP CHK 00406705	54918R	CFY CONSTRUCTION INC	06/30/23	627.00	MW	IS	
AP CHK 00406706	1882	CH BULL COMPANY	06/30/23	946.10	MW	IS	
AP CHK 00406707	57772R	CHAN, SARAH	06/30/23	100.00	MW	IS	
AP CHK 00406708	51770	CHICAGO TITLE COMPANY	06/30/23	145.00	MW	IS	
AP CHK 00406709	57682R	CHOW, EDMOND	06/30/23	100.00	MW	IS	
AP CHK 00406710	51204	CINTAS CORPORATION	06/30/23	4,635.47	MW	IS	
AP CHK 00406711	3678	CINTAS CORPORATION #464	06/30/23	11,859.02	MW	IS	
AP CHK 00406712	3073	CITY CLERKS ASSOCIATION OF	06/30/23	500.00	MW	IS	
AP CHK 00406713	5692	CITY OF SOUTH SAN FRANCISCO	06/30/23	285,190.08	MW	IS	
AP CHK 00406714	40147	CITY TOYOTA	06/30/23	89,681.64	MW	IS	
AP CHK 00406715	54602R	CLAROS CONSTRUCTION	06/30/23	2,909.00	MW	IS	
AP CHK 00406716	18465	CLEARLITE TROPHIES	06/30/23	32.96	MW	IS	
AP CHK 00406717	54474	COLANTUONO HIGHSMITH & WHAT	06/30/23	434.50	MW	IS	
AP CHK 00406718	34153	COMCAST	06/30/23	28.67	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406719	48517	COMCAST	06/30/23	157.45	MW	IS	
AP CHK 00406720	48645	COMCAST	06/30/23	96.00	MW	IS	
AP CHK 00406721	52652	COMCAST	06/30/23	173.82	MW	IS	
AP CHK 00406722	56468	COMCAST	06/30/23	139.45	MW	IS	
AP CHK 00406723	56653	COMCAST	06/30/23	192.90	MW	IS	
AP CHK 00406724	56654	COMCAST	06/30/23	192.90	MW	IS	
AP CHK 00406725	12578	COMPLETE LINEN SERVICES INC	06/30/23	401.01	MW	IS	
AP CHK 00406726	57217R	COSGROVE, JOSHUA	06/30/23	657.11	MW	IS	
AP CHK 00406727	27948	COTTON SHIRES AND ASSOCIATE	06/30/23	27,099.72	MW	IS	
AP CHK 00406728	14930	COUNTY OF SAN MATEO	06/30/23	164.50	MW	IS	
AP CHK 00406729	16128	COUNTY OF SAN MATEO	06/30/23	16,797.00	MW	IS	
AP CHK 00406730	43157JPA	COUNTY OF SAN MATEO	06/30/23	1,060.66	MW	IS	
AP CHK 00406731	1053	CPS HR CONSULTING	06/30/23	3,390.75	MW	IS	
AP CHK 00406732	52003R	CRESCENZI, NICHOLAS	06/30/23	228.74	MW	IS	
AP CHK 00406733	42324	CRIME SCENE CLEANERS INC	06/30/23	108.00	MW	IS	
AP CHK 00406734	48323	CRYSTAL CREAMERY	06/30/23	2,194.70	MW	IS	
AP CHK 00406735	28906	CSG CONSULTANTS INC	06/30/23	21,130.20	MW	IS	
AP CHK 00406736	19907	CWEA-TCP	06/30/23	100.00	MW	IS	
AP CHK 00406737	19907	CWEA-TCP	06/30/23	105.00	MW	IS	
AP CHK 00406738	1042	D C LOCK & SECURITY SERVICE	06/30/23	16.48	MW	IS	
AP CHK 00406739	1836	DAILY JOURNAL CORPORATION	06/30/23	286.50	MW	IS	
AP CHK 00406740	1937	DALY CITY FIREFIGHTERS UNIO	06/30/23	9,054.66	MW	IS	
AP CHK 00406741	30935	DALY CITY POLICE OFFICERS B	06/30/23	1,057.30	MW	IS	
AP CHK 00406742	9290	DALY CITY POLICE OFFICERS A	06/30/23	8,400.00	MW	IS	
AP CHK 00406743	9290	DALY CITY POLICE OFFICERS A	06/30/23	420.00	MW	IS	
AP CHK 00406744	36807	DALY CITY TEST ONLY	06/30/23	80.00	MW	IS	
AP CHK 00406745	55809	DAVE BANG ASSOCIATES INC OF	06/30/23	3,887.07	MW	IS	
AP CHK 00406746	51806	DAVID J POWERS & ASSOCIATES	06/30/23	4,080.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406747	47062R	DEL RIO ROOFING CO INC	06/30/23	209.00	MW	IS	
AP CHK 00406748	52739	DENTONI'S WELDING WORKS INC	06/30/23	3,840.06	MW	IS	
AP CHK 00406749	1299	DEPARTMENT OF JUSTICE	06/30/23	1,080.00	MW	IS	
AP CHK 00406750	20552	DEWEY PEST CONTROL INC	06/30/23	7,308.78	MW	IS	
AP CHK 00406751	42371	DIAL GLASS AND WINDOW COMPA	06/30/23	1,538.00	MW	IS	
AP CHK 00406752	14374	DOOLEY ENTERPRISES INC	06/30/23	24,224.00	MW	IS	
AP CHK 00406753	57393	DTA	06/30/23	10,997.83	MW	IS	
AP CHK 00406754	1061	DUNN EDWARDS CORPORATION	06/30/23	544.53	MW	IS	
AP CHK 00406755	48177	EAST BAY TIRE CO	06/30/23	7,450.06	MW	IS	
AP CHK 00406756	41587	EBI AGGREGATES BRISBANE	06/30/23	80.46	MW	IS	
AP CHK 00406757	40611	ECMS INC	06/30/23	497.59	MW	IS	
AP CHK 00406758	57777R	EDGEVIEW TERRACE APARTMENTS	06/30/23	212.00	MW	IS	
AP CHK 00406759	38067R	EDGEWOOD CENTER FOR CHILDRE	06/30/23	97.00	MW	IS	
AP CHK 00406760	55579	EDWARDS & SONS EQUIPMENT SE	06/30/23	1,530.93	MW	IS	
AP CHK 00406761	54143	EKI ENVIRONMENT & WATER	06/30/23	332.80	MW	IS	
AP CHK 00406762	56297	EME ENTERPRISE INC	06/30/23	404.00	MW	IS	
AP CHK 00406763	3786	ENVIRONMENTAL RESOURCE ASSO	06/30/23	1,200.44	MW	IS	
AP CHK 00406764	57783	ENVIROSIGNS	06/30/23	5,961.99	MW	IS	
AP CHK 00406765	56287	EPLUS TECHNOLOGY INC	06/30/23	109.99	MW	IS	
AP CHK 00406766	1049	EQUIFAX INFORMATION SVCS LL	06/30/23	50.00	MW	IS	
AP CHK 00406767	26327	EWING IRRIGATION PRODUCTS I	06/30/23	1,266.56	MW	IS	
AP CHK 00406768	57507	FACILITY SOLUTIONS GROUP IN	06/30/23	1,626.73	MW	IS	
AP CHK 00406769	57752R	FANLOLI FASHION	06/30/23	212.00	MW	IS	
AP CHK 00406770	36077	FASTENAL COMPANY	06/30/23	302.27	MW	IS	
AP CHK 00406771	17884	FEDEX	06/30/23	522.21	MW	IS	
AP CHK 00406772	10971	FEDEX OFFICE	06/30/23	15.34	MW	IS	
AP CHK 00406773	51955	FERGUSON WELDING SERVICE IN	06/30/23	31,075.00	MW	IS	
AP CHK 00406774	57787R	FERRER, KEVIN	06/30/23	400.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00406775	57751R	FINNEGAN, MARKS THEOFEL & D	06/30/23	212.00	MW	IS	
AP CHK 00406776	19787	FIRST CHOICE COFFEE SERVICE	06/30/23	1,170.57	MW	IS	
AP CHK 00406777	55643	FLORIAN INDUSTRIES INC	06/30/23	3,844.00	MW	IS	
AP CHK 00406778	47323	FORD STORE SAN LEANDRO, THE	06/30/23	48,787.93	MW	IS	
AP CHK 00406779	55616	FOREST STORE	06/30/23	5,200.00	MW	IS	
AP CHK 00406780	G-ORBETA4	FRANCHISE TAX BOARD	06/30/23	284.45	MW	IS	
AP CHK 00406781	54905	GEVEKO MARKINGS INC	06/30/23	2,569.25	MW	IS	
AP CHK 00406782	57763R	GOLDEN TOP ROOFING INC	06/30/23	209.00	MW	IS	
AP CHK 00406783	30509	GOODYEAR COMMERCIAL TIRE &	06/30/23	3,623.68	MW	IS	
AP CHK 00406784	1754	GRAINGER INC	06/30/23	4,404.14	MW	IS	
AP CHK 00406785	36985	GRAND INDUSTRIES INC	06/30/23	116,419.88	MW	IS	
AP CHK 00406786	1571	GRANITEROCK	06/30/23	2,559.05	MW	IS	
AP CHK 00406787	1123	GRAYBAR ELECTRIC CO INC	06/30/23	375.11	MW	IS	
AP CHK 00406788	22404	GREG'S TRUCKING SERVICE INC	06/30/23	5,533.86	MW	IS	
AP CHK 00406789	56363	GRIDLESS POWER CORPORATION	06/30/23	5,069.77	MW	IS	
AP CHK 00406790	30894	GRM	06/30/23	1,952.57	MW	IS	
AP CHK 00406791	57788R	GUIDO RAY, ANGELA	06/30/23	400.00	MW	IS	
AP CHK 00406792	57770R	GUTIERREZ, FABIOLA	06/30/23	400.00	MW	IS	
AP CHK 00406793	2223	HACH COMPANY	06/30/23	16,768.43	MW	IS	
AP CHK 00406794	50087	HANNA INSTRUMENTS USA INC	06/30/23	443.90	MW	IS	
AP CHK 00406795	57749R	HAPPY LEMON	06/30/23	240.62	MW	IS	
AP CHK 00406796	55667	HAZEN AND SAWYER	06/30/23	7,309.55	MW	IS	
AP CHK 00406797	23318	HERC RENTALS INC	06/30/23	1,119.20	MW	IS	
AP CHK 00406798	40302R	HERNANDEZ ROOFING	06/30/23	209.00	MW	IS	
AP CHK 00406799	57244R	HERRERA, LAUREN	06/30/23	5,188.63	MW	IS	
AP CHK 00406800	47155	HEWLETT PACKARD INC	06/30/23	31,740.09	MW	IS	
AP CHK 00406801	17021	HF&H CONSULTANTS LLC	06/30/23	22,687.50	MW	IS	
AP CHK 00406802	9049	HI TECH EVS INC	06/30/23	2,308.31	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406803	49700	HILL BROTHERS CHEMICAL CO	06/30/23	7,568.35	MW	IS	
AP CHK 00406804	4011	HILTI INC	06/30/23	2,531.46	MW	IS	
AP CHK 00406805	54590	HOME DEPOT PRO, THE	06/30/23	3,443.00	MW	IS	
AP CHK 00406806	52392R	HONG'S GENERAL CONSTRUCTION	06/30/23	3,086.83	MW	IS	
AP CHK 00406807	2665	HSQ TECHNOLOGY CORP	06/30/23	19,083.00	MW	IS	
AP CHK 00406808	57444REN	HUB COMMUNITY CORPORATION,	06/30/23	95.61	MW	IS	
AP CHK 00406809	41818	HUNTINGTON COURT REPORTERS	06/30/23	648.98	MW	IS	
AP CHK 00406810	31960	INFORMATION TODAY INC	06/30/23	483.53	MW	IS	
AP CHK 00406811	48933	INFOSEND INC	06/30/23	7,080.23	MW	IS	
AP CHK 00406812	51901	INTEGRATED COMMUNICATION SY	06/30/23	46,324.00	MW	IS	
AP CHK 00406813	57644R	J A ROOFING	06/30/23	418.00	MW	IS	
AP CHK 00406814	38914	J P COOKE COMPANY	06/30/23	150.24	MW	IS	
AP CHK 00406815	24233	JACOBS ASSOCIATES	06/30/23	34,999.49	MW	IS	
AP CHK 00406816	52909R	JACOBS, RICHARD	06/30/23	260.00	MW	IS	
AP CHK 00406817	56192	JAVA CONNECTIONS LLC	06/30/23	54,160.96	MW	IS	
AP CHK 00406818	48182	JETMULCH INC	06/30/23	4,939.77	MW	IS	
AP CHK 00406819	55889	JONES HALL	06/30/23	4,125.00	MW	IS	
AP CHK 00406820	57647R	JOURNEY BUILDERS	06/30/23	209.00	MW	IS	
AP CHK 00406821	55898R	JRG ROOFING INC	06/30/23	209.00	MW	IS	
AP CHK 00406822	32484R	JUHL, MATTHEW	06/30/23	279.93	MW	IS	
AP CHK 00406823	7901	K 119 OF CALIFORNIA INC	06/30/23	362.53	MW	IS	
AP CHK 00406824	47002MED	KAISER PERMANENTE	06/30/23	3,050.41	MW	IS	
AP CHK 00406825	57757R	KAKADIA, DEEPAK	06/30/23	212.00	MW	IS	
AP CHK 00406826	10144	KAMAN INDUSTRIAL TECHNOLOGI	06/30/23	888.99	MW	IS	
AP CHK 00406827	56290R	KAVANAUGH, SEAN	06/30/23	86.00	MW	IS	
AP CHK 00406828	34345	KELLY PIPE COMPANY LLC	06/30/23	2,836.64	MW	IS	
AP CHK 00406829	56294	KELLY SPICERS FACILITIES SO	06/30/23	245.02	MW	IS	
AP CHK 00406830	52853	KIERBEL, AARON	06/30/23	300.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406831	39604	KIMBALL MIDWEST	06/30/23	459.71	MW	IS	
AP CHK 00406832	20073	KIMLEY HORN & ASSOCIATES IN	06/30/23	27,207.78	MW	IS	
AP CHK 00406833	51402R	KLATT, JOHN	06/30/23	52.30	MW	IS	
AP CHK 00406834	1108	L N CURTIS AND SONS	06/30/23	77,079.38	MW	IS	
AP CHK 00406835	13776	LANGUAGE LINE SERVICES	06/30/23	37.09	MW	IS	
AP CHK 00406836	52010	LAUDERDALE, SHANE	06/30/23	13,863.54	MW	IS	
AP CHK 00406837	48008LAW	LAW OFFICES OF BURKE WILLIA	06/30/23	1,254.75	MW	IS	
AP CHK 00406838	28135R	LEE, MALCOLM	06/30/23	212.00	MW	IS	
AP CHK 00406839	57781R	LEE, MAX	06/30/23	2,309.00	MW	IS	
AP CHK 00406840	33497	LEGACY MECHANICAL & ENERGY	06/30/23	2,680.97	MW	IS	
AP CHK 00406841	29200	LEGAL SHIELD	06/30/23	325.00	MW	IS	
AP CHK 00406842	45083	LEHR	06/30/23	584.15	MW	IS	
AP CHK 00406843	57782R	LI, JINHUI	06/30/23	1,169.00	MW	IS	
AP CHK 00406844	12906LAW	LIEBERT CASSIDY WHITMORE	06/30/23	15,512.50	MW	IS	
AP CHK 00406845	47136	LIFEMOVES	06/30/23	7,342.51	MW	IS	
AP CHK 00406846	56842R	LIFETIME ROOFING RENOVATION	06/30/23	209.00	MW	IS	
AP CHK 00406847	57790R	LIMIN, FRESIA DAWN	06/30/23	400.00	MW	IS	
AP CHK 00406848	14431	LINDE INC	06/30/23	18,078.58	MW	IS	
AP CHK 00406849	57768R	LIU, WANSHAN	06/30/23	3,314.45	MW	IS	
AP CHK 00406850	29332	LORAL LANDSCAPING	06/30/23	25,277.50	MW	IS	
AP CHK 00406851	49874	LOU'S GLOVES INC	06/30/23	468.00	MW	IS	
AP CHK 00406852	56875	LUNA SEVILLA, MARGARET ROSE	06/30/23	180.00	MW	IS	
AP CHK 00406853	57666	M DECORATION PARTY RENTAL	06/30/23	130.00	MW	IS	
AP CHK 00406854	44272	MAD SCIENCE OF THE BAY AREA	06/30/23	1,226.40	MW	IS	
AP CHK 00406855	57745R	MAI, ZHAO YING	06/30/23	991.90	MW	IS	
AP CHK 00406856	56594	MASAMORI, DARLENE	06/30/23	739.80	MW	IS	
AP CHK 00406857	57767R	MASTEC NETWORK SOLUTIONS IN	06/30/23	509.00	MW	IS	
AP CHK 00406858	56366	MATRIX CONSULTING GROUP LTD	06/30/23	6,000.00	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406859	57746R	MC ROOFING	06/30/23	209.00	MW	IS	
AP CHK 00406860	57773R	MCGHEE, MICHELLE	06/30/23	4,608.91	MW	IS	
AP CHK 00406861	57739	MERCEDES BENZ OF SAN FRANCI	06/30/23	6,692.53	MW	IS	
AP CHK 00406862	23949	METRO MOBILE COMMUNICATIONS	06/30/23	4,857.26	MW	IS	
AP CHK 00406863	57185	MICRO MOTION INC	06/30/23	153.83	MW	IS	
AP CHK 00406864	55748R	MIKE MC CURDY ROOFING	06/30/23	209.00	MW	IS	
AP CHK 00406865	38922	MISSIONSQUARE - 801447	06/30/23	2,250.00	MW	IS	
AP CHK 00406866	38922	MISSIONSQUARE - 801447	06/30/23	5,700.00	MW	IS	
AP CHK 00406867	38922	MISSIONSQUARE - 801447	06/30/23	575.00	MW	IS	
AP CHK 00406868	15210	MUNICIPAL MAINTENANCE EQUIP	06/30/23	1,636.84	MW	IS	
AP CHK 00406869	52901	MUNIQUELL LLC	06/30/23	385.25	MW	IS	
AP CHK 00406870	50618	N C S LLC	06/30/23	3,012.94	MW	IS	
AP CHK 00406871	49974	NGLIC	06/30/23	1,950.62	MW	IS	
AP CHK 00406872	56545	NOR CAL SIGNAL SUPPLY LLC	06/30/23	1,918.07	MW	IS	
AP CHK 00406873	57785R	NORCAL UNITED BASKETBALL	06/30/23	300.00	MW	IS	
AP CHK 00406874	25761	NORTHERN SAFETY CO INC	06/30/23	1,120.88	MW	IS	
AP CHK 00406875	48064	O BRIEN, DONALD A	06/30/23	359.00	MW	IS	
AP CHK 00406876	57748R	OCEAN AGRO	06/30/23	212.00	MW	IS	
AP CHK 00406877	54672	OCEAN TREASURES SERVICING I	06/30/23	354.31	MW	IS	
AP CHK 00406878	56820	ODP BUSINESS SOLUTIONS LLC	06/30/23	5,183.69	MW	IS	
AP CHK 00406879	56821	ODP BUSINESS SOLUTIONS LLC	06/30/23	685.22	MW	IS	
AP CHK 00406880	56822	ODP BUSINESS SOLUTIONS LLC	06/30/23	7,087.35	MW	IS	
AP CHK 00406881	56335	OPERATIONAL TECHNICAL SERVI	06/30/23	37,409.07	MW	IS	
AP CHK 00406882	57761R	PACHECO, ANDRES MENA	06/30/23	400.00	MW	IS	
AP CHK 00406883	54398	PACIFIC BEACH COALITION	06/30/23	1,000.00	MW	IS	
AP CHK 00406884	1216	PACIFIC GAS & ELECTRIC	06/30/23	171,174.18	MW	IS	
AP CHK 00406885	1216	PACIFIC GAS & ELECTRIC	06/30/23	8,224.39	MW	IS	
AP CHK 00406886	1216	PACIFIC GAS & ELECTRIC	06/30/23	107,830.79	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406887	1216	PACIFIC GAS & ELECTRIC	06/30/23	46,739.25	MW	IS	
AP CHK 00406888	1080	PACIFIC NURSERIES	06/30/23	1,014.04	MW	IS	
AP CHK 00406889	29252	PACIFIC PRODUCE INC	06/30/23	2,206.90	MW	IS	
AP CHK 00406890	53073R	PAN, FUQIANG	06/30/23	3,000.00	MW	IS	
AP CHK 00406891	50620	PARK ENGINEERING INC	06/30/23	35,403.62	MW	IS	
AP CHK 00406892	53495	PAVEMENT ENGINEERING INC	06/30/23	2,680.00	MW	IS	
AP CHK 00406893	48199	PECKHAM & MCKENNEY	06/30/23	9,000.00	MW	IS	
AP CHK 00406894	3297	PENINSULA LIBRARY SYSTEM	06/30/23	194.96	MW	IS	
AP CHK 00406895	1936	PENINSULA PEACE OFFICERS AS	06/30/23	163.80	MW	IS	
AP CHK 00406896	29738	PENINSULA UNIFORMS & EQUIPM	06/30/23	230.62	MW	IS	
AP CHK 00406897	57774	PENNA, MICHAEL G DELLA	06/30/23	950.00	MW	IS	
AP CHK 00406898	19678	PERS LONG TERM CARE PROGRAM	06/30/23	269.77	MW	IS	
AP CHK 00406899	47044	PETERSON TRUCKS INC	06/30/23	169.41	MW	IS	
AP CHK 00406900	57784	PIPE AND PLANT SOLUTIONS IN	06/30/23	1,938.84	MW	IS	
AP CHK 00406901	49027	PLACEWORKS INC	06/30/23	37,066.09	MW	IS	
AP CHK 00406902	57003	PLANTE & MORAN PLLC	06/30/23	8,250.00	MW	IS	
AP CHK 00406903	36106	POLYDYNE INC	06/30/23	41,074.37	MW	IS	
AP CHK 00406904	57789R	PORTILLO, JOSE	06/30/23	250.00	MW	IS	
AP CHK 00406905	53942	PREFERRED ALLIANCE INC	06/30/23	495.56	MW	IS	
AP CHK 00406906	13591	PROJECT READ	06/30/23	4,911.06	MW	IS	
AP CHK 00406907	53664	PROPRINT	06/30/23	402.14	MW	IS	
AP CHK 00406908	40133	PUPPET ART THEATER CO LLC	06/30/23	475.00	MW	IS	
AP CHK 00406909	51526	PURETEC INDUSTRIAL WATER	06/30/23	2.28	MW	IS	
AP CHK 00406910	54044	QUADIENT LEASING USA INC	06/30/23	2,395.74	MW	IS	
AP CHK 00406911	49840	QUALITY CONTROL SERVICES IN	06/30/23	1,532.75	MW	IS	
AP CHK 00406912	3027	R & H REPAIRS	06/30/23	2,898.53	MW	IS	
AP CHK 00406913	27398	R & S ERECTION NORTH PENINS	06/30/23	11,472.00	MW	IS	
AP CHK 00406914	14449	R & S ERECTION OF SAN MATEO	06/30/23	806.50	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406915	57109R	R A THOMSON ROOFING	06/30/23	209.00	MW	IS	
AP CHK 00406916	48668JPA	RAVNTECH CORPORATION	06/30/23	5,796.78	MW	IS	
AP CHK 00406917	50803	READYREFRESH	06/30/23	396.81	MW	IS	
AP CHK 00406918	1687	RED WING SHOES	06/30/23	697.17	MW	IS	
AP CHK 00406919	53532	ROBERT HALF TECHNOLOGY	06/30/23	3,696.00	MW	IS	
AP CHK 00406920	57775	ROMERO, MANUEL ALEX	06/30/23	340.00	MW	IS	
AP CHK 00406921	13761	ROSS RECREATION EQUIPMENT I	06/30/23	4,678.73	MW	IS	
AP CHK 00406922	22771	S & S WORLDWIDE INC	06/30/23	2,569.70	MW	IS	
AP CHK 00406923	52843R	S F UNDERGROUND	06/30/23	2,000.00	MW	IS	
AP CHK 00406924	46041	SAK CONSTRUCTION OF CA LP	06/30/23	30,336.80	MW	IS	
AP CHK 00406925	57764R	SALAS, ARMISELA	06/30/23	1,259.00	MW	IS	
AP CHK 00406926	57755R	SALON DE ANNIE	06/30/23	207.00	MW	IS	
AP CHK 00406927	52904	SAN FRANCISCO TOYOTA	06/30/23	40,198.69	MW	IS	
AP CHK 00406928	51166	SAN MATEO COUNTY ELECTIONS	06/30/23	138,023.70	MW	IS	
AP CHK 00406929	56664	SAN MATEO COUNTY FIREFIGHTE	06/30/23	8,946.00	MW	IS	
AP CHK 00406930	35246	SAN MATEO COUNTY SHERIFFS O	06/30/23	6,882.70	MW	IS	
AP CHK 00406931	G1MARTINEZ	SAN MATEO COUNTY SHERIFF	06/30/23	112.50	MW	IS	
AP CHK 00406932	1790	SAN MATEO COUNTY TRANSIT DI	06/30/23	74,617.00	MW	IS	
AP CHK 00406933	13987MED	SAN MATEO MEDICAL CENTER	06/30/23	6,600.00	MW	IS	
AP CHK 00406934	49441	SC FUELS	06/30/23	32,190.63	MW	IS	
AP CHK 00406935	24148	SCHOLASTIC INC	06/30/23	2,993.57	MW	IS	
AP CHK 00406936	55315	SCHOOL SPORT INC	06/30/23	9,025.00	MW	IS	
AP CHK 00406937	56750	SCL-NORTH	06/30/23	3,761.51	MW	IS	
AP CHK 00406938	53448	SEROLOGICAL RESEARCH INSTIT	06/30/23	6,605.00	MW	IS	
AP CHK 00406939	50625R	SF CROWN ROOFING INC	06/30/23	209.00	MW	IS	
AP CHK 00406940	54509	SF UNDERGROUND INC	06/30/23	3,270.00	MW	IS	
AP CHK 00406941	57769R	SHA, ROGER	06/30/23	959.00	MW	IS	
AP CHK 00406942	57737	SHARKS POOL TABLES	06/30/23	2,660.79	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406943	56241R	SHEVCHENKO, DANNY	06/30/23	110.00	MW	IS	
AP CHK 00406944	23742	SHOE DEPOT INC	06/30/23	4,934.68	MW	IS	
AP CHK 00406945	52666	SHRED WORKS INC	06/30/23	253.00	MW	IS	
AP CHK 00406946	51449	SIMPSON GUMPERTZ & HEGER IN	06/30/23	2,072.50	MW	IS	
AP CHK 00406947	32237	SMART & FINAL STORES LLC	06/30/23	2,310.80	MW	IS	
AP CHK 00406948	24287	SMART APPLE MEDIA	06/30/23	897.91	MW	IS	
AP CHK 00406949	8732	SMITH EMERY COMPANY	06/30/23	1,351.30	MW	IS	
AP CHK 00406950	2055	SOUTH CITY LUMBER & SUPPLY	06/30/23	17.49	MW	IS	
AP CHK 00406951	55808	SOUTHERN COUNTIES LUBRICANT	06/30/23	4,954.13	MW	IS	
AP CHK 00406952	57167	SPECIALTY SERVICES	06/30/23	6,900.00	MW	IS	
AP CHK 00406953	51258	SPOSETO ENGINEERING INC	06/30/23	71,516.00	MW	IS	
AP CHK 00406954	55731R	SRC ROOFING	06/30/23	209.00	MW	IS	
AP CHK 00406955	20534	ST FRANCIS ELECTRIC INC	06/30/23	11,955.00	MW	IS	
AP CHK 00406956	45112JPA	STATE COMPENSATION INSURANC	06/30/23	291.50	MW	IS	
AP CHK 00406957	3613	STATIONARY ENGINEERS LOCAL	06/30/23	3,875.20	MW	IS	
AP CHK 00406958	56958JPA	STEPFORD	06/30/23	700.00	MW	IS	
AP CHK 00406959	1090	STEWART CHEVROLET CADILLAC	06/30/23	1,815.50	MW	IS	
AP CHK 00406960	57023RJPA	STRATTON, MARGARET	06/30/23	95.17	MW	IS	
AP CHK 00406961	51439	SWEET DELIGHT BAKERY	06/30/23	4,029.00	MW	IS	
AP CHK 00406962	34747	SWINERTON MANAGEMENT & CONS	06/30/23	33,727.00	MW	IS	
AP CHK 00406963	54332	SYN TECH SYSTEMS INC	06/30/23	2,200.00	MW	IS	
AP CHK 00406964	29237	SYNAGRO WEST LLC	06/30/23	69,061.79	MW	IS	
AP CHK 00406965	47668R	SYSTEMS PAVING	06/30/23	500.00	MW	IS	
AP CHK 00406966	45319	T MOBILE USA INC	06/30/23	100.00	MW	IS	
AP CHK 00406967	45319	T MOBILE USA INC	06/30/23	25.00	MW	IS	
AP CHK 00406968	57744R	TAN, PRECIOSA	06/30/23	238.02	MW	IS	
AP CHK 00406969	57734	TAPCO INC	06/30/23	4,067.81	MW	IS	
AP CHK 00406970	56988	TARRAR UTILITY CONSULTANTS	06/30/23	5,691.75	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
AP CHK 00406971	2798	TEAMSTERS LOCAL 856	06/30/23	3,097.00	MW	IS	
AP CHK 00406972	56316	TECH ELECTRIC	06/30/23	800.00	MW	IS	
AP CHK 00406973	13852	TELECOMMUNICATIONS ENGINEER	06/30/23	5,938.15	MW	IS	
AP CHK 00406974	42970JPA	TELECOMMUNICATIONS ENGINEER	06/30/23	15,378.00	MW	IS	
AP CHK 00406975	1787	TELSTAR INSTRUMENTS INC	06/30/23	1,315.00	MW	IS	
AP CHK 00406976	57753R	TENIR LLC	06/30/23	212.00	MW	IS	
AP CHK 00406977	57776	TEREX GLOBAL GMBH	06/30/23	209.94	MW	IS	
AP CHK 00406978	51891	TETRA TECH INC	06/30/23	2,371.08	MW	IS	
AP CHK 00406979	53452	THATCHER COMPANY OF CALIFOR	06/30/23	30,380.44	MW	IS	
AP CHK 00406980	57780R	TIRADO, JOSE	06/30/23	209.00	MW	IS	
AP CHK 00406981	22184R	TOM LEE ROOFING INC	06/30/23	627.00	MW	IS	
AP CHK 00406982	31452	TOWNE FORD	06/30/23	94,518.86	MW	IS	
AP CHK 00406983	35833	TOYOTA MATERIAL HANDLING NO	06/30/23	27,011.91	MW	IS	
AP CHK 00406984	52033	TRIEPEI SMITH & ASSOCIATES	06/30/23	1,757.70	MW	IS	
AP CHK 00406985	54977	TRUGRIT TRACTION INC	06/30/23	2,575.00	MW	IS	
AP CHK 00406986	57771R	TUN, AUNG AUNG	06/30/23	29.95	MW	IS	
AP CHK 00406987	57186	TURNER ADVISEMENT LLC	06/30/23	6,525.00	MW	IS	
AP CHK 00406988	37637	ULINE INC	06/30/23	13,034.74	MW	IS	
AP CHK 00406989	56630	UNDERGROUND REPUBLIC WATER	06/30/23	13,641.76	MW	IS	
AP CHK 00406990	57303	UNIFIED POWER	06/30/23	3,646.50	MW	IS	
AP CHK 00406991	32209	UNIVAR SOLUTIONS USA INC	06/30/23	40,025.15	MW	IS	
AP CHK 00406992	39811	UPS	06/30/23	82.03	MW	IS	
AP CHK 00406993	7873	URBAN FARMER STORE, THE	06/30/23	608.84	MW	IS	
AP CHK 00406994	56133	US DIGITAL DESIGNS INC	06/30/23	2,080.20	MW	IS	
AP CHK 00406995	47099JPA	UTILITY TELECOM GROUP LLC	06/30/23	10,093.53	MW	IS	
AP CHK 00406996	29329	VERIZON WIRELESS SERVICES L	06/30/23	263.90	MW	IS	
AP CHK 00406997	29329	VERIZON WIRELESS SERVICES L	06/30/23	46.97	MW	IS	
AP CHK 00406998	29329	VERIZON WIRELESS SERVICES L	06/30/23	1,869.25	MW	IS	

Document	Payee ID	Payee Name	Date	Amount	Type	Stat	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP CHK 00406999	29329	VERIZON WIRELESS SERVICES L	06/30/23	256.82	MW	IS	
AP CHK 00407000	29329	VERIZON WIRELESS SERVICES L	06/30/23	1,392.37	MW	IS	
AP CHK 00407001	29329	VERIZON WIRELESS SERVICES L	06/30/23	140.91	MW	IS	
AP CHK 00407002	29329	VERIZON WIRELESS SERVICES L	06/30/23	46.97	MW	IS	
AP CHK 00407003	27181	VORTEX INDUSTRIES INC	06/30/23	5,037.84	MW	IS	
AP CHK 00407004	1579	VWR INTERNATIONAL LLC	06/30/23	5,732.73	MW	IS	
AP CHK 00407005	57765R	WANG, YUFAN	06/30/23	811.00	MW	IS	
AP CHK 00407006	57779R	WATSON, THOM	06/30/23	284.92	MW	IS	
AP CHK 00407007	50485	WAVE BROADBAND	06/30/23	95.95	MW	IS	
AP CHK 00407008	50485	WAVE BROADBAND	06/30/23	99.90	MW	IS	
AP CHK 00407009	50485	WAVE BROADBAND	06/30/23	249.95	MW	IS	
AP CHK 00407010	3691	WECO INDUSTRIES LLC	06/30/23	155.34	MW	IS	
AP CHK 00407011	49085	WEST COAST ARBORISTS INC	06/30/23	25,315.00	MW	IS	
AP CHK 00407012	38244	WESTERN PACIFIC SIGNAL LLC	06/30/23	4,305.00	MW	IS	
AP CHK 00407013	36888	WESTERN TRUCK FABRICATION I	06/30/23	170.02	MW	IS	
AP CHK 00407014	30684	WHITE CAP LP	06/30/23	2,273.89	MW	IS	
AP CHK 00407015	37647	WISS JANNEY ELSTNER ASSOCIA	06/30/23	2,145.00	MW	IS	
AP CHK 00407016	25139	WITMER PUBLIC SAFETY GROUP	06/30/23	272.54	MW	IS	
AP CHK 00407017	21984	WONG, ANTHONY	06/30/23	1,960.20	MW	IS	
AP CHK 00407018	43396R	YAMA CONSTRUCTION	06/30/23	4,452.73	MW	IS	
AP CHK 00407019	57750R	YANG, ANDREW	06/30/23	419.00	MW	IS	
AP CHK 00407020	52167R	YU, RAYMOND	06/30/23	209.00	MW	IS	
AP CHK 00407021	57717	ZOLL MEDICAL CORPORATION	06/30/23	263.70	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:	1
		Total Void Hand Written		0.00			Number of Checks Processed:	0
		Total Machine Written		3,447,615.17			Number of Checks Processed:	414
		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		3,447,615.17				



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 24, 2023

Subject: Rezone of 1618 Sullivan Avenue to CC Commercial Cannabis Combining District – Zone Change ZC-03-23-016151

Recommended Action

Approve the rezone of the parcel at 1618 Sullivan Avenue to be included in the Commercial Cannabis (-CC) Combining District.

Planning Commission Discussion

On June 6, 2023, the Planning Commission voted 4-0 to recommend the City Council approve the proposed rezoning with a suggestion that the City Council also remove the CC Commercial Cannabis Combining District designation from property encompassing the City Lights eligibility zone. Planning Commission discussion topics are discussed in bold italics.

Background

The applicant, Culture Cannabis Club, is proposing to rezone the entire parcel at 1618 Sullivan Avenue to be included in the Commercial Cannabis (-CC) Combining District (see Attachment A – Site Location). The property is presently zoned C-R/O Commercial Retail and Office by the Sullivan Corridor Specific Plan and would be rezoned to C-R/O-CC, Commercial Retail and Office, Commercial Cannabis under the current proposal.

The City Council considered a similar proposal two years ago with a recommendation for approval from the Planning Commission. On June 28, 2021, the City Council denied the request however on a 2-2 vote. The current application is different from the previous proposal because this applicant is proposing that 1618 Sullivan Avenue be the only property situated within a newly created eligibility zone. Where the previous proposal added the property to the 23 properties in Eligibility Zone #1, this proposal does not increase the number of potential cannabis retailers in Eligibility Zone #1, which lies roughly between Sullivan Avenue and Junipero Serra Boulevard, north of Washington Street.

The existing two-story building contains approximately 9,600 square feet and is occupied by six tenants, including Dos Charros, Mailbox USA, Golden Nail Salon, SF Dermatology, Washington Dental, and Farmer Insurance (Attachment B – Site Photos). The applicant would occupy a 2,000 square foot space in the building's second floor.

Discussion

In March 2021, the City Council amended Title 17 of the Daly City Municipal Code (Zoning Ordinance) to include the Commercial Cannabis (-CC) Combining District, an overlay district where cannabis retail sales can occur without the requirement for a use permit. The amendment was part of a series of actions by the City Council to allow the legal retail sale of cannabis in Daly City

after California voters enacted Proposition 64 in 2016. The proposition effectively allowed the legal retail sale of non-medical cannabis throughout the state, subject to local approval.

In adopting the Commercial Cannabis (-CC) Combining District, the City Council implemented an approximate 600-foot buffer zone around schools and youth centers throughout Daly City. Certain properties were excluded from the overlay district even if they were outside the buffer zone, including gasoline stations and those properties zoned PD (Planned Development). The latter exclusion removed the ability for cannabis retail sales at Serramonte Shopping Center and Westlake Shopping Center. The City Council also opted to preclude the retail sales of cannabis in several areas, including School Street, Mission Street, Geneva Avenue, and Junipero Serra Boulevard.

Aggregating the buffer zones arounds schools and youth centers, the exclusions identified in the previous paragraph, and properties excluded by the City Council, the following areas were permitted for the retail sale of cannabis:

1. Skyline Plaza Shopping Center
2. Saint Francis Square Shopping Center
3. Alto Serramonte Shopping Center
4. Gellert Marketplace
5. Serramonte Plaza (office building south of Gellert Marketplace)
6. City Heights Shopping Center
7. Commercially-zone properties north of Pierce Street between Sullivan Avenue and Edgeworth Avenue

As approved, the combining district now applies to approximately 63 properties in six distinct eligibility zones (see Attachment C – Adopted Retail Cannabis Eligibility Zones). Because each eligibility zone permits one cannabis retailer, the total number of potential retailers is presently capped at six, citywide.

Under the current proposal, the applicant requests not only to rezone the property for inclusion in Commercial Cannabis (-CC) Combining District, but also that the City Council establish a new seventh eligibility zone. The applicant has provided a letter explaining the rationale for this request (see Attachment D – Letter from Culture Cannabis Club). The primary reason for this specific aspect of the request is to eliminate the potential for a second cannabis retail facility in Eligibility Zone #1.

Staff remains supportive of this location as a retail cannabis use because the subject property seems well-suited for the use. There are no residences adjacent to the property, the property is not within 600 feet of any school or youth center, and the property is situated in an area generally occupied by retail, office, and automotive service uses (see Attachment E – Cannabis Buffer Zone Map). The adjacent property to the south and west is an AT&T office/corporation yard facility. The property across Sullivan Avenue to the east is an SFPUC pumping station, with Interstate 280 beyond. A SpeedDee Oil Change and Tune Up facility is immediately adjacent to the north. The nearest residential use exists across Washington Street in the mixed-use office apartment building situated at the northwest corner of Washington and Sullivan Avenues.

If the rezoning is approved, a cannabis retailer could occupy any of the building's spaces, subject to the limitations established by the overlay. The Planning Division consulted with the Police Department and the Department had no objection to the rezoning. The rezoning would have no impacts to utility provision at the site.

- *Commissioner Faapuaa asked if there was a law that provided a maximum number of retail cannabis businesses that were allowed in Daly City. Staff explained when the City Council adopted the retail cannabis ordinance, there were separation requirements from future cannabis retail uses to other uses, such as schools, and that ultimately the City council decided to exclude retail cannabis on all parcels east of Interstate 280 and in the City's Bayshore neighborhood.*
- *Commissioner Faapuaa asked what is the need to have seven retail cannabis locations in Daly City. Staff stated that it is unlikely there will be seven because several shopping center owners are either planning to redevelop their properties with uses other than retail or have no interest in allowing retail cannabis sales on their property.*
- *The applicant and owner of Culture Cannabis, Devon Julian, stated that there is a limit of one retail use per Eligibility Zone and that Culture Cannabis was an awardee of permit in Eligibility Zone 6. He stated that even though he had signed a lease, the owner of City Lights Shopping Center will not be able to abide by the lease because Mercedes Benz has the intention to demolish the shopping center and expand its dealership onto the property. He added that it has been his experience and that of other cannabis retailers that there seems to be little interest on the part of property owners in other Daly City Eligibility Zones to allow the retail sale of cannabis on their property.*
- *Commissioner Proaño suggested that the Planning Commission recommend the City Council rezone property associated with Eligibility Zone 6 to remove it from the Commercial Cannabis (-CC) Combining District should it desire to approve the rezoning proposal.*

Environmental Assessment

The proposed rezoning is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section of 15061 - Review for Exemption. The proposed rezoning would not have the potential to cause significant effects on the environment and it can be seen with certainty that there is no possibility that the regulations would have a significant effect on the environment.

Findings

The Planning Commission has found that the proposed Zone Change ZC-03-23-016151, rezoning 1618 Sullivan Avenue to be included in the CC Commercial Cannabis Combining District is in accordance with Titles 5 and 17 of the Daly City Municipal Code. Approval of the proposed amendments to the Zoning Ordinance will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in Daly City. The proposed project would not be injurious or detrimental to property and improvements in any neighborhood or result in substantial environmental damage or disturbance. The Planning Commission is recommending that the City Council adopt the following findings of fact:

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 July 24, 2023; notice of said hearing was by newspaper publication, and posting and first class mailing to property owners within 300 feet of any property proposed for rezoning to the Commercial Cannabis Combining District, on July 13, 2023;
2. In October 2019, the City Council amended Title 5 of the Daly City Municipal Code to include Chapter 5.104 – Commercial Cannabis Regulations, authorizing commercial cannabis activities and establishing the process for permitting and regulating commercial cannabis activities in Daly City;
3. In March 2021, the City Council amended Title 17 of the Daly City Municipal Code (Zoning Ordinance) to include the Commercial Cannabis (-CC) Combining District, an overlay district where cannabis retail sales can occur without the requirement for a use permit;
4. As approved, the combining district now applies to approximately 63 properties in six distinct eligibility zones;
5. The applicant has proposed rezoning the entire parcel at 1618 Sullivan Avenue to be included in the Commercial Cannabis (-CC) Combining District, whereby the new zoning C-R/O-CC, Commercial Retail and Office, Commercial Cannabis;
6. The City Council finds that the subject property is well-suited for a retail cannabis use. There are no residences adjacent to the property, the property is not within 600 feet of any school or youth center, and the property is situated in an area generally occupied by retail, office, and automotive service uses;
7. Based on the merits of the proposed rezoning, the Daly City Police Department has issued no objection to it. Any future potential retailer at the subject address would be required to obtain a commercial cannabis business license at which time further review of the specific application would be considered by the City; and
8. The proposed rezoning is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section of 15061 - Review for

Exemption. The proposed rezoning would not have the potential to cause significant effects on the environment and it can be seen with certainty that there is no possibility that the regulations would have a significant effect on the environment.

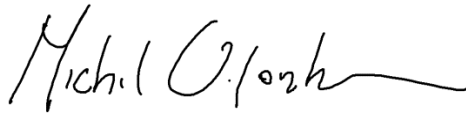
Recommendations

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

1. Adopt the Findings as outlined herein;
2. Find that the proposed regulations are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section of 15061 - Review for Exemption; and
3. Approve Zone Change ZC-03-23-016151, rezoning 1618 Sullivan Avenue to be included in the CC Commercial Cannabis Combining District.

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

Respectfully submitted,



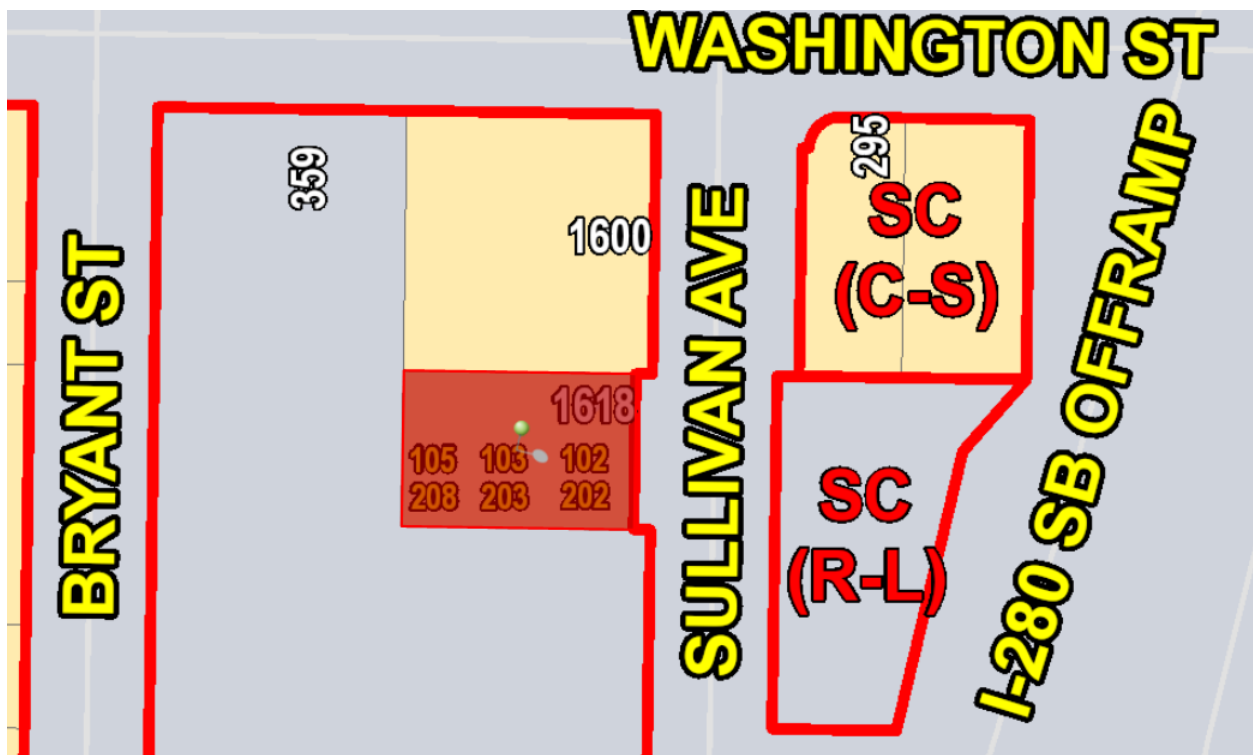
Michael Van Lonkhuysen
Planning Manager

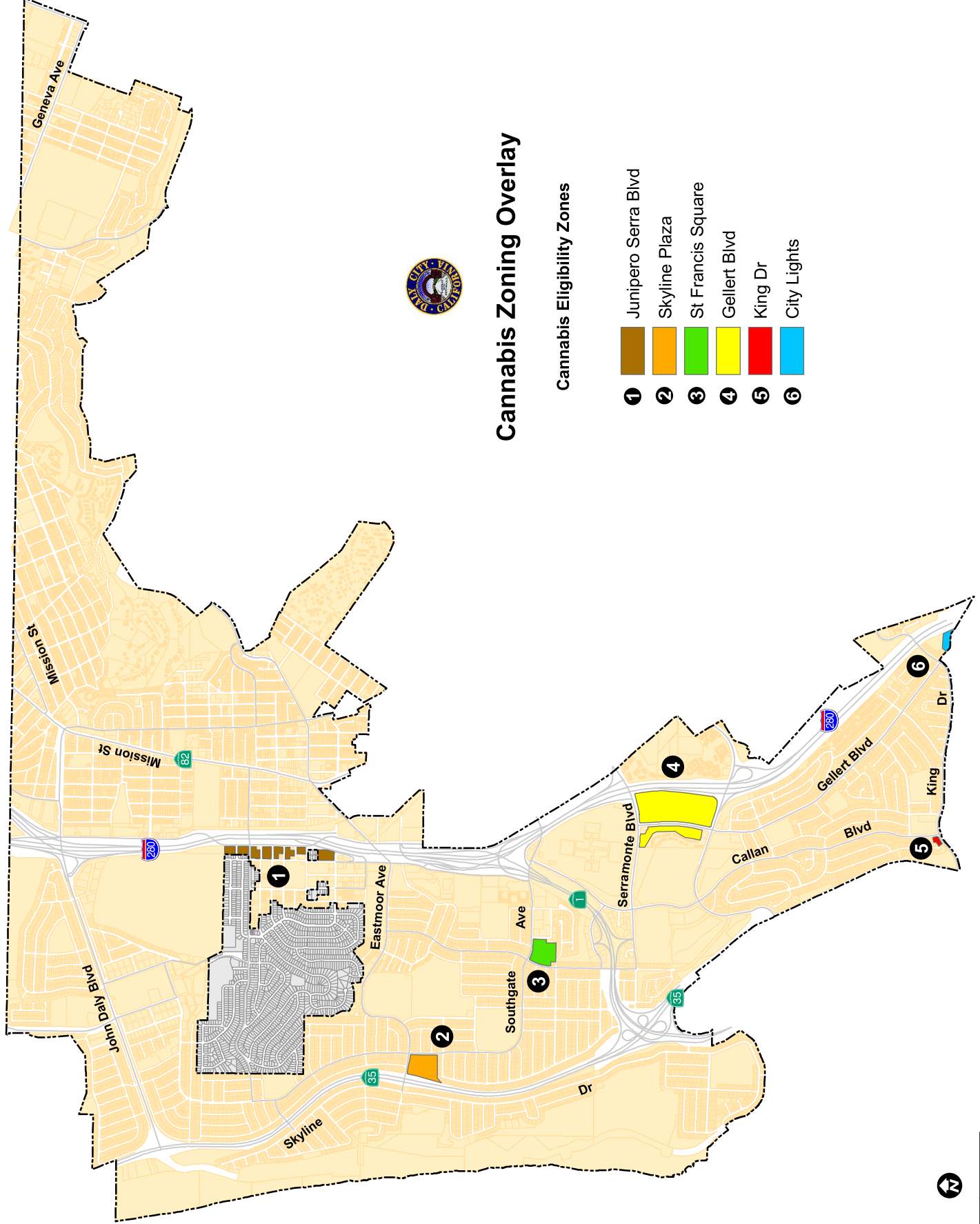


Tatum Mothershead
Director of Economic and Community
Development

Attachments

- Attachment A – Site Location
- Attachment B – Site Photos
- Attachment C – Adopted Retail Cannabis Eligibility Zones
- Attachment D – Letter from Culture Cannabis Club
- Attachment E – Cannabis Buffer Zone Map





Cannabis Zoning Overlay

Cannabis Eligibility Zones

- 1 Junipero Serra Blvd
- 2 Skyline Plaza
- 3 St Francis Square
- 4 Gellert Blvd
- 5 King Dr
- 6 City Lights







To Whom it May Concern,

Culture Cannabis Club would like to request adding the address 1618 Sullivan Ave, Daly City CA which is APN 006352120 to the Cannabis Overlay District map as an allowable parcel for storefront cannabis retail. The property is zoned properly for commercial use, meets all sensitive use setback requirements per city and state regulations, is perfectly situation near a major freeway, and would be in the best interest of the community increasing access for medicinal and adult use clients alike.

Currently there is no access to medicinal and adult use cannabis in the southwest and central regions of Daly City. This is due to no property being available in Zone 3 St Francis Square, Zone 4 Gellert Blvd, and our original awarded license in Zone 6 City Lights not being viable. Culture was awarded a license in Zone 6 the City Lights district but has learned that the landlord was not going to extend the lease. The landlord has plans to demolish the building and expand the Mercedes Dealership property to this location. This rendered the project in Zone 6 which was originally awarded to Culture impossible to bring to fruition. Culture cannot invest \$750,000 it would take to renovate the space with less than a year and a half to recover the investment.

Currently Daly City only has 3 of the original 6 allowable zones with viable properties. This means that residents must commute long distances to access legal cannabis. This increases the prevalence of unlicensed retailers and delivery companies bringing untested and potentially contaminated products into the community. For those residents that understand the importance of purchasing from a licensed retailer versus an unlicensed one they are commuting to the nearest locations increasing traffic and polluting the environment more than necessary. Also, the Daly City and the residents are not fully maximizing the tax revenue that had been originally planned when the City Council originally opted to have 6 districts allowing one license per district. See attached cannabis overlay map with

Culture Cannabis Club is still very interested in serving the Daly City community with high quality cannabis products at low prices. We have a contract in place with the landlord of the proposed property and would be able to build out and begin operating within 4 months of receiving building permits. We have already been awarded a license in the city, so the principals have backgrounds approved and an intimate knowledge of how to get through Building/Safety departments, Police, and Planning assigned to cannabis retailers. Attached is our corporate deck showing our experience, current licenses in the state of California totaling 26, our commitment to local high paying jobs, our investments into local nonprofits and community groups, and our unique retail concept.



Culture along with the owner of the land respectfully request that you add 1618 Sullivan Ave to the Cannabis Zoning overlay district map and allow Culture to operate. This would increase legal access for residents, add needed jobs to the area, increase tax revenue for City expenses, and would allow Culture the chance to serve Daly City. Feel free to reach out to CEO Devon Julian at Devon@culturecannabisclub.com with questions or concerns.

Respectfully,

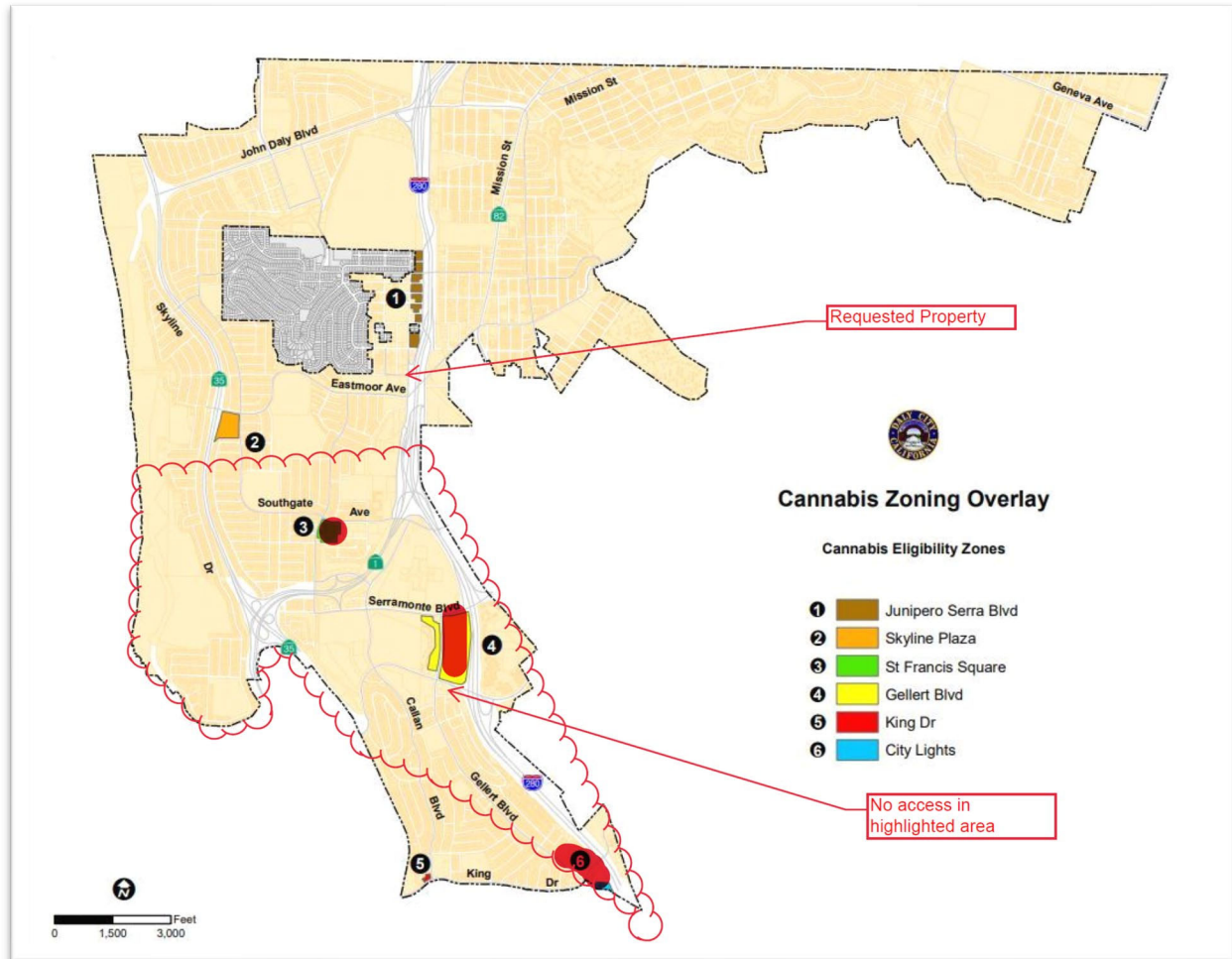
A handwritten signature in black ink that reads "Devon Julian". The signature is written in a cursive, flowing style.

Devon Julian

CEO

Culture Cannabis Club

Cannabis Overlay Map

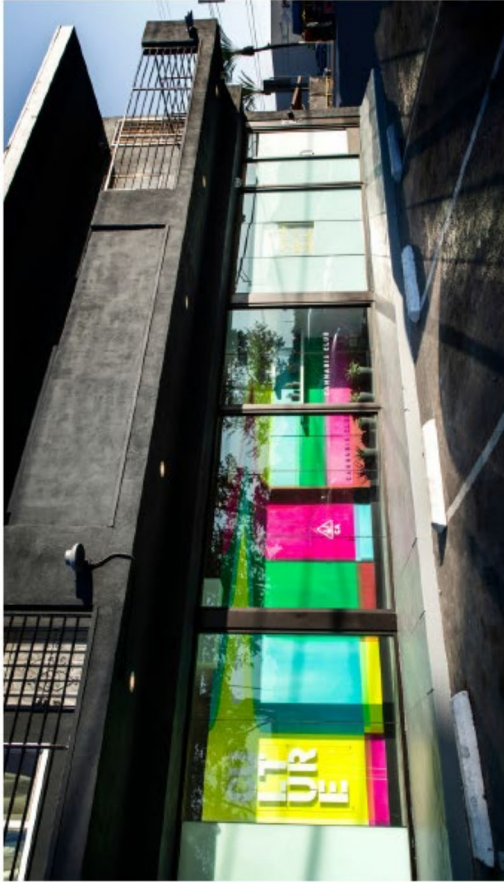




Photos of Property



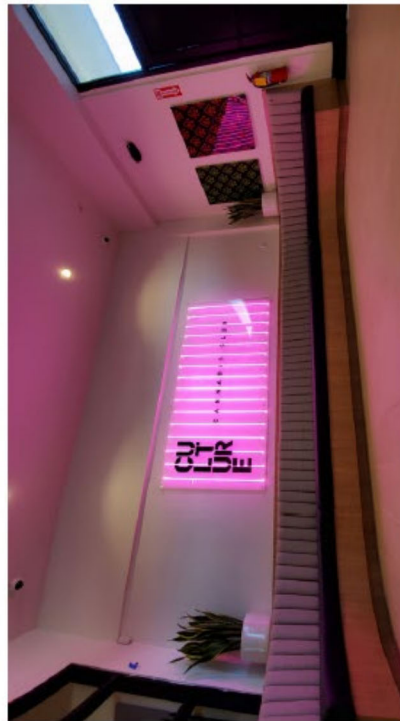
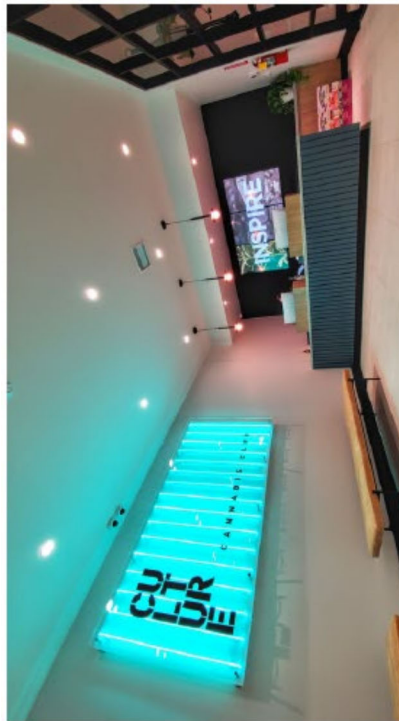
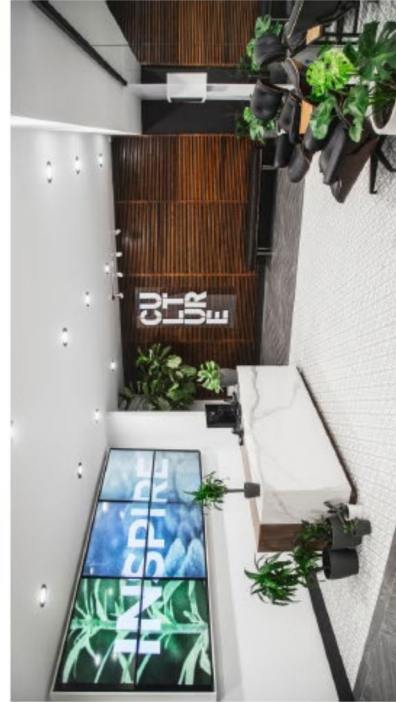
Photos of Current Culture Stores



EXTERIOR DESIGN

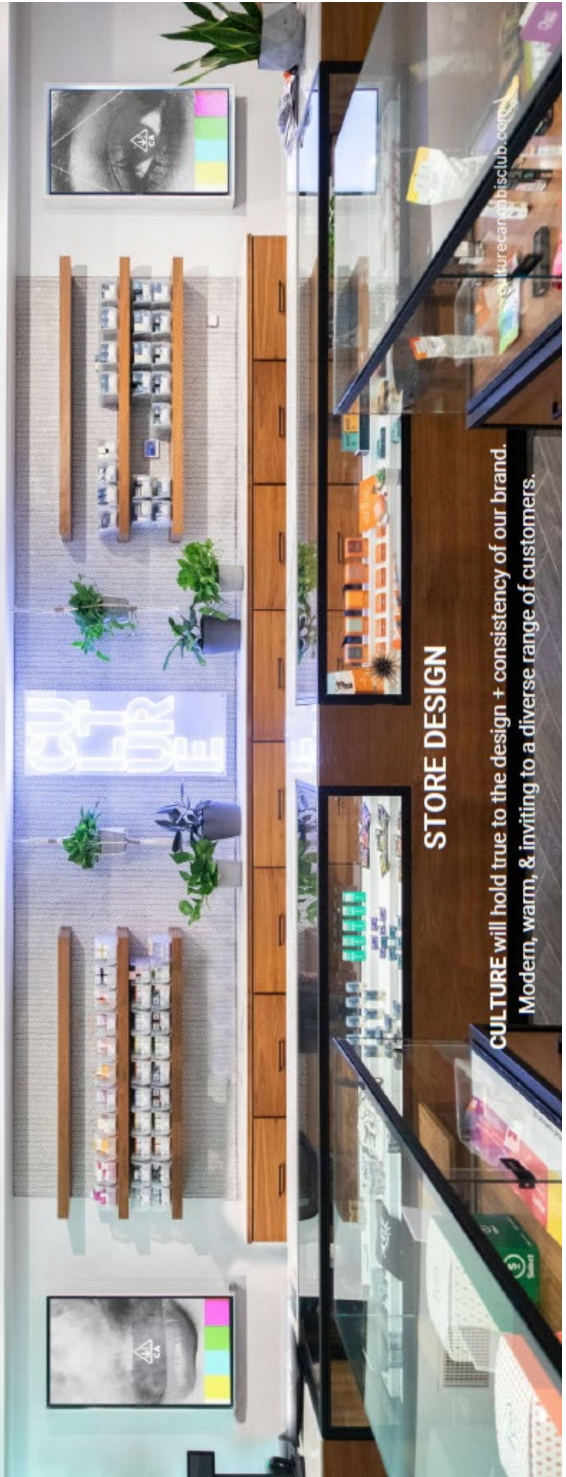
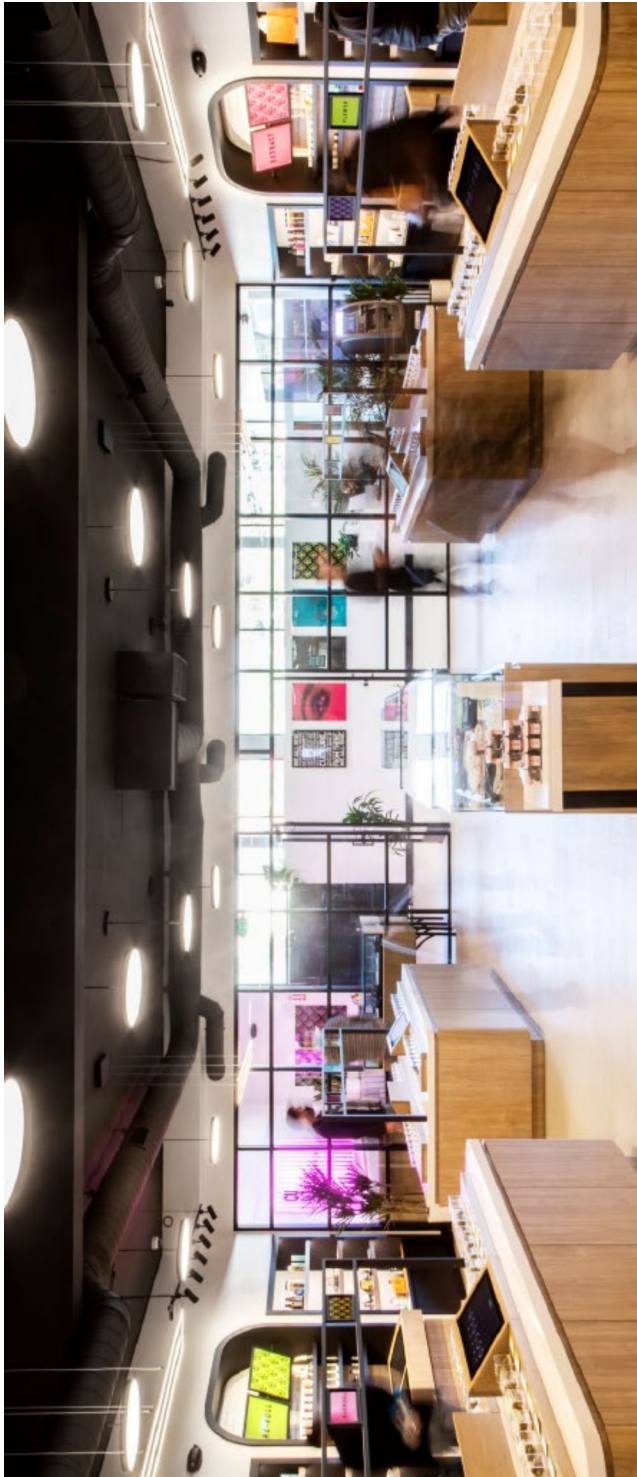
CULTURE will hold true to the design + consistency of our brand. Modern, warm, & inviting to a diverse range of customers.

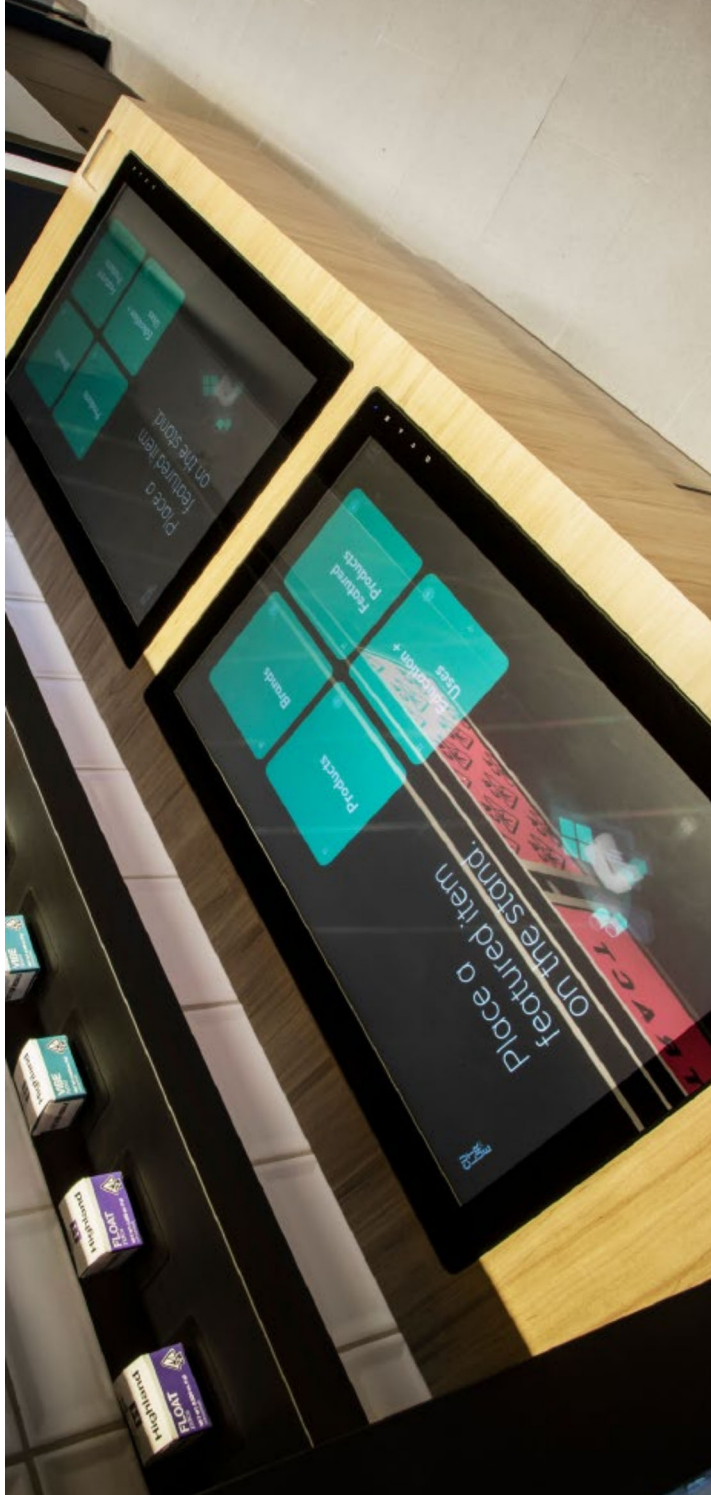




RECEPTION DESIGN

CULTURE will hold true to the design + consistency of our brand.
Modern, warm, & inviting to a diverse range of customers.



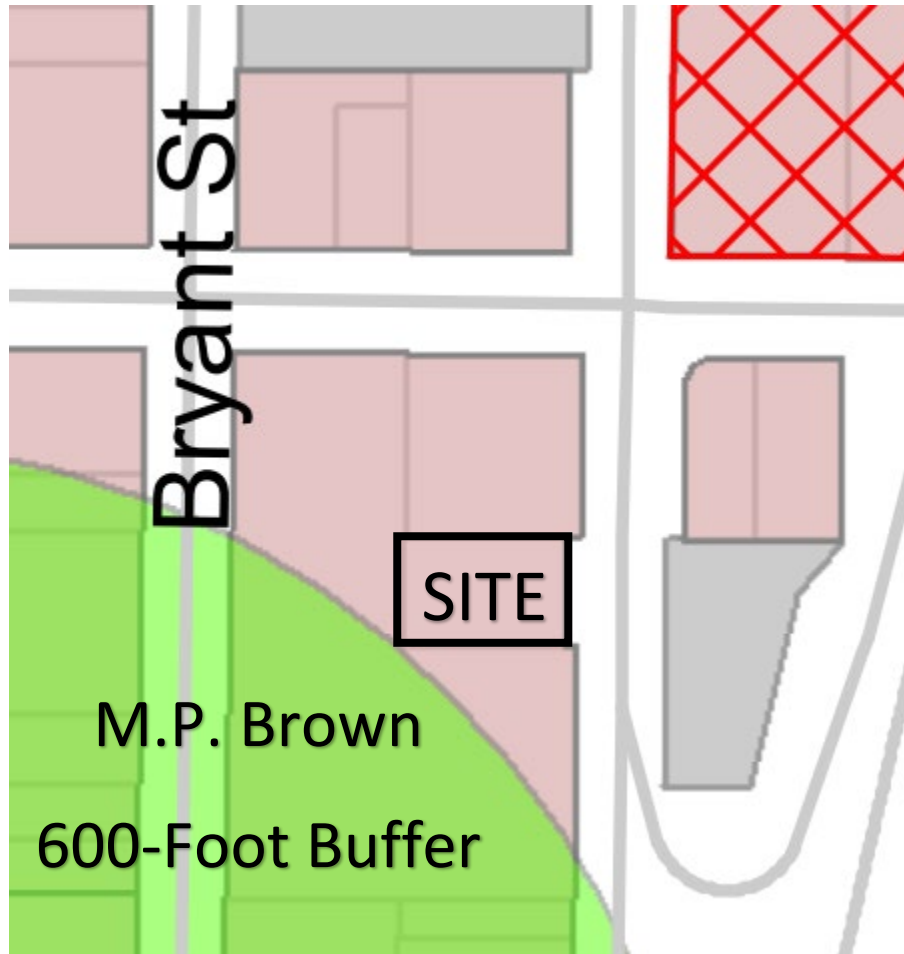


STATE-OF-THE-ART TECHNOLOGY

CULTURE incorporates a unique retail concept utilizing touch screen technology. The system assists with customer education on product types, uses, cannabinoid concentration, flavors, and brands. This technology allows new users or medicinal patients to comfortably browse by effects in a low-pressure, private environment.

In addition, this system increases security and helps expedite the ordering process for customers to easily make their product selections on the user-friendly touch screens, and then proceed to a point of sale station to pay and receive their order from a Budtender.





AN ORDINANCE OF THE CITY OF DALY CITY AMENDING THE DALY CITY
ZONING MAP – REZONING EXISTING PARCEL LOCATED AT 1618 SULLIVAN
AVENUE FROM C-R/O COMMERCIAL RETAIL AND OFFICE TO C-R/O-CC,
COMMERCIAL RETAIL AND OFFICE COMMERCIAL CANNABIS

(Entire Parcel located at 1618 Sullivan Avenue (APN 006-352-120) in Daly City, California, as
more particularly described in attached Exhibit “A”)

BE IT ORDAINED by the City Council of the City of Daly City as follows:

SECTION 1: **Findings:** The City Council of the City of Daly City finds that:

A. Following a public hearing duly and regularly conducted, the Planning Commission of the City of Daly City submitted to this City Council its recommendation with respect to the zoning amendment hereinafter described, accompanied by the report of the findings and a summary of its hearing, whereupon this City Council duly and regularly set this matter for hearing.

B. Due and regular notice of such hearing has been given as required by law and such hearing was regularly held by this City Council on July 24, 2023, all interested persons were heard and any additional evidence presented was received.

C. This City Council finds and declares that the health, safety, morals, and general welfare of the City of Daly City requires that the real property hereinafter described be reclassified as provided herein.

D. This rezoning is consistent with the Daly City General Plan, which designates the subject real property as Commercial Retail/Office- Sullivan Corridor Specific Plan.

SECTION 2: **Zoning Reclassification.** The zoning as designated upon the “Official Zoning Map” of the City of Daly City, as adopted by Daly City Ordinance 635, and thereafter amended from time to time, is hereby changed as to the parcel or parcels identified on the attached Exhibit “A”, and that in accordance with Title 17 of the Daly City Municipal Code, the zoning for the real property hereinafter described is hereby amended so as to change the zone classification of the property from Commercial Retail/Office (C-R/O) to C-R/O-CC, Commercial Retail and Office, Commercial Cannabis, as such zones are designated and defined by Ordinance 635, Daly City Municipal Code Title 17.

SECTION 3: **Publication.** This Ordinance shall be published according to law.

SECTION 4: **Environmental Determination.** The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15378, that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly or ultimately, as provided in Title 14, Section 15378(a), and that it is also exempt under the definition of "project" in Section 15378(b)(3) in that it concern general policy and procedure making.

SECTION 5: Severability. If any section, subsection or sentence of this Ordinance is found by a court of competent jurisdiction to be invalid or unlawful, the City Council finds and declares that the remainder of this Ordinance would be and is enforceable and would have been adopted notwithstanding the finding of invalidity as to any section, subsection or sentence.

Introduced this _____ day of _____, 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

EXHIBIT “A”

LOT NUMBER 7, BLOCK 6, SCHOOLHOUSE HOMESTEAD ASSOC., 0.1928 AC MOL
PTN OF LOT 7 BLOCK 6 SCHOOLHOUSE HOMESTEAD ASSOC. RSM 1/9

DRAFT



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 24, 2023

Subject: Continued Public Hearing on Airspace Subdivision for Medical Offices at 341 Gellert Boulevard – Parcel Map PM-03-23-016140

Recommended Action

Approve the Parcel Map allowing for the conversion of an existing medical office building into three office condominiums.

Planning Commission Discussion

On June 6, 2023, the Planning Commission voted 4-0 to recommend the City Council approve the parcel map. The Planning Commission had no significant comment on the proposal. On June 24, 2023, the City Council continued the item to allow staff and the applicant time to resolve an issue related to the Conditions of Approval, which has now been resolved.

Background

The applicant, David Cauchi, is requesting approval for a three-unit airspace subdivision of existing medical offices located at 341 Gellert Boulevard (see Attachment A – Site Location). The medical building is situated on an existing 10,050 square foot parcel, which itself would not be subdivided.

Discussion

The requested airspace subdivision is situated in an existing building in the Serramonte Plaza office complex (see Attachment B – Proposed Parcel Map). The building shares a parking, landscape areas, and drive aisles and with other buildings in the same complex, all of which would be unaffected by the airspace subdivision.

The proposed parcel map was routed to all affected and potentially affected agencies. The site is surrounded by developed parcels and is adjacent to existing infrastructure that can adequately serve the parcels with all required utilities and services. The Planning Division is recommending the following Conditions of Approval to ensure the safety of motorists in Serramonte Plaza:

1. The applicant shall repaint all existing STOP bars to the satisfaction of the City prior to City release of the parcel map for recordation. This Conditions shall apply to all parking areas to which the applicant has legal access in the Serramonte Plaza center.
2. The applicant shall replace and repair all non-functioning parking lot lighting to the satisfaction of the City prior to City release of the parcel map for recordation. This Conditions shall apply to all parking areas to which the applicant has legal access in the Serramonte Plaza center.

The Public Works Department has also included several Condition of Approval, compliance with which would be required prior to the recordation of the parcel map, including the requirement that the map be fully plan checked by the Engineering Division prior to recordation.

General Plan and Zoning

The General Plan land use designation for the site is Commercial – Retail and Office, allowing all the uses that presently exist on the subject parcel. Since the proposed airspace subdivision advances the medical office use on the parcel, the proposal is consistent with the General Plan. Likewise, the zoning for the parcel C-1 Light Commercial also allows the use and the proposal is consistent with the Zoning Ordinance. Since the application does not propose to subdivide land, the minimum 2,500 square foot lot area minimum does not apply, nor to park in-lieu fees, which pertain to residential subdivisions only.

Subdivision Requirements

Pursuant to Section 66474 of the Subdivision Map Act, a legislative body of a city or county may approve a parcel map if it makes the following findings:

1. The proposed subdivision and/or design or improvement must be consistent with applicable general and specific plans.
 - The General Plan land use designation for the site is Commercial – Retail and Office, allowing all the uses that presently exist on the subject parcel. Since the proposed airspace subdivision advances the medical office use on the parcel, the proposal is consistent with the General Plan. Likewise, the zoning for the parcel C-1 Light Commercial also allows the use and the proposal is consistent with the Zoning Ordinance.
2. The site must be physically suitable for the type and density of the proposed subdivision.
 - The proposal is for an airspace subdivision in an existing office building. The site and intensity of the existing building are unaffected by the proposed subdivision.
3. The design of the proposed subdivision or improvements must not cause substantial environmental damage or injure fish or wildlife or their habitat.
 - Staff has determined that the proposed minor subdivision will not cause significant environmental damage or injure fish, wildlife, or their habitat. The proposed project would be constructed in a fully urbanized area. A Categorical Exemption per CEQA will be prepared.
4. The design of the proposed subdivision must not cause serious public health problems.
 - No new construction is proposed. The applicant will be required to apply for a building permit for the change of use from office to condominium and meet Building Code requirements, which set minimum safety standards for such conversions.

5. The design of the proposed subdivision or improvements must not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
 - There are no known easements that would be impacted by the proposed airspace subdivision. The proposed subdivision will be subject to a thorough plan check by the Public Works Department prior to recordation.

Utility Providers

The proposed airspace subdivision is located within a fully urbanized area with all public services capable of continuing to serve the subject building in which it is proposed. Utilities to serve the project are already in place, and will continue to have the capacity to accommodate existing medical office use. These include electrical, water, and sewer services.

<i>Utility</i>	<i>Provider</i>
Water and Storm Drains	City of Daly City
Sanitary Sewers	City of Daly City
Gas & Electric	PG&E
Telephone	AT and T
Cable Television	Astound
Fire/Police Protection	DCPD/North County Fire Authority

Environmental Assessment

The proposed parcel map is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 – Minor Land Divisions. No further environmental review is required.

Findings

The Planning Commission found that the proposed Parcel Map PM-03-23-016140 is in accordance with Chapter 16 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 airspace subdivision would not be injurious or detrimental to property and improvements in the neighborhood or result in substantial environmental damage or disturbance. Staff recommends that the City Council adopt the following findings, should it decide to approve the airspace subdivision:

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 June 26, 2023. Notice of said hearing was by newspaper publication, and posting and first class mailing to property owners within 300 feet of the site, on June 15, 2023;

2. The General Plan land use designation for the site is Commercial – Retail and Office, allowing all the uses that presently exist on the subject parcel. Since the proposed airspace subdivision advances the medical office use on the parcel, the proposal is consistent with the General Plan. Likewise, the zoning for the parcel C-1 Light Commercial also allows the use and the proposal is consistent with the Zoning Ordinance;
3. The proposal is for an airspace subdivision in an existing office building. The site and intensity of the existing building are unaffected by the proposed subdivision;
4. The City Council has determined that the proposed minor subdivision will not cause significant environmental damage or injure fish, wildlife, or their habitat. The proposed project would be constructed in a fully urbanized area. A Categorical Exemption per CEQA will be prepared;
5. No new construction is proposed. The applicant will be required to apply for a building permit for the change of use from office to condominium and meet Building Code requirements, which set minimum safety standards for such conversions;
6. There are no known easements that would be impacted by the proposed airspace subdivision. The proposed subdivision will be subject to a thorough plan by the Public Works Department prior to recordation;
7. The City Council has reviewed the proposed airspace subdivision under the requirements of the California Environmental Quality Act (CEQA) and determined that it is Categorically Exempt, per Section 15315: Minor Land Divisions; and
8. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

Conditions of Approval

The Planning Commission recommends the approval of Parcel Map PM-03-23-016140, subject to the following conditions and Daly City General Conditions of Approval for Minor Subdivisions.

A. ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

1. The minor subdivision shall be valid only in conjunction with detailed plans submitted and approved by the City Council. Any modifications required due to the Conditions of Approval 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.

2. All technical corrections or modifications required by the City Engineer shall be incorporated into the recorded maps, and all applicable fees paid prior to approval for recordation.
3. The parcel map approval granted herein shall be valid for a period of two years. If the parcel map has not been recorded within this timeframe, the applicant may apply for a time extension.

B. ENGINEERING DIVISION

4. All improvements, including the on- and off-site improvements and all public service and utility facilities, shall be completed by the applicant. Applicant shall apply for applicable permits.
5. All improvements shall be consistent with 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.
6. All site improvements required by the various departments of the City, not otherwise stipulated, must be completed and approved by the applicable City department before building permit is issued.
7. Provide best management practices, including operation and maintenance provisions per the requirements applicable at the time of construction permit application. During the wet/rainy season (October 1 to April 30) the developer shall submit a supplemental erosion control plan as necessary (every five working days) or as required by the City Engineer and/or his representative.
8. The applicant shall address any safety hazards along the sidewalk fronting the building such as lifted pavement, cracks or other hazards that will impact public safety.
9. The applicant shall replace the curb ramp at the northwest corner of the building. Curb ramp shall meet current ADA standards.
10. Prior to City release of the parcel map for recordation, the applicant shall repaint/replace all existing STOP bars, STOP legends, and STOP signs on the private streets adjacent to the building located at 341 Gellert in the Serramonte Plaza Center to the satisfaction of the City prior to City release of the parcel map for recordation. Stop signs shall be 30" x 30". This requirement shall apply to all streets to which the applicant has legal access in the Serramonte Plaza Center. The applicant shall coordinate the work with the City Engineer and the cost of these improvements shall not exceed \$10,000. If this amount is insufficient to cover the costs repainting/replacing all existing STOP bars, STOP legends, and STOP signs in the Serramonte Plaza Center, the applicant coordinate with the City Engineer as to which STOP bars, STOP legends, and STOP signs shall receive priority. This shall apply to

all parking areas to which the applicant has legal access in the Serramonte Plaza center. All new striping shall be thermoplastic.

