

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, May 23, 2011 - 7:00 PM
City Hall Council Chambers – 2nd Floor
333 – 90th Street, Daly City, CA 94015

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

Webcast: www.dalycity.org/meetings

DRAFT

For those wishing to address the City Council on any Item on the Agenda or under Public Appearances/Oral Communications, 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:

PRESENTATIONS:

Presentation on New DCPD Citizen Online Reporting System (Lt. Pezzola)

APPROVAL OF MINUTES:

Regular Meeting of April 25, 2011

APPROVAL OF AGENDA:

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

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.

discussion is required, that item will be removed from the Consent Agenda and will be considered separately at the end of the Agenda.

Resolutions :

1. Amending Traffic Regulations to Install a 44-Foot Passenger Loading/Unloading (White) Zone Along the East Side of Florence Street, Commencing at the Northeast Corner of Theirs Street/Florence Street Enforceable Between the Hours of 7:30 - 9:00 AM and 3:15 - 6:00 PM on School Days.
2. Setting the Time and Place of the Public Hearing for Daly City's National Pollutant Discharge Elimination System Program Regulatory Fee
3. Resolution of Intent to Adopt Appropriations Limitation (Gann Limit) for Fiscal Year 2011-2012 on June 27, 2011
4. Setting Time and Place of Public Hearing Regarding Linda Vista Area of Benefit
Fiscal Year 2011-2012 Set Hearing 06/27/11
5. Authorization to Execute Change Order - Reservoir 3 Seismic Roof Upgrade

Check Registers :

6. Check Registers for the Month of April 2011

Authorizing Budgetary Adjustments:

7. Appropriation of \$4,500 from Archive Fees for Digital Scanning into SIRE
8. To Appropriate \$50,000 from Fund Balance to Hire an Hourly Position to Assist with the Red Light Camera Program Duties.

END OF CONSENT AGENDA

PUBLIC HEARINGS:

9. Elect to Become Subject to the Uniform Public Construction Cost Accounting Procedures Act and Introduce Ordinance Establishing Informal Bidding Procedures

Staff:

Fuller

Recommended Action:

Open/Close Hearing

Adopt Resolution

Roll Call

Motion for City Attorney to Read by Title Only

Councilmember Introduce Ordinance

10. Appeal of the Decision of the Chief Building Supervisor / Building Official Regarding a Retaining Wall at 62 Avalon Drive

Staff:

Mandapat

Recommended Action:

Council Determination

COMMUNICATIONS:

11. Minor Subdivision MS-3-11-3461, Design Review DR-3-11-3462, and Environmental Assessment for the Subdivision of One Lot into Two Lots and Construction of Two New Single Family Residences at 208 & 218 Wellington Avenue

A. EA (Categorical Exemption)

B. Findings

C. MS-3-11-3461, DR3-11-3462

Staff:

Engfer

Recommended Action:

Motion on A

Adopt Resolutions B & C

Roll Call

12. Use Permit UPR-3-11-3536 and Environmental Assessment for Art of Reflexology Massage Business at 3 Serramonte Center

A. EA (Categorical Exemption)

B. Finding

C. UPR 3-11-3536

Staff:

Engfer

Recommended Action:

Motion on A

Adopt Resolutions B & C

Roll Call

13. Preliminary Plan Review of Planned Development (PD-67) PD-12-10-3203, Zone Change ZC-4-11-3678, General Plan Amendment GPA-12-10-3204, and Environmental Assessment CEQA-12-10-3205—Various Parcels located along Second and Third Avenues between Valley Street and A Street, Unincorporated San Mateo County; Two parcels located along Second Avenue, Daly City

Staff:

Mothershead

Recommended Action:

Information Only

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

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

14. Council Committee

A Council Committee Meetings, May 10 - 22, 2011

15. City Council

16. Staff

ADJOURNMENT:

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
APRIL 25, 2011

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

ROLL CALL: Councilmembers Present:

Carol L. Klatt, Mayor
Raymond A. Buenaventura
David J. Canepa
Michael P. Guingona
Sal Torres

Staff Present:

Patricia E. Martel, City Manager
Kerry E. Burns, Assistant City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

PRESENTATIONS:

**San Bruno Community Recovery Update and Expression of Appreciation:
Councilmember Ken Ibarra and Police Chief Neil Telford**

Councilmember Ken Ibarra, City of San Bruno, and Police Chief Neil Telford gave an update on the community's recovery and thanked Daly City for their support. Councilmember Ibarra presented a proclamation to Mayor Klatt.

Commending Sergeant Norman N. Palaby on His Recent Peninsula Council of Lions Clubs' Service Award

Sergeant Norman N. Palaby was not present this evening.

Commending Fire Captain Mike Chavez, Fire Engineer Ernie da Roza, and Firefighter Willem Vanderwerff in Recognition of Their Recent Peninsula Council of Lions Clubs' Valor Awards

Commending Fire Captain Kevin O'Sullivan in Recognition of His Recent Peninsula Council of Lions Clubs' Heroism Award

Mayor Klatt and San Bruno Councilmember Ibarra presented Commendations to Fire Captain Mike Chavez, Fire Engineer Ernie da Roza, Firefighter Willem Vanderwerff and Fire Captain Kevin O'Sullivan in recognition of the hard work they have done for the City, the residents and the City's outlining our community.

The Council expressed appreciation for the hard work they do.

Proclamation for the West Nile Virus and Mosquito and Vector Control Awareness Week - April 24-30, 2011

Councilmember Torres presented a proclamation proclaiming April 24-30, 2011, as West Nile Virus and Mosquito and Vector Control Awareness Week to Robert Gay, Manager of the Mosquito and Vector Control District and Christine Fuller, Daly City Representative to San Mateo County's Mosquito and Vector Control District.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
APRIL 25, 2011

Page 2

APPROVAL OF MINUTES:

Regular Meeting of March 14, 2011

It was moved by Councilmember Torres, seconded by Councilmember Guingona and carried to approve the minutes of March 14, 2011.

APPROVAL OF AGENDA:

It was moved by Councilmember Torres, seconded by Councilmember Guingona and carried to approve the agenda.

CONSENT AGENDA

RESOLUTIONS:

Affirm California Environmental Quality Act Determination of a Categorical Exemption for Junipero Serra Boulevard, Hoffman Street, and San Pedro Road Rehabilitation

Resolution No. 11-41, Affirming California Environmental Quality Act (CEQA) Re: Junipero Serra Blvd, Hoffman St, and San Pedro Rd Rehabilitation

Authorization to Solicit Bids for Street Slurry Seal and Cape Seal 2011 Project

Resolution No. 11-42, Approving Design Documents and Authorizing Bid Invitations Re: Street Slurry Seal and Cape Seal 2011 Project

Authorization to Solicit Bids for Gellert Boulevard Bicycle Lanes Project

Resolution No. 11-43, Approving Design Documents and Authorizing Bid Invitations Re: Gellert Boulevard Bicycle Lanes Project

Proposed Assignment of Senior Library Page Classification to Hourly Salary Schedule Range H104

Resolution No. 11-44, Authorizing Establishment of Senior Library Page

Accept and Appropriate Grant from the Thelma Doelger Charitable Trust for Summer Reading Programs

Resolution No. 11-45, Approving Receipt of a Grant from the Thelma Doelger Charitable Trust for the Daly City Library's Summer Reading Program and Appropriation of Funds to the Library's Special Departmental Account

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
APRIL 25, 2011

Page 3

CONSENT AGENDA: Continued

RESOLUTIONS: Continued

Increase Limit for Investment in Government National Mortgage Association Securities

Resolution No. 11-46, Approving City Treasurer Authority to Purchase Investments that Exceed the City's Five Year to Maturity Limit

Authorization to Execute Change Order with Envirometrix Corporation to Complete Underground Storage Tank Remediation at Fire Station 94

Resolution No. 11-47, Authorizing Construction Contract Change Order to Existing Contract with Envirometrix Corporation Re: Underground Storage Tank Remediation at Fire Station 94

Amendment of Utility Users Tax Exemption Requirements Resulting from Discontinuance of State Homeowners and Renters Assistance Program

Resolution No. 11-48, Amending Utility Users Tax Exemption Requirements Re: Discontinuance of State Homeowners and Renters Assistance Program

Acceptance and Appropriation of One-Time-Only Grant Funds from Aging and Adult Services of San Mateo County

Resolution No. 11-49, Accepting a One-Time-Only Grant from the San Mateo County Aging and Adult Services Department and Authorizing Appropriation of Grant Funds (Congregate Nutrition, Health Promotion and General Program Support)

CHECK REGISTERS:

Check Registers for the Month of March 2011

AUTHORIZING BUDGETARY ADJUSTMENTS:

Appropriation of Grant Funds For FY 2010-2011 - Outreach Worker Hourly Wages

Resolution No. 11-50, Approving Grant Funds for FY 2010-2011 for Outreach Worker Hourly Wages

Use of Asset Forfeiture Funds to Purchase Taser Holsters, Cartridge Carriers and Cartridges

Resolution No. 11-51, Authorizing Use of Federal and State Asset Forfeiture Funds for the Purchase of Taser Holsters, Cartridge Carriers and Cartridges

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
APRIL 25, 2011

Page 4

END OF CONSENT AGENDA

It was moved by Councilmember Guingona, seconded by Councilmember Torres and carried to approve and adopt the Consent Agenda.

PUBLIC HEARINGS:

City's HUD Consolidated One-Year Action Plan for Fiscal Year 2011-12 and Amendment to HUD Action Plan for Fiscal Year 2008-09 Pertaining to Community Development Block Grant-R Funding

Housing and Community Development Supervisor Betsy ZoBell stated before the Council is the HUD Action Plan for Fiscal Year 2011/12, which describes how the City will use its federal housing and community development funds for the fiscal year, beginning July 1.

The City received a total of over \$2.2 million in request for a total of \$1.93 million in available Community Development Block Grant funds. The City has not received formal notification from HUD on the exact level of funding we will receive next year.

In order to meet HUD planning deadlines, a draft action plan has been prepared based on our best estimate of funding. It is possible that our final allocation levels will require us to cut about \$60,000 from the total allocations and about \$8,500 from the public service allocations. If necessary, we expect to present these revisions for your consideration in June.

The Draft Action Plan was reviewed and recommended by the Community Development Block Grant Advisory Committee. A summary of the committee's recommendation for specific activities and allocation of available block grant funds can be found as Exhibit A in the Agenda Report. In addition to block grant funds, the action plan describes how the City will use federal HOME funds. In 2011/12 we estimate that the City will receive an allocation of \$504,000 in Federal HOME funds. The committee recommends that these funds be used to subsidize development of new affordable housing.

We have provided ample opportunities for community input. We held a public hearing on housing and community development needs and completed a request for proposal process for community development block grant applicants. A summary of the action plan as well as notice of tonight's public hearing was published in The Examiner and the draft One-Year Action Plan was made available at the libraries, Community Service Center, City Hall and the City's website. To date, we have not received any public comments regarding the 2011/12 HUD Action Plan.

Staff is also requesting the Council consider the 2008/09 HUD Action Plan to reflect the reprogramming of \$130,000 in CDBG-R funds for the construction of sidewalk curb ramps throughout the city.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
APRIL 25, 2011

Page 5

PUBLIC HEARINGS: Continued

City's HUD Consolidated One-Year Action Plan for Fiscal Year 2011-12 and Amendment to HUD Action Plan for Fiscal Year 2008-09 Pertaining to Community Development Block Grant-R Funding – Cont'd.

It is recommended that the Council conduct a public hearing; allocate funds for various CDBG and HOME activities for Fiscal Year 2011-12; approve the City's One-Year Action Plan; and adopt a resolution to approve a substantial amendment to the Fiscal Year 2008-2009 Action Plan.

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

Resolution No. 11-52, Amending 2008-2009 HUD Action Plan Pertaining to Community Development Block Grant-R Funding

Mayor Klatt opened the public hearing.

The following individuals expressed appreciation for the Council's support:

Gina Papan, representing John's Closet
Shiloh Kaho, representing Daly City Youth Health Center
Lois Ward, representing HIP Housing
Melissa Platte, representing Mental Health Association/Spring Street Shelter and Friendship Center
Denise Kelly, representing North Peninsula Food Pantry and Dining Center of Daly City
Seana O'Shaughnessy, representing Rebuilding Together
Maryann Bhimji, representing Samaritan House
Lauren Zorbas, representing Legal Aid Society of San Mateo County
Ann Sims, representing Bayshore Child Care Services
Anika Stevens, representing Project Sentinel
Fernando Cordova, representing Project Read
Robin Rudikoff, representing Shelter Network
Doran Martin, representing North Peninsula Neighborhood Center
Serena Ip, representing Housing Leadership Council of San Mateo County/HEART

It was moved by Councilmember Torres, seconded by Councilmember Guingona and carried to close the public hearing.

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

Resolution No. 11-53, Approving the City's HUD One-Year Action Plan for Fiscal Year 2011-2012 (July 1, 2011 through June 30, 2012)

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
APRIL 25, 2011

Page 6

ORDINANCES:

Extension of Temporary Moratorium on the Establishment and Operation of Medical Marijuana Collectives

Councilmember Guingona reported on the temporary moratorium for medical marijuana collectives in Daly City. The Subcommittee met with law enforcement and representatives from the medical marijuana cooperatives to gather more information in an effort to draft legislation.

Assistant City Attorney Kelly Schott stated the City has a temporary moratorium on marijuana collectives, which is set to expire on May 6, 2011.

Given the complexity of the issue, staff is recommending by 4/5 vote, the City Council waive reading and adopt an interim ordinance extending the moratorium for ten months and fifteen days.

It was moved by Councilmember Guingona, seconded by Councilmember Torres and carried by unanimous roll call vote to adopt the following ordinance:

Ordinance No. 1355, An Interim Ordinance of the City Council of the City of Daly City Extending a Temporary Moratorium on the Establishment and Operation of Medical Marijuana Collectives

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

There were no speakers.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

There were no appointments.

REPORTS:

Council Committee

Council Committee Meetings, April 11 - April 24, 2011

Councilmember Torres gave an update on the Centennial Committee.

City Council

Councilmember Guingona requested that the City appropriate a donation of \$500 to the Skyline College President Breakfast.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
APRIL 25, 2011

Page 7

REPORTS: Continued

City Council: Continued

Councilmember Buenaventura reported on the Office of Emergency Council meeting at which time they discussed three different options regarding their budget. They also discussed the logistics of last month's tsunami warning.

Councilmember Canepa reported on the HEART meeting at which time they discussed funding HEART and what will be each city's donation. He stated all are invited to HEART's fundraiser on May 6, 2011 to get corporate sponsors.

Staff

There were no reports.

ADJOURNMENT:

It was moved by Mayor Klatt, seconded by Councilmember Torres and carried to adjourn the meeting at 8:27 P.M. in memory of Kueng Siu Lee and Lorraine Reed.

City Clerk

Approved as submitted, this _____

day of _____, 2011.

Mayor



City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

Subject: Amend Traffic Regulations

Recommended Action

Recommend the City Council amend traffic regulations to install a 44-foot Passenger Loading/Unloading (White) zone along the east side of Florence Street, commencing at the northeast corner of Theirs Street/Florence Street. The white zone is to be enforceable between the hours of 7:30 – 9:00 a.m. and 3:15 – 6:00 p.m. on school days. (TSR 11-49)

Background

On April 14, 2011, the City's Traffic Safety Committee met and reviewed various requests for traffic improvements, signage and pavement markings, and recommended to the City Manager amending the aforementioned traffic regulation.

Discussion

The white zone is recommended to provide for safer drop-off and pick-up of students at Hilldale School and will be available for residents to park in the evenings.

Fiscal Impact

The proposed signs and/or markings will be funded from the approved operating budget of the Public Works Department, Street Maintenance Division.

Summary/Conclusion

Recommend the City Council amend the traffic regulations to install a 44-foot white zone along the east side of Florence Street, commencing at the northeast corner of Theirs Street/Florence Street.

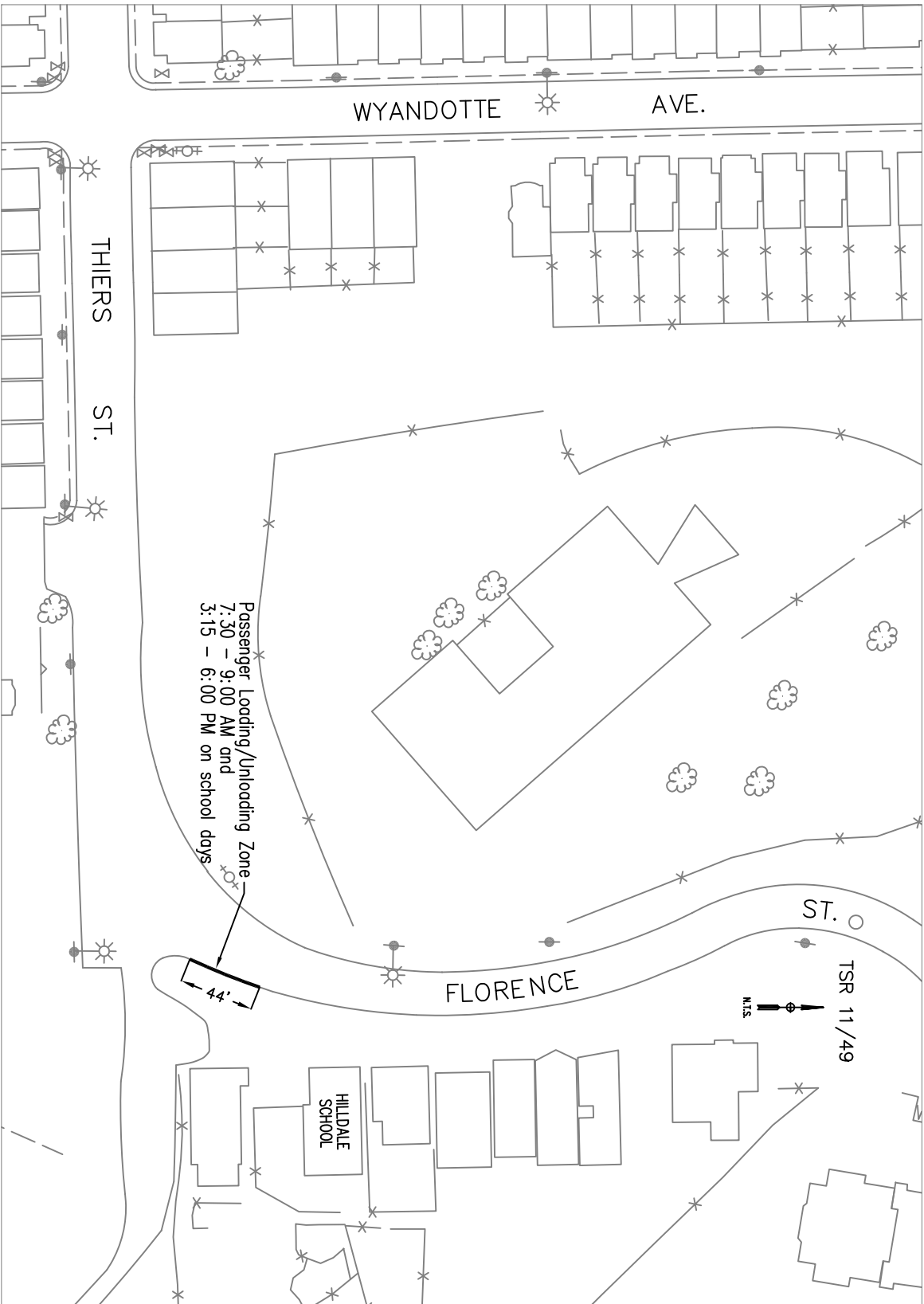
Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Shirley Chan
Traffic Engineer

John L. Fuller
Director of Public Works

Attachment: Traffic Improvements Location Map



THE CITY OF DALY CITY
 CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

TRAFFIC IMPROVEMENTS
 FLORENCE STREET

DESIGNED	SC	CITY ENGINEER	DATE	4/11	APPROVED	TSR 11/49	REV.
CHECKED	JLF	CITY ENGINEER	SCALE	NTS	SHEET NO.	1 OF 1	
REVISION	SC	SURVEY NO.					



City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

Subject: Setting the Time and Place of the Public Hearing for Daly City's National Pollutant Discharge Elimination System Program Regulatory Fee

Recommended Action

It is recommended the City Council set the time and place of a public hearing for 7:00 p.m., Monday, June 27, 2011 to review the local National Pollutant Discharge Elimination System (NPDES) Stormwater Regulatory Fee.

Background

The San Francisco Water Board issued a consolidated Bay Area Municipal Regional Stormwater Permit on October 6, 2009, with an implementation date of December 1, 2009. The permit conditions cover municipal stormwater management activities over the next five years. The City/County Association of Governments continues to administer the General Program components. Each municipality is responsible for achieving specific program activities.

Discussion

Since 1995, Daly City utilized the regulatory fee structure adopted in Ordinance No. 1219 to finance local specific responses as mandated by the Stormwater Program. This fee structure has not been amended or increased at any time in the past 15 years. This fee structure remains as follows for each Assessor Parcel Number:

Single Family/Duplex	\$9.80	Multi-Family (11-20 units)	\$36.76
Unimproved Land	\$4.90	Commercial/Retail/Manufacturing	\$56.84
Multi-Family (3-10 units)	\$19.60	Condominiums	\$4.90

On an annual basis, this local fee generates approximately \$449,000. Its structure is based on the correlation between parcel size, land use and stormwater runoff, with the base fee assigned to single family/duplex parcels as they are the City's predominant land use. To allocate costs proportionately, all other categories of use are assigned a factor compared to single family/duplex and take into account frontage, impervious surface coverage and vehicle trips.

From its prior action, the City Council already authorized continued use of the San Mateo County Flood Control District to collect charges associated with the Countywide NPDES General Program.

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

Respectfully submitted,

Patrick Sweetland

Director of Water and Wastewater Resources



City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

Subject: PROPOSITION 111 - APPROPRIATIONS LIMITATION

Recommended Action

Resolution of Intent to adopt Appropriations Limitation (Gann Limit).

Discussion

As required by Article XIII B of the State Constitution (Proposition 111, or the Gann Amendment) the City Council is required to adopt an annual appropriations limitation for the 2011-2012 fiscal year. This resolution establishes the City's intent to adopt the appropriations limitation.

Adoption of the Appropriations Limitation will be requested at the Council Meeting of June 27, 2011. At that time the Department of Finance will provide the necessary calculations of proceeds of taxes and the appropriations limit based on our estimates for the coming fiscal year. This information will be available for inspection by the public in the Department of Finance beginning Friday, June 10, 2011.

Appropriate notice will be posted regarding the availability of the documentation in the Department of Finance Office during normal business hours.

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

Respectfully submitted,

Donald W. McVey
Director of Finance

cc: City Attorney
City Clerk
City Manager



City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

SUBJECT: Setting Time and Place of Public Hearing Regarding Linda Vista Area of Benefit Fiscal Year 2011-2012

Recommended Action

Set June 27, 2011, as the date for public hearing to establish the services and assessments for Linda Vista Area of Benefit for Fiscal Year 2011-2012.

Background

The City Council established the Linda Vista Area of Benefit on February 12, 1990, to provide for the maintenance of storm water detention basins and other storm facilities within the Linda Vista and Bay Ridge Subdivisions and the downstream Outfall Channel, through annual Benefit Assessments. It is necessary to re-establish each year the assessment rate for the coming fiscal year.

Discussion

Per the Government code that empowers the City Clerk to proceed, I have set the Hearing for the Linda Vista Assessment District for the Regular City Council Meeting of June 27, 2011, at 7:00 P.M.

All agencies, districts and parties interested will be notified by mail. The Notice of Hearing will also be posted in the Linda Vista Area of Benefit area as well as in City Hall and the public libraries.

Summary/Conclusion

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Teresa M. Ricci".

Teresa M. Ricci
Assistant City Clerk

Respectfully submitted,

A handwritten signature in cursive script that reads "K. Annette Hipona".

K. Annette Hipona
City Clerk



City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

Subject: Authorization to Execute Change Order – Reservoir 3 Seismic Roof Upgrade

Recommended Action

That the City Council authorize the City Manager to execute Change Order No. 1 in the amount of \$30,000, an amount that exceeds 15% of the authorized bid award of \$157,800.

Background

Anderson Pacific was awarded the seismic roof upgrade contract by the City Council at its March 14, 2011 meeting.

Discussion

The construction contract specifications call upon the contractor to erect scaffolding throughout the entire reservoir and to conduct a thorough site inspection before proceeding with the seismic repair. The purpose of this inspection takes into account the limitation of site access within the reservoir while in service.

The site inspection showed numerous instances of dry-rot along with previously undisclosed fire damage that was improperly repaired along with a severe deterioration of wooden sills to support the roof. These membranes are critical components from which the seismic upgrade design must tie into when supporting the roof. Consultant staff has verified the extent of repair and concurs with the approach.

The change order cost is consistent with the unit price bid for the project and the scope of needed repairs as verified by the consultant engineer.

Fiscal Impact

Sufficient funds in the amount of \$30,000 are available with the approved Water Fund Capital Improvement Project 41-385-708 Reservoir 3 Seismic Roof Upgrade.

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

Respectfully submitted,

Patrick Sweetland
Director of Water and Wastewater Resources

CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF APRIL 2011

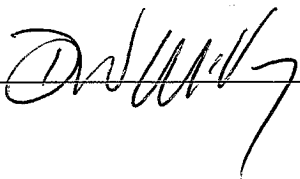
HANDWRITTEN CHECKS - #13044 TO #13048
CANCELLED CHECK - NONE
VOID CHECK - NONE

04/05/11
CHECKS ISSUED - #303117 TO #303124
CANCELLED CHECK - NONE
VOID CHECK - NONE

04/15/11
CHECKS ISSUED - #303125 TO #303562
CANCELLED CHECKS - #303201
VOID CHECK - NONE

04/18/11
CHECKS ISSUED - #303563 TO #303579
CANCELLED CHECKS - NONE
VOID CHECK - NONE

04/29/11
CHECKS ISSUED - #303580 TO #303897
CANCELLED CHECKS - NONE
VOID CHECK - NONE

AUDITED  FINANCE DIRECTOR

APPROVED _____ CITY MANAGER

APPROVED _____ FINANCE COMMITTEE

APPROVED _____ FINANCE COMMITTEE

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00013044	45317	RESIDENTIAL REHAB LOAN	04/29/11	457.00	HW	TR		Hand Written
AP00013045	45074	RESIDENTIAL REHAB 0111	04/29/11	6,452.00	HW	TR		Hand Written
AP00013046	45074	RESIDENTIAL REHAB 0111	04/29/11	67.00	HW	TR		Hand Written
AP00013047	45317	RESIDENTIAL REHAB LOAN	04/29/11	13,300.00	HW	TR		Hand Written
AP00013048	45317	RESIDENTIAL REHAB LOAN	04/29/11	67.00	HW	TR		Hand Written

GRAND TOTALS:

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	20,343.00	Number of Checks Processed:	5
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0

GRAND TOTAL 20,343.00

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00303117	G-VASQUEZ	BRONITSKY, TRUSTEE MARTHA G	04/05/11	323.07	MW	OH		
AP00303118	G-SARTE2	BURCHARD, TRUSTEE DAVID	04/05/11	475.38	MW	OH		
AP00303119	G-FULLER	FRANCHISE TAX BOARD	04/05/11	40.00	MW	OH		
AP00303120	G-SCOTT	FRANCHISE TAX BOARD	04/05/11	37.50	MW	OH		
AP00303121	20848	ORCHARD SUPPLY HARDWARE INC	04/05/11	792.07	MW	OH		
AP00303122	G-ORLOFF2	ORLOFF, CATHERINE M	04/05/11	452.76	MW	OH		
AP00303123	4695	S F BAY AREA RAPID TRANSIT DI	04/05/11	864.27	MW	OH		
AP00303124	G-VERGARA	SAN MATEO COUNTY SHERIFF	04/05/11	121.67	MW	OH		