11. Prior to approval for the Parcel Map, the applicant shall establish a property owners association (POA) for the purpose of infrastructure maintenance, building maintenance, landscape maintenance, and parking enforcement with regard to the 341 Gellert building. The POA membership shall consist of the current and future owners of the existing and proposed parcels within the property. The POA shall be professionally managed and the POA bylaws, Covenants, Conditions and Restrictions (CC&Rs), and initial annual operating budget shall be reviewed and approved by the City Attorney prior to submittal to the California Department of Real Estate.
12. Prior to requesting approval for the Parcel Map, all improvements, including on- and off-site improvements, and all public service and utility facilities required to serve the property, shall be completed by the applicant.
13. All subdivision Conditions of Approval and subdivision improvements shall be satisfied and constructed to the satisfaction of the City Engineer or bonded for prior to approval of the Parcel Map.
14. A Parcel Map shall be recorded as approved by the City.

C. BUILDING DIVISION

15. The applicant shall apply for a building permit for the change of use from office to condo.

Recommendation

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

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment; and
3. Approve Parcel Map PM-03-23-016140, subject to the Conditions of Approval identified herein.

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

Respectfully submitted,



Michael VanLonkhuisen
Planning Manager



Tatum Mothershead
Director of Economic and
Community Development

Attachments

Attachment A – Location Map

Attachment B – Proposed Parcel Map



BOUNDARY NOTES

- 1) PROPERTY AND RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFO SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.
- 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BASIS OF ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM. A MAG NAIL AND WASHER PLACED IN THE WESTERLY CURB OF LOT 16 WAS TAKEN AS AN ASSUMED ELEVATION OF 100.00'

BASIS OF SURVEY

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER
NO: 4104-6879888.

DATE OF SURVEY

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED 12-5-22.

NOTE

THIS MAP IS FOR THE CONVERSION OF THREE EXISTING COMMERCIAL UNITS INTO 3 COMMERCIAL CONDOMINIUM UNITS.

OWNER

SEQUOIA PROPERTIES MANAGEMENT, LLC A NEVADA LIMITED LIABILITY COMPANY.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.



BY: *Gregory T. Ippolito* 12-16-22
GREGORY T. IPPOLITO, P.L.S. 8649

UTILITY NOTE

SURFACE UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES (IF AVAILABLE), AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFOR, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND OR CONTRACTOR PRIOR TO DESIGN AND CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

BOUNDARY DETAIL

FD 3" DISC + PUNCH
IN MONUMENT WELL
IN TRAFFIC ISLAND

N84°45'00"E
49.00'

L=256.17'
R=3049.00'
Δ=48.50'

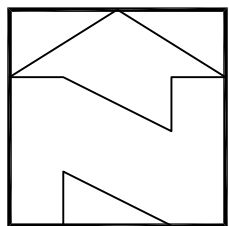
G E L L E R T B L V D
(9 8 ' W I D E)

L=774.94' R=3000.00' Δ=14°48'01"
L=863.94' R=3000.00' Δ=16°30'00"

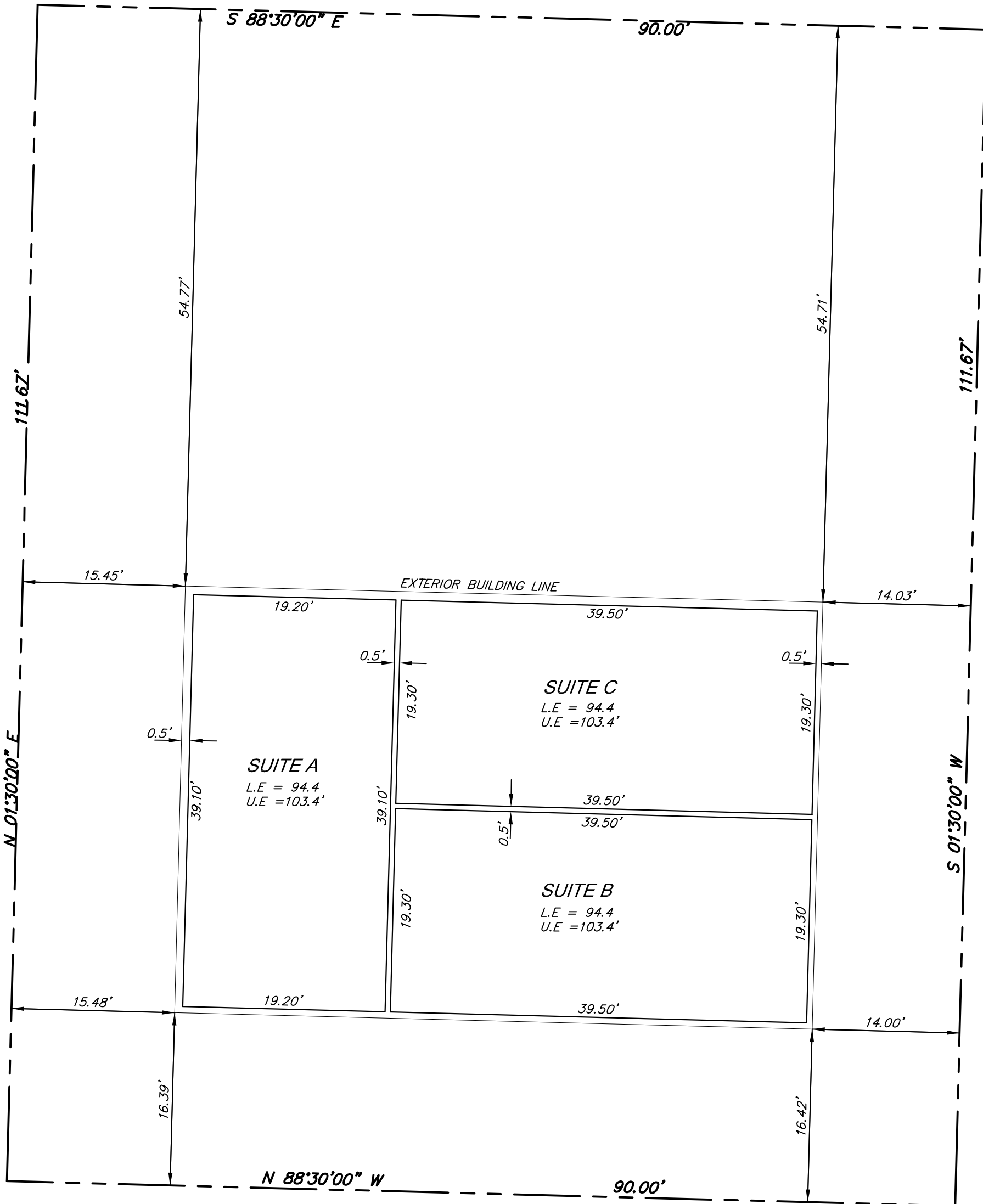
FD 3" DISC + PUNCH
IN MONUMENT WELL
IN TRAFFIC ISLAND

S71°15'00"W
338.32'

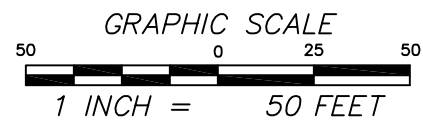
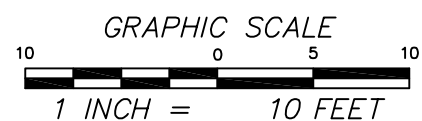
HICKEY BLVD



UNIT DETAIL



LEVEL ONE
L.E = LOWERMOST ELEVATION
U.E = UPPERMOST ELEVATION



DATE: 12-14-22

SCALE: 1"=10'

DRAWN: GTI

DATE	REVISED

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE SUITE #2
BURLINGAME, CA 94010
415-735-6180

TENTATIVE PARCEL MAP
341 GELLERT BLVD. A THREE UNIT COMMERCIAL
CONDOMINIUM CONVERSION PROJECT
APN 091-541-220 DALY CITY, CA

SHEET 1
OF
2 SHEETS

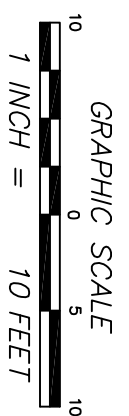
JOB No.

#22081

EASEMENT NOTE

ACCESS AND UTILITY EASEMENTS ARE GRAPHICALLY SHOWN PER 72 RSM 2 AND 86 RSM 46-47. THE PROPERTY IN QUESTION IS ALSO SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING DOCUMENTS PERTAINING TO RECIPROCAL ACCESS EASEMENTS AND PARKING EASEMENTS WHICH ARE NOT PLOTTED HEREON.

DOC:2002-060929
DOC:2002-169260
DOC:97-041416
DOC:2006-186018
DOC:2002-189860

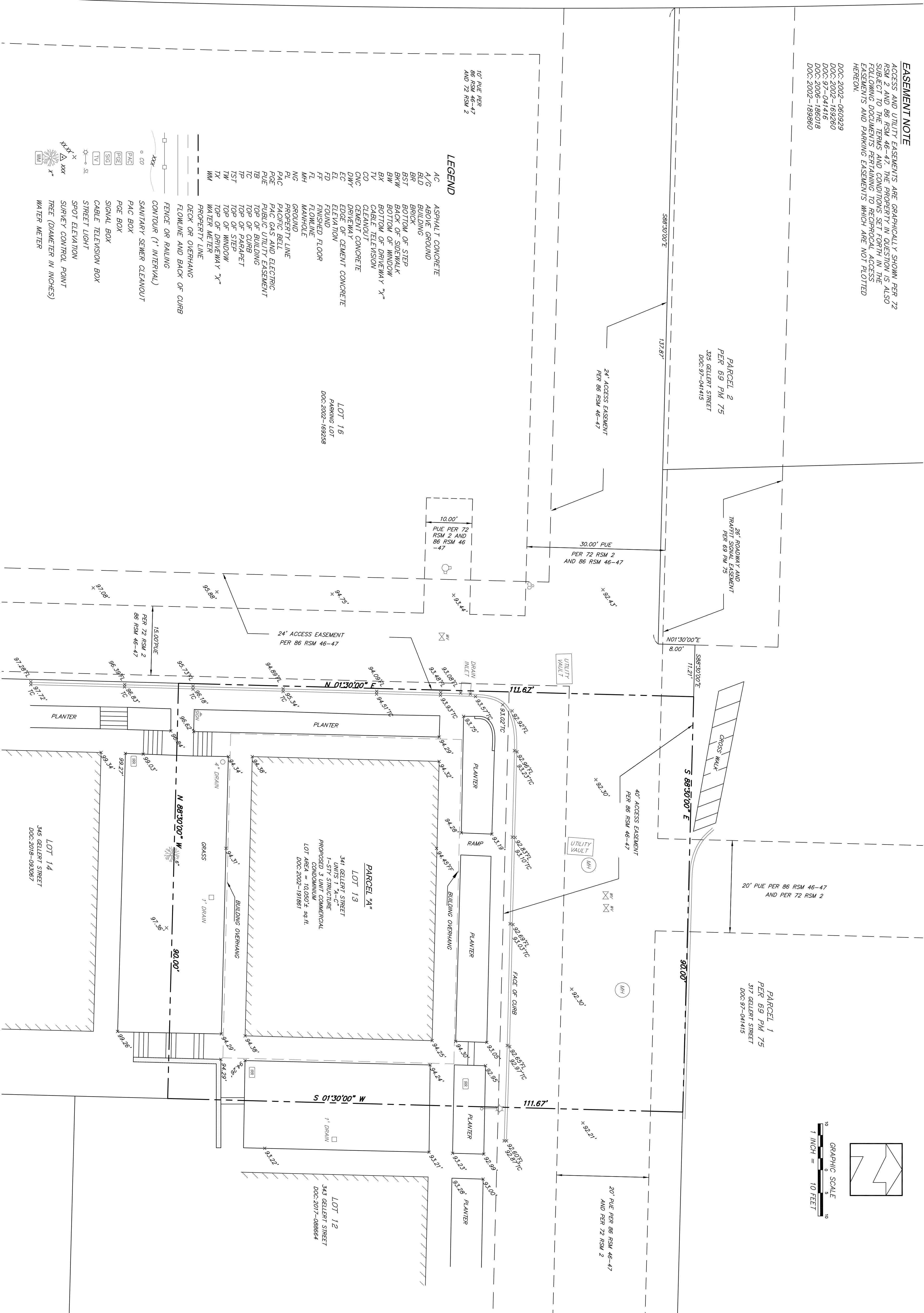


DATE: 12-14-22	DRAWN: C77	
SCALE: 1"=10'		
DATE:	REVISED:	

301 CALIFORNIA DRIVE SUITE #2
BURLINGAME, CA 94010
415-735-6180

TENTATIVE PARCEL MAP
341 GELLERT BLVD. A THREE UNIT COMMERCIAL
CONDOMINIUM CONVERSION PROJECT
APN 091-541-220 DALY CITY, CA

SHEET 2
OF
2 SHEETS





City Council Meeting Agenda Report

Item # _____

Meeting Date: July 24, 2023

Subject: Recommended Commercial Mixed Use (C-MU) Zoning District Standards – Presentation by Consultant Preparing Standards (Placeworks)

Recommended Action

Receive the consultant's presentation on the Draft Commercial Mixed Use (C-MU) Zoning District Standards and provide input on the standards.

Background

In March 2020, the State Department of Housing and Community Development (HCD) issued a grant award to the City of Daly City to establish development regulations promoting new multi-family housing and mixed-use development in the Mission Street and Geneva Avenue corridors. The City Council selected Placeworks consultants to develop the new Commercial Mixed-Use (C-MU) zone and Placeworks has been working on these development regulations since last September.

In March 2023, Placeworks held a stakeholder interview for Mission Street and Geneva Avenue property owners, and other interested parties, to allow these stakeholders to provide input on the project and to gain insight about issues facing the two urban corridors. In mid-August (next month) Placeworks will hold a more-broad public outreach effort in City Hall.

Discussion

The City of Daly City is developing a new Commercial Mixed Use (C-MU) zoning district for its Mission Street and Geneva Avenue corridors to allow for the development of new multi-family residential and mixed use development. The new C-MU zoning district would replace the existing zoning for many of the properties adjacent to or in close proximity of the Mission Street and Geneva Avenue corridors.

Most parcels within the Mission Street and Geneva Avenue project boundaries are zoned Light Commercial (C-1) and other zoning districts that do not allow for multifamily residential development. However, these parcels have a land use designation of Mixed Use (C-MU) in the General Plan, which envisions vibrant mixed-use corridors on Mission Street and Geneva Avenue. The Land Use Element in the General Plan contains several policies that encourage the revitalization of Mission Street and Geneva Avenue and promote higher-density mixed-use development along these corridors through Zoning Ordinance amendments. These include the following:

1. Increase minimum property sizes in all commercial zones and restrict the ability of existing sites to subdivide (Policy LU-1);
2. Incorporate a lot merger incentive allowance to incentivize property owners to merge two or more adjacent lots for the purpose of new development (Policy LU-1);

3. Explore increased building height within the new C-MU zone along Mission Street and Geneva Avenue (Policy LU-4);
4. Review, amend, and augment existing design guidelines for mixed-use development to incorporate methods for repositioning mixed-use building mass away from lower-density neighborhoods (Policy LU-4);
5. Amend 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 (Policy LU-4); and
6. Establish parking regulations for the C-MU zone to require that any new restaurant provide the same number of parking spaces as that of a retail business (one space per each 300 square feet) (Policy LU-6).

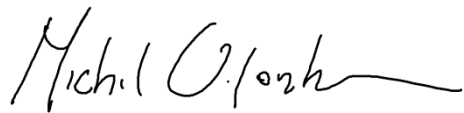
Therefore, the zoning code needs to be updated to align with the General Plan to allow mixed use and residential development, along with commercial development. The attached memo prepared by Placeworks describes the recommended development and design standards for the new C-MU district as proposed text to be incorporated into Chapter 17 of the City of Daly City Zoning Ordinance (see Attachment A – Recommended Commercial Mixed Use (C-MU) Zoning District Standards).

In addition, Placeworks has prepared a series of “test-fits” that related the proposed development and design standards to specific properties on the Mission Street and Geneva Avenue corridors (see Attachment B – C-MU Zoning Regulation Test Fit Package). These test-fit sites include properties at the Mission/Bepler intersection, Mission/East Market intersection, and at 2840 Mission Street (presently a Dollar Tree store).

Recommendation

Staff recommends that the City Council review the attached standards and test fits, and ask any question of the consultant Council members may have.

Respectfully submitted,



Michael VanLonkhuysen
Planning Manager



Tatum Mothershead
Director of Economic and
Community Development

Attachments

Attachment A – Recommended Commercial Mixed Use (C-MU) Zoning District Standards
Attachment B – C-MU Zoning Regulation Test Fit Package

MEMORANDUM

DATE July 10, 2023

TO Michael Van Lonkhuysen, Planning Manager

FROM Bruce Brubaker and Janet Chang (PlaceWorks)
Brian Canepa and Mark Spencer (W-Trans)

SUBJECT Recommended Commercial Mixed Use (C-MU) Zoning District Standards

Introduction

The City of Daly City is developing a new Commercial Mixed Use (C-MU) zoning district for its Mission Street and Geneva Avenue corridors to allow for the future development of new multi-family residential and mixed use development. The new C-MU zoning district would replace the existing zoning for many of the properties adjacent to or in close proximity of the Mission Street and Geneva Avenue corridors.

Most parcels within the Mission Street and Geneva Avenue project boundaries are zoned Light Commercial (C-1) and other zoning districts that do not allow for multifamily residential development. However, these parcels have a land use designation of Commercial Mixed Use (C-MU) in the General Plan, which envisions vibrant mixed-use corridors on Mission Street and Geneva Avenue. The Land Use Element in the General Plan contains several policies that encourage the revitalization of Mission Street and Geneva Avenue and promote higher-density mixed-use development along these corridors through Zoning Ordinance amendments. These include the following:

- Increase minimum property sizes in all commercial zones and restrict the ability of existing sites to subdivide (Policy LU-1)
- Incorporate a lot merger incentive allowance to incentivize property owners to merge two or more adjacent lots for the purpose of new development (Policy LU-1)
- Explore increased building height within the new C-MU zone along Mission Street and Geneva Avenue (Policy LU-4)
- Review, amend, and augment existing design guidelines for mixed-use development to incorporate methods for repositioning mixed-use building mass away from lower-density neighborhoods (Policy LU-4)
- Amend 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 (Policy LU-4)

- Establish parking regulations for the C-MU zone to require that any new restaurant provide the same number of parking spaces as that of a retail business (one space per each 300 square feet) (Policy LU-6)

Therefore, the zoning code needs to be updated to align with the General Plan to allow mixed use and residential development, along with commercial development. This memo describes the recommended development and design standards for the new C-MU district as proposed text to be incorporated into Chapter 17 of the City of Daly City Zoning Ordinance.

Recommended Standards

The following describes the recommended development and design language and standards to be included in the City's Zoning Ordinance for the C-MU Zoning District. The requirement standards were discussed with City staff and the project team, and influenced by case studies of model development projects and requirements from other similar cities. The standards include requirements for the following topics or sections, which are typical sections included for other zoning districts within Daly City:

- Permitted uses
- Building height
- Lot area, width, and coverage
- Parking
- Yard and open space
- Objective design standards

PURPOSE

Every zoning district within Daly City starts with a purpose statement or intent for the district. The purpose for the creation of the C-MU Zoning District is:

To allow and provide regulatory incentives and/or requirements for developers to construct buildings which contain a high density of housing and/or a vertical mix of uses (e.g., retail or restaurant uses) at the street level and office or residential uses at levels above the street. This district generally includes areas fronting Mission Street and Geneva Avenue, and includes certain areas within the BART Station Area Specific Plan intended for mixed-use development.

USES

Permitted, accessory, and conditional uses from Daly City's residential and commercial zoning districts were reviewed and adjusted accordingly to create a list of uses for the C-MU district. When a use is not specifically listed, it shall be assumed that when the unlisted use is similar to or more objectionable

than a permitted use, such use shall be permitted in the district to the same requirements of the most similarly listed use. Otherwise, the use shall be presumed to be not allowed.

Permitted Uses

The following structures and uses are permitted in the CMU district:

Residential Uses

Multiple-family Dwellings, when constructed in conjunction with retail or office space at the street level; Group home/boarder house; Rest home; Live/work residential units; Secondary dwellings (per city standards).

Non-residential Uses

Animal grooming not involving overnight boarding; Athletic clubs and health studios; Assembly uses, including churches, lodges, and social and meeting halls; Business and trade schools; Childcare facilities and play gyms; Hotels, including extended stay hotels; Movie theaters and complexes; Offices uses, including professional offices, medical and dental offices, and medical clinics; Personal service uses, including nail and hair salons, massage businesses where employees are licensed by the State of California; Restaurants that do not provide a drive-through window; Retail uses, including alcohol sales, not specified as requiring a use permit; and Seasonal temporary uses (e.g., Christmas tree lots).

Accessory Uses

The following uses are permitted in the C-MU district when accessory to or commenced concurrently with or subsequent to permitted uses:

Other accessory uses and structures customarily appurtenant to a multi-family residential permitted use when in compliance with Title 25 of the California Administrative Code.

Conditional Uses

The following structures and uses are permitted in the C-MU district upon first receiving approval of a use permit, subject to the requirements of Chapter 17.44:

Animal hospitals and kennels; Businesses whose principal use is for the operation of amusement devices, i.e., arcades; Emergency medical care, including urgent care clinics and hospitals; Food sales on temporary basis, including farmers markets and food truck sales; Retailers where more than 50 percent of the store stock retail value is products containing tobacco, electronic cigarettes, personal vaporizers, or electronic nicotine delivery systems; Vehicle or equipment rental; and Vehicle storage.

Prohibited Uses

The following uses shall not be allowed in the C-MU district:

Automotive dealers and auto retail, sales, and repair, unless previously allowed on the same site; Retailers where more than 10 percent of the store stock retail value is products that are firearms, such as handguns and long guns, to individuals in an open shopping format, or firearm parts, or any business that engages in the repair of firearms and/or firearm parts; Car wash and detailing shops; Manufacturing uses; Outdoor retail sales; Restaurants providing a drive-through window; and Service stations, including operational and physical expansions thereto.

Nonconforming Uses

As required by Chapter 17.42 “Nonconforming Uses” of the Daly City Zoning Ordinance, existing nonconforming uses within the C-MU district shall be permitted to continue or remain until there has been a structural alteration, an enlargement or increase in space occupied, change in the nonconforming use, moving of said nonconforming building, abandonment or discontinuance of the nonconforming use, damage pursuant to Section 17.42.060, or the use has been determined to be a nuisance by the city council. Otherwise, the nonconforming use shall be changed to a conforming use and the nonconforming use cannot thereafter be reestablished.

HEIGHT REGULATIONS

No new structure in the C-MU district shall exceed ten stories or 120 feet in height, as measured from any street frontage. The minimum height of any new structure in the C-MU district shall be three stories or 30 feet. Any new buildings abutting lots zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential District) and over three stories or 30 feet high (whichever is lesser), shall adhere to the transitional height requirements in the C-MU Objective Design Standards.

Building height is measured from the curb at the centerline of the building to the building’s highest point. See Section 17.40.040 of the Daly City Zoning Ordinance for building height exceptions. For building structures with a flat roof, the height of the building shall be measured to the roof, not the parapet.

LOT AREA AND LOT WIDTH

For the purpose of subdividing land, the minimum lot area in the C-MU district shall be ten thousand square feet.

For the purpose of subdividing land, the minimum lot width in the C-MU district shall be one hundred feet.

The proposed lot area and lot width are higher than the minimum lot areas and widths required within other City zoning districts to 1) encourage lot mergers or the assemblage of smaller contiguous parcels

to develop a larger residential or mixed-use project and 2) prohibit sites larger than ten thousand square feet to subdivide into sites smaller than ten thousand square feet.

LOT COVERAGE

A minimum of fifty percent of the lot is required to be covered by new buildings and structures in the C-MU district.

A maximum of one hundred percent of the lot shall be allowed to be covered by buildings and structures in the C-MU district. These lot coverages include all accessory structures including carports, storage buildings, and awnings.

New buildings abutting lots zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential District) and over three stories or 30 feet high (whichever is lesser) shall follow the transitional height requirements and yard requirements in the C-MU Objective Design Standards.

USABLE OPEN SPACE REQUIREMENTS

The requirements for usable open space shall follow the City's existing requirements in Section 17.38.020 of the Zoning Ordinance or requiring one hundred and fifty square feet of usable open space for each dwelling unit.

However, the C-MU district shall allow flexibility in which the one hundred and fifty square feet calculation may include private open space for the dwelling unit (i.e., decks and balconies), shared open space for the building's occupants (i.e., terraces, roof decks, etc.), and publicly accessible open space on the ground floor.

YARD REQUIREMENTS

All structures in the C-MU district shall be subject to the following regulations:

- A. **Minimum Front Yard.** Minimum front yard shall be dependent on the existing sidewalk width along the primary building frontage to create a minimum of a 10-foot sidewalk if the primary building frontage is along Mission Street and a 10-foot sidewalk if the primary building frontage is along Geneva Avenue. Any new sidewalk within the property line will require a public right-of-way easement or dedication to the City.
- B. **Maximum Front Yard.** The building structure shall be set back no more than ten feet from the property line. The setback space may be used for landscape or usable open space but not parking. Larger setbacks are allowed where needed for usable public gathering space, driveways, or garage entries.
- C. **Minimum Rear Yard.** No requirement. If the building structure is abutting lots zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential District) and over three

stories or 30 feet high (whichever is lesser), the project must adhere to C-MU Objective Design Standards that address context sensitivity.

- D. **Minimum Side Yard.** No requirement. If the building structure is abutting lots zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential District) and over three stories or 30 feet high (whichever is lesser), the project must adhere to C-MU Objective Design Standards that address context sensitivity.

PARKING

W-Trans has provided a set of parking requirement and management recommendations for the proposed C-MU District along Mission Street and Geneva Avenue within the Daly City boundaries. This section includes appropriate strategies given recent State legislation related to parking requirements and describe how they have been implemented in other nearby jurisdictions.

AB2097

Assembly Bill 2097 (AB2097) prohibits a City from imposing a minimum parking requirement on a development for most residential and commercial land uses within a half-mile of a major transit stop.

A major transit stop is defined in Section 21155 and 21064.3 of the *Public Resources Code* as a site containing an existing or planned rail or rapid bus station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with service intervals of 15 minutes or less during the morning and evening peak commute periods. Almost the entire study area is exempt from parking requirements as BART, SamTrans, and Muni provide rail or high-frequency bus service on Mission Street and Geneva Avenue. There is a small section roughly 800 feet long on Mission Street between Bismark Street and Gambetta Street that is not within half-mile of a major transit stop (see Figure 1), but it is recommended that the same absence of minimum requirements be applicable there to promote continuity of development.



Figure 1 Area not covered by AB2097

AB2097 also states that if no parking is required within a half-mile of a major transit stop, a public agency may impose other requirements on parking that is voluntarily provided by developers. For these developments, the City can mandate that parking provided include spaces for car share vehicles (typically through a car share provider), include publicly accessible spaces (i.e., shared between designated residential and/or commercial uses, or simply made available to the general public), or be priced by the property owners.

Parking Requirements

Although AB 2097 removes minimum parking requirements for most residential and commercial uses, many developers may still choose to provide parking to meet market demands. In order to promote broader City goals such as multi-modal access, sustainability, and affordability, the City may wish to consider the following provisions.

- **Maximum Parking** – Maximum parking requirements limit the amount of parking that can be provided for various land uses to help limit vehicle trips and associated greenhouse gas emissions. It is recommended that maximums be set high enough (e.g., peak ITE demand) to not stymie development. Local communities with maximum requirements include:
 - **Belmont (Belmont Village):** four spaces per thousand square feet of commercial space, one space per hotel room, and 2.5 spaces per residential unit.
 - **Redwood City (Downtown):** six spaces per thousand square feet of commercial space, one space per hotel room, and 1.5 to 3 spaces per residential unit, depending on the number of bedrooms.
 - **Mountain View (East Whisman):** 2.9 spaces per thousand square feet of office or research and development space, and one to two spaces per residential unit, depending on the number of bedrooms.
 - **Mountain View (North Bayshore):** 2.7 spaces per thousand square feet of office or research and development space, and 0.25 to one space per residential unit, depending on the number of bedrooms.
 - **Sunnyvale (Moffett Park):** 0.75 to two spaces per thousand square feet of office or research and development space, 1.25 spaces per thousand square feet of retail/commercial/restaurant space, 0.75 spaces per hotel room, and 0.75 to one space per residential unit.

Based on these case studies and discussion with City staff, PlaceWorks recommends the following maximum parking requirements for the C-MU district: two spaces per residential unit, six spaces per thousand square feet of commercial space, and one space per hotel room.

- **Vehicle Trip Reduction/Transportation Demand Management (TDM)** – Mandatory vehicle trip reduction goals or TDM programs reduce both vehicle trip generation and parking demand, and can improve multi-modal accessibility. Local communities with either mandatory vehicle trip reduction targets or TDM programs include Burlingame, San Carlos, Redwood City, and Menlo Park. The City/County Association of Governments of San Mateo County (C/CAG) TDM Program also provides a recommended countywide TDM policy for jurisdictions with trip reductions ranging from 13.5 to 35 percent, depending on the type and size of the development. Typical TDM measures include transit/rideshare subsidies, a designated TDM coordinator, education materials, and secure bicycle storage.
- **Shared Parking** – As noted above, AB2097 allows the City to mandate that any parking provided voluntarily must be made publicly accessible. The City should exercise this option on a case-by-case basis (considering security or other concerns) so that new developments that do provide parking share their resources during non-peak hours. Parking could be either shared between designated residential and/or commercial uses, or simply made available to the general public.

- **Unbundled Parking** – In order to reduce auto-ownership and auto use, projects can be required to “unbundle” the cost of parking from the price of residential units by charging separately for parking. In this way, residents can opt to pay for parking based on their need, in turn encouraging households with fewer vehicles to locate there based on its affordability. Local communities with required unbundled parking include Belmont (Belmont Village), Redwood City (Downtown), Mountain View (East Whisman, North Bayshore), and Sunnyvale (Moffett Park).
- **Bicycle Parking/Facilities** – The requirement to provide both short-term and long-term bicycle parking as well as other related showers, lockers, and facilities has been implemented in several jurisdictions including San Mateo, Redwood City, Palo Alto, and Burlingame. An increasing number of cities are updating their codes to conform to the latest bicycle parking standards set forth in the CalGreen Building Code. The Code currently requires short-term bicycle parking at a rate of five percent of visitor vehicle parking with a minimum of one two-bike capacity rack, and long-term bicycle parking at a rate of five percent of all tenant vehicle parking with a minimum of one secure bicycle facility (e.g., locker).

Parking Management Strategies

With the absence of minimum parking requirements, some new developments may opt to provide little to no parking while still having auto trips coming to and from them that require parking. This can result in “spillover” parking demand into on-street spaces and nearby residential neighborhoods. The following strategies should be considered and implemented on an as-needed basis.

- **Residential Parking Permit** – The City currently has a residential parking permit (RPP) program operating in four different zones. The program as a whole should be reassessed to both limit the overall number of permits available to each household and/or price permits on a graduated scale to disincentive households from parking more than two vehicles on street.
- **(Residential) Parking Benefit District** – The City may wish to consider offering the option of converting some or all of the RPP zones into Residential Parking Benefit Districts (RPBD). RPBDs function similarly to RPPs except that they offer the option for permits in those areas to be “leased” to local employees or other users if there is an adequate supply of vacant on-street spaces.
- **Dynamic Parking Pricing** – Also known as “demand-responsive pricing”, dynamic pricing means that on-street meter rates are set to meet particular occupancy thresholds (e.g., 85 percent occupancy). By doing so, motorists are better able to find available spaces and reduce vehicle traffic associated with searching for parking. Redwood City has had this policy in place for several years and updates its rates periodically.

OBJECTIVE DESIGN STANDARDS

Unlike design guidelines, objective design standards are written to have “no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public

official prior to submittal.” Objective design standards will provide a clear and straight forward application and approval process for future multifamily housing and mixed use construction within the C-MU district.

After gathering a review of the Mission Street and Geneva Avenue context, input from local stakeholders and the Daly City City Council, and using our professional experience, PlaceWorks recommends the following topics and standards which we feel are relevant to the C-MU district and should be included as standards in the municipal ordinance or as a separate accompanying Objective Design Standards document:

1. Site Design

- a. Building-Street Edge
 - Building orientation
 - Building façade
- b. Corner Sites
 - Corner building siting
 - Enhanced corner treatments
- c. Public Open Space
 - Size
 - Access
- d. Parking and Service
 - Parking siting
 - Parking and service access
 - Number of curb cuts and widths for driveways
 - Services-restricted parking spaces
- e. Trash and Service Areas
 - Siting and screening
 - Access to trash collection facilities
- f. Ground-level Services and Utilities
 - Location restrictions
 - Location exception requirements
 - Utility meters
 - Location of electrical transformers and generators
 - Screening of backflow preventers

2. Building Design

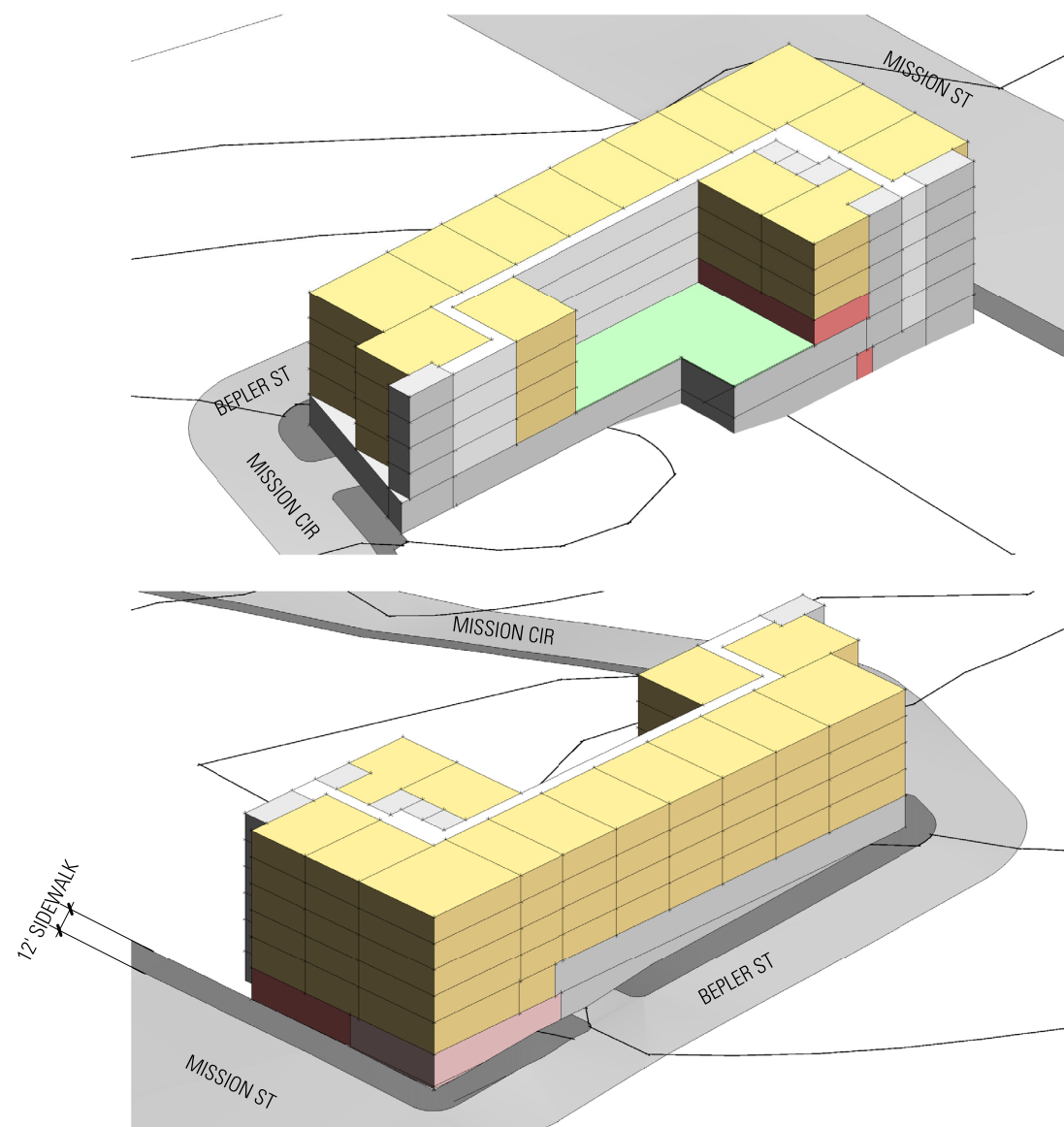
- a. Street Frontage
 - Ground floor height
 - Building entrances
 - Active ground floor frontage
- b. Windows
 - Recess/trim
 - Street frontage

- Orientation and proportion
 - Glazing
 - Subdivision and mullions
 - c. Architecture
 - Architectural roof details
 - Architectural design features
 - d. Massing and Articulation
 - Massing breaks
 - Building composition
 - Rooflines
 - e. Building Materials
 - Appropriate building materials
 - Brick and stone veneer requirements
 - Inappropriate building materials
- 3. Context Sensitivity
 - Height transitions (horizontal stepbacks)
 - Windows
 - Parking
- 4. Landscaping
 - a. Parking Lot Planting
 - Fences and walls
 - Tree spacing
 - Landscaped setbacks
 -
 - Surface parking lot perimeter area
 - b. Street Trees
 - Planting pattern



Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

Test-fit Site #1: 3 Bepler Street



LOT SIZE

0.52 ACRES

UNIT COUNT

58 UNITS TOTAL*

LEVEL 1	0 UNITS
LEVEL 2	4 UNITS
LEVEL 3	12 UNITS
LEVEL 4	14 UNITS
LEVEL 5	14 UNITS
LEVEL 6	14 UNITS

*AVG UNIT SIZE = 850 SF

DENSITY

111.5 DU/ACRE

PARKING COUNT

62 SPACES

LEVEL 1	30 SPACES
LEVEL 2	32 SPACES

RESIDENTIAL PARKING RATIO

1.06 SPACE/UNIT

BUILDING LEVELS

6 LEVELS TOTAL

LEVEL 1	407' - 0"	13'-0" FTF
LEVEL 2	420' - 0"	12'-0" FTF
LEVEL 3	432' - 0"	10'-0" FTF
LEVEL 4	442' - 0"	10'-0" FTF
LEVEL 5	452' - 0"	10'-0" FTF
LEVEL 6	462' - 0"	10'-0" FTF
ROOF	473' - 0"	

OVERALL BUILDING HEIGHT

66' - 0"

TOTAL RESIDENTIAL AMENITY/ LOBBY 4,000 SF

TOTAL RETAIL 2,300 SF

TOTAL SHARED PRIVATE OPEN SPACE 3,400 SF

LEGEND

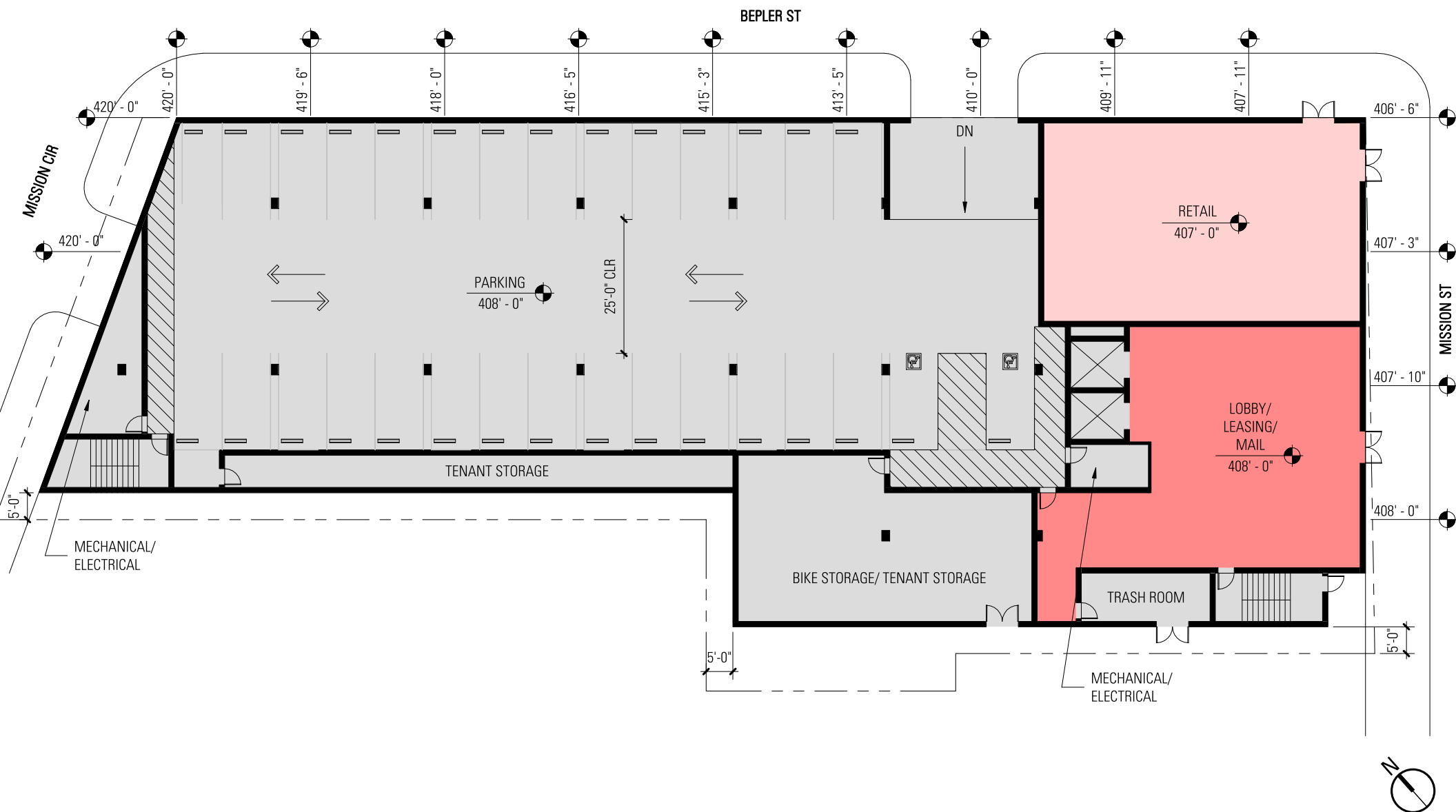
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE
	PUBLIC OPEN SPACE

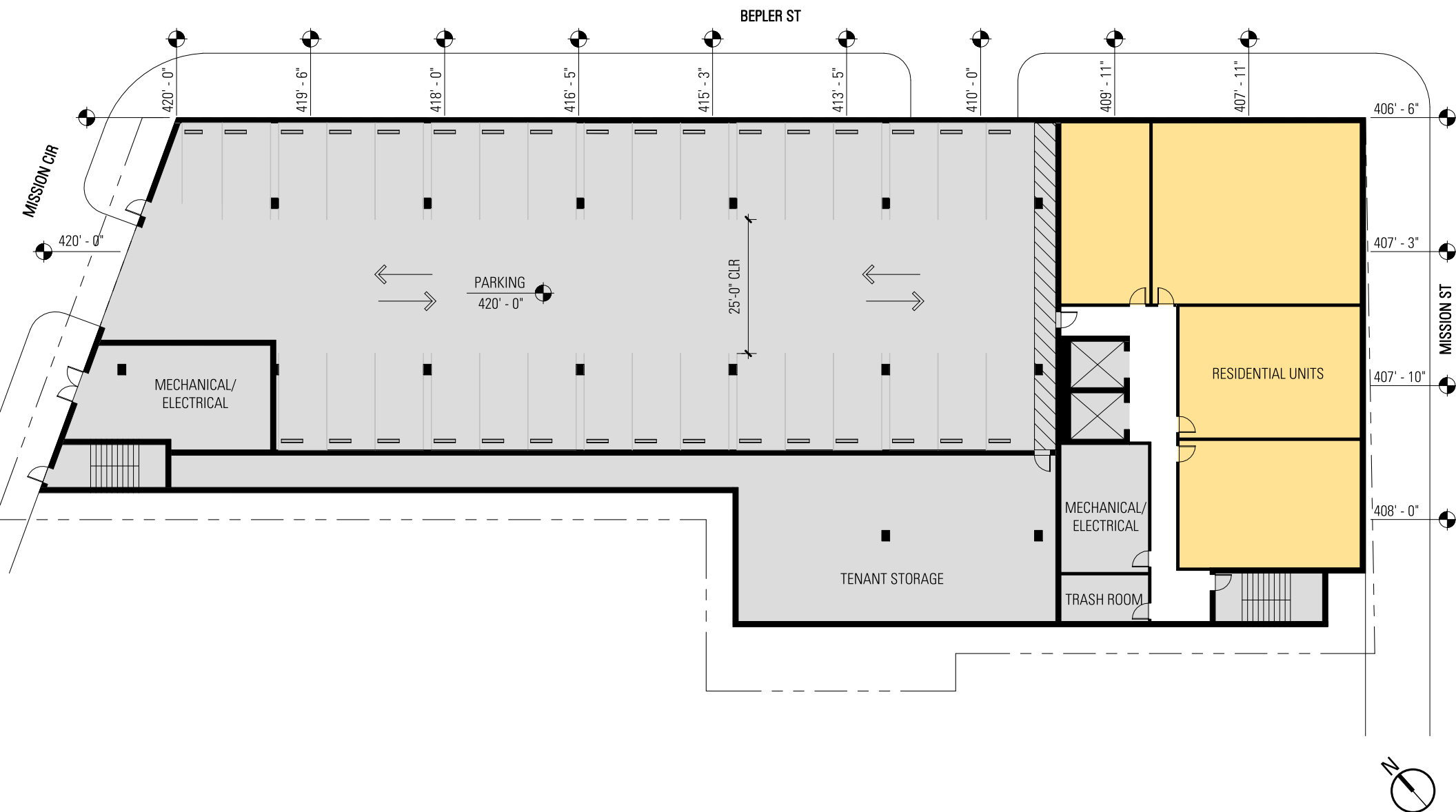
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

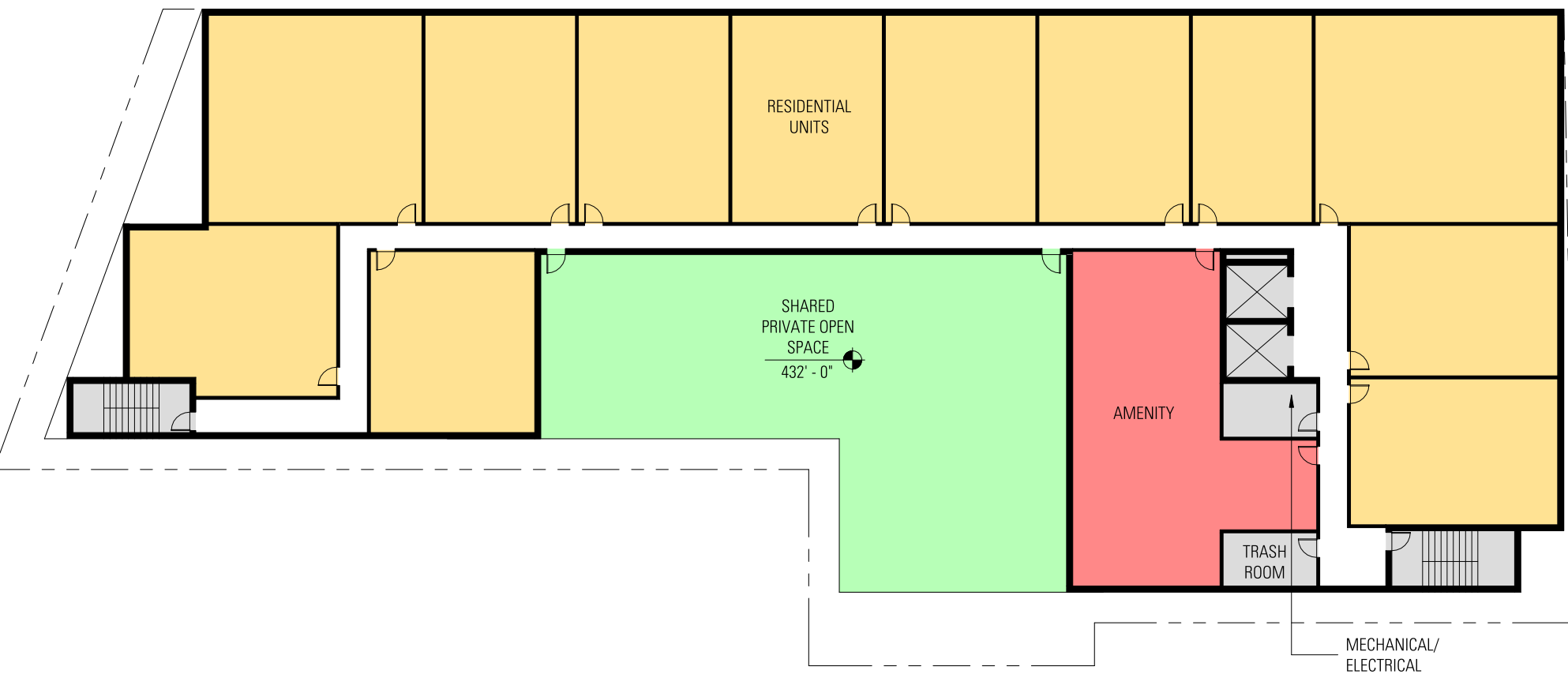
3 BEPLER ST - AXON VIEWS

BAR architects

1.0









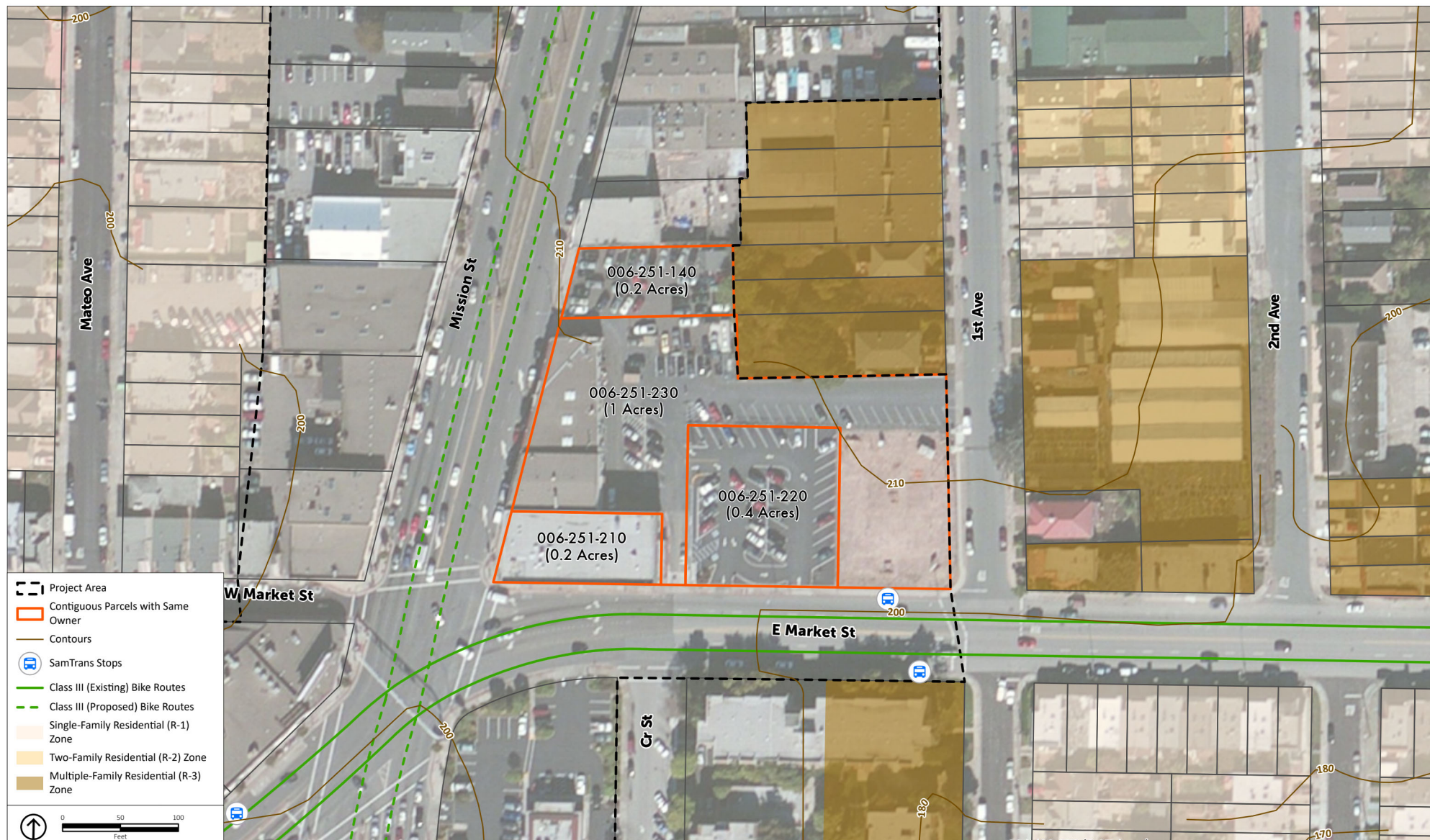
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

3 BEPLER ST - TYPICAL RESIDENTIAL LEVEL

0 8' 16' 32'

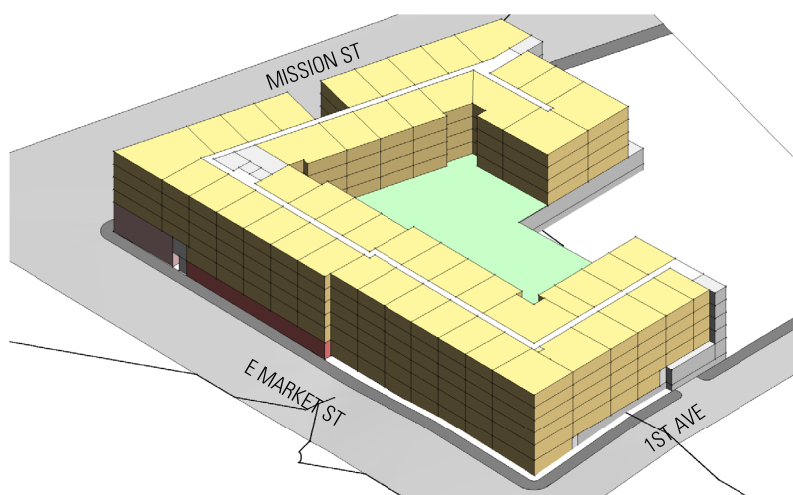
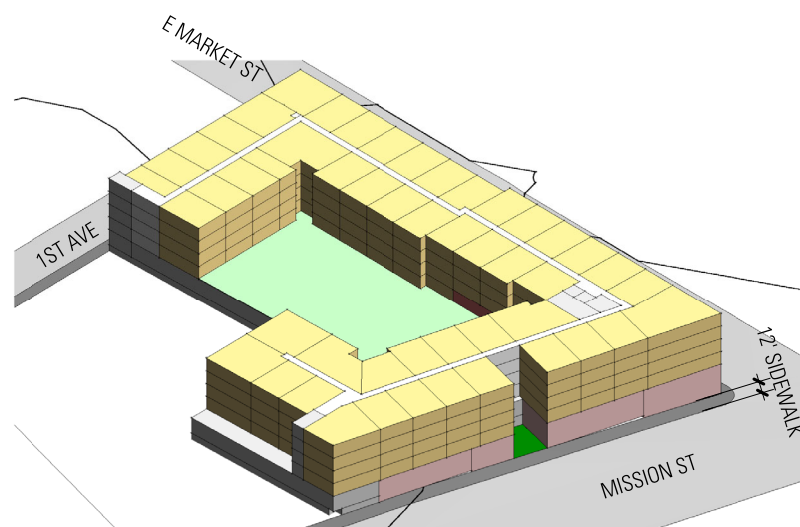
BAR architects

1.4



Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

Test-fit Site #2: 7367-7395 Mission Street



LOT SIZE	1.9 ACRES
UNIT COUNT	219 UNITS TOTAL*
LEVEL 1	7 UNITS
LEVEL 2	15 UNITS
LEVEL 3	47 UNITS
LEVEL 4	50 UNITS
LEVEL 5	50 UNITS
LEVEL 6	50 UNITS
*AVG UNIT SIZE = 850 SF	

DENSITY	115.3 DU/ACRE
----------------	----------------------

PARKING COUNT	256 SPACES
LEVEL 1	138 SPACES
LEVEL 2	118 SPACES

RESIDENTIAL PARKING RATIO	1.17 SPACE/UNIT
----------------------------------	------------------------

<u>BUILDING LEVELS</u>	6 LEVELS TOTAL	
LEVEL 1	202' - 0"	13'-0" FTF
LEVEL 2	215' - 0"	12'-0" FTF
LEVEL 3	227' - 0"	10'-0" FTF
LEVEL 4	237' - 0"	10'-0" FTF
LEVEL 5	247' - 0"	10'-0" FTF
LEVEL 6	257' - 0"	10'-0" FTF
ROOF	268' - 0"	

OVERALL BUILDING HEIGHT	66' - 0"
--------------------------------	-----------------

TOTAL RESIDENTIAL AMENITY/ LOBBY	8,300 SF
TOTAL RETAIL	10,900 SF
TOTAL SHARED PRIVATE OPEN SPACE	20,800 SF
TOTAL PUBLIC OPEN SPACE	780 SF

LEGEND	
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE
	PUBLIC OPEN SPACE



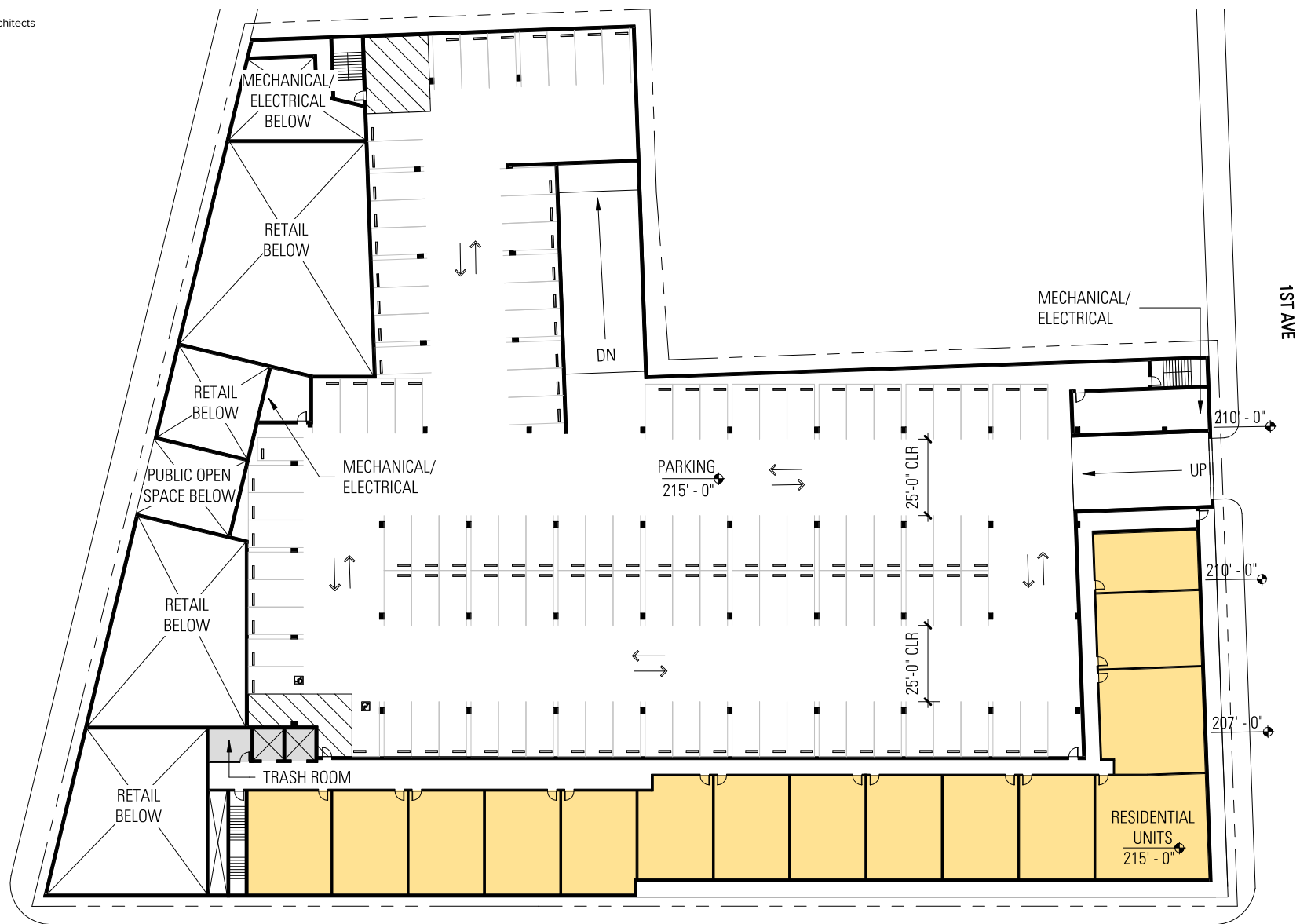
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

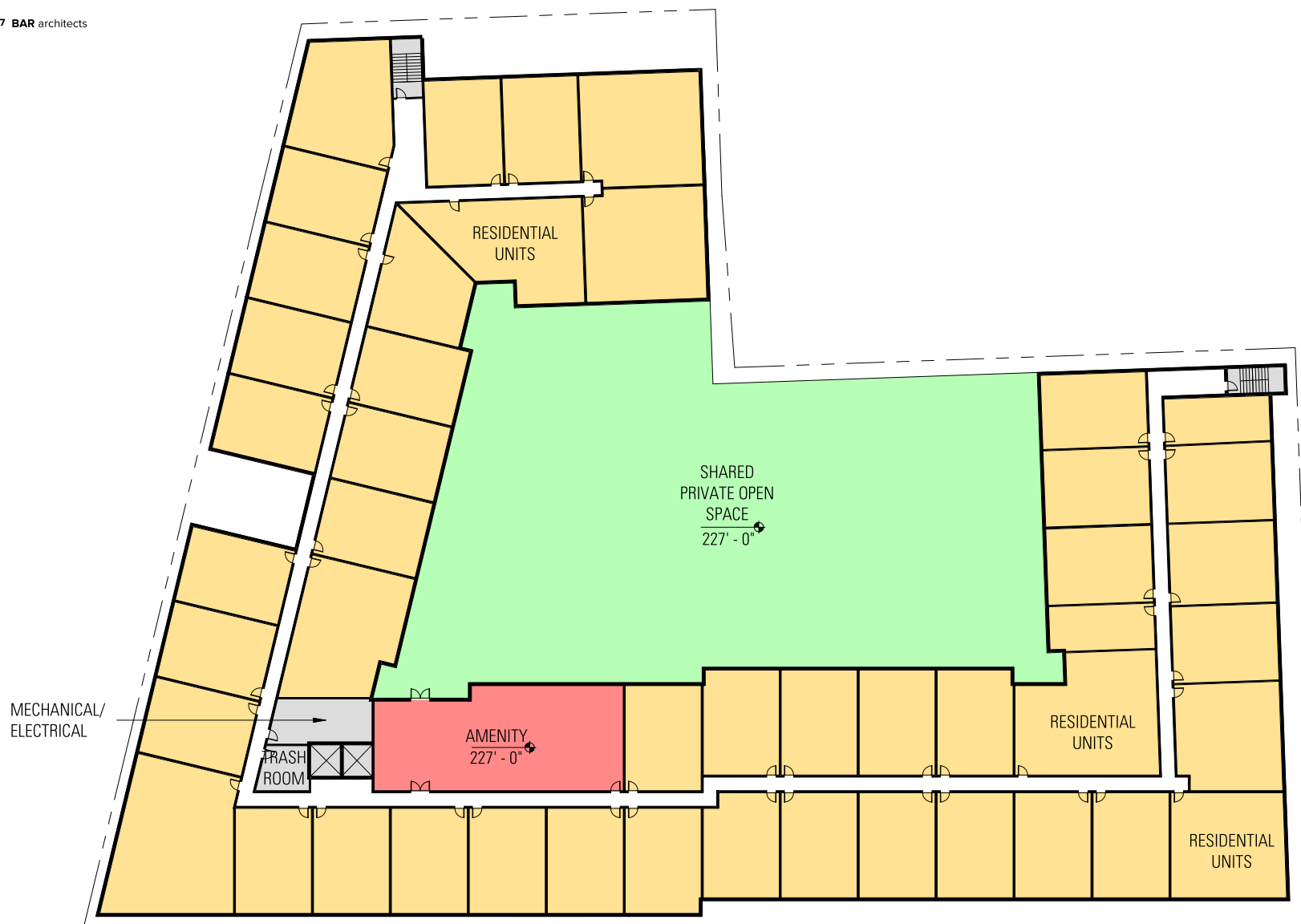
7367-7395 MISSION ST - LEVEL 01

0 16' 32' 64'

BAR architects

2.1





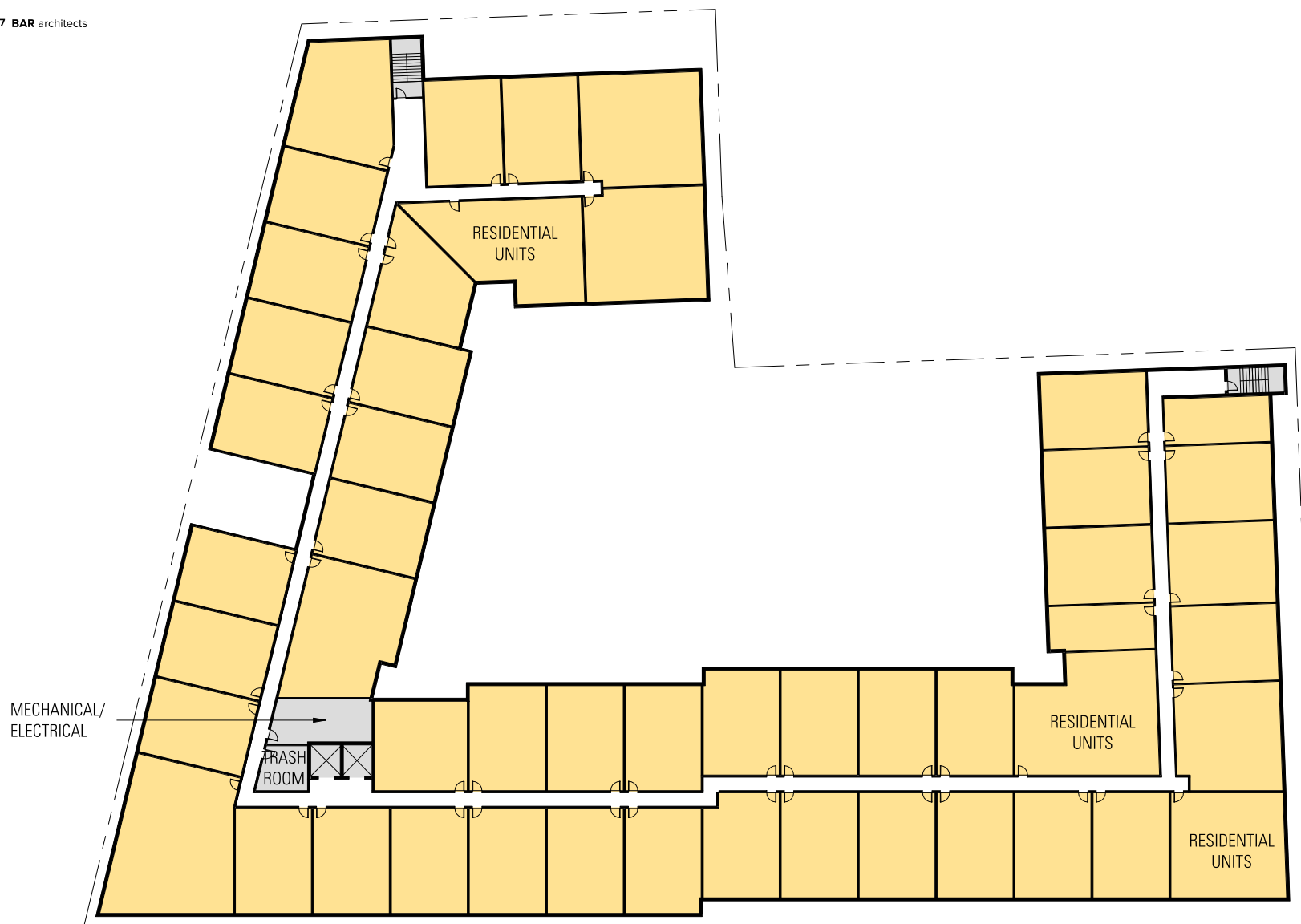
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

7367-7395 MISSION ST - PODIUM LEVEL

0 16' 32' 64'

BAR architects

2.3



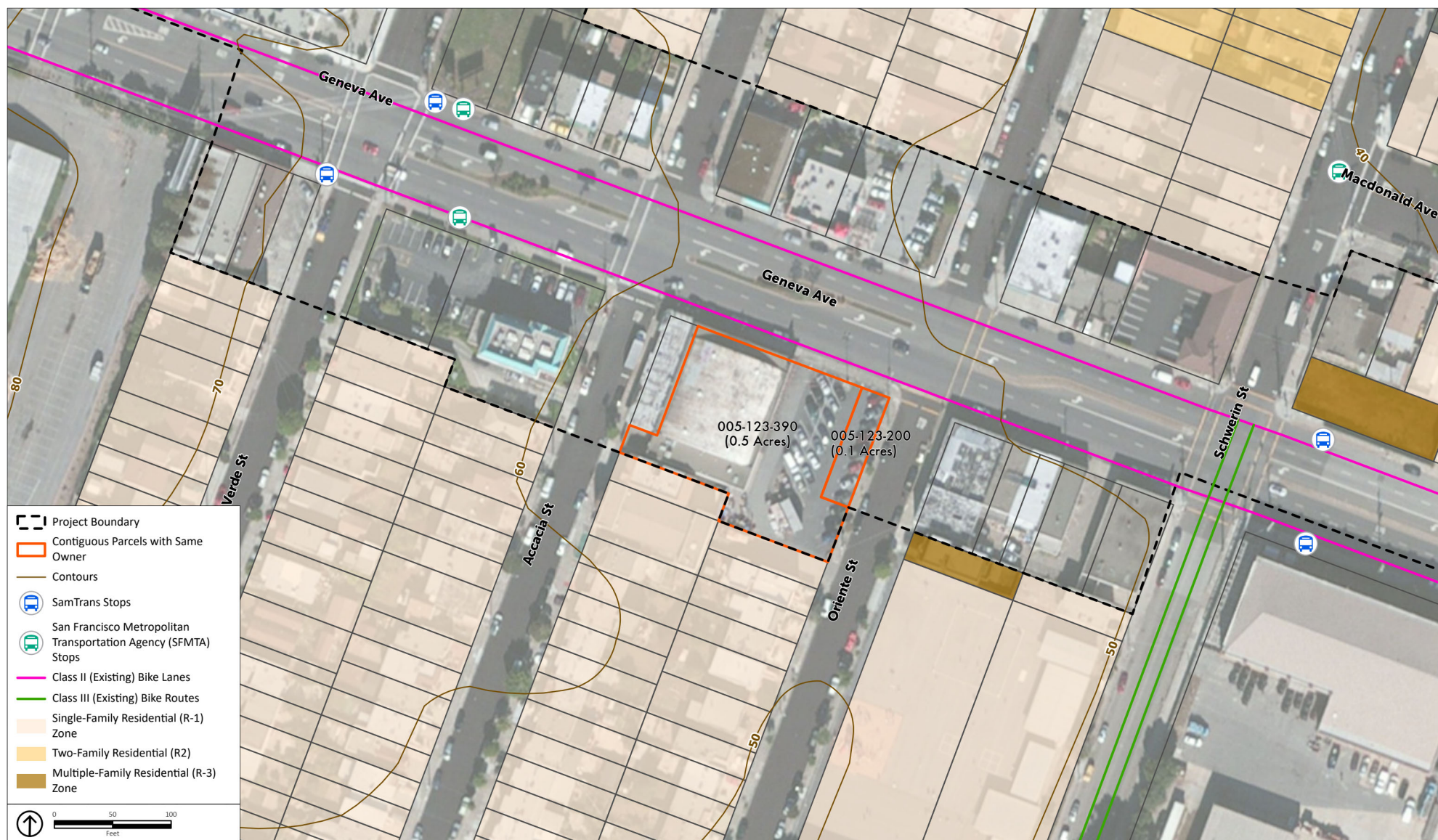
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

7367-7395 MISSION ST - TYPICAL RESIDENTIAL LEVEL

0 16' 32' 64'

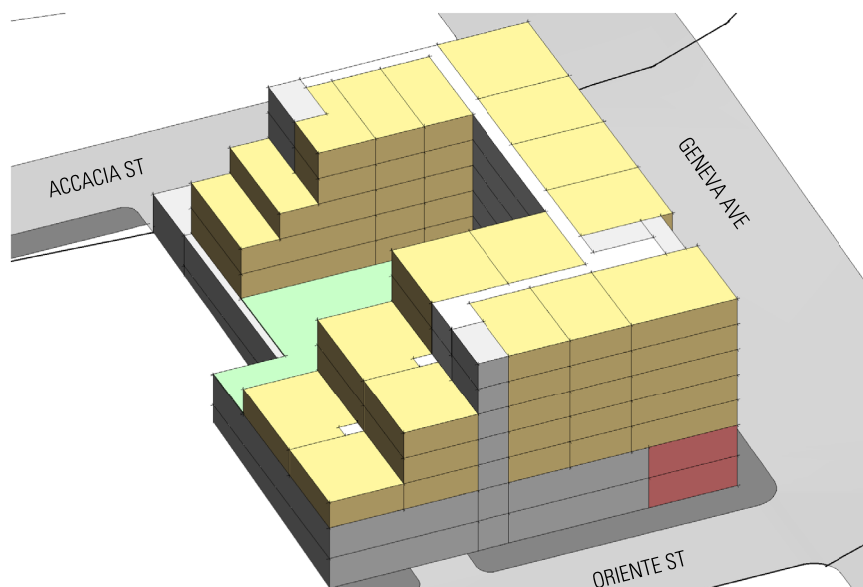
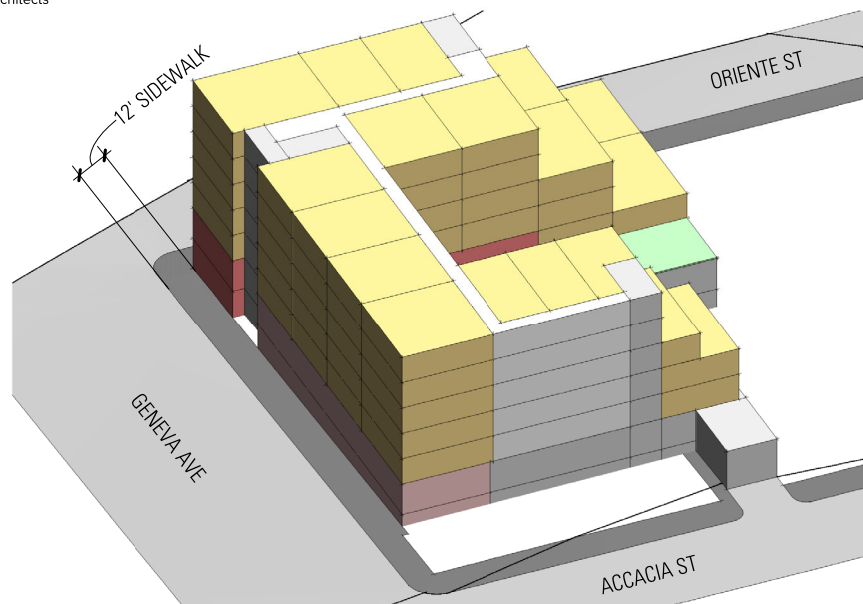
BAR architects

2.4



Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

Test-fit Site #3: 2840 Geneva Avenue



LOT SIZE

0.57 ACRES

UNIT COUNT

66 UNITS TOTAL*

LEVEL 1	0 UNITS
LEVEL 2	0 UNITS
LEVEL 3	14 UNITS
LEVEL 4	14 UNITS
LEVEL 5	14 UNITS
LEVEL 6	12 UNITS
LEVEL 7	12 UNITS

*AVG UNIT SIZE = 900 SF

DENSITY

115.8 DU/ACRE

PARKING COUNT

68 SPACES

LEVEL 1	35 SPACES
LEVEL 2	33 SPACES

RESIDENTIAL PARKING RATIO

1.03 SPACE/UNIT

BUILDING LEVELS

6 LEVELS TOTAL

LEVEL 1	51' - 0"	12'-0" FTF
LEVEL 2	63' - 0"	12'-0" FTF
LEVEL 3	75' - 0"	10'-0" FTF
LEVEL 4	85' - 0"	10'-0" FTF
LEVEL 5	95' - 0"	10'-0" FTF
LEVEL 6	105' - 0"	10'-0" FTF
LEVEL 7	115' - 0"	10'-0" FTF
ROOF	126' - 0"	

OVERALL BUILDING HEIGHT

75' - 0"

TOTAL RESIDENTIAL AMENITY / LOBBY

2,900 SF

TOTAL RETAIL

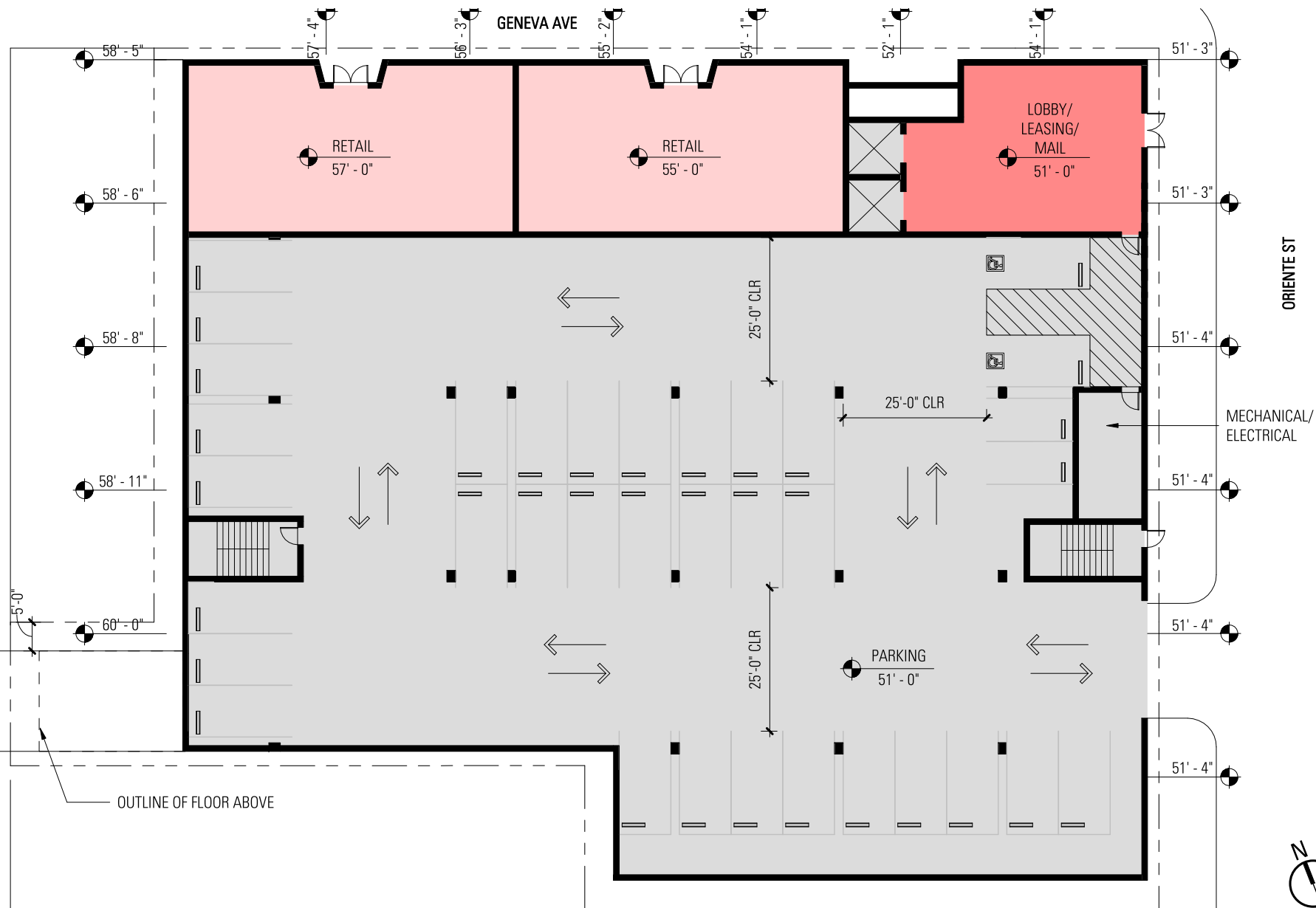
3,600 SF

TOTAL SHARED PRIVATE OPEN SPACE

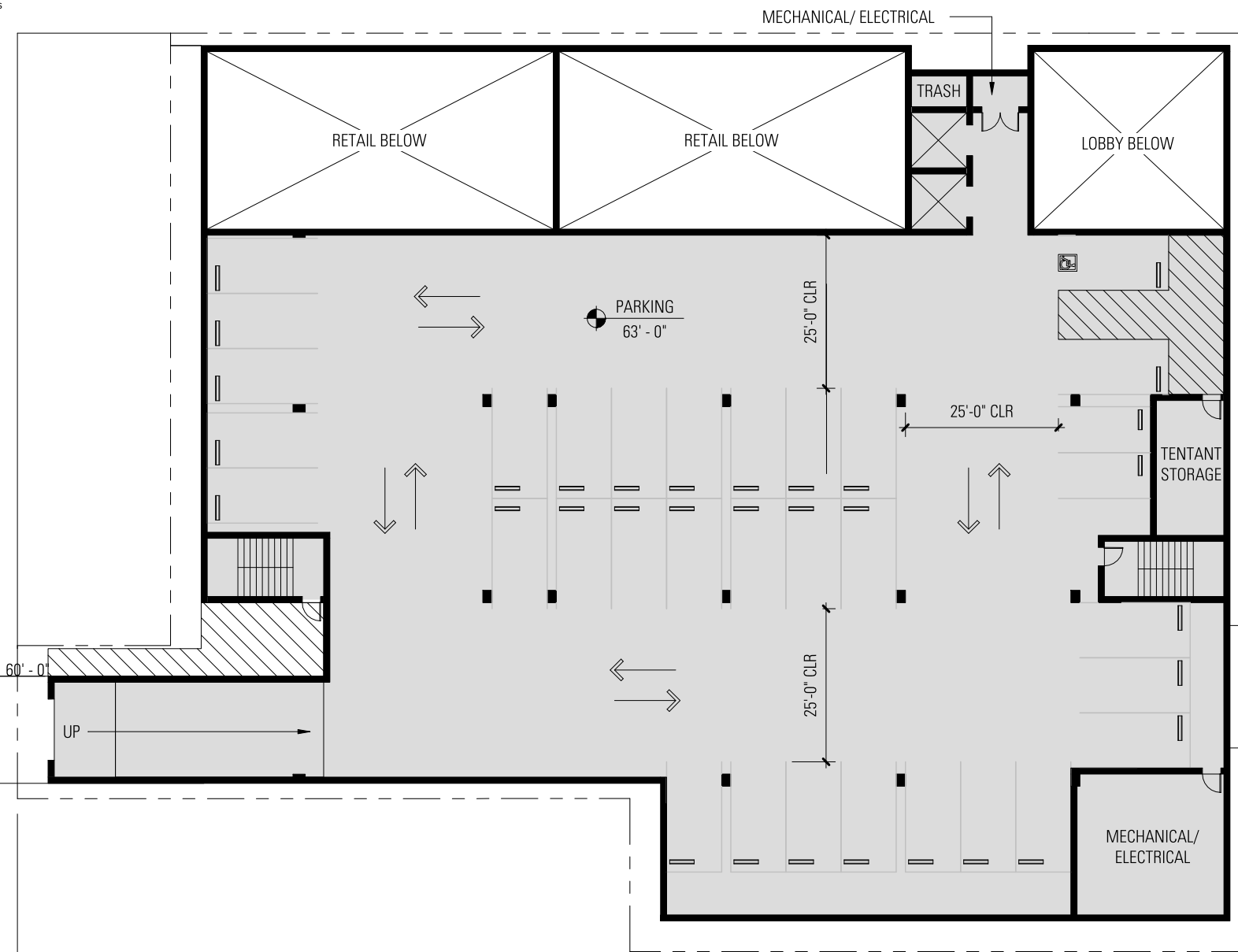
5,400 SF

LEGEND

	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE
	PUBLIC OPEN SPACE



ACCACIA ST



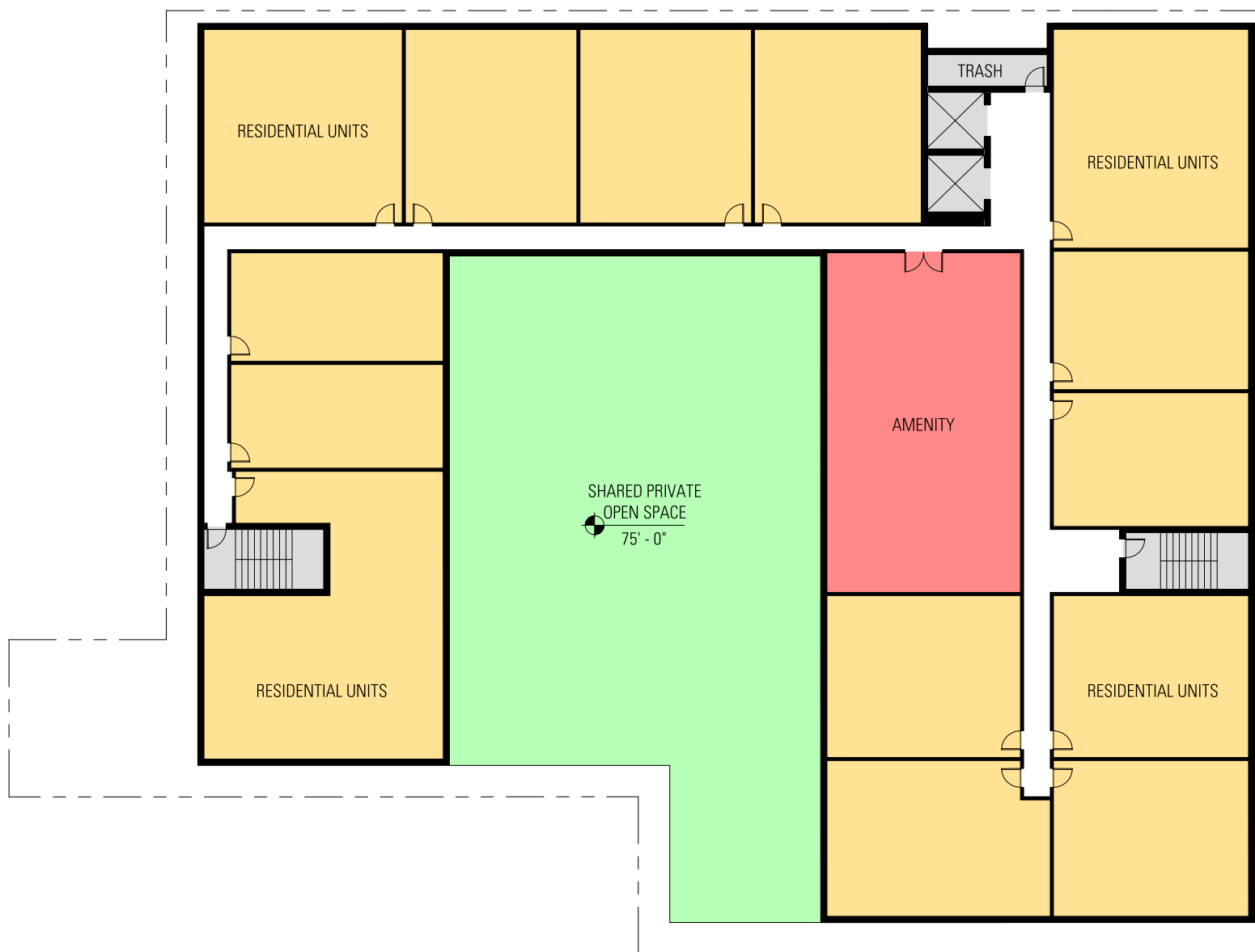
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

2840 GENEVA AVE - LEVEL 02

0 8' 16' 32'

BAR architects

3.2



CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

2840 GENEVA AVE - PODIUM LEVEL

0 8' 16' 32'

BAR architects

3.3



CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

2840 GENEVA AVE - TYPICAL UPPER RESIDENTIAL LEVEL

0 8' 16' 32'

BAR architects

3.4



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 24, 2023

**Subject: Mixed- Use Condominium Building at 2321 Geneva Avenue –
Major Subdivision SUB-05-21-015047, Use Permit UPR-05-21-015048, Design
Review DR-05-21-015049, and Lot Merger LOT-05-21-015050**

Recommended Action

Approve the Major Subdivision, Use Permit, Design Review, and Lot Merger, allowing construction of a seven-story mixed-use building on seven vacant lots at 2321 Geneva Avenue.