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	3,106.72	Number of Checks Processed:	8
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
G R A N D T O T A L	3,106.72		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00303125	26351	AARONSON DICKERSON	04/15/11	562.50	MW	OH		
AP00303126	17278	ABLE RIBBON TECHNOLOGY INC	04/15/11	352.08	MW	OH		
AP00303127	15222	ACTION SPORTS	04/15/11	4,828.85	MW	OH		
AP00303128	34666	AD BRAKES	04/15/11	360.40	MW	OH		
AP00303129	1514	ADAM HILL COMPANY, THE	04/15/11	129.52	MW	OH		
AP00303130	45291	ADVANCED BUSINESS FORMS	04/15/11	4,226.64	MW	OH		
AP00303131	40735R	ADVANTAGE ROOFING COMPANY	04/15/11	300.00	MW	OH		
AP00303132	45375R	AFANADOR, NADINE	04/15/11	40.00	MW	OH		
AP00303133	29880	AIRGAS NCN	04/15/11	462.13	MW	OH		
AP00303134	44276R	ALANSIS ROOTER & PLUMBING	04/15/11	250.00	MW	OH		
AP00303135	45330R	ALEJANDRINO, MIGUEL	04/15/11	47.74	MW	OH		
AP00303136	14004	ALERT PEST CONTROL COMPANY IN	04/15/11	234.75	MW	OH		
AP00303137	45376R	ALFARO, ROBERT	04/15/11	250.00	MW	OH		
AP00303138	38811A	ALL COVERED INC	04/15/11	916.00	MW	OH		
AP00303139	39657	ALL STAR GLASS	04/15/11	466.92	MW	OH		
AP00303140	3879	ALLIED ROPES COMPANY INC	04/15/11	69.92	MW	OH		
AP00303141	22544	ALLSTAR FIRE EQUIPMENT INC	04/15/11	934.09	MW	OH		
AP00303142	37116	ALPHA ANALYTICAL LABORATORIES	04/15/11	2,404.60	MW	OH		
AP00303143	37981	ALS TRIBOLOGY	04/15/11	371.32	MW	OH		
AP00303144	26914	AMERICAN ASPHALT REPAIR & RES	04/15/11	43,284.42	MW	OH		
AP00303145	38846	AMERICAN MESSAGING	04/15/11	42.29	MW	OH		
AP00303146	6722	AMERICAN RED CROSS	04/15/11	180.00	MW	OH		
AP00303147	27427	AMERICAN TEXTILE & SUPPLY INC	04/15/11	204.84	MW	OH		
AP00303148	14988	AMERICAN TOWER CORPORATION	04/15/11	5,442.00	MW	OH		
AP00303149	35696	AMERIPRIDE UNIFORM SERVICES	04/15/11	775.41	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00303150	1013	ANCHOR FENCE COMPANY INC	04/15/11	1,724.00	MW	OH		
AP00303151	32625R	ANDERSON, CHELA	04/15/11	177.38	MW	OH		
AP00303152	45401PP	ANGELES, DAVIES	04/15/11	100.00	MW	OH		
AP00303153	1259	ARAMARK UNIFORM SERVICES INC	04/15/11	424.80	MW	OH		
AP00303154	15882	ARMSTRONG, PATRICIA	04/15/11	860.40	MW	OH		
AP00303155	42947PP	ARROWHEAD	04/15/11	33.96	MW	OH		
AP00303156	8426	ARROWHEAD	04/15/11	26.76	MW	OH		
AP00303157	5495	ASSOCIATION OF PUBLIC TREASUR	04/15/11	228.00	MW	OH		
AP00303158	42948PP	AT&T MOBILITY	04/15/11	575.04	MW	OH		
AP00303159	6413	AT&T MOBILITY	04/15/11	9,793.42	MW	OH		
AP00303160	1101	AT&T	04/15/11	458.33	MW	OH		
AP00303161	39480	ATTORNEY GENERALS	04/15/11	75.00	MW	OH		
AP00303162	15448	AUDIOGO	04/15/11	274.97	MW	OH		
AP00303163	29643	AUTO COLLISION CENTER	04/15/11	472.81	MW	OH		
AP00303164	24534A	AVELAR, TERESA	04/15/11	249.82	MW	OH		
AP00303165	45331R	BAREO, PURIFICACION	04/15/11	2.00	MW	OH		
AP00303166	2495	BARKER BLUE DIGITAL IMAGING	04/15/11	592.94	MW	OH		
AP00303167	7950	BAY AREA AIR QUALITY MANAGEME	04/15/11	16.12	MW	OH		
AP00303168	19892	BAY AREA PAVING COMPANY INC	04/15/11	3,893.00	MW	OH		
AP00303169	45377R	BAY METRO CORPORATION	04/15/11	900.00	MW	OH		
AP00303170	30520	BAYSHORE ELEMENTARY SCHOOL DI	04/15/11	2,240.38	MW	OH		
AP00303171	20087	BAYSHORE SANITARY DISTRICT	04/15/11	348.43	MW	OH		
AP00303172	44818	BAZDARICH, MARLENE	04/15/11	56.00	MW	OH		
AP00303173	44155PP	BEATTIE, ROBERT P	04/15/11	100.00	MW	OH		
AP00303174	35853	BIANCHI TRAFFIC SAFETY SERVIC	04/15/11	300.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00303175	19200	BIRITE FOODSERVICE DISTRIBUTO	04/15/11	4,309.67	MW	OH	
AP00303176	20491R	BOCANEGRA, MARIA	04/15/11	100.00	MW	OH	
AP00303177	32674PP	BOHM, KELLY	04/15/11	173.91	MW	OH	
AP00303178	30110RPP	BOHM, PATRICIA	04/15/11	1,641.45	MW	OH	
AP00303179	41796R	BONAFE, SHEILA	04/15/11	100.00	MW	OH	
AP00303180	24551	BOOK WHOLESALERS INC	04/15/11	98.34	MW	OH	
AP00303181	33239	BOUND TREE MEDICAL LLC	04/15/11	478.37	MW	OH	
AP00303182	45378R	BOYD, SHONA	04/15/11	30.00	MW	OH	
AP00303183	23723R	BOYES, JAVIER	04/15/11	411.00	MW	OH	
AP00303184	21300	BRISBANE RECYCLING CO INC	04/15/11	940.00	MW	OH	
AP00303185	3349	BROADMOOR LANDSCAPE SUPPLY	04/15/11	288.99	MW	OH	
AP00303186	39468	BROADMOOR TOW LLC	04/15/11	353.00	MW	OH	
AP00303187	45397PP	BRONSON, JESSICA	04/15/11	100.00	MW	OH	
AP00303188	3064	BROWN & CALDWELL INC	04/15/11	9,367.96	MW	OH	
AP00303189	44318PP	BROWN, MARION D	04/15/11	128.00	MW	OH	
AP00303190	43402R	BRUCE CONSTRUCTION	04/15/11	4,423.50	MW	OH	
AP00303191	18508	BURNS, EDWARD	04/15/11	109.04	MW	OH	
AP00303192	37601	BUTLER, WAVYLO	04/15/11	80.00	MW	OH	
AP00303193	33941	C & A BROWN COMPANY	04/15/11	141.85	MW	OH	
AP00303194	40836PP	CALBREATH, ANTOINETTE	04/15/11	100.00	MW	OH	
AP00303195	11592	CALIFORNIA BUILDING OFFICIALS	04/15/11	215.00	MW	OH	
AP00303196	23173	CALIFORNIA DIESEL AND POWER	04/15/11	1,135.82	MW	OH	
AP00303197	1196	CALIFORNIA WATER SERVICE COMP	04/15/11	159.55	MW	OH	
AP00303198	42949PP	CALIFORNIA WATER SERVICE COMP	04/15/11	11.40	MW	OH	
AP00303199	45332R	CALIP, MARJORY	04/15/11	200.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00303200	45391PP	CAMACHO, CLAUDINE	04/15/11	100.00	MW	OH		
AP00303201	45366	CAROEIRA SHOP COM	04/15/11	591.64	MW	OH		
AP00303202	20535	CAROLLO ENGINEERS	04/15/11	13,081.00	MW	OH		
AP00303203	21747R	CASTILLO, JUDITH	04/15/11	100.00	MW	OH		
AP00303204	21252	CC AND SONS JANITORIAL SERVIC	04/15/11	1,300.00	MW	OH		
AP00303205	42171	CC CLASSIC STEPPERS	04/15/11	160.00	MW	OH		
AP00303206	20216	CCH INCORPORATED	04/15/11	75.50	MW	OH		
AP00303207	28636	CDW GOVERNMENT INC	04/15/11	2,046.69	MW	OH		
AP00303208	42277	CEL ANALYTICAL INC	04/15/11	490.00	MW	OH		
AP00303209	1403	CENTER FOR INDEPENDENCE OF TH	04/15/11	305.50	MW	OH		
AP00303210	24769	CENTER POINT LARGE PRINT	04/15/11	42.73	MW	OH		
AP00303211	44089	CENTRAL COAST GANG INVESTIGAT	04/15/11	120.00	MW	OH		
AP00303212	31956	CENTRAL VALLEY BUSINESS FORMS	04/15/11	327.20	MW	OH		
AP00303213	44684	CG&E AUTO BODY	04/15/11	1,190.02	MW	OH		
AP00303214	45379R	CHAN, KOO MEE HLAN	04/15/11	1,575.12	MW	OH		
AP00303215	45333R	CHAN, LUCKY	04/15/11	55.99	MW	OH		
AP00303216	45394PP	CHAN, MEI	04/15/11	100.00	MW	OH		
AP00303217	22724	CHEN, BASILIO	04/15/11	220.55	MW	OH		
AP00303218	37694	CHEUNG, ANGELA	04/15/11	534.49	MW	OH		
AP00303219	41011	CHIN, LOREN	04/15/11	330.50	MW	OH		
AP00303220	42167R	CHIU, DANIEL	04/15/11	197.05	MW	OH		
AP00303221	3678	CINTAS CORPORATION #464	04/15/11	2,015.01	MW	OH		
AP00303222	14786	CIR	04/15/11	1,187.00	MW	OH		
AP00303223	35395	CITY AUTO SUPPLY	04/15/11	2,351.17	MW	OH		
AP00303224	2930	CITY ELECTRIC SUPPLY	04/15/11	486.09	MW	OH		

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AP00303225	2799	CITY OF DALY CITY	04/15/11	5,274.76	MW	OH	
AP00303226	28211	CITY OF PACIFICA	04/15/11	102.00	MW	OH	
AP00303227	24868	CLARK SECURITY PRODUCTS INC	04/15/11	2,259.14	MW	OH	
AP00303228	45322	CLARK, KAREN	04/15/11	50.00	MW	OH	
AP00303229	26644	CLEAN SOURCE INC	04/15/11	8,635.77	MW	OH	
AP00303230	31162	CLINE & DUPLISSEA	04/15/11	3,608.80	MW	OH	
AP00303231	34700R	CLINE, WILLIAM	04/15/11	303.96	MW	OH	
AP00303232	22146	COAST OIL COMPANY INC	04/15/11	34,432.84	MW	OH	
AP00303233	38790	COASTSIDE FIRE PROTECTION	04/15/11	136.56	MW	OH	
AP00303234	45334R	COLLAZOS, FERNANDO	04/15/11	200.00	MW	OH	
AP00303235	40574A	COMCAST SPOTLIGHT	04/15/11	1,453.50	MW	OH	
AP00303236	40882RJPA	COMER, SHERYL	04/15/11	150.61	MW	OH	
AP00303237	23500PP	CORDINI, DIANE	04/15/11	67.50	MW	OH	
AP00303238	45335R	COTE, BEN	04/15/11	47.50	MW	OH	
AP00303239	25363	CREATIVE INTERCONNECT TELEMAN	04/15/11	363.39	MW	OH	
AP00303240	42971JPA	CREATIVE INTERCONNECT TELEMAN	04/15/11	3,912.91	MW	OH	
AP00303241	42324	CRIME SCENE CLEANERS INC	04/15/11	60.00	MW	OH	
AP00303242	24226REN	CULLIGAN MANAGEMENT COMPANY I	04/15/11	3,566.00	MW	OH	
AP00303243	7274	CUMMINS WEST INC	04/15/11	29,406.00	MW	OH	
AP00303244	25580	CWEA-MEMBERSHIP	04/15/11	264.00	MW	OH	
AP00303245	19907	CWEA-TCP	04/15/11	162.00	MW	OH	
AP00303246	1836	DAILY JOURNAL CORPORATION	04/15/11	844.00	MW	OH	
AP00303247	1414	DALY CITY CENTRAL CASHIER	04/15/11	1,335.19	MW	OH	
AP00303248	2285	DALY CITY COLMA CHAMBER OF CO	04/15/11	4,102.42	MW	OH	
AP00303249	1793	DALY CITY TOOL MART	04/15/11	262.17	MW	OH	

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AP00303250	44239R	DANA GENERAL	04/15/11	789.45	MW	OH		
AP00303251	13327	DARCY & HARTY CONSTRUCTION	04/15/11	38,204.00	MW	OH		
AP00303252	1817	DELTA DENTAL PLAN OF CALIFORN	04/15/11	53,422.14	MW	OH		
AP00303253	1510	DEMCO SUPPLY INC	04/15/11	207.77	MW	OH		
AP00303254	28282	DEPARTMENT OF TOXIC SUBSTANCE	04/15/11	24,000.00	MW	OH		
AP00303255	20552	DEWEY PEST CONTROL INC	04/15/11	4,295.64	MW	OH		
AP00303256	44986	DOWLING ASSOCIATES INC	04/15/11	19,438.20	MW	OH		
AP00303257	30629LAW	DOWNEY BRAND ATTORNEYS LLP	04/15/11	4,973.05	MW	OH		
AP00303258	22126	DUDLEY PERKINS CO	04/15/11	100.98	MW	OH		
AP00303259	1061	DUNN EDWARDS CORPORATION	04/15/11	984.44	MW	OH		
AP00303260	45336R	DURAN, MARIA	04/15/11	702.50	MW	OH		
AP00303261	36139	E L V BINGO SUPPLIES	04/15/11	537.51	MW	OH		
AP00303262	45337R	EARNED ASSET RESOURCE NETWORK	04/15/11	125.00	MW	OH		
AP00303263	40007	EMLAB P&K LLC	04/15/11	1,100.00	MW	OH		
AP00303264	40353	ENTERSECT CORPORATION	04/15/11	71.15	MW	OH		
AP00303265	44735	ENVIRONMENTAL EXPRESS INC	04/15/11	919.31	MW	OH		
AP00303266	35912R	EPS INC	04/15/11	758.00	MW	OH		
AP00303267	31645	EQUIPCO SALES & SERVICE	04/15/11	91.42	MW	OH		
AP00303268	38490	ERGODIRECT	04/15/11	581.31	MW	OH		
AP00303269	45372R	ERICKSON, CHARLOTTE	04/15/11	926.19	MW	OH		
AP00303270	42950RPP	ESQUEDA, MARIA D	04/15/11	337.62	MW	OH		
AP00303271	13139R	EVERLY, KATHY	04/15/11	185.43	MW	OH		
AP00303272	26235	EVERLY, KATHY	04/15/11	887.50	MW	OH		
AP00303273	45380R	FACTOR JR, DIOSDADO	04/15/11	1,842.26	MW	OH		
AP00303274	42544	FARMER BROTHERS COFFEE	04/15/11	776.33	MW	OH		

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AP00303275	10971	FEDEX KINKOS OFFICE AND PRINT	04/15/11	58.98	MW	OH	
AP00303276	26375	FEINBERG, JEANETTE	04/15/11	278.00	MW	OH	
AP00303277	45338R	FERRARO, MIKE	04/15/11	35.00	MW	OH	
AP00303278	45368	FILIPINO STUDENT UNION	04/15/11	180.00	MW	OH	
AP00303279	45396PP	FINK, ADRIAN	04/15/11	100.00	MW	OH	
AP00303280	39599	FIRE TRUCK HEADQUARTERS	04/15/11	626.69	MW	OH	
AP00303281	19787	FIRST CHOICE SERVICES	04/15/11	264.36	MW	OH	
AP00303282	11544	FIRST NATIONAL BANK OF NO CA	04/15/11	6,381.35	MW	OH	
AP00303283	23612A	FIRST NATIONAL BANK OF NO CA	04/15/11	591.27	MW	OH	
AP00303284	11813	FOLGER GRAPHICS	04/15/11	717.78	MW	OH	
AP00303285	30742	FONG BROTHERS PRINTING INC	04/15/11	830.30	MW	OH	
AP00303286	29133	FORENSIC SCIENCE ASSOCIATES	04/15/11	3,651.99	MW	OH	
AP00303287	27709	FUENTES, LINDA	04/15/11	200.00	MW	OH	
AP00303288	23110	GADDIS INCORPORATED	04/15/11	8,349.67	MW	OH	
AP00303289	1467	GALE	04/15/11	28.67	MW	OH	
AP00303290	17633	GAMEZ, JOHN	04/15/11	231.78	MW	OH	
AP00303291	44820	GARLASA, ELLISON	04/15/11	332.10	MW	OH	
AP00303292	44821	GOMEZ, E. REGINA	04/15/11	52.00	MW	OH	
AP00303293	31925	GOVCONNECTION INC	04/15/11	12,308.71	MW	OH	
AP00303294	18532	GOW SUPPLY COMPANY INC	04/15/11	165.28	MW	OH	
AP00303295	37934R	GRACIA, NICK	04/15/11	195.00	MW	OH	
AP00303296	1754	GRAINGER INC	04/15/11	3,638.86	MW	OH	
AP00303297	1571	GRANITE ROCK COMPANY	04/15/11	428.46	MW	OH	
AP00303298	1123	GRAYBAR ELECTRIC CO	04/15/11	1,769.09	MW	OH	
AP00303299	41817R	GUALCO, TIMOTHY	04/15/11	226.18	MW	OH	

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AP00303300	5695	GUTIERREZ, MICHAEL	04/15/11	87.21	MW	OH		
AP00303301	2223	HACH COMPANY	04/15/11	9,551.89	MW	OH		
AP00303302	45339R	HADEED, MOHAMMED	04/15/11	83.00	MW	OH		
AP00303303	45400PP	HAGEN, MARY	04/15/11	100.00	MW	OH		
AP00303304	45392PP	HALLOWELL, KIMBERLY	04/15/11	100.00	MW	OH		
AP00303305	12996ALAW	HANSON BRIDGETT LLP	04/15/11	3,431.00	MW	OH		
AP00303306	45197	HANVEY, BECKY	04/15/11	116.50	MW	OH		
AP00303307	34088	HANVEY, RAYMOND J	04/15/11	773.45	MW	OH		
AP00303308	37607	HARPER, LILLIAN B	04/15/11	80.00	MW	OH		
AP00303309	3702	HARRINGTON INDUSTRIAL PLASTIC	04/15/11	1,170.62	MW	OH		
AP00303310	35194PP	HASBUN, LOUELLA	04/15/11	675.00	MW	OH		
AP00303311	35406PP	HASBUN, OSCAR	04/15/11	675.00	MW	OH		
AP00303312	1126	HAWKINS TRAFFIC SAFETY SUPPLY	04/15/11	1,557.76	MW	OH		
AP00303313	45340R	HEISMANN, LORI	04/15/11	23.92	MW	OH		
AP00303314	45398R	HERNANDEZ, ALMA	04/15/11	175.00	MW	OH		
AP00303315	45381R	HERNANDEZ, ATHENA	04/15/11	23.75	MW	OH		
AP00303316	23318	HERTZ EQUIPMENT RENTAL CORPOR	04/15/11	73.37	MW	OH		
AP00303317	45341R	HICKEY & SONS INC	04/15/11	1,000.00	MW	OH		
AP00303318	32874R	HIGHLAND CONSTRUCTION CO	04/15/11	600.00	MW	OH		
AP00303319	45382R	HILBERS INC	04/15/11	30,000.00	MW	OH		
AP00303320	4011	HILTI INC	04/15/11	127.88	MW	OH		
AP00303321	45375RA	HINES INTERESTS LD	04/15/11	7,500.00	MW	OH		
AP00303322	39338R	HIPONA, K ANNETTE	04/15/11	1,320.15	MW	OH		
AP00303323	15857	HOME DEPOT CREDIT SERVICES	04/15/11	3,164.36	MW	OH		
AP00303324	42234RPP	HOOKS, LAVOIS	04/15/11	379.75	MW	OH		

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AP00303325	42455RPP	HOOKS, LAVOIS	04/15/11	1,494.39	MW	OH	
AP00303326	26844	HOPKINS TECHNICAL PRODUCTS IN	04/15/11	347.29	MW	OH	
AP00303327	2665	HSQ TECHNOLOGY	04/15/11	305.00	MW	OH	
AP00303328	45387R	HTWE HTWE	04/15/11	2,300.14	MW	OH	
AP00303329	45369	IFURN.COM INC	04/15/11	202.51	MW	OH	
AP00303330	45342R	INGALLA JR, OSCAR LORZANO	04/15/11	72.00	MW	OH	
AP00303331	31781	INNOVATIVE CLAIM SOLUTIONS	04/15/11	11,368.21	MW	OH	
AP00303332	14932	INTERSTATE BATTERY SYSTEM OF	04/15/11	1,185.80	MW	OH	
AP00303333	1072	IRVINE & JACHENS INC	04/15/11	876.14	MW	OH	
AP00303334	38794RPP	JACKSON, DENISE	04/15/11	146.37	MW	OH	
AP00303335	31089	JAECO	04/15/11	458.76	MW	OH	
AP00303336	32523	JANWAY COMPANY	04/15/11	241.61	MW	OH	
AP00303337	42008RA	JAVIER, GINA	04/15/11	131.41	MW	OH	
AP00303338	1205	JEFFERSON UNION HIGH SCHOOL D	04/15/11	1,891.81	MW	OH	
AP00303339	45383R	JL SHUMAKER COMPANY	04/15/11	250.00	MW	OH	
AP00303340	45343R	JOHNSON, SHANTELE	04/15/11	259.00	MW	OH	
AP00303341	45344R	JUE, DONALD	04/15/11	125.00	MW	OH	
AP00303342	39721MEDPP	KAISER FOUNDATION HEALTH PLAN	04/15/11	4,095.00	MW	OH	
AP00303343	10144	KAMAN INDUSTRIAL TECHNOLOGIES	04/15/11	544.57	MW	OH	
AP00303344	28016	KAW ENTERPRISES	04/15/11	3,914.63	MW	OH	
AP00303345	39220	KELLER CENTER FOR FAMILY VIOL	04/15/11	150.00	MW	OH	
AP00303346	21792	KELLY PAPER	04/15/11	767.49	MW	OH	
AP00303347	10340	KESSLER, ERWIN K	04/15/11	720.00	MW	OH	
AP00303348	41180R	KIMCO REALTY CORP	04/15/11	1,767.11	MW	OH	
AP00303349	36720	KONECRANES INC	04/15/11	1,003.38	MW	OH	

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AP00303350	31870R	KRAUSS, GREG	04/15/11	277.49	MW	OH	
AP00303351	35608PP	KUBOTA ARCARESE, MARY JO	04/15/11	100.00	MW	OH	
AP00303352	1108	L N CURTIS & SONS	04/15/11	234.89	MW	OH	
AP00303353	10725	LAB SAFETY SUPPLY INC	04/15/11	245.40	MW	OH	
AP00303354	45345R	LAGOMARSINO, WILLIAM	04/15/11	408.07	MW	OH	
AP00303355	45346R	LAIWA, CLARENCE	04/15/11	47.50	MW	OH	
AP00303356	45384R	LANDMARK RETAIL GROUP LLC	04/15/11	17,500.00	MW	OH	
AP00303357	13776	LANGUAGE LINE SERVICES	04/15/11	822.15	MW	OH	
AP00303358	34493A	LANLOGIC INC	04/15/11	40.00	MW	OH	
AP00303359	45324R	LAVATAI, NYREE	04/15/11	515.88	MW	OH	
AP00303360	45347R	LAXAMANA, VALERY	04/15/11	100.00	MW	OH	
AP00303361	26270	LEE, KATY	04/15/11	362.02	MW	OH	
AP00303362	28135R	LEE, MALCOLM	04/15/11	1,162.83	MW	OH	
AP00303363	45385R	LEE, PAUL	04/15/11	250.00	MW	OH	
AP00303364	30726	LEHR AUTO ELECTRIC	04/15/11	67.43	MW	OH	
AP00303365	45386R	LEUNG, MICHAEL	04/15/11	810.00	MW	OH	
AP00303366	29968PP	LEVY, TERRY A	04/15/11	100.00	MW	OH	
AP00303367	37094	LEXISNEXIS RISK DATA MANAGEME	04/15/11	822.25	MW	OH	
AP00303368	45388R	LIANG, GUO QUAN	04/15/11	739.53	MW	OH	
AP00303369	12906LAW	LIEBERT CASSIDY WHITMORE	04/15/11	1,781.00	MW	OH	
AP00303370	29220	LIGHTHOUSE, THE	04/15/11	198.56	MW	OH	
AP00303371	29332	LORAL LANDSCAPING	04/15/11	8,593.19	MW	OH	
AP00303372	45348R	LOUIE, ABBUSHI KHADER	04/15/11	638.00	MW	OH	
AP00303373	43199	LUMANAUW, VIVIENA	04/15/11	2,505.66	MW	OH	
AP00303374	45395PP	MACALISANG, MARIA	04/15/11	50.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00303375	45349R	MADDOX, NATHAN PAUL	04/15/11	77.00	MW	OH	
AP00303376	5598	MAINTENANCE SUPERINTENDENTS A	04/15/11	510.00	MW	OH	
AP00303377	45350R	MANTRA GROUP	04/15/11	32.61	MW	OH	
AP00303378	13260R	MARTINEZ, CARLOS MAURICIO	04/15/11	196.00	MW	OH	
AP00303379	45351R	MATEO-BAUTISTA, LARIEL	04/15/11	100.00	MW	OH	
AP00303380	14277	MAZE & ASSOCIATES INC	04/15/11	3,853.00	MW	OH	
AP00303381	45352R	MCAFEE, GILDA	04/15/11	25.00	MW	OH	
AP00303382	45353R	MCCLAY, JASON	04/15/11	100.00	MW	OH	
AP00303383	42579	MCCOY III, FRANKLIN J	04/15/11	327.00	MW	OH	
AP00303384	38493PP	MCCULLOCH, JAN	04/15/11	175.00	MW	OH	
AP00303385	6595	MCI	04/15/11	21.09	MW	OH	
AP00303386	44103PP	MCMAHON-DYOGI, SUSAN	04/15/11	100.00	MW	OH	
AP00303387	42558R	MCMARTIN, NORIE	04/15/11	100.00	MW	OH	
AP00303388	45224PP	METLIFE SBC	04/15/11	642.44	MW	OH	
AP00303389	23949	METRO MOBILE COMMUNICATIONS	04/15/11	1,646.10	MW	OH	
AP00303390	36779	METRO PCS WIRELESS INC	04/15/11	1,800.00	MW	OH	
AP00303391	24775	MISSION VALLEY FORD TRUCK	04/15/11	50.73	MW	OH	
AP00303392	42161R	MORGAN, JEFFREY	04/15/11	253.20	MW	OH	
AP00303393	15396	MOSS RUBBER & EQUIPMENT CORP	04/15/11	360.01	MW	OH	
AP00303394	45373JPA	MOVING SOLUTIONS INC	04/15/11	693.99	MW	OH	
AP00303395	45390R	MUI, ALEX	04/15/11	1,000.00	MW	OH	
AP00303396	15210	MUNICIPAL MAINTENANCE EQUIPME	04/15/11	1,559.14	MW	OH	
AP00303397	28919	MUNISERVICES LLC	04/15/11	416.95	MW	OH	
AP00303398	45354R	NAVARRO, CYNTHIA	04/15/11	125.00	MW	OH	
AP00303399	44477	NEPTUNE RESEARCH INC	04/15/11	2,376.32	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00303400	37013R	NEW PACIFIC ROOFING CO INC	04/15/11	900.00	MW	OH		
AP00303401	28508R	NGUYEN, TRUNG	04/15/11	300.00	MW	OH		
AP00303402	3901	NICHOLS DIAMOND TOOL INC	04/15/11	350.00	MW	OH		
AP00303403	44217R	NICOLAS, RHOMEL	04/15/11	62.50	MW	OH		
AP00303404	40569	NIEMI, ERENE	04/15/11	75.00	MW	OH		
AP00303405	25761	NORTHERN SAFETY CO INC	04/15/11	87.50	MW	OH		
AP00303406	40765RJPA	ODLE, JOHN	04/15/11	209.68	MW	OH		
AP00303407	1055	OFFICE DEPOT INC	04/15/11	753.82	MW	OH		
AP00303408	42500	OFFICE DEPOT	04/15/11	2,409.01	MW	OH		
AP00303409	42670	OFFICE DEPOT	04/15/11	245.55	MW	OH		
AP00303410	43077PP	OFFICE DEPOT	04/15/11	224.58	MW	OH		
AP00303411	20848	ORCHARD SUPPLY HARDWARE INC	04/15/11	251.80	MW	OH		
AP00303412	39799RPP	ORLEMAN, MARIA	04/15/11	158.61	MW	OH		
AP00303413	42965	OWEN EQUIPMENT SALES	04/15/11	415.64	MW	OH		
AP00303414	42838	PACE SUPPLY CORP	04/15/11	3,377.16	MW	OH		
AP00303415	32927	PACIFIC FIRE SAFE FIRE EXTING	04/15/11	1,099.53	MW	OH		
AP00303416	1216	PACIFIC GAS & ELECTRIC	04/15/11	101,665.25	MW	OH		
AP00303417	42952PP	PACIFIC GAS & ELECTRIC	04/15/11	307.04	MW	OH		
AP00303418	40960	PACIFIC MATERIAL HANDLING SOL	04/15/11	429.69	MW	OH		
AP00303419	1080	PACIFIC NURSERIES	04/15/11	27.86	MW	OH		
AP00303420	29252	PACIFIC PRODUCE INC	04/15/11	930.05	MW	OH		
AP00303421	16250	PANACCI, FRANK	04/15/11	395.00	MW	OH		
AP00303422	45327	PANDAC, PERBEY	04/15/11	105.00	MW	OH		
AP00303423	33377	PANTAZY, JOHN	04/15/11	1,589.54	MW	OH		
AP00303424	27022	PAQUETTE, RUDOLPH A	04/15/11	143.10	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP00303425	20794	PELCO SALES & SERVICE INC	04/15/11	977.90	MW	OH	
AP00303426	45355R	PENDLETON, LEE PATRICK	04/15/11	33.00	MW	OH	
AP00303427	3297	PENINSULA LIBRARY SYSTEM	04/15/11	1,198.50	MW	OH	
AP00303428	45389R	PEREZ, SANDRA L	04/15/11	50.00	MW	OH	
AP00303429	38137R	PERLAS, JOACHIM	04/15/11	111.69	MW	OH	
AP00303430	19678	PERS LONG TERM CARE PROGRAM	04/15/11	1,949.17	MW	OH	
AP00303431	38072	PETERSON, NOVELLA NIX	04/15/11	304.00	MW	OH	
AP00303432	5216	PEZZOLA, LOUIE	04/15/11	104.99	MW	OH	
AP00303433	42131R	PIRNEJAD, PETER	04/15/11	204.40	MW	OH	
AP00303434	31046	PITNEY BOWES	04/15/11	140.93	MW	OH	
AP00303435	32103	PLAYPOWER LT FARMINGTON INC	04/15/11	1,402.18	MW	OH	
AP00303436	36106	POLYDYNE INC	04/15/11	7,990.55	MW	OH	
AP00303437	16440	PRAXAIR DISTRIBUTION INC	04/15/11	44.80	MW	OH	
AP00303438	26276	PRAXAIR INC	04/15/11	1,819.34	MW	OH	
AP00303439	44468	PREMIERE GLOBAL SERVICES	04/15/11	153.31	MW	OH	
AP00303440	34138	PRIORITY ARCHITECTURAL GRAPHI	04/15/11	163.88	MW	OH	
AP00303441	18372R	PRO GENERAL ROOFING INC	04/15/11	300.00	MW	OH	
AP00303442	38639	PROVEDOR, MARIA CRISTINA	04/15/11	297.00	MW	OH	
AP00303443	1143	PUMP REPAIR SERVICE	04/15/11	47,291.98	MW	OH	
AP00303444	4750	QUILL.COM	04/15/11	83.19	MW	OH	
AP00303445	1115	R & B COMPANY	04/15/11	6,895.44	MW	OH	
AP00303446	12539	R A METAL PRODUCTS INC	04/15/11	1,575.05	MW	OH	
AP00303447	22625	RACE TELECOMMUNICATIONS INC	04/15/11	100.00	MW	OH	
AP00303448	26120	RANDOM HOUSE INC	04/15/11	552.80	MW	OH	
AP00303449	34364	RANGE MAINTENANCE SERVICES LL	04/15/11	4,650.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00303450	44422	RDO TRUST #80-5800	04/15/11	296.77	MW	OH		
AP00303451	2439	RECORDED BOOKS LLC	04/15/11	32.50	MW	OH		
AP00303452	41385	RED CLOUD	04/15/11	45,755.26	MW	OH		
AP00303453	1687	RED WING SHOE STORE	04/15/11	362.67	MW	OH		
AP00303454	41528	REDFLEX TRAFFIC SYSTEMS INC	04/15/11	24,000.00	MW	OH		
AP00303455	45370	REGENT IMAGING SUPPLIES INC	04/15/11	603.06	MW	OH		
AP00303456	38735R	REMEDIATION RISK MANAGEMENT I	04/15/11	1,530.00	MW	OH		
AP00303457	32637	RESTAURANT DEPOT SAN FRANCISCO	04/15/11	1,219.76	MW	OH		
AP00303458	43481PP	RICO, ESTHER	04/15/11	440.00	MW	OH		
AP00303459	45356R	ROADRUNNER DRILLING & PUMP	04/15/11	1,000.00	MW	OH		
AP00303460	45357R	ROBERTS, JARED	04/15/11	70.41	MW	OH		
AP00303461	14338R	ROY, MARCELINA	04/15/11	100.00	MW	OH		
AP00303462	4695	S F BAY AREA RAPID TRANSIT DI	04/15/11	231.66	MW	OH		
AP00303463	12203	SACKS, ROBERT	04/15/11	182.40	MW	OH		
AP00303464	1087	SAFETY KLEEN CORP	04/15/11	541.57	MW	OH		
AP00303465	1465	SAFEWAY INC	04/15/11	138.42	MW	OH		
AP00303466	20672A	SAN BRUNO CHAMBER OF COMMERCE	04/15/11	250.00	MW	OH		
AP00303467	42397A	SAN FRANCISCO CHRONICLE, THE	04/15/11	1,250.00	MW	OH		
AP00303468	34143A	SAN FRANCISCO EXAMINER	04/15/11	633.00	MW	OH		
AP00303469	19755R	SAN FRANCISCO PLUMBING CO	04/15/11	250.00	MW	OH		
AP00303470	3582	SAN MATEO COUNTY COMM COLLEGE	04/15/11	523.19	MW	OH		
AP00303471	12544	SAN MATEO COUNTY CONTROLLERS	04/15/11	73,103.63	MW	OH		
AP00303472	27347	SAN MATEO COUNTY HARBOR DISTR	04/15/11	27.20	MW	OH		
AP00303473	30521	SAN MATEO COUNTY OFFICE OF ED	04/15/11	272.28	MW	OH		
AP00303474	3391	SAN MATEO COUNTY OFFICE OF CO	04/15/11	1,828.45	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00303475	9666	SAN MATEO LAWN MOWER SHOP	04/15/11	233.33	MW	OH		
AP00303476	13503	SANTOS, MARIA VICTORIA	04/15/11	8,015.80	MW	OH		
AP00303477	41719	SATWORK	04/15/11	393.85	MW	OH		
AP00303478	45082RPP	SCHINDLER, STEVE	04/15/11	145.35	MW	OH		
AP00303479	37749	SEALIFE AQUARIUM SERVICE	04/15/11	145.59	MW	OH		
AP00303480	1037	SERRAMONTE FORD INC	04/15/11	10,190.97	MW	OH		
AP00303481	41815PP	SF NUTRITION CLINIC	04/15/11	1,500.00	MW	OH		
AP00303482	45250R	SHAIKH, SAMIM	04/15/11	112.50	MW	OH		
AP00303483	30523A	SHELL FLEET	04/15/11	81.83	MW	OH		
AP00303484	8782	SHERROD, RICHARD	04/15/11	1,530.30	MW	OH		
AP00303485	45325R	SHIU, BONNIE	04/15/11	515.88	MW	OH		
AP00303486	10571	SIEMENS WATER TECHNOLOGIES CO	04/15/11	418.06	MW	OH		
AP00303487	28917	SIERRA CHEMICAL COMPANY	04/15/11	8,527.92	MW	OH		
AP00303488	45115R	SILVA, ROBERT	04/15/11	124.23	MW	OH		
AP00303489	45358R	SILVANO, PHILIP	04/15/11	100.00	MW	OH		
AP00303490	29790R	SIMMONS, CAROL	04/15/11	297.99	MW	OH		
AP00303491	45393PP	SIU, DONNA	04/15/11	100.00	MW	OH		
AP00303492	45359R	SLIE, CURTIS	04/15/11	47.50	MW	OH		
AP00303493	32237	SMART & FINAL STORES CORP	04/15/11	535.35	MW	OH		
AP00303494	38120	SOKOL, SARITA	04/15/11	315.00	MW	OH		
AP00303495	2643	SPARTAN CHASSIS INC	04/15/11	671.61	MW	OH		
AP00303496	3563	SPIRAL BINDING CO INC	04/15/11	115.84	MW	OH		
AP00303497	37940	STANDARD PLUMBING SUPPLY CO	04/15/11	15.60	MW	OH		
AP00303498	24311	STANLEY SECURITY SOLUTIONS IN	04/15/11	167.10	MW	OH		
AP00303499	9481	STATE BOARD OF EQUALIZATION	04/15/11	916.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00303500	13326	STEERS, JUDITH E	04/15/11	8,276.06	MW	OH		
AP00303501	45084	STEPFORD INC	04/15/11	22,156.87	MW	OH		
AP00303502	1090	STEWART AUTOMOTIVE GROUP	04/15/11	13.57	MW	OH		
AP00303503	1711	SUN VALLEY DAIRY	04/15/11	2,282.12	MW	OH		
AP00303504	17552R	SUNKY ROOFING INC	04/15/11	300.00	MW	OH		
AP00303505	26177R	SURE ROOFING SYSTEMS	04/15/11	300.00	MW	OH		
AP00303506	39463	SUREFIRE LLC	04/15/11	31.73	MW	OH		
AP00303507	1953	SWEETLAND, PATRICK	04/15/11	275.33	MW	OH		
AP00303508	29237	SYNAGRO SOUTHWEST	04/15/11	29,552.51	MW	OH		
AP00303509	45319	T MOBILE USA	04/15/11	1,900.00	MW	OH		
AP00303510	9227	TAM, RANDY	04/15/11	1,529.41	MW	OH		
AP00303511	41236R	TEAM VOLKSWAGEN	04/15/11	548.73	MW	OH		
AP00303512	3600	TEAMSTERS UNION-LOCAL 856	04/15/11	59,541.00	MW	OH		
AP00303513	38058	TECARTA INC	04/15/11	150.00	MW	OH		
AP00303514	42970JPA	TELECOMMUNICATIONS ENGINEERIN	04/15/11	382.38	MW	OH		
AP00303515	28995	THOMSON REUTERS/BARCLAYS	04/15/11	360.00	MW	OH		
AP00303516	16085	TLC ADMINISTRATORS	04/15/11	440.00	MW	OH		
AP00303517	44935	TOM'S RAPID RETRIEVAL & DELIV	04/15/11	750.00	MW	OH		
AP00303518	44066PP	TORRES, DEBRA	04/15/11	100.00	MW	OH		
AP00303519	45360R	TRIUNFANTE, ANTONIO	04/15/11	100.00	MW	OH		
AP00303520	45361R	TUCKER, DEBORAH	04/15/11	100.00	MW	OH		
AP00303521	26803	TURBO DATA SYSTEMS INC	04/15/11	20,242.01	MW	OH		
AP00303522	37637	ULINE INC	04/15/11	133.32	MW	OH		
AP00303523	3904	UNITED PARCEL SERVICE	04/15/11	12.13	MW	OH		
AP00303524	39236	UNITED RESEARCH SERVICES CORP	04/15/11	20,416.75	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00303550	38289	WORKING FIRE TRAINING	04/15/11	610.00	MW	OH	
AP00303551	41132	WRIGHT, CHARLAYNE	04/15/11	255.97	MW	OH	
AP00303552	34537	YAMAMURA, JAIME	04/15/11	192.50	MW	OH	
AP00303553	34606R	YEE, JOE	04/15/11	250.00	MW	OH	
AP00303554	30137A	YELLOW CAB CO PENINSULA INC	04/15/11	19.80	MW	OH	
AP00303555	45328	YONEMOTO, DAVID B	04/15/11	120.00	MW	OH	
AP00303556	38381	YORE, SEAN	04/15/11	100.00	MW	OH	
AP00303557	41576A	YORK AND CHAPEL SF INC	04/15/11	2,125.00	MW	OH	
AP00303558	43523	YUNG, ESTHER	04/15/11	96.00	MW	OH	
AP00303559	1133	ZEP SALES AND SERVICE	04/15/11	514.88	MW	OH	
AP00303560	41768RPP	ZIADEH, SHERIN	04/15/11	461.27	MW	OH	
AP00303561	40101	ZOLL DATA SYSTEMS	04/15/11	131.12	MW	OH	
AP00303562	36391	ZUERCHER-VALDESPINO, VALVE	04/15/11	270.27	MW	OH	