Planning Commission Discussion

On June 6, 2023, the Planning Commission voted 2-2 (failed) on a motion to recommend the City Council approve the proposed project. Planning Commission discussion topics are provided in bold italics.

Background

The applicant, Lamar Zhao, requests approval to construct a seven-story mixed-use building on seven vacant lots at 2321 Geneva Avenue situated between Pasadena and Castillo Streets (see Attachment A – Site Location). The applicant proposes 167 studio units and 18 one-bedroom units (185 units total), including 34 units affordable to low-income residents (see Attachment B – Project Plans). All units would be condominium for-sale units. In addition, the project will include two commercial spaces on the ground floor totaling 3,682 square feet, a garage accommodating 82 parking spaces, and 197 bike parking spaces. The project also includes 2,726 square feet of private open space on balconies and 5,204 square feet of common open space on the roof of the proposed building. The applicant has also applied for a lot merger to create a single lot for the project.

The City Council should be aware that the applicant has proposed deeper levels of affordability than Zoning Ordinance Chapter 17.47 - Inclusionary Housing requires. This proposal therefore qualifies the project for density bonus and concessions under the California Government Code Section 65915 (State Density Bonus Law), which will be referenced as “SDBL” throughout this staff report and discussed at length in the *State Density Bonus Law* section of the report. The applicant’s attorney has provided correspondence to the Planning Division succinctly outlining the applicability of the SDBL to the project, the affordability aspects of the project, and specific reasons that the applicant is seeking concessions under the SDBL (see Attachment C – Letter from Reuben, Junius, and Rose).

Discussion

As indicated in the project plans, the proposed building would be mixed-use, with a 3,682 square foot retail/office component, community space, and parking garage at the first level, with the residential condominium units occupying the remaining six floors of the seven-story building. The

primary regulations evaluated by staff to evaluate the project's compliance with the Zoning Ordinance are lot coverage and setbacks, building height, off-street parking, and open space.

Lot coverage and setbacks. The proposed building is in the C-1 Light Commercial zoning district, which permits new buildings without setbacks or lot coverage limitations. The proposed building, which would cover the entire parcel and provide no setbacks at the ground floor, is therefore consistent with this regulation. Although there is no ground-floor setback proposed, the applicant has proposed that the seven-story building provide a six-foot (west property line) and five-foot (west property line) step back on the second through fourth floors to reduce the mass of the building relative to the adjacent properties, which are two story residential homes.

Building height. The proposed building would be constructed with seven-stories to a total height of 83 feet at its highest point near the Castillo/Geneva Avenue intersection. This height is significantly taller than the 36-foot height limit normally allowed for buildings in the C-1 Light Commercial District, even with building height averaging and building-top tapering the Planning Commission and City Council have customarily allowed. Buildings that have been constructed to similar heights on Mission Street and Geneva Avenue, such as at 88 Hillside (previously "Landmark") and 2665 Geneva Avenue ("Pacific Place") have been allowed to do so primarily through Planned Development zoning. This height is however permissible given the project's qualification for concessions under the SDBL, which will be explained in depth in this report.

Off-street parking. Vehicular access to the proposed parking garage would be provided by a two-way drive aisle accessed from Castillo Street. As currently proposed, the garage would provide 82 spaces in total, 78 in a Klaus-lift parking system. Similar systems have been installed in Daly City, most recently at the JUHSD staff housing development at 699 Serramonte Boulevard, and there have been no issues with their operation. With regard to parking quantity, the Zoning Ordinance requires that each studio unit provide one parking space and that each one-bedroom unit provide one and a half spaces. Given the proposed number of units with their respective bedroom counts, this project would normally require 194 parking spaces (1 X 167 plus 1.5 X 18) for the residential aspect of the project, plus 12 parking spaces for the retail/office aspect of the project. Therefore, 206 combined parking spaces are required. Because the building is mixed-use in nature, the Zoning Ordinance allows for a 20 percent parking reduction, bringing the total requirement to 165 spaces. The applicant has proposed 82 parking spaces and, for reasons discussed in the subsequent SDBL section, this number of parking spaces is permissible.

Open space. The condominiums proposed are subject to the requirements contained within Chapter 17.38.020 - Usable open space, which essentially requires 150 square feet of "usable" open space for each condominium unit. This equates to 27,750 square feet of usable open space for the 185 condominium proposed. The applicant has proposed 2,726 square feet of private open space on balconies and 5,204 square feet of common open space on the roof of the proposed building, resulted in a 19,820 reduction (27,750 minus 7,930) from the open space normally required by the Zoning Ordinance. This reduction is however permissible, like the height and parking reductions, for reasons pertaining to the SDBL.

- *Commissioner Proano asked how 82 parking spaces was going to be enough parking for 185 condominiums. Staff responded that every resident would not have a parking space, but that the parking count was a function of reductions allowed by the Zoning Ordinance and the density bonus law.*
- *Commissioner Proaño asked if every unit would be provided storage. Staff responded that no garage storage was provided.*
- *Commissioner Proaño asked if there was a lighting or wind analysis completed for the project. Staff responded that the Planning Division did not require such analyses. Commissioner Proaño stated that she was concerned about lighting from the project, wind patterns that might be caused by the project, and height of the project next to existing homes. She added that the project was not as beautiful as some of the project the Planning Commission has reviewed recently and looks like a hospital. Staff responded that the building was in fact stepped back away from the adjacent neighborhood and that a Condition of Approval was recommended that the applicant add additional visual interest to the building's elevation.*
- *Commissioner Satorre asked if a portion of the project was in San Francisco and if there was an issue with that. Staff responded that the San Francisco Zoning Ordinance stipulates that parcels fronting in San Mateo County are under Daly City's zoning jurisdiction.*
- *Commissioner Satorre stated that he has been an advocate of expansion in Daly City and that he would like to see an amendment to the zoning regulations to allow for additional height because Daly City is a growing city and most buildings in adjacent towns are getting taller. Staff responded that staff is revising the zoning regulations for Mission Street and Geneva Avenue, but that raising building heights in all the City's zoning could be problematic. Staff added that the State has required the density allowance such as those proposed in the project.*
- *Commission Faapuaa stated that the neighborhood is suffering from not having a grocery store and that she would rather see that use there. She stated that we are filling up our community with people and at the same time we are lacking hospitals, clinics, schools, and food. Staff responded that the project does provide some retail space at the first floor.*
- *Commissioner Paniza stated that the building was too tall and an invasion of privacy. He asked if there was a parking study completed for the project. Staff responded that the staff uses the zoning ordinance to calculate parking.*
- *Commissioner Proaño stated that people have cars and that there is no connection to BART close by, and that parking is getting worse. She recommended that the Planning Commission require a parking study so that the people in the neighborhood are not burdened. She stated that she was concerned about the building height. She stated that this is better than an empty lot but understood that the applicant was following the law regarding parking and height.*

- *Shamory Pink, a resident of Santos Street, stated that she was all for more housing but that seven floors was an issue and that the parking proposed would be an issue. She stated that each household has three cars, plus visitors. She stated that the more people come into the neighborhood, the more problems they would bring. She referenced the Geneva Towers that used to exist in San Francisco and that the project would add traffic congestion.*
- *Russell Morine, a resident of Gillette Avenue, stated that he heard about the project a week ago, reading a notice on a telephone pole. He stated that, given the range of ideas about development, saying yes to everything is just as bad as saying no everything and this project needs some thought. He stated that the Planning Commission hasn't heard from the community because nobody has heard about the project. He stated that the developer was creative but that the Planning Commission did not need to rubber stamp the plans. He stated that the studio units were tiny closets. He stated that he did not support a seven story building and that the developer should talk to the community to find out what they can live with. He stated that there was no shadow study and that shadows would affect some people.*
- *Rothanak Prak-Austin, a resident of Santos Street, stated that he was not notified of this project and that his neighbors are of the consensus that the building is way too tall. He stated that the lighting from project would shine into the back yards of adjacent houses because the site is not flat. He added that there was a wind tunnel affect in that neighborhood and that that the aesthetics of the building do not fit the neighborhood at all and could be better. He stated that he was in support of some housing. He said he thought the neighbors needed to talk about how to conserve the neighborhood. He said the provision of studio units is concerning and asked who the studios were for. He also questioned the affordability of the project. See Attachment D - Letter from Rothanak Prak-Austin.*
- *Commissioner Proaño stated that the community needs to hear more about the project and there should be a meeting. She said that the unit sizes are too small and would not serve the community, that the building was too tall, and that five stories might be okay. She said there should be a light study and that aesthetics need to be more in line with what has been done recently and that maybe then the community could embrace the project. She said the proposal is like what is being done in other counties where people have a place to put their head to sleep. She stated that the project would hurt the community. She stated that the developer just comes in and is gone, but the neighborhood must live with it. She stated that the project should be revisited so that it could be a project that people are happy with.*
- *Commissioner Satorre stated that some people hate change because it will affect their everyday life and that we need to accept change. He stated that we should look at South City where the city has a budget surplus and yet we are having a hard time balancing the budget because there is not much development happening. He added that we cannot only look at how our own family is affected. Commissioner Proano stated that the buildings in South City are four or five stories at the maximum.*

- *Lamar Zhao, the applicant and owner of the project, stated that he was trying to maximize the space and maximize the potential for the project. He stated that the configuration allows everybody to have privacy and their own bathroom and unlike in San Francisco where people share bathrooms and kitchens. He stated that the trend in California is to reduce parking to promote using other means of transportation.*
- *Matthew Visick, the attorney representing the project, stated that we have created a difficult environment in which to build housing and that many types of projects do not make financial sense. He stated that the developer could have gone taller and wiped out all the parking, because no parking is required by State law. He added that the project was a transit-oriented development, that Geneva Avenue will be a dense corridor in the not-too-distant future, and that more-robust bus service is on the way on Geneva Avenue. He said that the project is leaning into a trend to provide less parking, although it provides many bicycle parking spaces. He said that the applicant did not complete shadow or wind studies because the City did not require them and could not under State law. He said that the State has made decisions that intended to facilitate development like this. He said the developer is mindful of concerns and knew the project wouldn't be popular with immediately adjacent neighbors, but that we need to talk about what is actually buildable, not what we would like to see. He added that the City needs to build a large number of units to meeting its housing obligation under State law and this project will help do that. He added that the project serves a sector of the community that desires smaller units and that the smaller units might not be the type of units desired by himself or persons in the meeting attendance, but they may be desirable to others.*
- *Commissioner Proaño stated that she felt the Planning Commissioners hands are tied with state requirements.*

State Density Bonus Law

The proposed project is eligible for the provisions of State Density Bonus Law (SDBL) due to provision of affordable units within the project. It is inconsequential that the Zoning Ordinance requires these affordable units. The project is eligible for the SDBL provisions, nonetheless.

The Daly City Zoning Ordinance Chapter 17.47 - Inclusionary Housing requires that condominium developers sell 20 percent of the units in the condominiums to households earning not greater than 120 percent of the area median income (moderate income units). Because the project is located in a zoning district (C-1 Light Commercial) which does not have an established density limit per lot area, the California Government Code Section 65915(o)(6) clarifies the definition of “maximum allowable residential density” or “base density” by stating that when the zoning ordinance doesn’t provide a “dwelling-units-per-acre standard for density, then the local agency shall calculate the number of units by... estimating the realistic development capacity of the site based on the objective development standards applicable to the project ...”. The law further stipulates that “a developer may provide a base density study and the local agency shall accept it, provided that it includes all applicable objective development standards.”

In the case the subject project, the applicant has provided a base density study that essentially calculates what maximum density (number of units) would have been given the development regulations contained in the Zoning Ordinance, such as the building height limit, parking, and open space requirements. Using these parameters, staff has concurred with the base density study the applicant submitted for the project which concluded that the “maximum allowable base density in a Code-compliant project would be 139 units and 73,137 square feet.”

Based on the 139-unit base-density number, the Planning Division has determined that Chapter 17.47 - Inclusionary Housing requires 28 units (20 percent 139) affordable to households whose income does not exceed 120 percent of the area median income (moderate income units). The applicant proposes to provide 34 affordable housing units affordable to families earning up to 80 percent of area median income (low-income units). This proposal represents 24 percent of the 139-unit base project, which entitles the project to a 50 percent density bonus, allowing up to 209 units and 109,706 square feet. The proposal includes only 185 of these 209 potential units.

Given the provision of 24 percent of the units affordable to low-income households, the project is entitled to three concessions under the SDBL, which can include, among other things, a “modification of zoning code requirements . . . that exceed the minimum building standards approved by the California Building Standards Commission . . . that results in identifiable and actual cost reductions, to provide for affordable housing costs.” The applicant has proposed concessions to increase the floor-to-floor height allowance, reduce the parking requirement, and reduce to the open space requirement. The letter provided in Attachment C – Letter from Reuben, Junius, and Rose outlines the rationale for the concession request and the specific ways that the requested concessions make the project feasible. Council members are encouraged to review this letter in detail as the explanations contained within serve largely as the staff rationale for supporting approval of the requested concessions.

With specific regard to the parking reduction sought, according to the SDBL, projects providing at least 20 percent low-income units that are located within one half mile of a major transit stop can reduce their parking requirement to 0.5 spaces per unit. When this parking factor is applied to the subject project, 93 parking spaces are required for the proposed condominium units plus 12 for the retail uses, resulting in a total parking requirement of 105 spaces. When the 20 percent mixed-use reduction is then applied, the total parking requirement is 84. The applicant is therefore requesting a two-space parking concession.

Use Permit

The Zoning Ordinance requires a use permit for the project to establish a residential use in a C-1 Light Commercial zone and because the Zoning Ordinance requires a use permit for condominiums. The Daly City parcels to the east of the proposed project are zoned C-1 Light Commercial. The adjacent parcel to the west, which is in San Francisco, is zoned Neighborhood Commercial. The immediate vicinity is predominately commercial along Geneva Avenue and single family residential (in San Francisco) to the north. The City has also permitted a somewhat similar project at 2665 Geneva Avenue, which was also approved as condominiums, to the east of the project site and that project seems to be physically well suited to the adjacent neighborhood.

With street frontages on three sides and adjacency to Cow Palace across Geneva Avenue, staff feels the proposed mixed-use project is compatible with surrounding land uses and consistent with the City's General Plan in terms of project scale and intensity of use.

General Plan

The General Plan designation of the subject property is Commercial Mixed Use (C-MU). The designation intends to provide, through the Zoning Ordinance, regulatory incentives and/or requirements to facilitate building construction which contain a vertical mix of uses, e.g. retail or restaurant uses at the street level and office or residential uses at levels above the street. The C-MU designation along Geneva Avenue is intended to allow for residential intensification that is well-served by public transportation, so that it may transform into more a vibrant urban street. In this case the project is served by San Francisco Municipal Transportation Agency (SFMTA) 8AX Bayshore Express and 8BX Bayshore Express, which provide express service to and from downtown San Francisco from the Geneva/Schwerin and Geneva/Carter intersections, respectively. Staff feels the proposed project exemplifies in use and density what the General Plan envisioned for properties designated C-MU, especially given the provision of affordable housing, and has no issue finding the proposed project conforms to the General Plan.

Design Review

The proposed seven-story mixed-use building is a contemporary architectural design that provides visual interest by providing vertical articulation at regular segments around the building. In addition, the project architect has provided massing sensitive to the residential properties that exist to the north by including stepped setbacks of 10 to 20 feet above the ground floor. At the direction of staff, the applicant has provided additional visual interest at the corner of Geneva Avenue and Castillo Street by providing a taller building mass near the intersection.

In terms of materials, the entire building would be clad in cementitious panel and cement plaster finishes, providing smooth, textured, and horizontal panels, in a largely two-tone paint scheme. All windows in the project would be metal framed, as required by Conditions of Approval and the entire first floor would receive an aluminum window and door system typical in retail tenancies. Although satisfied with the project architecture, staff is recommending a Condition of Approval that would require the addition of cantilevering architectural projections at the first and top floors of the building, and metal window awnings at the elevation facing Pasadena Street, similar to the architectural embellishments on the building at 6800 Mission Street. The addition of these elements will enhance the building's aesthetic and continue to provide a strong visual streetscape on Geneva Avenue.

Lastly, staff has communicated to the project architect that the two commercial spaces, both of which are proposed adjacent to street intersections, must be constructed to a "tenantable" condition, meaning that their size, shape, and finishes are such that they can be easily leased. Staff has added a Condition of Approval requiring that both spaces have restroom facilities (currently only "Commercial A" provides restrooms) and receive wall, ceiling, and flooring finishes that render them in a leasable condition prior to final occupancy of the building. This includes providing

overhead lighting to a commercial standard and outfitting the space with electrical outlets that can easily be used by new tenants without the need for costly improvements.

Subdivision Requirements

Pursuant to Section 66474 of the Subdivision Map Act, a legislative body of a city or county may approve a subdivision map, including a condominium map, if it makes the following findings:

1. The proposed subdivision and/or design or improvement must be consistent with applicable general and specific plans.
 - The General Plan designation is Commercial Mixed Use (C-MU). The designation intends to provide, through the Zoning Ordinance, regulatory incentives and/or requirements to facilitate building construction which contain a vertical mix of uses, e.g. retail or restaurant uses at the street level and office or residential uses at levels above the street. The C-MU designation along Geneva Avenue is intended to allow for residential intensification that is well-served by public transportation, so that it may transform into more a vibrant urban street. The proposed project exemplifies in use and density what the General Plan envisioned for properties designated C-MU, especially given the provision of affordable housing.
2. The site must be physically suitable for the type and density of the proposed subdivision.
 - With street frontages on three sides and adjacency to Cow Palace across Geneva Avenue, the proposed mixed-use project is compatible with surrounding land uses and consistent with the City's General Plan in terms of project scale and intensity of use.
3. The design of the proposed subdivision or improvements must not cause substantial environmental damage or injure fish or wildlife or their habitat.
 - The proposed condominium building will not cause significant environmental damage or injure fish, wildlife, or their habitat. The proposed project would be constructed in a fully urbanized area.
4. The design of the proposed subdivision must not cause serious public health problems.
 - There are no foreseeable public health problems that could arise from construction of the subject building.
5. The design of the proposed subdivision or improvements must not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

- There are no known easements that would be impacted by the proposed condominium subdivision. The proposed subdivision will be subject to a thorough plan check by the Public Works Department prior to recordation.

The City Council should be aware that the proposed project is situated over several lots that must be merged prior to building permit issuance. The applicant has applied up-front for the lot merger and staff is recommending its approval together with all the other entitlements sought by the application.

Affordable Housing Plan

Staff has reviewed this Affordable Housing Plan (AHP) submitted by the applicant and found the AHP to be in conformance with the provisions of Chapter 17.47 - Inclusionary Housing and the SDBL. Based on the 139-unit base-density number, the Planning Division has determined that the project requires 28 units (20 percent 139) affordable to households whose income does not exceed 120 percent of the area median income (moderate income units). The applicant proposes to provide 34 affordable housing units affordable to families earning up to 80 percent of area median income (low-income units), exceeding the requirements of Chapter 17.47.

Utility Providers

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

<i>Utility</i>	<i>Provider</i>
Water, Sanitary Sewers, Storm Drains	City of Daly City / Bayshore Sanitary District
Gas & Electric	PG&E
Telephone	AT&T
Cable Television	Wave Cable Services and/or Comcast
Fire/Police Protection	Daly City

- ***Commissioner Faapuaa asked what school district the proposed project was in. Staff answered it was in the Bayshore Elementary School District (project is also in the Jefferson Union High School District and the San Francisco Unified School District).***

Environmental Assessment

The proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332: In-Fill Development Projects.

Findings

Staff finds that, as conditioned, the proposed Major Subdivision SUB-05-21-015047, Use Permit UPR-05-21-015048, Design Review DR-05-21-015049, and Lot Merger LOT-05-21-015050 comply with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, nor be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Major Subdivision SUB-05-21-015047, Use Permit UPR-05-21-015048, Design Review DR-05-21-015049, and Lot Merger LOT-05-21-015050, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site aesthetics have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment.

Staff recommends that 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 to consider the project on July 24, 2023; notice of said hearing was by newspaper publication on July 13, 2023, posting and first class mailing to property owners within 300 feet;
2. The proposed mixed-use building is consistent with the Daly City General Plan, which designates the project site as Commercial — Mixed Use (C-MU), pertaining to areas along Geneva Avenue intended for mixed-use development and where the City intends to provide regulatory incentives and/or requirements for developers to construct buildings which contain a vertical mix of uses, e.g. retail or restaurant uses at the street level and office or residential uses at levels above the street. The proposed project exemplifies in use and density what the General Plan envisioned for properties designated C-MU, especially given the provision of affordable housing;
3. With street frontages on three sides and adjacency to Cow Palace across Geneva Avenue, the proposed mixed-use project is compatible with surrounding land uses and consistent with the City's General Plan in terms of project scale and intensity of use. Issuance of a use permit for a mixed-use condominium building is therefore appropriate at this location;
4. The City Council has determined that the proposed condominium building will not cause significant environmental damage or injure fish, wildlife, or their habitat. The proposed project would be constructed in a fully urbanized area. A Categorical Exemption per CEQA will be prepared;
5. There are no foreseeable public health problems that could arise from construction of the subject building;

6. There are no known easements that would be impacted by the proposed condominium subdivision. The proposed subdivision will be subject to a thorough plan check by the Public Works Department prior to recordation;
7. The proposed project qualifies for a density bonus and concessions under the California Government Code Section 65915 (State Density Bonus Law). The applicant has prepared a base-density study with which the Planning Commission concurs that establishes the maximum allowable base density in a Code-compliant project as 139 units and 73,137 square feet;
8. Based on the 139-unit base-density number, the City Council has determined that Chapter 17.47 - Inclusionary Housing requires 28 units (20 percent 139) affordable to households whose income does not exceed 120 percent of the area median income (moderate income units). The applicant proposed 34 affordable housing units affordable to families earning up to 80 percent of area median income (low-income units), representing 24 percent of the 139-unit base project. This entitled the project to a 50 percent density bonus pursuant State the California Government Code Section 65915 (State Density Bonus Law), allowing up to 209 units and 109,706 square feet. The proposal includes only 185 of the 209 potential units, and is therefore consistent with allowable density for the parcel;
9. In accordance with State the California Government Code Section 65915 (State Density Bonus Law), the proposed project is allowed concessions to increase the floor-to-floor height, reductions to the parking requirement, and reduction to the open space requirement, as demonstrated by the applicant and outlined in the staff report for the project. The applicant has adequately demonstrated to the satisfaction of the City how the concessions are necessary to render the project feasible and how without the concessions the project could not be constructed;
10. The proposed mixed-use building merits use permit approval, as the building would be compatible with existing adjacent uses, adequate utility and infrastructural capacity exists within close proximity to serve the site. Furthermore, the provision of parking is substantial and in accordance with State the California Government Code Section 65915 (State Density Bonus Law), as designed, would not have a detrimental impact to the adjacent neighborhood;
11. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of on-site signage. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors;
12. The City Council has conditioned the project to include the addition of cantilevering architectural projections at the first and top floors of the building, and metal window awnings at the elevation facing Pasadena Street. The Commission feels the addition of these

elements will enhance the building's aesthetic and continue to provide a strong visual streetscape on Geneva Avenue;

13. The City Council has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and determined the proposed project is categorically exempt pursuant to CEQA Guidelines Section 15332; and
14. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

Conditions of Approval

Staff recommends approval of Major Subdivision SUB-05-21-015047, Use Permit UPR-05-21-015048, Design Review DR-05-21-015049, and Lot Merger LOT-05-21-015050, based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major site or architectural modifications shall be treated as an amendment and shall be subject to review by the Planning Commission and City Council.
2. The applicant shall be aware that subdivision permitting for the project may be necessary inside the City of San Francisco and that the approvals granted herein have no applicability in the City of San Francisco.
3. The tentative subdivision map approval granted herein shall be valid for a period of two years. If a final map has not been approved within this timeframe, the applicant shall apply for a time extension.
4. The use permit and design review approval granted herein shall be valid for a period of one year. If building permits have not been issued within this timeframe, the applicant shall apply for a time extension.

5. The applicant will be required to pay park-in-lieu fees, in compliance with DCMC Chapter 16.30 Parkland Dedications. Per DCMC Section 16.30.040. Per DCMC Section 16.30.090, in-lieu fees are required to be paid to the City of Daly City, prior to approval of the Final Map. The project is subject to full compliance with DCMC Chapter 16.30 Parkland Dedications.

Building Design

6. The applicant shall amend the building design to add cantilevering architectural projections at the first and top floors of the building, and window awning at the elevation facing Pasadena Street. Any such projections should comply with Section 3202 of the California Building Code.
7. All retail/office areas shall be constructed to a “tenantable” condition and shall provide restroom facilities and receive wall, ceiling, and flooring finishes that render them in a leasable condition prior to final occupancy of the building. This includes commercial-grade wall and floor plugs, overhead lighting, and any other systems the Planning Division staff identifies at the time of plan check.
8. All ground floor windows shall be dark-colored aluminum and all upper-floor windows shall be metal framed or high-quality PVC with color to match the adjacent wall.
9. Any metal materials shall be galvanized.
10. The applicant shall, prior to building permit submittal, provide a sign program for Planning Division review and approval. The final building elevation design shall consider sign placement and plans submitted for building permit approval shall reflect such placement.
11. All rooftop mechanical equipment shall be screened from the view of all adjacent public rights-of-way by screenwalls, painting, and similar treatments acceptable to the Planning Division. The Division may require screenwalls for equipment located within 20 feet of the rooftop parapet wall.
12. Backflow preventers, check devices, and other visible mechanical equipment shall be painted black, dark green, red (if required by the Fire Department), or other color complimentary to the building design.
13. The proposed common open space areas shall receive additional features to promote their use by the building’s residents, e.g., additional outdoor fitness equipment or seating/gathering areas, and shall incorporate a noise screen or become entirely enclosed, as approved by the Planning Division.
14. The applicant shall have all trash storage capacity and pick-up locations approved by Republic Services.

Site Design

15. The applicant shall fully improve and landscape the public right-of-way, including the right-of-way inside the City of San Francisco, subject to permitting from the City of San Francisco. This shall include installing decorative pedestrian-oriented street-lights and providing street trees along the entirety of the Geneva Avenue, Castillo Street, and Pasadena Street. The street tree placement and sidewalk design shall reflect the right-of-way improvements which the City approved for the parcel at 2665 Geneva Avenue, unless otherwise permitted or required by the Planning Division.
16. Street trees shall be installed twenty feet on center, sized as 24-inch box, receive triple staking at installation, and receive establishment irrigation. The tree staking and establishment irrigation shall be identified in building plans submitted for a building permit. All irrigation shall be tie to the building's water system and maintenance of the street trees shall be the owner's responsibility.
17. All street trees shall receive decorative tree grates of the same design or closely similar to those located in the sidewalk at 2665 Geneva Avenue, as approved by the Planning and Engineering Divisions.
18. The applicant shall replace, at the applicant's expense, the fences that adjoin the properties to the north. Construction drawings for the project shall provide a detail for this fencing, which shall incorporate six-by-six nominal heavy-timber and overlapping fence panels, and stained dark brown.
19. The material of retaining walls visible from the public right-of-way shall be approved by the Planning Division in building permit plan check.

Affordable Housing/SDBL

20. The applicant shall comply with all the provisions of Daly City Municipal Code Chapter 17.47 – Inclusionary Housing. The 185 units herein approved shall contain 34 units affordable to households earning up to 80% of area median income. The size, location, and qualities of the units shall be as specified by an Affordable Housing Agreement, which the applicant shall secure from the City prior to issuance of any building or grading permit necessary to implement the project. Any reduction to the number, location, or qualities of the approved units or any proposal to change the tenancy (rental vs. ownership) shall require the applicant to submit a new Affordable Housing Agreement to the City and the applicant shall comply with the provisions of Chapter 17.47 that are in place on the date of the amended Affordable Housing Agreement submittal.
20. The applicant shall comply with all the provisions of Compliance with California Government Code Section 65915 (State Density Bonus Law). The 185 units herein approved shall contain 34 units affordable to households earning up to 80% of area median income. The term of such affordability is 55 years from the date of close of escrow.

Because the applicant has secured concessions to increase the floor-to-floor height, reduce the parking requirement, and reduce the open space requirement, any reduction to the number of affordable units in a quantity that renders the project inconsistent with the provisions of Chapter 17.47 that are in place on the date of building permit issuance or Government Code Section 65915 shall not be permitted.

Homeowners Association and CC&R Requirements

21. The applicant shall establish a Homeowners' Association (HOA) for the purpose of the condominium building and retaining wall maintenance, permanently installed stormwater treatment systems, park lift system, and any infrastructure related to the respective systems. The HOA membership shall consist of all condominium and retail/office space owners. The HOA shall be professionally managed and the HOA bylaws and initial annual operating budget shall be reviewed and approved by the Planning Division/City Attorney's Office prior to submittal to the California Department of Real Estate.
22. Prior to the recordation of a Final Map, the developer shall submit a maintenance plan, which clearly specifies methods and standards for performance of common responsibilities and maintenance for all common areas (including park lift) and equipment and fees to be assessed for such purposes. The maintenance plan shall include a budget acceptable to the City for major repairs and extraordinary expenses, and shall be incorporated into HOA bylaws.
23. The applicant shall submit to the City Attorney, for review and approval, a copy of the covenants, conditions, and restrictions (CC&Rs) that will apply to the development prior to recordation of the Final Map. The CC&Rs shall clearly indicate that parking spaces within the parking garage shall not be used for storage of any kind and must remain a parking area in perpetuity.
24. The HOA shall enter into a Maintenance Agreement with the City of Daly City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according to the approved Maintenance Plan.

Stormwater Treatment

25. The applicant shall develop and submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2-2009-0074 NPDES Permit No. CAS612008. The project must comply with Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.
26. The applicant shall receive approval of the stormwater management plan from a third-party reviewer appointed by the City prior to building permit submittal. The applicant shall pay the entire cost of the third-party reviewer, beginning with a \$10,000 deposit from which the

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

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

B. BUILDING DIVISION

30. The applicant shall provide code analysis page in construction drawings for general heights and areas based on use.
31. The applicant shall be aware that CBC Section 503.1.4 allows assembly spaces on the roof if it is permitted on the floor below (Table 504.4). Assembly Occupancy is not permitted.
32. The proposed building shall be all electric. Any requested exceptions shall be sited on project drawings.
33. Fifteen percent of the roof area shall have solar PV.
34. The applicant install one Level 2 EV Ready Space in the first 20 dwelling unit parking spaces. For each additional dwelling unit over 20, 25% of the dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. In addition, each remaining dwelling unit with parking space(s) shall be provided with at least a Level 1 EV Ready Space.
35. Project drawings shall include any infrastructure required to support EVCs I.E. Switchgear and etc.
36. All commercial space parking 6% requires Level 2 EVCS
37. Construction hours will be limited to 8:00 a.m. to 5:00 p.m. Mondays through Fridays and construction on weekends and holidays shall be prohibited.

C. ENGINEERING DIVISION

GENERAL

38. All improvements, including the on- and off-site improvements and all public service and utility facilities, shall be completed by the applicant, or shall be incorporated into a development agreement before issuance of a building permit.
39. 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.
40. The project's electrical transformer shall not be installed within the public right-of-way.
41. Provide Pacific Gas and Electric Company (PG&E) will serve letters for gas and electric services.
42. Concurrent with each 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. The Applicant shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The person shall respond and take corrective action within 48 hours.
43. 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.
44. Provide erosion control and stormwater pollution prevention plan incorporating best management practices, including operation and maintenance provisions per the requirements applicable at the time of construction permit application. During the wet/rainy season (October 1 to April 30) the developer shall submit a revised erosion control plan as necessary (every five working days) or as required by the City Engineer and/or his representative.
45. 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.
46. All utility services shall be provided through underground connections. There shall be no overhead drops.

47. All plans shall be accompanied by all required calculations and studies, including geotechnical and impact studies, to justify design signed and sealed by a licensed professional engineer.
48. 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 extensions of the City's sewer, storm drain, safety lighting, landscaping, and other public service facilities.
49. Securities for all improvements (on-site and off-site), and applicable fees and charges, shall be submitted with any building permits. The application shall obtain all required permits before commencing work.
50. Comply with the applicable requirements of the City's General Condition of Approval: Variances, Design Reviews, Planned Developments and Subdivisions, dated December 8, 1999.
51. Prior to final map approval, the applicant shall enter into a Landscape Maintenance Agreement in a form acceptable to the City Attorney to ensure the Property Owner will provide long-term maintenance of all street trees, pedestrian scale street lights, bicycle racks, landscaping, and irrigation installed in the public right-of-way. Design of planting and irrigation system shall minimize the extent of irrigation lines, controllers, and valves in the public right-of way and shall be reviewed and approved by the City Engineer.
52. The applicant shall provide an existing condition plan sheet and additional documents showing existing lot improvements information related to existing and proposed developments impacting public right-of-way in conformance with City Standards.
53. No permanent building encroachment including but not limited to: awnings, canopies, marquees, signs, windows, balconies, architectural features and mechanical equipment shall be allowed in the Right-of-Way without the written authorization of the City Engineer. Provide the profile for each building encroachment that encroaches into the public right-of-way. The profile should identify the encroachment and show the elevation to the sidewalk. A long-term encroachment permit is needed for any deck/window/architectural feature extending into the public right-of-way. Approval of any building encroachment into the public right-of-way will be at the sole discretion of the City Engineer.
54. All parking built for the project shall meet the latest City Standards.
55. No tie-backs or shoring will be allowed in the public right-of-way.
56. The applicant shall obtain authorization from the neighboring property owners for any tie-backs that extend outside of the property.

57. The City and County of San Francisco shall approve the Final Map.
58. The applicant shall submit to the City Attorney, for review and approval, a copy of the Covenants, Conditions and Restrictions (CC&Rs) that will apply to the development prior to recordation of the Final Map.

SITE

59. The applicant shall repair and/or replace additional areas of street pavement, streetlights, manholes, catch basins, or any other public infrastructure within the right-of-way damaged by construction activities associated with the project (utility installation, etc.) as required by the City.
60. The applicant shall replace the sidewalk, curb and gutter over the entire frontage of the development to the nearest expansion joints or score lines.
61. The applicant shall construct bulb-outs at the northeast corner of Geneva Avenue/Pasadena Street and northwest corner of Geneva Avenue/Castillo Street. Curb ramps shall meet current ADA standards.
62. Any modifications to the development plan that affects Republic Services' ability to access the property shall be reviewed and approved by Republic Services.
63. Bike storage shall be accessible from the street and ground level.
64. The applicant shall install pedestrian-scale street lights in the sidewalk along the project frontage. The pedestrian-scale street lights shall be maintained by the building owner in perpetuity, with power maintained by the property owner.
65. Install tree grates with knockouts for all new street trees.
66. For any ground cover or landscaping installed in the sidewalk, provide a raised curb to make it a raised planter box. Provide at least 18" clearance between any raised curb for a planter box on the sidewalk and the existing face of curb.
67. The applicant shall install a minimum of 11 pedestrian-scale street lights, 16 street trees and six (6) bike racks along the frontage of the development. Final locations of pedestrian-scale street lights, street trees and bike racks shall be approved by the City Engineer.

GRADING

68. Grading exceeding 50 cubic yards shall require approval of grading plans and a grading permit. A licensed Civil Engineer shall prepare the grading plans and erosion control plan in conformance with a soil report prepared by a licensed soil engineer or qualified Civil

Engineer in compliance with the NPDES requirements prior to any development on the property.

69. Grading plans shall be reviewed by an independent qualified Consulting Engineer or Geologist as well as the City Engineer; a letter of compliance from the independent qualified Consulting Engineer or Geologist shall be provided to the City's Engineering Division prior to issuance of any permit. The Engineer and/or Geologist, or record, shall be present on-site during the excavation and grading phases of the project and shall submit a written certification that the project civil plans has been implemented as approved prior to issuance of occupancy permits.
70. The applicant shall provide fail-safe conditions for catastrophic events such as 100-year storms, seismic events, system overflows or failures. Drainage swales shall be provided at the top, intermediate and bottom slopes and embankments to prevent erosion and degradation of slopes. The project geotechnical report shall include appropriate recommendations regarding the protection of existing and proposed slopes.

STORMWATER/UTILITY

71. Drainage from the site to a public storm drain system or street shall not flow over any sidewalk. On-site stormwater/drainage retention shall be provided to reduce the stormwater runoff rate and volume entering the storm drain system by 25 percent relative to the pre-development conditions. The retention facility shall accommodate the excess runoff from a storm of 2h-year frequency and 24-hour duration.
72. All stormwater retention, stormwater treatment, or other stormwater BMP improvements shall be located outside of the public right-of-way and maintained by the property owner. All privately owned and maintained improvements shall be located outside of the public right-of-way. There shall be no private improvements within the public right-of-way.
73. The applicant shall be financially responsible for all project-related storm drainage improvements on- and off-site, as required and approved by San Francisco Public Utilities Commission.
74. All storm water connections and extensions shall be connected to the existing underground public system and approved by the applicable agency. Coordinate with Bayshore Sanitary District and/or San Francisco depending on which system it will be connected to.
75. All project drainage shall be directed to underground connections subject to the approval of SFPUC for connections to SFPUC-owned storm drain systems. No curb drains will be allowed unless approved by the City Engineer.
76. Approval from DWR will be required for water service to the property.

ENGINEERING

77. The property owner shall be required to conduct biennial self-certification for the first six years of project occupancy per the C/CAG TDM Program.
78. Submit a revised traffic study addressing the City's comments. The traffic study shall analyze potential impacts of the proposed development on the existing transportation system and providing recommendations for mitigating traffic impacts.
79. Evaluate the safety impacts of vehicles making eastbound left-turn movements across four lanes of traffic at the intersection of Geneva Avenue/Castillo Street and recommend potential improvements along Geneva Avenue. The applicant shall be responsible for implementing improvements identified in the analysis as approved by the City.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

80. All water services shall connect to the existing 12-inch ductile iron water main in Geneva Avenue. The cost for the water services shall be borne by the applicant.
 - a. One domestic water service will be permitted.
 - i. The domestic master meter shall be located within the public right of way. A traffic rated box is required.
 - ii. Submetering for all units shall be within private property.
 - iii. A reduced pressure principle back flow device (RP) is required and shall be placed within private property and outside of the building footprint.
 - b. One fire suppression service will be permitted.
 - i. A reduced pressure principle back flow detector assembly (RPDA) is required and shall be placed on private property and outside of the building footprint.
 - ii. The fire suppression detector meter shall be located on the back flow device.
 - c. One irrigation service will be permitted.
 - i. The irrigation meter shall be located within the public right of way. A traffic rated box is required.
 - ii. A reduced pressure principle back flow device (RP) is required and shall be placed within private property and outside of the building footprint.
81. Any existing water services shall be abandoned at the main. All costs associated with abandonment shall be borne by the applicant.
82. Any commercial space with potential food service use shall require a grease interceptor.
 - a. Any grease interceptor shall be placed outside of the food service unit, but within the private property.
 - b. The grease interceptor shall be properly sized.
 - c. The grease interceptor may be shared by multiple food service units.

- d. A grease waste line shall be run through any commercial unit that may have food service use and run to the grease interceptor.
- e. Any commercial space without a grease waste line shall not be used for food service.

E. BAYSHORE SANITARY DISTRICT

- 83. The C&CRs for this project needs to reflect that BSD will bill for sewer service directly to the property owner through the county property tax system, Therefore, the C&CRs need to be revised to reflect this.
- 84. The storm drain and sanitary sewer lines cannot discharge into the same 4-foot diameter manhole. Either use two separate manholes or a single larger structure.

F. FIRE DEPARTMENT

- 85. Construction shall comply with most recent adopted version of the California Fire & Building Codes.
- 86. A fire sprinkler system is required. Submit plans to NCFA under separate fire permit.
- 87. The applicant shall provide fire flow information per CFC, Appendix B.
- 88. Car stackers shall comply with Daly City Municipal Code (Extra Hazard, Group 2).
- 89. Fire extinguishing/hood system may be required. Submit plans to NCFA under separate fire permit.
- 90. Monitored fire alarm system is required. Submit plans to NCFA under separate fire permit.
- 91. Key Box is required. Apply for approved hardware at NCFA Administration.
- 92. Elevators shall be sized to accommodate EMS gurney.
- 93. Portable fire extinguishers(s) are required. Mount fire extinguishers 3-5 feet above floor.
- 94. Illuminated address identification is required.
- 95. Utility identification is required.
- 96. Illuminated exit signs and emergency egress illumination is required.
- 97. Hazardous material use, storage, or operations permit may be required.
- 98. Ensure Emergency Responder Radio Coverage is provided as required by Fire Code Section 510.

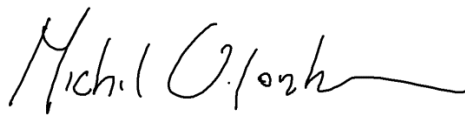
Recommendations

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

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment; and
3. Approve Major Subdivision SUB-05-21-015047, Use Permit UPR-05-21-015048, Design Review DR-05-21-015049, and Lot Merger LOT-05-21-015050, subject to the Conditions of Approved outlined herein.

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

Respectfully submitted,



Michael VanLonkhuysen
Planning Manager



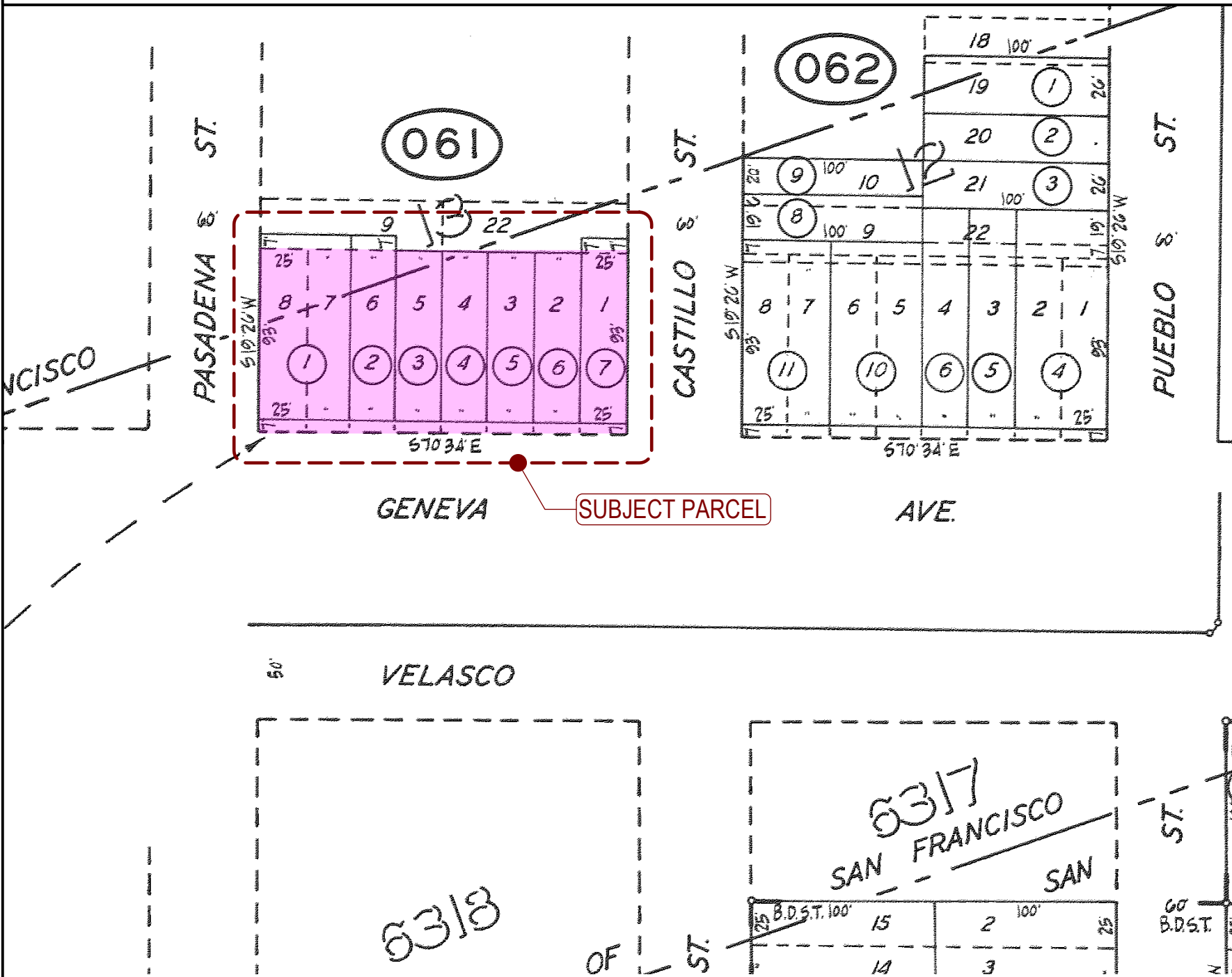
Tatum Mothershead
Director of Economic and
Community Development

Attachments

- Attachment A – Site Location
- Attachment B – Project Plans
- Attachment C – Letter from Reuben, Junius, and Rose
- Attachment D - Letter from Rothanak Prak-Austin

SITE LOCATION



1	2	3	4	5	6	7	8	9	10
GENERAL NOTES		RENDERING					SCOPE OF WORK		PROJECT NAME
1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.		2321-2359 GENEVA AVE DALY CITY 					PROPOSED NEW CONSTRUCTION OF SEVEN-STORY MIX-USE BUILDING WITH A GARAGE AT GROUND FLOOR UNDER STATE DENSITY BONUS PROGRAM.		2321-2359 Geneva Avenue Daly City, CA 94014
							DRAWING INDEX:		
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.		ASSESSOR MAP 					ARCHITECTURAL A-0.1 COVER SHEET A-0.2 BUILDING CODE DATA A-0.3 GENERAL NOTES A-0.4 SITE PICTURES A-0.5 ISOMETRIC VIEWS A-0.6 FIRE FLOW INFO A-1.1 SURVEY/EXISTING SITE PLAN A-1.2 PROPOSED SITE PLAN A-1.3 PROPOSED STREETSCAPE PLAN A-2.1 FLOOR PLAN: LEVEL 1 A-2.2 FLOOR PLAN: LEVEL 2 A-2.3 FLOOR PLAN: LEVEL 3, 5 A-2.4 FLOOR PLAN: LEVEL 4, 6 A-2.5 FLOOR PLAN: LEVEL 7 A-2.6 FLOOR PLAN: ROOF A-2.7 FLOOR PLAN: ROOF DRAINAGE A-3.1 BUILDING ELEVATION (SOUTH) A-3.2 BUILDING ELEVATION (NORTH) A-3.3 BUILDING ELEVATIONS (EAST, WEST) A-4.1 BUILDING SECTION A A-4.2 BUILDING SECTION B A-4.3 BUILDING SECTION C A-5.1 EXITING DIAGRAM: LEVEL 1 A-5.2 EXITING DIAGRAM: LEVEL 2 A-5.3 EXITING DIAGRAM: LEVEL 3, 5 A-5.4 EXITING DIAGRAM: LEVEL 4, 6 A-5.5 EXITING DIAGRAM: LEVEL 7 A-5.6 EXITING DIAGRAM: LEVEL ROOF A-6.1 BIKE RACK DETAILS A-6.2 CAR STACKER DETAILS A-6.3 TYPICAL DETAILS A-6.4 TYPICAL DETAILS A-6.5 TYPICAL DETAILS A-6.6 TYPICAL DETAILS A-6.7 TYPICAL WATERPROOFING DET. A-6.8 TYPICAL ELEVATOR DETAILS A-6.9 ELEVATOR UPS BATTERY BACKUP A-6.10 ELEVATOR UPS BATTERY BACKUP A-6.11 ELEVATOR UPS BATTERY BACKUP A-6.12 STAIRS #1 DETAILS A-6.13 STAIRS #2 DETAILS		SIA consulting SIA CONSULTING CORP. 4653 MISSION STREET SAN FRANCISCO CA 94112 TEL: (415) 741.1292
							SYMBOL LEGEND		
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.		GRID LINE NORTH ARROW Elev. ±0'-0" PROPERTY LINE ELEVATION # SHEET # SECTION # SHEET #					INT. ELEVATION # SHEET # SHEET NOTES DOOR NUMBER WINDOW NUMBER REVISION BUBBLE REVISION CLOUD		
							APPLICABLE CODES		
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK, VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.		2019 CALIFORNIA BUILDING CODE, ELECTRICAL CODE, MECHANICAL CODE, PLUMBING CODE, FIRE CODE, ENERGY CODE, & GREEN BUILDING					LANDSCAPE		DESIGN BY
5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.		NOTE: AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ. FT. & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.					DATE02/21/2023		JOB NO.20-1877
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.		NOTE: WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS					A-0.1		
7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.									
8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.									
9. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT, CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.									
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.									
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.									
12. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.									
13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.									
14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.									
15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.									
16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.									
17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.									
18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.									
NOTES:									
- BLDG. TO BE FULLY SPRINKLERED THROUGHOUT PER NFPA 13									
- MANUAL FIRE ALARM SYSTEM IS REQUIRED PER 2019 CBC AND NFPA 72.									
- FIRE ALARM TO BE CONNECTED TO A CENTRAL STATION AND UL CERTIFIED									
- FIRE ALARM TO HAVE A LOW FREQUENCY ALARM IN SLEEPING AREAS PER NFPA 72									
- FIRE EXTINGUISHERS ARE REQUIRED PER 2019 CBC									
- SPRINKLER MONITORING IS REQUIRED PER 2019 CBC									
- CLASS 1 STANDPIPE SYSTEM IS REQUIRED PER 2019 CBC AND NFPA 14. OUTLETS ARE TO BE IN THE VESTIBULES OF EACH FLOOR AND ROOF									
- STANDPIPE SYSTEM DESIGN TO MEET SFFD ADMINISTRATIVE BULLETIN 4.13 SPRINKLER & STANDPIPE FLOW RATE AND REQUIRED PRESSURES.									
- FLOOR CONTROL VALVES AND FLOW SWITCH FOR THE SPRINKLER SYSTEM ARE REQUIRED AT EACH LEVEL PER CBC 903.4.3									
- STAIRWELL IDENTIFICATION SIGNS TO BE PROVIDED PER 2019 CBC 1023.9 AND TACTILE SIGNS.									
- 2019 EDITIONS OF NFPA 13 FOR SPRINKLERS, NFPA 24 FOR SPRINKLER UNDERGROUND, NFPA 14 FOR STANDPIPES, NFPA 72 FIRE ALARM, NFPA 20 FIRE PUMPS, NFPA 110 FOR EMERGENCY STANDBY POWER SYSTEM, ETC.									
- PROVIDE SMOKE ALARMS IN UNITS PER 2019 CBC 907.2.11.2									
- PROVIDE CARBON MONOXIDE ALARMS PER 2019 CBC 420.6									
- EMERGENCY RESPONDER RADIO COVERAGE (SYSTEM) PER CFC 510 & CBC 916									
- ON FUTURE CONSTRUCTION PLANS, SHOW COMPLIANCE WITH CFC, SECTION 404 FOR FUTURE SAFETY AND EVACUATION PLANS									
- EXTERIOR EMERGENCY LIGHTING AND FIRE ALARM DEVICES REQUIRED IN EXTERIOR ASSEMBLY AREAS WITH MAXIMUM OCCUPANT LOAD SIGNAGE POSTED.									
- ELEVATOR RECALL, DOORS AT ELEVATOR AND FIRE SMOKE DAMPERS ARE REQUIRED TO BE CONNECTED TO FIRE ALARM SYSTEM.									
**FIRE ALARM CONTRACTOR SHALL COMPLY NFPA 72, PARTICULARLY LOW-FREQUENCY REQUIREMENTS FOR SLEEPING AREAS. A LIVING ROOM AREA IS CONSIDERED A POTENTIAL SLEEPING AREA.									
1	2	3	4	5	6	7	8	9	10

1	2	3	4	5	6	7	8	9	10	
A	BUILDING DATA						PROJECT DATA		PROJECT NAME 2321-2359 Geneva Avenue Daly City, CA 94014	
	ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE (PER TABLE 504.3)				BUILDING CODE SUMMARY		PLANNING DATA			
	OCCUPANCY CLASSIFICATION		TYPE I		TYPE III		ADDRESS: 2321-2359 GENEVA AVENUE, DALY CITY LOTS AREA: 20,700 ± S.F. BLOCK / LOT: 005-061-010, 020, 030, 040, 050, 060, & 070 ALLOWED BUILDING HEIGHT: 36', Plus State Density Bonus ZONING: C-1 (Light Commercial District)			
		A	B	A	B	REAR YARD DEPTH				
S-2	S	UL	180	85	75	REQUIRED:				
M	S	UL	180	85	75	NOT REQUIRED				
R-2	S (w/o area increase)	UL	180	85	75	PARKING SUMMARY				
	S (w/ area increase)	UL	160	65	55	CAR PARKING				
S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1;				FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS FOR TYPE "I-B" CONSTRUCTION PER TABLE 601:		TOTAL 82 SPACES (REQ'D 1 PER DWELLING UNIT) PROV. 46 SPACE OF LEVEL 1 EV READY SPACE PROV. 36 SPACES OF LEVEL 2 EV READY SPACE 1ST 20 SPACES: PROV. 20 62 SPACES: PROV. 16 (62X0.25)				
				STRUCTURAL FRAME 2-HR EXTERIOR BEARING WALLS 2-HR INTERIOR BEARING WALLS 2-HR EXTERIOR NONBEARING WALLS SEE TABLE BELOW INTERIOR BEARING WALLS 0-HR FLOOR CONSTRUCTION 2-HR ROOF CONSTRUCTION 1-HR		TOTAL PROV.: 36				
B	ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (PER TABLE 504.4)				FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS FOR TYPE "III-A" CONSTRUCTION PER TABLE 601:		BICYCLE PARKING			
	OCCUPANCY CLASSIFICATION		TYPE I		TYPE III		CLASS I BICYCLE PARKING 185 BICYCLE PARKING CLASS II BICYCLE PARKING 12 BICYCLE PARKING			
			A	B	A	B	USABLE OPEN SPACE			
S-2	S	UL	12	5	4	REQUIRED: 150 SF PER UNIT (27,750 SF FOR 185 UNITS) PROVIDED: 2,726± SF PRIVATE OPEN SPACE (SEE TABLE) 5,204± SF COMMON OPEN SPACE (SEE TABLE)				
M	S	UL	12	5	3	GROSS FLOOR AREA - PER PLANNING CODE				
R-2	S (w/o area increase)	UL	12	5	5	LEVEL 1:				
	S (w/ area increase)	UL	11	4	4	LEVEL 2:				
S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1;				FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE "III-A" OVER TYPE "I-B" CONSTRUCTION PER TABLE 602:		LEVEL 3:				
				DISTANCE(X): CONST. TYPE: FIRE RATING: X < 5 ALL 2-HR FOR GROUP M 1-HR FOR GROUPS R & S-2		LEVEL 4:				
				5 ≤ X < 10 "I-B" 1-HR FOR GROUPS M, R & S-2 "III-A" 1-HR FOR GROUPS M, R & S-2		LEVEL 5:				
				10≤ X < 30 "I-B" 1-HR FOR GROUPS M, R & S-2 "III-A" 1-HR FOR GROUPS M, R & S-2		LEVEL 6:				
				X ≥ 30 ALL 0-HR FOR GROUPS M, R & S-2		LEVEL 7:				
				REQUIRED SEPARATION OF OCCUPANCIES (HOURS) (PER TABLE 508.4)		RESIDENTIAL BUILDING AREA: 96,048 ± SF GROSS BUILDING AREA: 114,636 ± SF				
				S-2 M R-2		BONUS DENSITY CALCULATIONS:				
				S-2 N 1 1		TOTAL GROSS FLOOR AREA OF BASE PROJECT: 73,137 ± SQ. FT. 150% OF BASE RESIDENTIAL FLOOR AREA ALLOWED: 109,706 ± SQ. FT. TOTAL RESIDENTIAL FLOOR AREA OF DENSITY PROJECT: 96,048 ± SQ. FT.				
				M 1 N 1		TOTAL # OF UNIT OF BASE PROJECT: 139 UNITS 150% OF BASE PROJECT TOTAL # OF UNIT: 209 UNITS TOTAL # OF UNIT PROVIDED IN DENSITY PROJECT: 185 UNITS				
				R-2 1 1 1 (walls, floors & roofs separation bet. units)						
				A-3 N 1 1						
				N= NO SEPARATION REQUIREMENT FOR FULLY SPRINKLERED BUILDING						
C	BUILDING AREA & HEIGHT CALCULATION						COMMERCIAL SPACES MIX			
	CONST. TYPE	FLOOR	OCC. CLASS	AREA PROPOSED (SF)	AREA LIMIT (TABLE 506.2)	HEIGHT (FT)	HT LIMIT (TABLE 504.3)	# OF STORIES	STORY LIMIT (TABLE 504.4)	NOTES (BELOW)
	I-B	1ST	M	3,667	UL	17'± TO 22'±	180'	1	12	
D	I-B	1ST	S-2	10,569	316,000	13'6"	180'	1	12	1
	I-B	1ST	R-2	4,513	UL	11'±		1		
	I-B	2ND	R-2	12,419	UL	10'		1		
TOTAL:				16,932	UL	19'6"±	180'	2	12	
E	III-A	3RD	R-2	17,612	24,000	10'		1		2
	III-A	4TH	R-2	17,528	24,000	10'		1		2
	III-A	5TH	R-2	17,612	24,000	10'		1		2
F	III-A	6TH	R-2	17,528	24,000	10'		1		2
	III-A	7TH	R-2	14,712	24,000	10'		1		2
	TOTAL:				84,992	120,000	46'8"	85'	5	5
NOTES: 1 510.3 GARAGE LEVEL BELOW RESIDENTIAL SHALL NOT CONTRIBUTE TO BUILDING AREA 2 510.5 R-2 WITH TYPE III-A CONSTRUCTION ALLOWED TO BE INCREASED TO 6 STORIES & 75 FT WHERE FIRST LEVEL ABOVE GRADE IS 2-HR EXTERIOR AND 2-HR DUBDIVIDED INTO AREAS OF 3,000 SF										
SOURCE: CBC 2019, PART 2, VOL 1										
1	2	3	4	5	6	7	8	9	10	

[illegible]



SUBJECT LOTS ON GENEVA AVENUE



PROPERTIES OPPOSITE OF SUBJECT LOT ON GENEVA AVENUE



PROPERTIES ON THE SAME BLOCK AS SUBJECT LOT ON PASADENA STREET



PROPERTIES OPPOSITE OF SUBJECT LOT ON PASADENA STREET



PROPERTIES ON THE SAME BLOCK AS SUBJECT LOT ON CASTILLO STREET



PROPERTIES OPPOSITE OF SUBJECT LOT ON CASTILLO STREET

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Site Pictures

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-0.4



RIGHT ISOMETRIC VIEW



STREET VIEW @ GENEVA AVENUE & PASADENA STREET



REAR RIGHT ISOMETRIC VIEW



REAR LEFT ISOMETRIC VIEW

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Isometric Views

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY	
CHECK BY	
DATE	02/21/2023
JOB NO.	20-1877
SHEET NO.	

A-0.5

BY ENGINEERING INC.

1485 Bayshore Blvd. #110
San Francisco, CA 94621

415-425-3360 : T
(510) 580-7233 : M

FIRE FLOW CALCULATION

Date: January 20, 2021

1. Project Address: 2321-2359 Geneva Avenue
Daly City, CA

2. Building Information:
of Stories: 7
Construction Type: Type "III-A" over Type "I-A"
Building Type: Residential Building, Commercial and Garage
Occupancy Group: R-2, M, S-2
Fire Sprinkler: Fully Sprinklered Building per NFPA 13

3. Total Fire area: 117,169 SF

4. Fire flow requirement:

a. Per 2019 CFC, Section B105.2 Table B105.1(2) and Table B105.2
5000 gpm x 0.25 (25%) = 1250 gpm
Minimum Fire Flow: 1250 GPM @ 20 PSI
(Per 2019 CFC Table B105.2, the reduced min. fire flow shall not be less than 1,000 gpm for the prescribed duration)

b. Estimated Fire Sprinkler System Demand:
0.4 gpm/sq.ft. x 2500 sq.ft. = 1000 gpm
Fire Sprinkler Demand: 1000 gpm @ 20 PSI

c. **Total Hose Stream Allowance:500 GPM @ 20 PSI**

d. **Total Required Flow: 2750 GPM @ 20 PSI** (Sum of a, b, and c)

5. Available water flow at this site:
Static Pressure: 97 psi, Residual Pressure: 84 psi and Flow: 1127 gpm
Available Water Flow = $1127[(97 - 20)^{0.54} / (97 - 84)^{0.54}]$
Total Available Flow: 2946 GPM @ 20 PSI

The total available water flow at the site exceeds the required water flow at the hydrant.

Daly City Water and Wastewater Resources
Water Operations
Fire Hydrant Flow Data

Test date: 11/12/20
Test time: 08:45AM
Test conducted by: TP
Test witnessed by: JG

Supply Zone
Reservoir #: 8
Lower pump station: Martin St.
Pumps on during test: HQ
Maximum storage level: 15
Minimum storage level: 15
Storage level during test: 15.48

Test Location
Permit Number: 1999
Grid Map Series: 103
Grid Map #: 21
Hydrant #: 12
Water Main Diameter (in.): 12"
Address: 2501 Geneva Ave.

Static psi	Pilot psi	Orifice Size
80	65	2.5"

Static/Residual Location
Grid Map Series: 1999
Grid Map #: 103
Hydrant #: 22
Water Main Diameter (in.): 12"
Address: 2579 Geneva Ave.

Static psi	Residual psi
97	84

Observed Flow At Hydrant Tested	Observed GPM Flow @ 20 PSI
1127	2946

Q= C_v x (H₀^{0.54}/H₀^{0.54})
Q= Flow available at desired residual pressure (20 PSI).
Q= Observed Flow 29.83cfd /p Where C=coefficient of 0.75, d²=orifice diameter in inches squared, and ³H=square root of the pilot pressure.
(Calculated observed flow during test uses a pilot diffuser conversion for back pressure equal to a 0.75 coefficient.) *See note below.
H= Difference between static and desired residual pressure (20 PSI).
H= Difference between static and actual residual pressure.

STATIC	RESIDUAL	PITOT	OBSERVED Q	Q AT 20 PSI	Hr	HF
97	84	65	1127	2946	10.44	4.00

Note: Fire systems are to be designed based on a public water main supply pressure not greater than sixty five (65) psi, regardless of the static pressures found to be greater. In cases where a fire flow is performed and the static pressures are found to be lower than sixty five (65) psi then the lower pressure shall be used in the design of the fire system. DWWWR, in consultation with the Fire Department, shall review designs not in keeping with this section.

Methods and formulas used in determining fire flow data conform to NFPA291 Recommended Practice for Fire Flow Testing and Marking of Hydrants, 1995 Edition.

Note: Observed flows were measured with a pitot diffuser and calculated to real flow based on the formula presented in the Journal of the AWWA, July, 1990, which calculates the internal diffuser pressure into flow.

Regardless of the result of the test, the City of Daly City Water/Wastewater Division assumes no liability beyond that stated in the following:

"The information was taken at a specific time and date and the utility water system varies in it's capability to meet the above criteria as a result of it's normal operation."

Greg Krauss, Chief of Operations

DWWWR (12-8-2000 AGG) Updated (1-18-2017 AGG)

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Fire Flow Info

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY

CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-0.6

Page 196 of 277

VELASCO AVENUE

(60' WIDE)

MAP OF
BROOKDALE TERRACE
BLOCK 6321
(10 M 69)

CHUNG
DOC-2017-K534742-00
LOT 008H

CHUNG
DOC-2012-J503439-00
LOT 008G

CITY & COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO

PASADENA STREET

CASTILLO STREET

PLAT OF THE DIMOND TRACT
BAY SHORE DISTRICT
VISITACION VALLEY
BLOCK 13
(7 M 15)

GENEVA AVENUE

(111' WIDE)

LEGEND	
○	FOUND CITY MONUMENT
○	RECORD DATA
—	BUILDING EDGE
—	ASPHALT
—	CONCRETE
—	DIAMETER OF STUMP (INCHES)
—	DIAMETER OF TREE (INCHES)
—	BUILDING CORNER
—	TOP OF CURB
—	CONCRETE
—	DRIVEWAY
—	DROP INLET
—	ELECTRIC BOX
—	EDGE OF PAVEMENT
—	FIRE HYDRANT
—	LOW LINE
—	GRADE BREAK
—	GUTTER
—	GROUND SHOT
—	GUY WIRE
—	GAS VALVE
—	OVERHEAD WIRE
—	PROPERTY CORNER
—	PROPERTY LINE
—	JOINT POLE W/CONDUIT
—	JOINT POLE W/STREET LAMP
—	PAVEMENT
—	STREET LAMP
—	STREET LAMP BOX
—	SANITARY SEWER MANHOLE
—	TOP OF CONCRETE
—	TRAFFIC SIGNAL BOX
—	TELEVISION UTILITY BOX
—	TOP OF WALL
—	WATER METER
—	WATER VALVE

—	SUBJECT PROPERTY
—	ADJACENT PARCEL/LOT LINE
—	RIGHT OF WAY LINE
—	MONUMENT LINE
—	HISTORIC PARCEL/LOT LINE
—	COUNTY LINE
—	TIE LINE
—	CHAINLINK FENCE
—	WOOD FENCE

OWNER(S):

FRANK J. SCHEMBRI AND MARY SCHEMBRI
TRUSTEES OF THE SCHEMBRI FAMILY TRUST
AS TO APN: 005-061-010

GERALD ANSELMO REVOCABLE LIVING TRUST
AS TO APN: 005-061-020

ROSE A. HARGROVE
TRUSTEE OF THE ROSE A. HARGROVE TRUST
AS TO APN: 005-061-040, 050, 060 AND 070

BASIS OF BEARINGS:

MONUMENT LINE WITHIN VELASCO AVENUE
AS SHOWN ON PARCEL MAP "LANDS OF PASAIN AND BALDINI VOL.75 PG.91
BEARING: S70°34'00"E

BENCHMARK:

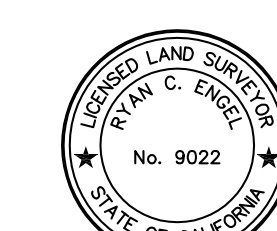
NGS BENCHMARK
DESIGNATION: HPGN D CA 04 GF
PID: A67679
NAVD 88 ELEV: 12.00 FEET

SURVEY NOTE(S):

- APN: 005-061-010 BOUNDARY SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY (NO.3802-6124075) LEGAL DESCRIPTION - "PARCEL TWO". GRANT DEED 2008-014838 EXCEPTS THE PORTION OF BLOCK 13 LYING WITHIN THE COUNTY OF SAN FRANCISCO.
- PARCEL SUBJECT TO CONDITIONS IN DECLARATION OF RESTRICTIONS, CONDITIONS, COVENANTS AND AGREEMENTS IMPOSED UPON BROOKDALE TERRACE (3877 OR 122) AND AMENDED AND SUPPLEMENTAL DECLARATION (3881 OR 167).

SURVEYOR'S STATEMENT:

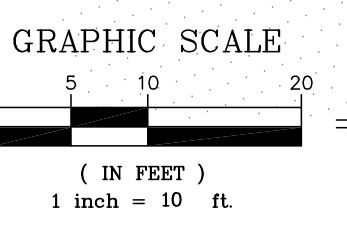
THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF LAMAR ZHAO IN JUNE, 2020.

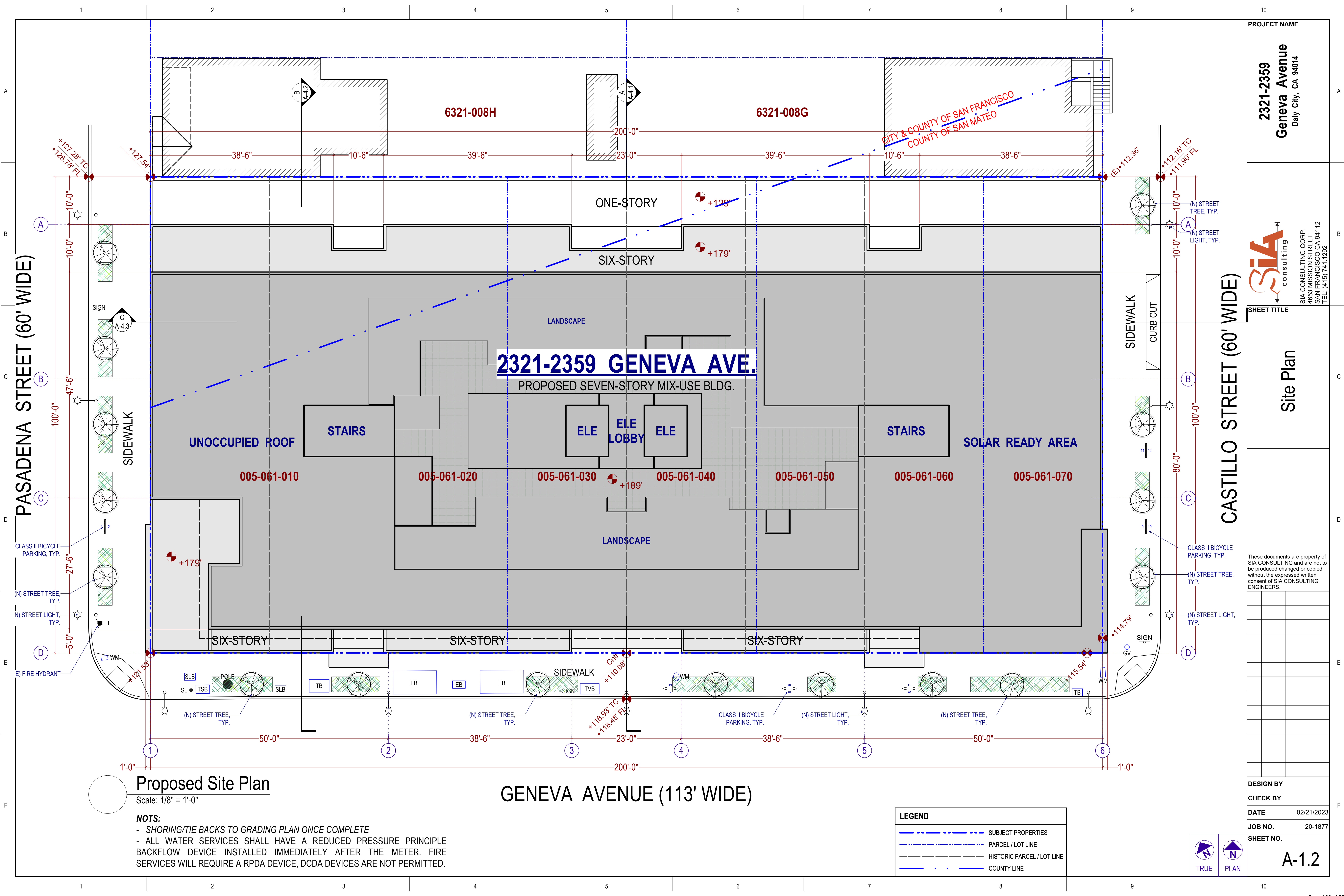


RYAN C. ENGEL, PLS 9022
DATE: 7/17/20

BOUNDARY & TOPOGRAPHIC SURVEY

THAT REAL PROPERTY DESCRIBED IN THOSE CERTAIN DEEDS, DOCUMENT NO. 2008-014838, DOCUMENT NO. 2016-012100, DOCUMENT NO. 2016-019414 AND DOCUMENT NO. 2017-015665
OFFICIAL RECORDS COUNTY OF SAN MATEO CALIFORNIA
JULY, 2020 SCALE 1" = 10'
BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167





#S	DIAMETER OF STUMP (INCHES)
#T	DIAMETER OF TREE (INCHES)
BC	BUILDING CORNER
C	TOP OF CURB
CONC	CONCRETE
DW	DRIVEWAY
DI	DROP INLET
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GL	CUTTER LIP
GR	GROUND SHOT
GUY	GUY WIRE
GV	GAS VALVE
OHW	OVERHEAD WIRE
PC	PROPERTY CORNER
PL	PROPERTY LINE
JP/C	JOINT POLE W/CONDUIT
JP/SL	JOINT POLE W/STREET LAMP
P	PAVEMENT
SL	STREET LAMP
SLB	STREET LAMP BOX
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TOC	TOP OF CONCRETE
TSP	TRAFFIC SIGNAL BOX
TVB	TELEVISION UTILITY BOX
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Proposed
Streetscape Plan

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY

CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-1.3

PASADENA SREET (60' WIDE)

CASTILLO SREET (60' WIDE)

GENEVA AVENUE (113' WIDE)

Streetscape Plan

Scale: 1/8" = 1'-0"

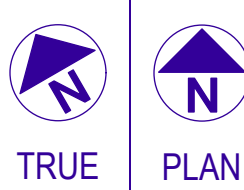
EV SPACES SHALL COMPLY WITH SEC.
4.106.4.2, TO FACILITATE FUTURE
INSTALLATION AND USE OF EV
CHARGERS. ELECTRIC VEHICLE SUPPLY
EQUIPMENT (EVSE) SHALL BE INSTALLED
IN ACCORDANCE WITH THE CALIFORNIA
ELECTRICAL CODE, ARTICLE 625.

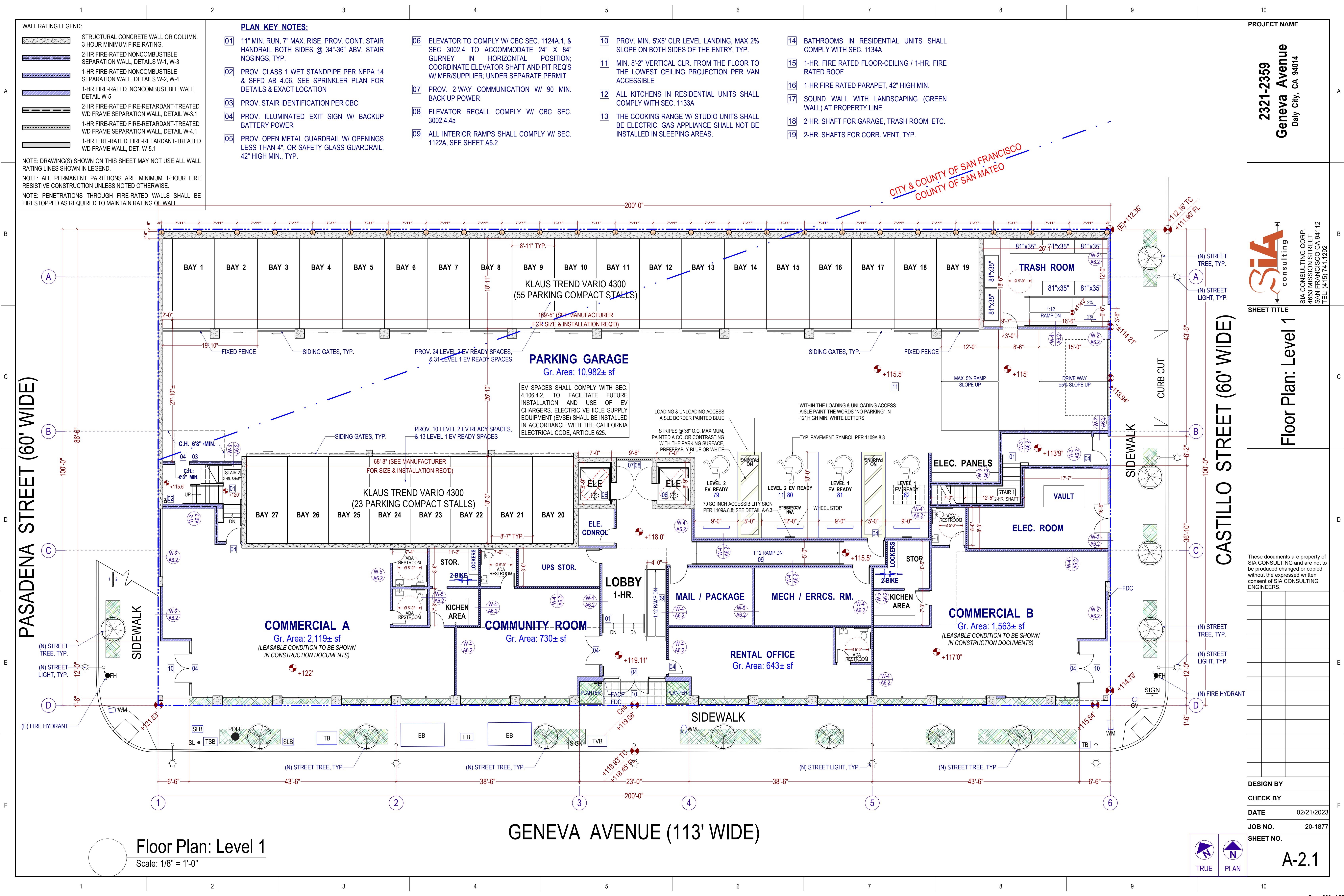
KLAUS TREND VARIO 4300
(23 PARKING COMPACT STALLS)

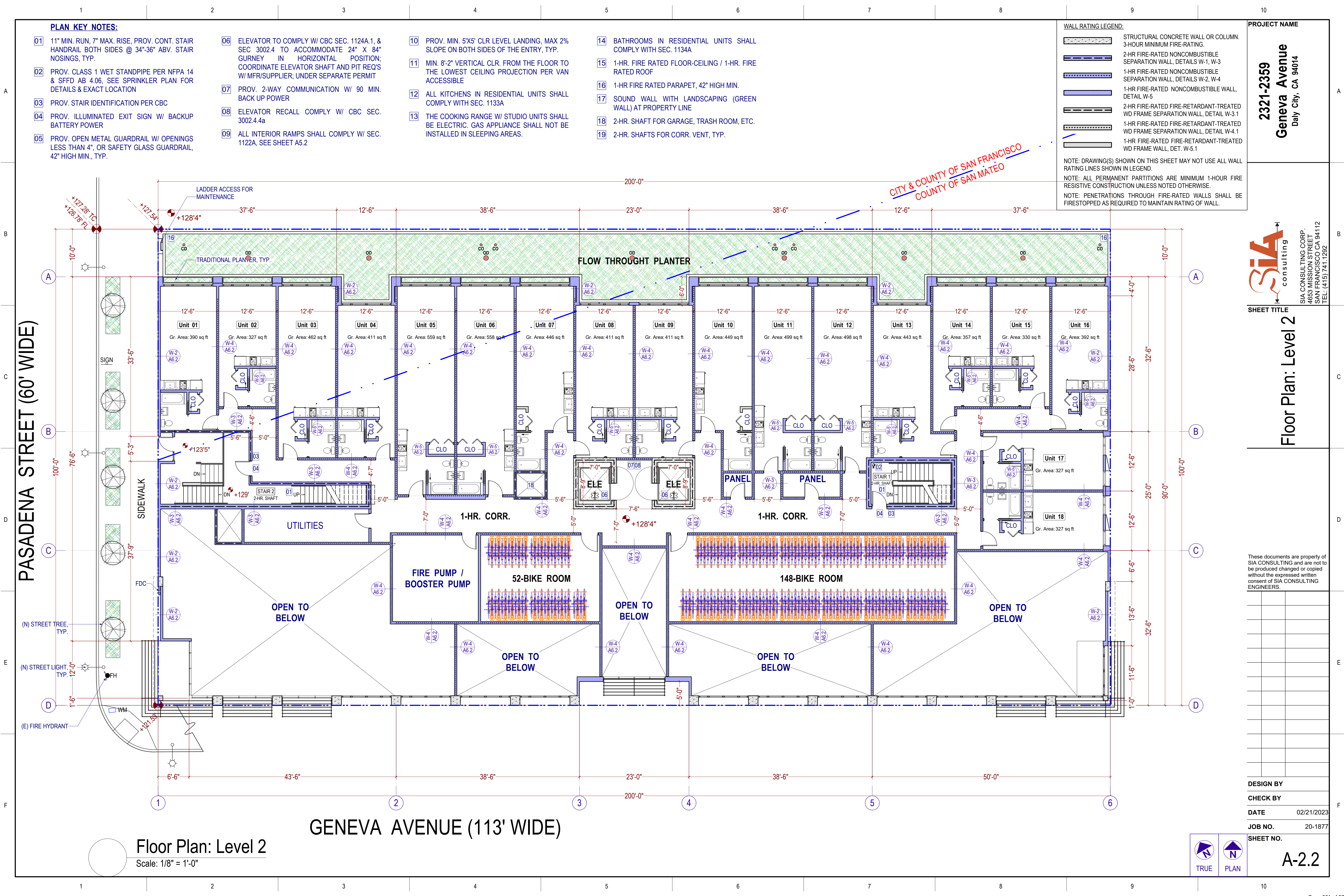
(LEASABLE CONDITION TO BE SHOWN
IN CONSTRUCTION DOCUMENTS)

(LEASABLE CONDITION TO BE SHOWN
IN CONSTRUCTION DOCUMENTS)

CITY & COUNTY OF SAN FRANCISCO
COUNTY OF SAN MATEO







PLAN KEY NOTES:

- 01

11" MIN. RUN, 7" MAX. RISE, PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- 02

PROV. CLASS 1 WET STANDPIPE PER NFPA 14 & SFFD AB 4.06. SEE SPRINKLER PLAN FOR DETAILS & EXACT LOCATION
- 03

PROV. STAIR IDENTIFICATION PER CBC
- 04

PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- 05

PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH MIN., TYP.
- 06

ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 84" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 07

PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER
- 08

ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4a
- 09

ALL INTERIOR RAMPS SHALL COMPLY W/ SEC. 1122A, SEE SHEET A5.2
- 10

PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 11

MIN. 8'-2" VERTICAL CLR. FROM THE FLOOR TO THE LOWEST CEILING PROJECTION PER VAN ACCESSIBLE
- 12

ALL KITCHENS IN RESIDENTIAL UNITS SHALL COMPLY WITH SEC. 1133A
- 13

THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- 14

BATHROOMS IN RESIDENTIAL UNITS SHALL COMPLY WITH SEC. 1134A
- 15

1-HR. FIRE RATED FLOOR-CEILING / 1-HR. FIRE RATED ROOF
- 16

1-HR FIRE RATED PARAPET, 42" HIGH MIN.
- 17

SOUND WALL WITH LANDSCAPING (GREEN WALL) AT PROPERTY LINE
- 18

2-HR. SHAFT FOR GARAGE, TRASH ROOM, ETC.
- 19

2-HR. SHAFTS FOR CORR. VENT, TYP.