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	1,199,439.98	Number of Checks Processed:	438
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

G R A N D T O T A L 1,199,439.98

LESS CANCELLED CHECK:

AP00303201 45366 CAPOEIRA SHOP.COM 04/15/11 (591.64)
 1,198,848.34

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00303525	1144	UNITED ROTARY BRUSH CORPORATI	04/15/11	1,916.09	MW	OH		
AP00303526	31745	UNITED SITE SERVICES OF CALIF	04/15/11	546.43	MW	OH		
AP00303527	1110	UNITED STATES POSTAL SERVICE	04/15/11	10,000.00	MW	OH		
AP00303528	3154	UPSTART INC	04/15/11	191.19	MW	OH		
AP00303529	7873	URBAN FARMER STORE, THE	04/15/11	24.64	MW	OH		
AP00303530	12622	VALLEY CREST TREE COMPANY	04/15/11	711.22	MW	OH		
AP00303531	45362R	VELASCO, LORNA	04/15/11	170.00	MW	OH		
AP00303532	45040	VIGILANT CANINE SERVICES INTE	04/15/11	200.00	MW	OH		
AP00303533	41658RPP	VINCULADO, VICKI	04/15/11	75.48	MW	OH		
AP00303534	45363R	VISUS, CRISTINA	04/15/11	125.00	MW	OH		
AP00303535	1579	VWR INTERNATIONAL INC	04/15/11	469.10	MW	OH		
AP00303536	45402PP	WALDEN, CARLA	04/15/11	50.00	MW	OH		
AP00303537	3074	WALL STREET JOURNAL, THE	04/15/11	692.65	MW	OH		
AP00303538	33782	WARD, DIANA L	04/15/11	279.95	MW	OH		
AP00303539	36355	WASTEWATER SOLUTIONS INC	04/15/11	4,125.00	MW	OH		
AP00303540	3691	WECO INDUSTRIES INC	04/15/11	251.54	MW	OH		
AP00303541	45365R	WELLSONA IRON AND ENGINEERING	04/15/11	17,000.00	MW	OH		
AP00303542	45364R	WERNER, LAURA	04/15/11	72.44	MW	OH		
AP00303543	6141	WEST COAST CONTRACTORS SERVIC	04/15/11	27.16	MW	OH		
AP00303544	2291	WESTERN PLYWOOD INC	04/15/11	322.37	MW	OH		
AP00303545	40234PP	WHITE, WILLIAM P	04/15/11	625.00	MW	OH		
AP00303546	34447R	WILSON, MICHELLE	04/15/11	100.00	MW	OH		
AP00303547	30509	WINGFOOT COMMERCIAL TIRE SYST	04/15/11	4,084.99	MW	OH		
AP00303548	40475	WINTZELL, YLVA	04/15/11	422.68	MW	OH		
AP00303549	44183	WOLF, NICK	04/15/11	790.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00303563	15226	AFSCME LOCAL 919	04/18/11	4,598.00	MW	OH		
AP00303564	1200	ALLIED SERVICES OF NORTH AMER	04/18/11	1,237,987.62	MW	OH		
AP00303565	G-VASQUEZ	BRONITSKY, TRUSTEE MARTHA G	04/18/11	323.07	MW	OH		
AP00303566	G-SARTE2	BURCHARD, TRUSTEE DAVID	04/18/11	475.38	MW	OH		
AP00303567	34151	BUSINESS CARD	04/18/11	64.75	MW	OH		
AP00303568	1937	DALY CITY FIREFIGHTERS UNION	04/18/11	6,891.00	MW	OH		
AP00303569	9290	DALY CITY POLICE OFFICERS ASS	04/18/11	11,865.94	MW	OH		
AP00303570	G-ABELSON2	DEPARTMENT OF CSS	04/18/11	185.08	MW	OH		
AP00303571	G-FULLER	FRANCHISE TAX BOARD	04/18/11	40.00	MW	OH		
AP00303572	G-SCOTT	FRANCHISE TAX BOARD	04/18/11	37.50	MW	OH		
AP00303573	G-WHEELER3	FRANCHISE TAX BOARD	04/18/11	100.00	MW	OH		
AP00303574	37518R	MARTEL, PATRICIA E	04/18/11	202.45	MW	OH		
AP00303575	G-ORLOFF2	ORLOFF, CATHERINE M	04/18/11	452.76	MW	OH		
AP00303576	1936	PENINSULA POLICE OFFICERS ASS	04/18/11	579.60	MW	OH		
AP00303577	G-VERGARA	SAN MATEO COUNTY SHERIFF	04/18/11	134.00	MW	OH		
AP00303578	3613	STATIONARY ENGINEERS LOCAL 39	04/18/11	1,366.26	MW	OH		
AP00303579	2798	TEAMSTERS LOCAL 856	04/18/11	4,936.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
GRAND TOTALS:									
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				1,270,239.41	Number of Checks Processed:		17		
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		
GRAND TOTAL				1,270,239.41					

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00303580	18925REN	355 GELLERT BOULEVARD LLC	04/29/11	21,321.55	MW	OH	
AP00303581	2519	3M	04/29/11	1,187.00	MW	OH	
AP00303582	45405A	ACTERRA / CEC	04/29/11	100.00	MW	OH	
AP00303583	34666	AD BRAKES	04/29/11	618.46	MW	OH	
AP00303584	42390	ADVANCED INFRASTRUCTURE TECHN	04/29/11	160.95	MW	OH	
AP00303585	11233	AGRIMONTI, MADOLYN	04/29/11	343.15	MW	OH	
AP00303586	29880	AIRGAS NCN	04/29/11	151.19	MW	OH	
AP00303587	14004	ALERT PEST CONTROL COMPANY IN	04/29/11	230.25	MW	OH	
AP00303588	1025	ALHAMBRA AND SIERRA SPRINGS	04/29/11	208.08	MW	OH	
AP00303589	43438JPA	ALL CHEMICAL DISPOSAL INC	04/29/11	50.00	MW	OH	
AP00303590	37095	ALL INDUSTRIAL ELECTRIC SUPPL	04/29/11	493.61	MW	OH	
AP00303591	18401	ALLIED ELECTRONICS INC	04/29/11	237.90	MW	OH	
AP00303592	37116	ALPHA ANALYTICAL LABORATORIES	04/29/11	2,336.60	MW	OH	
AP00303593	45405R	ALVAREZ, CATHY	04/29/11	75.00	MW	OH	
AP00303594	45439JPA	AMERICAN MEDICAL RESPONSE WES	04/29/11	1,021.00	MW	OH	
AP00303595	9298	AMERICAN PLANNING ASSOCIATION	04/29/11	90.00	MW	OH	
AP00303596	27427	AMERICAN TEXTILE & SUPPLY INC	04/29/11	327.75	MW	OH	
AP00303597	42310	AMERINATIONAL COMMUNITY SERVI	04/29/11	299.35	MW	OH	
AP00303598	35696	AMERIPRIDE UNIFORM SERVICES	04/29/11	873.73	MW	OH	
AP00303599	42164	ANGELA BRUGIONI TRUSTEE	04/29/11	568.35	MW	OH	
AP00303600	8426	ARROWHEAD	04/29/11	52.80	MW	OH	
AP00303601	45366	ART & MEDICA LLC	04/29/11	591.64	MW	OH	
AP00303602	40791	AT&T ADVERTISING SOLUTIONS	04/29/11	68.20	MW	OH	
AP00303603	32577	AT&T	04/29/11	10,477.07	MW	OH	
AP00303604	43078PP	AT&T	04/29/11	499.49	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To	Note
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AP00303605	45441PP	AT&T	04/29/11	126.54	MW	OH			
AP00303606	44649	ATLAS COPCO COMPRESSORS LLC	04/29/11	194.00	MW	OH			
AP00303607	24534RA	AVELAR, TERESA	04/29/11	152.66	MW	OH			
AP00303608	45406R	BAGGAO, JENNIFER	04/29/11	250.00	MW	OH			
AP00303609	1232	BAKER & TAYLOR COMPANY INC	04/29/11	8,776.55	MW	OH			
AP00303610	19028	BAKER & TAYLOR ENTERTAINMENT	04/29/11	64.75	MW	OH			
AP00303611	14551	BANK OF AMERICA	04/29/11	27.53	MW	OH			
AP00303612	33100R	BARTON, MICHAEL P	04/29/11	798.32	MW	OH			
AP00303613	45407R	BAUTISTA, MANUEL	04/29/11	55.00	MW	OH			
AP00303614	7950	BAY AREA AIR QUALITY MANAGEME	04/29/11	492.00	MW	OH			
AP00303615	19892	BAY AREA PAVING COMPANY INC	04/29/11	16,577.00	MW	OH			
AP00303616	44347	BAY AREA TREE COMPANY INC	04/29/11	4,250.00	MW	OH			
AP00303617	1562	BAY AREA WATER SUPPLY & CONSE	04/29/11	16,339.00	MW	OH			
AP00303618	34698	BAYSHORE METALS INC	04/29/11	1,359.34	MW	OH			
AP00303619	16936	BERONIO LUMBER	04/29/11	304.90	MW	OH			
AP00303620	38375LAW	BEST BEST & KRIEGER LLP	04/29/11	4,748.64	MW	OH			
AP00303621	38585	BFI OF CALIFORNIA INC	04/29/11	624.00	MW	OH			
AP00303622	19200	BIRITE FOODSERVICE DISTRIBUTO	04/29/11	3,158.51	MW	OH			
AP00303623	24551	BOOK WHOLESALERS INC	04/29/11	36.53	MW	OH			
AP00303624	13431	BOOKS IN MOTION	04/29/11	129.91	MW	OH			
AP00303625	3349	BROADMOOR LANDSCAPE SUPPLY	04/29/11	583.63	MW	OH			
AP00303626	G-VASQUEZ	BRONITSKY, TRUSTEE MARTHA G	04/29/11	323.07	MW	OH			
AP00303627	3064	BROWN & CALDWELL INC	04/29/11	7,340.14	MW	OH			
AP00303628	42165	BRUGIONI, ANGELA	04/29/11	1,136.70	MW	OH			
AP00303629	42166	BRUGIONI, LINDSAY	04/29/11	1,136.70	MW	OH			

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AP00303630	41797	BRUGIONI, RICHARD	04/29/11	2,841.75	MW	OH		
AP00303631	41798	BRUGIONI, ROBERT	04/29/11	2,841.75	MW	OH		
AP00303632	G-SARTE2	BURCHARD, TRUSTEE DAVID	04/29/11	475.38	MW	OH		
AP00303633	34151	BUSINESS CARD	04/29/11	649.27	MW	OH		
AP00303634	25519	BUSINESS CREDIT INFORMATION I	04/29/11	50.47	MW	OH		
AP00303635	17997	C.L.E.A.	04/29/11	1,969.50	MW	OH		
AP00303636	33981	CAGWIN & DORWARD	04/29/11	289.25	MW	OH		
AP00303637	42619	CALIFORNIA BUILDING STANDARDS	04/29/11	499.95	MW	OH		
AP00303638	26363	CALIFORNIA DISTRICT ATTORNEYS	04/29/11	400.00	MW	OH		
AP00303639	10885	CALIFORNIA REDEVELOPMENT ASSO	04/29/11	495.00	MW	OH		
AP00303640	1196	CALIFORNIA WATER SERVICE COMP	04/29/11	75.91	MW	OH		
AP00303641	2555	CAMPBELL & GEORGE COMPANY	04/29/11	1,031.60	MW	OH		
AP00303642	17888	CARL WARREN & COMPANY INC	04/29/11	652.22	MW	OH		
AP00303643	38057	CCJWSA	04/29/11	300.00	MW	OH		
AP00303644	28636	CDW GOVERNMENT INC	04/29/11	2,146.53	MW	OH		
AP00303645	42277	CEL ANALYTICAL INC	04/29/11	1,057.00	MW	OH		
AP00303646	40597R	CENTRAL ROOFING INC	04/29/11	300.00	MW	OH		
AP00303647	31956	CENTRAL VALLEY BUSINESS FORMS	04/29/11	2,941.81	MW	OH		
AP00303648	35529	CHILDRENS EMPOWERMENT INC	04/29/11	420.00	MW	OH		
AP00303649	45408R	CHOI, JAMES	04/29/11	945.90	MW	OH		
AP00303650	3678	CINTAS CORPORATION #464	04/29/11	1,919.78	MW	OH		
AP00303651	40796	CINTAS DOCUMENT MANAGEMENT	04/29/11	299.38	MW	OH		
AP00303652	2930	CITY ELECTRIC SUPPLY	04/29/11	972.83	MW	OH		
AP00303653	28209JPA	CITY OF BURLINGAME	04/29/11	41.86	MW	OH		
AP00303654	25602	CITY OF DALY CITY	04/29/11	2,758.29	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00303655	30753A	CITY OF DALY CITY	04/29/11	12,500.00	MW	OH	
AP00303656	16779	CITY PAINTS	04/29/11	120.99	MW	OH	
AP00303657	24868	CLARK SECURITY PRODUCTS INC	04/29/11	5,335.47	MW	OH	
AP00303658	43912	CLAYTON TIRE SUPPLY	04/29/11	40.27	MW	OH	
AP00303659	26644	CLEAN SOURCE INC	04/29/11	5.41	MW	OH	
AP00303660	18465	CLEARLITE TROPHIES	04/29/11	55.17	MW	OH	
AP00303661	22146	COAST OIL COMPANY INC	04/29/11	36,106.21	MW	OH	
AP00303662	31450	COASTAL TRAINING TECHNOLOGIES	04/29/11	1,635.54	MW	OH	
AP00303663	38790	COASTSIDE FIRE PROTECTION	04/29/11	303.53	MW	OH	
AP00303664	34153	COMCAST	04/29/11	56.68	MW	OH	
AP00303665	36266	COMMUNITY OVERCOMING RELATION	04/29/11	2,500.00	MW	OH	
AP00303666	12578	COMPLETE LINEN SERVICE INC	04/29/11	79.68	MW	OH	
AP00303667	30976	CONNEY SAFETY PRODUCTS	04/29/11	96.47	MW	OH	
AP00303668	2599	CONTINUING EDUCATION OF THE B	04/29/11	143.91	MW	OH	
AP00303669	45329	COPLOGIC INC	04/29/11	21,250.00	MW	OH	
AP00303670	39364	COPOWER	04/29/11	40.80	MW	OH	
AP00303671	41697RPP	CORDERO, JUANA	04/29/11	103.02	MW	OH	
AP00303672	30109	CORELOGIC INFORMATION SOLUTIO	04/29/11	2,480.00	MW	OH	
AP00303673	45409R	CORUM, KEVIN	04/29/11	21.00	MW	OH	
AP00303674	35492R	COTTON, MARCUS	04/29/11	800.00	MW	OH	
AP00303675	14930	COUNTY OF SAN MATEO	04/29/11	5,919.58	MW	OH	
AP00303676	21727	COUNTY OF SAN MATEO	04/29/11	210.00	MW	OH	
AP00303677	30377	COUNTY OF SAN MATEO	04/29/11	15.00	MW	OH	
AP00303678	43157JPA	COUNTY OF SAN MATEO	04/29/11	1,117.00	MW	OH	
AP00303679	25580	CWEA-MEMBERSHIP	04/29/11	288.00	MW	OH	

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AP00303680	1042	D C LOCK & SECURITY SERVICE	04/29/11	174.00	MW	OH		
AP00303681	45410R	D'ANGELES CONSTRUCTION	04/29/11	600.00	MW	OH		
AP00303682	36519	DAHL BECK ELECTRIC	04/29/11	4,533.03	MW	OH		
AP00303683	1414	DALY CITY CENTRAL CASHIER	04/29/11	582.30	MW	OH		
AP00303684	1793	DALY CITY TOOL MART	04/29/11	50.94	MW	OH		
AP00303685	32706	DALY CITY YOUTH HEALTH CENTER	04/29/11	2,000.00	MW	OH		
AP00303686	45438PP	DART, MARGARET MELINDA	04/29/11	100.00	MW	OH		
AP00303687	42706	DASH MEDICAL GLOVES INC	04/29/11	218.19	MW	OH		
AP00303688	45411R	DAVENPORT, ROBERT	04/29/11	5,000.00	MW	OH		
AP00303689	45412R	DELGADO, SALVADOR	04/29/11	250.00	MW	OH		
AP00303690	42818	DELTA DIABLO SANITATION DISTR	04/29/11	9,018.88	MW	OH		
AP00303691	30611	DEPARTMENT ISSUE INC	04/29/11	397.13	MW	OH		
AP00303692	3364	DEPARTMENT OF CONSERVATION	04/29/11	872.08	MW	OH		
AP00303693	5169	DEPARTMENT OF JUSTICE	04/29/11	373.00	MW	OH		
AP00303694	45413R	DIAZ, GRETCHEN	04/29/11	150.00	MW	OH		
AP00303695	45442R	DIAZ, JOSE MARI GELLA	04/29/11	23.00	MW	OH		
AP00303696	45414R	DMS BUILDERS	04/29/11	300.00	MW	OH		
AP00303697	22126	DUDLEY PERKINS CO	04/29/11	212.63	MW	OH		
AP00303698	21260	E B BRADLEY COMPANY INC	04/29/11	109.09	MW	OH		
AP00303699	40611	ECMS INC	04/29/11	62.82	MW	OH		
AP00303700	45417R	ELITE CONSTRUCTION COMPANY	04/29/11	2,400.00	MW	OH		
AP00303701	40007	EMLAB P&K LLC	04/29/11	1,382.00	MW	OH		
AP00303702	21705R	ENGLISH, FRANKIE	04/29/11	1,239.86	MW	OH		
AP00303703	3786	ENVIRONMENTAL RESOURCE ASSOCI	04/29/11	912.48	MW	OH		
AP00303704	1049	EQUIFAX INFORMATION SVCS LLC	04/29/11	50.00	MW	OH		

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AP00303705	13201	ESPOSTO'S CATERING	04/29/11	136.16	MW	OH		
AP00303706	32902R	EUBANKS III, LAWRENCE	04/29/11	166.22	MW	OH		
AP00303707	13139R	EVERLY, KATHY	04/29/11	190.13	MW	OH		
AP00303708	26235	EVERLY, KATHY	04/29/11	1,175.00	MW	OH		
AP00303709	33919R	EXPERT ROOTER & PLUMBING	04/29/11	250.00	MW	OH		
AP00303710	42544	FARMER BROTHERS COFFEE	04/29/11	370.98	MW	OH		
AP00303711	36077	FASTENAL COMPANY	04/29/11	296.09	MW	OH		
AP00303712	1383	FEDERAL EXPRESS CORP	04/29/11	14.46	MW	OH		
AP00303713	45436	FIRE APPARATUS SOLUTIONS	04/29/11	195.44	MW	OH		
AP00303714	19787	FIRST CHOICE SERVICES	04/29/11	83.66	MW	OH		
AP00303715	30742	FONG BROTHERS PRINTING INC	04/29/11	272.03	MW	OH		
AP00303716	G-SCOTT	FRANCHISE TAX BOARD	04/29/11	37.50	MW	OH		
AP00303717	G-WHEELER3	FRANCHISE TAX BOARD	04/29/11	100.00	MW	OH		
AP00303718	37809	FROKE LIBRARY SALES	04/29/11	108.16	MW	OH		
AP00303719	23110	GADDIS INCORPORATED	04/29/11	5,085.31	MW	OH		
AP00303720	45415R	GALANG, BERNARD	04/29/11	250.00	MW	OH		
AP00303721	1467	GALE	04/29/11	244.73	MW	OH		
AP00303722	43856	GBH POLYGRAPH SERVICES	04/29/11	450.00	MW	OH		
AP00303723	45437PP	GHARRITY, BERTA	04/29/11	100.00	MW	OH		
AP00303724	41801	GIGLI, EDWARD	04/29/11	2,841.75	MW	OH		
AP00303725	27059	GOOMBAH'S EMBROIDERY	04/29/11	915.33	MW	OH		
AP00303726	31925	GOVCONNECTION INC	04/29/11	1,613.09	MW	OH		
AP00303727	18532	GOW SUPPLY COMPANY INC	04/29/11	169.01	MW	OH		
AP00303728	1754	GRAINGER INC	04/29/11	2,666.75	MW	OH		
AP00303729	1571	GRANITE ROCK COMPANY	04/29/11	442.70	MW	OH		

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AP00303730	1123	GRAYBAR ELECTRIC CO	04/29/11	2,720.11	MW	OH	
AP00303731	22404	GREGS TRUCKING SERVICE INC	04/29/11	1,196.00	MW	OH	
AP00303732	30894	GRM	04/29/11	304.60	MW	OH	
AP00303733	44569R	HABITAT FOR HUMANITY GREATER	04/29/11	7,500.00	MW	OH	
AP00303734	2223	HACH COMPANY	04/29/11	1,057.15	MW	OH	
AP00303735	3702	HARRINGTON INDUSTRIAL PLASTIC	04/29/11	102.30	MW	OH	
AP00303736	30107	HARRIS INFOSOURCE	04/29/11	399.29	MW	OH	
AP00303737	23318	HERTZ EQUIPMENT RENTAL CORPOR	04/29/11	413.36	MW	OH	
AP00303738	32874R	HIGHLAND CONSTRUCTION CO	04/29/11	300.00	MW	OH	
AP00303739	43071	HILLSBOROUGH POLICE DEPARTMEN	04/29/11	1,160.48	MW	OH	
AP00303740	42455RPP	HOOKS, LAVOIS	04/29/11	576.81	MW	OH	
AP00303741	1844	HUMAN INVESTMENT PROJECT INC	04/29/11	4,825.45	MW	OH	
AP00303742	37457	IDEXX DISTRIBUTION INC	04/29/11	438.53	MW	OH	
AP00303743	44480JPA	IKON OFFICE SOLUTIONS	04/29/11	322.29	MW	OH	
AP00303744	16607	INNERSPACE	04/29/11	915.09	MW	OH	
AP00303745	5367	IPMA HR	04/29/11	40.00	MW	OH	
AP00303746	45416R	JAMES O'SHEA & SONS ROOFING C	04/29/11	300.00	MW	OH	
AP00303747	31487R	JONCICH, MICHAEL	04/29/11	349.00	MW	OH	
AP00303748	45418R	JONES, SANDRA	04/29/11	318.00	MW	OH	
AP00303749	45137	KAISER PERMANENTE	04/29/11	1,113.45	MW	OH	
AP00303750	10144	KAMAN INDUSTRIAL TECHNOLOGIES	04/29/11	3,394.38	MW	OH	
AP00303751	28016	KAW ENTERPRISES	04/29/11	3,752.10	MW	OH	
AP00303752	11721	KEN GRADY COMPANY INC	04/29/11	1,750.07	MW	OH	
AP00303753	1108	L N CURTIS & SONS	04/29/11	829.21	MW	OH	
AP00303754	45434	LADDISH, BILL	04/29/11	766.50	MW	OH	

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AP00303755	45420R	LAPUS, WILFREDO	04/29/11	250.00	MW	OH	
AP00303756	41694R	LAWSON ROOFING COMPANY INC	04/29/11	300.00	MW	OH	
AP00303757	33497	LEGACY MECHANICAL & ENERGY SE	04/29/11	6,197.44	MW	OH	
AP00303758	12906LAW	LIEBERT CASSIDY WHITMORE	04/29/11	1,187.00	MW	OH	
AP00303759	12906LAW	LIEBERT CASSIDY WHITMORE	04/29/11	28.00	MW	OH	
AP00303760	29220	LIGHTHOUSE, THE	04/29/11	177.78	MW	OH	
AP00303761	45421R	LIM, NICHOLE	04/29/11	250.00	MW	OH	
AP00303762	3937	LOCAL GOVERNMENT PUBLICATIONS	04/29/11	239.12	MW	OH	
AP00303763	29488	LR HINES CONSULTING INC	04/29/11	11,736.00	MW	OH	
AP00303764	45399PP	MAD SCIENCE OF THE BAY AREA	04/29/11	1,584.00	MW	OH	
AP00303765	45422R	MAGAT, CONCEPCION	04/29/11	75.00	MW	OH	
AP00303766	27066	MANAGED HEALTH NETWORK	04/29/11	1,788.48	MW	OH	
AP00303767	29426	MARKETING SENSE	04/29/11	175.00	MW	OH	
AP00303768	38493PP	MCCULLOCH, JAN	04/29/11	175.00	MW	OH	
AP00303769	15393	MCMASTER CARR SUPPLY CO	04/29/11	223.65	MW	OH	
AP00303770	36891	MEDTOX LABORATORIES INC	04/29/11	471.50	MW	OH	
AP00303771	33989A	MEGAPATH INC	04/29/11	179.42	MW	OH	
AP00303772	31977R	MENDOZA, SARAH	04/29/11	260.74	MW	OH	
AP00303773	7570	MENTAL HEALTH ASSOC OF SAN MA	04/29/11	1,110.26	MW	OH	
AP00303774	26465	MID PENINSULA BOYS & GIRLS CL	04/29/11	14,583.33	MW	OH	
AP00303775	38114	MILLBRAE POLICE DEPARMENT	04/29/11	899.21	MW	OH	
AP00303776	18673	MISSION MOTORCYLES	04/29/11	30.00	MW	OH	
AP00303777	24775	MISSION VALLEY FORD TRUCK	04/29/11	64.69	MW	OH	
AP00303778	45423R	MONSADA, GLORIETTA	04/29/11	250.00	MW	OH	
AP00303779	15396	MOSS RUBBER & EQUIPMENT CORP	04/29/11	1,034.97	MW	OH	