WALL RATING LEGEND:

	STRUCTURAL CONCRETE WALL OR COLUMN. 3-HOUR MINIMUM FIRE-RATING.
	2-HR FIRE-RATED NONCOMBUSTIBLE SEPARATION WALL, DETAILS W-1, W-3
	1-HR FIRE-RATED NONCOMBUSTIBLE SEPARATION WALL, DETAILS W-2, W-4
	1-HR FIRE-RATED NONCOMBUSTIBLE WALL, DETAIL W-5
	2-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME SEPARATION WALL, DETAIL W-3.1
	1-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME SEPARATION WALL, DETAIL W-4.1
	1-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME WALL, DET. W-5.1

NOTE: DRAWING(S) SHOWN ON THIS SHEET MAY NOT USE ALL WALL RATING LINES SHOWN IN LEGEND.

NOTE: ALL PERMANENT PARTITIONS ARE MINIMUM 1-HOUR FIRE RESISTIVE CONSTRUCTION UNLESS NOTED OTHERWISE.

NOTE: PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE FIRESTOPPED AS REQUIRED TO MAINTAIN RATING OF WALL.

PROJECT NAME

2321-2359

Geneva Avenue

Daly City, CA 94014

SIA consulting

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Floor Plan: Level 2

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY

CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-2.2

- WALL RATING LEGEND:
- STRUCTURAL CONCRETE WALL OR COLUMN. 3-HOUR MINIMUM FIRE-RATING.
 - 2-HR FIRE-RATED NONCOMBUSTIBLE SEPARATION WALL, DETAILS W-1, W-3
 - 1-HR FIRE-RATED NONCOMBUSTIBLE SEPARATION WALL, DETAILS W-2, W-4
 - 1-HR FIRE-RATED NONCOMBUSTIBLE WALL, DETAIL W-5
 - 2-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME SEPARATION WALL, DETAIL W-3.1
 - 1-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME SEPARATION WALL, DETAIL W-4.1
 - 1-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME WALL, DET. W-5.1

NOTE: DRAWING(S) SHOWN ON THIS SHEET MAY NOT USE ALL WALL RATING LINES SHOWN IN LEGEND.

NOTE: ALL PERMANENT PARTITIONS ARE MINIMUM 1-HOUR FIRE RESISTIVE CONSTRUCTION UNLESS NOTED OTHERWISE.

NOTE: PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE FIRESTOPPED AS REQUIRED TO MAINTAIN RATING OF WALL.

PLAN KEY NOTES:

- 11" MIN. RUN, 7" MAX. RISE, PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- PROV. CLASS 1 WET STANDPIPE PER NFPA 14 & SFFD AB 4.06, SEE SPRINKLER PLAN FOR DETAILS & EXACT LOCATION
- PROV. STAIR IDENTIFICATION PER CBC
- PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH MIN., TYP.
- ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 84" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER
- ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4a
- ALL INTERIOR RAMPS SHALL COMPLY W/ SEC. 1122A, SEE SHEET A5.2
- PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- MIN. 8'-2" VERTICAL CLR. FROM THE FLOOR TO THE LOWEST CEILING PROJECTION PER VAN ACCESSIBLE
- ALL KITCHENS IN RESIDENTIAL UNITS SHALL COMPLY WITH SEC. 1133A
- THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- BATHROOMS IN RESIDENTIAL UNITS SHALL COMPLY WITH SEC. 1134A
- 1-HR. FIRE RATED FLOOR-CEILING / 1-HR. FIRE RATED ROOF
- 1-HR FIRE RATED PARAPET, 42" HIGH MIN.
- SOUND WALL WITH LANDSCAPING (GREEN WALL) AT PROPERTY LINE
- 2-HR. SHAFT FOR GARAGE, TRASH ROOM, ETC.
- 2-HR. SHAFTS FOR CORR. VENT, TYP.

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SHEET TITLE

Floor Plan: Level
3, 5

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY

CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-2.3

Floor Plan: Level 3, 5

Scale: 1/8" = 1'-0"

WALL RATING LEGEND:

STRUCTURAL CONCRETE WALL OR COLUMN.
3-HOUR MINIMUM FIRE-RATING.

2-HR FIRE-RATED NONCOMBUSTIBLE
SEPARATION WALL, DETAILS W-1, W-3

1-HR FIRE-RATED NONCOMBUSTIBLE
SEPARATION WALL, DETAILS W-2, W-4

1-HR FIRE-RATED NONCOMBUSTIBLE WALL,
DETAIL W-5

2-HR FIRE-RATED FIRE-RETARDANT-TREATED
WD FRAME SEPARATION WALL, DETAIL W-3.1

1-HR FIRE-RATED FIRE-RETARDANT-TREATED
WD FRAME SEPARATION WALL, DETAIL W-4.1

1-HR FIRE-RATED FIRE-RETARDANT-TREATED
WD FRAME WALL, DET. W-5.1

NOTE: DRAWING(S) SHOWN ON THIS SHEET MAY NOT USE ALL WALL
RATING LINES SHOWN IN LEGEND.

NOTE: ALL PERMANENT PARTITIONS ARE MINIMUM 1-HOUR FIRE
RESISTIVE CONSTRUCTION UNLESS NOTED OTHERWISE.

NOTE: PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE
FIRESSTOPPED AS REQUIRED TO MAINTAIN RATING OF WALL.

PLAN KEY NOTES:

- 01

11" MIN. RUN, 7" MAX. RISE, PROV. CONT. STAIR
HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR
NOSINGS, TYP.
- 02

PROV. CLASS 1 WET STANDPIPE PER NFPA 14
& SFFD AB 4.06, SEE SPRINKLER PLAN FOR
DETAILS & EXACT LOCATION
- 03

PROV. STAIR IDENTIFICATION PER CBC
- 04

PROV. ILLUMINATED EXIT SIGN W/ BACKUP
BATTERY POWER
- 05

PROV. OPEN METAL GUARDRAIL W/ OPENINGS
LESS THAN 4", OR SAFETY GLASS GUARDRAIL,
42" HIGH MIN., TYP.
- 06

ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, &
SEC 3002.4 TO ACCOMMODATE 24" X 84"
GURNEY IN HORIZONTAL POSITION;
COORDINATE ELEVATOR SHAFT AND PIT REQ'S
W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 07

PROV. 2-WAY COMMUNICATION W/ 90 MIN.
BACK UP POWER
- 08

ELEVATOR RECALL COMPLY W/ CBC SEC.
3002.4.4a
- 09

ALL INTERIOR RAMPS SHALL COMPLY W/ SEC.
1122A, SEE SHEET A5.2
- 10

PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2%
SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 11

MIN. 8'-2" VERTICAL CLR. FROM THE FLOOR TO
THE LOWEST CEILING PROJECTION PER VAN
ACCESSIBLE
- 12

ALL KITCHENS IN RESIDENTIAL UNITS SHALL
COMPLY WITH SEC. 1133A
- 13

THE COOKING RANGE W/ STUDIO UNITS SHALL
BE ELECTRIC. GAS APPLIANCE SHALL NOT BE
INSTALLED IN SLEEPING AREAS.
- 14

BATHROOMS IN RESIDENTIAL UNITS SHALL
COMPLY WITH SEC. 1134A
- 15

1-HR. FIRE RATED FLOOR-CEILING / 1-HR. FIRE
RATED ROOF
- 16

1-HR FIRE RATED PARAPET, 42" HIGH MIN.
- 17

SOUND WALL WITH LANDSCAPING (GREEN
WALL) AT PROPERTY LINE
- 18

2-HR. SHAFT FOR GARAGE, TRASH ROOM, ETC.
- 19

2-HR. SHAFTS FOR CORR. VENT, TYP.

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SHEET TITLE

Floor Plan: Level
4, 6

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY

CHECK BY

DATE 02/21/2023

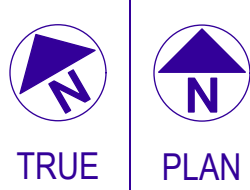
JOB NO. 20-1877

SHEET NO.

A-2.4

Floor Plan: Level 4, 6

Scale: 1/8" = 1'-0"



WALL RATING LEGEND:

STRUCTURAL CONCRETE WALL OR COLUMN.
3-HOUR MINIMUM FIRE-RATING.

2-HR FIRE-RATED NONCOMBUSTIBLE
SEPARATION WALL, DETAILS W-1, W-3

1-HR FIRE-RATED NONCOMBUSTIBLE
SEPARATION WALL, DETAILS W-2, W-4

1-HR FIRE-RATED NONCOMBUSTIBLE WALL,
DETAIL W-5

2-HR FIRE-RATED FIRE-RETARDANT-TREATED
WD FRAME SEPARATION WALL, DETAIL W-3.1

1-HR FIRE-RATED FIRE-RETARDANT-TREATED
WD FRAME SEPARATION WALL, DETAIL W-4.1

1-HR FIRE-RATED FIRE-RETARDANT-TREATED
WD FRAME WALL, DET. W-5.1

NOTE: DRAWING(S) SHOWN ON THIS SHEET MAY NOT USE ALL WALL
RATING LINES SHOWN IN LEGEND.

NOTE: ALL PERMANENT PARTITIONS ARE MINIMUM 1-HOUR FIRE
RESISTIVE CONSTRUCTION UNLESS NOTED OTHERWISE.

NOTE: PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE
FIRESSTOPPED AS REQUIRED TO MAINTAIN RATING OF WALL.

PLAN KEY NOTES:

- 01

11" MIN. RUN, 7" MAX. RISE, PROV. CONT. STAIR
HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR
NOSINGS, TYP.
- 02

PROV. CLASS 1 WET STANDPIPE PER NFPA 14
& SFFD AB 4.06, SEE SPRINKLER PLAN FOR
DETAILS & EXACT LOCATION
- 03

PROV. STAIR IDENTIFICATION PER CBC
- 04

PROV. ILLUMINATED EXIT SIGN W/ BACKUP
BATTERY POWER
- 05

PROV. OPEN METAL GUARDRAIL W/ OPENINGS
LESS THAN 4", OR SAFETY GLASS GUARDRAIL,
42" HIGH MIN., TYP.
- 06

ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, &
SEC 3002.4 TO ACCOMMODATE 24" X 84"
GURNEY IN HORIZONTAL POSITION;
COORDINATE ELEVATOR SHAFT AND PIT REQ'S
W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- 07

PROV. 2-WAY COMMUNICATION W/ 90 MIN.
BACK UP POWER
- 08

ELEVATOR RECALL COMPLY W/ CBC SEC.
3002.4.4a
- 09

ALL INTERIOR RAMPS SHALL COMPLY W/ SEC.
1122A, SEE SHEET A5.2
- 10

PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2%
SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- 11

MIN. 8'-2" VERTICAL CLR. FROM THE FLOOR TO
THE LOWEST CEILING PROJECTION PER VAN
ACCESSIBLE
- 12

ALL KITCHENS IN RESIDENTIAL UNITS SHALL
COMPLY WITH SEC. 1133A
- 13

THE COOKING RANGE W/ STUDIO UNITS SHALL
BE ELECTRIC. GAS APPLIANCE SHALL NOT BE
INSTALLED IN SLEEPING AREAS.
- 14

BATHROOMS IN RESIDENTIAL UNITS SHALL
COMPLY WITH SEC. 1134A
- 15

1-HR. FIRE RATED FLOOR-CEILING / 1-HR. FIRE
RATED ROOF
- 16

1-HR FIRE RATED PARAPET, 42" HIGH MIN.
- 17

SOUND WALL WITH LANDSCAPING (GREEN
WALL) AT PROPERTY LINE
- 18

2-HR. SHAFT FOR GARAGE, TRASH ROOM, ETC.
- 19

2-HR. SHAFTS FOR CORR. VENT, TYP.

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SHEET TITLE

Floor Plan: Level 7

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY

CHECK BY

DATE 02/21/2023

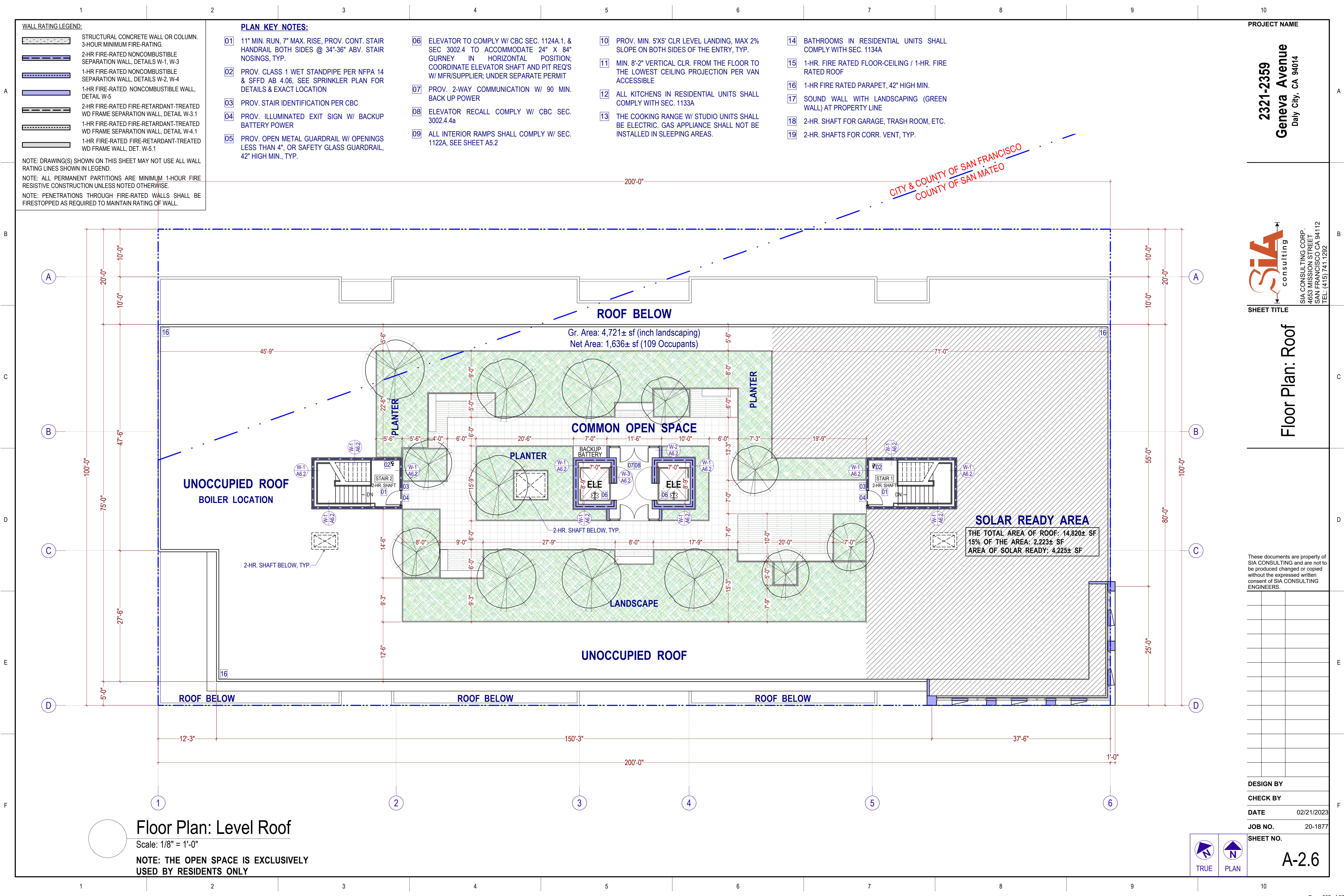
JOB NO. 20-1877

SHEET NO.

A-2.5

Floor Plan: Level 7

Scale: 1/8" = 1'-0"



WALL RATING LEGEND:

- STRUCTURAL CONCRETE WALL OR COLUMN. 3-HOUR MINIMUM FIRE-RATING.
- 2-HR FIRE-RATED NONCOMBUSTIBLE SEPARATION WALL, DETAILS W-1, W-3
- 1-HR FIRE-RATED NONCOMBUSTIBLE SEPARATION WALL, DETAILS W-2, W-4
- 1-HR FIRE-RATED NONCOMBUSTIBLE WALL, DETAIL W-5
- 2-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME SEPARATION WALL, DETAIL W-3.1
- 1-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME SEPARATION WALL, DETAIL W-4.1
- 1-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME WALL, DET. W-5.1

NOTE: DRAWING(S) SHOWN ON THIS SHEET MAY NOT USE ALL WALL RATING LINES SHOWN IN LEGEND.
NOTE: ALL PERMANENT PARTITIONS ARE MINIMUM 1-HOUR FIRE RESISTIVE CONSTRUCTION UNLESS NOTED OTHERWISE.
NOTE: PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE FIRESTOPPED AS REQUIRED TO MAINTAIN RATING OF WALL.

PLAN KEY NOTES:

- 11" MIN. RUN, 7" MAX. RISE, PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- PROV. CLASS 1 WET STANDPIPE PER NFPA 14 & SFFD AB 4.06, SEE SPRINKLER PLAN FOR DETAILS & EXACT LOCATION
- PROV. STAIR IDENTIFICATION PER CBC
- PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH MIN., TYP.
- ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 84" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER
- ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4a
- ALL INTERIOR RAMPS SHALL COMPLY W/ SEC. 1122A, SEE SHEET A5.2
- PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- MIN. 8'-2" VERTICAL CLR. FROM THE FLOOR TO THE LOWEST CEILING PROJECTION PER VAN ACCESSIBLE
- ALL KITCHENS IN RESIDENTIAL UNITS SHALL COMPLY WITH SEC. 1133A
- THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- BATHROOMS IN RESIDENTIAL UNITS SHALL COMPLY WITH SEC. 1134A
- 1-HR. FIRE RATED FLOOR-CEILING / 1-HR. FIRE RATED ROOF
- 1-HR FIRE RATED PARAPET, 42" HIGH MIN.
- SOUND WALL WITH LANDSCAPING (GREEN WALL) AT PROPERTY LINE
- 2-HR. SHAFT FOR GARAGE, TRASH ROOM, ETC.
- 2-HR. SHAFTS FOR CORR. VENT, TYP.

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SHEET TITLE

Floor Plan: Roof

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

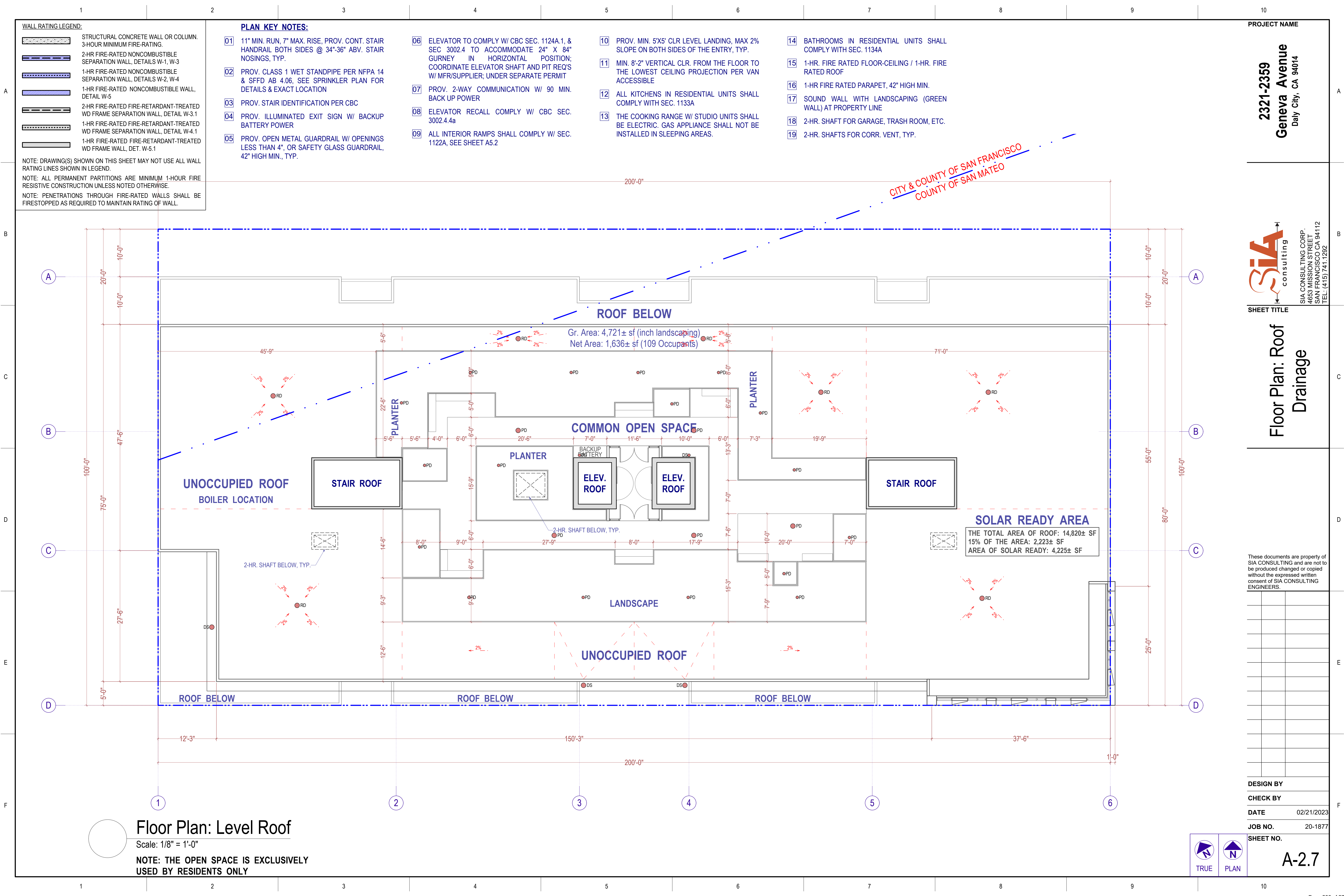
DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-2.6

Floor Plan: Level Roof

Scale: 1/8" = 1'-0"

NOTE: THE OPEN SPACE IS EXCLUSIVELY USED BY RESIDENTS ONLY



WALL RATING LEGEND:

- STRUCTURAL CONCRETE WALL OR COLUMN. 3-HOUR MINIMUM FIRE-RATING.
- 2-HR FIRE-RATED NONCOMBUSTIBLE SEPARATION WALL, DETAILS W-1, W-3
- 1-HR FIRE-RATED NONCOMBUSTIBLE SEPARATION WALL, DETAILS W-2, W-4
- 1-HR FIRE-RATED NONCOMBUSTIBLE WALL, DETAIL W-5
- 2-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME SEPARATION WALL, DETAIL W-3.1
- 1-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME SEPARATION WALL, DETAIL W-4.1
- 1-HR FIRE-RATED FIRE-RETARDANT-TREATED WD FRAME WALL, DET. W-5.1

NOTE: DRAWING(S) SHOWN ON THIS SHEET MAY NOT USE ALL WALL RATING LINES SHOWN IN LEGEND.

NOTE: ALL PERMANENT PARTITIONS ARE MINIMUM 1-HOUR FIRE RESISTIVE CONSTRUCTION UNLESS NOTED OTHERWISE.

NOTE: PENETRATIONS THROUGH FIRE-RATED WALLS SHALL BE FIRESTOPPED AS REQUIRED TO MAINTAIN RATING OF WALL.

PLAN KEY NOTES:

- 11" MIN. RUN, 7" MAX. RISE, PROV. CONT. STAIR HANDRAIL BOTH SIDES @ 34"-36" ABV. STAIR NOSINGS, TYP.
- PROV. CLASS 1 WET STANDPIPE PER NFPA 14 & SFFD AB 4.06, SEE SPRINKLER PLAN FOR DETAILS & EXACT LOCATION
- PROV. STAIR IDENTIFICATION PER CBC
- PROV. ILLUMINATED EXIT SIGN W/ BACKUP BATTERY POWER
- PROV. OPEN METAL GUARDRAIL W/ OPENINGS LESS THAN 4", OR SAFETY GLASS GUARDRAIL, 42" HIGH MIN., TYP.
- ELEVATOR TO COMPLY W/ CBC SEC. 1124A.1, & SEC 3002.4 TO ACCOMMODATE 24" X 84" GURNEY IN HORIZONTAL POSITION; COORDINATE ELEVATOR SHAFT AND PIT REQ'S W/ MFR/SUPPLIER; UNDER SEPARATE PERMIT
- PROV. 2-WAY COMMUNICATION W/ 90 MIN. BACK UP POWER
- ELEVATOR RECALL COMPLY W/ CBC SEC. 3002.4.4a
- ALL INTERIOR RAMPS SHALL COMPLY W/ SEC. 1122A, SEE SHEET A5.2
- PROV. MIN. 5'X5' CLR LEVEL LANDING, MAX 2% SLOPE ON BOTH SIDES OF THE ENTRY, TYP.
- MIN. 8'-2" VERTICAL CLR. FROM THE FLOOR TO THE LOWEST CEILING PROJECTION PER VAN ACCESSIBLE
- ALL KITCHENS IN RESIDENTIAL UNITS SHALL COMPLY WITH SEC. 1133A
- THE COOKING RANGE W/ STUDIO UNITS SHALL BE ELECTRIC. GAS APPLIANCE SHALL NOT BE INSTALLED IN SLEEPING AREAS.
- BATHROOMS IN RESIDENTIAL UNITS SHALL COMPLY WITH SEC. 1134A
- 1-HR. FIRE RATED FLOOR-CEILING / 1-HR. FIRE RATED ROOF
- 1-HR FIRE RATED PARAPET, 42" HIGH MIN.
- SOUND WALL WITH LANDSCAPING (GREEN WALL) AT PROPERTY LINE
- 2-HR. SHAFT FOR GARAGE, TRASH ROOM, ETC.
- 2-HR. SHAFTS FOR CORR. VENT, TYP.

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SHEET TITLE

Floor Plan: Roof
Drainage

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-2.7

Floor Plan: Level Roof

Scale: 1/8" = 1'-0"

NOTE: THE OPEN SPACE IS EXCLUSIVELY USED BY RESIDENTS ONLY



Proposed Front Elevation (South)

Scale: 1/8" = 1'-0"

FACADE MATERIALS KEY NOTES:	
01	SMOOTH FIBER CEMENT BOARD
02	EXT. CEMENT PLASTER FINISH
03	HORIZONTAL SIDING, TYP.
04	FLAT METAL PANEL, TYP.
05	CONTROL JOINTS, TYP.
06	BLACK ANODIZED ALUMINUM WINDOW, W/ LOW E CLR. GLASS, TYP.
07	BLACK ANODIZED ALUMINUM PATIO DOOR W/ CLR. GLASS, TYP.
08	ALUMINUM STORE FRONT
09	ALUMINUM ENTRY DOOR
10	CONCRETE BLINDWALL, TYP.
11	42" HIGH PARAPET WALL AT PROPERTY LINE
12	SAFETY GLASS RAIL / PAINTED METAL GUARDRAILS, 42" HIGH MIN. AFF., TYP.
13	METAL AWINING, TYP.

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Building Elevation
(South)

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY

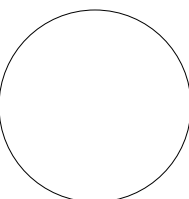
CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-3.1



Proposed Rear Elevation (North)

Scale: 1/8" = 1'-0"

FACADE MATERIALS KEY NOTES:	
01	SMOOTH FIBER CEMENT BOARD
02	EXT. CEMENT PLASTER FINISH
03	HORIZONTAL SIDING, TYP.
04	FLAT METAL PANEL, TYP.
05	CONTROL JOINTS, TYP.
06	BLACK ANODIZED ALUMINUM WINDOW, W/ LOW E CLR. GLASS, TYP.
07	BLACK ANODIZED ALUMINUM PATIO DOOR W/ CLR. GLASS, TYP.
08	ALUMINUM STORE FRONT
09	ALUMINUM ENTRY DOOR
10	CONCRETE BLINDWALL, TYP.
11	42" HIGH PARAPET WALL AT PROPERTY LINE
12	SAFETY GLASS RAIL / PAINTED METAL GUARDRAILS, 42" HIGH MIN. AFF., TYP.
13	METAL AWINING, TYP.

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Building Elevation
(North)

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY

CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-3.2



A

B

C

D

E

F

A

B

C

D

E

F

PROJECT NAME
2321-2359
Geneva Avenue
Daly City, CA 94014

SIA
consulting
SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Building Elevations
(East, West)

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-3.3

Proposed Right Elevation (East)

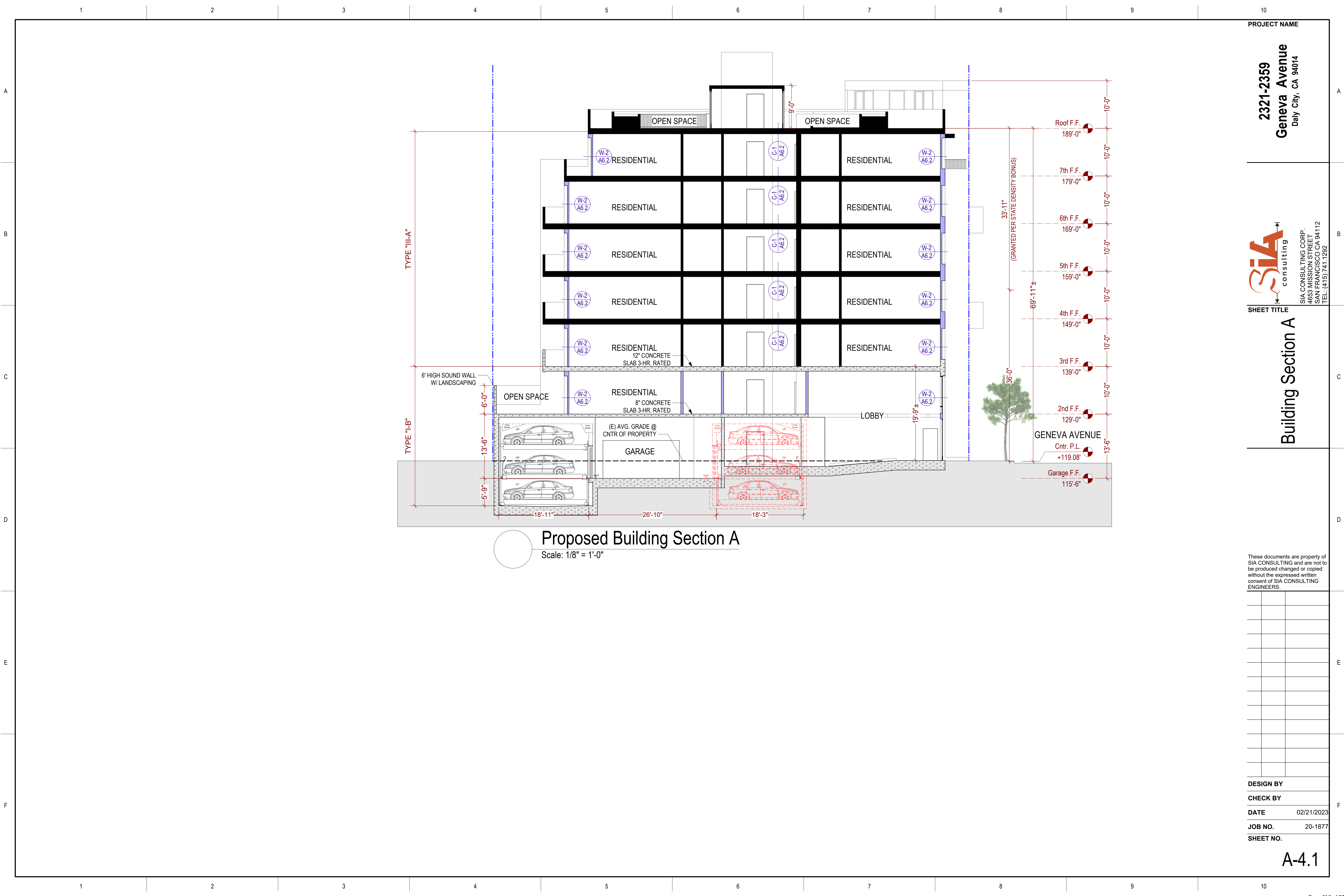
Scale: 1/8" = 1'-0"

Proposed Left Elevation (West)

Scale: 1/8" = 1'-0"

FACADE MATERIALS KEY NOTES:

- 01 SMOOTH FIBER CEMENT BOARD
- 02 EXT. CEMENT PLASTER FINISH
- 03 HORIZONTAL SIDING, TYP.
- 04 FLAT METAL PANEL, TYP.
- 05 CONTROL JOINTS, TYP.
- 06 BLACK ANODIZED ALUMINUM WINDOW,
W/ LOW E CLR. GLASS, TYP.
- 07 BLACK ANODIZED ALUMINUM PATIO
DOOR W/ CLR. GLASS, TYP.
- 08 ALUMINUM STORE FRONT
- 09 ALUMINUM ENTRY DOOR
- 10 CONCRETE BLINDWALL, TYP.
- 11 42" HIGH PARAPET WALL AT PROPERTY
LINE
- 12 SAFETY GLASS RAIL / PAINTED METAL
GUARDRAILS, 42" HIGH MIN. AFF., TYP.
- 13 METAL AWINING, TYP.



PROJECT NAME
2321-2359
Geneva Avenue
Daly City, CA 94014

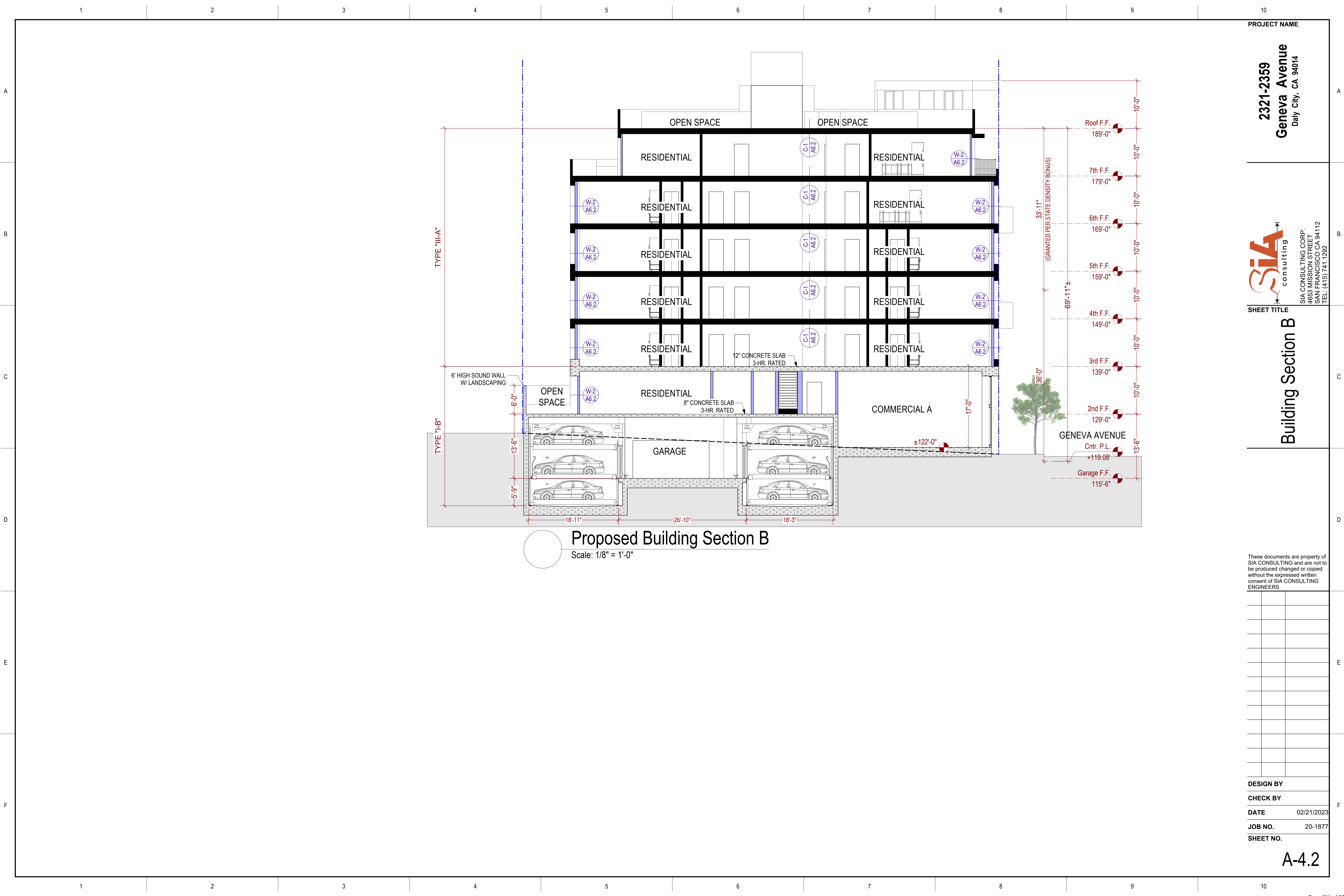
SIA consulting
SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE
Building Section A

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-4.1



PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Building Section B

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY

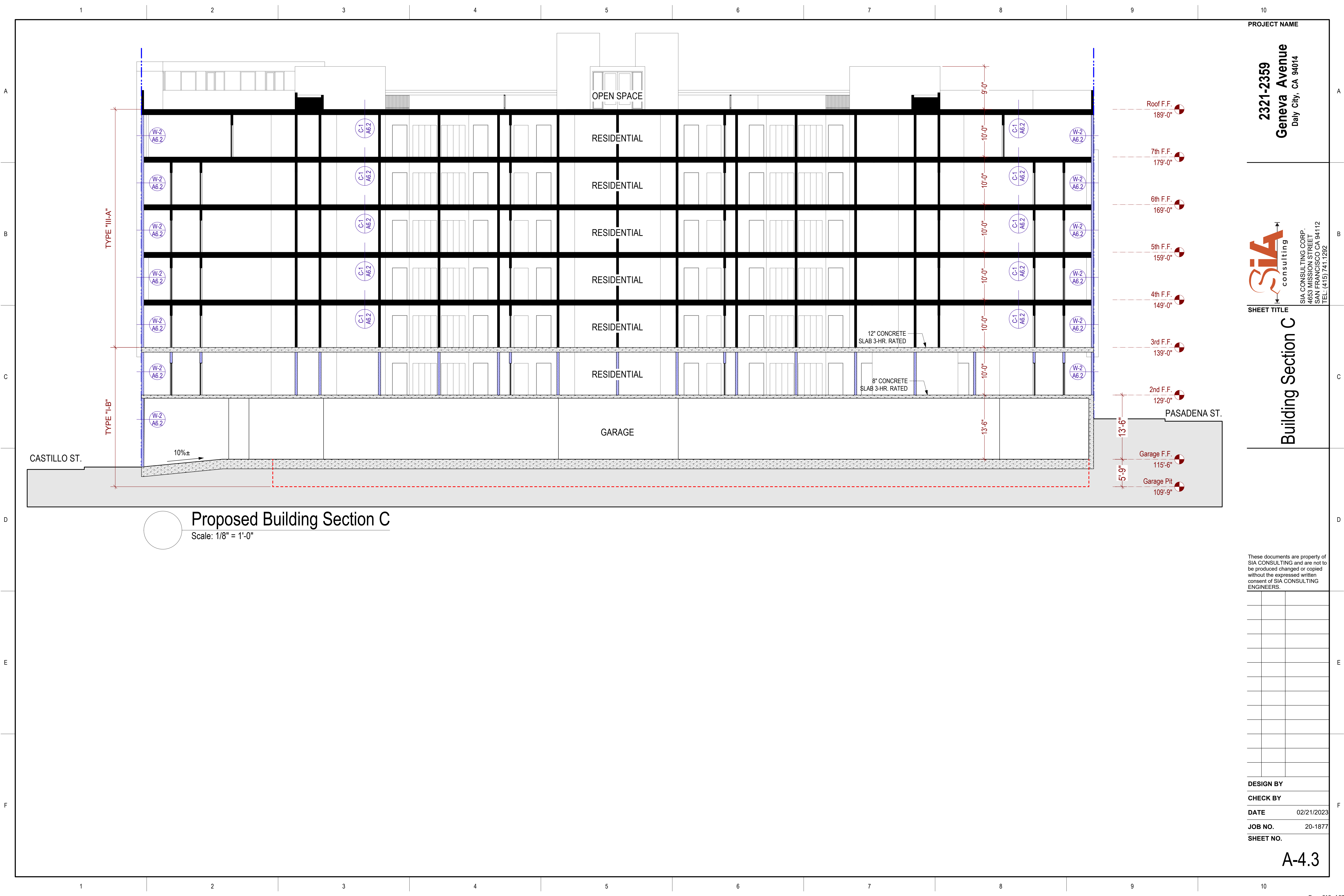
CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-4.2



PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Building Section C

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY

CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-4.3

OCCUPANT LOAD CALCULATION				
OCCUPANT USE	GROSS FLOOR AREA (S.F.)	OCCUPANCY GROUP	OCC. LOAD FACTOR	# OF OCCS.
LOBBY	822	R-2	200	4
LEASING OFFICE	669	R-2	200	3
COMMUNITY RM	741	R-2	15	49
UPS STOR RM	142	S-2	300	1
COMMERCIAL A	1,950	M	30	65
STORAGE RM	159	S-2	300	1
COMMERCIAL B	1,426	M	30	48
STORAGE RM	132	S-2	300	1
GARAGE	10,569	S-2	200	53
TRASH ROOM	525	S-2	300	2
ELEC. ROOM	589	S-2	300	2
MECH/ERRCS RM	318	S-2	300	1
PACKAGE ROOM	227	S-2	300	1
TOTAL				231

NOTES:
GROSS FLOOR AREA IS TAKEN TO:
-OUTSIDE OF EXTERIOR WALLS
-CENTER LINE OF DEMISING WALLS
-CENTER LINE OF CORRIDOR WALLS

EXITING LEGEND	
	DIAGONAL LENGTH OF SPACE
	DISTANCE BETWEEN EXITS
	TRAVEL DISTANCE
	ACCESSIBLE ROUTE
	EXIT DISCHARGE

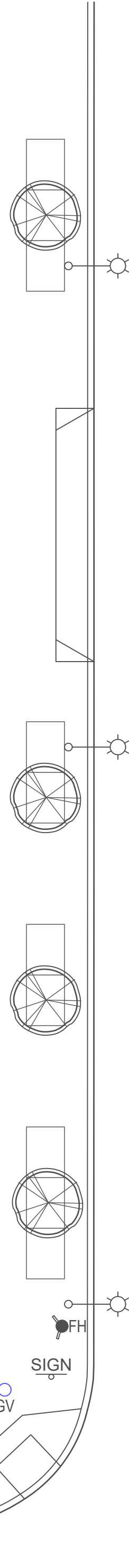
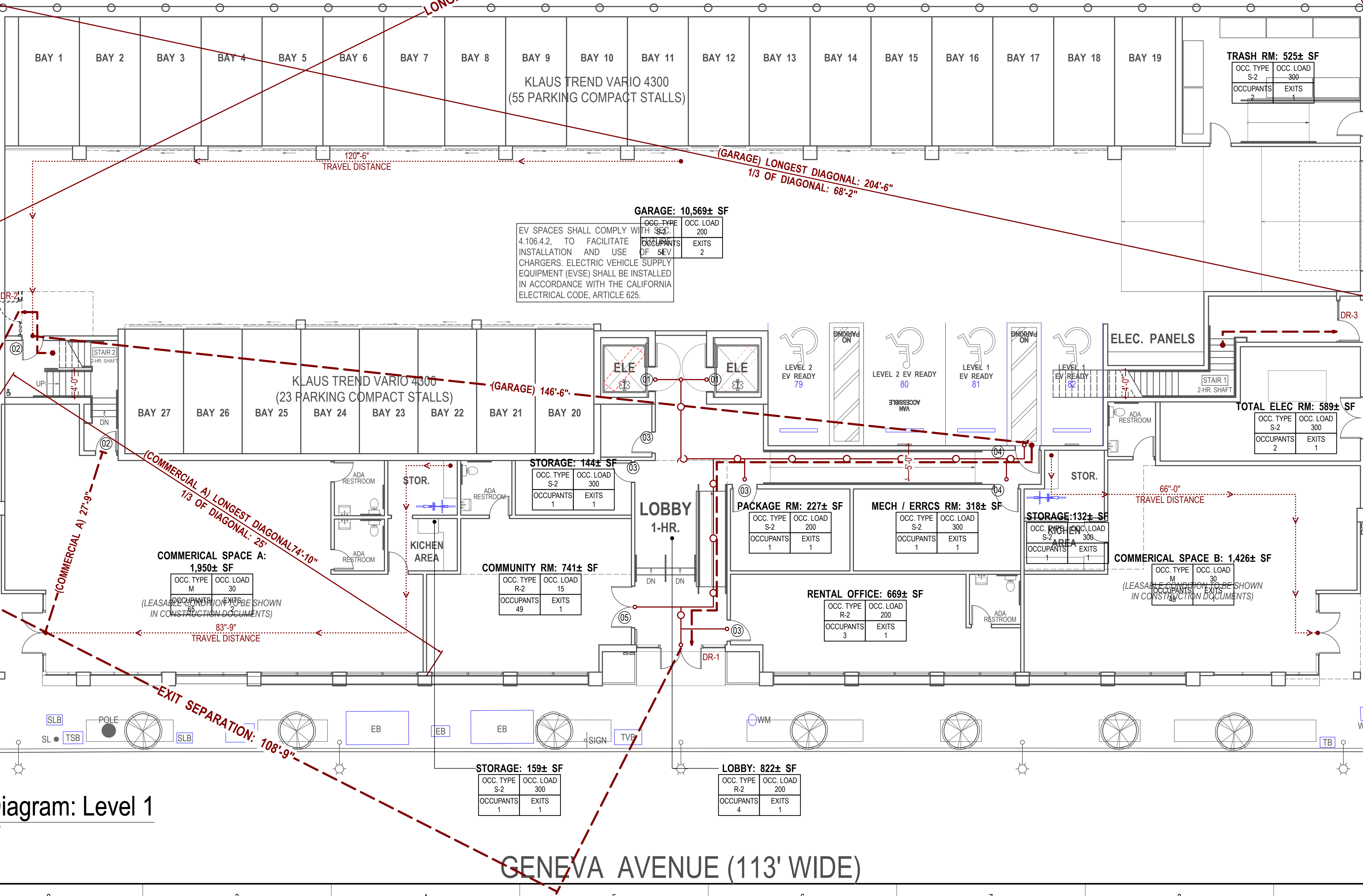
FIRE DOOR SCHEDULE			
KEY #	SIZE	FIRE RATED	CONFIGURATION
01	3'-6" X 7'-0"	90 MIN.	SOLID CORE DOOR W/ SELF CLOSURE & SMOKE GASKET
02	3'-0" X 7'-0"	90 MIN.	
03	3'-0" X 7'-0"	20 MIN.	
04	3'-6" X 7'-0"	20 MIN.	
05	6'-0" X 7'-0"	20 MIN.	

EXIT DOOR WIDTH	
DOOR #	WIDTH
DR-1	6'-0"
DR-2	3'-0"
TOTAL	9'-0"
TOTAL EXIT WIDTH REQUIRED: 231 OCCUPANTS X 0.2" PER OCCUPANT = 46.0" (3.85')	
TOTAL EXIT WIDTH PROVIDED PER DOOR: 9'-0"	
9'-0" > 3.85'	
STAIR WIDTH	
STAIRS ARE NOT USED AS EXIT BY OCCUPANTS OF THIS LEVEL. THEY SERVE ONLY THE LEVELS ABOVE. DISCHARGING DIRECTLY TO THE PUBLIC WAY AT THIS LEVEL.	
TRAVEL DISTANCE (M)	
MAX. TRAVEL DISTANCE:	250'-0"
LONGEST TRAVEL DISTANCE:	83'-9"
COMPLIES	YES
TRAVEL DISTANCE (S-2)	
MAX. TRAVEL DISTANCE:	400'-0"
LONGEST TRAVEL DISTANCE:	120'-6"
COMPLIES	YES

Exiting Diagram: Level 1

Scale: 1/8" = 1'-0"

PASADENA STREET (60' WIDE)



PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014

SIA
consulting

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

CASTILLO STREET (60' WIDE)

Exiting Diagram
(Level 1)

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY	
CHECK BY	
DATE	02/21/2023
JOB NO.	20-1877
SHEET NO.	

A-5.1

OCCUPANT LOAD CALCULATION				
OCCUPANT USE	FLOOR AREA S.F. *	OCCUPANCY GROUP	OCC. LOAD FACTOR	# OF OCCS.
RESIDENTIAL:				
18 STUDIOS	10,424	R-2	200	52
BIKE ROOM	1,630	S-2	300	5
FIRE PUMP / UTILITIES RM	645	S-2	300	2
TOTAL				59

NOTES:
GROSS FLOOR AREA IS TAKEN TO:
-OUTSIDE OF EXTERIOR WALLS
-CENTER LINE OF DEMISING WALLS
-CENTER LINE OF CORRIDOR WALLS

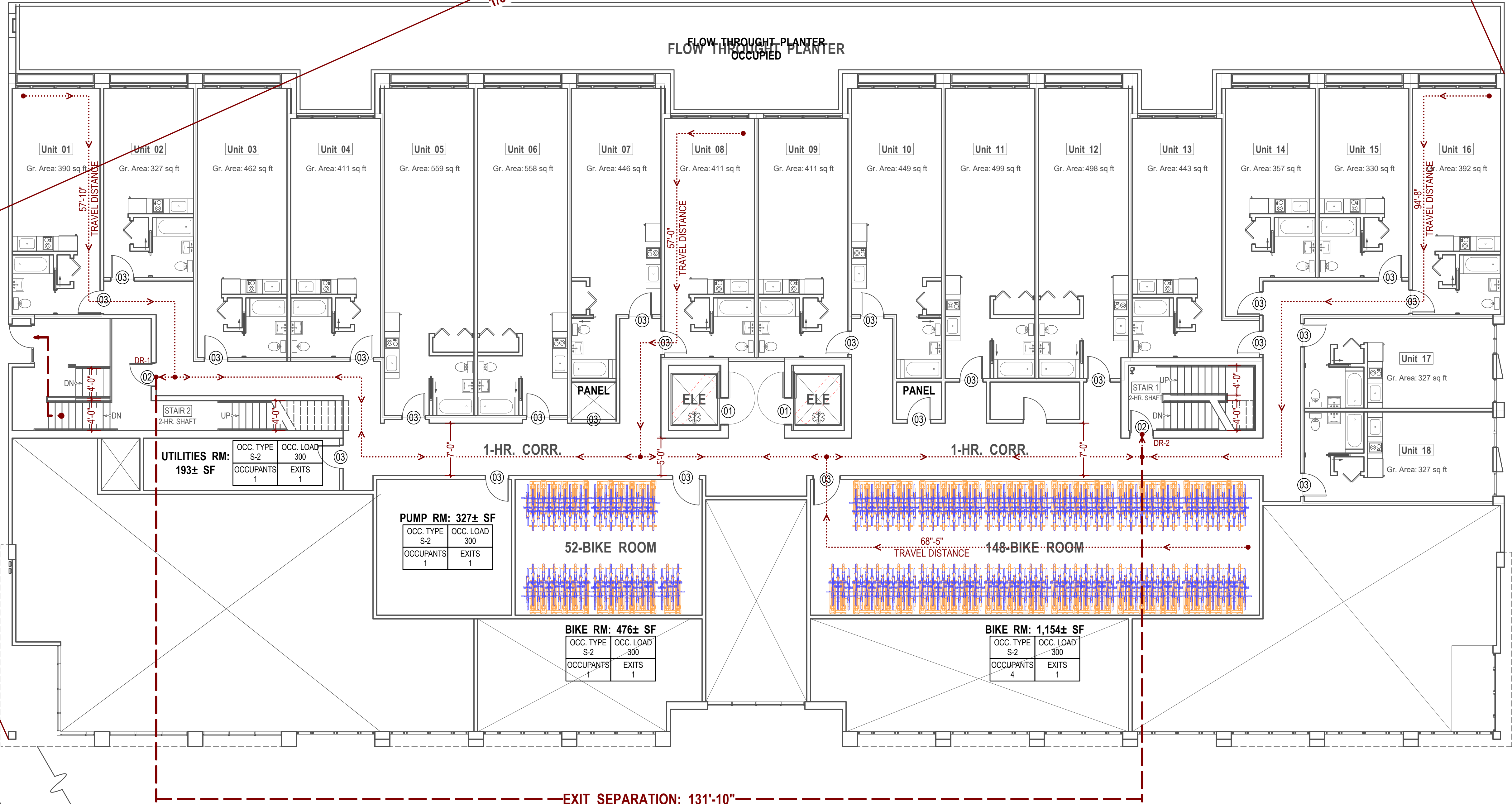
EXIT DOOR WIDTH	
DOOR #	WIDTH
DR-1	3'-0"
DR-2	3'-0"
TOTAL	6'-0"
TOTAL EXIT WIDTH REQUIRED: 59 OCCUPANTS X 0.2" PER OCCUPANT = 11.8"	
TOTAL EXIT WIDTH PROVIDED PER DOOR: 6'-0"	
6'-0" > 11.8"	
STAIR WIDTH	
STAIR #	WIDTH
1	4'-0"
2	4'-0"
TOTAL	8'-0"
TOTAL EXIT WIDTH REQUIRED: 59 OCCUPANTS X 0.3" PER OCCUPANT = 17.7"	
TOTAL EXIT WIDTH PROVIDED: 8'-0"	
8'-0" > 17.7"	
TRAVEL DISTANCE	
MAX. TRAVEL DISTANCE:	250'-0"
LONGEST TRAVEL DISTANCE:	94'-4"
COMPLIES	YES

EXITING LEGEND			
	DIAGONAL LENGTH OF SPACE		
	DISTANCE BETWEEN EXITS		
	TRAVEL DISTANCE		
	ACCESSIBLE ROUTE		
	EXIT DISCHARGE		

FIRE DOOR SCHEDULE			
KEY #	SIZE	FIRE RATED	CONFIGURATION
01	3'-6" X 7'-0"	90 MIN.	SOLID CORE DOOR W/ SELF CLOSURE & SMOKE GASKET
02	3'-0" X 7'-0"	90 MIN.	
03	3'-0" X 7'-0"	20 MIN.	
04	3'-6" X 7'-0"	20 MIN.	
05	6'-0" X 7'-0"	20 MIN.	

LONGEST DIAGONAL: 218'-11"
1/3 OF DIAGONAL: 73'-5"

PASADENA STREET (60' WIDE)



Exiting Diagram: Level 2
Scale: 1/8" = 1'-0"

GENEVA AVENUE (113' WIDE)

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014

SIA consulting

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Exiting Diagram
(Level 2)

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY	
CHECK BY	
DATE	02/21/2023
JOB NO.	20-1877
SHEET NO.	

A-5.2

OCCUPANT LOAD CALCULATION				
OCCUPANT USE	FLOOR AREA S.F. *	OCCUPANCY GROUP	OCC. LOAD FACTOR	# OF OCCS.
RESIDENTIAL: 36 STUDIOS	17,697	R-2	200	88
TOTAL				88

NOTES:
GROSS FLOOR AREA IS TAKEN TO:
-OUTSIDE OF EXTERIOR WALLS
-CENTER LINE OF DEMISING WALLS
-CENTER LINE OF CORRIDOR WALLS

EXIT DOOR WIDTH	
DOOR #	WIDTH
DR-1	3'-0"
DR-2	3'-0"
TOTAL	6'-0"
TOTAL EXIT WIDTH REQUIRED: 88 OCCUPANTS X 0.2" PER OCCUPANT = 17.6"	
TOTAL EXIT WIDTH PROVIDED PER DOOR: 6'-0"	
6'-0" > 17.6"	
STAIR WIDTH	
STAIR #	WIDTH
1	4'-0"
2	4'-0"
TOTAL	8'-0"
TOTAL EXIT WIDTH REQUIRED: 88 OCCUPANTS X 0.3" PER OCCUPANT = 26.4"	
TOTAL EXIT WIDTH PROVIDED: 8'-0"	
8'-0" > 26.4"	
TRAVEL DISTANCE	
MAX. TRAVEL DISTANCE:	250'-0"
LONGEST TRAVEL DISTANCE:	94'-9"
COMPLIES	YES

EXITING LEGEND			
	DIAGONAL LENGTH OF SPACE		
	DISTANCE BETWEEN EXITS		
	TRAVEL DISTANCE		
	ACCESSIBLE ROUTE		
	EXIT DISCHARGE		

FIRE DOOR SCHEDULE			
KEY #	SIZE	FIRE RATED	CONFIGURATION
01	3'-6" X 7'-0"	90 MIN.	SOLID CORE DOOR W/ SELF CLOSURE & SMOKE GASKET
02	3'-0" X 7'-0"	90 MIN.	
03	3'-0" X 7'-0"	20 MIN.	
04	3'-6" x 7'-0"	20 MIN.	
05	6'-0" X 7'-0"	20 MIN.	

PROJECT NAME
2321-2359
Geneva Avenue
Daly City, CA 94014

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

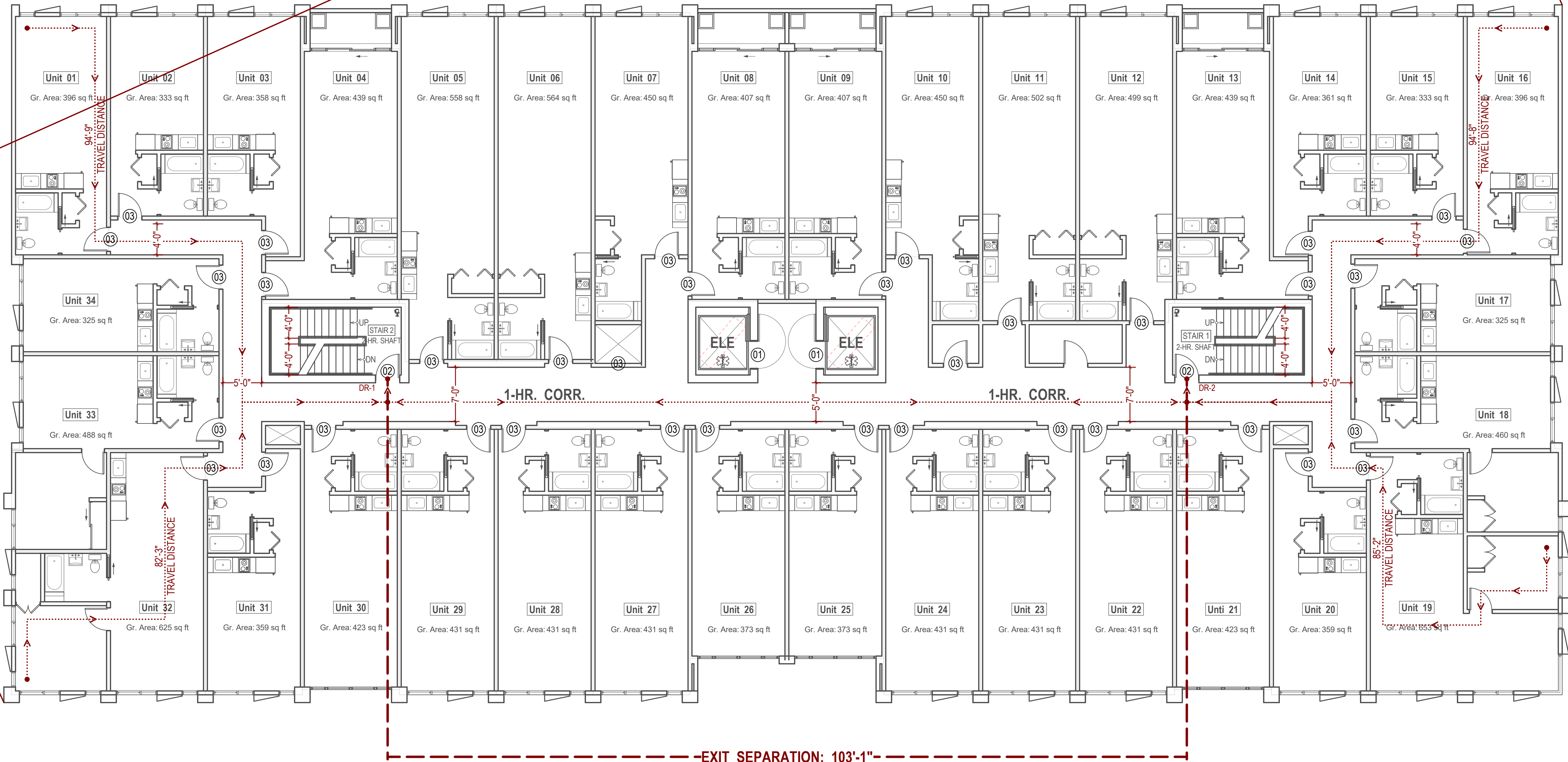
SHEET TITLE

Exiting Diagram
(Level 3, 5)

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-5.3



Exiting Diagram: Level 3, 5

Scale: 1/8" = 1'-0"

OCCUPANT LOAD CALCULATION				
OCCUPANT USE	FLOOR AREA S.F. *	OCCUPANCY GROUP	OCC. LOAD FACTOR	# OF OCCS.
RESIDENTIAL: 36 STUDIOS	17,613	R-2	200	88
TOTAL				88

NOTES:
GROSS FLOOR AREA IS TAKEN TO:
-OUTSIDE OF EXTERIOR WALLS
-CENTER LINE OF DEMISING WALLS
-CENTER LINE OF CORRIDOR WALLS

EXIT DOOR WIDTH	
DOOR #	WIDTH
DR-1	3'-0"
DR-2	3'-0"
TOTAL	6'-0"
TOTAL EXIT WIDTH REQUIRED: 88 OCCUPANTS X 0.2" PER OCCUPANT = 17.6"	
TOTAL EXIT WIDTH PROVIDED PER DOOR: 6'-0"	
6'-0" > 17.6"	
STAIR WIDTH	
STAIR #	WIDTH
1	4'-0"
2	4'-0"
TOTAL	8'-0"
TOTAL EXIT WIDTH REQUIRED: 88 OCCUPANTS X 0.3" PER OCCUPANT = 26.4"	
TOTAL EXIT WIDTH PROVIDED: 8'-0"	
8'-0" > 26.4"	
TRAVEL DISTANCE	
MAX. TRAVEL DISTANCE:	250'-0"
LONGEST TRAVEL DISTANCE:	94'-8"
COMPLIES	YES

EXITING LEGEND			
	DIAGONAL LENGTH OF SPACE		
	DISTANCE BETWEEN EXITS		
	TRAVEL DISTANCE		
	ACCESSIBLE ROUTE		
	EXIT DISCHARGE		

FIRE DOOR SCHEDULE			
KEY #	SIZE	FIRE RATED	CONFIGURATION
01	3'-6" X 7'-0"	90 MIN.	SOLID CORE DOOR W/ SELF CLOSURE & SMOKE GASKET
02	3'-0" X 7'-0"	90 MIN.	
03	3'-0" X 7'-0"	20 MIN.	
04	3'-6" X 7'-0"	20 MIN.	
05	6'-0" X 7'-0"	20 MIN.	

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014

SIA consulting

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

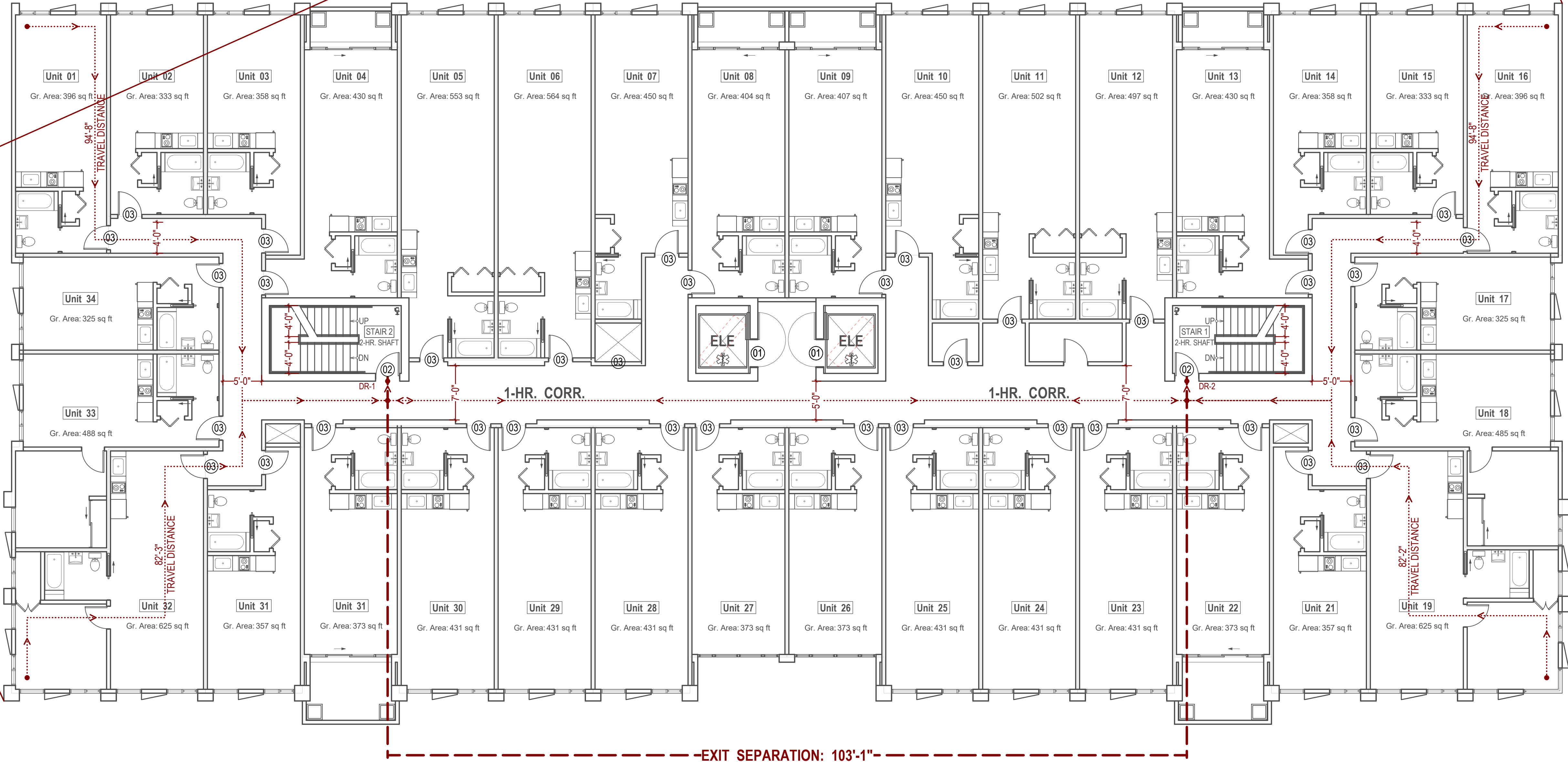
SHEET TITLE

Exiting Diagram
(Level 4, 6)

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY	
CHECK BY	
DATE	02/21/2023
JOB NO.	20-1877
SHEET NO.	

A-5.4



Exiting Diagram: Level 4, 6
Scale: 1/8" = 1'-0"

OCCUPANT LOAD CALCULATION				
OCCUPANT USE	FLOOR AREA S.F. *	OCCUPANCY GROUP	OCC. LOAD FACTOR	# OF OCCS.
RESIDENTIAL: 30 STUDIOS	14,797	R-2	200	74
COMMON OPEN SPACE	483	R-2	15	32
TOTAL				106

NOTES:
GROSS FLOOR AREA IS TAKEN TO:
-OUTSIDE OF EXTERIOR WALLS
-CENTER LINE OF DEMISING WALLS
-CENTER LINE OF CORRIDOR WALLS

EXIT DOOR WIDTH	
DOOR #	WIDTH
DR-1	3'-0"
DR-2	3'-0"
TOTAL	6'-0"
TOTAL EXIT WIDTH REQUIRED: 106 OCCUPANTS X 0.2" PER OCCUPANT = 21.2"	
TOTAL EXIT WIDTH PROVIDED PER DOOR: 6'-0"	
6'-0" > 21.2"	
STAIR WIDTH	
STAIR #	WIDTH
1	4'-0"
2	4'-0"
TOTAL	8'-0"
TOTAL EXIT WIDTH REQUIRED: 106 OCCUPANTS X 0.3" PER OCCUPANT = 31.8"	
TOTAL EXIT WIDTH PROVIDED: 8'-0"	
8'-0" > 31.8"	
TRAVEL DISTANCE	
MAX. TRAVEL DISTANCE:	250'-0"
LONGEST TRAVEL DISTANCE:	95'-3"
COMPLIES	YES

EXITING LEGEND			
	DIAGONAL LENGTH OF SPACE		
	DISTANCE BETWEEN EXITS		
	TRAVEL DISTANCE		
	ACCESSIBLE ROUTE		
	EXIT DISCHARGE		

FIRE DOOR SCHEDULE			
KEY #	SIZE	FIRE RATED	CONFIGURATION
01	3'-6" X 7'-0"	90 MIN.	SOLID CORE DOOR W/ SELF CLOSURE & SMOKE GASKET
02	3'-0" X 7'-0"	90 MIN.	
03	3'-0" X 7'-0"	20 MIN.	
04	3'-6" X 7'-0"	20 MIN.	
05	6'-0" X 7'-0"	20 MIN.	

PROJECT NAME
2321-2359
Geneva Avenue
Daly City, CA 94014

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

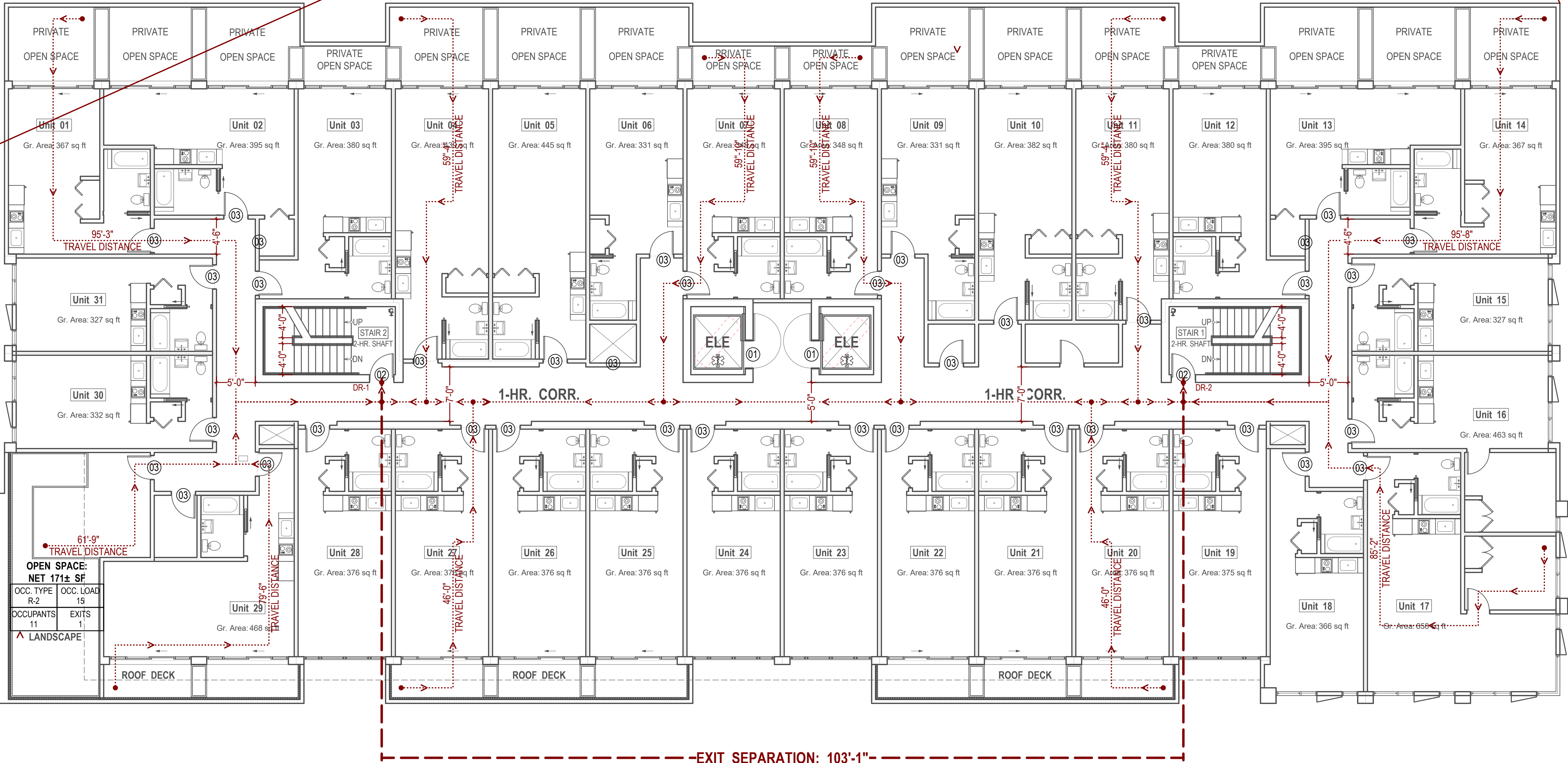
SHEET TITLE

Exiting Diagram
(Level 7)

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

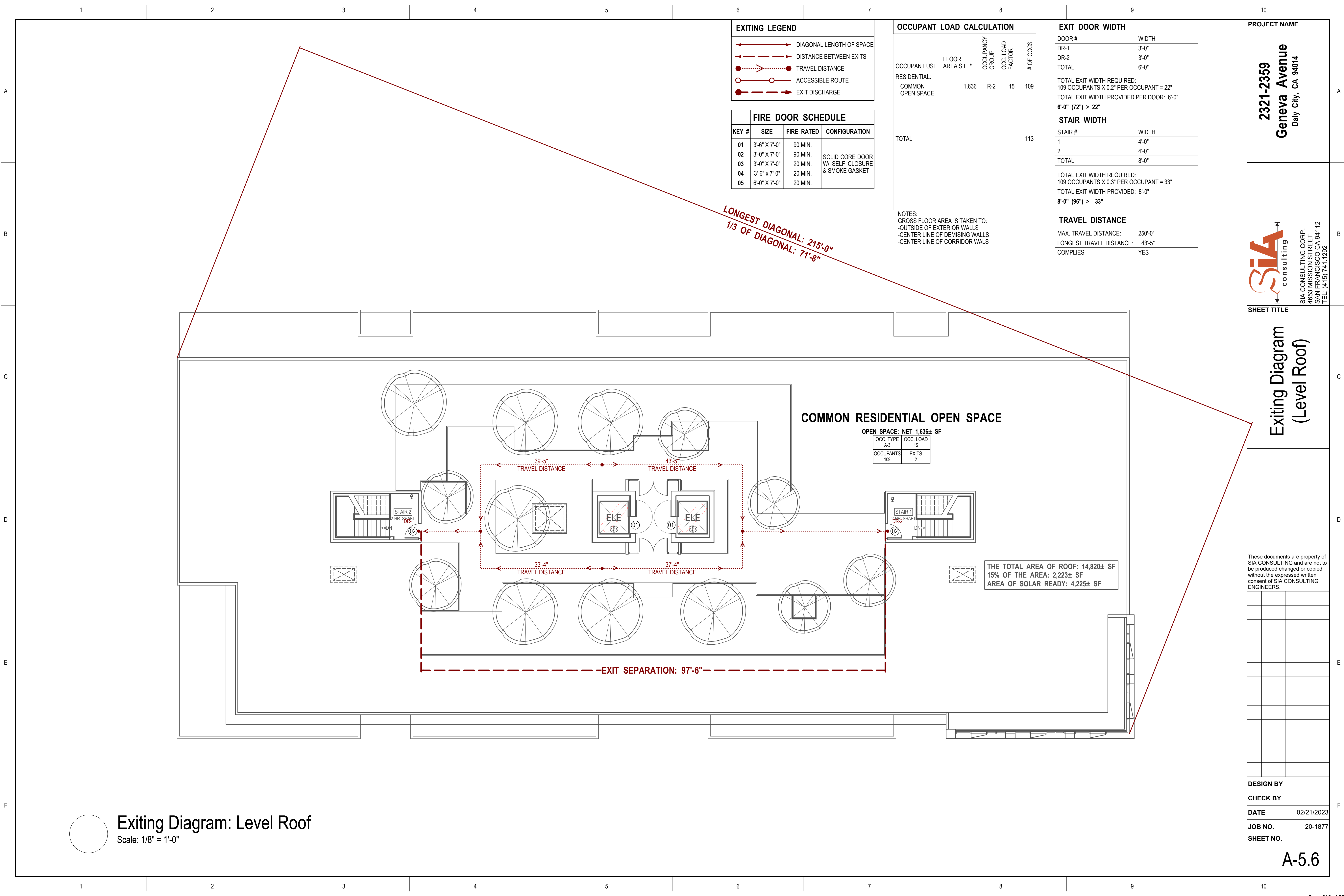
DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-5.5



Exiting Diagram: Level 7

Scale: 1/8" = 1'-0"



EXITING LEGEND	
	DIAGONAL LENGTH OF SPACE
	DISTANCE BETWEEN EXITS
	TRAVEL DISTANCE
	ACCESSIBLE ROUTE
	EXIT DISCHARGE

FIRE DOOR SCHEDULE			
KEY #	SIZE	FIRE RATED	CONFIGURATION
01	3'-6" X 7'-0"	90 MIN.	SOLID CORE DOOR W/ SELF CLOSURE & SMOKE GASKET
02	3'-0" X 7'-0"	90 MIN.	
03	3'-0" X 7'-0"	20 MIN.	
04	3'-6" x 7'-0"	20 MIN.	
05	6'-0" X 7'-0"	20 MIN.	

OCCUPANT LOAD CALCULATION				
OCCUPANT USE	FLOOR AREA S.F. *	OCCUPANCY GROUP	OCC. LOAD FACTOR	# OF OCCS.
RESIDENTIAL: COMMON OPEN SPACE	1,636	R-2	15	109
TOTAL				113

NOTES:
GROSS FLOOR AREA IS TAKEN TO:
-OUTSIDE OF EXTERIOR WALLS
-CENTER LINE OF DEMISING WALLS
-CENTER LINE OF CORRIDOR WALLS

EXIT DOOR WIDTH	
DOOR #	WIDTH
DR-1	3'-0"
DR-2	3'-0"
TOTAL	6'-0"
TOTAL EXIT WIDTH REQUIRED: 109 OCCUPANTS X 0.2" PER OCCUPANT = 22" TOTAL EXIT WIDTH PROVIDED PER DOOR: 6'-0" 6'-0" (72") > 22"	
STAIR WIDTH	
STAIR #	WIDTH
1	4'-0"
2	4'-0"
TOTAL	8'-0"
TOTAL EXIT WIDTH REQUIRED: 109 OCCUPANTS X 0.3" PER OCCUPANT = 33" TOTAL EXIT WIDTH PROVIDED: 8'-0" 8'-0" (96") > 33"	
TRAVEL DISTANCE	
MAX. TRAVEL DISTANCE:	250'-0"
LONGEST TRAVEL DISTANCE:	43'-5"
COMPLIES	YES

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Exiting Diagram
(Level Roof)

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY	
CHECK BY	
DATE	02/21/2023
JOB NO.	20-1877
SHEET NO.	

A-5.6



©2021

©2021

©2021

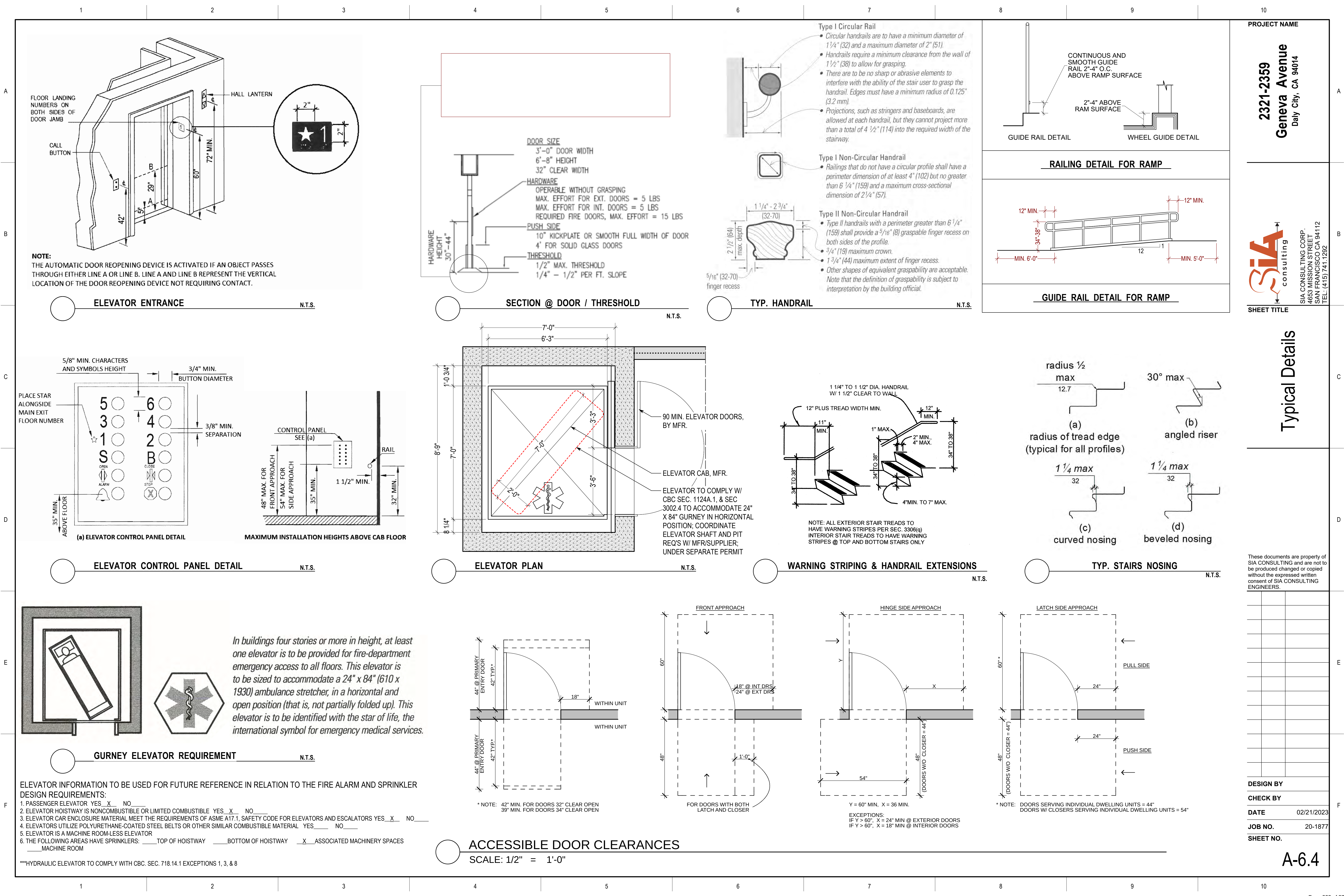
Bike Rack Details

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

SHEET NO.