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AP00303780	39868R	MR ROOFING INC	04/29/11	600.00	MW	OH		
AP00303781	15210	MUNICIPAL MAINTENANCE EQUIPME	04/29/11	68.18	MW	OH		
AP00303782	28919	MUNISERVICES LLC	04/29/11	40.00	MW	OH		
AP00303783	22005	NEOPOST INC	04/29/11	284.05	MW	OH		
AP00303784	3502	NOLO	04/29/11	252.54	MW	OH		
AP00303785	1613	NORLAB	04/29/11	218.00	MW	OH		
AP00303786	9393	O'ROURKE, MICHAEL	04/29/11	446.15	MW	OH		
AP00303787	6638A	OFFICE DEPOT CREDIT PLAN	04/29/11	282.07	MW	OH		
AP00303788	42500	OFFICE DEPOT	04/29/11	2,517.86	MW	OH		
AP00303789	42670	OFFICE DEPOT	04/29/11	156.92	MW	OH		
AP00303790	G-ORLOFF2	ORLOFF, CATHERINE M	04/29/11	452.76	MW	OH		
AP00303791	41080R	ORNELAS, DANA	04/29/11	447.25	MW	OH		
AP00303792	45424R	ORTEGA, PATRICIA	04/29/11	100.00	MW	OH		
AP00303793	45440PP	PACIFIC FIRE SAFE	04/29/11	93.23	MW	OH		
AP00303794	10360R	PACIFIC GAS & ELECTRIC	04/29/11	23,625.00	MW	OH		
AP00303795	1216	PACIFIC GAS & ELECTRIC	04/29/11	99,536.75	MW	OH		
AP00303796	35531	PACIFIC LEADERSHIP INSTITUTE	04/29/11	100.00	MW	OH		
AP00303797	29252	PACIFIC PRODUCE INC	04/29/11	635.86	MW	OH		
AP00303798	33019	PACIFICA POLICE DEPARTMENT	04/29/11	472.44	MW	OH		
AP00303799	36150R	PANGALILINGAN, ARNOLD	04/29/11	150.00	MW	OH		
AP00303800	17775R	PARDINI, JUDY	04/29/11	150.00	MW	OH		
AP00303801	35859A	PCA MANAGEMENT LLC	04/29/11	113,676.11	MW	OH		
AP00303802	34822	PEETS COFFEE & TEA	04/29/11	101.60	MW	OH		
AP00303803	36454A	PENINSULA CORRIDOR JOINT POWE	04/29/11	2,821.48	MW	OH		
AP00303804	3297	PENINSULA LIBRARY SYSTEM	04/29/11	8,338.74	MW	OH		

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AP00303805	29738	PENINSULA UNIFORMS & EQUIPMEN	04/29/11	240.30	MW	OH		
AP00303806	44334A	PENINSULA YELLOW CAB	04/29/11	80.90	MW	OH		
AP00303807	19678	PERS LONG TERM CARE PROGRAM	04/29/11	1,949.27	MW	OH		
AP00303808	45404RA	PHELAN MEDICAL ASSOCIATES	04/29/11	412.98	MW	OH		
AP00303809	28407	PLAN TAG INC	04/29/11	61.45	MW	OH		
AP00303810	36106	POLYDYNE INC	04/29/11	7,990.55	MW	OH		
AP00303811	16440	PRAXAIR DISTRIBUTION INC	04/29/11	275.66	MW	OH		
AP00303812	29200	PRE PAID LEGAL SERVICES INC	04/29/11	572.46	MW	OH		
AP00303813	30031	PRICE, MICHAEL	04/29/11	646.80	MW	OH		
AP00303814	45425R	QUICKLY CORPORATION	04/29/11	750.31	MW	OH		
AP00303815	1115	R & B COMPANY	04/29/11	8,615.11	MW	OH		
AP00303816	27398	R & S ERECTION NORTH PENINSUL	04/29/11	498.00	MW	OH		
AP00303817	12539	R A METAL PRODUCTS INC	04/29/11	1,495.00	MW	OH		
AP00303818	37175A	REALTY ASSOCIATES FUND VII LP	04/29/11	4,903.60	MW	OH		
AP00303819	41385	RED CLOUD	04/29/11	2,864.40	MW	OH		
AP00303820	1687	RED WING SHOE STORE	04/29/11	190.35	MW	OH		
AP00303821	45426R	RED WING SHOES	04/29/11	848.92	MW	OH		
AP00303822	32637	RESTAURANT DEPOT SAN FRANCISC	04/29/11	416.85	MW	OH		
AP00303823	16320R	RODRIGUEZ, BLANCA	04/29/11	250.00	MW	OH		
AP00303824	45427R	RODRIGUEZ, JAIME	04/29/11	138.00	MW	OH		
AP00303825	45428R	RODRIGUEZ, LEO	04/29/11	250.00	MW	OH		
AP00303826	45429R	ROMERO, VICTOR	04/29/11	250.00	MW	OH		
AP00303827	45147PP	ROSE, ROBERTA H	04/29/11	180.00	MW	OH		
AP00303828	1465	SAFEWAY INC	04/29/11	6,250.00	MW	OH		
AP00303829	45430R	SAMONES, ELLEN GRACE	04/29/11	100.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00303830	42397A	SAN FRANCISCO CHRONICLE, THE	04/29/11	1,250.00	MW	OH	
AP00303831	9274	SAN FRANCISCO CHRONICLE, THE	04/29/11	104.65	MW	OH	
AP00303832	33459	SAN FRANCISCO SWITCHGEAR INC	04/29/11	26.28	MW	OH	
AP00303833	42595A	SAN MATEO & BURLINGAME YELLOW	04/29/11	346.75	MW	OH	
AP00303834	1578	SAN MATEO COUNTY SHERIFF'S OF	04/29/11	3,636.00	MW	OH	
AP00303835	1578	SAN MATEO COUNTY SHERIFF'S OF	04/29/11	1,146.24	MW	OH	
AP00303836	9666	SAN MATEO LAWN MOWER SHOP	04/29/11	131.89	MW	OH	
AP00303837	5748	SAN MATEO POLICE DEPARTMENT	04/29/11	1,296.78	MW	OH	
AP00303838	30449	SAN MATEO REGIONAL NETWORK IN	04/29/11	2,443.16	MW	OH	
AP00303839	23467R	SANCHEZ, ANA	04/29/11	250.00	MW	OH	
AP00303840	34330	SEQUEIRA, LIONEL	04/29/11	125.00	MW	OH	
AP00303841	1153MED	SETON MEDICAL CENTER	04/29/11	1,930.00	MW	OH	
AP00303842	1111	SFPUC - WATER	04/29/11	228,220.92	MW	OH	
AP00303843	2068	SHAPE PRODUCTS COMPANY	04/29/11	401.02	MW	OH	
AP00303844	26757	SHELTER NETWORK OF SAN MATEO	04/29/11	5,000.00	MW	OH	
AP00303845	43637	SHELTER NETWORK OF SAN MATEO	04/29/11	16,448.94	MW	OH	
AP00303846	8853	SHELTER NETWORK OF SAN MATEO	04/29/11	1,250.00	MW	OH	
AP00303847	36509	SHEPARD, GARY C	04/29/11	360.00	MW	OH	
AP00303848	28917	SIERRA CHEMICAL COMPANY	04/29/11	594.56	MW	OH	
AP00303849	38883	SIGILLO SUPPLY COMPANY	04/29/11	243.55	MW	OH	
AP00303850	29790	SIMMONS, CAROL	04/29/11	112.40	MW	OH	
AP00303851	18360R	SIMON, JULIA	04/29/11	40.00	MW	OH	
AP00303852	45435	SMITH, CRAIG	04/29/11	300.00	MW	OH	
AP00303853	7420	SOUTH SAN FRANCISCO POLICE DE	04/29/11	402.00	MW	OH	
AP00303854	32055	SPRINT	04/29/11	30.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00303855	1375	STANDARD INSURANCE COMPANY	04/29/11	26,894.25	MW	OH			
AP00303856	25075	STAPLES CREDIT PLAN	04/29/11	308.52	MW	OH			
AP00303857	30131A	STARPLES CREDIT PLAN	04/29/11	285.04	MW	OH			
AP00303858	28627	STAR ELEVATOR INC	04/29/11	308.86	MW	OH			
AP00303859	1289	STATE BOARD OF EQUALIZATION	04/29/11	8,546.00	MW	OH			
AP00303860	45112JPA	STATE COMPENSATION INSURANCE	04/29/11	2,528.92	MW	OH			
AP00303861	9339	STATE WATER RESOURCES CONTROL	04/29/11	1,008.00	MW	OH			
AP00303862	30507	STERICYCLE INC	04/29/11	265.50	MW	OH			
AP00303863	41020PP	STERLING HSA	04/29/11	720.00	MW	OH			
AP00303864	18334	SUNGARD PUBLIC SECTOR INC	04/29/11	1,917.80	MW	OH			
AP00303865	17552R	SUNKY ROOFING INC	04/29/11	600.00	MW	OH			
AP00303866	40313	SUNQUEST PROPERTIES INC	04/29/11	294.98	MW	OH			
AP00303867	29237	SYNAGRO SOUTHWEST	04/29/11	14,773.49	MW	OH			
AP00303868	40687PP	TABIOS, MILDRED Z	04/29/11	100.00	MW	OH			
AP00303869	38572R	TECSON, ENRICO	04/29/11	528.00	MW	OH			
AP00303870	13852	TELECOMMUNICATIONS ENGINEERIN	04/29/11	3,004.00	MW	OH			
AP00303871	42970JPA	TELECOMMUNICATIONS ENGINEERIN	04/29/11	57,331.31	MW	OH			
AP00303872	31588R	THURMAN, TIMOTHY	04/29/11	4,223.00	MW	OH			
AP00303873	45431R	TONKOVICH, JOE	04/29/11	114.98	MW	OH			
AP00303874	41791A	TOYOTA FINANCIAL SERVICES	04/29/11	510.48	MW	OH			
AP00303875	44587	TRANG, HONG NHUNG	04/29/11	183.00	MW	OH			
AP00303876	43932	TSI INCORPORATED	04/29/11	673.90	MW	OH			
AP00303877	31745	UNITED SITE SERVICES OF CALIF	04/29/11	597.90	MW	OH			
AP00303878	32209	UNIVAR USA INC	04/29/11	5,400.48	MW	OH			
AP00303879	37982	UNIVERSITY ENTERPRISES INC	04/29/11	795.64	MW	OH			

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP00303880	21673	VALLEY LIBRARY BINDERY	04/29/11	301.07	MW	OH	
AP00303881	5661	VALS RESTAURANT & LOUNGE	04/29/11	88.75	MW	OH	
AP00303882	30602	VANGUARD CLEANING SYSTEMS INC	04/29/11	1,920.00	MW	OH	
AP00303883	44965R	VICTORY CONSTRUCTION INC	04/29/11	250.00	MW	OH	
AP00303884	1579	VWR INTERNATIONAL INC	04/29/11	419.75	MW	OH	
AP00303885	3691	WECO INDUSTRIES INC	04/29/11	1,063.39	MW	OH	
AP00303886	45432R	WELCO CONSTRUCTION COMPANY	04/29/11	1,200.00	MW	OH	
AP00303887	6141	WEST COAST CONTRACTORS SERVIC	04/29/11	79.16	MW	OH	
AP00303888	29517	WEST LITE SUPPLY COMPANY INC	04/29/11	1,763.78	MW	OH	
AP00303889	1201	WEST PAYMENT CENTER	04/29/11	2,891.48	MW	OH	
AP00303890	1095	WESTLAKE TOUCHLESS CAR WASH &	04/29/11	149.00	MW	OH	
AP00303891	17259	WILMES COMPANY INC	04/29/11	158.35	MW	OH	
AP00303892	30509	WINGFOOT COMMERCIAL TIRE SYST	04/29/11	4,880.47	MW	OH	
AP00303893	45433R	WONG, ALFRED	04/29/11	176.00	MW	OH	
AP00303894	35692R	WONG, EARL	04/29/11	216.00	MW	OH	
AP00303895	34537	YAMAMURA, JAIME	04/29/11	329.00	MW	OH	
AP00303896	38227PP	ZARATE-BENUTO, MARIA GUADALUP	04/29/11	50.00	MW	OH	
AP00303897	1133	ZEP SALES AND SERVICE	04/29/11	739.37	MW	OH	

City of Daly City
Budget Transfer/Adjustment

Department/Division: ECD/Building Division **Date:** 4/25/2011

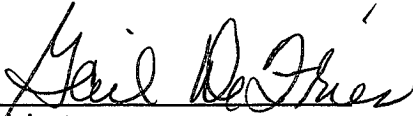
Month/Fiscal Year: April/FY10-11

Explanation/Justification:

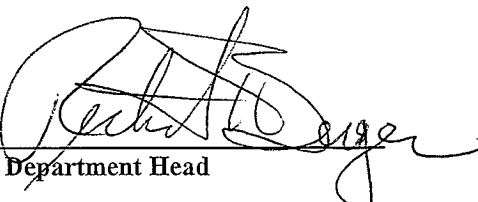
To appropriate funds from Archive fees

To accept and appropriate funds for Other Contractual Services for
digital scanning of large format plans (into SIRE Document Management System)

Approvals:


Originator


Director of Finance


Department Head

City Manager/City Council

Account Number

01-300-340-4220

Account Name

Other Contractual Services

Program/Project Name

Building Division

Amount

\$4,500.00

Finance Only:

Budget Balance

Before

44985-7

After

FILED
(485-)

Source of Funds:

Reduced Expenditures:

New Revenue:

01-300-340-3329

Archive fees

Building Division

\$4,500.00

127,739.75

$$\underline{23239.75}$$

1

Total Source of Funds

\$4,500.00

For Capital Projects Only - Transfer of Funding Between Projects

From Account Number

Name/Type Code

Amount

To Account Number

Name/Type Code

Amount

Finance Only:

Verified By/Date

Entered By/Date

Audited By/Date

Document No.

City of Daly City
Budget Transfer/Adjustment

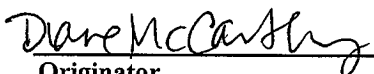
Department/Division: Police/Administration **Date:** 4/26/2011

Month/Fiscal Year: 2011/2012

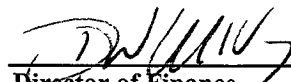
Explanation/Justification:

Appropriate \$50,000 to hourly wages in the Traffic Enforcement Fund in order to hire an hourly position to assist with the Red Light Camera program duties. Currently a police officer has been detailed part-time to assist with this program. It is more cost effective to staff this position with an hourly employee than a patrol officer. Funds are available as revenues are expected to exceed expenditures by at least \$100,000.

Approvals:



Originator



Director of Finance



Department Head

City Manager/City Council

City of Daly City Budget Transfer/Adjustment

Account Number

Account Name

Program/Project Name

Amount

Use of Funds:

25-200-200-4102

Hourly Wages

Red Light Camera Budget

\$50,000.00

Finance Only:

Budget Balance

Before

After

729.29

50,729.29

\$50,000.00

\$

\$

Source of Funds:

Reduced Expenditures:

New Revenue:

25-200-200-3415

2400

Traffic Fines

Fund Balance

Red Light Camera Budget

\$50,000.00

Total Source of Funds

\$50,000.00

For Capital Projects Only - Transfer of Funding Between Projects

From Account Number

Name/Type Code

Amount

To Account Number

Name/Type Code

Amount

Finance Only:

Verified By/Date

5/4/11

Entered By/Date

Audited By/Date

Document No.



City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

Subject: Elect to Become Subject to the Uniform Public Construction Cost Accounting Procedures Act and Introduce Ordinance Establishing Informal Bidding Procedures

Recommended Action

Recommend the City Council adopt a Resolution electing to become subject to the Uniform Public Construction Cost Accounting Procedures Act and introduce Ordinance adopting Informal Bidding Procedures pursuant to the Uniform Public Construction Cost Accounting Procedures Act.

Background

As a general law city, the City of Daly City is currently subject to provisions of California Public Contract Code (PCC) Sections 20160 to 20175, which govern how and when contracts for public projects are to be advertised, bid and awarded. The general bidding procedures require the City to award all public works projects with a value of \$5,000 or more to the lowest responsible bidder after complying with the formal noticing procedures included in the State PCC. On smaller projects, this requirement can impose overly burdensome, time consuming, complex and inefficient procedures and processes that are out of proportion to the value of work being contracted.

The Act defines “public project” to include: construction, reconstruction, erection, alteration, renovation, improvement, demolition and repair work involving any publicly owned, leased or operated facility; and painting or repainting of any publicly owned, leased or operated facility. Under the Act, “public project” does not include maintenance work nor the following: routine, recurring, and usual work for the preservation or protection of any publicly owned or publicly operated facility for its intended purpose; minor repainting; resurfacing of streets and highways at less than one inch; landscape maintenance; or work performed to keep, operate, and maintain publicly owned water, power, or waste disposal systems.