A-6.1

1	2	3	4	5	6	7	8	9	10																																							
A	W-1 EXTERIOR WALL, NONCOMBUSTIBLE GA FILE NO. WP 8204 PROPRIETARY* 2 HOUR FIRE GYPSUM WALLBOARD, GLASS MAT GYPSUM SUBSTRATE, STEEL STUDS EXTERIOR SIDE: Base layer 5/8" proprietary type X gypsum sheathing or glass mat gypsum substrate (sheathing) applied parallel or at right angles to 3/8" steel studs 24" o.c. with 1" Type S drywall screws 16" o.c. Face layer 5/8" proprietary type X gypsum sheathing or glass mat gypsum substrate (sheathing) applied parallel or at right angles to studs with 1 1/8" Type S drywall screws 16" o.c. INTERIOR SIDE: Base layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 1" Type S drywall screws 16" o.c. Face layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 1 1/8" Type S drywall screws 16" o.c. Face layer horizontal joints need not be staggered or backed from base layer or on opposite sides. (NLB) PROPRIETARY GYPSUM PANEL PRODUCT United States Gypsum Company - 5/8" SECUROCK® Glass-Mat Sheathing Panels - 5/8" SHEETROCK® Brand UltraLight Panels FIRECODE® X			W-3.1 WALLS AND INTERIOR PARTITIONS, WOOD FRAME GA FILE NO. WP 3825 PROPRIETARY* 2 HOUR FIRE 55 to 59 STC SOUND GYPSUM WALLBOARD, WOOD STUDS Base layer 5/8" type X gypsum wallboard applied at parallel to each side of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws 8" o.c. Face layer 5/8" type X gypsum wallboard applied parallel to each side with 2" Type S drywall screws 8" o.c. Joints staggered 24" each layer and side. Sound tested with resilient channels 24" o.c. on one side and and 3 1/2" glass fiber insulation in the stud cavity. (LOAD-BEARING) PROPRIETARY GYPSUM BOARD American Gypsum Company LLC - 5/8" FireBloc® Type X Thickness: 6 1/8" Approx. Weight: 7 psf Fire Test: UL R1319, 08NK19249, 9-1-09, UL Design U419			W-4.1 WALLS AND INTERIOR PARTITIONS, WOOD FRAME GA FILE NO. WP 3243 GENERIC 1 HOUR FIRE 50 to 54 STC SOUND GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space. OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 1 5/64" heads, 7" o.c. Vertical joints staggered 24" on opposite sides. (LOAD-BEARING) Thickness: 5 3/8" Approx. Weight: 7 psf Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309			W-5.1 WALLS AND INTERIOR PARTITIONS, WOOD FRAME GA FILE NO. WP 3520 GENERIC 1 HOUR FIRE 35 to 39 STC SOUND GYPSUM WALLBOARD, WOOD STUDS One layer 5/8" type X plain or predecorated gypsum wallboard applied parallel to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. at joints and top and bottom plates and 3/8" beads of adhesive at intermediate studs. Joints staggered 24" on opposite sides. (LOAD-BEARING) Thickness: 4 7/8" Approx. Weight: 7 psf Fire Test: FM WP 90, 8-21-67			C-1 TJI: FLOOR-CEILING / ROOF -CEILING , WOOD FRAME GA FILE NO. FC 5011 PROPRIETARY* 1 HOUR FIRE 60 to 64 STC SOUND WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD Base layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. (16" o.c. when insulation is used) with 1" Type S drywall screws 16" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to minimum 10" deep wood I joists spaced a maximum of 19" o.c. with 1 1/4" Type S drywall screws. Face layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 1 5/8" Type S drywall screws 8" o.c. and 1 1/2" Type G screws 8" o.c. at the butt joints located mid-span between the resilient channels. Glass fiber insulation secured to subfloor or loose fill insulation applied directly over gypsum board. Wood I joists supporting 1 9/16" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor. STC rated with I joists spaced 24" o.c., 3 1/2" glass fiber insulation in joist spaces, 3/4" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of sheet vinyl, engineered wood laminate, and ceramic tile. (STC 64 when sheet vinyl or engineered wood laminate is applied to floor; STC 66 when tested with ceramic tile applied to floor.) PROPRIETARY GYPSUM COMPONENTS United States Gypsum Company - 1/2" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels - LEVELROCK® Brand Floor Underlayment Approx. Ceiling Weight: 3 psf Fire Test: UL R1319, 05NK04589, 2-4-05; UL R1319, 05NK04966, 3-31-05; UL Design L570			C-2 TJI: FLOOR-CEILING / ROOF -CEILING, WOOD FRAME GA FILE NO. FC 5750 GENERIC 2 HOUR FIRE WOOD FLOOR, WOOD I-JOISTS, GYPSUM WALLBOARD, RIGID FURRING CHANNELS Base layer 5/8" type X gypsum wallboard applied at right angles to 9 1/2" deep wood I-joists 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. Second layer 5/8" type X gypsum wallboard applied at right angles to I-joists with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X gypsum wallboard applied at right angles to I-joists with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped 7/8" rigid furring channels 24" o.c. applied at right angles to I-joists over third layer with two 2 1/2" long Type W drywall screws at each I-joist. Face layer 5/8" type X gypsum wallboard applied at right angles to furring channels with 1 1/8" Type S drywall screws 12" o.c. Wood I-joists supporting 3/4" T & G edge plywood floor applied at right angles to I-joists with 8d nails 6" o.c. at joints and 12" at intermediate I-joists. Ceiling provides two-hour fire-resistance protection for wood framing. Approx. Ceiling Weight: 12 psf Fire Test: UL R4024, 00NK26545, 4-27-01, UL Design L566; ULC Design M514			W-2 EXTERIOR WALL, NONCOMBUSTIBLE GA FILE NO. WP 7920 PROPRIETARY* 1 HOUR FIRE 55 to 59 STC SOUND GYPSUM PANEL PRODUCTS, STEEL STUDS EXTERIOR SIDE: One layer 5/8" proprietary type X gypsum sheathing or glass mat gypsum substrate (sheathing) applied parallel to each side of 3/8" steel studs 24" o.c. with 1" Type S corrosion resistant drywall screws 8" o.c. at vertical joints and 12" o.c. at intermediate studs. Joints caulked with flexible, non-hardening building sealant or covered with weather exposed cladding or finish system. INTERIOR SIDE: One layer 5/8" proprietary type X paper faced or glass mat faced gypsum panel product (sound board) applied parallel to studs with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at intermediate studs. Joints staggered 24" on opposite sides. Sound tested with 3 1/2" glass fiber insulation in stud cavity. (NLB) PROPRIETARY GYPSUM PANEL PRODUCTS Temple-Inland - 5/8" Type X ComfortGuard Sound Deadening Gypsum Board Thickness: 4 7/8" Approx. Weight: 6 psf Fire Test: UL R6937, 06NK17962, 2-17-07; 09NK05706, 4-13-09; UL Design U465			W-3 WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE GA FILE NO. WP 1454 PROPRIETARY* 2 HOUR FIRE 60 to 64 STC SOUND GYPSUM PANEL PRODUCTS, STEEL STUDS Base layer 5/8" proprietary type X paper faced or glass mat faced gypsum panel product applied parallel or at right angles to each side of 3/8" steel studs 24" o.c. with 1" Type S drywall screws 24" o.c. Face layer 5/8" proprietary type X paper faced or glass mat faced gypsum panel product applied parallel to ONE SIDE with 1 5/8" Type S drywall screws 12" o.c. OPPOSITE SIDE: Face layer 5/8" proprietary type X paper faced or glass mat faced gypsum panel product (sound board) applied parallel to studs with 1 5/8" Type S drywall screws 12" o.c. Joints staggered 24" each layer and side. Sound tested with 3 1/2" glass fiber insulation in stud cavity. (NLB) PROPRIETARY GYPSUM PANEL PRODUCTS Temple-Inland - 5/8" Type X ComfortGuard Sound Deadening Gypsum Board Thickness: 6 1/8" Approx. Weight: 12 psf Fire Test: See WP 1548 (WHI-495-0236, 1-30-80)			W-4 WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE GA FILE NO. WP 1014 PROPRIETARY 1 HOUR FIRE 55 to 59 STC SOUND GYPSUM WALLBOARD, PROPRIETARY STEEL STUDS Resilient channels 24" o.c. attached at right angles to ONE SIDE of 3 5/8" steel studs 24" o.c. with 1 1/2" Type S-12 drywall screws. Base layer 5/8" proprietary type X gypsum wallboard applied at right angles to channels with 1" Type S drywall screws 8" o.c. Face layer 5/8" proprietary type X gypsum wallboard applied at right angles to channels with 1 5/8" Type S drywall screws 16" o.c. Glass fiber insulation, 3 1/2" thick, friction fit in stud space. OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard applied parallel to studs with 1" Type S drywall screws 8" o.c. Joints staggered 24" between layers and on opposite sides. (NLB) PROPRIETARY GYPSUM BOARD American Gypsum Company LLC - 5/8" FireBloc® Type X Thickness: 5 3/8 " Approx. Weight: 5 psf Fire Test: Based on UL R14196, 09CA11604, 2-13-10, UL Design V489, System A			W-5 WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE GA FILE NO. WP 1072 GENERIC 1 HOUR FIRE 45 to 49 STC SOUND GYPSUM WALLBOARD, STEEL STUDS One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 3/8" steel studs 24" o.c. with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at floor and ceiling runners and intermediate studs. Joints staggered 24" on each side and on opposite sides. Sound tested with 3 1/2" glass fiber friction fit in stud space. (NLB) Thickness: 4 7/8 " Approx. Weight: 6 psf Fire Test: See WP 1350 (FM WP-45, 6-19-68; OSU T-1770, 8-61; ULC 79T484, 79T500,79T497, 8-12-81, ULC Design W415)			W-3.1 WALLS AND INTERIOR PARTITIONS, WOOD FRAME GA FILE NO. WP 3825 PROPRIETARY* 2 HOUR FIRE 55 to 59 STC SOUND GYPSUM WALLBOARD, WOOD STUDS Base layer 5/8" type X gypsum wallboard applied at parallel to each side of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws 8" o.c. Face layer 5/8" type X gypsum wallboard applied parallel to each side with 2" Type S drywall screws 8" o.c. Joints staggered 24" each layer and side. Sound tested with resilient channels 24" o.c. on one side and and 3 1/2" glass fiber insulation in the stud cavity. (LOAD-BEARING) PROPRIETARY GYPSUM BOARD American Gypsum Company LLC - 5/8" FireBloc® Type X Thickness: 6 1/8" Approx. Weight: 13 psf Fire Test: UL R14196, 11NK09957, 7-22-11, UL Design U301			W-4.1 WALLS AND INTERIOR PARTITIONS, WOOD FRAME GA FILE NO. WP 3243 GENERIC 1 HOUR FIRE 50 to 54 STC SOUND GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space. OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 1 5/64" heads, 7" o.c. Vertical joints staggered 24" on opposite sides. (LOAD-BEARING) Thickness: 5 3/8" Approx. Weight: 7 psf Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U309			W-5.1 WALLS AND INTERIOR PARTITIONS, WOOD FRAME GA FILE NO. WP 3520 GENERIC 1 HOUR FIRE 35 to 39 STC SOUND GYPSUM WALLBOARD, WOOD STUDS One layer 5/8" type X plain or predecorated gypsum wallboard applied parallel to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. at joints and top and bottom plates and 3/8" beads of adhesive at intermediate studs. Joints staggered 24" on opposite sides. (LOAD-BEARING) Thickness: 4 7/8" Approx. Weight: 7 psf Fire Test: FM WP 90, 8-21-67			C-1 TJI: FLOOR-CEILING / ROOF -CEILING , WOOD FRAME GA FILE NO. FC 5011 PROPRIETARY* 1 HOUR FIRE 60 to 64 STC SOUND WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD Base layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. (16" o.c. when insulation is used) with 1" Type S drywall screws 16" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to minimum 10" deep wood I joists spaced a maximum of 19" o.c. with 1 1/4" Type S drywall screws. Face layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 1 5/8" Type S drywall screws 8" o.c. and 1 1/2" Type G screws 8" o.c. at the butt joints located mid-span between the resilient channels. Glass fiber insulation secured to subfloor or loose fill insulation applied directly over gypsum board. Wood I joists supporting 1 9/16" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor. STC rated with I joists spaced 24" o.c., 3 1/2" glass fiber insulation in joist spaces, 3/4" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of sheet vinyl, engineered wood laminate, and ceramic tile. (STC 64 when sheet vinyl or engineered wood laminate is applied to floor; STC 66 when tested with ceramic tile applied to floor.) PROPRIETARY GYPSUM COMPONENTS United States Gypsum Company - 1/2" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels - LEVELROCK® Brand Floor Underlayment Approx. Ceiling Weight: 3 psf Fire Test: UL R1319, 05NK04589, 2-4-05; UL R1319, 05NK04966, 3-31-05; UL Design L570			C-2 TJI: FLOOR-CEILING / ROOF -CEILING, WOOD FRAME GA FILE NO. FC 5750 GENERIC 2 HOUR FIRE WOOD FLOOR, WOOD I-JOISTS, GYPSUM WALLBOARD, RIGID FURRING CHANNELS Base layer 5/8" type X gypsum wallboard applied at right angles to 9 1/2" deep wood I-joists 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. Second layer 5/8" type X gypsum wallboard applied at right angles to I-joists with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. Third layer 5/8" type X gypsum wallboard applied at right angles to I-joists with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped 7/8" rigid furring channels 24" o.c. applied at right angles to I-joists over third layer with two 2 1/2" long Type W drywall screws at each I-joist. Face layer 5/8" type X gypsum wallboard applied at right angles to furring channels with 1 1/8" Type S drywall screws 12" o.c. Wood I-joists supporting 3/4" T & G edge plywood floor applied at right angles to I-joists with 8d nails 6" o.c. at joints and 12" at intermediate I-joists. Ceiling provides two-hour fire-resistance protection for wood framing. Approx. Ceiling Weight: 12 psf Fire Test: UL R4024, 00NK26545, 4-27-01, UL Design L566; ULC Design M514			W-2 EXTERIOR WALL, NONCOMB		



PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014

SIA consulting
SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Typical Details

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

A-6.4

HANDICAP ACCESSIBILITY NOTES

1. ALL DOORS SHALL HAVE CLEAR OPENING OF MIN. 32"
2. ALL AREAS ACCESSIBLE BY OTHERS SHALL BE ACCESSIBLE BY THE HANDICAPPED PERSON.
3. DOOR HARDWARE SHALL COMPLY WITH TITLE 24, SECTION 3304 (i.2), HARDWARE.
4. PROVIDE 10" MIN. SMOOTH 'KICK PANEL' AT THE ENTRY DOOR TO COMPLY WITH THE DISABLED ACCESS REQUIREMENTS.
5. PROVIDE REST ROOM IDENTIFICATION WITH GEOMETRIC SYMBOLS PER T-24, 3105 (b) 1D AND BRAILLE LETTERS PER 3105A (e) 7 & 10.
6. REST ROOMS TO COMPLY WITH THE FOLLOWING:
- A. LAVATORIES: (T-24 1504)
1. DISTANCE TO WALL 18" MIN. FROM CL OF FIXTURE.
 2. COUNTER SURFACE 34" MAX. FROM FINISHED FLOOR.
 3. APRON CLEARANCE 23" MIN. FROM FINISHED FLOOR.
 4. KNEE CLEARANCE 30" WIDE, 8" DEEP (MIN.) AT TOP.
 5. TOO CLEARANCE 30" WIDE, 17" DEEP 9" HIGH (MIN.).
 6. INSULATE ACCESSIBLE HOT WATER AND DRAIN PIPES.
 7. FAUCET CONTROL FORCE 5 LB. MAX. LEVER-OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE.
 8. SELF CONTROL VALVES TO REMAIN OPEN 10 SEC. MIN.
- B. WATER CLOSETS: (T-24 1502 & 511-A 7&8)
1. TOILET SEAT TOP AT 17" MIN. & 19" MAX.
 2. FLUSH CONTROL 44" MAX. ABOVE FLOOR AT WIDE SIDE.
 3. FLUSH CONTROL FORCE 5 LB. MAX.
 4. MIN. 32" CLEARANCE OF ALL DOORS
 5. MIN. 5'-0" CLEAR AT FRONT OF WATER CLOSET FOR SIDE ENTRY

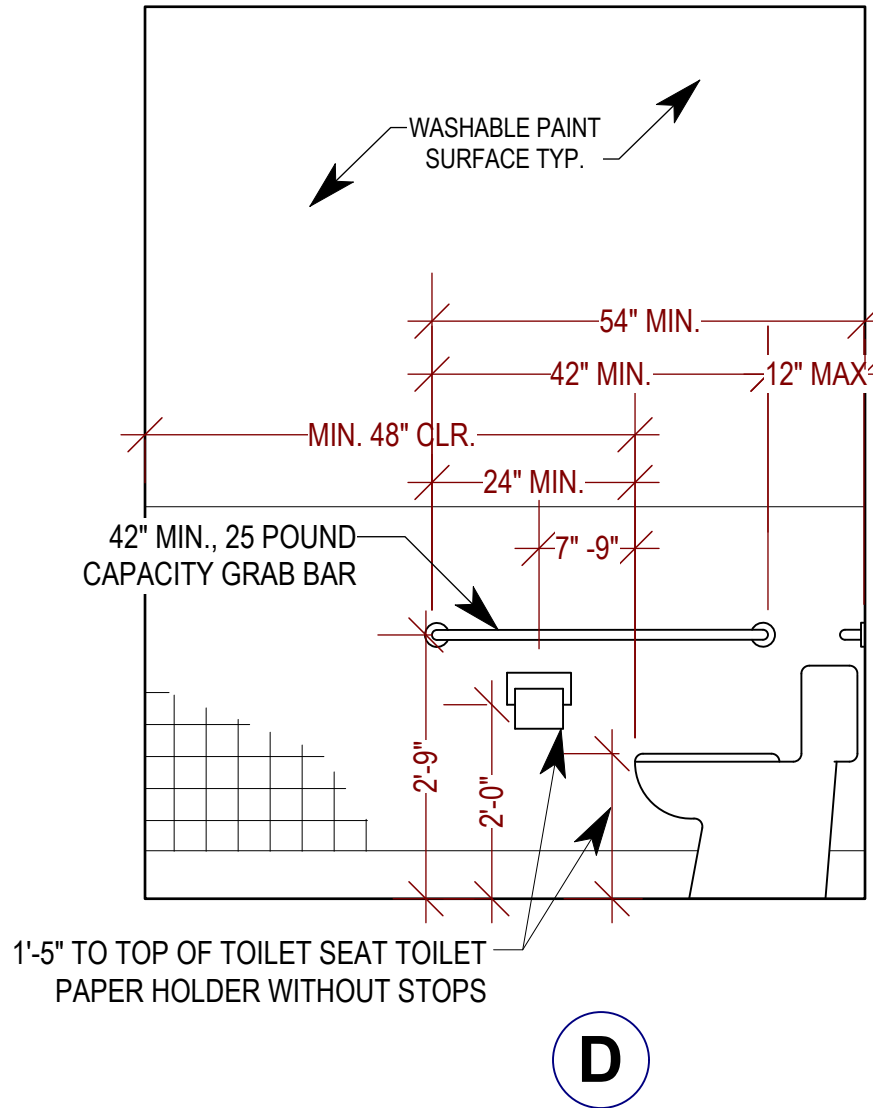
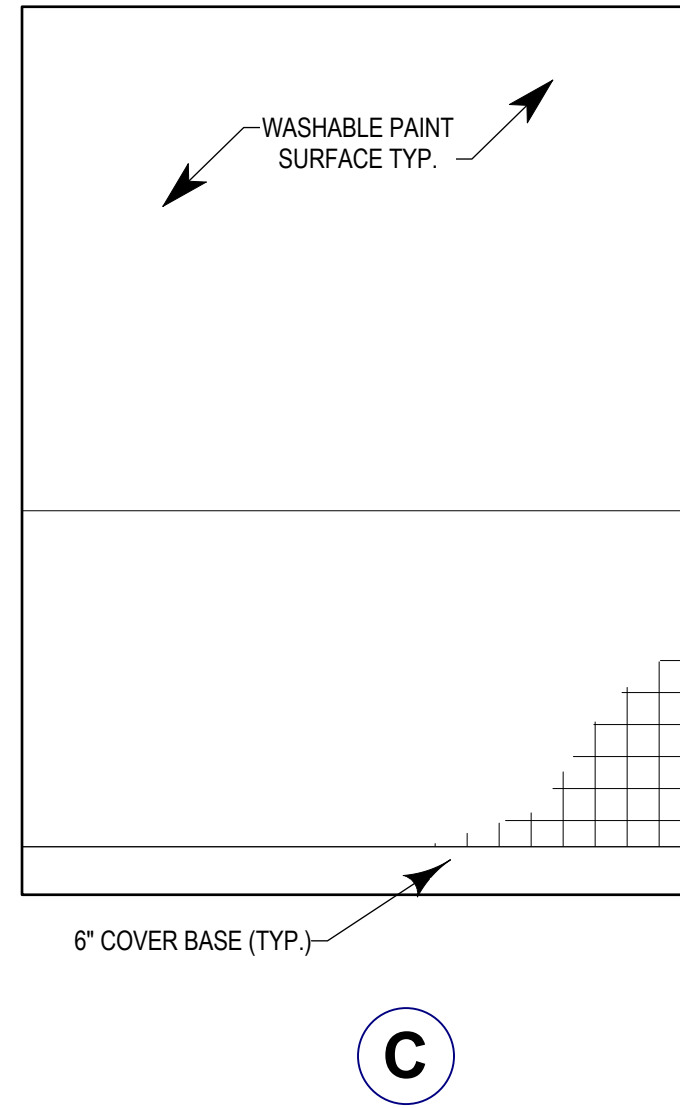
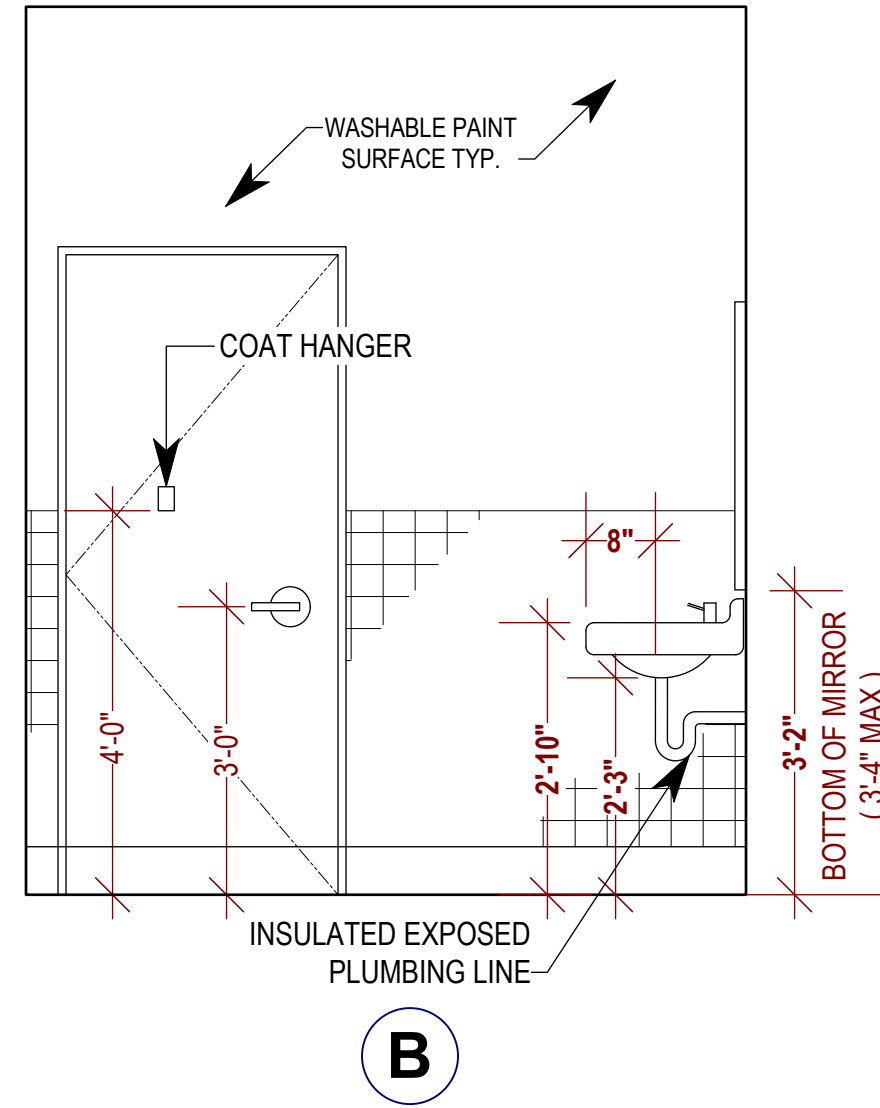
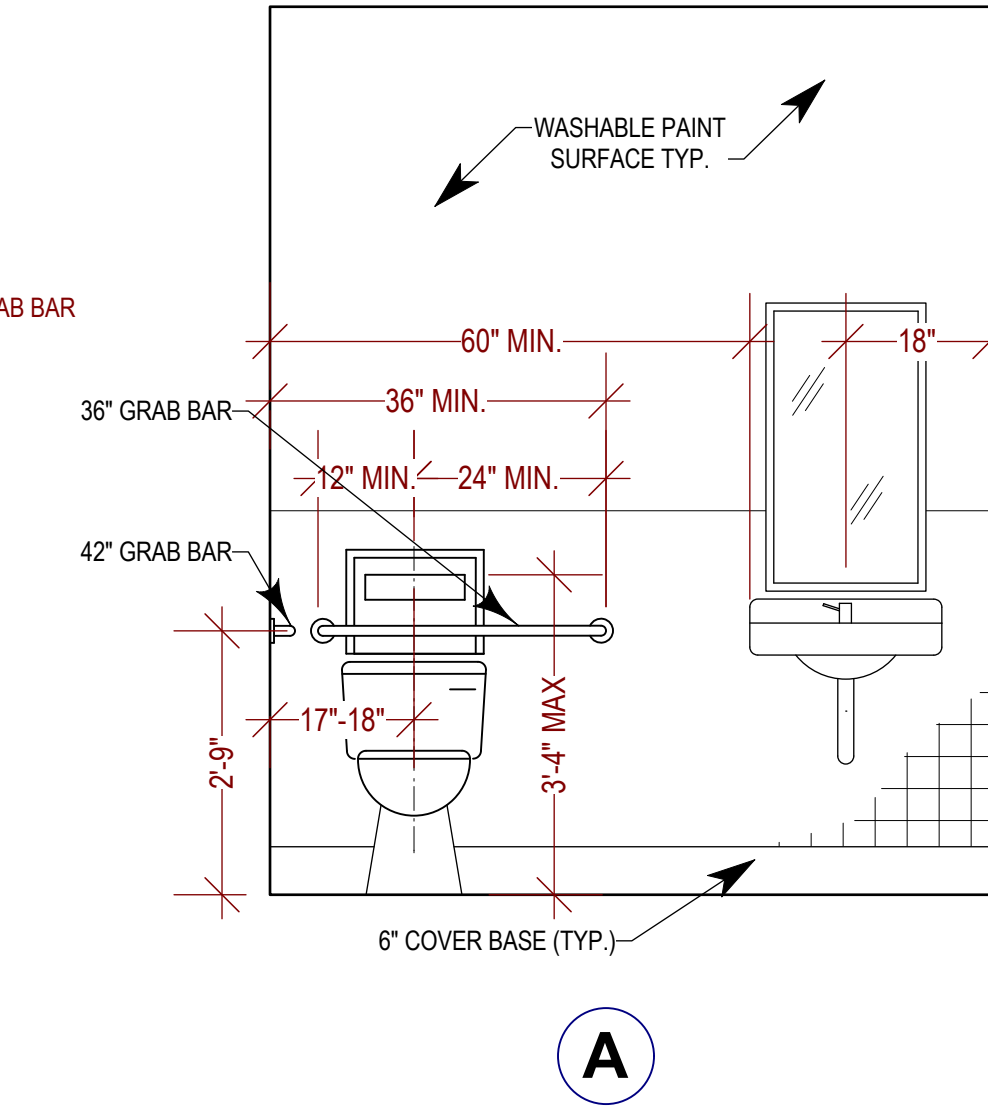
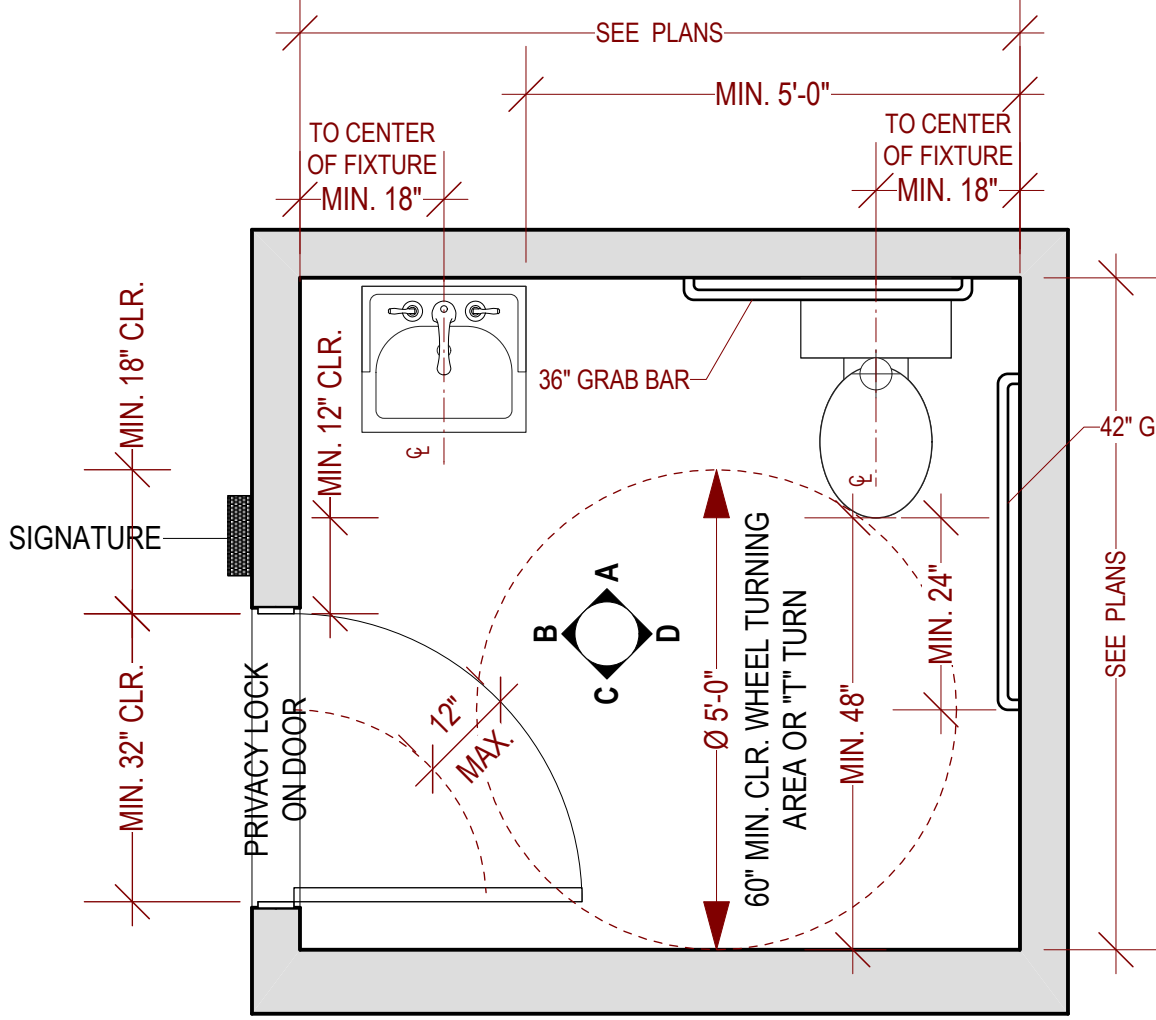
GRAB BAR:
LOCATE GRAB BARS ON EACH SIDES OF WATER CLOSETS OR ONE ON SIDE AND ONE BEHINDE WATER CLOSET. SIDE GRAB BARS TO BE 3'-6" LONG WITH FRONT END 2'-0" IN FRONT OF WATER CLOSET. GRAB BARS AT THE BACK CAN NOT BE LESS THAN 3'-0". GRAB BARS ARE NOT TO ROTATE AND ARE TO BE NO SHARP OR ABRASIVE ELEMENTS ON OR ADJACENT TO THEM. EDGES TO HAVE A MINIMUM 1/8" RADIUS.

SIGNAGE:
IDENTIFICATION SYMBOLS. DOORS LEADING TO THE MENS SANITARY ARE TO BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMENS SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4" THICK AND 12" DIAMETER THESE GEOMETRIC SYMBOLS SHALL BE CENTRED ON THE DOOR AT THE HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR OF THE DOOR.

ALSO PROVIDE PERMANENT SIGN ON RAISED (1/32" MIN.) LETTERS OF SANS-SERIF UPPER CASE CHARACTERS ACOMPANIED BY GRADE 2 BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJAACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NP WALL SPACE ON THE LATCH SIDE, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" A.F.F. TO THE CENTRE LINE OF SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROCH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

LAVATORIES:
2'-10" IS THE RECOMMENDED HEIGHT FROM THE FLOOR TO THE TOP OF THE LAVATORY.
INSULATE OR COVER ALL HOT WATER AND DRAIN PIPES UNDER LAVATORY. NO SHARP OR ABRASIVE EDGES UNDER LAVATORY.

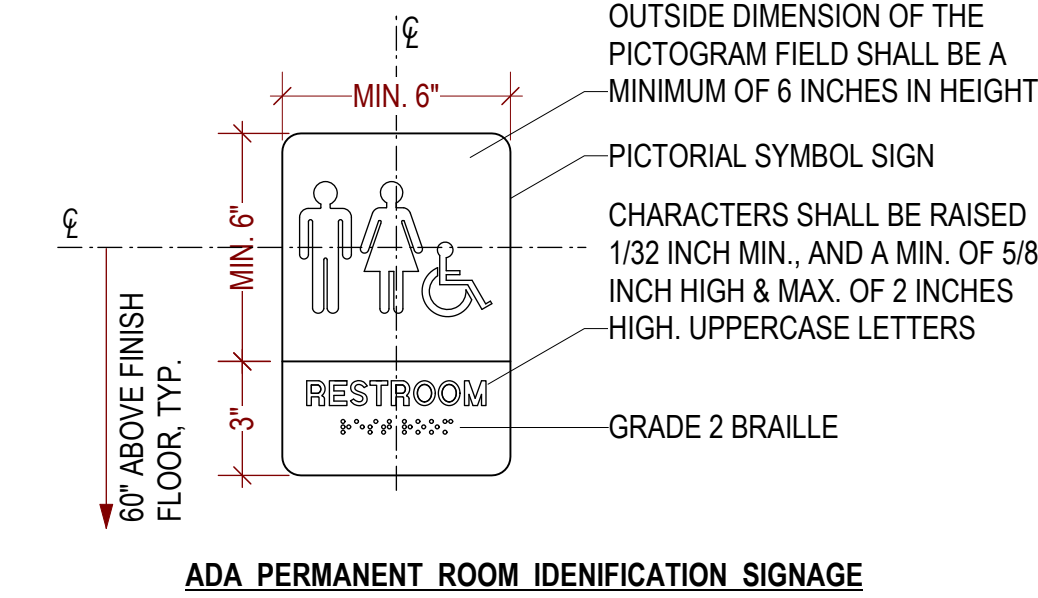
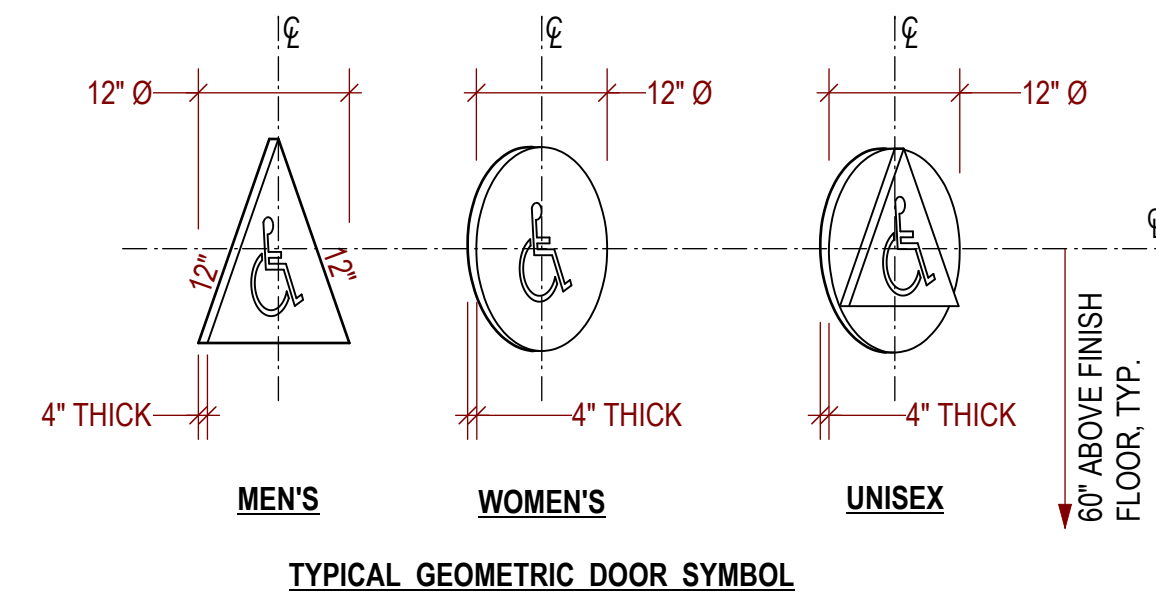
GENERAL:
FAUCET CONTROLS AND OPERATING MECHANISMS MUST BE EASILY OPERATED WITH ONE HAND AND MUST NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST.THE FORCE NEEDED TO ACTIVATE CONTROLS SHALL NOT EXCEED 5 LBS. FOR LEVER OPERATED OR 15LBS. FOR PUSH TYPE.



NOTE: TOILET TO BE TANK TYPE TOILET, TYP.

TYPICAL RESTROOM ELEVATIONS

1/2" = 1'-0"



NOTE:
- LETTERS AND NUMBERS ON SIGNS SHALL BE RAISE, CONTRASTING IN COLOR, AND HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10, AND RAISE 1/32" MIN. AND BE ACCOMPANIED BY BRAILLE.
-WHERE PERMANENT SIGNAGE IS PROVIDED FOR ROOMS AND SPACES, SIGNAGE AS DESCRIBED ABOVE SHALL ALSO BE PROVIDED ON THE STRIKE SIDE OF THE DOOR.

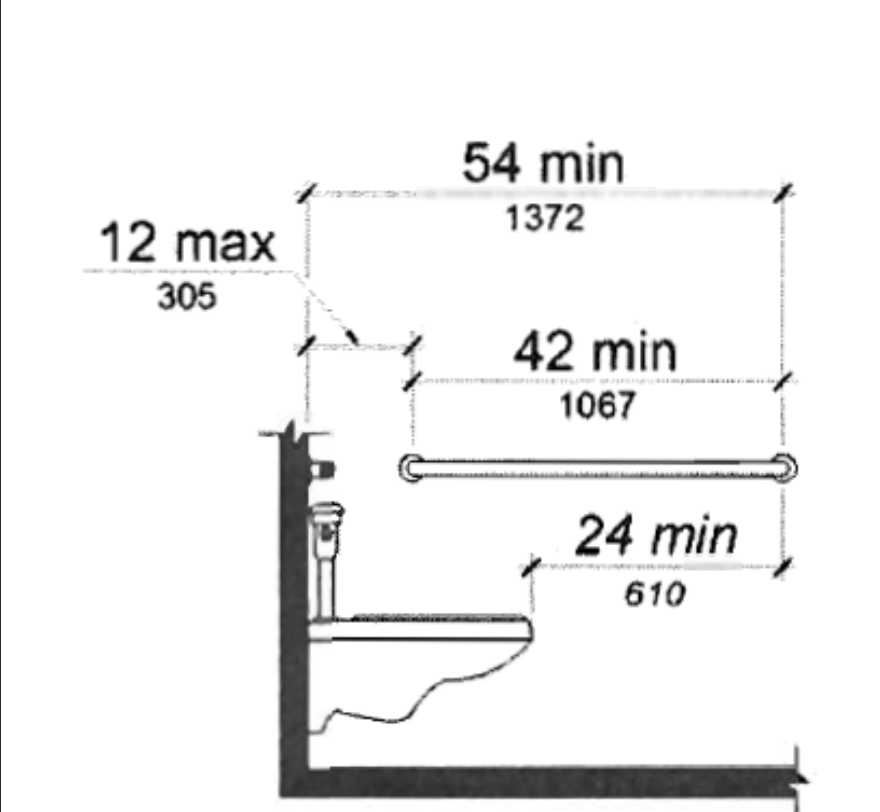
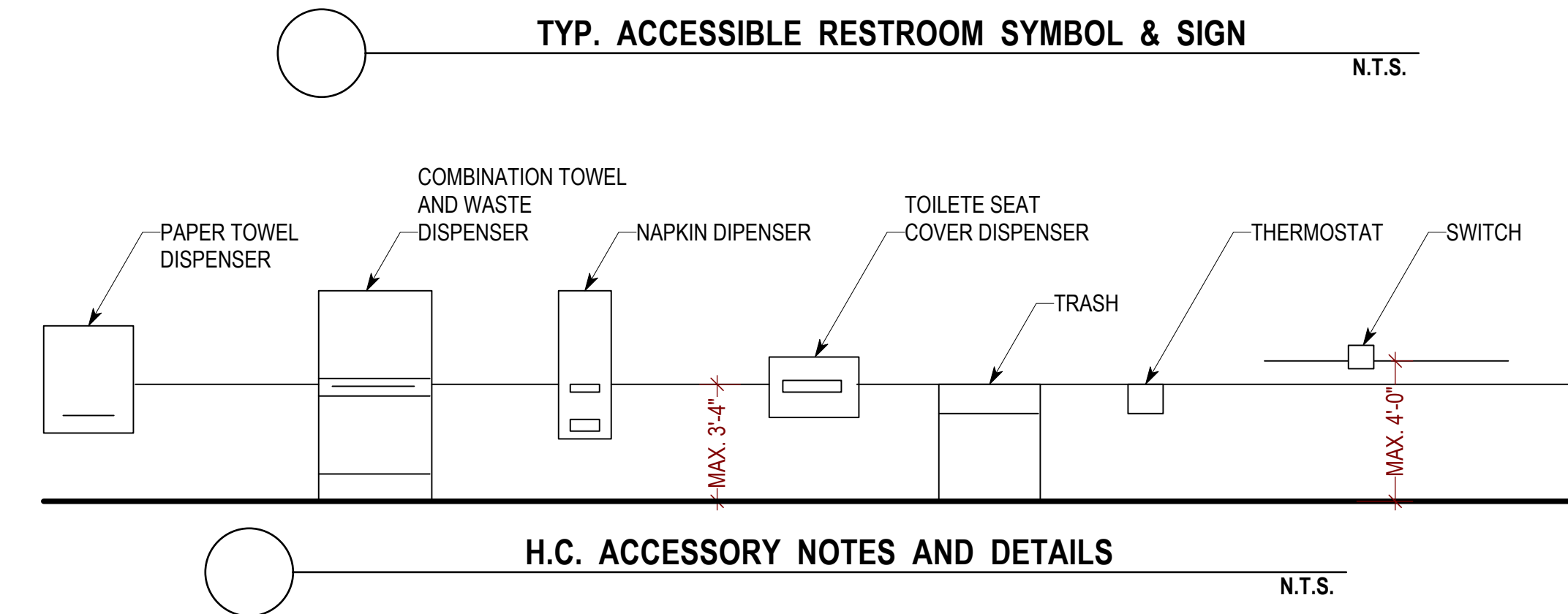


FIGURE 11B-604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS

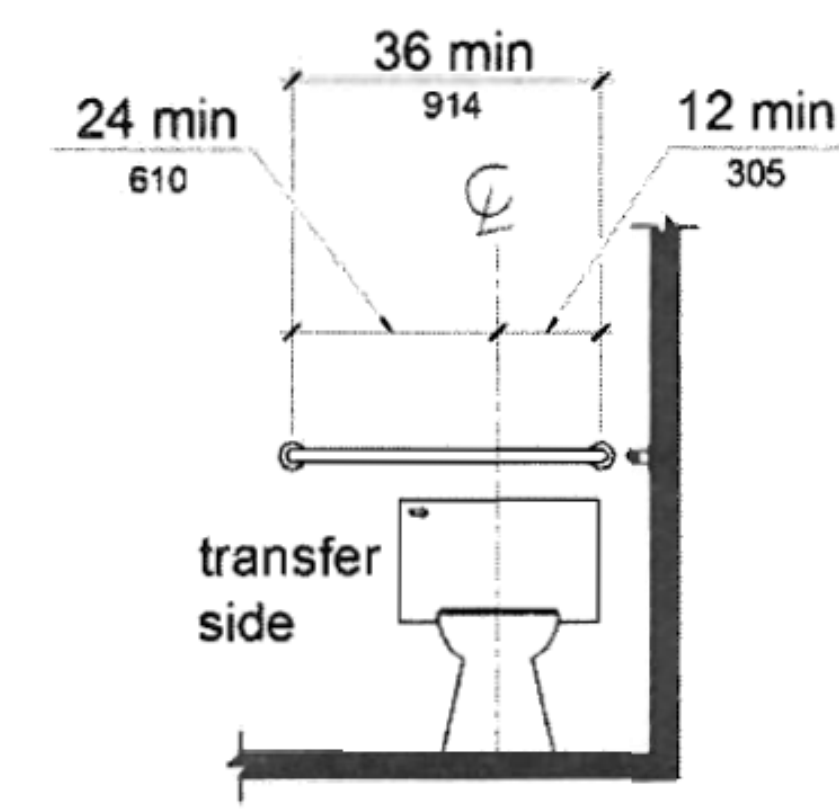


FIGURE 11B-604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS

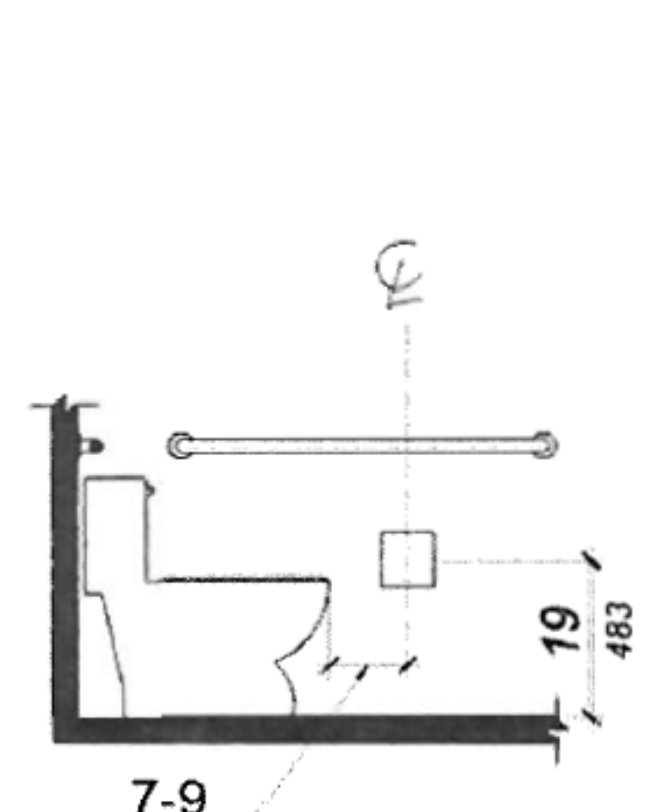
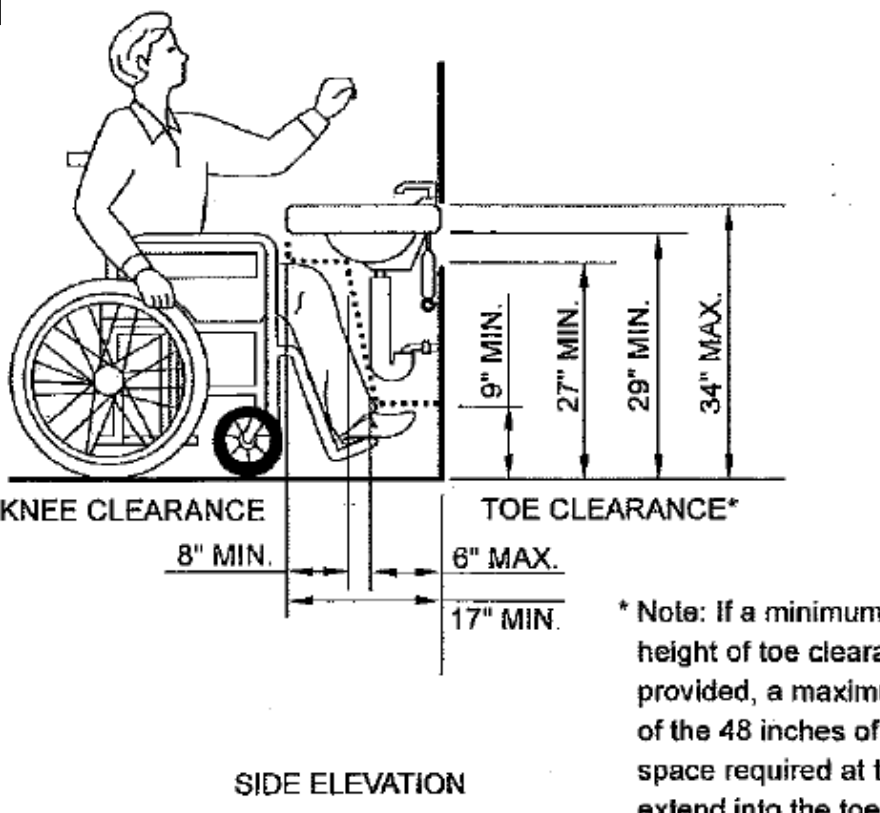
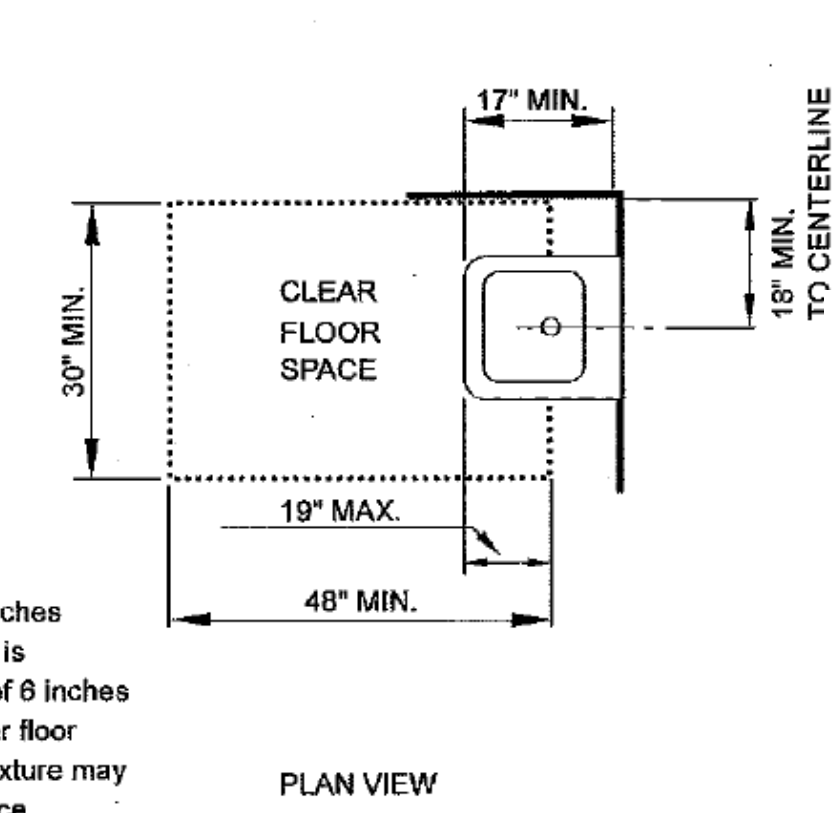


FIGURE 11B-604.7
DISPENSER OUTLET LOCATION



KNEE CLEARANCE
N.T.S.



TYP. GRAB BAR SECTION
N.T.S.

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014

SIA
consulting
SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

Typical Details

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-6.5

BATHING AND TOILET FACILITIES ADA REQUIREMENTS

(ONLY ONE COMPLYING BATHROOM IS PROVIDED):

- 1.TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SEC. 1134A.4
- 2. BATHTUBS SHALL COMPLY WITH SEC. 1134A.5
- 3. SHOWERS SHALL COMPLY WITH SEC. 1134A.6
- 4. WATER CLOSETS SHALL COMPLY WITH SEC. 1134.7
- 5. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SEC. 1134A.8
- 6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
- 7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SEC. 1134A.8
- 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
- 9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SEC. 1132A.5
- 10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
- 11. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SEC. 1142A
- 12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SEC. 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWER AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SEC 1127A.4
- 13. ALL OTHER ADDITIONAL BATHROOMS MUST COMPLY WITH ITEMS 8 THROUGH 12 ABOVE.
- 14. ALL POWDER ROOMS SHALL BE DESIGNED TO COMPLY WITH SEC. 1134A.2, AND ITEMS 8 THROUGH 12 ABOVE. WHEN THE POWDER ROOM IS THE ONLY TOILET FACILITY LOCATED ON AN ACCESSIBLE LEVEL, IT SHALL COMPLY WITH ITEMS 1 THROUGH 12 ABOVE, PLUS ALL ADDITIONAL REQUIREMENTS LOCATED IN SEC. 1134A.4, 1134A.7 AND 1134A.8.

SECTION 1133A KITCHENS

1133A.1 General. Kitchens shall be on an accessible route and shall comply with this section. (See Figure 11A-10A.)

1133A.2 Clear floor space. Clear floor space at kitchens shall comply with the following:

- 1. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop.
- 2. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows either a parallel or forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor.
- 3. A clear floor space at least 30 inches (762 mm) by 48 inches (1219 mm) that allows either a parallel or forward approach shall be provided at the work surface required by Section 1133A.4.
- 4. The centerline of the 30-inch (762 mm) by 48-inch (1219 mm) clear floor space provided for parallel or forward approach shall be aligned with the centerline of the work space, appliance or fixture.

1133A.2.1 Clear width. Kitchens shall have a minimum clear width measured between any cabinet, countertop or the face of any appliance (excluding handles and controls) that projects into the kitchen and the opposing cabinet, countertop, appliance or wall as follows:

- 1. U-shaped kitchens, designed with parallel approach at a range or cooktop located at the base of the U, shall have a minimum clear width of at least 60 inches (1524 mm). (See Figure 11A-10A.)
- 2. U-shaped kitchens, designed with a cooktop or sink located at the base of the U, which provides a knee and toe space in accordance with Section 1133A.7 to allow for a forward approach, shall have a clear width of at least 48 inches (1219 mm). (See Figure 11A-10A.)
- 3. All other kitchen designs shall provide a minimum clear width of at least 48 inches (1219 mm). (See Figure 11A-10A.)

1133A.3 Removable base cabinets. Sinks and work surfaces required by Section 1133A.4 (see Item 1 and Item 2) shall be provided with knee and toe space complying with Section 1133A.7. Base cabinets (including toeboard and shelving) directly under kitchen sinks and work surfaces shall be removable without the use of specialized tools or specialized knowledge in order to provide knee and toe space. The finish floor beneath kitchen sinks and work surfaces shall be extended to the wall.

1133A.4 Countertops. Kitchen countertops shall comply with this section and shall be provided with the following:

- 1. A minimum linear length of 30 inches (762 mm) of countertop shall be provided for the kitchen sink installation.
- 2. A minimum linear length of 30 inches (762 mm) of countertop shall be provided for a work surface.
- 3. Sinks and work surfaces may be a single integral unit a minimum of 60 inches (1524 mm) in length, or be separate components.

Exception: Two 15-inch (381 mm) wide minimum breadboards may be provided in lieu of the required 30 inches (762 mm) of countertop work surface.

1133A.4.1 Repositionable countertops. Repositionable countertops shall be provided in a minimum of 5 percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following:

- 1. Sinks and work surfaces required by Section 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches (711 mm).
- 2. Base cabinets directly under sinks and work surfaces shall be removable as required in Section 1133A.3.
- 3. The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
- 4. Finished flooring shall be extended to the wall beneath the sink and work surface.

Exceptions:

- 1. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.
- 2. Two 15-inch (381 mm) wide minimum breadboards may be provided in lieu of the required 30 inches (762 mm) of countertop work surface, and used without meeting the repositioning requirements.

1133A.5 Lower shelving. Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches (1219 mm) above the floor.

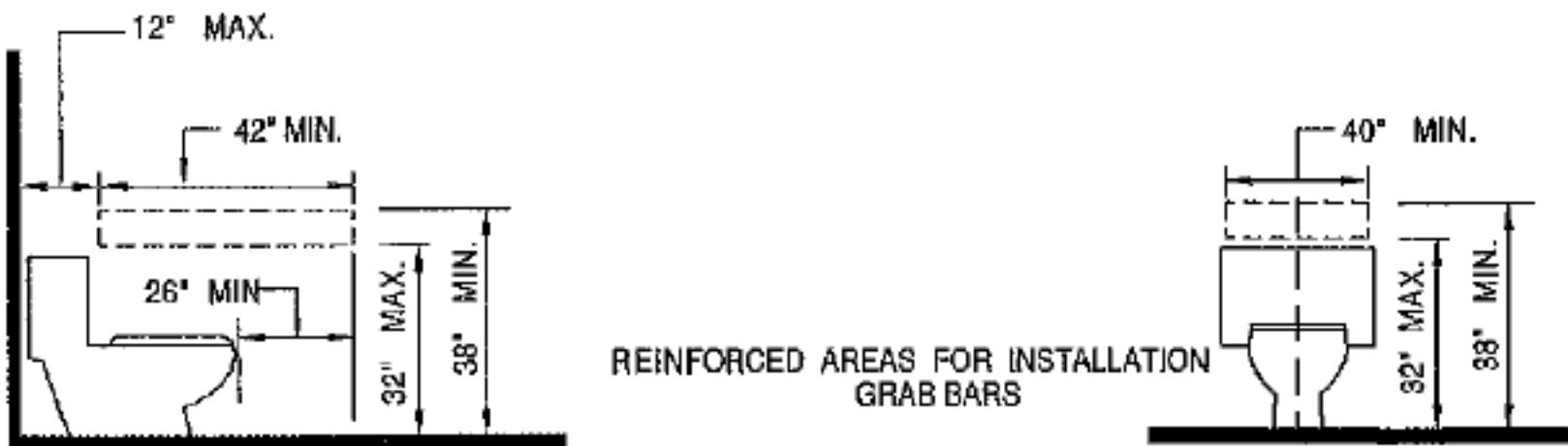
1133A.6 Kitchen sink faucet controls. Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.

The force required to activate controls shall be no greater than 5 pounds (22.2N). Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

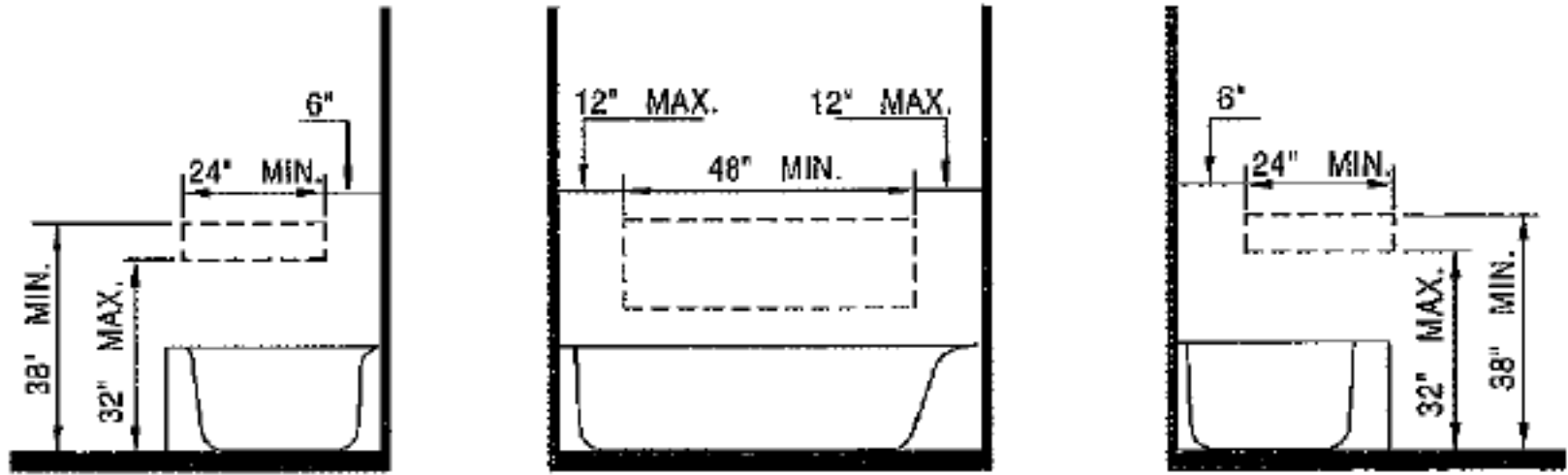
1133A.7 Knee and toe space. Knee and toe space, when required by Section 1133A, shall comply with Section 1138A.2 and the following:

- 1. The knee and toe space shall be clear and unobstructed, or removable base cabinets in compliance with Section 1133A.3 shall be provided.
- 2. The knee and toe space shall be 30 inches (762 mm) wide minimum, centered on the sink, countertop or appliance.
- 3. A clear floor space shall not extend into the knee and toe space more than 19 inches (483 mm).

1133A.7.1 Plumbing protection. Water supply and drain pipes under kitchen sinks shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under kitchen sinks.

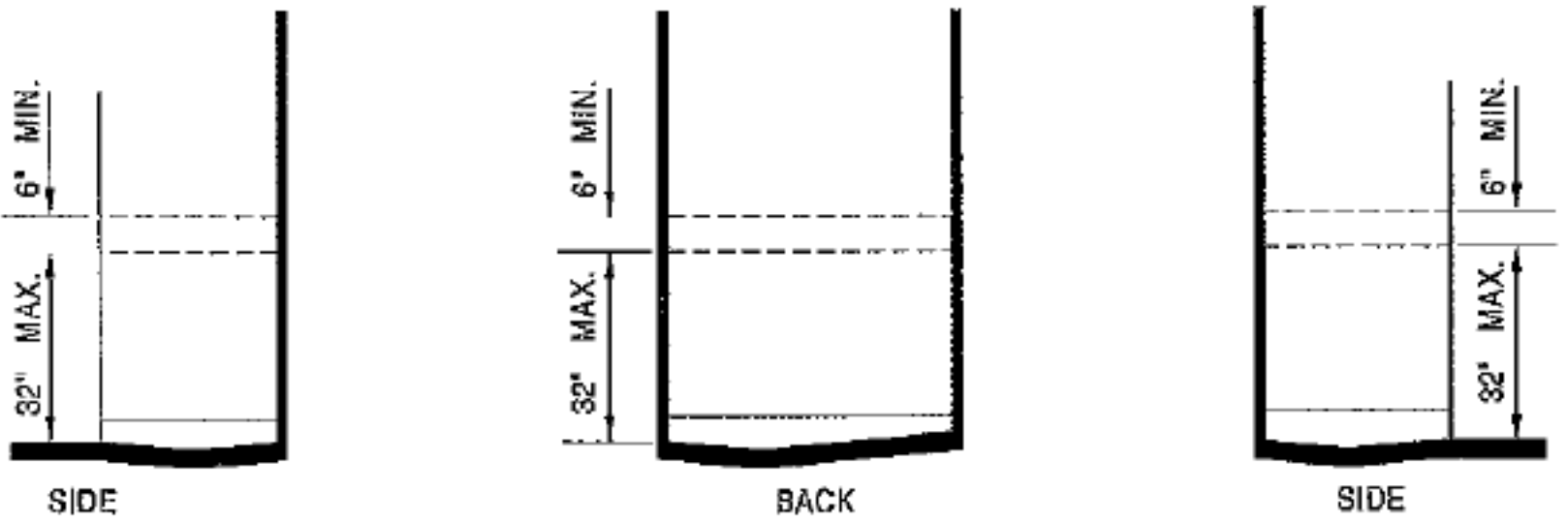


(a) WATER CLOSET IN ADAPTABLE BATHROOMS



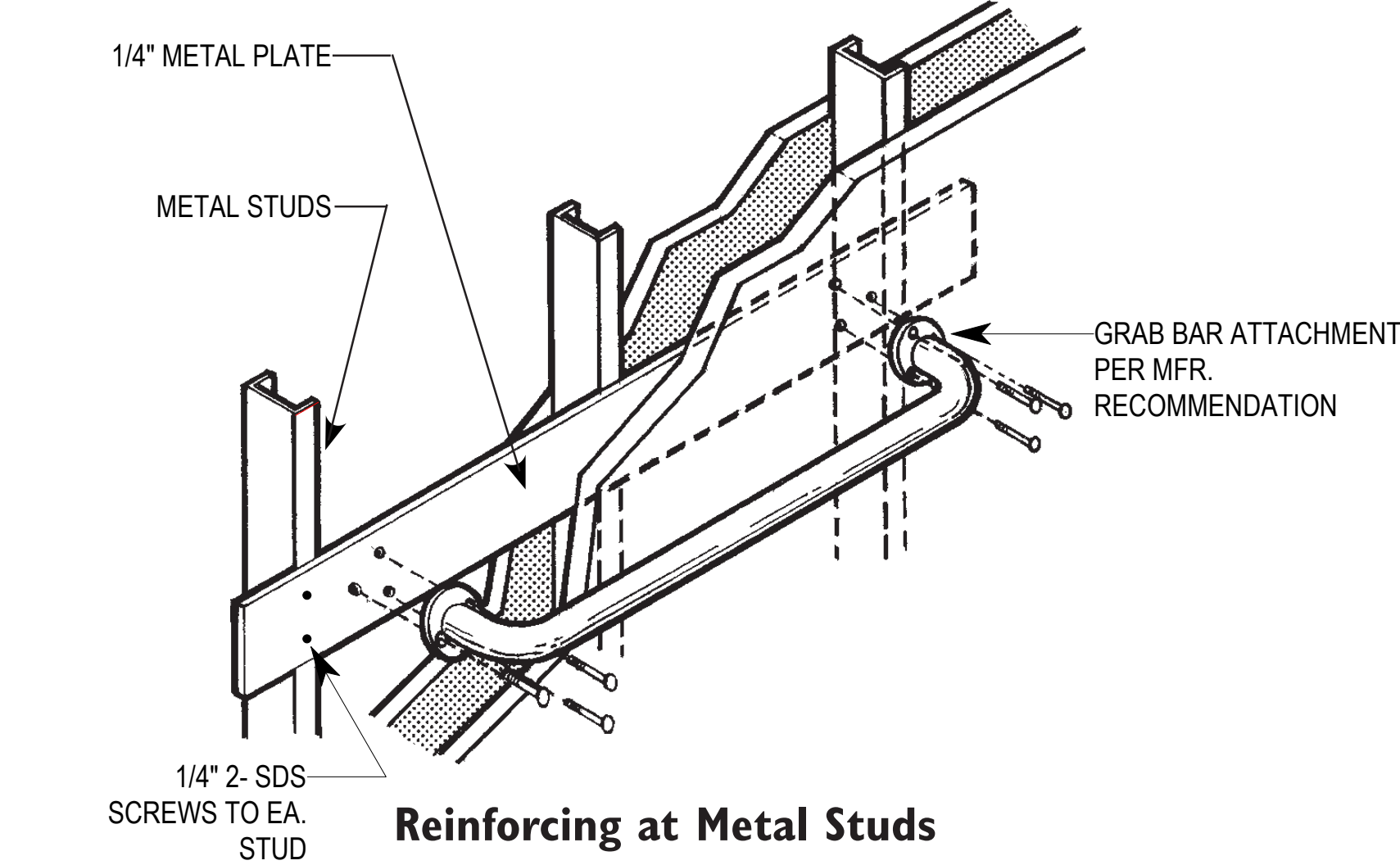
NOTE: THE AREA OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYP. FIXTURE CONFIGURATIONS

(b) LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE BATHTUBS

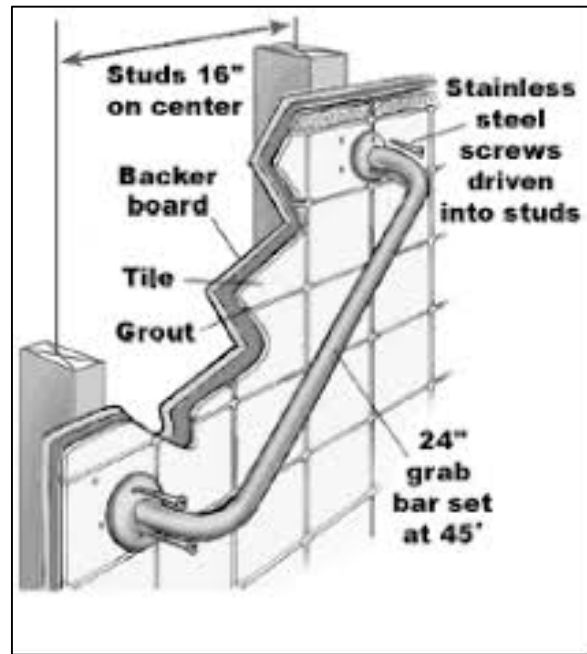


NOTE: THE AREA OUTLINED IN DASHED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

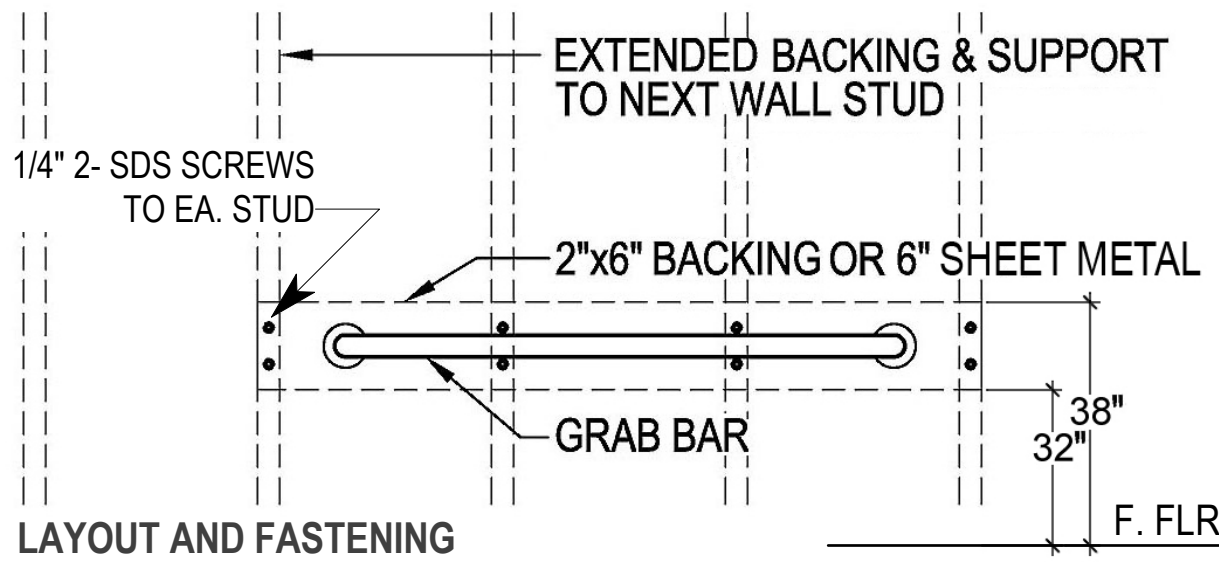
(a) LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS



Reinforcing at Metal Studs

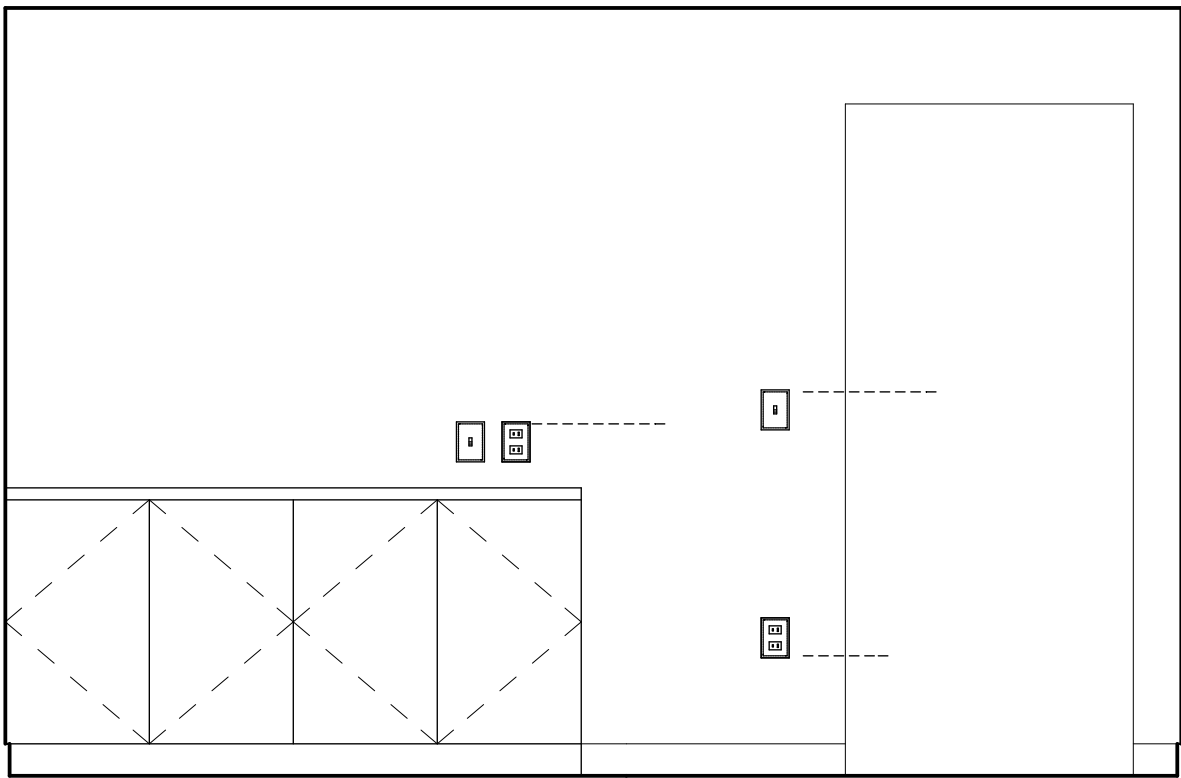


Reinforcing at WD Studs



LAYOUT AND FASTENING

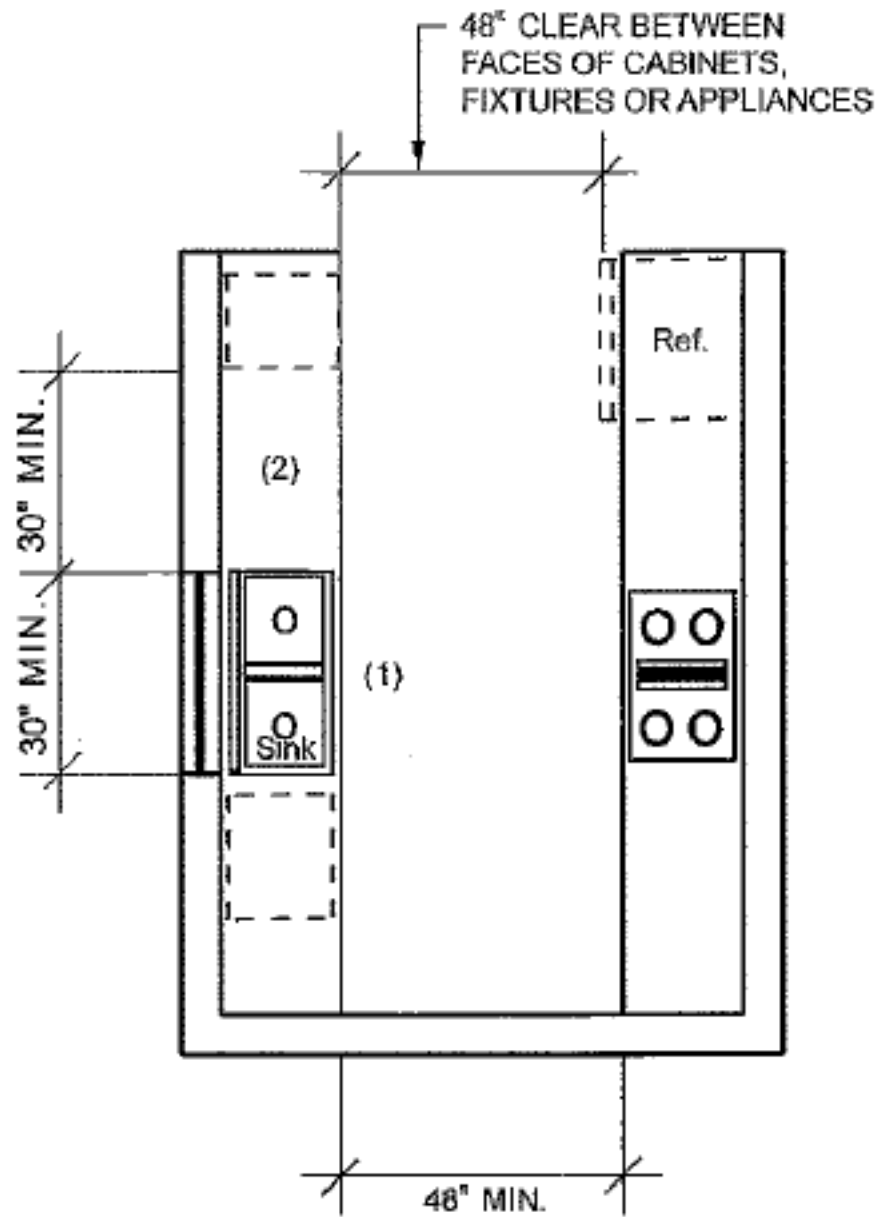
TYP. GRAB BAR REINFORCEMENT
N.T.S.



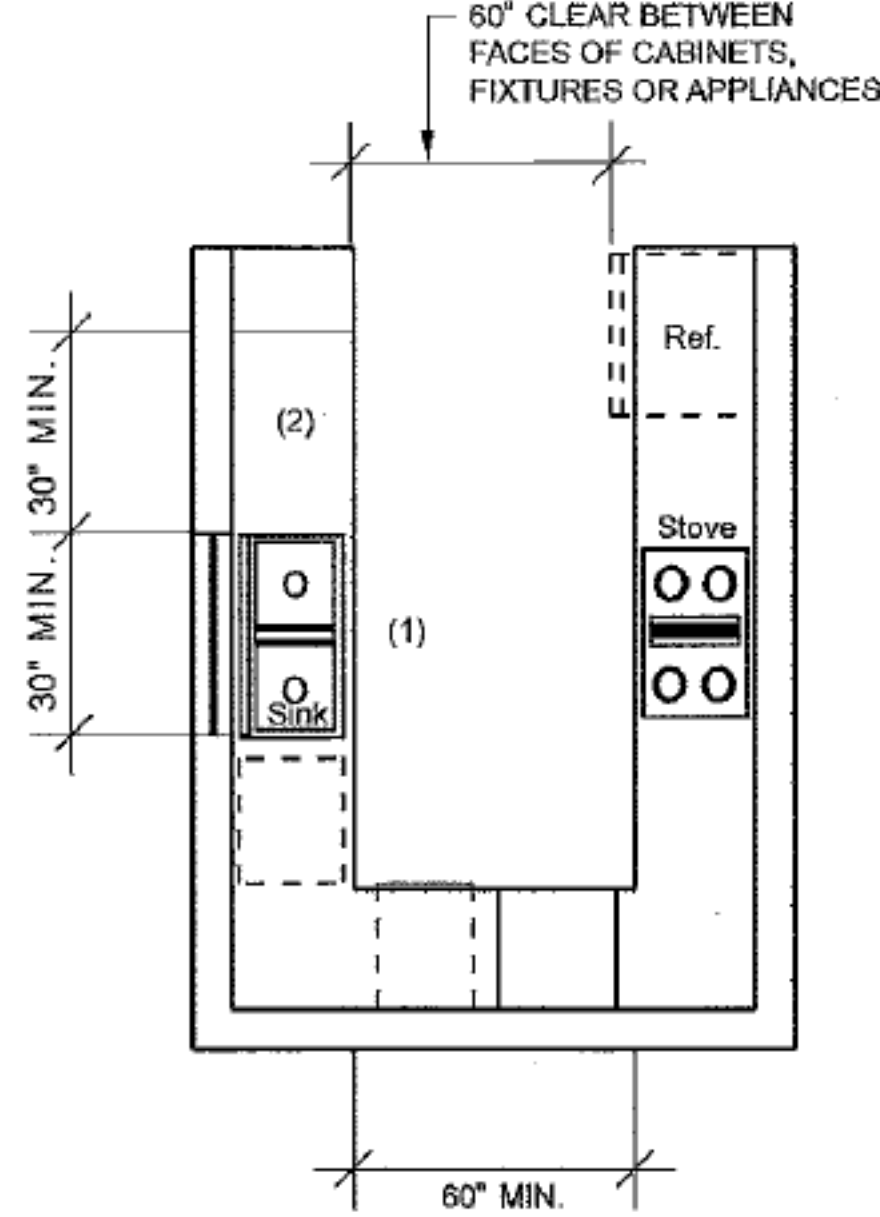
NOTE:
(PER CBC S 1136A)
1) ELECTRICAL RECEPTACLE AND SWITCH/CONTROL OUTLETS SHALL BE LOCATED NO MORE THAN 48" A.F.F. MEASURED TO TOP OF OUTLET BOX, AND NO LESS THAN 15" A.F.F. MEASURED FROM BOTTOM OF OUTLET BOX.
2) WHERE RECEPTACLE OR SWITCH/CONTROL OCCUR AT BASE CABINETS, OUTLET BOX TO BE LOCATED NO MORE THAN 44" A.F.F.

5 ACCESSIBLE OUTLET/SWITCH HEIGHTS

SCALE: 1/2" = 1'-0"



TYPICAL KITCHEN

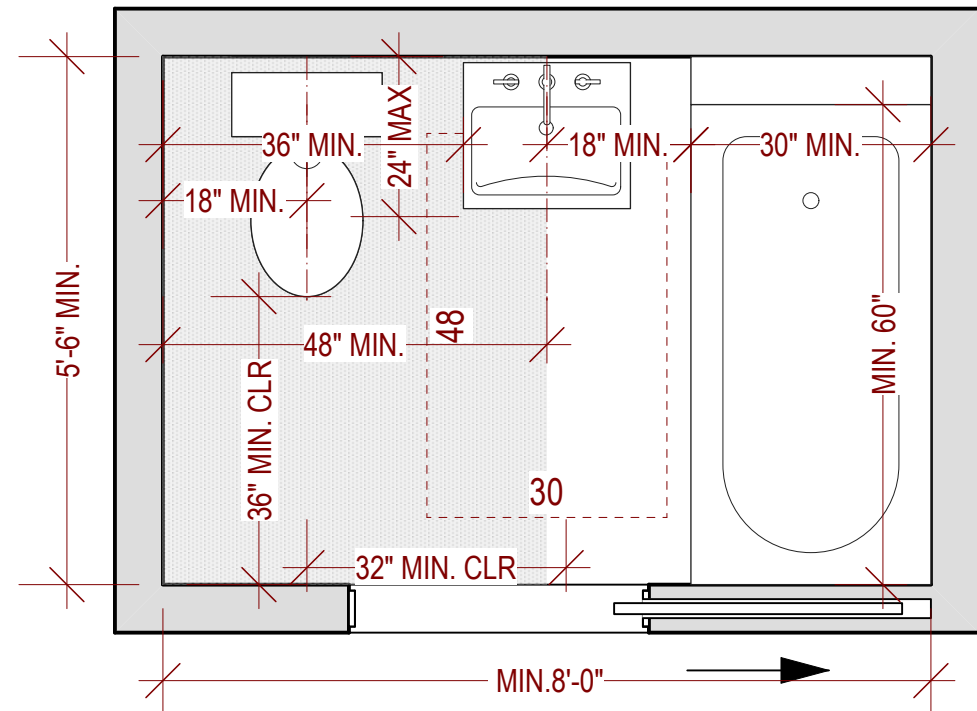


"U" SHAPED KITCHEN

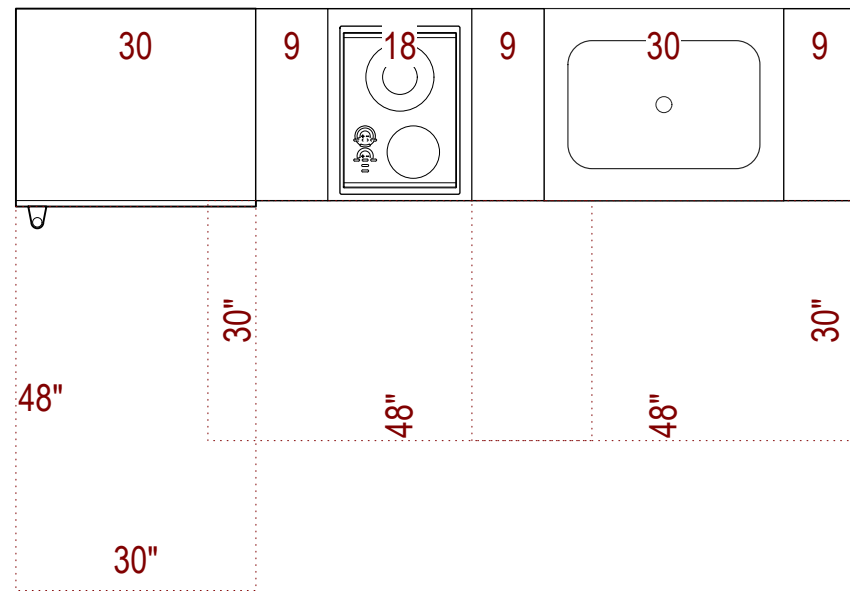
NOTE: ALL KITCHENS SHALL COMPLY WITH SEC. 1133A

- (1) 30-inch wide counter top space for sink installation with removable base cabinet and finish flooring beneath sink
- (2) 30-inch wide counter top workspace
- (3) 30-inch by 48-inch clear space adjacent to range or cooktop to allow parallel approach
- (4) 30-inch by 48-inch either parallel approach at oven, dishwasher, trash compactor or refrigerator

KITCHEN ADA REQUIREMENT NOTES



TYP. BATHROOM



TYP. KITCHEN

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014

SIA consulting
SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

SHEET TITLE

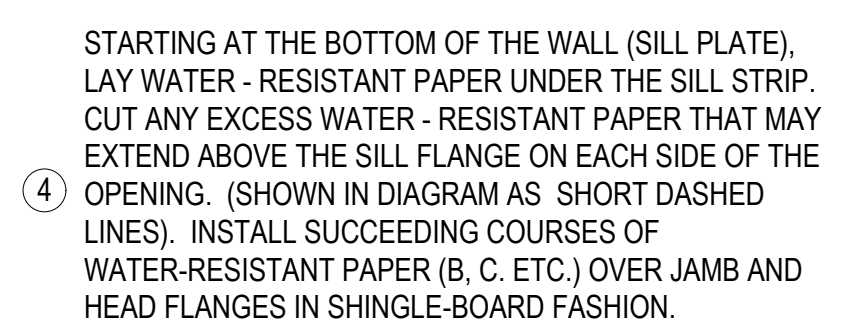
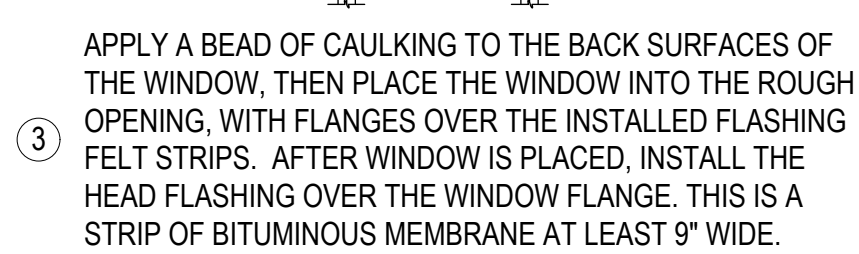
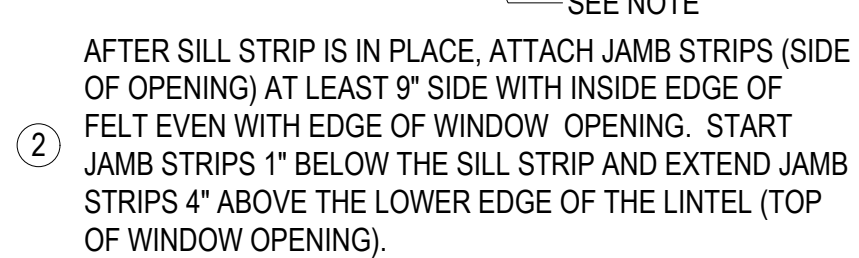
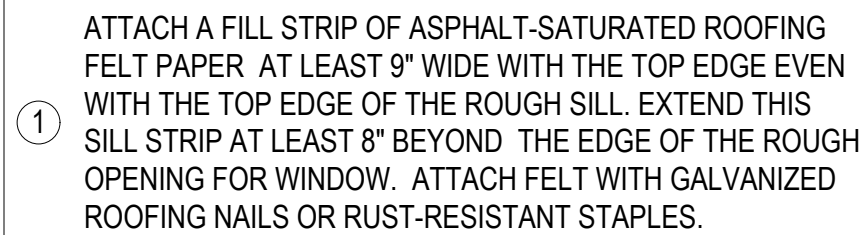
Typical Details

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-6.6

-CAULK BACK OF WINDOW
FRAMES BEFORE SETTING. USE
WINDOWS THAT ARE
WATERTIGHT.



DEX-O-TEX RUBBER-CEMENT TRAFFIC SURFACE

SUBSTRATE (CONCRETE, CONCRETE TOPPING OVER INSULATION, PLYWOOD, OR DEX-O-TEX UNDERLAYMENT)

DEX-O-TEX FLASHING (TERMINATES IN REGLET OR COUNTER-FLASHING)

DEX-O-TEX WATERPROOF LATEX MEMBRANE (FABRIC-REINFORCED)

DEX-O-TEX SLIP SHEET

INSULATION WHERE REG'D

INTERIOR SHEATHING

WOOD FRAMING

EXTERIOR SHEATHING

WATER RESISTIVE BARRIER HandiWrap® or Equivalent

Artisan® Lap

LEAVE APPROPRIATE GAP AND CAULK

Artisan® Accent Trim

LEAVE APPROPRIATE GAP AND CAULK

WOOD FRAMING

INTERIOR SHEATHING

INSULATION WHERE REQ'D

Artisan® Lap

MIN. 1 1/4" OVERLAP

WATER RESISTIVE BARRIER
HandiWrap™ or Equivalent

EXTERIOR SHEATHING

STARTER STRIP

FOUNDATION

MIN. 6" GRADE CLEARANCE

GRADE

WOOD FRAMING

LEAVE APPROPRIATE GAP AND CAULK

Artisan® Accent Trim

LEAVE APPROPRIATE GAP AND CAULK

INSULATION WHERE REQ'D

WATER RESISTIVE BARRIER: HardieWrap™ or Equivalent

Artisan® Lap

EXTERIOR SHEATHING

INTERIOR SHEATHING

WOOD FRAMING

Detailed description: This technical cross-section diagram illustrates the proper installation of a window unit. The window is set into a wall assembly. The top and side frames of the window are labeled 'WOOD FRAMING'. The wall's interior surface is labeled 'INTERIOR SHEATHING', and the exterior surface is labeled 'EXTERIOR SHEATHING'. A 'WATER RESISTIVE BARRIER: HardieWrap™ or Equivalent' is applied over the exterior sheathing. The window frame is installed with 'LEAVE APPROPRIATE GAP AND CAULK' at the top and side. The 'Artisan® Accent Trim' is shown installed over the top of the window frame. The 'Artisan® Lap' is shown installed over the exterior sheathing. 'INSULATION WHERE REQ'D' is indicated between the window frame and the exterior sheathing.

ENGAGE 3 FULL THREADS TYPICAL

SELF SEALING WATER/MOISTURE BARRIER

ISULATION - THICKNESS VARIES 1"-3"

VERTICAL "Z" CONNECTOR

RAIN SCREEN PANEL

1/16" NYLON WASHER

HORIZ. "Z" OR "HAT" W/ CONNECTOR

MOTO ROCK INSULATION - THICKNESS VARIES 1" - 3"

GYP. BOARD SHEATHING

FASTENER PER NOTES

1/16" NYLON WASHER

SIA
consulting

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292

Typical Waterproofing Details

DESIGN BY	
CHECK BY	
DATE	02/21/2023
JOB NO.	20-1877
SHEET NO.	

A-6.7

A

B

C

D

E

F

A

B

C

D

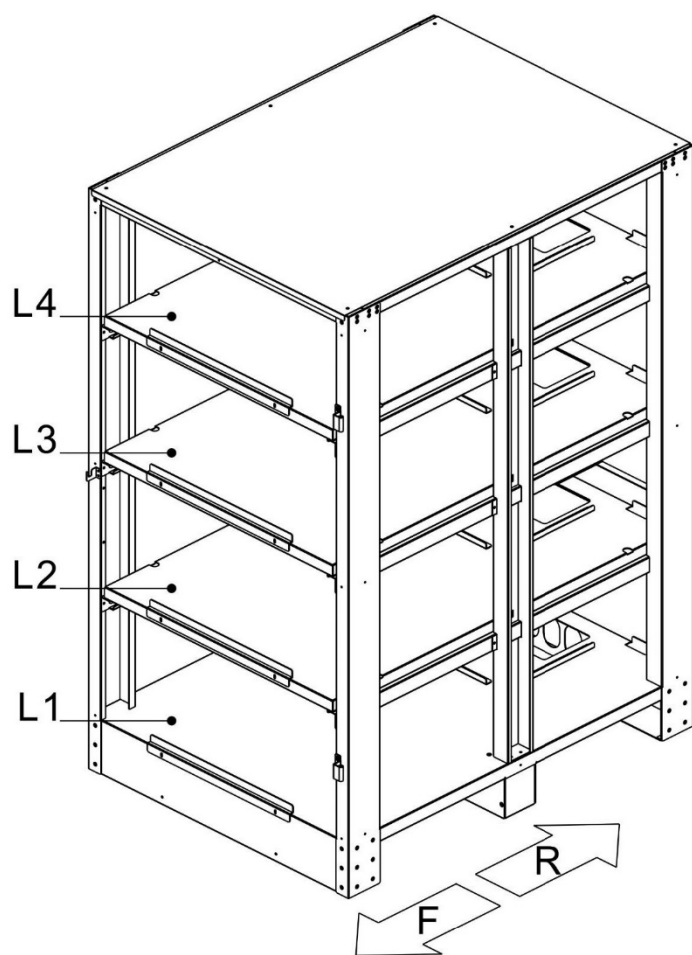
E

F

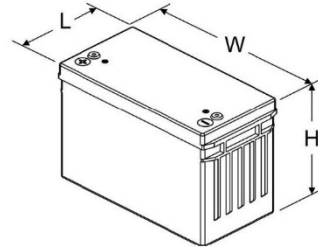


MODEL	BBP-AR-33-12K	BBP-AR-33-12K	BBP-AR-33-12K	BBP-AR-33-12K	BBP-AR-33-12K
DESCRIPTION	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah
OUTPUT	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah
INPUT	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah
FEATURES	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah
ENVIRONMENTAL	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah
MANAGEMENT	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah	12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah 12V 100Ah

29714 Avenida De Las Banderas | Suite #B | Rancho Santa Margarita | CA 92688
(855) 330-7799 | engineering@batterybackuppower.com



- 2-2. Battery Requirement**
- Lead-Acid cell type and quantity : 12V 100Ah x 40 pieces
 - Maximum size for lead-acid battery (L x W x H) : 170 x 343 x 217 mm.



29714 Avenida De Las Banderas | Suite #B | Rancho Santa Margarita | CA 92688
(855) 330-7799 | engineering@batterybackuppower.com

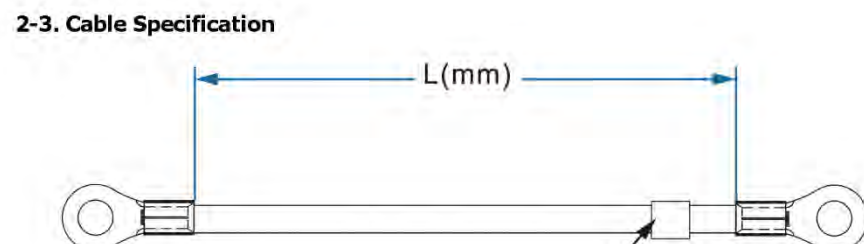


Section 4. External Battery Cabinet Configuration

Description: External Battery Cabinet
Model: BBP-AR-33-EBP-LARGE
Input/Output: DC Connections To Controlling UPS
Battery Type: CSB Model# GPL121000
Battery Voltage: 12 Volts DC
Battery Amp: 100 Amp Hours
Hour Rating: 40 Batteries
Quantity: 40 Individual 12 Volt DC Batteries Wired In Series Creating
Configuration: Dual 240 Volt DC Bus
Operating: 0C ~ +40C
Temperature: 1135 D * 826 W * 1500 H (mm)
Dimensions: 158 Kgs Empty / 1,518 Kgs With Batteries
Weight:

THIS SECTION INENTIONALLY LEFT BLANK

29714 Avenida De Las Banderas | Suite #B | Rancho Santa Margarita | CA 92688
(855) 330-7799 | engineering@batterybackuppower.com



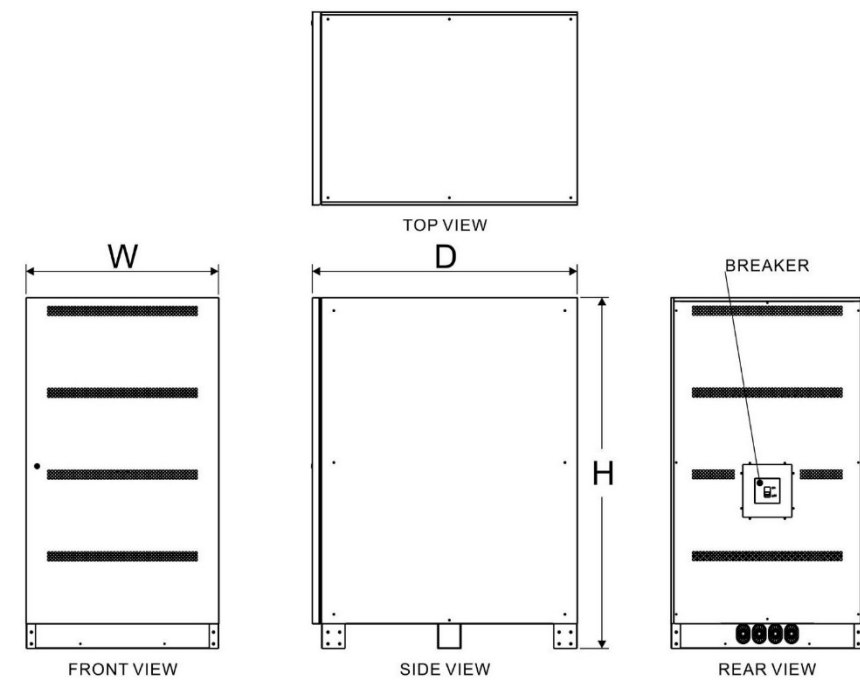
ITEM	DESCRIPTION	CABLE LENGTH (mm)	QUANTITY (PCS)	CABLE NUMBER
1	#4/0 AWG cable (black)	200	30	1
2	#4/0 AWG cable (black)	300	6	2
3	#4/0 AWG cable (black)	650	2	3
4	#4/0 AWG cable (black)	800	1	BAT +
5	#4/0 AWG cable (black)	450	1	N1
6	#4/0 AWG cable (black)	800	1	N2
7	#4/0 AWG cable (black)	500	1	BAT -

29714 Avenida De Las Banderas | Suite #B | Rancho Santa Margarita | CA 92688
(855) 330-7799 | engineering@batterybackuppower.com



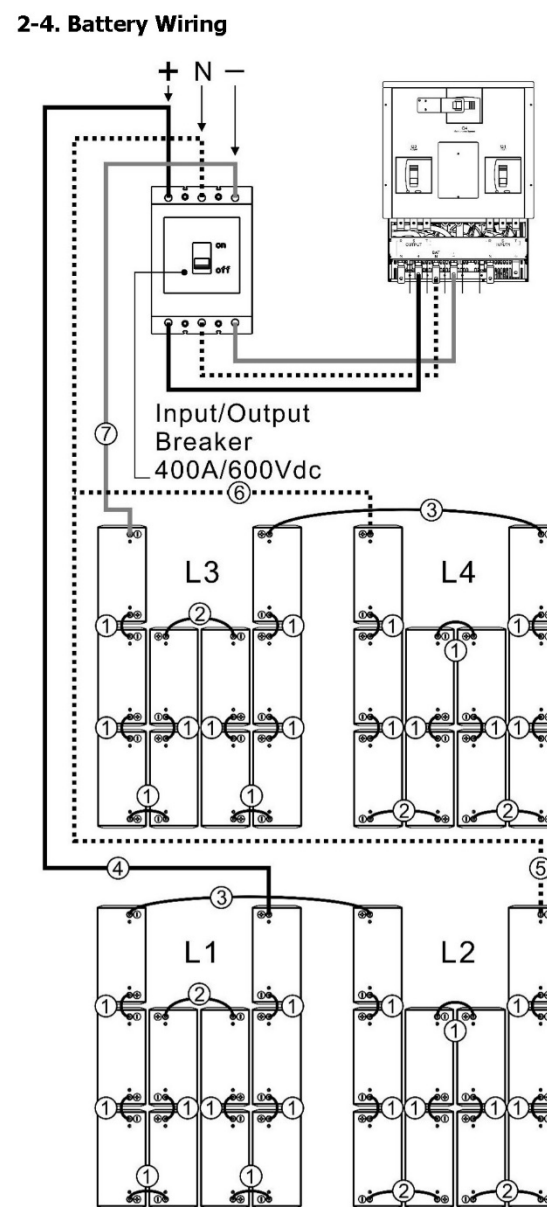
100Ah-12V Battery Cabinet

- 1. Cabinet Overview**
- Dimension (D x W x H): 1135 mm x 826 mm x 1500 mm
 - Net weight for empty cabinet: 157.6kg



- 2. Preparation**
- 2-1. Mechanical Overview**
- Battery cabinet
The "F" marks the front side of the battery cabinet.
The "R" marks the rear side of the battery cabinet.
 - Battery shelf
The cabinet includes four trays, from L1 (bottom) to L4 (top).

29714 Avenida De Las Banderas | Suite #B | Rancho Santa Margarita | CA 92688
(855) 330-7799 | engineering@batterybackuppower.com



29714 Avenida De Las Banderas | Suite #B | Rancho Santa Margarita | CA 92688
(855) 330-7799 | engineering@batterybackuppower.com

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SHEET TITLE

Elevator UPS
Battery Backup

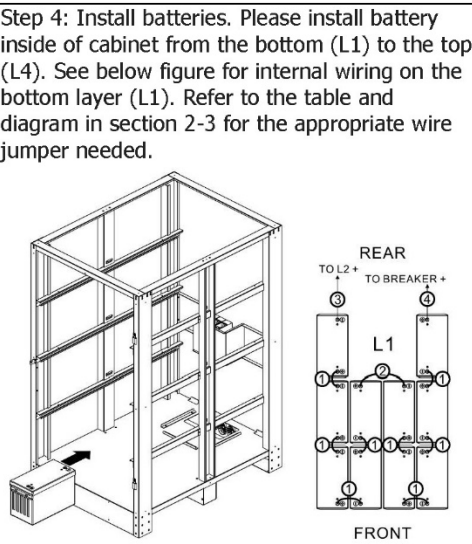
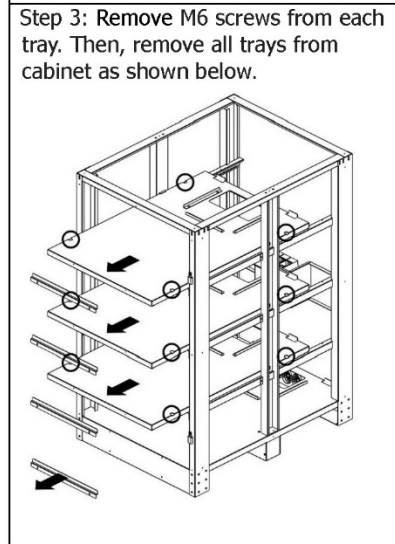
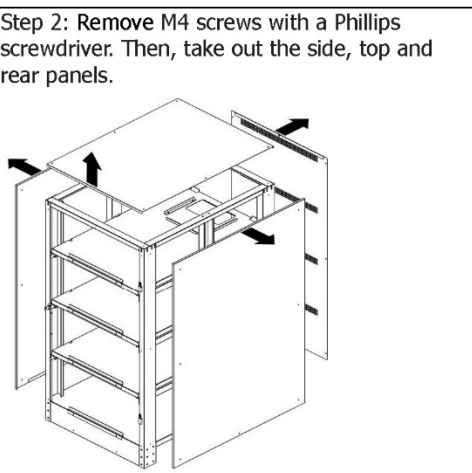
These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY
CHECK BY
DATE 02/21/2023
JOB NO. 20-1877
SHEET NO.

A-6.10



3. Installation

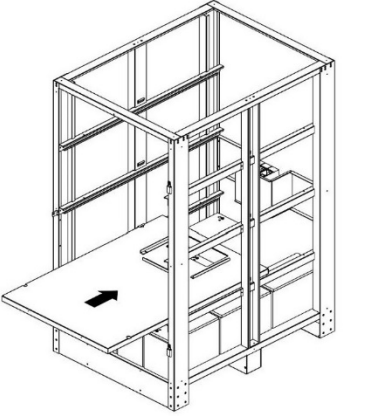


19

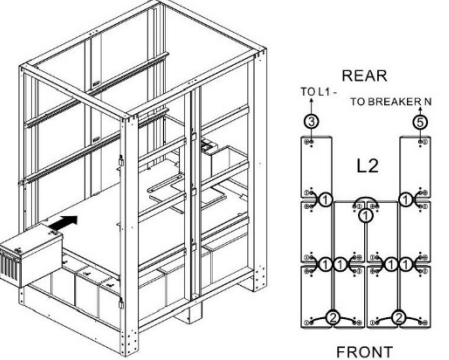
29714 Avenida De Las Banderas | Suite #B | Rancho Santa Margarita | CA 92688
(855) 330-7799 | engineering@batterybackuppower.com



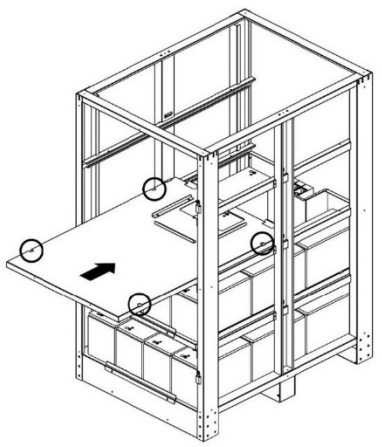
Step 5: Use the saved M6 screws to secure the battery tray L2.



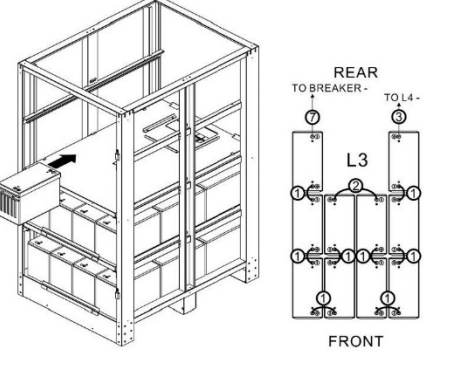
Step 6: See the below figure for internal wiring on the second battery layer L2. Refer to the table and diagram in section 2-3 for the appropriate wire jumper needed.



Step 7: Use the saved M6 screws to secure the battery tray L3.



Step 8: See the below figure for internal wiring on the third battery layer L3. Refer to the table and diagram in section 2-3 for the appropriate wire jumper needed.

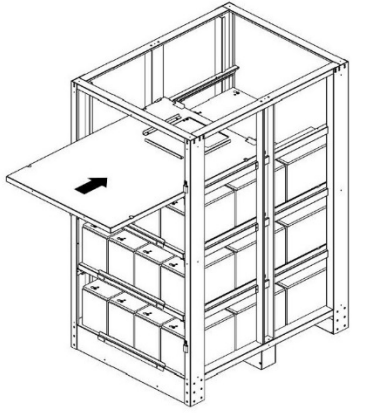


20

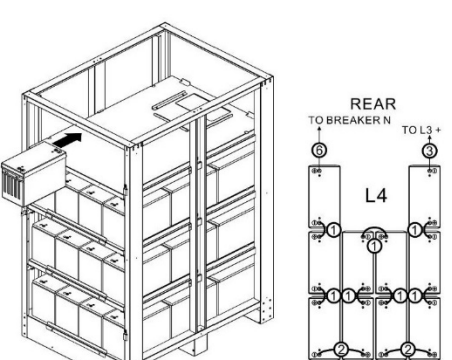
29714 Avenida De Las Banderas | Suite #B | Rancho Santa Margarita | CA 92688
(855) 330-7799 | engineering@batterybackuppower.com



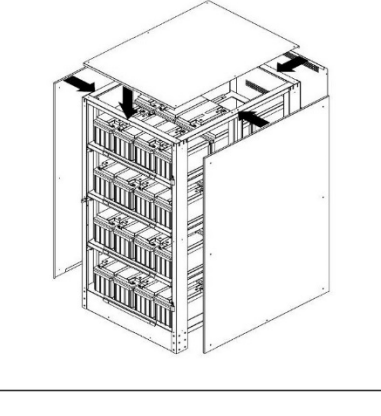
Step 9: Use the saved M6 screws to secure the battery tray L4.



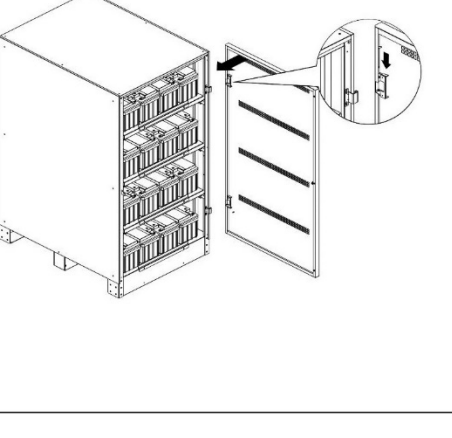
Step 10: See the below figure for internal wiring on the top battery layer L4. Refer to the table and diagram in section 2-3 for the appropriate wire jumper needed.



Step 11: Use the saved M4 screws to reinstall and secure the side, top and rear panels to the battery cabinet frame.



Step 12: Insert the latch to the door hinge and put the front door back to original position.



21

29714 Avenida De Las Banderas | Suite #B | Rancho Santa Margarita | CA 92688
(855) 330-7799 | engineering@batterybackuppower.com

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SHEET TITLE

Elevator UPS
Battery Backup

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

DESIGN BY

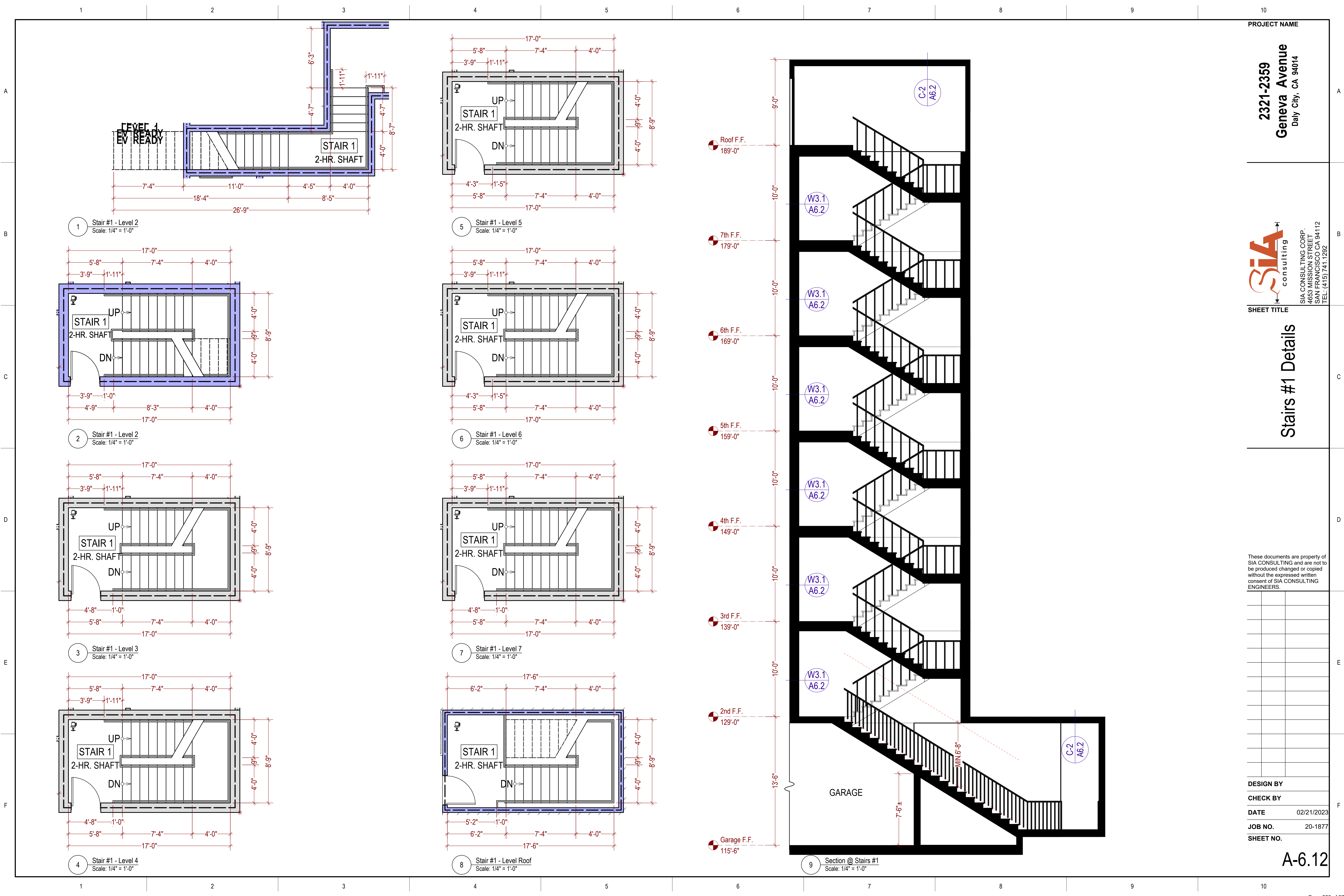
CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-6.11



PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014



SHEET TITLE

Stairs #1 Details

These documents are property of
SIA CONSULTING and are not to
be produced changed or copied
without the expressed written
consent of SIA CONSULTING
ENGINEERS.

DESIGN BY

CHECK BY

DATE 02/21/2023

JOB NO. 20-1877

SHEET NO.

A-6.12

1 Stair #2 - Level 1
Scale: 1/4" = 1'-0"

2 Stair #2 - Level 2
Scale: 1/4" = 1'-0"

Stair #2 - Level 3

Stair #2 - Level 4

5 Stair #2 - Level 5
Scale: 1/4" = 1'-0"

6 Stair #2 - Level 6
Circles 1/4" = 1'-0"

7 Stair #2 - Level 7

Stair #2 - Level F

Section @ Stairs #1

PROJECT NAME

2321-2359
Geneva Avenue
Daly City, CA 94014

SIA
consulting

SIA CONSULTING CORP.
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL · (415) 741 1292

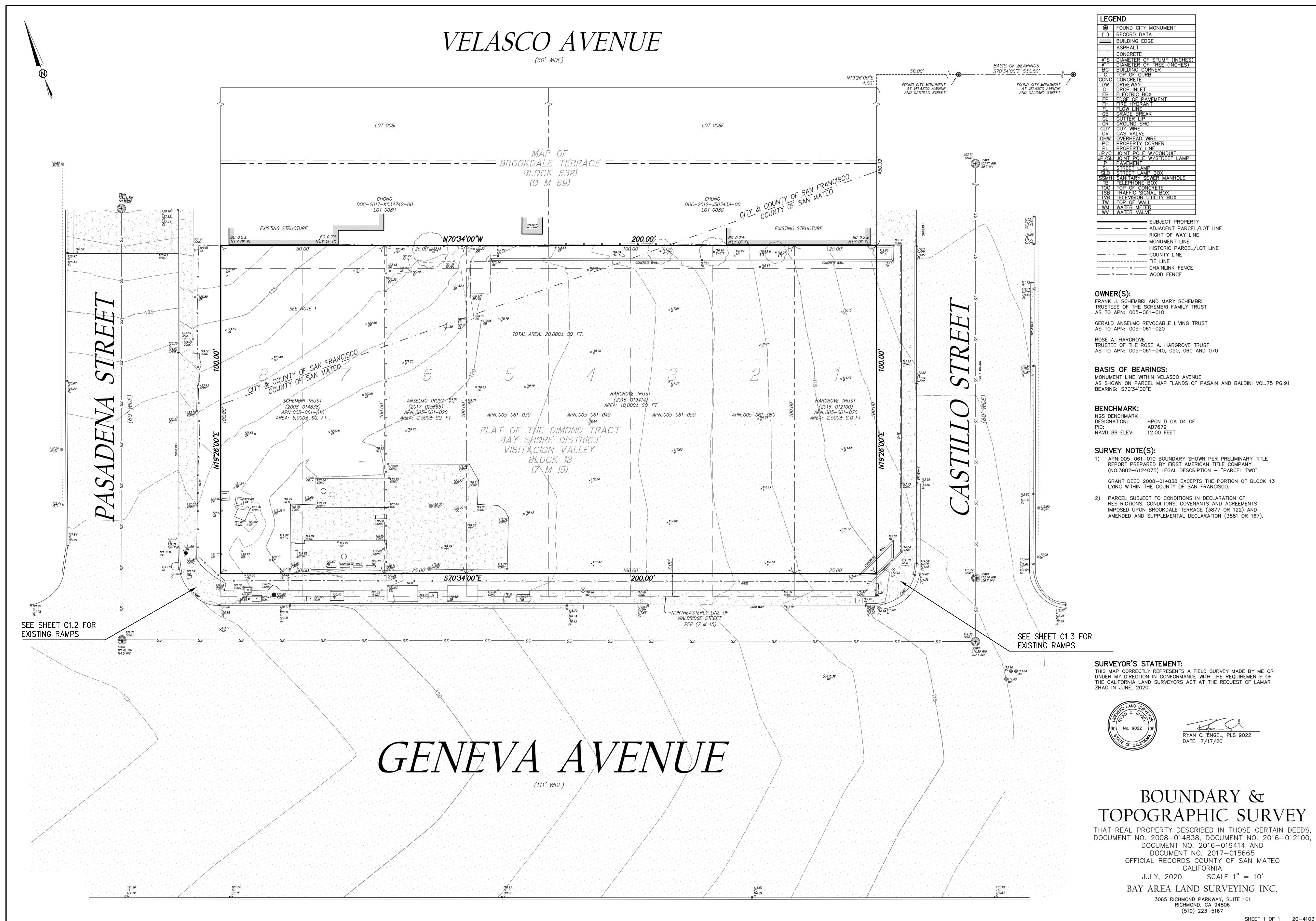
SHEET TITLE

Stairs #2 Details

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS

DESIGN BY	
CHECK BY	
DATE	02/21/2023
JOB NO.	20-187
SHEET NO.	

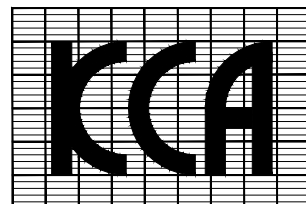
A-6 13



COMPUTER STATION: 111111
JOB NO: 6802

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED:	
APPROVED:	

PROJECT NO.	
-------------	--

DES. PB	DRW. RL
CKD. YL	REV. PJB
DATE	APRIL 2021
JOB NO.	6802

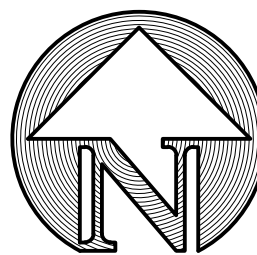
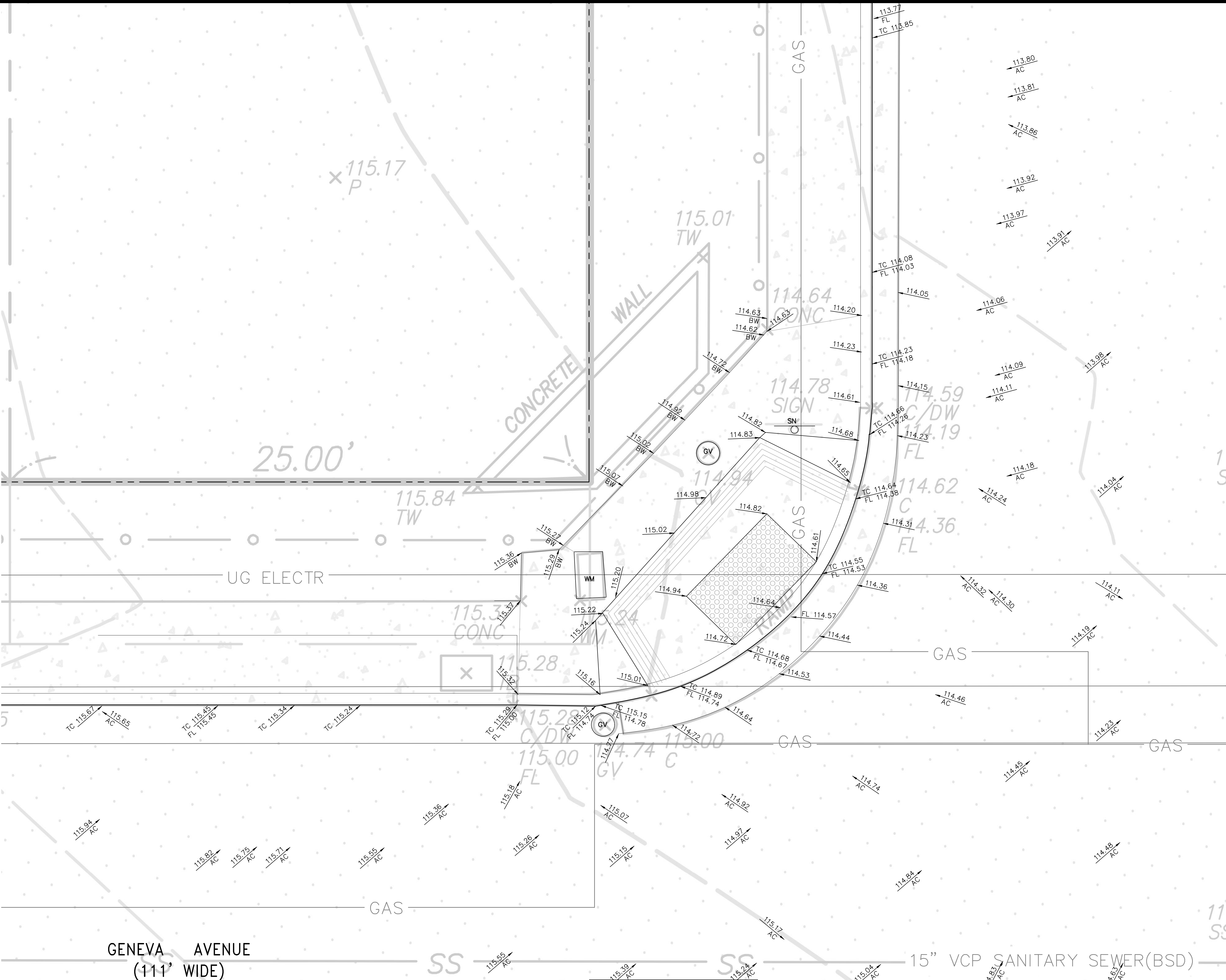
NO.	DATE	DESCRIPTION
01.05.23		BULB OUT
11.16.22		ADDED TOPO
12.15.21		WET UTILITIES
06.08.21		WET UTILITIES
04.14.21		PRELIMINARY

DALY CITY

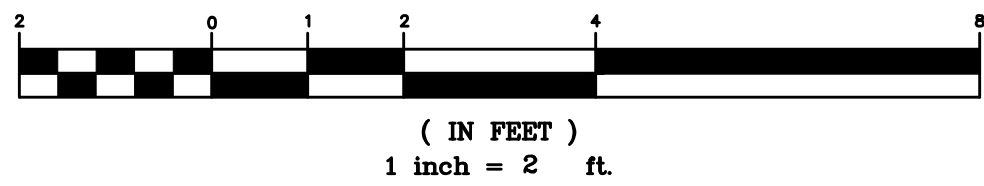
TOPOGRAPHIC SURVEY PLAN
2321-2359 GENEVA AVENUE
APN: 005-061-010 ~ 070

CALIFORNIA

SCALE:	
HORIZ. 1" = 2'	
VERT. 1" = 2'	
C1.3	



GRAPHIC SCALE



LEGEND	
	FOUND CITY MONUMENT
	RECORD DATA
	BUILDING EDGE
	ASPHALT
	CONCRETE
	DIAMETER OF STUMP (INCHES)
	DIAMETER OF TREE (INCHES)
	BUILDING CORNER
	TOP OF CURB
	CONCRETE
	DRIVEWAY
	DROP INLET
	ELECTRIC BOX
	EDGE OF PAVEMENT
	FIRE HYDRANT
	FLOW LINE
	GRADE BREAK
	GUTTER UP
	GROUND SHOT
	GUY WIRE
	GAS VALVE
	OVERHEAD WIRE
	PROPERTY CORNER
	PROPERTY LINE
	JOINT POLE W/CONDUIT
	JOINT POLE W/STREET LAMP
	PAVEMENT
	STREET LAMP
	STREET LAMP BOX
	SANITARY SEWER MANHOLE
	TELEPHONE BOX
	TOP OF CONCRETE
	TRAFFIC SIGNAL BOX
	TELEVISION UTILITY BOX
	TOP OF WALL
	WATER METER
	WATER VALVE

GENERAL NOTES:

- ALL SURVEY WERE PROVIDED BY CLIENT IN DECEMBER 2020.
- DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.

BASIS OF BEARINGS:

MONUMENT LINE WITHIN VELASCO AVENUE
AS SHOWN ON PARCEL MAP "LANDS OF PASAIN AND BALDINI VOL.75 PG.91
BEARING: S70°34'00"E

BENCHMARK:

NGS BENCHMARK
DESIGNATION: HPGN D CA 04 GF
PID: AB7679
NAVD 88 ELEV: 12.00 FEET

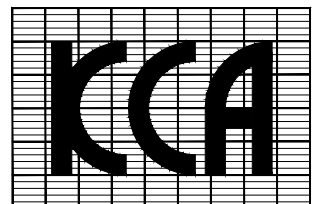
CONSTRUCTION NOTES:

- LIMIT OF WORK.
- SAW CUT LINE.
- MATCH EXISTING.
- REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±13' WIDE CONCRETE SIDEWALK.
- REMOVE PAVING AND BASE AND CONSTRUCT 2" AC WEARING SURFACE OVER 12" CLASS 2 AGGREGATE BASE.
- EXISTING SCORELINE
- ADJUST BOXES TO THE PLANE OF THE NEW PAVING.
- PROTECT EXISTING POLE IN PLACE.
- REMOVE CURB, GUTTER, SIDEWALK, PEDESTRIAN CURB RAMP, RETAINING WALL, FENCING, ETC. AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER, CONCRETE PEDESTRIAN CURB RAMP WITH DOMED SURFACE AREA AND SIDEWALK WITH 12" WIDE GROOVES AROUND THE PEDESTRIAN CURB RAMP.
- FOR RECESS AT DOORS AND WHERE BUILDING IS NOT AT THE BACK OF SIDEWALK. SEE ARCHITECTURAL PLANS FOR MATERIAL. IF NOT AVAILABLE, PAVE IN SAME MATERIAL, COLOR AND SCORING AS THE ADJACENT SIDEWALK.
- REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±12' WIDE CONCRETE SIDEWALK.
- REMOVE ENCROACHING PLANTER.
- REMOVE PAVING, BASE, CURB, GUTTER, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±10' WIDE CONCRETE SIDEWALK.
- LEAVE OUT A 3'x4' SECTION OF SIDEWALK AT TREE WELL.
- CONSTRUCT A CONCRETE AUTOMOBILE CURB RAMP WITH 12" GUTTER.

- LEAVE OUT A 3'x12' SECTION OF SIDEWALK AT TREEWELL.
- LEAVE OUT A 3'x8' SECTION OF SIDEWALK AT TREEWELL.
- PROTECT EXISTING CATCH BASIN IN PLACE.
- PROTECT FIRE HYDRANT IN PLACE.
- PROTECT EXISTING STREET LIGHT POLE IN PLACE.
- NEW STREET LIGHT, SEE STREET LIGHT PLAN.
- REMOVE SIGN DURING CONSTRUCTION AND REINSTALL.
- NEW BIKE RACK, SEE ARCHITECT PLAN FOR MATERIAL.

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED:

APPROVED:

PROJECT NO.

DES. PB

DRW. RL

CKD. YL

REVD. PJB

DATE APRIL 2021

JOB NO.

6802

REVISIONS

NO.

DATE

DESCRIPTION

01.05.23

BULB OUT

12.15.21

WET UTILITIES

06.08.21

WET UTILITIES

04.14.21

PRELIMINARY

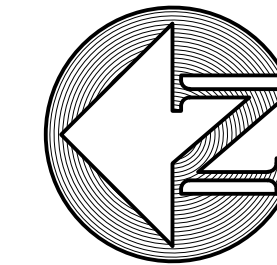
NO.

DATE

DESCRIPTION

DALY CITY

SIDEWALK IMPROVEMENT PLAN FOR
2321-2359 GENEVA AVENUE
APN: 005-061-010 ~ 070



GRAPHIC SCALE



(IN FEET)
1 inch = 5 ft.

SCALE:

HORIZ. 1" = 5'

VERT. _____

C2.1

CALIFORNIA

PASADENA STREET
(60' WIDE)

SEE C2.1 FOR PASADENA STREET

SEE C2.5

SEE C2.3 FOR GENEVA AVENUE

GENEVA AVENUE
(111' WIDE)

LEGEND	
○	FOUND CITY MONUMENT
()	RECORD DATA
—	BUILDING EDGE
—	ASPHALT
—	CONCRETE
# S	DIAMETER OF STUMP (INCHES)
# T	DIAMETER OF TREE (INCHES)
BC	BUILDING CORNER
C	TOP OF CURB
CONC	CONCRETE
DW	DRIVEWAY
DI	DROP INLET
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GL	GUTTER LIP
GR	GROUND SHOT
GUY	GUY WIRE
GV	GAS VALVE
OHV	OVERHEAD WIRE
PC	PROPERTY CORNER
PL	PROPERTY LINE
JP/C	JOINT POLE W/CONDUIT
JP/SL	JOINT POLE W/STREET LAMP
P	PAVEMENT
SL	STREET LAMP
SLB	STREET LAMP BOX
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TOC	TOP OF CONCRETE
TSB	TRAFFIC SIGNAL BOX
TVB	TELEVISION UTILITY BOX
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE

GENERAL NOTES:

- ALL SURVEY WERE PROVIDED BY CLIENT IN DECEMBER 2020.
- DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.

BASIS OF BEARINGS:

MONUMENT LINE WITHIN VELASCO AVENUE
AS SHOWN ON PARCEL MAP "LANDS OF PASAIN AND BALDINI VOL.75 PG.91
BEARING: S70°34'00"E

BENCHMARK:

NGS BENCHMARK
DESIGNATION: HPGN D CA 04 GF
PID: AB7679
NAVD 88 ELEV: 12.00 FEET

CONSTRUCTION NOTES:

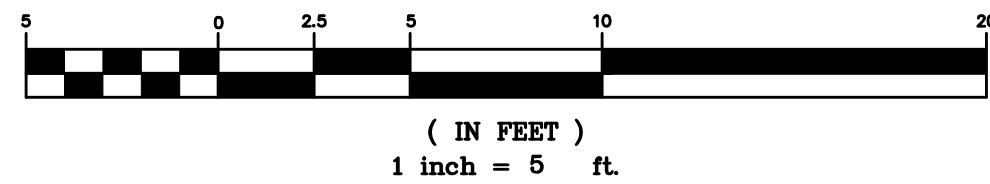
- LIMIT OF WORK.
- SAW CUT LINE.
- MATCH EXISTING.
- REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±13' WIDE CONCRETE SIDEWALK.
- REMOVE PAVING AND BASE AND CONSTRUCT 2" AC WEARING SURFACE OVER 12" CLASS 2 AGGREGATE BASE.
- EXISTING SCORELINE
- ADJUST BOXES TO THE PLANE OF THE NEW PAVING.
- PROTECT EXISTING POLE IN PLACE.
- REMOVE CURB, GUTTER, SIDEWALK, PEDESTRIAN CURB RAMP, RETAINING WALL, FENCING, ETC. AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER, CONCRETE PEDESTRIAN CURB RAMP WITH DOMED SURFACE AREA AND SIDEWALK WITH 12" WIDE GROOVES AROUND THE PEDESTRIAN CURB RAMP.
- FOR RECESS AT DOORS AND WHERE BUILDING IS NOT AT THE BACK OF SIDEWALK. SEE ARCHITECTURAL PLANS FOR MATERIAL. IF NOT AVAILABLE, PAVE IN SAME MATERIAL, COLOR AND SCORING AS THE ADJACENT SIDEWALK.
- REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±12' WIDE CONCRETE SIDEWALK.
- REMOVE ENCROACHING PLANTER.
- REMOVE PAVING, BASE, CURB, GUTTER, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±10' WIDE CONCRETE SIDEWALK.
- LEAVE OUT A 3'x4' SECTION OF SIDEWALK AT TREE WELL.
- CONSTRUCT A CONCRETE AUTOMOBILE CURB RAMP WITH 12" GUTTER.
- LEAVE OUT A 3'x12' SECTION OF SIDEWALK AT TREEWELL.
- LEAVE OUT A 3'x8' SECTION OF SIDEWALK AT TREEWELL.
- PROTECT EXISTING CATCH BASIN IN PLACE.
- PROTECT FIRE HYDRANT IN PLACE.
- PROTECT EXISTING STREET LIGHT POLE IN PLACE.
- NEW STREET LIGHT, SEE STREET LIGHT PLAN.
- REMOVE SIGN DURING CONSTRUCTION AND REINSTALL.
- NEW BIKE RACK, SEE ARCHITECT PLAN FOR MATERIAL.

PROJECT NO.		DES.		DRW.		NO.		DATE		DESCRIPTION	
6802		PB	YL	RL	PJB	REVISIONS		04.07.23	01.05.23	WATER SERVICE	BULB OUT
		APRIL 2021	APRIL 2021	APRIL 2021	APRIL 2021			12.15.21	06.08.21	WET UTILITIES	WET UTILITIES
6802		APRIL 2021		APRIL 2021		REVISIONS		04.14.21	04.14.21	PRELIMINARY	PRELIMINARY
								04.14.21	04.14.21	PRELIMINARY	PRELIMINARY

DALY CITY

SIDEWALK IMPROVEMENT PLAN FOR
2321-2359 GENEVA AVENUE
APN: 005-061-010 ~ 070

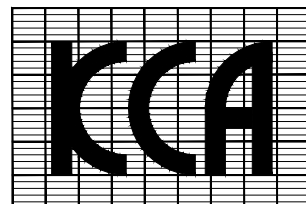
GRAPHIC SCALE



(IN FEET)
1 inch = 5 ft.

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED:

APPROVED:

PROJECT NO.

DES.

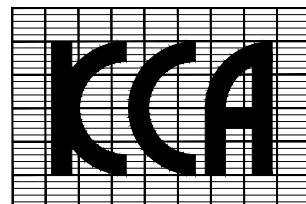
PB

 YL || DATE | APRIL 2021 | DRW. | RL | REVD. | PJB |
| JOB NO. | 6802 | NO. | DATE | DESCRIPTION | |

KCA ENGINEERS, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED:

APPROVED:

PROJECT NO.

DES. PB DRW. RL

CKD. YL REV. PJB

DATE APRIL 2021

JOB NO.

6802

NO. DATE

DESCRIPTION

04.07.23	WATER SERVICE
01.05.23	BULB OUT
12.15.21	WET UTILITIES
06.08.21	WET UTILITIES
04.14.21	PRELIMINARY

DALY CITY

SIDEWALK IMPROVEMENT PLAN FOR
2321-2359 GENEVA AVENUE
APN: 005-061-010 ~ 070

CALIFORNIA

SCALE:

HORIZ. 1" = 5'

VERT. _____

C2.4

LEGEND
⊙ FOUND CITY MONUMENT
() RECORD DATA
— BUILDING EDGE
— ASPHALT
— CONCRETE
S DIAMETER OF STUMP (INCHES)
T DIAMETER OF TREE (INCHES)
BC BUILDING CORNER
C TOP OF CURB
CONC CONCRETE
DW DRIVEWAY
DI DROP INLET
EB ELECTRIC BOX
EP EDGE OF PAVEMENT
FH FIRE HYDRANT
FL FLOW LINE
GB GRADE BREAK
GL GUTTER LIP
GR GROUND SHOT
GUY GUY WIRE
GV GAS VALVE
OHW OVERHEAD WIRE
PC PROPERTY CORNER
PL PROPERTY LINE
JP/C JOINT POLE W/CONDUIT
JP/ZL JOINT POLE W/STREET LAMP
P PAVEMENT
SL STREET LAMP
SLB STREET LAMP BOX
SSMH SANITARY SEWER MANHOLE
TB TELEPHONE BOX
TOC TOP OF CONCRETE
TSB TRAFFIC SIGNAL BOX
TUB TELEVISION UTILITY BOX
TW TOP OF WALL
WM WATER METER
WV WATER VALVE

GENERAL NOTES:

- ALL SURVEY WERE PROVIDED BY CLIENT IN DECEMBER 2020.
- DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.

BASIS OF BEARINGS:

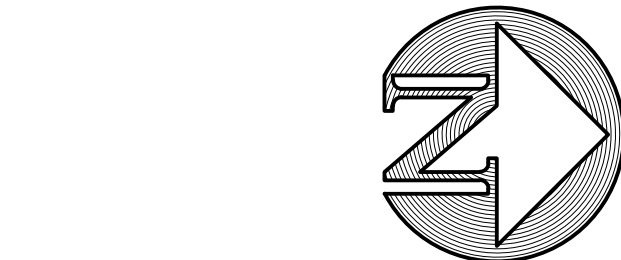
MONUMENT LINE WITHIN VELASCO AVENUE
AS SHOWN ON PARCEL MAP "LANDS OF PASAIN AND BALDINI VOL.75 PG.91
BEARING: S70°34'00"E

BENCHMARK:

NCS BENCHMARK
DESIGNATION: HPGN D CA 04 GF
PID: AB7679
NAVD 88 ELEV: 12.00 FEET

CONSTRUCTION NOTES:

- LIMIT OF WORK.
- SAW CUT LINE.
- MATCH EXISTING.
- REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±13' WIDE CONCRETE SIDEWALK.
- REMOVE PAVING AND BASE AND CONSTRUCT 2" AC WEARING SURFACE OVER 12" CLASS 2 AGGREGATE BASE.
- EXISTING SCORELINE
- ADJUST BOXES TO THE PLANE OF THE NEW PAVING.
- PROTECT EXISTING POLE IN PLACE.
- REMOVE CURB, GUTTER, SIDEWALK, PEDESTRIAN CURB RAMP, RETAINING WALL, FENCING, ETC. AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER, CONCRETE PEDESTRIAN CURB RAMP WITH DOMED SURFACE AREA AND SIDEWALK WITH 12" WIDE GROOVES AROUND THE PEDESTRIAN CURB RAMP.
- FOR RECESS AT DOORS AND WHERE BUILDING IS NOT AT THE BACK OF SIDEWALK. SEE ARCHITECTURAL PLANS FOR MATERIAL. IF NOT AVAILABLE, PAVE IN SAME MATERIAL, COLOR AND SCORING AS THE ADJACENT SIDEWALK.
- REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±12' WIDE CONCRETE SIDEWALK.
- REMOVE ENCROACHING PLANTER.
- REMOVE PAVING, BASE, CURB, GUTTER, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±10' WIDE CONCRETE SIDEWALK.
- LEAVE OUT A 3'x4' SECTION OF SIDEWALK AT TREE WELL.
- CONSTRUCT A CONCRETE AUTOMOBILE CURB RAMP WITH 12" GUTTER.
- LEAVE OUT A 3'x12' SECTION OF SIDEWALK AT TREEWELL.
- LEAVE OUT A 3'x8' SECTION OF SIDEWALK AT TREEWELL.
- PROTECT EXISTING CATCH BASIN IN PLACE.
- PROTECT FIRE HYDRANT IN PLACE.
- PROTECT EXISTING STREET LIGHT POLE IN PLACE.
- REMOVE SIGN DURING CONSTRUCTION AND REINSTALL.
- NEW BIKE RACK, SEE ARCHITECT PLAN FOR MATERIAL.



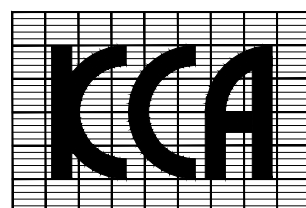
GRAPHIC SCALE



(IN FEET)
1 inch = 5 ft.

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED: _____
APPROVED: _____

PROJECT NO. _____

DES. PB DRW. RL
CKD. YL REV. PJB
DATE APRIL 2021
JOB NO. 6802

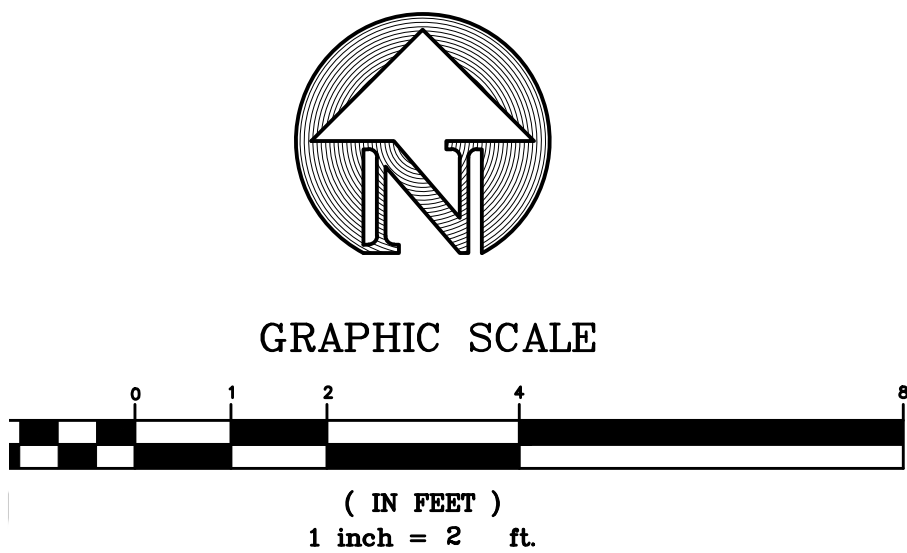
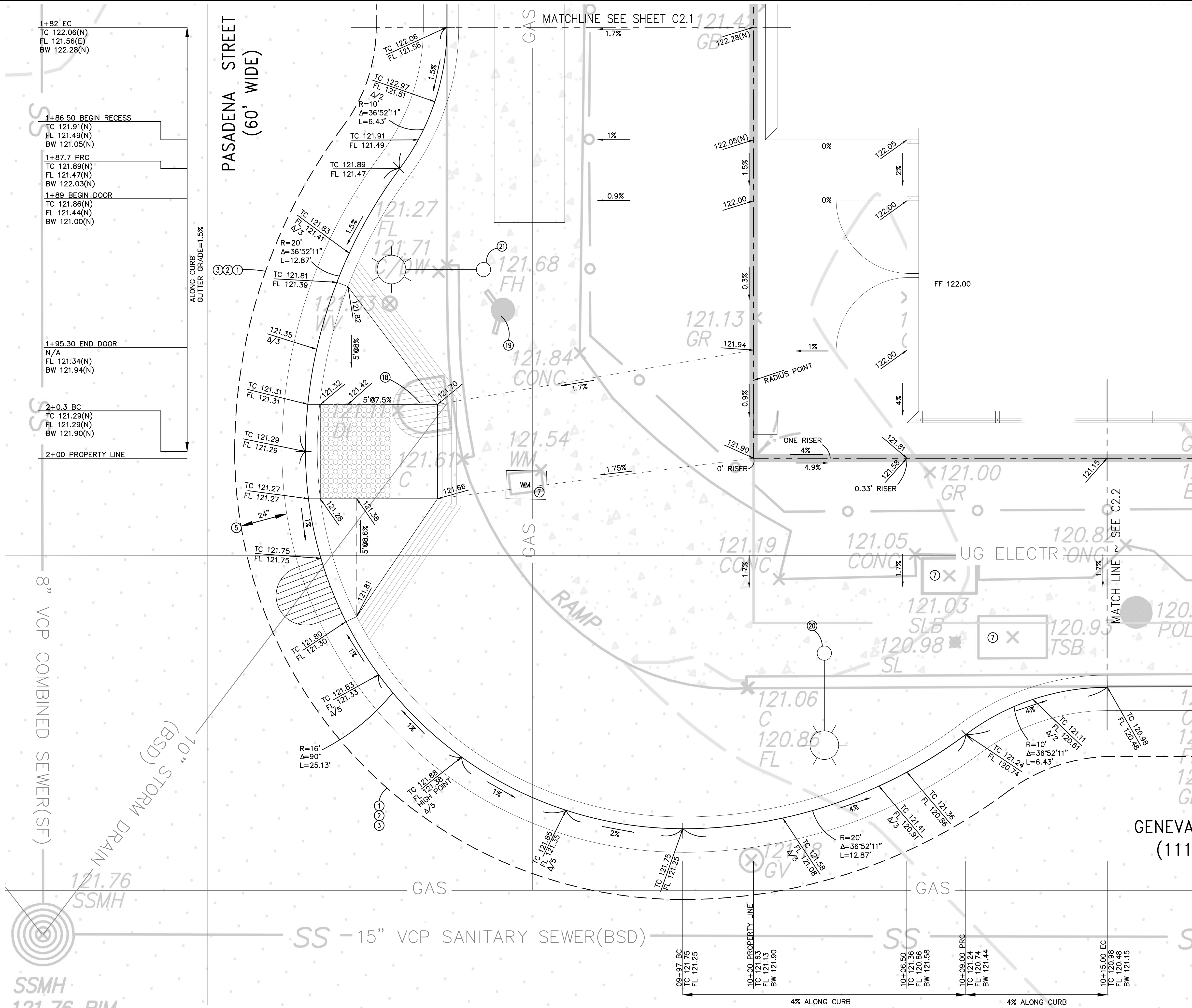
NO.	DATE	DESCRIPTION
01.05.23		BULB OUT
12.15.21		WET UTILITIES
06.08.21		WET UTILITIES
04.14.21		PRELIMINARY

DALY CITY

SIDEWALK IMPROVEMENT PLAN FOR
2321-2359 GENEVA AVENUE
APN: 005-061-010 ~ 070

CALIFORNIA

SCALE:
HORIZ. 1" = 2'
VERT. _____
C2.5



LEGEND	
●	FOUND CITY MONUMENT
()	RECORD DATA
—	BUILDING EDGE
—	ASPHALT
—	CONCRETE
#	DIAMETER OF STUMP (INCHES)
#	DIAMETER OF TREE (INCHES)
BC	BUILDING CORNER
C	TOP OF CURB
CONC	CONCRETE
DW	DRIVEWAY
DI	DROP INLET
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GL	GUTTER LIP
GR	GROUND SHOT
GUY	GUY WIRE
GV	GAS VALVE
OHW	OVERHEAD WIRE
PC	PROPERTY CORNER
PL	PROPERTY LINE
JP/C	JOINT POLE W/CONDUIT
JP/SL	JOINT POLE W/STREET LAMP
P	PAVEMENT
SL	STREET LAMP
SLB	STREET LAMP BOX
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TOC	TOP OF CONCRETE
TSB	TRAFFIC SIGNAL BOX
TVB	TELEVISION UTILITY BOX
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE

BASIS OF BEARINGS:
MONUMENT LINE WITHIN VELASCO AVENUE
AS SHOWN ON PARCEL MAP "LANDS OF PASAIN AND BALDINI VOL.75 PG.91
BEARING: S70°34'00"E

BENCHMARK:
NGS BENCHMARK
DESIGNATION: HPON D CA 04 GF
PID: AB7679
NAVD 88 ELEV: 120.00 FEET

GENERAL NOTES:

- ALL SURVEY WERE PROVIDED BY CLIENT IN DECEMBER 2020.
- DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.

CONSTRUCTION NOTES:

- LIMIT OF WORK.
- SAW CUT LINE.
- MATCH EXISTING.
- REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±13" WIDE CONCRETE SIDEWALK.
- REMOVE PAVING AND BASE AND CONSTRUCT 2" AC WEARING SURFACE OVER 12" CLASS 2 AGGREGATE BASE.
- EXISTING SCORELINE
- ADJUST BOXES TO THE PLANE OF THE NEW PAVING.
- PROTECT EXISTING POLE IN PLACE.
- REMOVE CURB, GUTTER, SIDEWALK, PEDESTRIAN CURB RAMP, RETAINING WALL, FENCING, ETC., AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER, CONCRETE PEDESTRIAN CURB RAMP WITH DOMED SURFACE AREA AND SIDEWALK WITH 12" WIDE GROOVES AROUND THE PEDESTRIAN CURB RAMP.
- FOR RECESS AT DOORS AND WHERE BUILDING IS NOT AT THE BACK OF SIDEWALK. SEE ARCHITECTURAL PLANS FOR MATERIAL. IF NOT AVAILABLE, PAVE IN SAME MATERIAL, COLOR AND SCORING AS THE ADJACENT SIDEWALK.
- REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±12" WIDE CONCRETE SIDEWALK.
- REMOVE ENCROACHING PLANTER.
- REMOVE PAVING, BASE, CURB, GUTTER, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±10' WIDE CONCRETE SIDEWALK.
- LEAVE OUT A 3'x4' SECTION OF SIDEWALK AT TREE WELL.
- CONSTRUCT A CONCRETE AUTOMOBILE CURB RAMP WITH 12" GUTTER.
- LEAVE OUT A 3'x12' SECTION OF SIDEWALK AT TREEWELL.
- LEAVE OUT A 3'x8' SECTION OF SIDEWALK AT TREEWELL.
- PROTECT EXISTING CATCH BASIN IN PLACE.
- PROTECT FIRE HYDRANT IN PLACE.
- PROTECT EXISTING STREET LIGHT POLE IN PLACE.
- NEW STREET LIGHT, SEE STREET LIGHT PLAN.
- REMOVE SIGN DURING CONSTRUCTION AND REINSTALL.
- NEW BIKE RACK, SEE ARCHITECT PLAN FOR MATERIAL.

GENERAL NOTES:

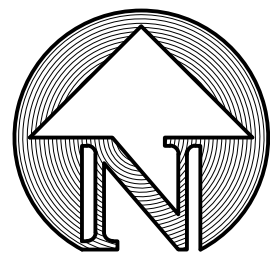
1. ALL SURVEY WERE PROVIDED BY CLIENT IN DECEMBER 2020.
2. DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.

CONSTRUCTION NOTES:

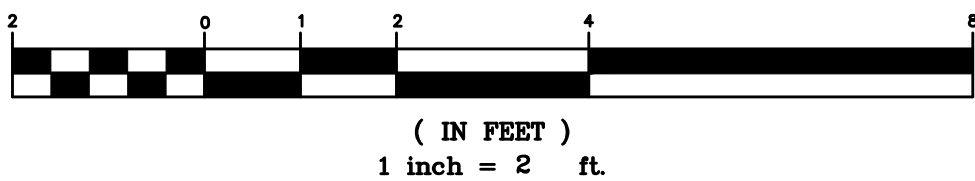
1. LIMIT OF WORK.
2. SAW CUT LINE.
3. MATCH EXISTING.
4. REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±13' WIDE CONCRETE SIDEWALK.
5. REMOVE PAVING AND BASE AND CONSTRUCT 2" AC WEARING SURFACE OVER 12" CLASS 2 AGGREGATE BASE.
6. EXISTING SCORELINE
7. ADJUST BOXES TO THE PLANE OF THE NEW PAVING.
8. PROTECT EXISTING POLE IN PLACE.
9. REMOVE CURB, GUTTER, SIDEWALK, PEDESTRIAN CURB RAMP, RETAINING WALL, FENCING, ETC. AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER, CONCRETE PEDESTRIAN CURB RAMP WITH DOMED SURFACE AREA AND SIDEWALK WITH 12" WIDE GROOVES AROUND THE PEDESTRIAN CURB RAMP.
10. FOR RECESS AT DOORS AND WHERE BUILDING IS NOT AT THE BACK OF SIDEWALK. SEE ARCHITECTURAL PLANS FOR MATERIAL. IF NOT AVAILABLE, PAVE IN SAME MATERIAL, COLOR AND SCORING AS THE ADJACENT SIDEWALK.
11. REMOVE PAVING, BASE, CURB, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±12' WIDE CONCRETE SIDEWALK.
12. REMOVE ENCROACHING PLANTER.
13. REMOVE PAVING, BASE, CURB, GUTTER, SIDEWALK AND FENCING AND CONSTRUCT CONCRETE CURB WITH 12" WIDE CONCRETE GUTTER AND ±10' WIDE CONCRETE SIDEWALK.
14. LEAVE OUT A 3'x4' SECTION OF SIDEWALK AT TREE WELL.
15. CONSTRUCT A CONCRETE AUTOMOBILE CURB RAMP WITH 12" GUTTER.
16. LEAVE OUT A 3'x12' SECTION OF SIDEWALK AT TREEWELL.
17. LEAVE OUT A 3'x8' SECTION OF SIDEWALK AT TREEWELL.
18. PROTECT EXISTING CATCH BASIN IN PLACE.
19. PROTECT FIRE HYDRANT IN PLACE.
20. PROTECT EXISTING STREET LIGHT POLE IN PLACE.
21. NEW STREET LIGHT, SEE STREET LIGHT PLAN.
22. REMOVE SIGN DURING CONSTRUCTION AND REINSTALL.
23. NEW BIKE RACK, SEE ARCHITECT PLAN FOR MATERIAL.

LEGEND

●	FOUND CITY MONUMENT
()	RECORD DATA
—	BUILDING EDGE
—	ASPHALT
—	CONCRETE
# S	DIAMETER OF STUMP (INCHES)
# T	DIAMETER OF TREE (INCHES)
BC	BUILDING CORNER
C	TOP OF CURB
CONC	CONCRETE
DW	DRIVEWAY
DI	DROP INLET
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FL	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GL	GUTTER LIP
GR	GROUND SHOT
GUY	GUY WIRE
GV	GAS VALVE
OHW	OVERHEAD WIRE
PC	PROPERTY CORNER
PL	PROPERTY LINE
JP/C	JOINT POLE W/CONDUIT
JP/SL	JOINT POLE W/STREET LAMP
P	PAVEMENT
SL	STREET LAMP
SLB	STREET LAMP BOX
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CONCRETE
TSB	TRAFFIC SIGNAL BOX
TUB	TELEVISION UTILITY BOX
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE



GRAPHIC SCALE

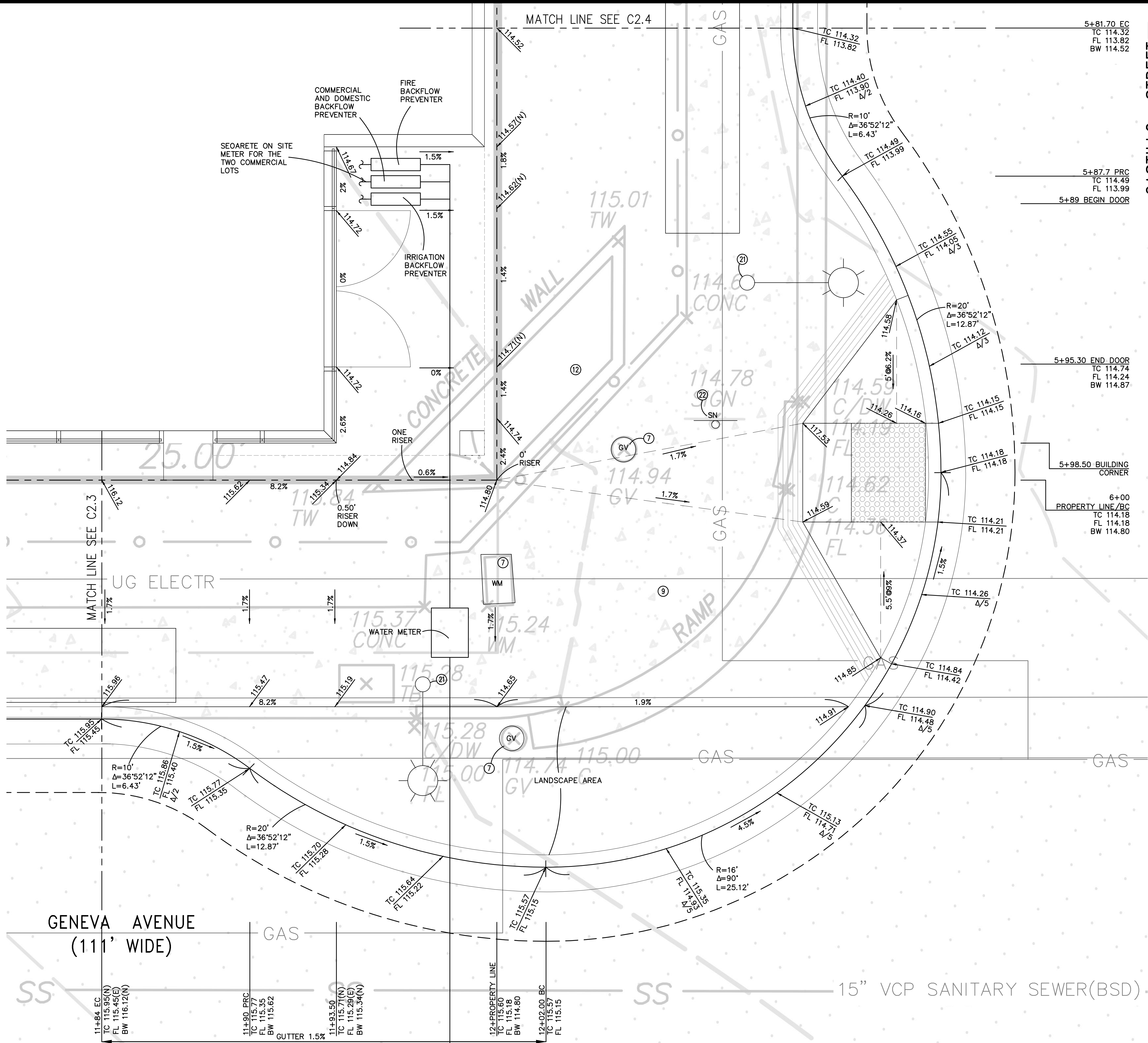


BASIS OF BEARINGS:

MONUMENT LINE WITHIN VELASCO AVENUE
AS SHOWN ON PARCEL MAP "LANDS OF PASAIN AND BALDINI VOL.75 PG.91
BEARING: S70°34'00"E

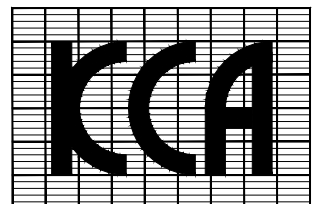
BENCHMARK:

NGS BENCHMARK
DESIGNATION: HPGN D CA 04 GF
PID: AB7679
NAVD 88 ELEV: 12.00 FEET



KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED:

APPROVED:

PROJECT NO.

DES. PB

DRW. RL

CKD. YL

REV. PJB

DATE APRIL 2021

JOB NO.

6802

NO.

DATE

DESCRIPTION

04.07.23	WATER SERVICE
01.05.23	BULB OUT
12.15.21	WET UTILITIES
06.08.21	WET UTILITIES
04.14.21	PRELIMINARY

DALY CITY

SIDEWALK IMPROVEMENT PLAN FOR
2321-2359 GENEVA AVENUE
APN: 005-061-010 ~ 070

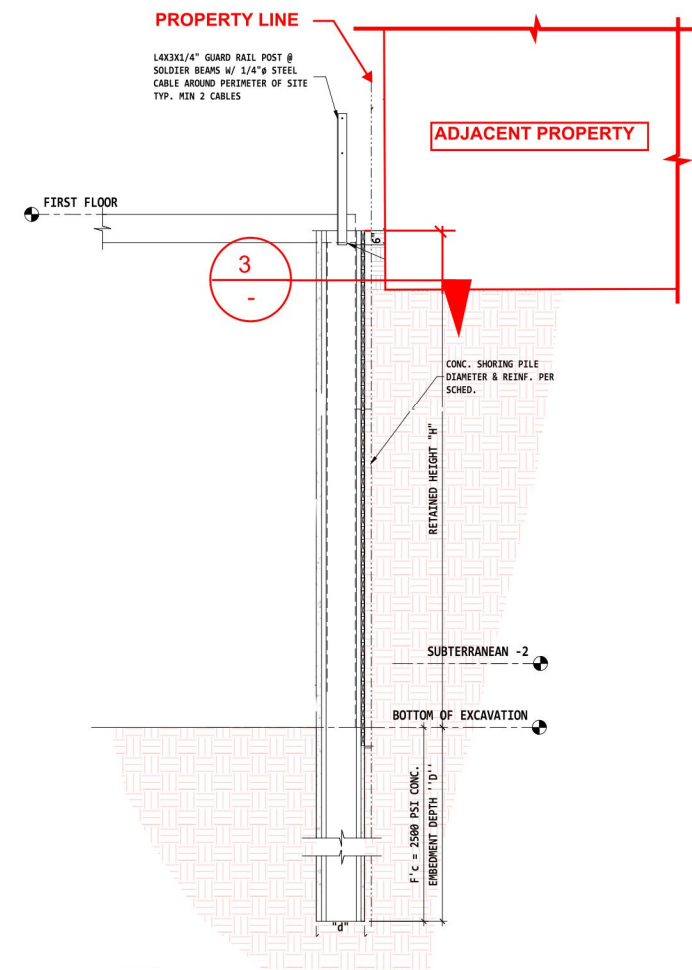
CALIFORNIA

SCALE:

HORIZ. 1" = 2'

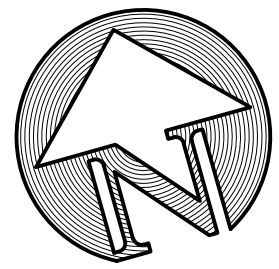
VERT. _____

C2.6

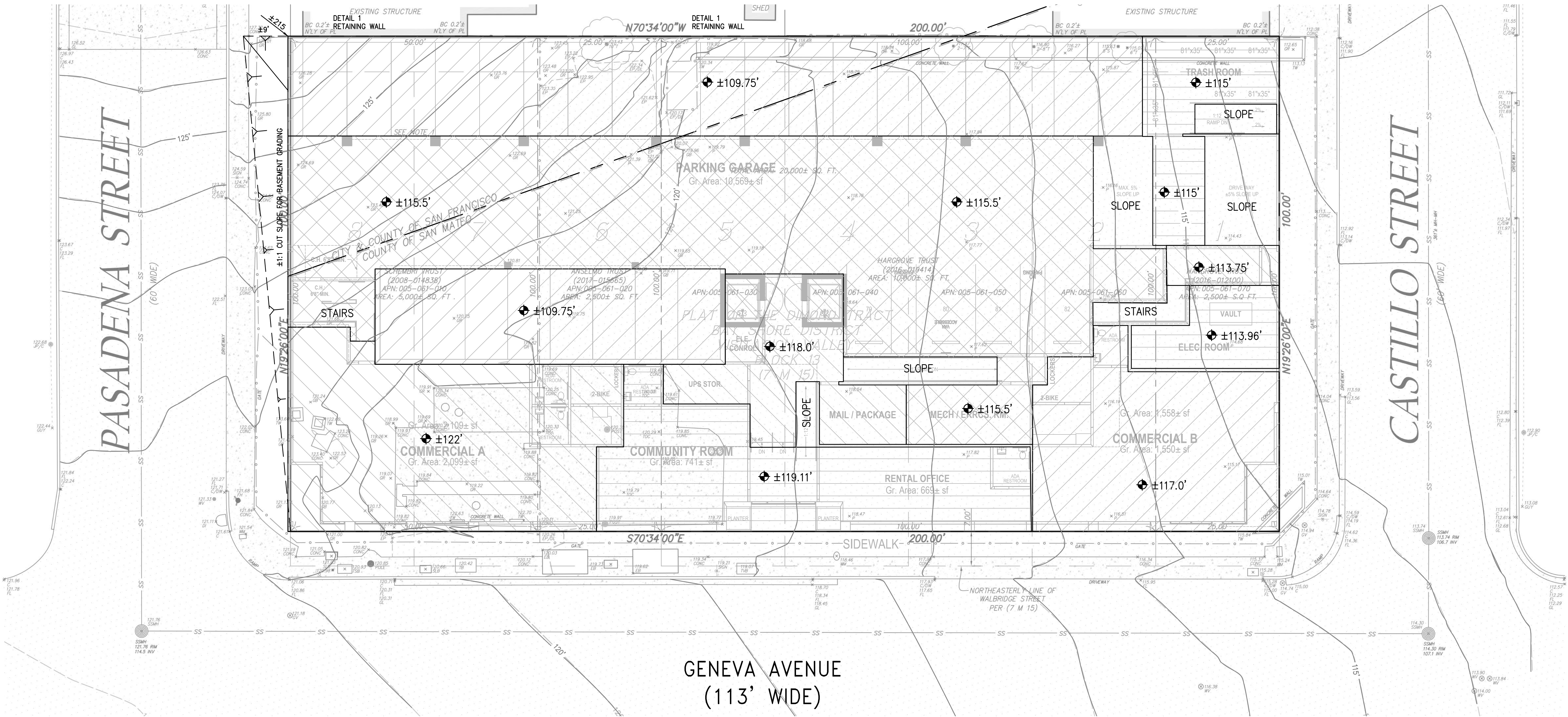
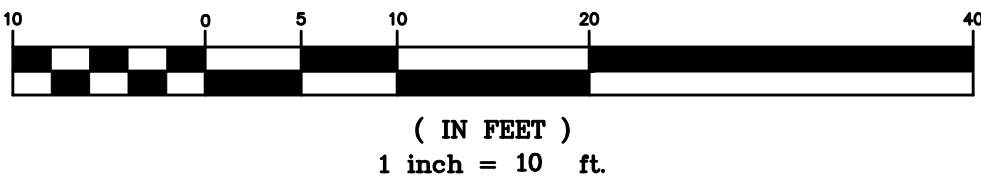


DETAIL 1
CANTILEVERED BACK-FLANGED SHORING PILE SECTION
NOT TO SCALE

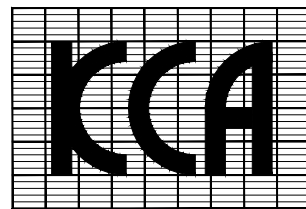
APPROXIMATE GRADING QUANTITIES:
CUT ±3,150 C.Y.
FILL ±260 C.Y.



GRAPHIC SCALE



KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED: _____
APPROVED: _____

PROJECT NO. _____

DES. PB	DRW. RL
CKD. YL	REV. PJB
DATE	APRIL 2021
JOB NO.	6802
NO.	DATE
DESCRIPTION	

GRADING PLAN
2321-2359 GENEVA AVENUE
APN: 005-061-010 ~ 070
DALY CITY
CALIFORNIA

SCALE:
HORIZ. 1" = 10'
VERT. _____
C3.1

CITY OF DALY CITY
TENTATIVE FINAL MAP NO. _____

ASSESSOR'S PARCEL NUMBER 005-061-010~070

DATE OF SURVEY: _____

THE SURVEY FOR THIS MAP WAS COMPLETED JULY, 2020 BY
BAY AREA LAND SURVEYING INC. ALL PHYSICAL DETAILS
INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON
EXISTED AS OF THE FIELD SURVEY COMPLETION DATE UNLESS
OTHERWISE NOTED.

OWNER(S):

FRANK J. SCHEMBRI AND MARY SCHEMBRI
TRUSTEES OF THE SCHEMBRI FAMILY TRUST
AS TO APN: 005-061-010

GERALD ANSELMO REVOCABLE LIVING TRUST
AS TO APN: 005-061-020

ROSE A. HARGROVE
TRUSTEE OF THE ROSE A. HARGROVE TRUST
AS TO APN: 005-061-040, 050, 060 AND 070

BASIS OF BEARINGS:

MONUMENT LINE WITHIN VELASCO AVENUE
AS SHOWN ON PARCEL MAP "LANDS OF PASAIN AND BALDINI VOL.75 PG.91
BEARING: S70°34'00"E

BENCHMARK:

NGS BENCHMARK
DESIGNATION: HPQN D CA 04 GF
PID: AB7679
NAVD 88 ELEV: 12.00 FEET

SURVEY NOTES:

- 1) PARCEL SUBJECT TO CONDITIONS IN DECLARATION OF
RESTRICTIONS, CONDITIONS, COVENANTS AND AGREEMENTS
IMPOSED UPON BROOKDALE TERRACE (3877 OR 122) AND
AMENDED AND SUPPLEMENTAL DECLARATION (3881 OR 167).

CIVIL ENGINEER'S INFORMATION:

PETER J BEKEY
RCE 14786
KCA ENGINEERS, INC.
318 BRANNAN STREET
SAN FRANCISCO, CA 94107

SURVEYOR'S STATEMENT:

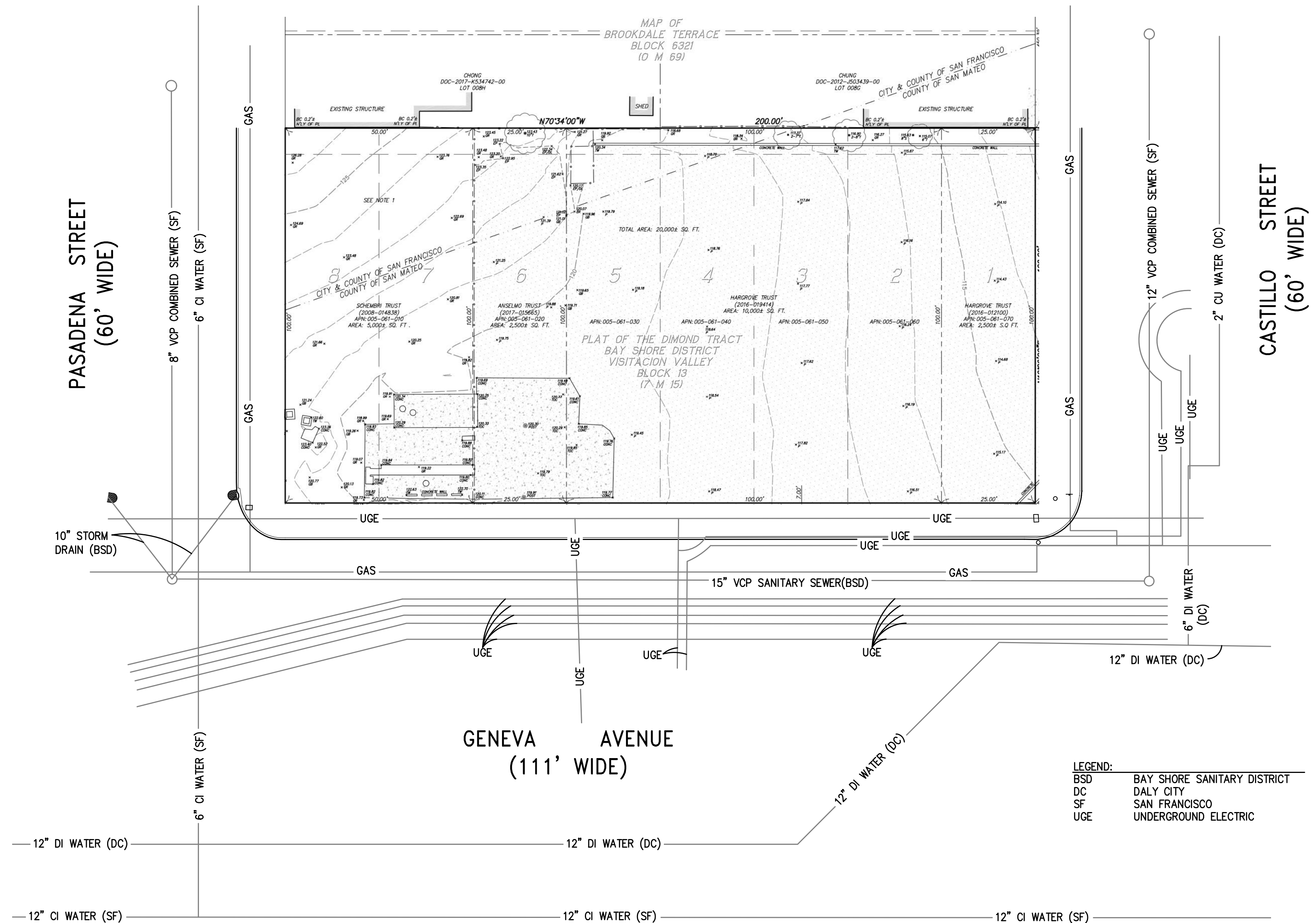
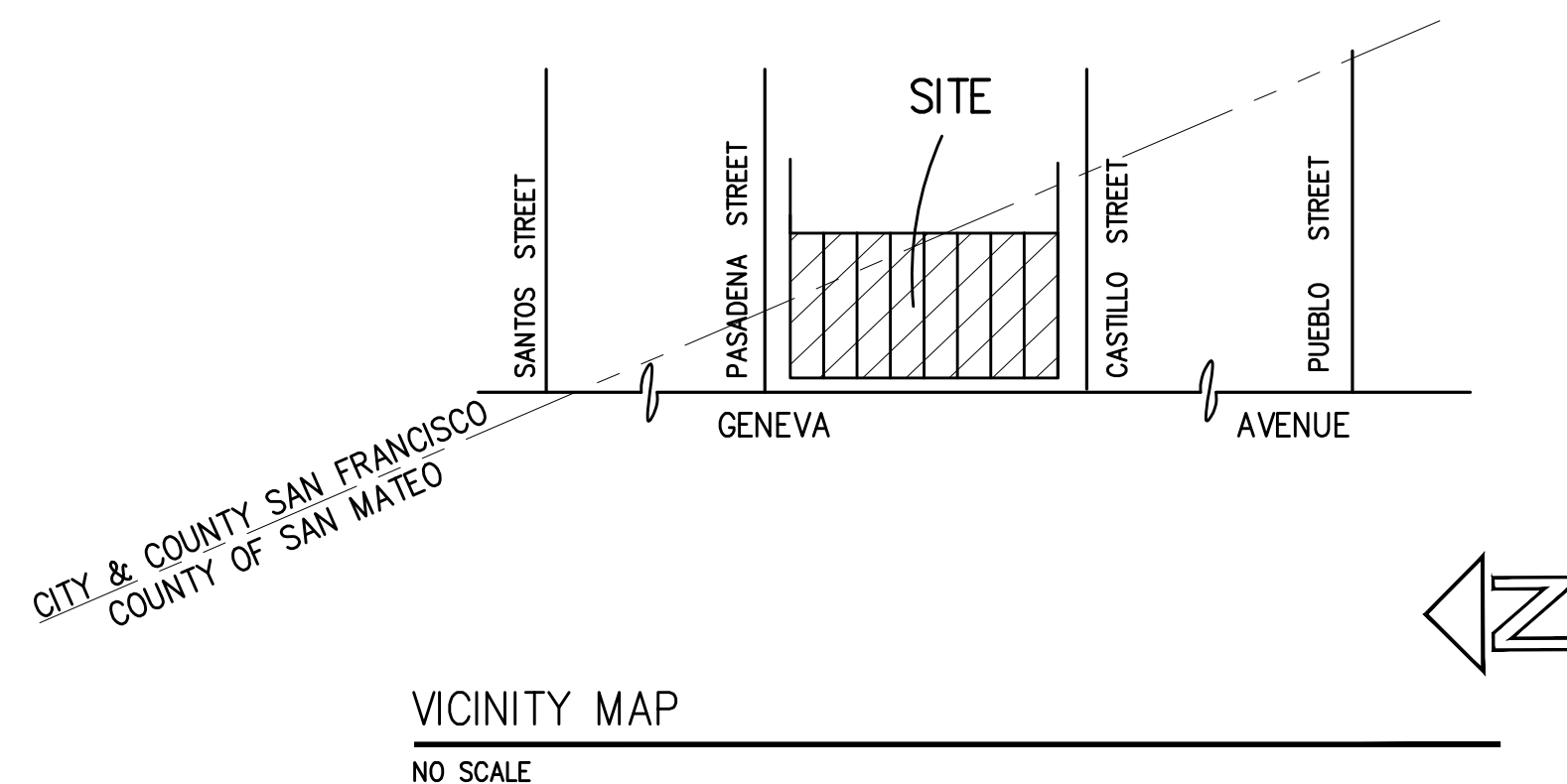
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND
IS BASED UPON A FIELD SURVEY PREPARED IN JULY 2020, BY
BAY AREA LAND SURVEYING INC.

SIGN _____ DATE _____
PETER J. BEKEY
KCA ENGINEERS INC.
LICENSE NO. 14786
LICENSE EXPIRES MARCH 31, 2023

NOTES:

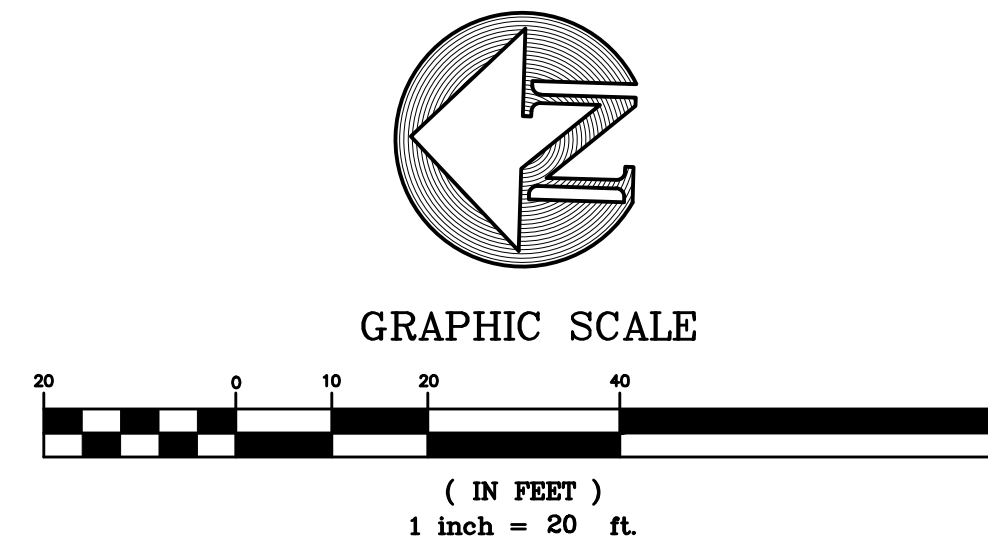
- 16.16.040 (E)- PROPOSED FINISH CONTOURS NOT SHOWN. THE PROPOSED
NEW BUILDING WILL COVER THE WHOLE PROPERTY.
(F)- NO NEW STREET WITHIN THE SUBDIVISION.
(G)- NO PROPOSED OR EXISTING EASEMENT.
(H)- THIS PROJECT WILL CONSIST OF 185 RESIDENTIAL
CONDOMINIUM UNITS AND 2 COMMERCIAL CONDOMINIUM
UNITS, BUT WILL CONSIST OF ONLY ONE LAND LOT.
(I)- THERE ARE NO EXISTING BUILDINGS ON THE SITE.
(J)- THERE ARE NO EXISTING TREES ON THE SITE.
(K)- THERE ARE NO AREAS OF INUNDATION OR ANY WATER
COURSE ON THE PROPERTY.
(L)- NO PAVING SECTION IS SHOWN SINCE THERE ARE NO NEW
STREETS PROPOSED ON THIS PROPERTY.
(M)- THIS TENTATIVE MAP OF THE PROPERTY CONSIST OF ONE
SHEET. ADDITIONAL SHEETS SHOW THE PROPOSED
IMPROVEMENTS WITHIN THE PUBLIC STREET.
(N)- PROPERTY OWNERS LIST WILL BE SUPPLIED BY OWNER.
(O)- EXISTING AND PROPOSED UTILITIES ARE SHOWN ON THE
STREET IMPROVEMENT PLANS THAT ARE SHOWN ON THE
ATTACHED IMPROVEMENT PLANS.
(P)- POLITICAL BOUNDARY WITH SAN FRANCISCO IS SHOWN.

- 16.16.050 (A)- EXISTING USE- VACANT.
(B)- PROPOSED USE OF PROPERTY IS FOR 185 RESIDENTIAL
CONDOMINIUM UNITS AND 2 COMMERCIAL CONDOMINIUM
UNITS.
(C)- THE PERIMETER CURBS AND SIDEWALKS WILL BE
RECONSTRUCTED AND NEW SEWER, WATER, STORM DRAIN
AND OTHER UTILITIES WILL BE CONSTRUCTED TO SERVE THE
NEW USE OF THE PROPERTY.
(D)- A NEW SANITARY SEWER LINE WILL BE INSTALLED INTO THE
SEWER MAIN IN CASTILLO STREET.
(E)- NO PUBLIC AREAS ARE PROPOSED.
(F)- IT IS BEING PROPOSED TO PLANT STREET TREES ON THE
PERIMETER STREETS.
(G)- EXISTING STREET LIGHTING IS PROPOSED TO BE REPLACED.
(H)- ON SITE UNDERGROUND PARKING IS PROPOSED.
(I)- THERE WILL ONLY BE ONE LOT, WHICH WILL BE 20,000±
SQUARE FEET IN SIZE.
(J)- WATER SUPPLY IS FROM DALY CITY ON GENEVA AVENUE.
(K)- STORM DRAIN DISCHARGE WILL BE TO THE SAN FRANCISCO
COMBINED SEWER MAIN IN CASTILLO. SANITARY SEWER WILL
DISCHARGE TO THE SAN FRANCISCO COMBINED SEWER BUT
WILL BE UNDER THE JURISDICTION OF THE BAYSHORE
SANITARY DISTRICT.
(L)- NO REZONING IS ANTICIPATED TO BE REQUIRED.
(M)- NO EXCEPTIONS ARE CURRENTLY PROPOSED.
(N)- A PRELIMINARY SOIL REPORT IS BEING SUBMITTED
SEPARATELY.



TENTATIVE MAP

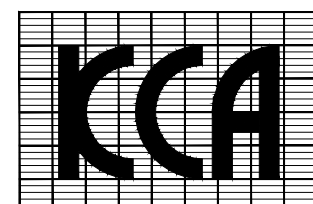
SCALE: 1"=20'



PORTION OF LOTS 1 THROUGH 9 AND LOT 22 IN BLOCK 13 IN
THE PLAT OF THE DIAMOND TRACT BAY SHORE DISTRICT
VISITACION VALLEY RECORDED APRIL 4, 1910 IN
BOOK 7 OF MAP PAGES 15 IN THE OFFICE OF THE RECORDER
OF THE COUNTY OF SAN MATEO, CALIFORNIA, AND ALSO BEING
LOTS 8-O, 8-P, AND 8-Q IN BLOCK 6321 AS SAID LOTS AND
BLOCK ARE SHOWN ON MAP OF BROOKDALE TERRACE
RECORDED MARCH 26, 1942 IN BOOK "O" OF MAPS AT PAGE
19 IN THE OFFICE OF THE RECORDER OF THE CITY AND
COUNTY OF SAN FRANCISCO, CALIFORNIA.
THIS MAPS IS FOR THE MERGER OF THE LOTS AND THE
CREATION OF 2 COMMERCIAL AND 185 RESIDENTIAL
CONDOMINIUM UNITS.

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED:

APPROVED:

PROJECT NO.

DES.

DRW.

CKD.

REV.

DATE

DEC 2022

JOB NO.

6802

RL

PJB

REVISIONS

NO.

DATE

01.24.23

PRELIMINARY

DESCRIPTION

DALY CITY

2321-2359 GENEVA AVENUE
APN: 005-061-010 ~ 070
SAN MATEO COUNTY

CALIFORNIA

SCALE:

HORIZ.

VERT.

TM

1

CITY AND COUNTY OF SAN FRANCISCO
TENTATIVE FINAL MAP NO. _____

ASSESSOR'S PARCEL NUMBER 005-061-010~070

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES ARE BASED ON RECORD DATA AND ARE NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

OWNER(S):

FRANK J. SCHEMBRI AND MARY SCHEMBRI
TRUSTEES OF THE SCHEMBRI FAMILY TRUST
AS TO APN: 005-061-010

GERALD ANSELMO REVOCABLE LIVING TRUST
AS TO APN: 005-061-020

ROSE A. HARGROVE
TRUSTEE OF THE ROSE A. HARGROVE TRUST
AS TO APN: 005-061-040, 050, 060 AND 070

BASIS OF BEARINGS:

MONUMENT LINE WITHIN VELASCO AVENUE
AS SHOWN ON PARCEL MAP "LANDS OF PASAIN AND BALDINI VOL.75 PG.91
BEARING: S70°34'00"E

BENCHMARK:

NGS BENCHMARK
DESIGNATION: HPGN D CA 04 OF
PID: AB7679
NAVD 88 ELEV: 12.00 FEET

SURVEY NOTES:

- 1) PARCEL SUBJECT TO CONDITIONS IN DECLARATION OF RESTRICTIONS, CONDITIONS, COVENANTS AND AGREEMENTS IMPOSED UPON BROOKDALE TERRACE (3877 OR 122) AND AMENDED AND SUPPLEMENTAL DECLARATION (3881 OR 167).

SURVEYOR'S STATMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY.

DATED: _____

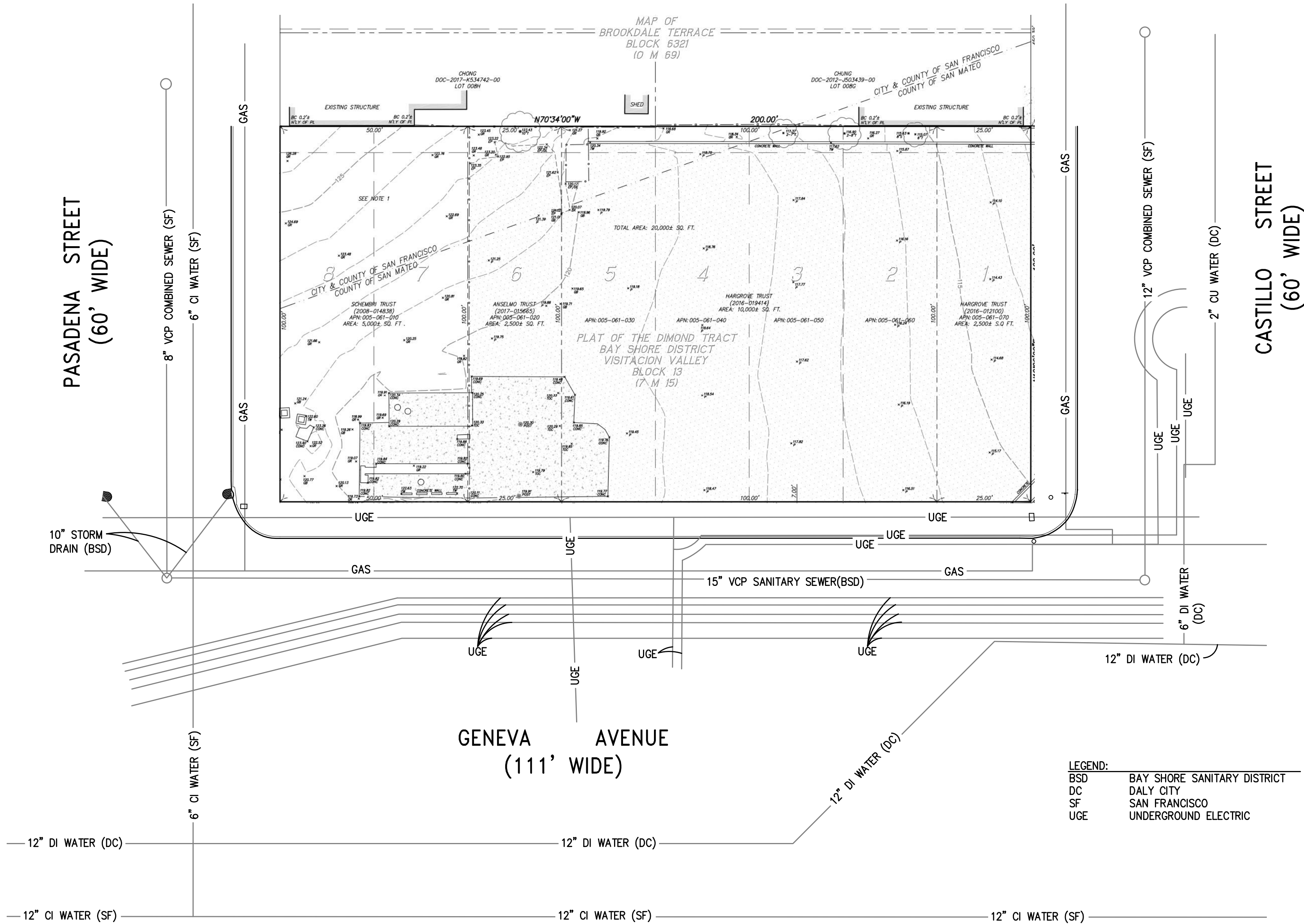
PETER J. BEKEY
KCA ENGINEERS' INC.
LICENSE NO. 14786
LICENSE EXPIRES: MARCH 31, 2023

DATE OF SURVEY:

THE SURVEY FOR THIS MAP WAS COMPLETED JULY, 2020 BY BAY AREA LAND SURVEYING INC. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE UNLESS OTHERWISE NOTED.

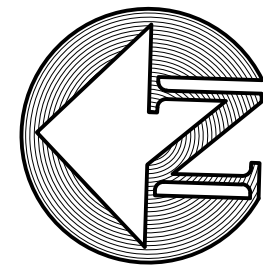
UTILITY SERVICE PROVIDERS:

1. DOMESTIC WATER- DALY CITY.
2. FIRE WATER- DALY CITY.
3. STORM DRAIN- SAN FRANCISCO.
4. SANITARY SEWER- BAYSHORE SANITARY TO A SAN FRANCISCO COMBINED SEWER.
5. STREET LIGHTS- DALY CITY.
6. FIRE HYDRANTS- DALY CITY.
7. STREET STORM WATER- BAYSHORE SANITARY.
8. GAS- PG&E.
9. ELECTRICITY- PG&E.
10. COMMUNICATION- TO BE DETERMINED.
11. TELEVISION- TO BE DETERMINED.
- 12- STORMWATER CONTROL PLAN- SFPUC.



TENTATIVE MAP

SCALE: 1"=20'

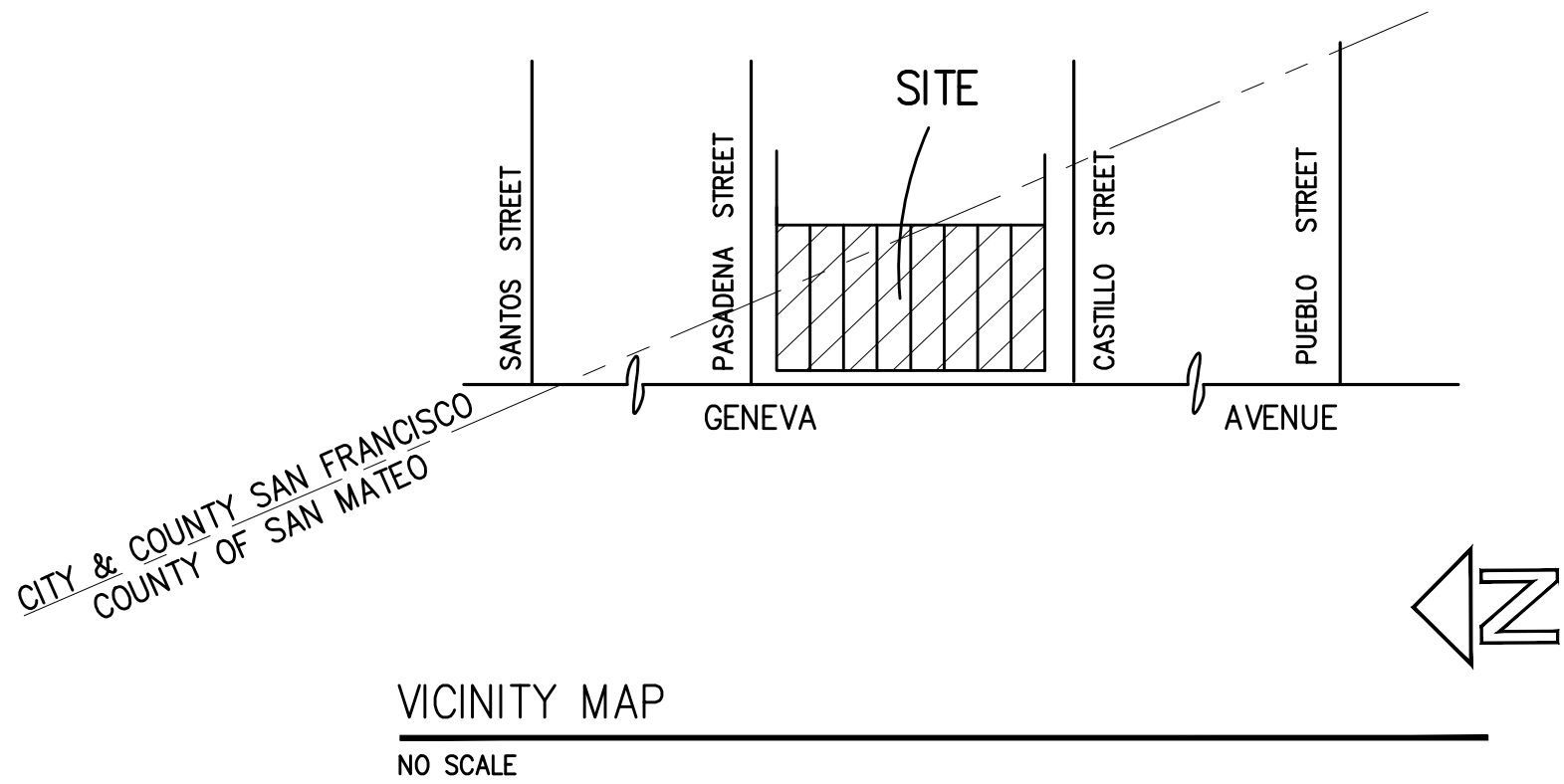


GRAPHIC SCALE



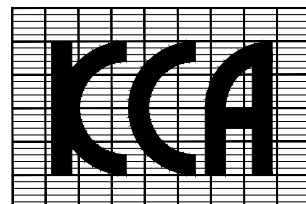
(IN FEET)
1 inch = 20 ft.

PORTION OF LOTS 1 THROUGH 9 AND LOT 22 IN BLOCK 13 IN THE PLAT OF THE DIAMOND TRACT BAY SHORE DISTRICT VISITACION VALLEY RECORDED APRIL 4, 1910 IN BOOK 7 OF MAP PAGES 15 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, CALIFORNIA, AND ALSO BEING LOTS 8-O, 8-P, AND 8-Q IN BLOCK 6321 AS SAID LOTS AND BLOCK ARE SHOWN ON MAP OF BROOKDALE TERRACE RECORDED MARCH 26, 1942 IN BOOK "O" OF MAPS AT PAGE 19 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
THIS MAPS IS FOR THE MERGER OF THE LOTS AND THE CREATION OF 2 COMMERCIAL AND 185 RESIDENTIAL CONDOMINIUM UNITS.



KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED:

APPROVED:

PROJECT NO.

DES.

CKD.

DATE

JOB NO.

DRW.

REV.

DATE

JOB NO.

RL

PJB

DATE

JOB NO.

REVISIONS

NO.

DATE

JOB NO.

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

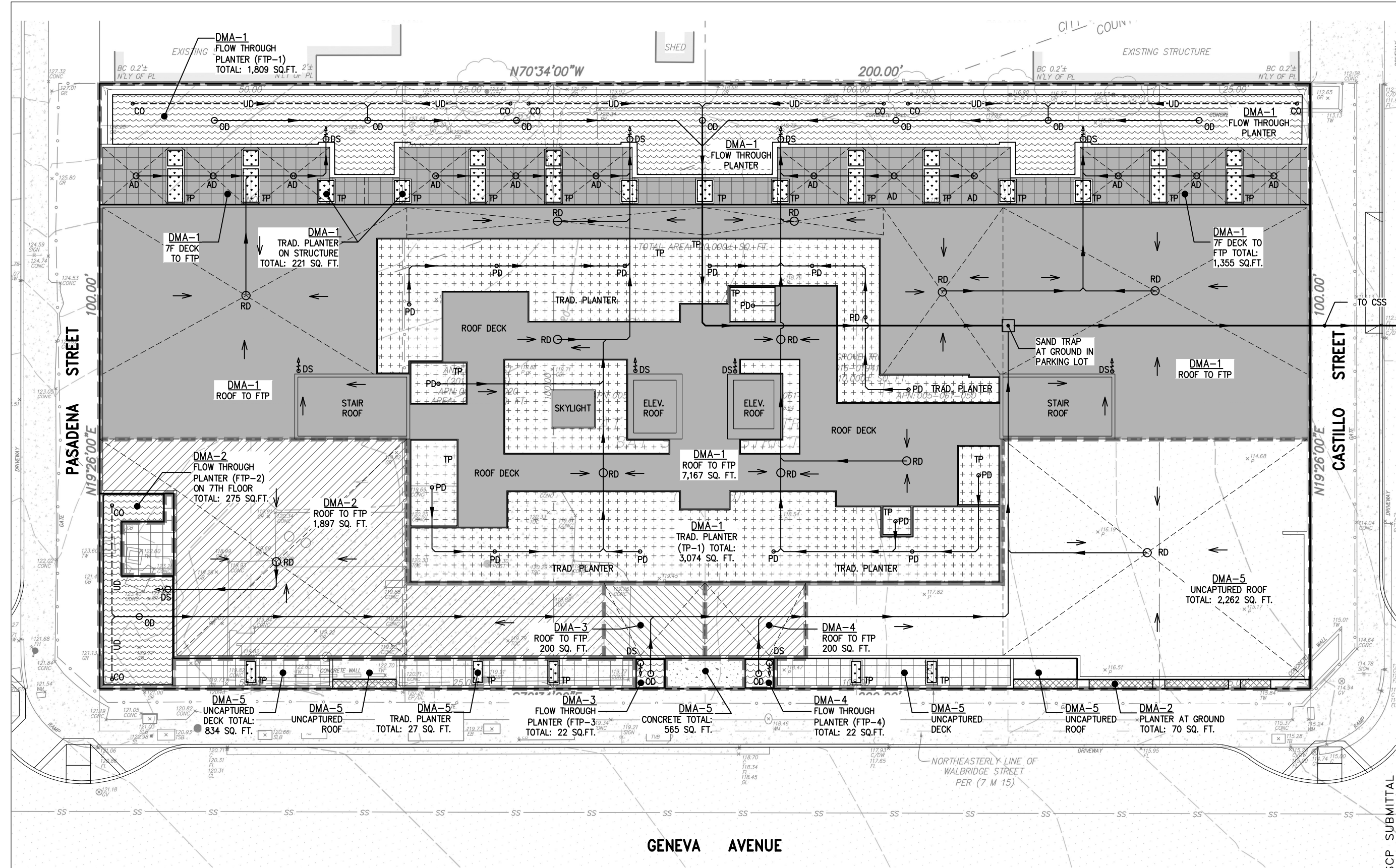
DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

DESCRIPTION

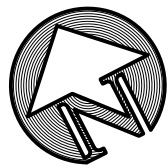


SMP NOTE:

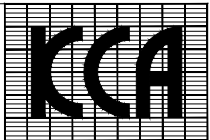


San Francisco
Water
Power
Sewer

THIS DOCUMENT IS NOT FOR CONSTRUCTION
DO NOT CITE, COPY, OR INCLUDE
IN CONSTRUCTION DOCUMENTS
THIS DOCUMENT WILL BE RECORDED ON TITLE



BMPs IN SERIES	
ARE BMPs IN SERIES PROPOSED?	YES
FIRST BMP IN SERIES	PLANTER ON ROOF
RECEIVING BMP IN SERIES	FLOW-THRU PLANTER



KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472

2321 GENEVA AVE

2321-2359 GENEVA AVENUE
DALY CITY, CALIFORNIA

SCALE: 1"=16' DATE: 12/12/2022

STORMWATER
MANAGEMENT PLAN
PLAN VIEW

DRAWING NUMBER:

SMP-1

PRELIMINARY SCP SUBMITTAL

AREA SUMMARY TABLE:

BOUNDARY	CONVENTIONAL SURFACE (SQ.FT.)					BMP/LID'S		TOTAL
	ROOF	DECK	IMPERVIOUS PAVING	TRAD. PLANTER ON STRUCTURE	PLANTER ON GROUND	PLANTER ON ROOF	FLOW-THRU PLANTER	
DMA-1	7,167	1,355	—	221	—	3,074	1,809	13,626
DMA-2	1,897	—	—	—	—	—	275	2,172
DMA-3	200	—	—	—	—	—	22	222
DMA-4	200	—	—	—	—	—	22	222
DMA-5	2,262	834	565	27	70	—	—	3,758
TOTAL	11,726	2,189	565	248	70	3,074	2,128	20,000

CALCULATION SUMMARY TABLE:

2-YR, 2HR STORM	EXISTING CONDITION	PROPOSED CONDITION	% REDUCTION FROM EXISTING CONDITIONS	% REDUCTION REQUIRED
PEAK FLOW (cfs)	0.745	0.384	48%	40%
VOLUME (cf)	3,839	3,453	10%	10%

LEGEND:

	UNCAPTURED ROOF		DMA BOUNDARY
	CAPTURED ROOF AND DECK TO FTP		SCHEMATIC PIPE WITH FLOW DIRECTION
	CAPTURED ROOF TO FTP		4" SLOTTED HDPE SDR 17 PIPE
	DECK OR BALCONIES		SURFACE FLOW
	FLOW THROUGH PLANTER (FTP)	DS	DOWNSPOUT
	PLANTER ON ROOF	RD	ROOF DRAIN
	PLANTER ON STRUCTURE	TP	TRADITIONAL PLANTER
	PLANTER ON GROUND	OD	OVERFLOW DRAIN
	IMPERVIOUS PAVING	UD	UNDERDRAIN

EXISTING AREAS:

TOTAL SITE = 20,000 SQ. FT.

IMPERMEABLE AREA = 15,706 SQ. FT.

PERMEABLE AREA = 4,294 SQ. FT.

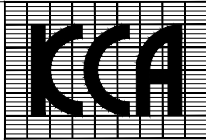
PROPOSED AREAS:

TOTAL PROJECT SITE = 20,000 SQ. FT.

IMPERMEABLE AREA = 14,480 SQ. FT.

FLOW THROUGH PLANTER = 2,128 SQ. FT.

PLANTER ON ROOF = 3,074 SQ. FT.



KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472

2321 GENEVA AVE

2321-2359 GENEVA AVENUE
DALY CITY, CALIFORNIA

SCALE: 1"=16' DATE: 11/04/2022

STORMWATER
MANAGEMENT PLAN
DETAILS

DRAWING NUMBER:

SMP-2

PRELIMINARY SCP SUBMITTAL



THIS DOCUMENT IS NOT FOR CONSTRUCTION
DO NOT CITE, COPY, OR INCLUDE
IN CONSTRUCTION DOCUMENTS
THIS DOCUMENT WILL BE RECORDED ON TITLE

SITE IMPROVEMENTS LEGEND

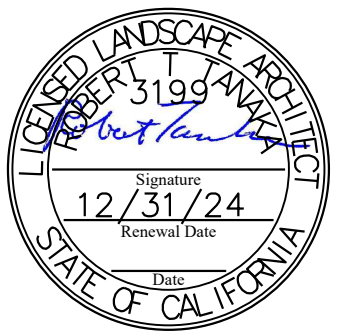
SYMBOL	DESCRIPTION	REMARKS
	CONCRETE PAVING	
	PERMEABLE PAVERS	
PA	PLANTING AREA	
	KEY NOTE	

KEY NOTES

1. CONCRETE PAVING, TYP.
2. PERMEABLE PAVERS, TYP.
3. CONCRETE BAND, TYP.
4. CURB RAMP, TYP.
5. PARKING STRIPES, TYP.
6. STREET LIGHT POLE, TYP.
7. FLOW THROUGH PLANTERS, TYP.
8. TRADITIONAL PLANTERS, TYP.
9. PLANTING AREA, TYP.

REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



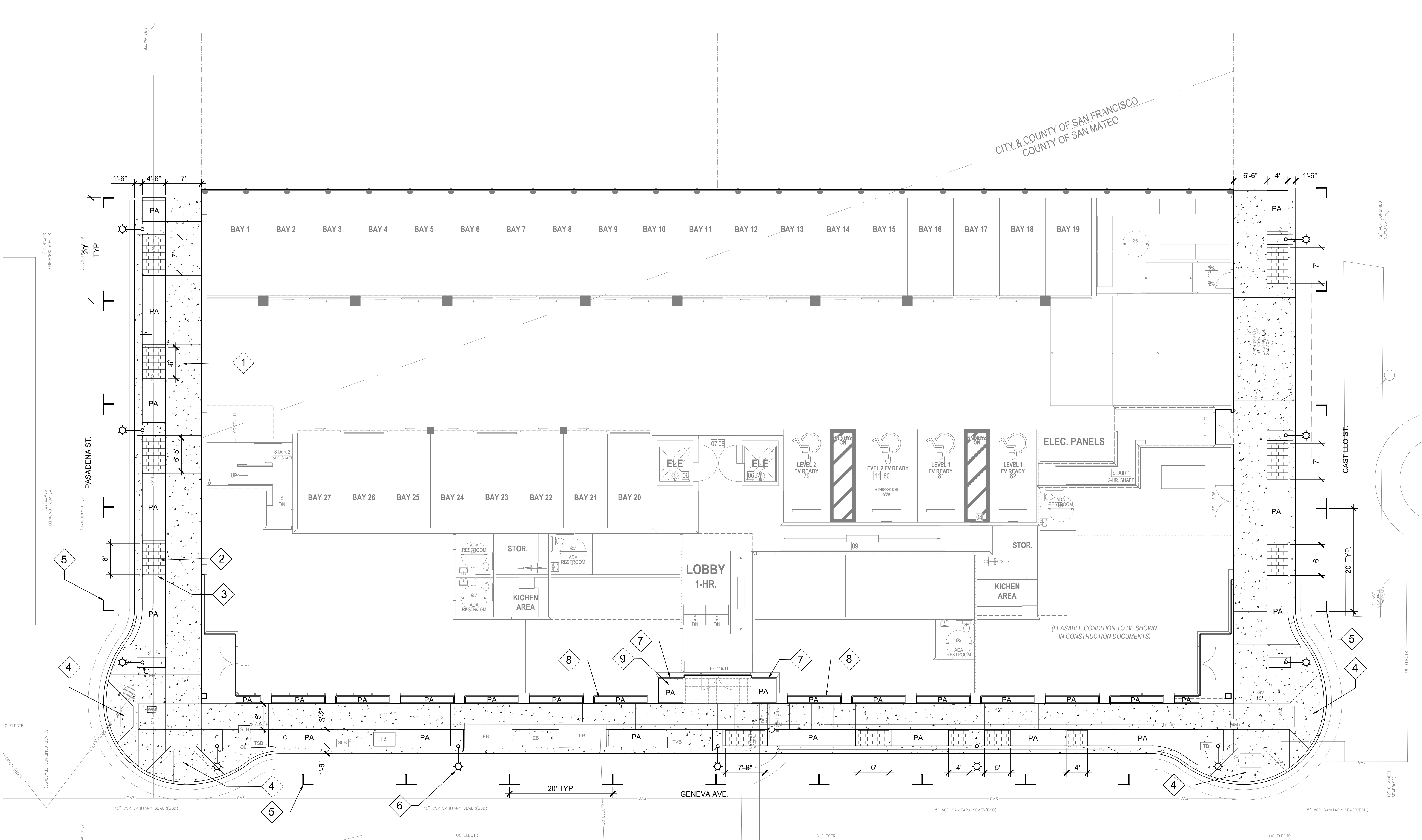
CONSULTANT

CONSTRUCTION PLAN:
STREETSCAPE

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/9/2022
SCALE: SEE PLAN
DRAWN BY: NM
CHECKED BY: BT
SHEET NO.

L1.01



SITE IMPROVEMENTS LEGEND

SYMBOL	DESCRIPTION	REMARKS
PA	PLANTING AREA	
	KEY NOTE	

KEY NOTES

1.
- FLOW THROUGH PLANTERS ON PODIUM, TYP.
2.
- PLANTING AREA, TYP.

REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



CONSULTANT

CONSTRUCTION PLAN:
2ND FLOOR

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/9/2022

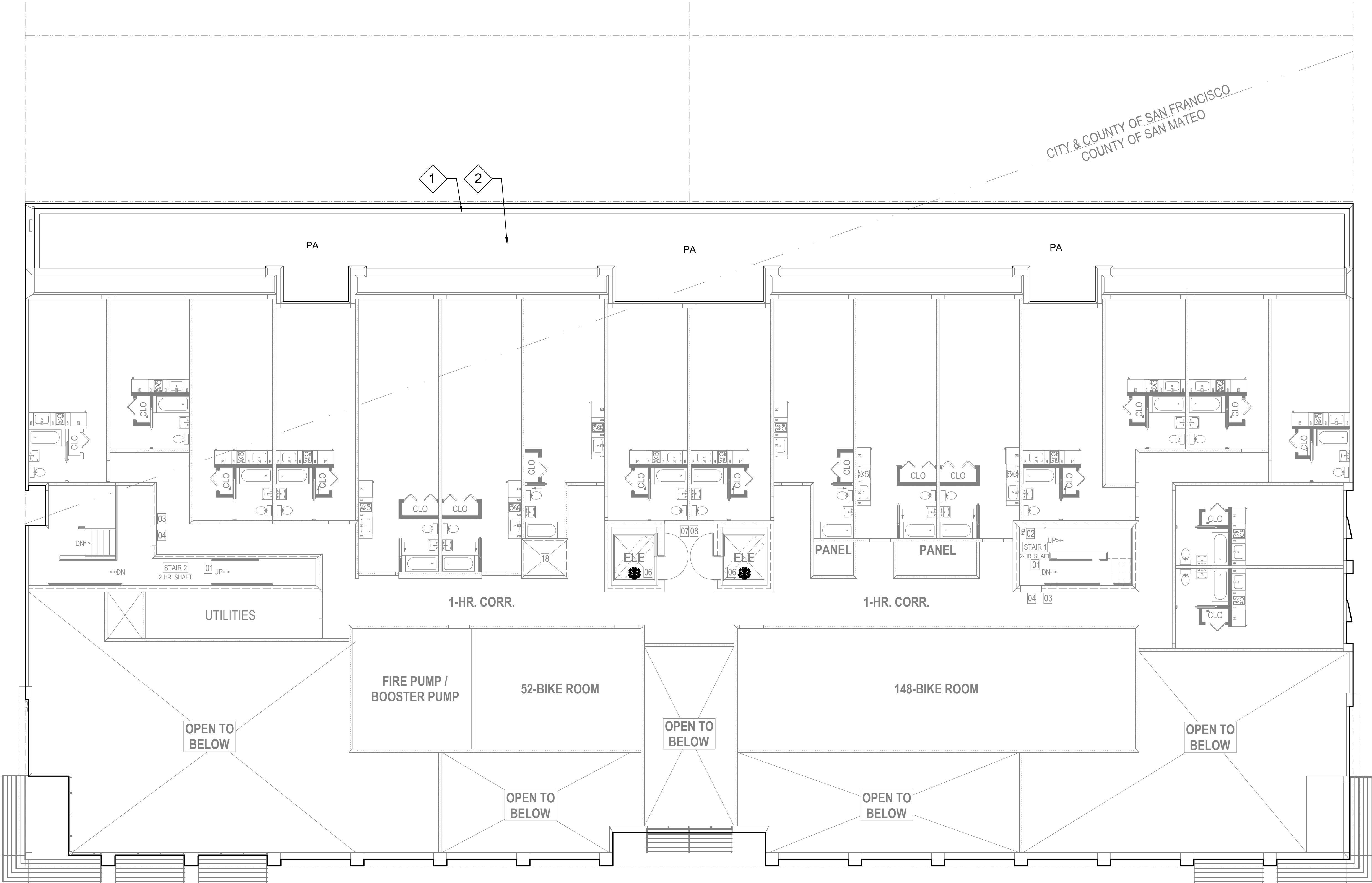
SCALE: SEE PLAN

DRAWN BY: NM

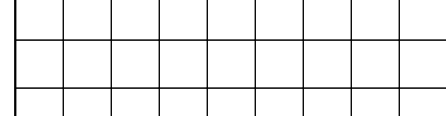
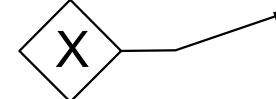
CHECKED BY: BT

SHEET NO.

L1.02



SITE IMPROVEMENTS LEGEND

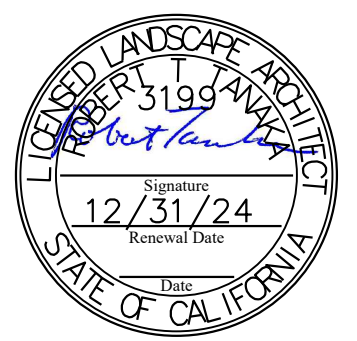
SYMBOL	DESCRIPTION	REMARKS
	CONCRETE PAVERS ON PEDESTAL	
PA	PLANTING AREA	
	KEY NOTE	

KEY NOTES

- CONCRETE PAVERS ON PEDESTAL, TYP.
- TRADITIONAL PLANTERS ON PEDESTAL, TYP.

REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



CONSULTANT

CONSTRUCTION PLAN:
3RD & 5TH FLOOR

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/9/2022

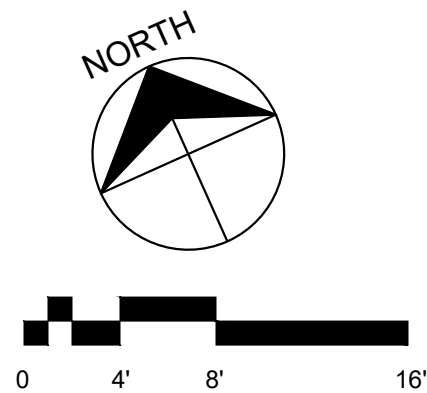
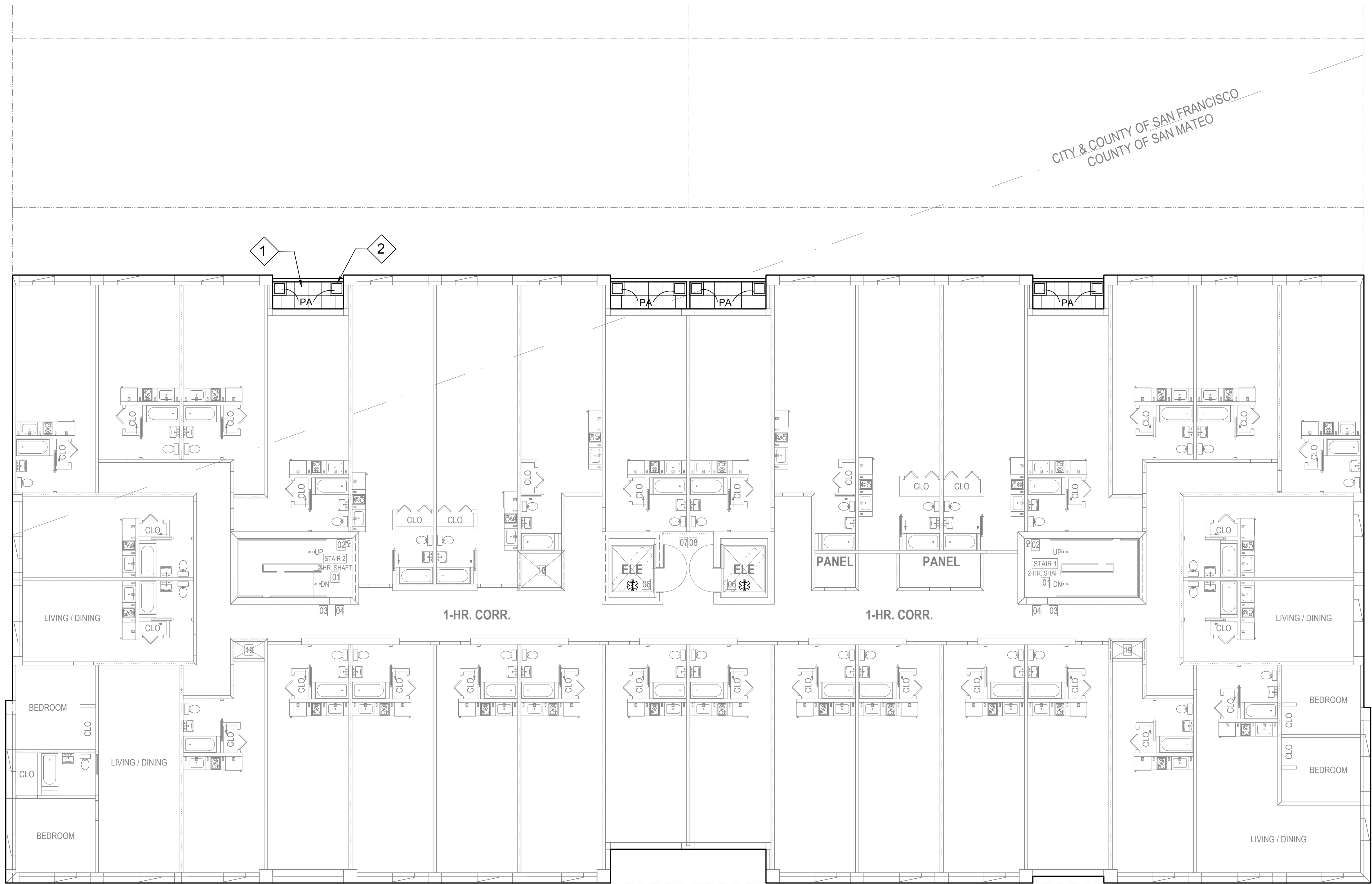
SCALE: SEE PLAN

DRAWN BY: NM

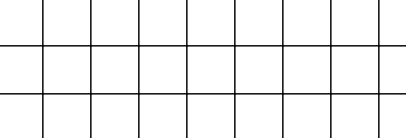
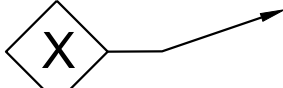
CHECKED BY: BT

SHEET NO.

L1.03



SITE IMPROVEMENTS LEGEND

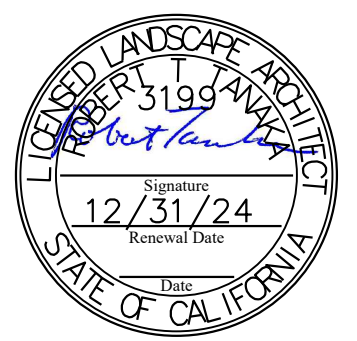
SYMBOL	DESCRIPTION	REMARKS
	CONCRETE PAVERS ON PEDESTAL	
PA	PLANTING AREA	
	KEY NOTE	

KEY NOTES

1. CONCRETE PAVERS ON PEDESTAL, TYP.
2. TRADITIONAL PLANTERS ON PEDESTAL, TYP.

REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



CONSULTANT

CONSTRUCTION PLAN:
4TH & 6TH FLOOR

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/8/2022

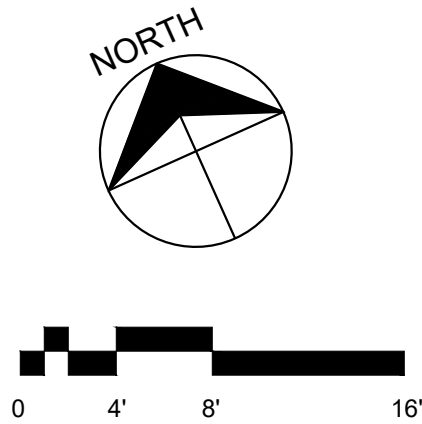
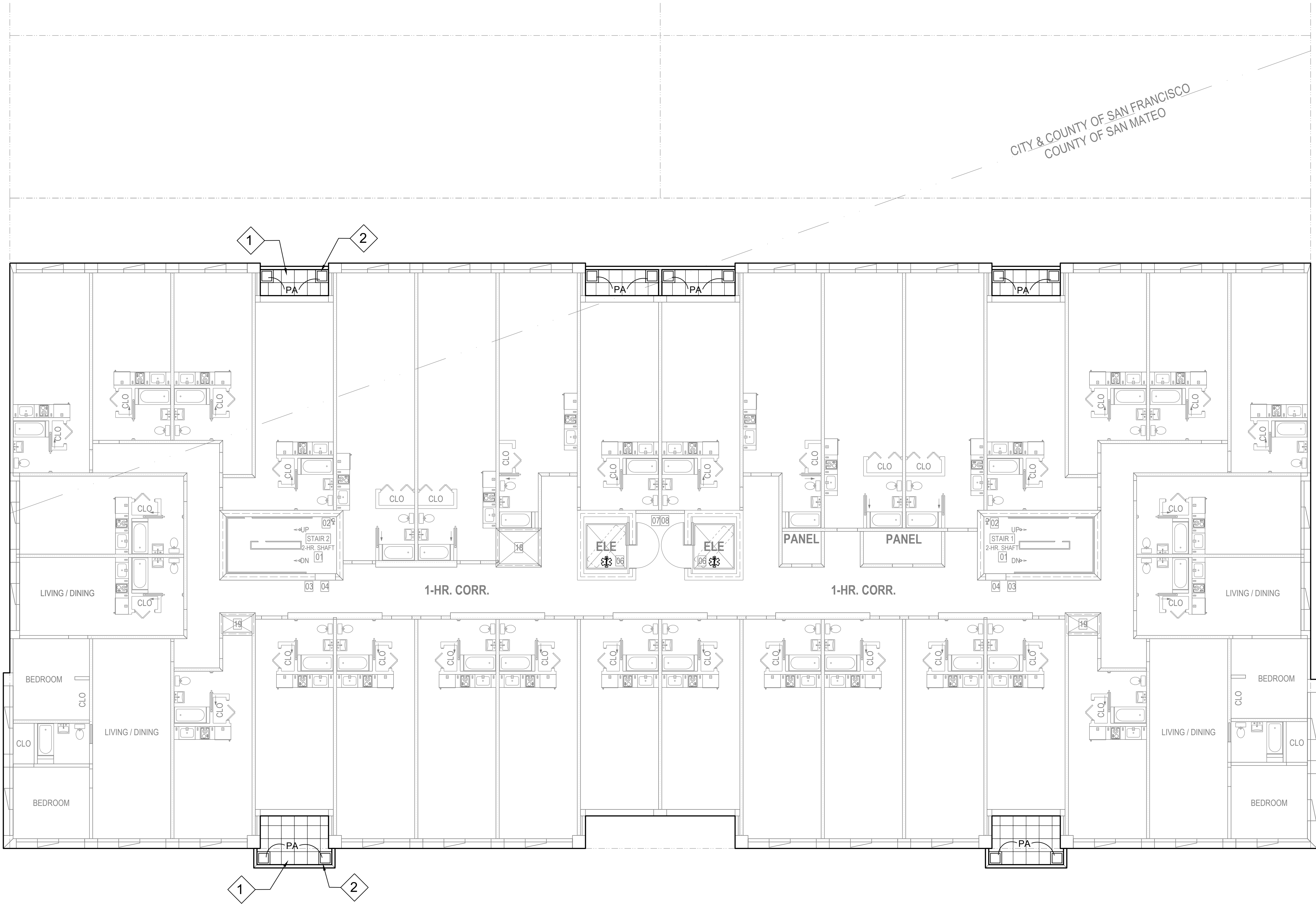
SCALE: SEE PLAN

DRAWN BY: NM

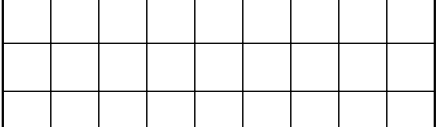
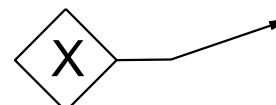
CHECKED BY: BT

SHEET NO.

L1.04



SITE IMPROVEMENTS LEGEND

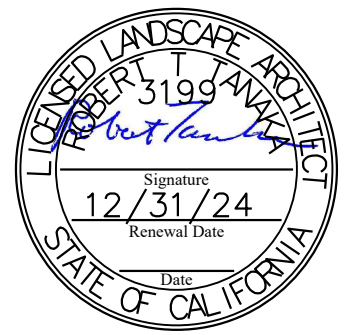
SYMBOL	DESCRIPTION	REMARKS
	CONCRETE PAVERS ON PEDESTAL	
PA	PLANTING AREA	
	KEY NOTE	

KEY NOTES

1. TRADITIONAL PLANTERS ON PEDESTAL, TYP.
2. FLOW THROUGH PLANTER ON PODIUM, TYP.
3. BENCH, TYP.
4. CONCRETE PAVERS ON PEDESTAL, TYP.

REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



CONSULTANT

CONSTRUCTION PLAN:
7TH FLOOR

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/9/2022

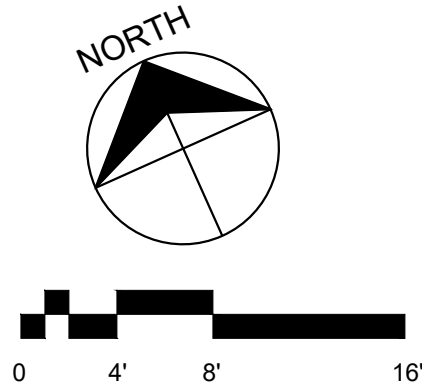
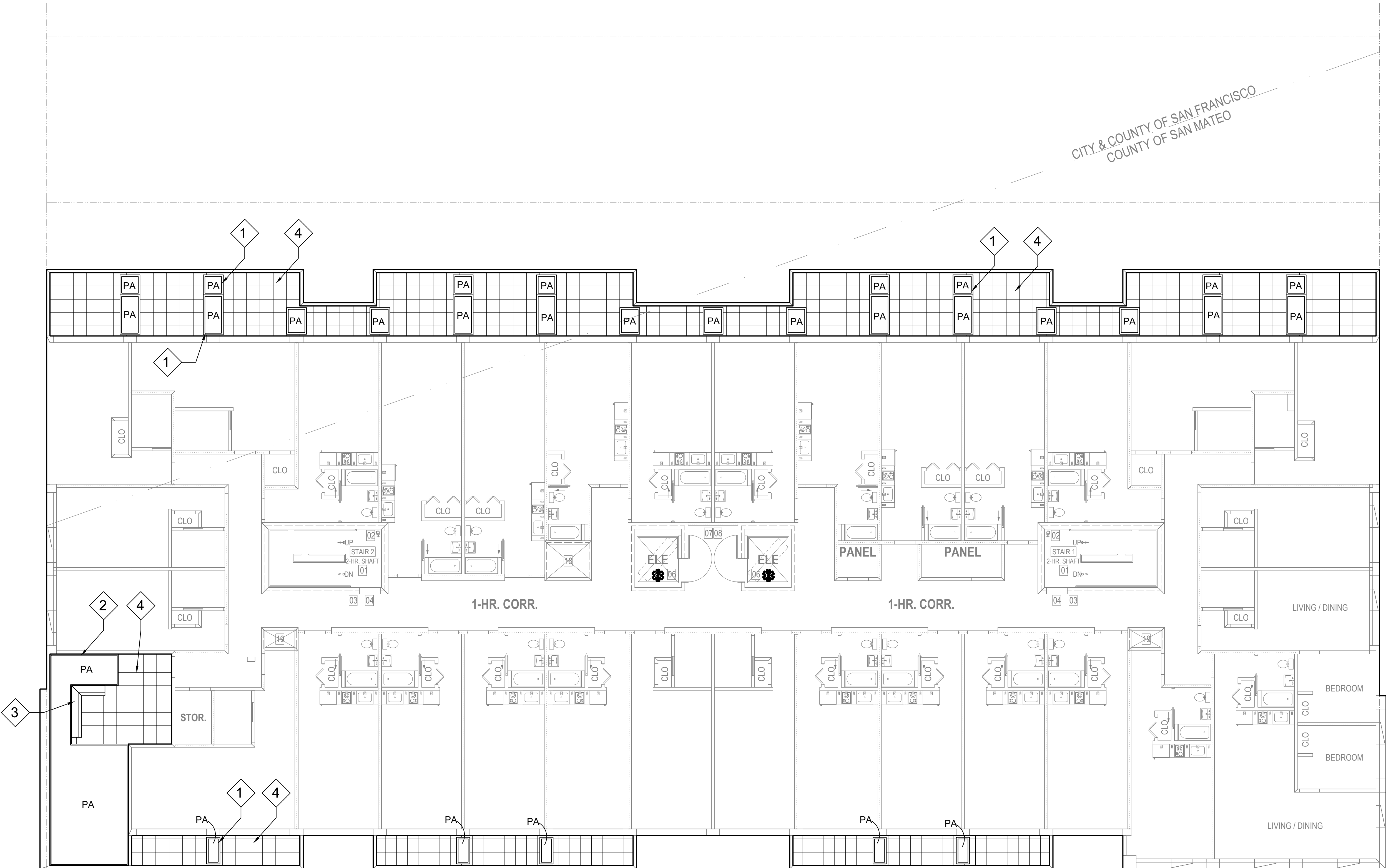
SCALE: SEE PLAN

DRAWN BY: NM

CHECKED BY: BT

SHEET NO.

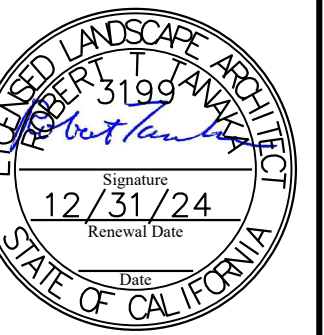
L1.05



SYMBOL	DESCRIPTION	REMARKS
	CONCRETE PAVERS ON PEDESTAL	
	WOOD DECKING ON PEDESTAL	
PA	PLANTING AREA	
	KEY NOTE	

1. TRADITIONAL PLANTER, 18" HIGH.
2. TRADITIONAL PLANTER, 36" HIGH.
3. CONCRETE PAVERS ON PEDESTAL, TYPICAL.
4. WOOD DECKING ON PEDESTAL, TYPICAL.
5. SOFA, TYPICAL.
6. SOFA WITH SIDE TABLE.
7. SOFA CHAIR, TYPICAL.
8. COFFEE TABLE.
9. BENCH, TYPICAL.

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com

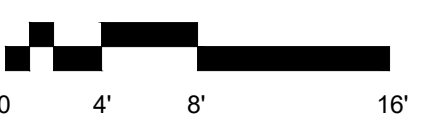
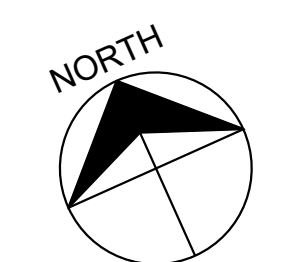
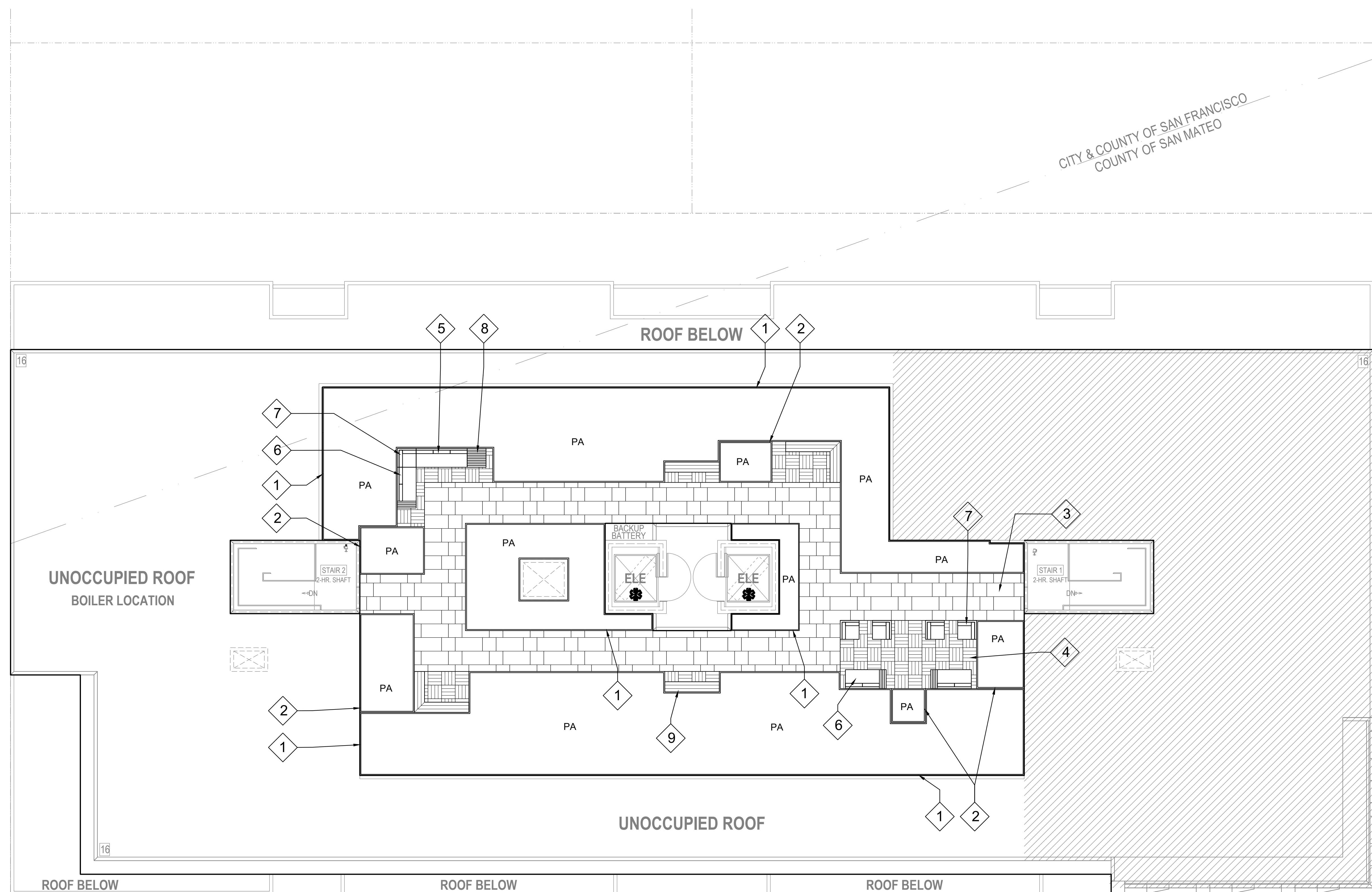


CONSTRUCTION PLAN:
ROOF

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

SHEET NO.

L1.06

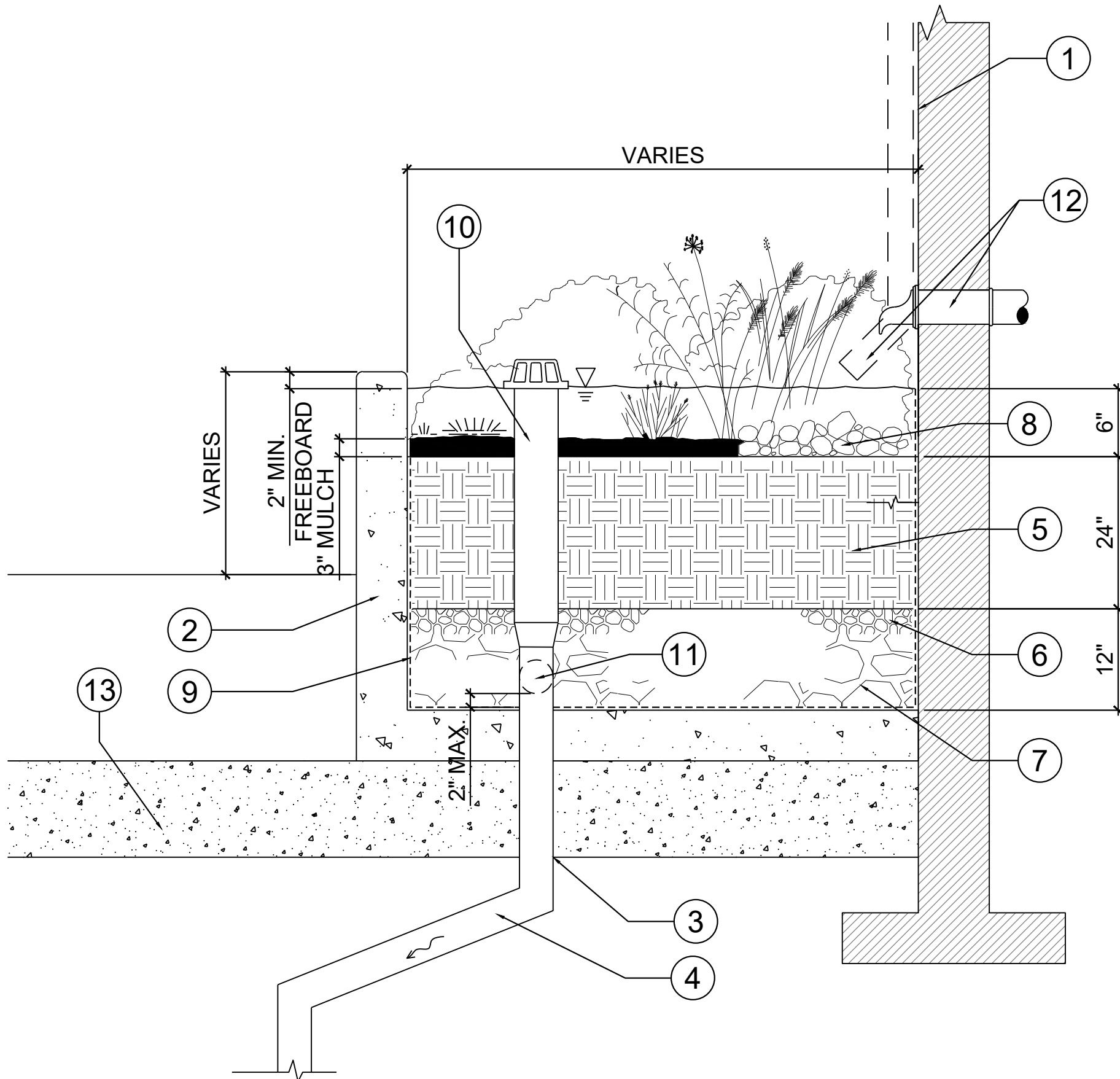


LEGEND

1. BUILDING WALL.
2. CONCRETE PLANTER.
3. WALL PENETRATION, PER ARCHITECTURAL PLANS.
4. STORM DRAIN PIPE.
5. BIORETENTION SOIL.
6. CHOKING COURSE, 3", ASTM NO. 9.
7. RESERVOIR COURSE, ASTM NO.7.
8. STREAMBED COBBLES OR EQUAL.
9. WATERPROOF MEMBRANE.
10. OVERFLOW DRAIN WITH ATRIUM GRATE.
11. UNDERDRAIN.
12. DOWNSPOUT, S.A.D.
13. CONCRETE SLAB, S.A.D.

CONSTRUCTION NOTES:

1. INSTALL DOWNSPOUTS OR OTHER CONVEYANCE CONNECTIONS (E.G. SCUPPER, CHANNEL, OVERHEAD RUNNEL) FROM BUILDING TO DRAIN ABOVE DESIGN PONDING ELEVATION. REFER TO APPLICABLE SAN FRANCISCO DBI CODES FOR CONVEYANCE CONNECTION REQUIREMENTS.
2. BUILDING WATERPROOFING BY ARCHITECT; COORDINATE PLANTER CONSTRUCTION WITH BUILDING FAÇADE / WATERPROOFING.
3. PROVIDE WALL AT BUILDING FACE IN CASES WHERE GAP IS REQUIRED BETWEEN WALL AND PLANTER OR WHERE BUILDING FAÇADE IS INCOMPATIBLE WITH PLANTER CONFIGURATION.
4. OVERFLOW STRUCTURE (MATERIAL AND WORKMANSHIP) SHALL CONFORM TO APPLICABLE SAN FRANCISCO DBI AND PUBLIC WORKS CODES AND REQUIREMENTS.



FLOW-THROUGH PLANTER ON PODIUM

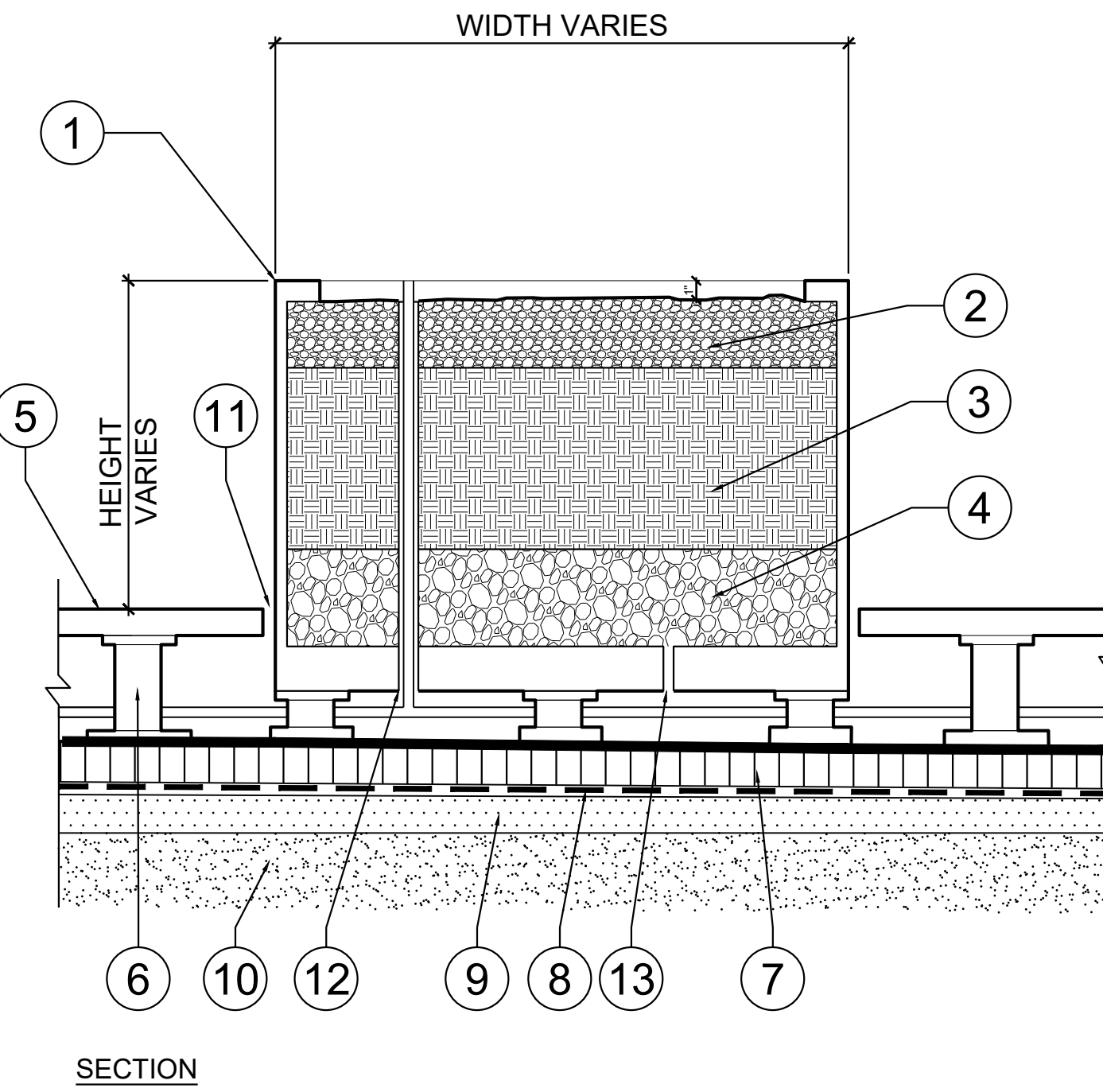
NOT TO SCALE

LEGEND

1. PLANT CONTAINER PER PLAN.
2. MULCH, 3" DEEP.
3. LIGHT WEIGHT SOIL, 18" DEEP MINIMUM.
4. GRAVEL STORAGE, 12" DEEP.
5. PAVERS.
6. PEDESTAL.
7. DRAINAGE/ PROTECTION MAT, S.A.D.
8. SLOPED WATERPROOFING MEMBRANE, S.A.D.
9. LIGHT WEIGHT CONCRETE SLOPE 1/4"/FT MIN, S.A.D.
10. STRUCTURAL CONCRETE SLAB, S.S.D.
11. PROVIDE GAP, TYPICAL.
12. IRRIGATION LATERAL LINE OR LIGHTING CONDUIT.
13. DRAINAGE HOLE. MUST BE SMALLER THAN GRAVEL SIZE.

NOTES

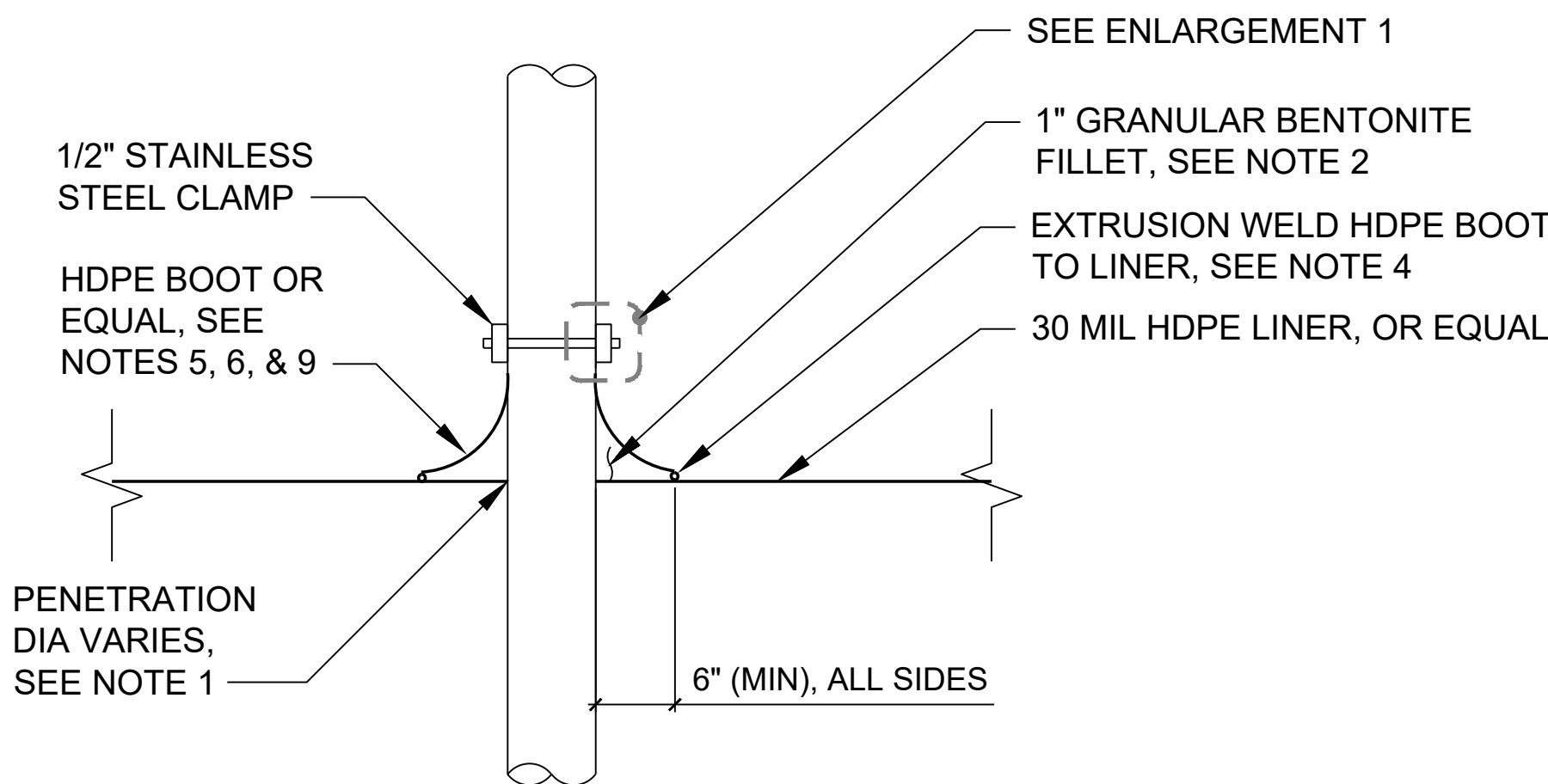
- A. HOLES FOR IRRIGATION PIPES, LIGHTING CONDUITS & DRAINAGE WILL BE DRILLED ON SITE DURING INSTALLATION.
- B. PLANTER SIZE & WEIGHT WILL DETERMINE AMOUNT OF PEDESTALS NEEDED TO SUPPORT THE PLANTER.



SECTION

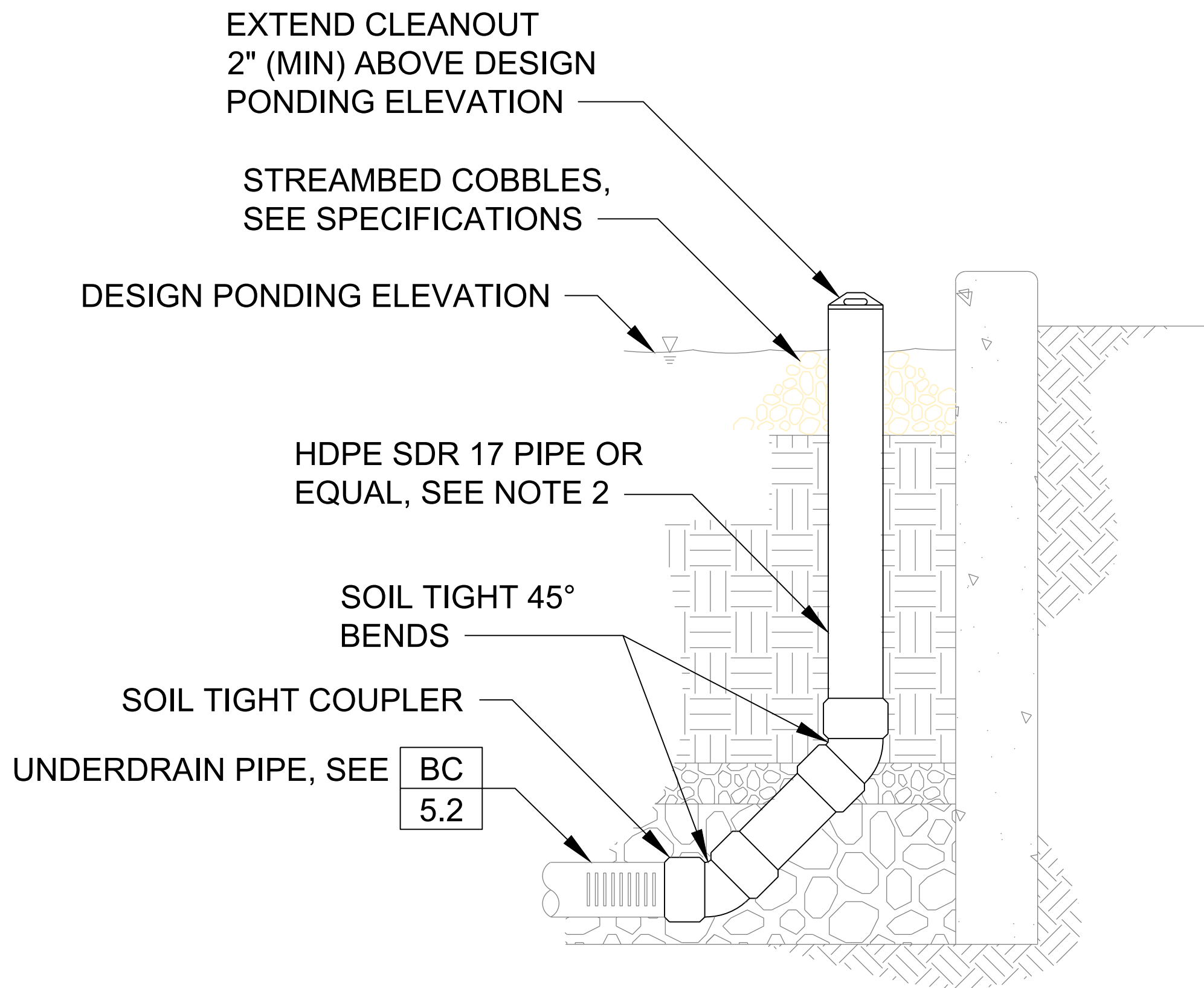
PLANT CONTAINER ON PEDESTALS

NOT TO SCALE



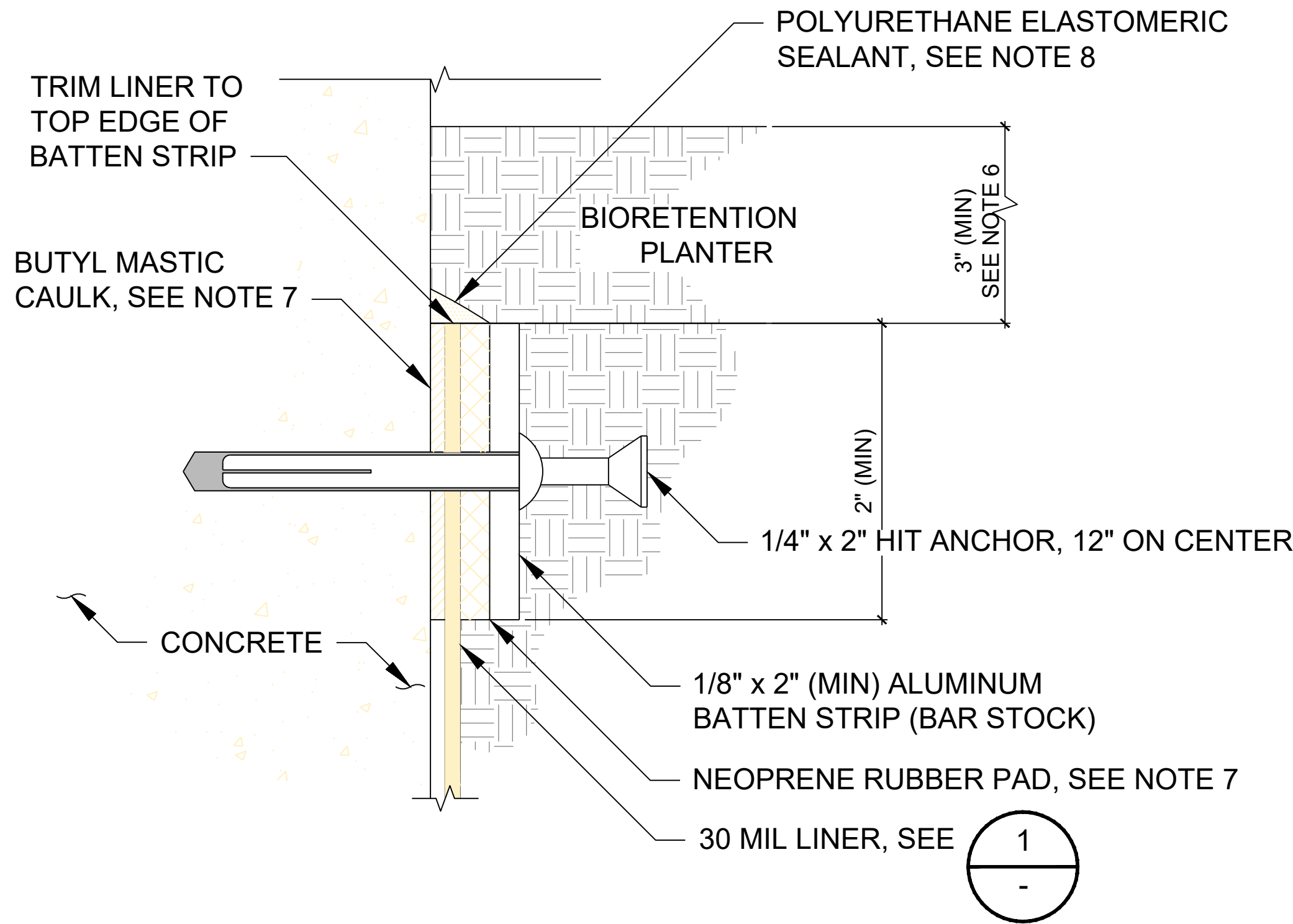
TYPICAL LINER PENETRATION - PERPENDICULAR

1



CLEANOUT - ALTERNATIVE 2

2



WATER TIGHT LINER ATTACHMENT AT WALL/STRUCTURE

3

REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



CONSULTANT

LANDSCAPE DETAILS

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/9/2022

SCALE: SEE PLAN

DRAWN BY: NM

CHECKED BY: BT

SHEET NO.

L1.07

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
▲	T1	JAPANESE MAPLE	ACER PALMATUM	24" BOX	STANDARD TRUNK
■	T2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	24" BOX	STANDARD TRUNK
▣	T3	MAJESTIC BEAUTY FRUITLESS OLIVE	OLEA EUROPAEA 'MONHER'	24" BOX	STANDARD TRUNK
●	T4	LITTLE GEM DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	24" BOX	STANDARD TRUNK
SHRUBS					
◊	S1	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	1 GAL	
⊙	S2	CREVICE ALUMROOT	HEUCHERA MIRCРАНTHA	5 GAL	
⊕	S3	RADIO RED AUTUMN SAGE	SALVIA GREGGII 'RADIO RED'	5 GAL	
⊕	S4	LUMEM GOLD FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'JS JOMMENIK'	5 GAL	
⊙	S5	SPANISH LAVENDER	LAVANDULA STOECHAS	5 GAL	
⊕	S6	WHEELER'S DWARF JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	5 GAL	
⊙	S7	SILVER STREAK FLAX LILY	DIANELLA TASMANICA 'SILVER STREAK'	1 GAL	
⊕	S8	KARL FOERSTER FEATHER REED GRASS	CALAMGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL	
⊕	S9	BARBERRY	BERBERIS AQUIFOLIUM	5 GAL	
⊙	S10	SHINING PINK ROCK PURSLANE	CALANDRINIA SPECTABILIS 'SHINING PINK'	1 GAL	
⊙	S11	CALIFORNIA GRAY RUSH	JUNCUS PATENS	1 GAL	
⊕	S12	CAPE RUSH	CHONDROPETALUM TECTORUM	5 GAL	
⊕	S13	WESTERN SWORD FERN	POLYSTICHUM MUNITUM	5 GAL	

PLANTING LEGEND

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

SCALE: SEE PLAN

CHECKED BY: BT

14.00

L4.00

REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



CONSULTANT

PLANTING PLAN:
STREETSCAPE

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/9/2022

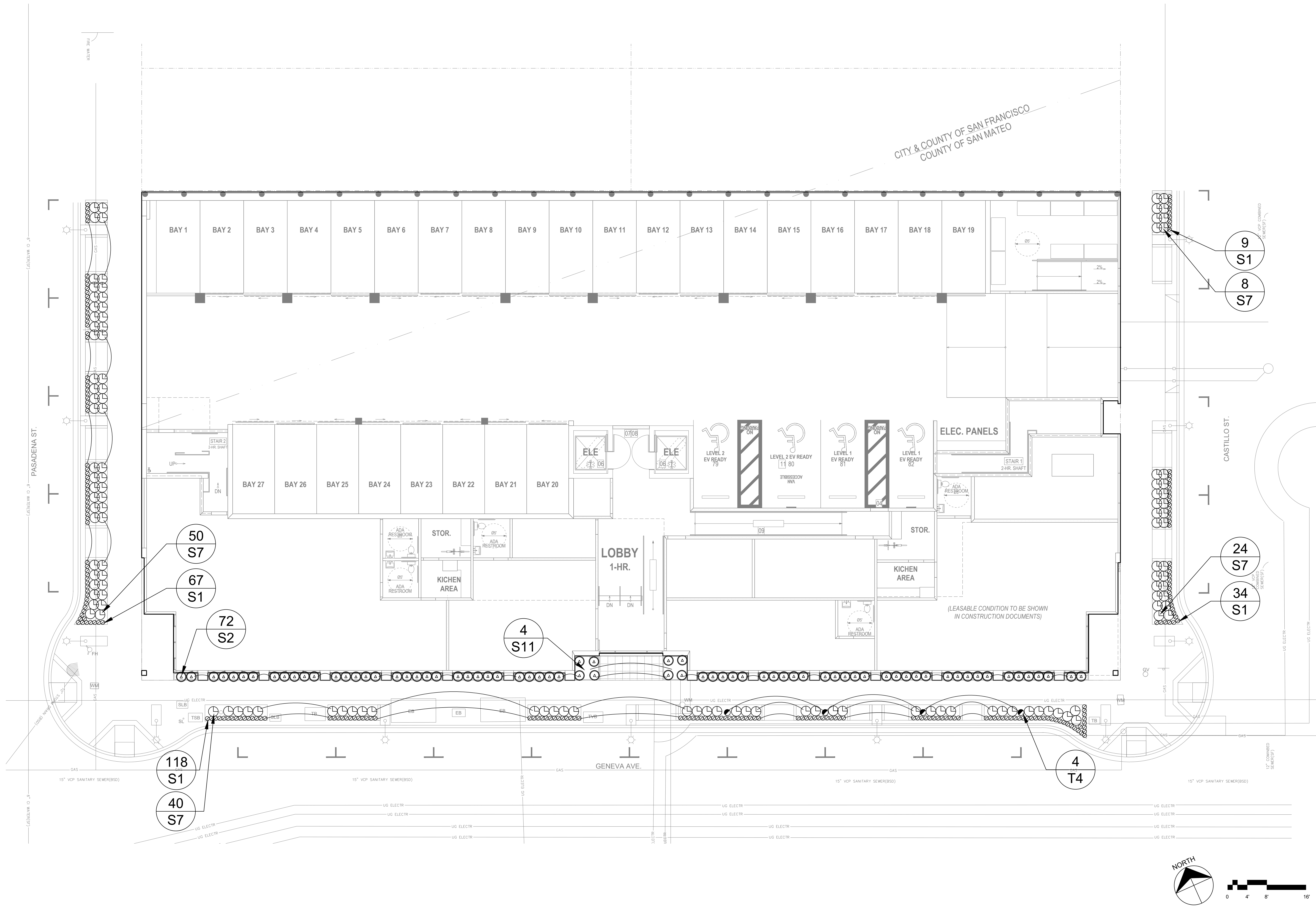
SCALE: SEE PLAN

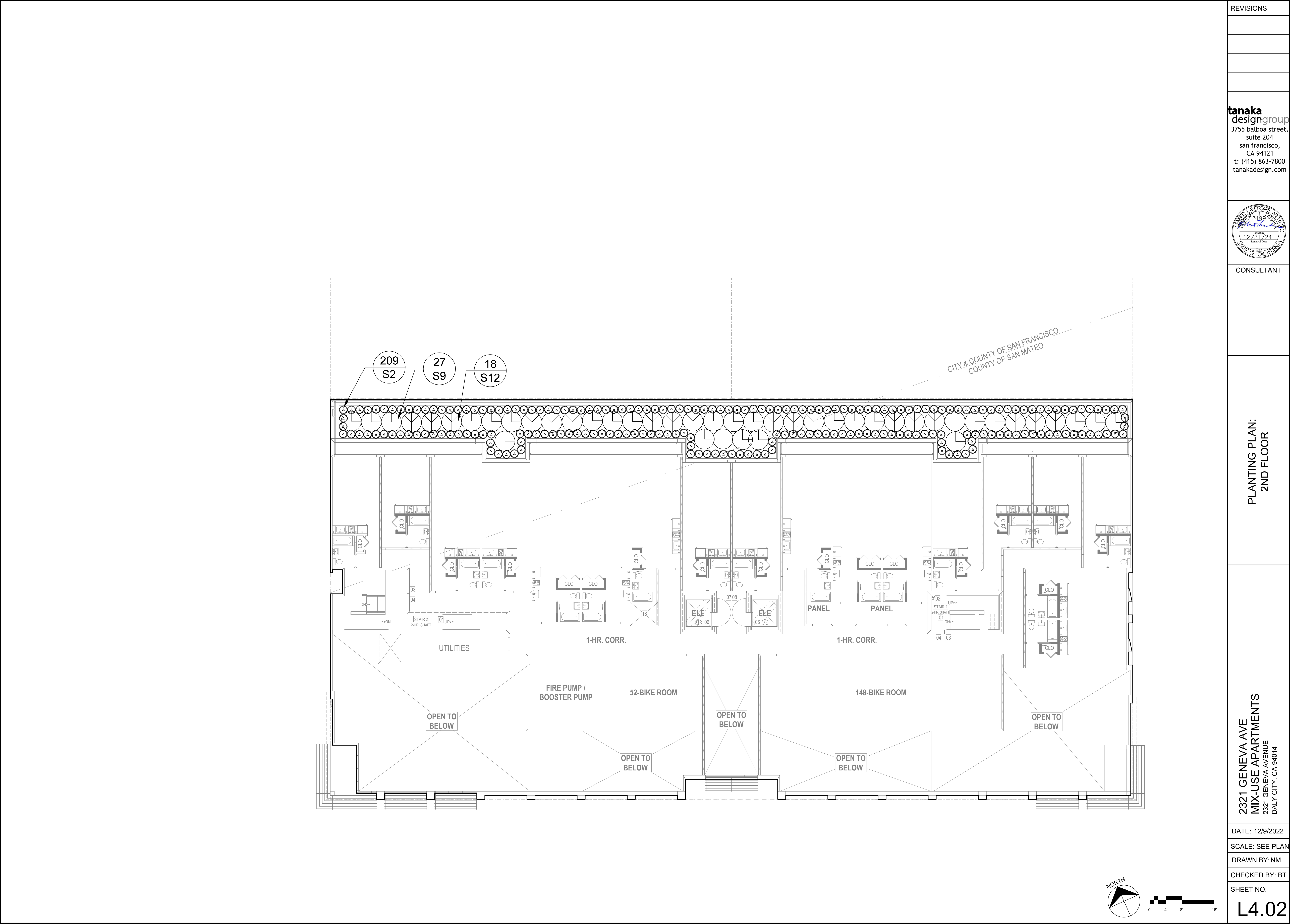
DRAWN BY: NM

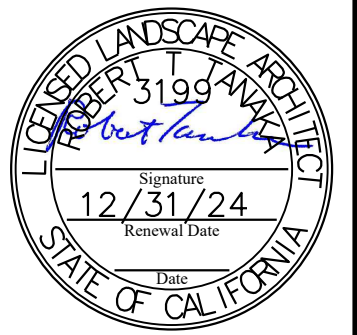
CHECKED BY: BT

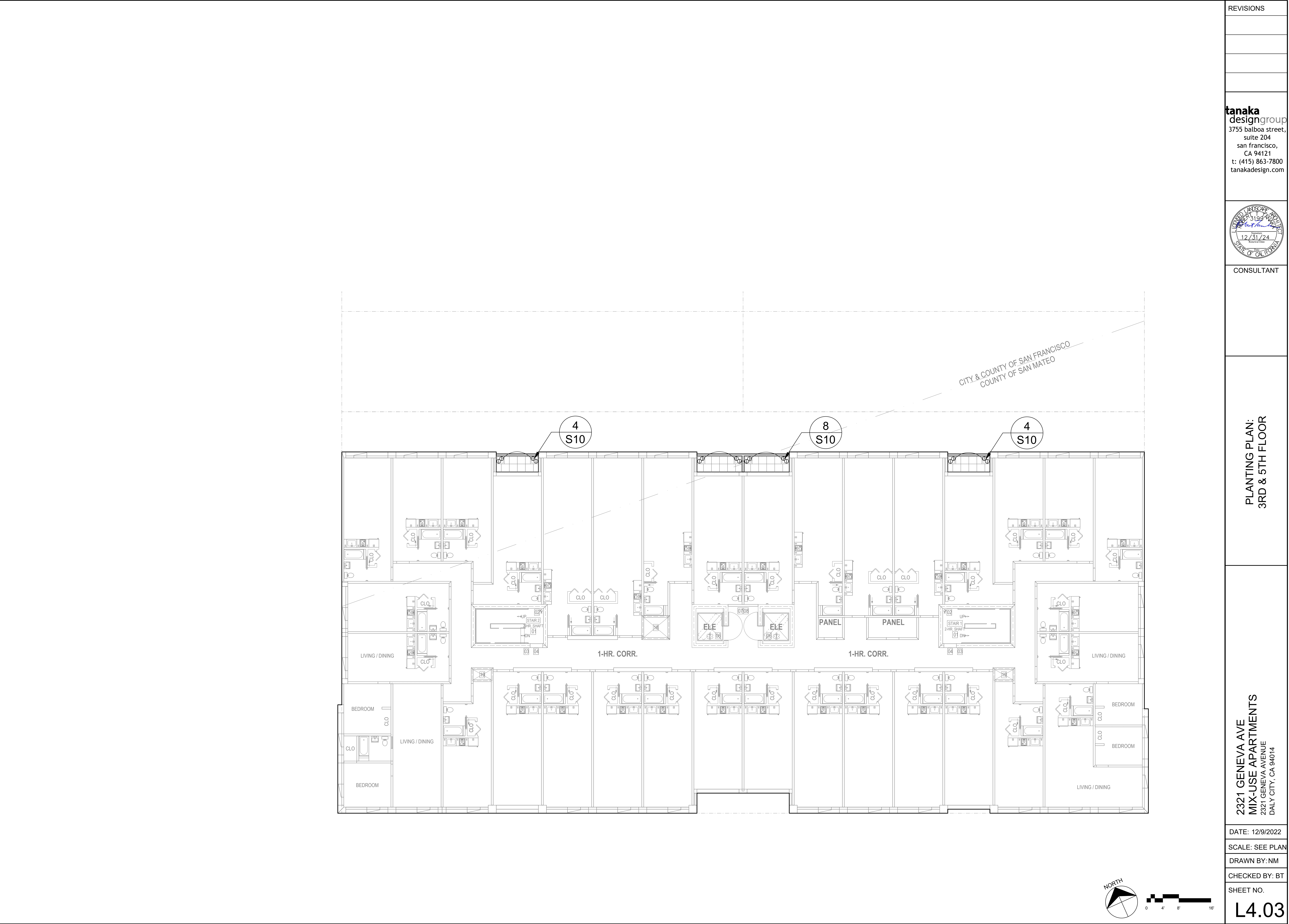
SHEET NO.

L4.01



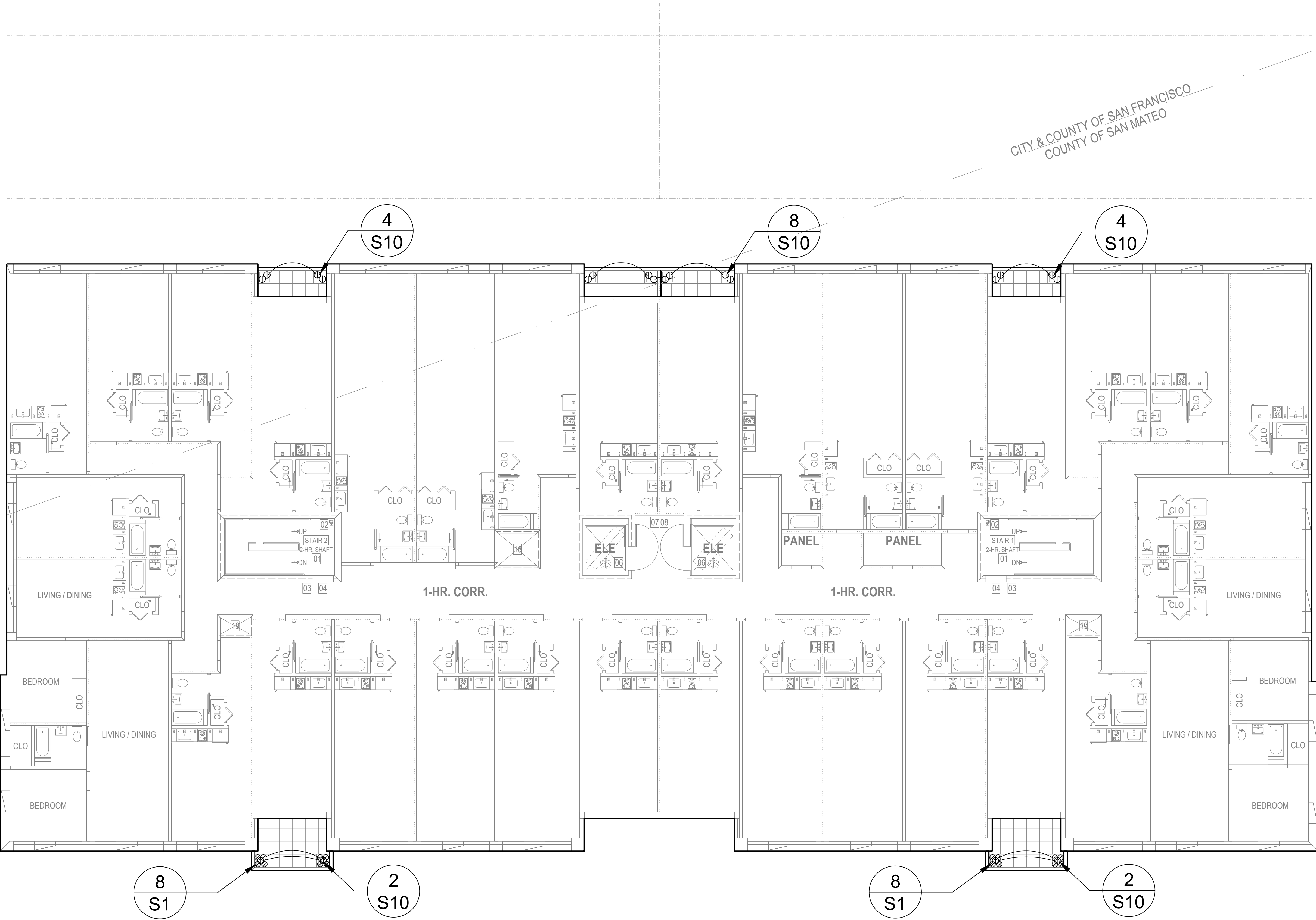


REVISIONS
tanaka designgroup 3755 balboa street, suite 204 san francisco, CA 94121 t: (415) 863-7800 tanakadesign.com

CONSULTANT
PLANTING PLAN: 2ND FLOOR
2321 GENEVA AVE MIX-USE APARTMENTS 2321 GENEVA AVENUE DALY CITY, CA 94014
DATE: 12/9/2022
SCALE: SEE PLAN
DRAWN BY: NM
CHECKED BY: BT
SHEET NO. L4.02



REVISIONS

</



REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



CONSULTANT

PLANTING PLAN:
4TH & 6TH FLOOR

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/9/2022

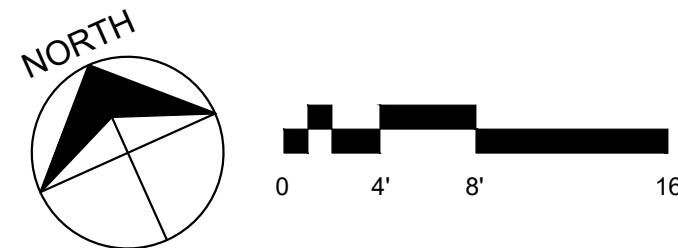
SCALE: SEE PLAN

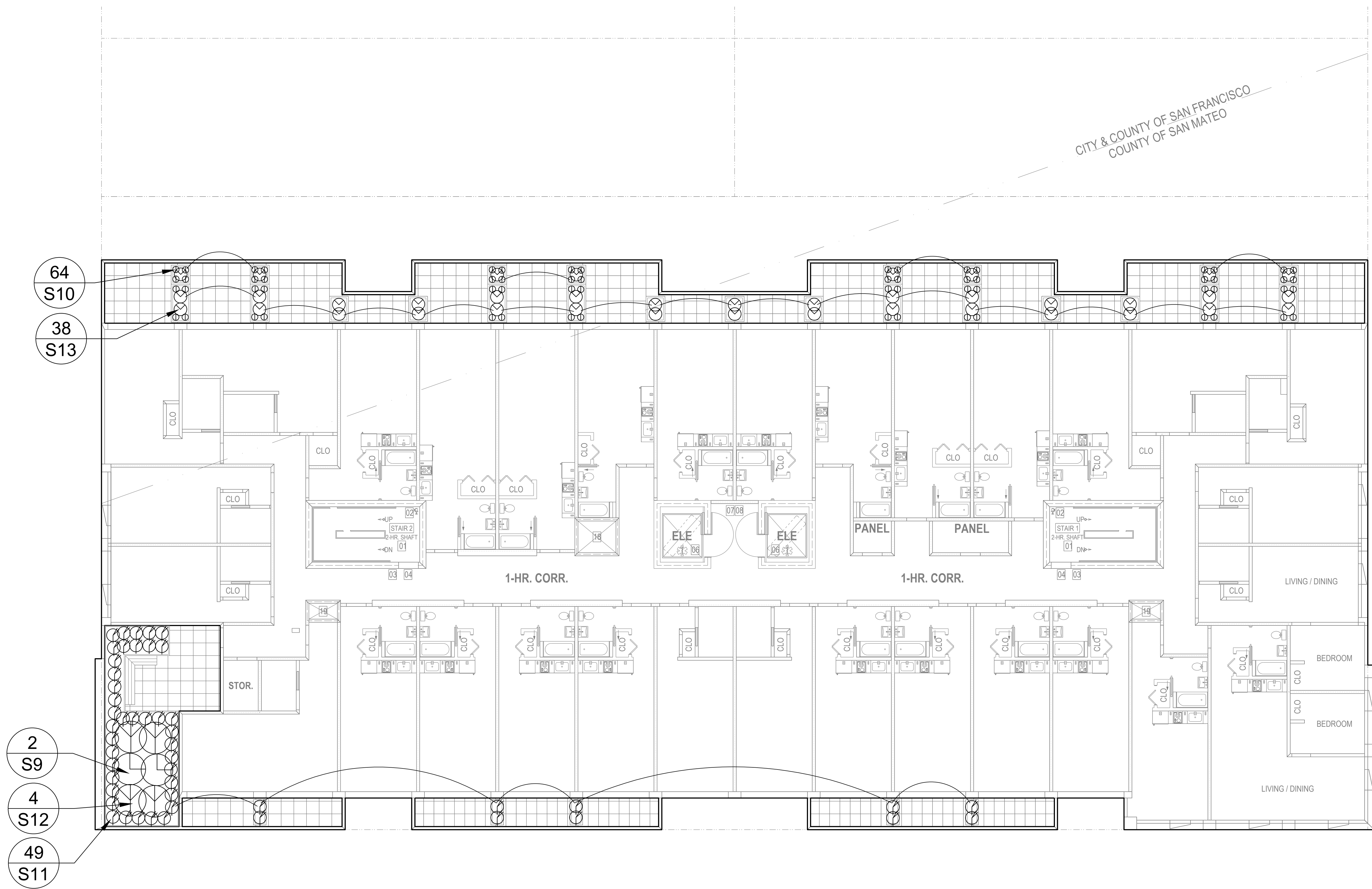
DRAWN BY: NM

CHECKED BY: BT

SHEET NO.

L4.04





REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



CONSULTANT

PLANTING PLAN:
7TH FLOOR

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/9/2022

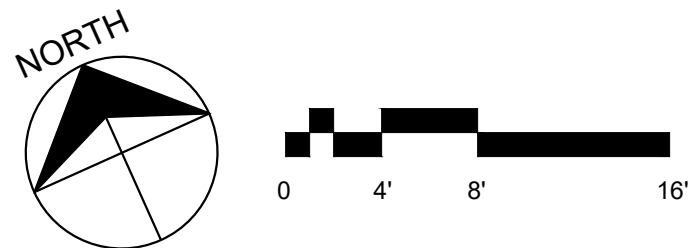
SCALE: SEE PLAN

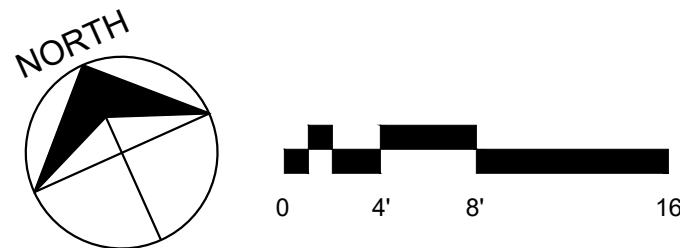
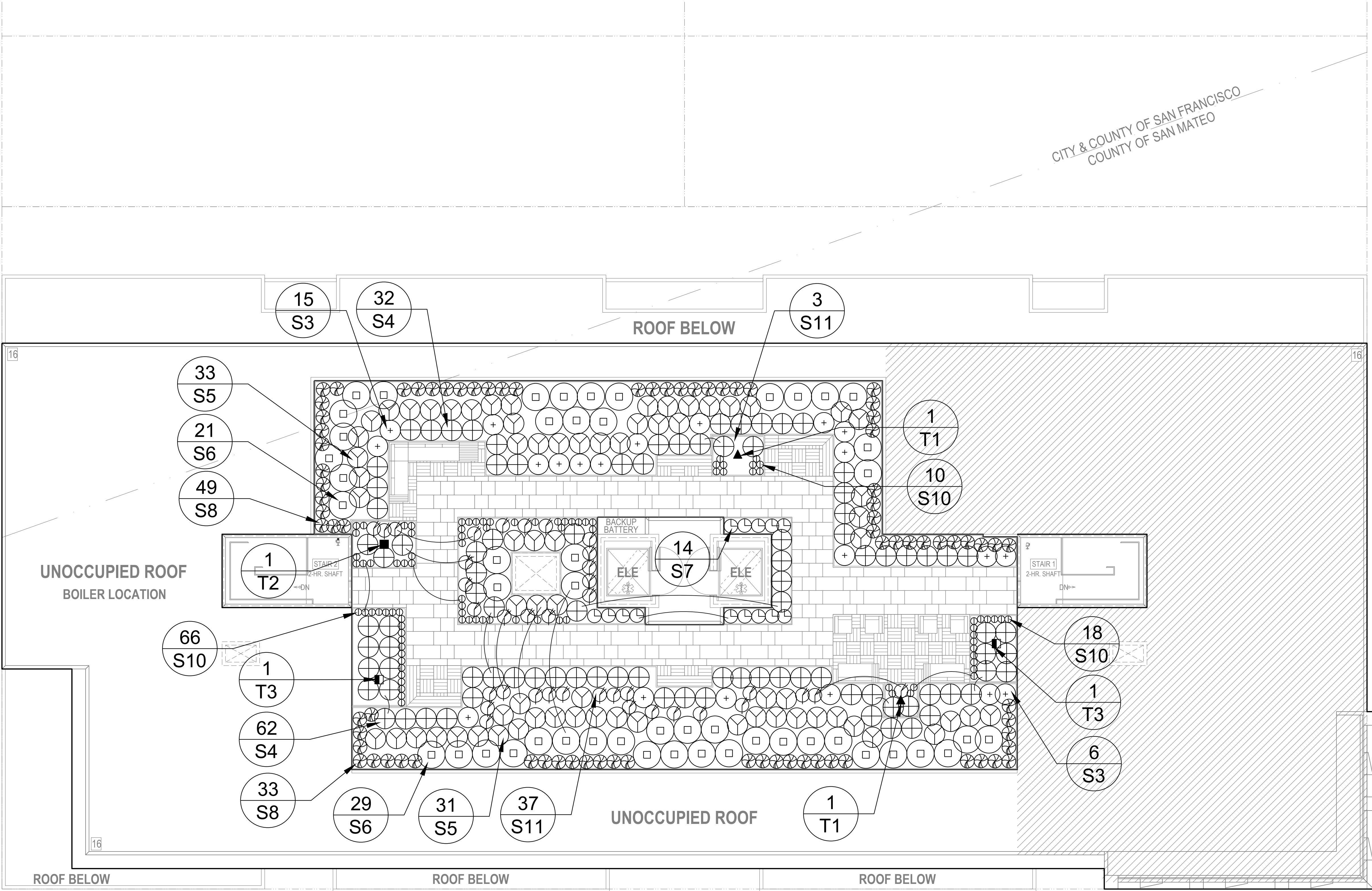
DRAWN BY: NM

CHECKED BY: BT

SHEET NO.

L4.05





REVISIONS

tanaka
designgroup
3755 balboa street,
suite 204
san francisco,
CA 94121
t: (415) 863-7800
tanakadesign.com



CONSULTANT

PLANTING PLAN:
ROOF

2321 GENEVA AVE
MIX-USE APARTMENTS
2321 GENEVA AVENUE
DALY CITY, CA 94014

DATE: 12/9/2022

SCALE: SEE PLAN

DRAWN BY: NM

CHECKED BY: BT

SHEET NO.

L4.06

REUBEN, JUNIUS & ROSE, LLP

Matthew D. Visick
mvisick@reubenlaw.com

May 3, 2022

Delivered Via Electronic Mail (mvanlonkhuysen@dalycity.org)

Michael Van Lonkhuysen, Planning Manager
Community Development Department, Planning Division
333 90th Street
Daly City, CA 94015

Re: 2321 Geneva Avenue – Project Narrative and Density Bonus
Our File No.: 11657.01

Dear Mr. Van Lonkhuysen,

Our office represents the owner of the property at 2321 Geneva Avenue (the “**Property**”). The owner is proposing a mixed-use project that will utilize the State Density Bonus Law (“**DBL**”) to provide 185 ownership units, including 34 housing units affordable to low-income residents (the “**Project**”). Utilization of the DBL will allow the Project to deliver affordable housing units with a greater level of affordability than would otherwise be required under the Daly City Municipal Code (“**Code**”). The revised Project would provide additional affordable units and a greater unit mix than previously proposed while maintaining a similar building envelope. This letter provides an updated overview of the proposed Project, approvals requested, density bonus under the DBL, and the modifications to development standards under the DBL.

Project Narrative

The Project involves the new construction of a seven-story mixed-use building spread over seven lots that are currently vacant. The Project will utilize the DBL to provide 185 units, including 34 housing units affordable to low-income residents. The unit mix is 167 studios and 18 one-bedroom units. In addition, the Project proposes two commercial spaces on the ground floor totaling 3,667 square feet, a garage accommodating 82 parking spaces, and 197 bike parking spaces. The Project also includes 5,146 square feet of private open space on balconies and 7,159 square feet of common open space on the roof. The Project will require approval of the following entitlements: use permit, design review, a lot merger, and a condominium map.

Density Bonus Eligibility

The Property is currently located in the C-1 zoning district, which does not apply a numerical density limit. Instead, the density is limited by the other zoning constraints on the site, such as the

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
492 9th Street, Suite 200, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

height limit and open space requirements. On the Property, the maximum allowable base density in a Code-compliant project would be 139 units and 73,137 square feet. Drawings illustrating a hypothetical base density project are attached as **Exhibit A**.¹

The City's Inclusionary Housing Ordinance requires that 28 units (20% of the base project) be affordable to families whose income does not exceed 120% of the area median income (i.e., moderate income units). The Project sponsor proposes to provide 34 affordable housing units and further restrict them to be affordable to families earning up to 80% of area median income (i.e., low-income units). These 34 units represent 24% of the 139-unit base project, which would entitle the Project to a 50% density bonus.² A 50% density bonus at this Property would allow up to 209 units and 109,706 square feet.

The proposed Project includes 185 of the 209 potential units. As noted below, additional height is required to provide the density bonus units. The Property is unusual in that it has street frontage on three sides and is located across the street from the Cow Palace, making this an appropriate location for a density bonus project. In addition, the massing was carefully designed to be sensitive to the residential properties that abut the rear property line by including stepped setbacks of 10-20 feet above the ground floor.

Level of Affordability of All Affordable Units and Proposals for Ensuring Affordability

As noted above, the 34 units would be affordable to families earning up to 80% of the area median income (i.e., low-income units). Consistent with the City of Daly City Inclusionary Housing Ordinance and the DBL, the owner will ensure the affordability of the affordable housing units in the Project for a period of 55 years.³ As provided in the Code, the owner will record a document against title in a form approved by the City Attorney that ensures the continued affordability of the inclusionary units.⁴

Requested Concessions, Waivers, and Modifications of Development Standards

Given that the Project will provide 24% of the units at rates affordable to families making up to 80% of area median income (i.e., low-income units), the Project is entitled to three "concessions" under the DBL.⁵ Concessions can include, among other things, a "modification of zoning code requirements . . . that exceed the minimum building standards approved by the California Building Standards Commission . . . that results in identifiable and actual cost reductions, to provide for

¹ Please note that the base project conforms with the definition of "building height" under Code section 17.04.010, which allows additional height below a view plane that extends at a 45-degree angle.

² Code § 17.52.030(A); Gov. Code § 65915(f)(2).

³ Code § 17.47.130; Gov. Code § 65915(c)(1).

⁴ Code § 17.47.130.

⁵ Gov. Code § 65915(d)(2)(C).

affordable housing costs.”⁶ Here, the Project proposes to utilize the three available concessions to increase the floor-to-floor height, reduce the parking requirement, and reduce the open space requirement.

The DBL notes that “[i]n no case may a city... apply any development standard that will have the effect of physically precluding the construction of a development meeting the [affordability] criteria... at the densities *or with the concessions or incentives* permitted by this section.”⁷ This provision allows the application of concessions to the base density project prior to applications of any waivers (e.g., a waiver of the maximum height). Here, concessions for height to allow 10-foot floor-to-floor heights have been applied to both the hypothetical base density project as well as the proposed Project. Accommodating the additional five feet needed to provide 10-foot ceiling heights would otherwise require providing a basement level, which would significantly increase construction costs. Because the requested increase in above-grade height will result in an identifiable and actual cost reduction, a concession is appropriate.

The Code requires one parking space for every studio unit and one and a half spaces for each one-bedroom unit, which would require the Project to provide 194 parking spaces.⁸ The DBL notes that projects providing at least 20% low-income units that are located within one half mile of a major transit stop can reduce the parking requirement to 0.5 spaces per unit at the developer’s request.⁹ The owner seeks to utilize this modified parking standard to lower the requirement to 93 parking spaces. The Project proposes to apply a concession to further reduce the parking by 11 spaces to match the 82 parking spaces that can be accommodated on site. Accommodating those additional 11 parking spaces would require the Project to include below grade parking or add additional height. Both options would significantly increase construction costs. Because the requested reduction in parking spaces will result in an identifiable and actual cost reduction, a concession is appropriate to reduce the parking requirement.

The Code requires 150 square feet of open space for each dwelling unit, which would result in a requirement of 27,750 total square feet of open space for a 185-unit project.¹⁰ The Project proposes a total of 12,305 square feet of open space through a combination of private balconies and a rooftop deck. Compliance with the full open space requirement would drastically increase construction costs by either requiring the Project to be much taller to accommodate additional common open space or to construct a significant number of additional balconies. Because the requested reduction of open space will result in an identifiable and actual cost reduction, a concession is appropriate to reduce the open space requirement.

⁶ Gov. Code § 65915(k)(1). Concessions also include “[o]ther regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs.” Gov. Code § 65915(k)(3).

⁷ Gov. Code § 65915(e)(1) [emphasis added].

⁸ Code § 17.34.020(D).

⁹ Gov. Code § 65915(p)(2); the 8 (Bayshore) and 9/9R (San Bruno) lines both stop at Santos & Geneva at intervals less than 15 minutes apart during rush hour. (See <https://www.sfmta.com/getting-around/muni/routes-stops>.)

¹⁰ Code § 17.38.020(B).

The DBL also allows a project to apply unlimited “waivers” as necessary to allow for construction of the density bonus units.¹¹ Here, the Project is seeking a waiver for height to allow for the addition of two floors. Because the reduction of these two floors would physically preclude the construction of at least 31 units, thus preventing the Project from achieving the density permitted, a waiver is appropriate to allow for the additional height.

Conclusion

Application of the DBL to the Project would significantly increase the affordability of the required affordable housing units and move the City closer to its affordable housing goals. The owner has shaped this proposal to be sensitive to its neighbors and anticipated community concerns, seeking only a modest density bonus (the maximum possible density bonus of 50% would have yielded 209 units). Moreover, there are not many sites in the City like this one, large enough to allow for the addition of 46 density bonus units with only minimal changes to the massing as perceived from nearby properties. We look forward to discussing this proposal with you in more detail in the near future.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



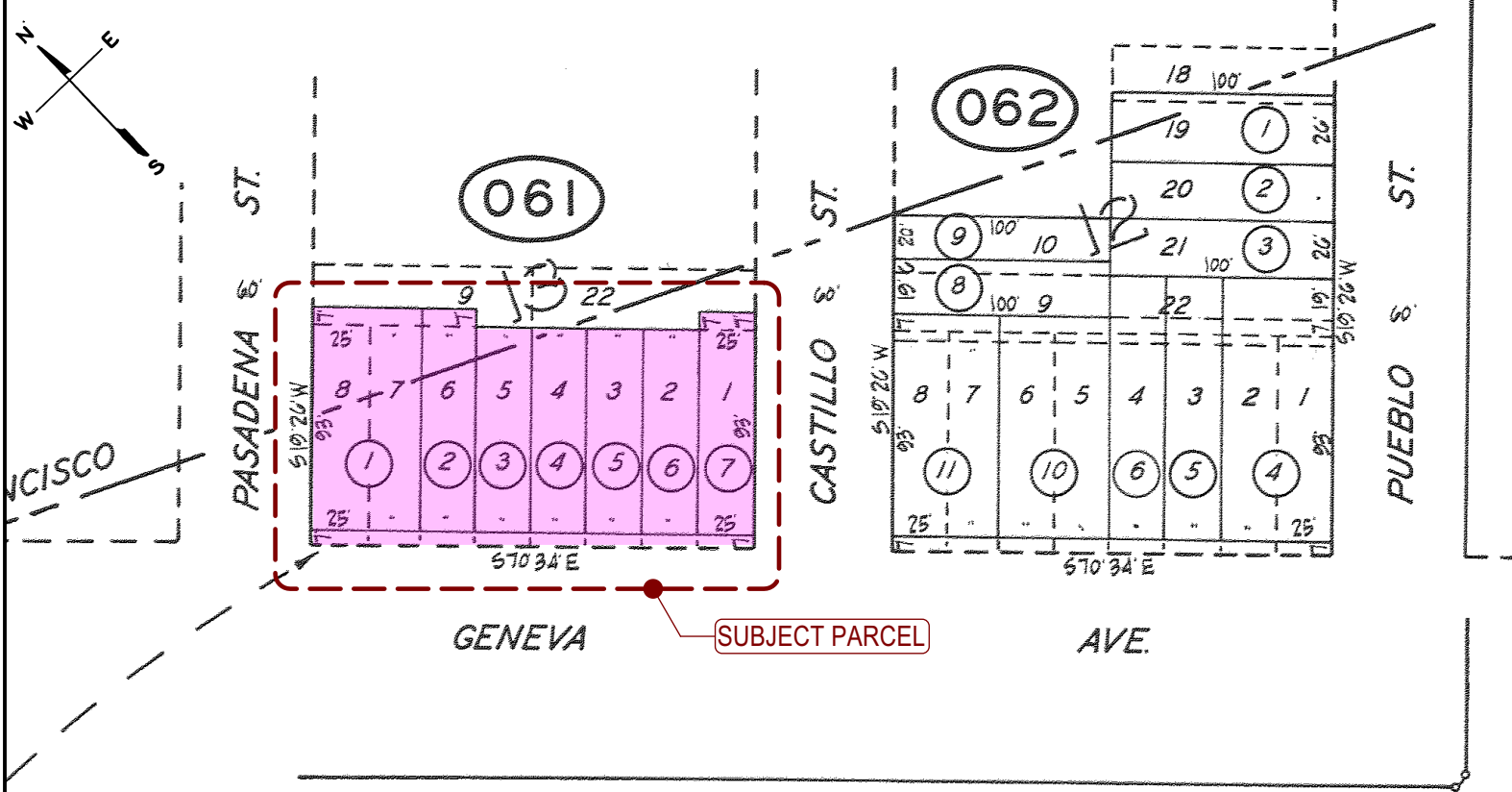
Matthew D. Visick

¹¹ Gov. Code § 65915(e)(1).

Exhibit A

A-0.1	COVER SHEET
A-0.2	PROJECT DATA
A-1.1	SITE PLAN
A-2.1	FLOOR PLAN: LEVEL BASEMENT
A-2.2	FLOOR PLAN: LEVEL 1
A-2.3	FLOOR PLAN: LEVEL 2
A-2.4	FLOOR PLAN: LEVEL 3-4
A-2.5	FLOOR PLAN: LEVEL 5
A-2.6	FLOOR PLAN: LEVEL ROOF
A-3.1	SECTION

PROPOSED NEW CONSTRUCTION FIVE-STORY OVER BASEMENT
MIXED-USE BUILDING
(BASE / CODE COMPLIANCE PROJECT)



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 922.0200 / FAX: (415) 922.0203

COVER SHEET

DATE:	02/21/2020
REVISED DATE:	05/02/2022
DRAWN:	R.K.

PROJECT NAME:
2321-2359 Geneva Ave
San Francisco, Ca

A0.1

COMMERCIAL SPACES MIX					
BUILDING LEVEL	UNIT A	UNIT B	UNIT C	UNIT D	
1	1,429 S.F.	1,472 S.F.	1,385 S.F.	1,493 S.F.	
RESIDENTIAL UNIT MIX					
BUILDING LEVEL	UNIT TYPE	# OF UNIT		PRIVATE OPEN SPACE	COMMON OPEN SPACE
1	STUDIO	16	-	2,681 S.F.	-
2	1-BEDROOM	-	2	447 S.F.	-
	STUDIO	33	-		
3	1-BEDROOM	-	4	1,091 S.F.	-
	STUDIO	30	-		
4	1-BEDROOM	-	4	1,091 S.F.	-
	STUDIO	30	-		
5	1-BEDROOM	-	4	-	6,780 S.F.
	STUDIO	16	-		
ROOF	-	-	-	-	9,665 S.F.
TOTAL		125	14	5,310 S.F.	16,445 S.F.
		139			

PLANNING DATA

ADDRESS: 2321 GENEVA AVENUE, DALY CITY

LOTS AREA: 20,700 ± S.F.

BLOCK / LOT: 005-061-010, 020, 030, 040, 050, 060, & 070

ALLOWED BUILDING HEIGHT: 36'

ZONING:

REAR YARD DEPTH

REQUIRED: NOT REQUIRED

USABLE OPEN SPACE

REQUIRED: 150 SF PER UNIT (20,850 SF FOR 139 UNITS)

PROVIDED: 5,310± SF PRIVATE OPEN SPACE (SEE TABLE)

16,445± SF COMMON OPEN SPACE (SEE TABLE)

21,755± SF OPEN SPACE (TOTAL PROVIDED)

PARKING SUMMARY

CAR PARKING REQ'D 1 PER STUDIO UNIT, TOTAL 136 SPACES

REQ'D 1.5 PER 1-BED UNIT, TOTAL 8 SPACES

GROSS FLOOR AREA - PER PLANNING CODE

LEVEL BASEMENT: 20,486 ± SF (GARAGE)

LEVEL 1: 8,005 ± SF (OTHERS: COMMERCIALS, ELEC RM, ETC.)

9,272 ± SF (RESIDENTIAL)

LEVEL 2: 17,855 ± SF (RESIDENTIAL)

LEVEL 3: 17,371 ± SF (RESIDENTIAL)

LEVEL 4: 17,371 ± SF (RESIDENTIAL)

LEVEL 5: 11,268 ± SF (RESIDENTIAL)

RESIDENTIAL BUILDING AREA: 73,137 ± SF

GROSS BUILDING AREA: 101,628 ± SF

BUILDING CODE SUMMARY

OF STORIES 5 OVER BASEMENT

CONSTRUCTION TYPE TYPE "I-A"

BUILDING HEIGHT: 36'-0"

OCCUPANCY GROUP R-2, M, S-2

BONUS DENSITY CALCULATIONS:

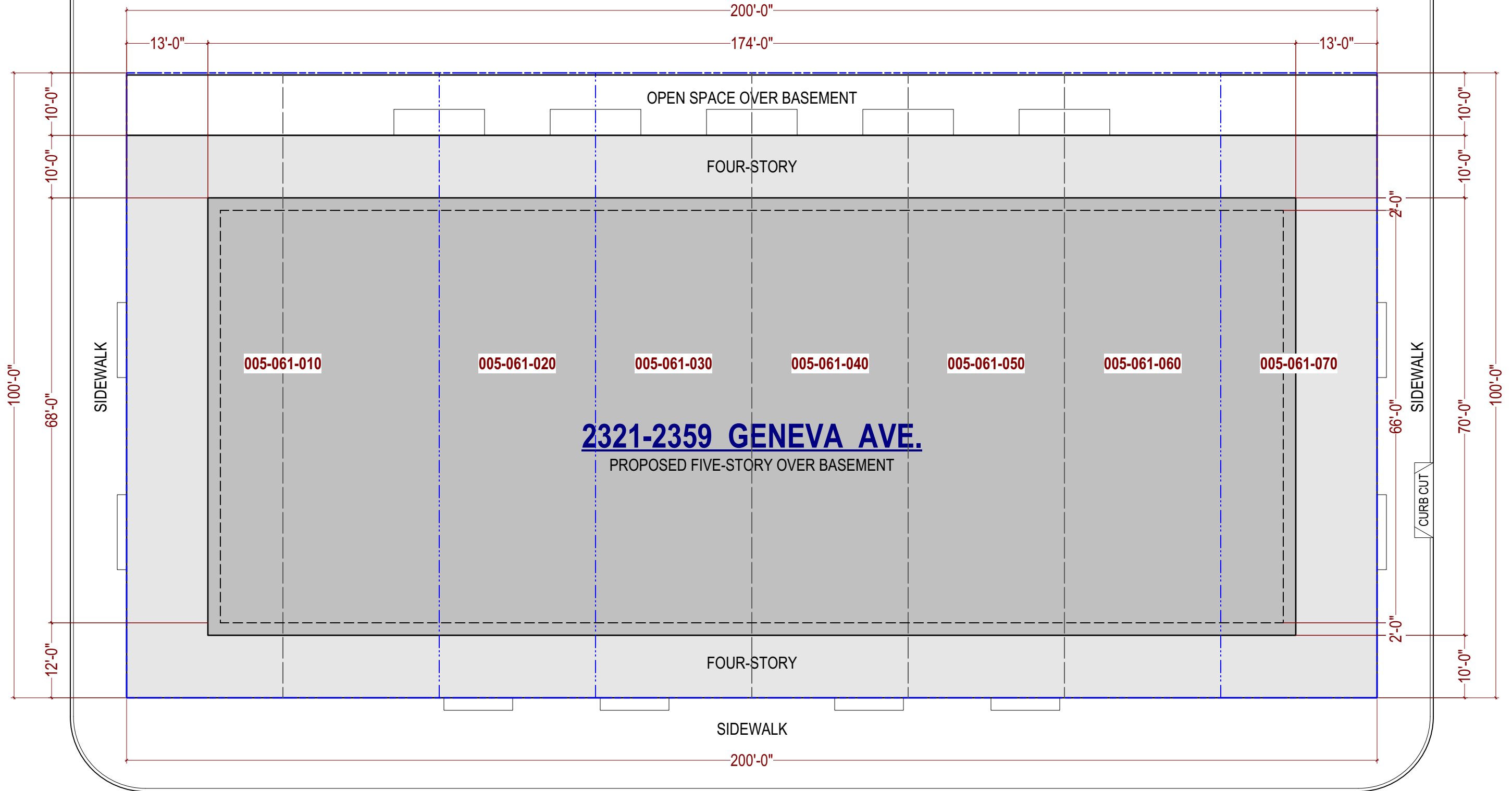
TOTAL GROSS FLOOR AREA OF BASE PROJECT: 73,137 ± SQ. FT.

150% OF BASE RESIDENTIAL FLOOR AREA ALLOWED: 109,706 ± SQ. FT.

TOTAL # OF UNIT OF BASE PROJECT: 139 UNITS

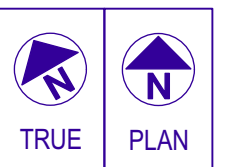
150% OF BASE PROJECT TOTAL # OF UNIT: 209 UNITS

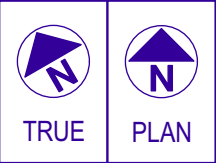
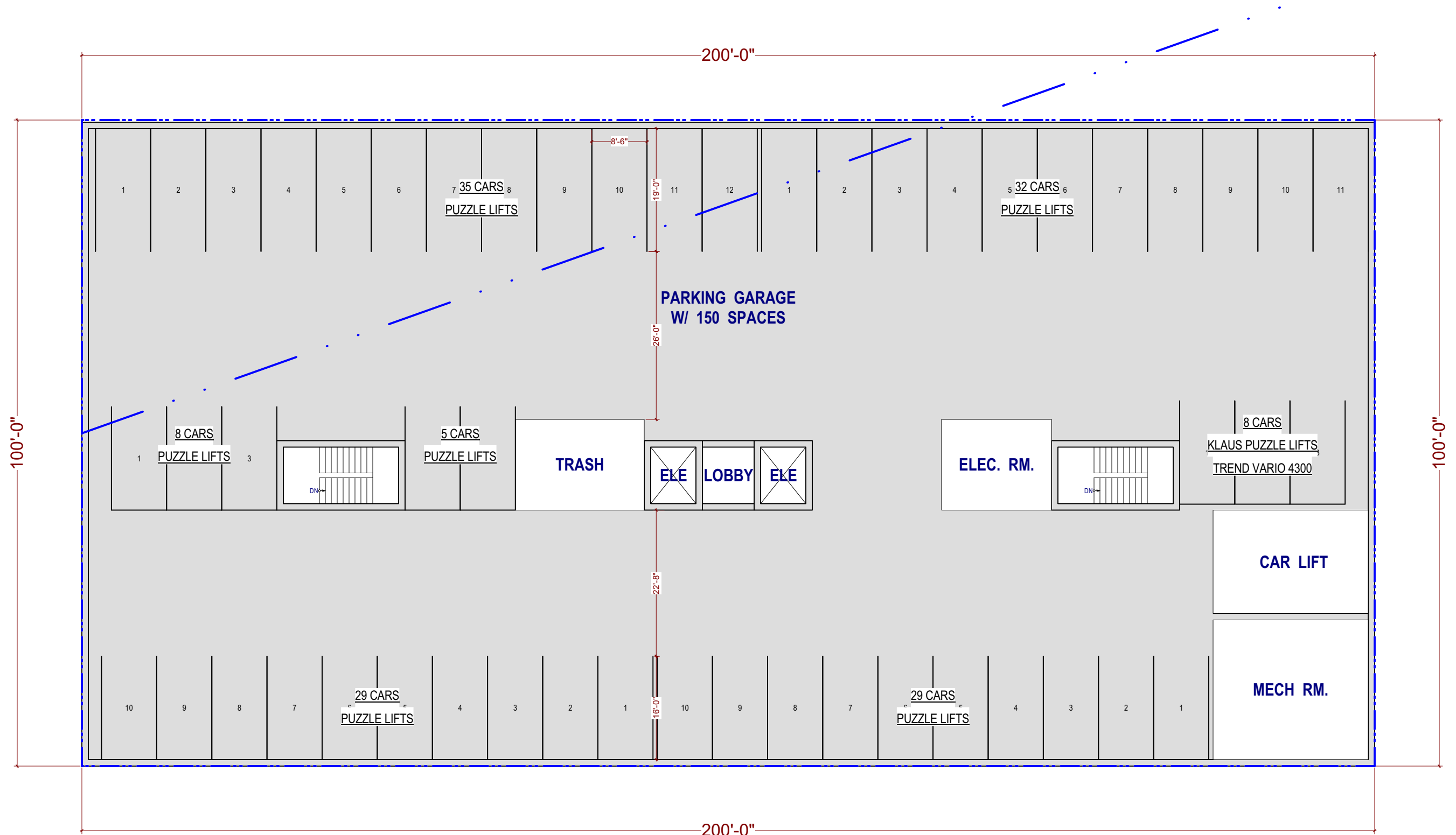
PASADENA SREET (60' WIDE)



CASTILLO SREET (60' WIDE)

GENEVA AVENUE (113' WIDE)

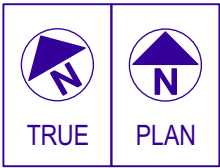
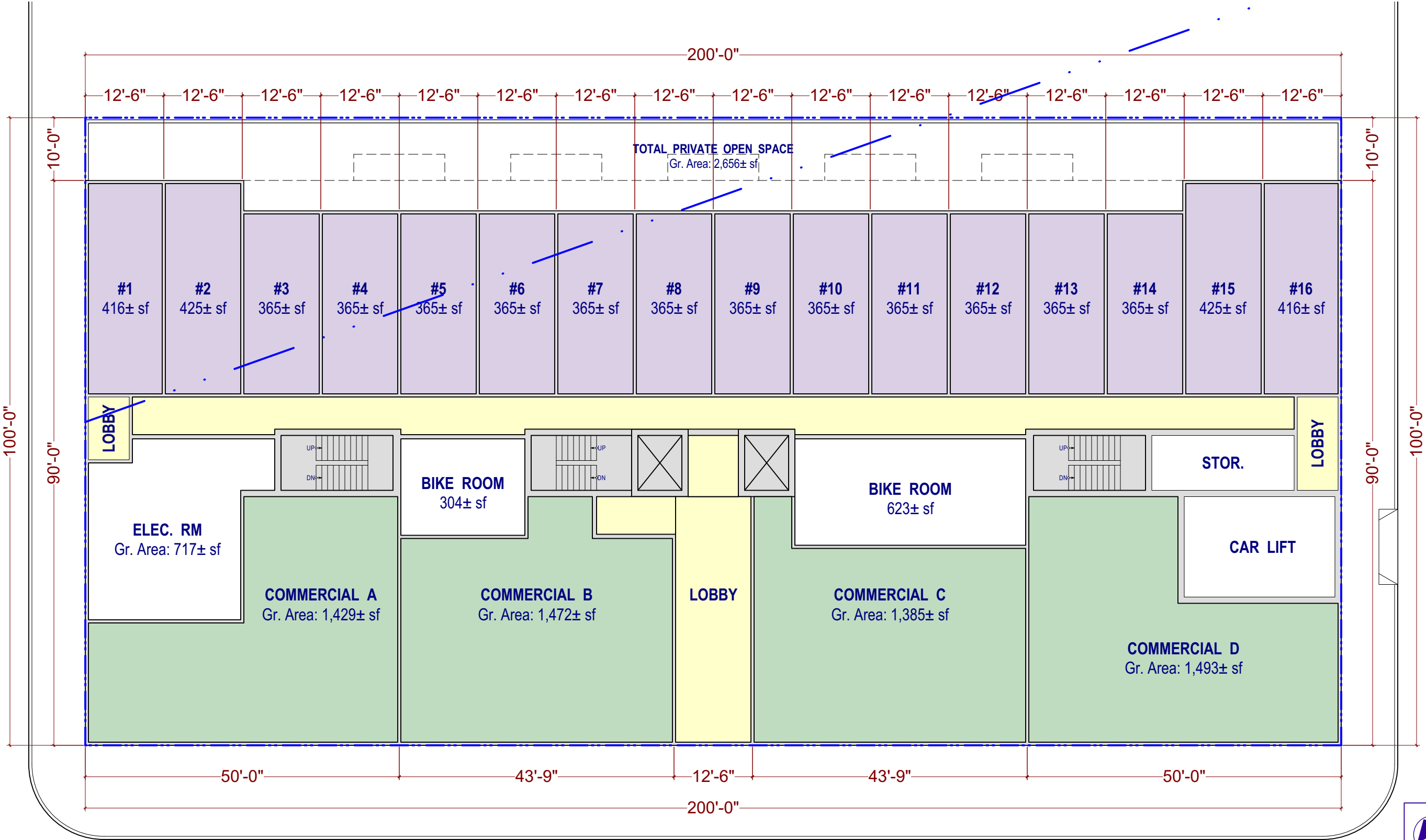




GR. AREA: 20,486 ± SF PER FLOOR

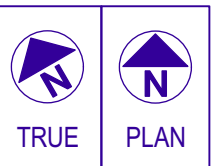
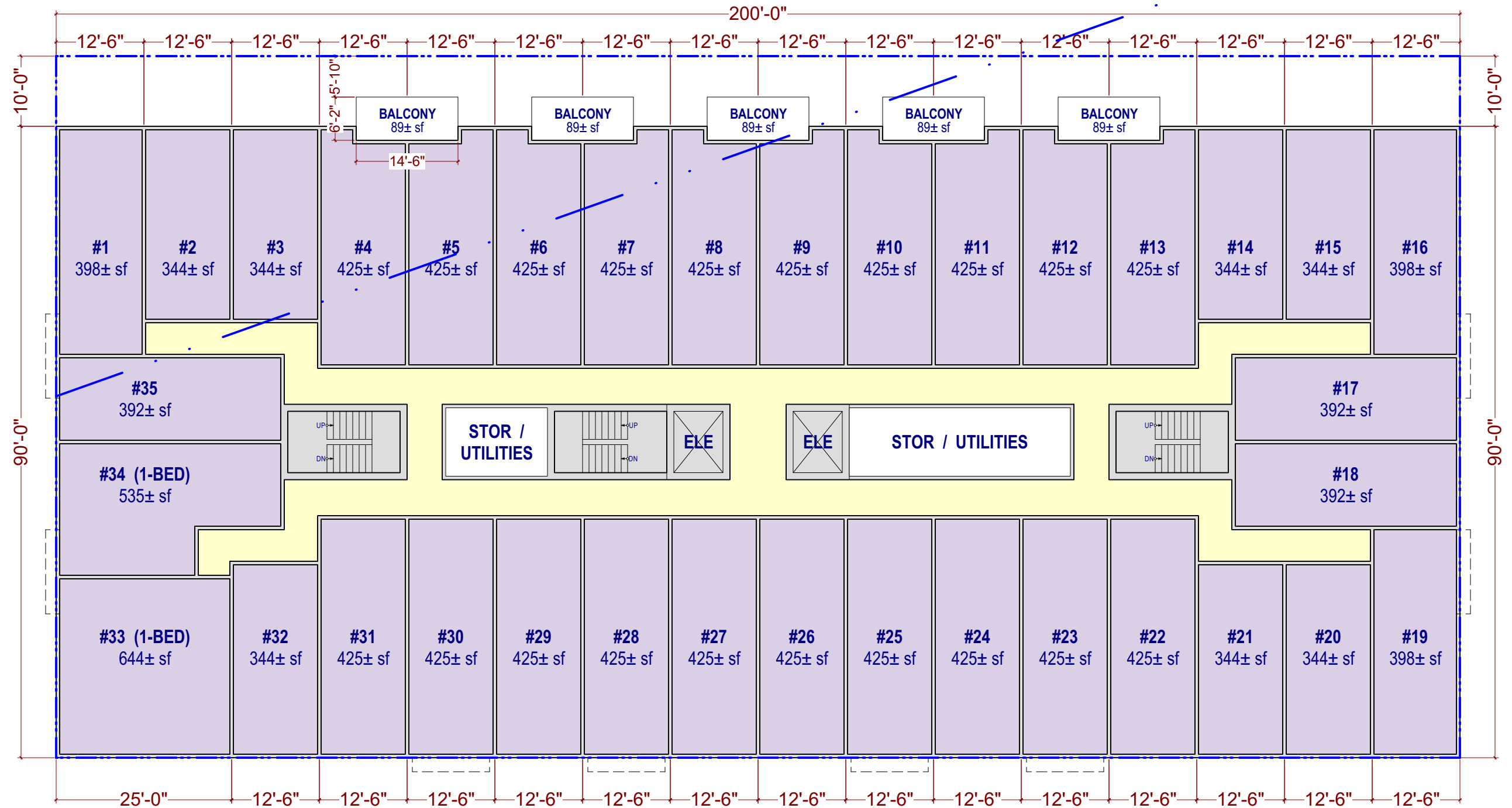
PASADENA SREET (60' WIDE)

CASTILLO SREET (60' WIDE)



GENEVA AVENUE (113' WIDE)

OTHERS: GR. AREA: 8,005 ± SF PER FLOOR
RESIDENTIAL: GR. AREA: 9,272 ± SF PER FLOOR



RESIDENTIAL: GR. AREA: 17,855 ± SF PER FLOOR



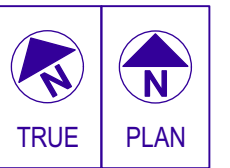
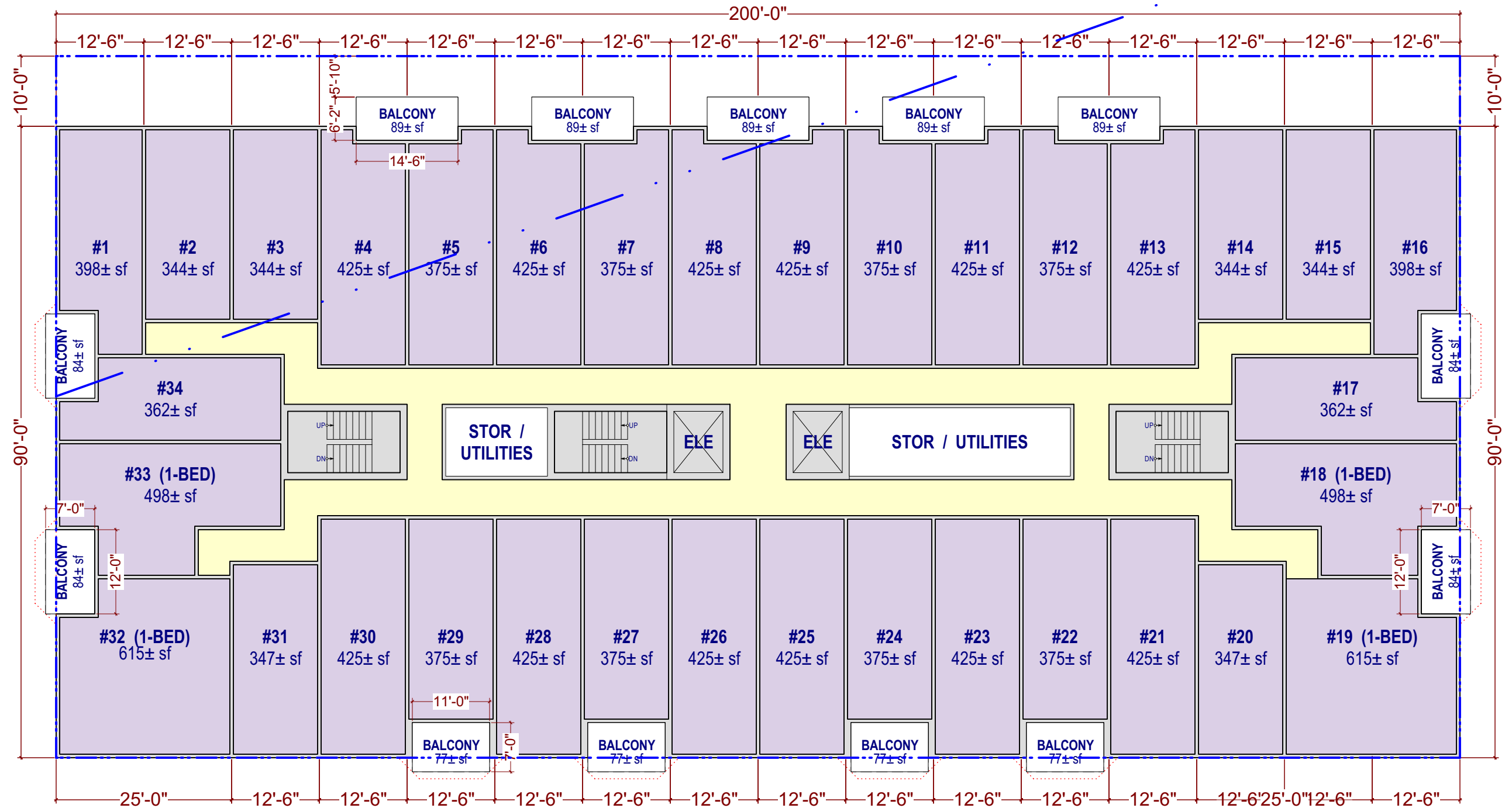
SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 922.0200 / FAX: (415) 922.0203

PROPOSED 2ND FLR PLAN
1/16" : 1'-0"

DATE: 02/21/2020
REVISED DATE: 05/02/2022
DRAWN: R.K.

PROJECT NAME:
2321-2359 Geneva Ave
San Francisco, Ca

A2.3



RESIDENTIAL: GR. AREA: 17,371 ± SF PER FLOOR

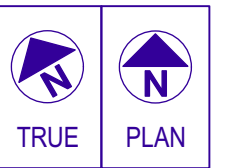
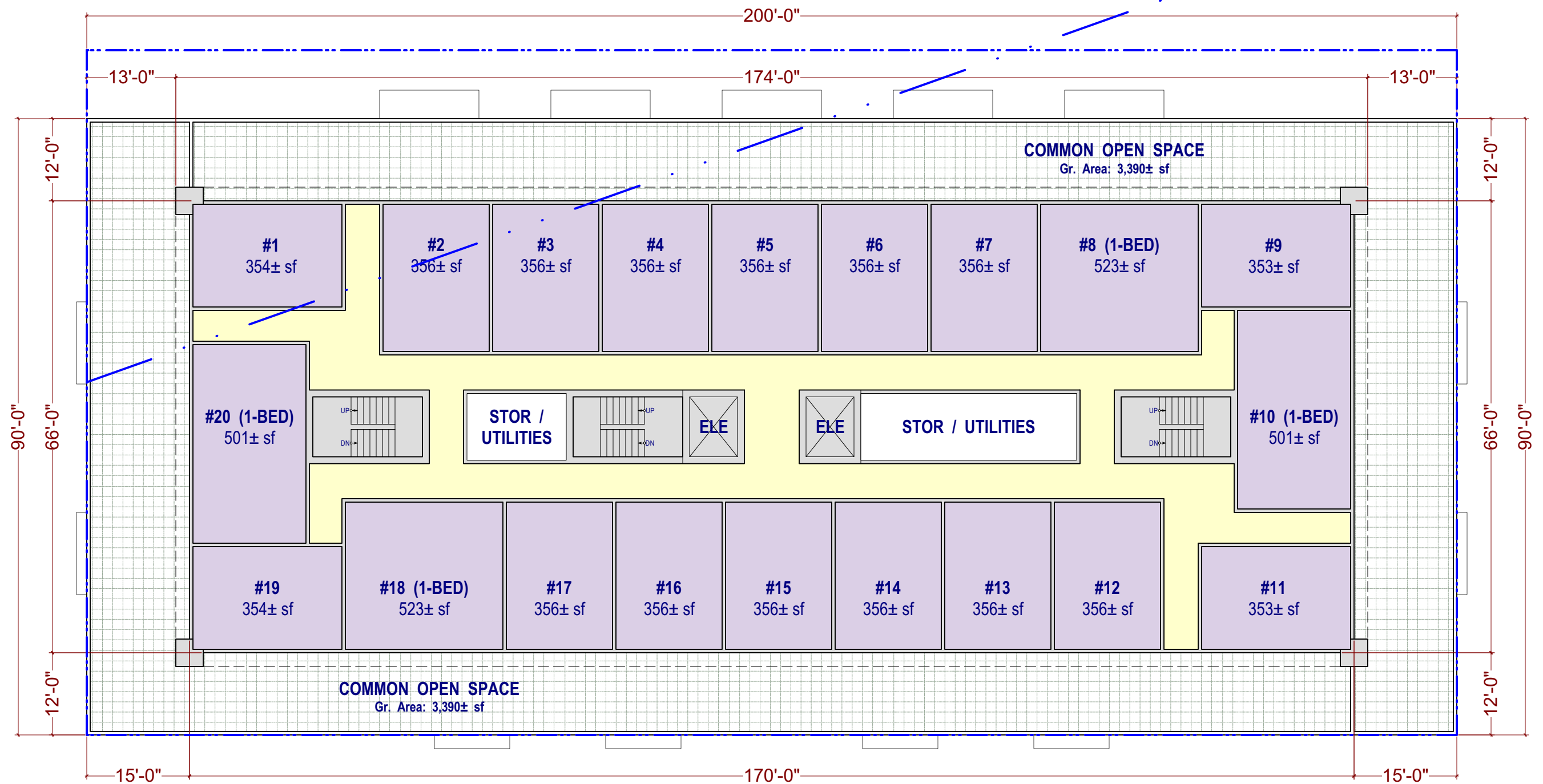


SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 922.0200 / FAX: (415) 922.0203

PROPOSED 3RD-4TH FLR PLAN
1/16" : 1'-0"

DATE: 02/21/2020
REVISED DATE: 05/02/2022
DRAWN: R.K.

PROJECT NAME:
2321-2359 Geneva Ave
San Francisco, Ca
A2.4
Page 271 of 277



RESIDENTIAL: GR. AREA: 11,268 ± SF PER FLOOR



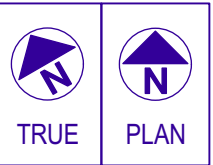
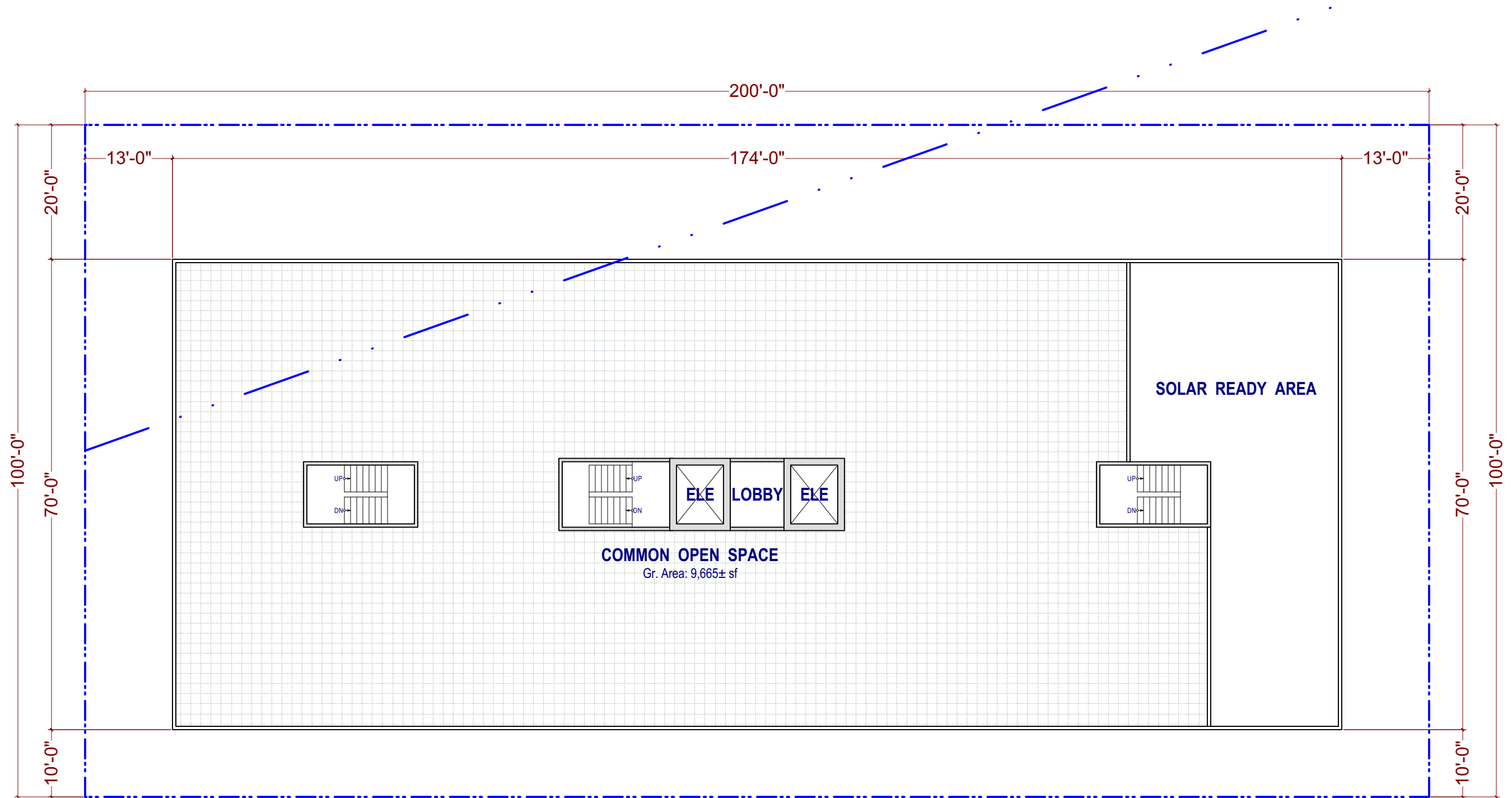
SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 922.0200 / FAX: (415) 922.0203

PROPOSED 5TH FLR PLAN
1/16" : 1'-0"

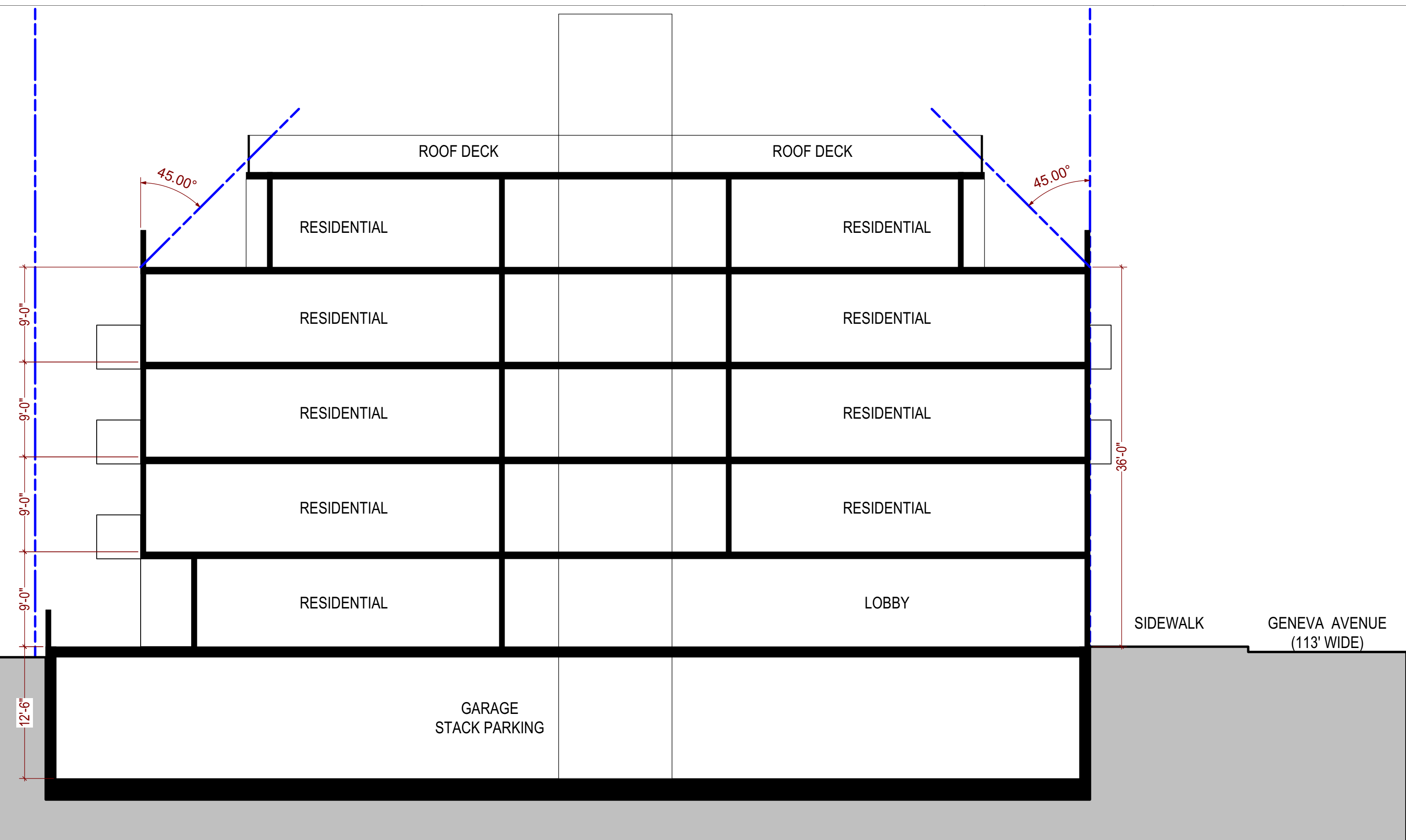
DATE: 02/21/2020
REVISED DATE: 05/02/2022
DRAWN: R.K.

PROJECT NAME:
2321-2359 Geneva Ave
San Francisco, Ca

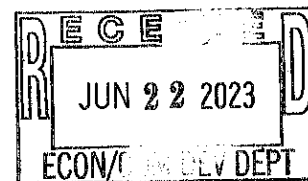
A2.5



RESIDENTIAL: GR. AREA: 14,000 ± SF PER FLOOR



June 17, 2023



To the Daly City City Council,

I am writing concerning the 7-story development at 2321 Geneva Avenue on the border of Daly City and San Francisco in Visitacion Valley. I attended the last hearing for this project with a few of my neighbors and felt as though the developers ignored our concerns, and are unwilling to meet with or compromise with the community. As I am unable to attend the hearing on the 26th of June, I am writing. As a neighbor of the project living around the corner on Santos street, many of my fellow neighbors, my family, and I are very concerned and opposed to such a large building being constructed here. We would recommend that the building be reduced in scale and height to 5 stories or below, and that the developers meet with and redesign with the concerns of the community. Not only will the building be taller than any other building in the valley, but it will also create various issues.

First of all, the neighbors directly next to the development will be faced with bright lights from the tall building shining directly into their yards at night. This is only exacerbated by the fact that the adjacent block is on a small hill which will make those lights shine even more brightly. During the last hearing, the developer and his attorney stated that they didn't conduct a shadow and lighting study because they were not required to do so. During the day, many of the houses will be completely shadowed by the height of the building.

In addition, the large mass and height of the building will create a strong wind tunnel effect between it and the hill between Santos, and Castillo street. This will make many of the neighbors' yards less usable and unpleasant to be in. Sunnydale and Visitacion Valley is known for its strong winds due to its unique geography, but this will only make it worse for residents. From my experience living here for over 15 years, the roof garden and balconies will be extremely windy and unpleasant spaces and as such, unlikely to be used.

Another issue with this development is that it will bring a large number of people and their cars to the neighborhood, which will create traffic issues both in terms of parking and commuting to and from work. The proposed design does not have enough parking space for every new resident. Although there are two muni bus lines that serve the block, the 9 and the 8 lines, the redevelopment of the Sunnydale project housing is already bringing hundreds of new residents to the lines that will likely push them past capacity. Many new residents will choose to commute by car instead which will create issues for long term residents in terms of parking. The large influx of vehicles will also worsen pollution here, which already has some of the lower air quality in the area.

The proposed design is also made of very small units ranging from 300 to 600 square feet that seem designed only to turn a profit. Packing people into such small spaces is not only unhealthy for them, but also unsustainable for long term residents. The people that will be living here will unlikely stay for long when they want to start families and have more space. I believe that this building should have fewer studio units to encourage people to stay and contribute to the neighborhood. The percentage of low income units also seems low considering that Visitacion valley is a lower income working class community. Who will be moving into this building if it is unaffordable for most people here?

Finally, aesthetically, the building leaves much to be desired. It looks like any other apartment building constructed in the last 10 or so years all over the world. Maximizing units over anything else. The building is not human scale, and in terms of architectural detail and ornamentation, it has very little. At the ground level, people walking by will be faced with a wall of glass. The large building downhill on Geneva is similarly unpleasant to walk past and has not had a tenant in the large residential space for many years. The materials seem very cheap, and the design is monotonous. It would be nice to break up the design vertically with different stripes or blocks of colors and setbacks so that it seems less monolithic and more like a series of attached apartments instead of a single mass.

In conclusion, I hope that the city council considers that the developer has not spoken with the community in any meaningful way before they approve this project. The community deserves a chance to have input on the design before we have to live with it for who knows how long. I would strongly recommend that the height of the building be reduced, more human scale and friendly details are added to the facade of the building, and that measures are taken to reduce the impact in terms of wind, lighting, and shadow to the immediately adjacent neighbors.

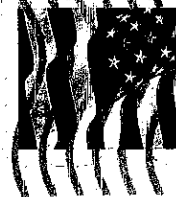
Thank you,

Rothanak Prak-Austin

Rothman Park Austin
251 Santos Street

SAN FRANCISCO CA 940

20 JUN 2023 PM 2



RECEIVED
JUN 22 2023
ECONOM DEV DEPT

Planning Division

333 90th Street

Daly City, CA, 94015

BOOK REVIEW

[illegible]