The \$5,000 project cost limit contained in the code is a very old value limitation and is not relevant to the range of costs associated with current scope of and public works projects let by contract. Rather than change the existing PCC project cost limit of \$5,000 supported by some contractor associations, but still addressing concerns of public agencies for increased bidding flexibility, in 1983 the California Legislature adopted Assembly Bill 1666. AB 1666, more commonly known as the Uniform Public Construction Cost Accounting Act (the Act), provides an alternative method for bidding public projects. The Act allows: (1) local agencies to perform public project work up to \$30,000 with its own force, also known as “force account”, by negotiated contract or by purchase order; (2) the City Manager the ability to award contracts up to \$30,000 administratively without formal City Council action; and (3) less formal procedures for contracts greater than \$30,000 but less than or equal to \$125,000.

Discussion

Public Contract Code, Section 22030 provides that any City that wishes to employ the alternative procedures for bidding and contracting for public projects must elect, by resolution, to become subject to the uniform cost accounting procedures set forth in the Public Contract Code and file a copy of the resolution with the State Controller's Office. The City must also adopt an ordinance that outlines the City's informal bidding procedures for work with a value of no more than \$125,000. The informal bidding ordinance requires the City to establish its own list of qualified contractors, identified according to categories of work and to mail notices inviting informal bids not less than ten calendar days before bids are due to all qualified contractors in the category of work being bid and to all appropriate construction trade journals except under limited circumstances.

Once the City elects to become subject to the Act, it must comply with numerous procedural obligations outlined in the applicable statutes. Specifically, the City will be required to keep track of certain cost elements for public projects, including personnel, equipment, materials, supplies, subcontracts and overhead. However, this increased administrative requirement is typically only required for projects under \$30,000 or performed by the agency's own forces (force account) to ensure the \$30,000 threshold is properly enforced.

The City should also be aware that the Legislature also enacted Assembly Bill 2372 which imposes sanctions on public agencies that fail to comply with the Uniform Act's bidding procedures. If the State Uniform Construction Cost Accounting Commission finds that the City has failed to comply with these procedures on three separate occasions within a ten-year period, the City will be prohibited from using the Act's thresholds for a five-year period.

For public projects valued at \$125,000 or more, there would be no change to the existing contracting requirements as set forth in the Public Contract Code.

The greatest benefit of utilizing the Uniform Construction Cost Accounting procedures is the greater flexibility and decrease administrative costs associated with awarding smaller contracts between \$5,000 and \$30,000. Very often staff finds that only a limited number of more local contractors are interested in quoting/bidding on project under \$30,000 in value since the project's profit potential doesn't warrant extensive travel to obtain the work. In some cases only one or two bidders are interested in these smaller projects and utilization of the less restrictive informal procedures allows the City to save both staff time and incidental costs when awarding these small projects.

Fiscal Impact

Adoption of the Uniform Construction Cost Accounting procedure would give the City more options relative to performing, bidding or negotiating public works projects that would ultimately lead to more cost effective use of public funds. In addition, staff anticipates saving staff time and staff salary cost in awarding smaller contracts between \$5,000 and \$30,000.

Summary/Conclusion

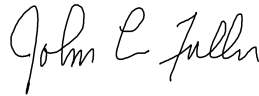
Recommend the City Council adopt Resolution electing to become subject to the Uniform Public Construction Cost Accounting Procedures Act and introduce Ordinance adopting Informal Bidding Procedures pursuant to the Uniform Public Construction Cost Accounting Procedures Act.

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

Respectfully submitted,



Shirley Chan
Traffic Engineer



John L. Fuller
Director of Public Works

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DALY CITY ADDING
CHAPTER 3.48 OF TITLE 3 OF THE DALY CITY MUNICIPAL CODE
RE: ELECTING TO ADOPT THE UNIFORM CONSTRUCTION COST ACCOUNTING ACT
PROCEDURES AND ESTABLISHING INFORMAL BIDDING PROCEDURES

WHEREAS, the State of California, Public Contract Code Section 22032, et seq. sets forth informal bidding procedures for Public Projects; and

WHEREAS, the City Council for the City of Daly City has determined that it is in the best interest of the City of Daly City to adopt these procedures for informal bidding of Public Projects.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DALY CITY DOES ORDAIN AS FOLLOWS:

The City Council of the City of Daly City, DOES ORDAIN as follows:

Section 1: Chapter 3.48 of the Daly City Municipal Code is hereby added to the Daly City Municipal Code to read as follows:

Chapter 3.48

INFORMAL BIDDING PROCEDURES FOR PUBLIC PROJECTS

Sections:

- 3.48.010 Purpose**
- 3.48.020 Public Works Project Bidding Procedures**
- 3.48.030 Public Works Project Negotiated Contract Procedures**
- 3.48.040 Informal Bidding Procedures**
- 3.48.050 Award of contracts**
- 3.48.060 Adjustments of amounts**
- 3.48.070 Emergencies**

3.48.010 Purpose.

The Uniform Public Construction Cost Accounting Act (the “Act”; California Public Contract Code Section 22000 et seq.) establishes uniform cost accounting standards. Local agencies that elect to become subject to the Act’s accounting standards are required to enact an informal bidding ordinance to govern the selection of contractors to perform public projects in accordance with the Act. The City of Daly City has elected to become subject to the uniform construction accounting standards set forth in the Act and has established this chapter in accordance with California Public Contract Code Section 22034.

3.48.020 Public Works Project Bidding Procedures.

A. A public work project of Thirty Thousand Dollars (\$30,000) or less may be performed by City force account, by negotiated contract, or by purchase order.

B. A public work project greater than \$30,000 and less than or equal to One Hundred Twenty-five Thousand Dollars (\$125,000) may be let to contract by informal bid procedures, as established in Section 3.48.040.

C. A public work project of more than \$125,000 shall, except as otherwise provided in Section 3.48.050(B) be let by formal bidding procedures in accordance with all applicable provisions of the California Public Contract Code or successor statute.

D. The described project cost limits of subsection A through C shall be increased automatically as authorized pursuant to the adjustments made by the California Uniform Construction Cost Accounting Commission under Public Contracts Code section 22020 or successor statute.

3.48.030 Public Works Project Negotiated Contract Procedures.

A. Cost Estimate. For project qualifying under subsection A of section 3.48.020, the appropriate department shall obtain a cost estimate from the project engineer or architect prior to negotiating a contract with a responsible contractor. For any City force account work, the department head shall first comply with the guidelines established by the California Uniform Construction Cost Accounting Commission in determining the cost of the public work.

B. Award of Contract. The City Department Head or designee assigned to the approved funding source shall have the authority to award and to execute any contract for the public work qualifying under subsection A of section 3.48.020 in an amount up to and including \$30,000, or in the amount as automatically increased pursuant to subsection D of section 3.48.020.

3.48.040 Informal Bidding Procedures.

A. Maintenance of Contractors List. A list of contractors shall be developed and maintained in accordance with the provisions of Public Contract Code Section 22034 and criteria promulgated from time to time by the California Uniform Construction Cost Accounting Commission.

B. Notice Inviting Informal Bids.

1. Contents of Notice. The notice inviting bids shall describe the project in general terms, set forth how to obtain more detailed information about the project, state the time and place for submission of bids, and whether bid deposit or bond and faithful performance bond will be required.
2. Mailing of Notice. Where a public project subject to the provisions of this Section is to be performed, a notice inviting bids shall be mailed or emailed to all contractors for the category of work to be bid, as shown on the list developed in accordance with subsection A of Section 3.48.040, and/or to all construction trade journals as specified by the California Uniform Construction Cost Accounting Commission in accordance with Public Contract Code Section 22036 or successor statute.

3. Timing of Notice. All mailing or email of notices shall be completed not less than ten (10) calendar days before bids are due.
4. Additional contractors and/or construction trade journals. Additional contractors and/or construction trade journals may be notified at the discretion of the City, provided however if there is no list of qualified contractors maintained by the City for a particular category of work to be performed, the notice inviting bids shall be sent only to the construction trade journals specified by the Commission.
5. If the product or service is proprietary in nature such that it can be obtained only from a certain contractor or contractors, the notice inviting informal bids may be sent exclusively to such contractor or contractors.

3.48.050 Award of contracts.

A. The City Manager or designee is authorized to award informal contracts pursuant to this Section.

B. Bids in Excess of Statutory Amount. If all bids received are in excess of one hundred twenty-five thousand dollars (\$125,000), or in the amount as automatically increased pursuant to subsection D of Section 3.48.020, the City Council may by passage of a resolution by a four-fifths (4/5) vote, award the contract up to one hundred thirty-seven thousand five hundred dollars (\$137,500) to the lowest responsible bidder, if it determines that the original cost estimate of the City was reasonable.

3.48.060 Adjustments of amounts.

Pursuant to the Act, the maximum dollar amounts authorized by the Act for informal bidding projects are periodically subject to change by the state of California. The dollar amounts in this chapter shall be read and interpreted to be whatever the maximum amounts authorized pursuant to the terms of the Act are, as it may be amended from time to time, or as such amounts have been adjusted by the State Controller in accordance with California Public Contract Code Section 22020. No amendment of this chapter shall be necessary for the city to utilize the higher amount if such amount has been authorized by the state of California in accordance with the Act.

3.48.070. Emergencies.

A. In cases of emergency when repair or replacements are necessary, the City Council may proceed at once to replace or repair any public facility without adopting plans, specifications, strain sheets or working details, or giving notice of bids to let contracts. The work may be done by day labor under the direction of the City Manager or his or her designee, by contractor, or by a combination of the two.

B. In case of emergency, if notice for bids to let contracts will not be given, the City shall comply with the provisions of Public Contract Code Section 22050.

Section 2: Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the

validity of the remaining portions of this Ordinance. The City Council of the City of Daly City hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 3: 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 4: Publication and Effective Date. Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post it in the City Clerk’s Office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary and (2) post in the City Clerk’s Office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting.

This ordinance shall be in full force and effect thirty (30) days after adoption by the City Council of the City of Daly City

Introduced this _____ day of _____, 2011.

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 _____, 2011, 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



City Council Meeting Agenda Report

Item # _____

Meeting Date: May 23, 2011

**Subject: Appeal of the Decision of the Chief Building Supervisor/Building Official
Regarding a Retaining Wall at for 62 Avalon Drive**

Recommended Action

1. Conduct a Public Hearing on the appeal by the registered property owner of 62 Avalon Drive Mr. Man Kueng Ng (hereafter know as Mr. Ng) pursuant to Daly Municipal Code Section 15.00.050, who appeals the decision of the Building Official to deny a final inspection sign off for building permit number RBLD 8-10-12496 issued to construct a concrete retaining wall at the rear yard; and
2. Order Mr. Ng to allow access to the City within 10-days of this public hearing to inspect the existing grading conditions with the approved construction documents; and
3. If after inspection or upon Mr. Ng's failure to provide access for inspection within 10-days of this public hearing, the existing grading conditions do not conform with the with approved construction documents, sustain the decision of the Building Official to order Mr. Ng to submit amended construction documents and structural analysis plans prepared by a registered design professional for review by the Building Official; and
4. Order Mr. Ng to obtain the necessary permits and complete the remedial work specified by the approved amended construction documents within 180 calendar days of this public hearing.

Background

On August 3, 2010, staff received a citizen's complaint regarding construction without permits at the property located at 62 Avalon Drive, Daly City, Ca. Inspector Steven Carr responded to the complaint and verified, from the public right of way, an excavation of an uphill slope and a possible construction of a retaining wall.

The construction work at 62 Avalon Drive is regulated by the California Building Code (CBC_ section 105) and therefore required a permit, a Stop Work Notice issued for the unpermitted construction work with written instructions to submit engineered plans and to obtain a construction permit for a retaining wall (Attachment 1).

On August 6, 2010, Mr. Ng submitted the required construction documents for review. The plans showed a retaining wall that stretched the width of his lot and two shorter stem walls that followed the side property lines. The plans showed a cross section for each of the two sections of retaining wall. The first was a five (5) foot high wall with a 3:1 slope behind it (Attachment 2 detail 2). The second measured four (4) feet high with a 3:1 behind it (Attachment 2 detail 3). The construction documents were reviewed in accordance with the requirements of the code and other pertinent laws

City Council Agenda Report

Subject: Appealing Decision of the Chief Building Supervisor / Building Official

Meeting Date: May 23, 2011

Page 2 of 4

and ordinances per CBC section 106.3. After the first review, corrections were required and the applicant received a list of these corrections.

On August 23, 2010 a construction permit was issued to Mr. Ng. In compliance with Daly City Municipal Code 15.00.060 - Qualifications for Permit and Contractors State Licensing Board for owner-builder permit, Mr. Ng acknowledged and signed the "Disclosures and Forms for Owner-Builders Applying for Construction Permits", indicating he was acting as an owner-builder in the construction of the retaining wall (attachment 3)

As required per CBC section 109, the proposed construction work is subject to inspections by the Building Official. Mr. Ng, as the permit holder, requested staff to inspect the foundation excavation and reinforcement layout, vertical reinforcement layout for stem wall, drain pipe and gravel installation behind the retaining wall for compliance with approved construction documents.

During the drain pipe and gravel installation inspection on September 23, 2010, building inspector, Ron Grindrod informed the property owner that the height of the retaining wall was lower than the actual height of the excavated hill, and that the condition did not conform to the approved construction documents.

As a result, a Stop Work Notice was issued per CBC Section 114 on October 21, 2010 (Attachment 4). It instructed that re-grading the slope behind the retaining wall steeper than the approved slope was not permitted. Also, the steeper slope was not in conformance with the approved construction documents.

In response to the Stop Work Notice, Mr. Ng requested a meeting on November 3, 2010 where he asked for a "Final Inspection." Mr. Ng was informed during that meeting that the site condition last inspected did not conform to approved plans. Mr. Ng was advised that in order to continue construction work and grant a final inspection, amended construction documents and structural calculations, prepared by a registered design professional, would need to be submitted for review and approval per CBC 106.4. The meeting was followed up with a formal letter to Mr. Ng dated November 19, 2010 (Attachment 5).

A written response from Mr. Ng dated January 17, 2011 was received requesting another meeting with staff (attachment 6). On February 28, 2011, Staff met with Mr. and Mrs. Ng and discussed the case further and concluded that revised plans and structural analysis would be required.

Mr. and Mrs. Ng sent an appeal request letter dated March 16, 2011 to the City Clerk's Office appealing the decision of the Building Official regarding the decision that a final inspection cannot be granted to building permit number RBLD 8-10-13496 (Attachment 7).

In an effort to clarify the on-going review for final inspection, staff sent a letter dated March 29, 2011 to Mr. Ng, which provided a comprehensive summary of the events to date, including a list of needed documents for submittal for additional review by the Building Official to sign off the final

City Council Agenda Report

Subject: Appealing Decision of the Chief Building Supervisor / Building Official

Meeting Date: May 23, 2011

Page 3 of 4

inspection (Attachment 8). The City Attorney also sent a letter dated April 4 to Mr. Ng indicating that the matter was not yet ripe for appeal, pending the decision of the Building Official.

On April 30, 2011, the Building Official's decision became final and pursuant to Daly City Municipal Code section 15.00.050, this matter was scheduled for a public hearing before the City Council to hear the appeal.

Discussion

This appeal submitted by Mr. Ng, owner of the property at 62 Avalon Drive, is in protest of the Building Official's decision to require amended construction documents prepared by a registered design professional prior to final inspection sign off.

As discussed, the decision of the Building Official is based on building inspector, Ron Grindrod's inspection of September 23, 2010, which shows that the existing site conditions for the slope condition did not conform to the approved plans.

The decision not to grant a final inspection sign off was made in compliance with Daly City Municipal Code 15.08.010 under California Building Code Appendix Chapter Section 106.4 Amended Construction Documents and Daly City Municipal Code 15.00.060 - Qualification of Permits, which states that the issuance of a permit or approval of plans does not prevent the Municipality from thereafter requiring corrections of errors to said plans. The purpose of Daly City Municipal Code section 15.00.010 – CBC 101.3 is to establish the minimum requirements to safeguard the public health, safety and general welfare.

Based on the last inspection by Ron Grindrod, the decision of the Building Official noted that without the amended construction documents that would reflect the actual site conditions prepared by a registered design professional, the Building Official could not conclude that wall meet the minimum building code standards for a final inspection sign off. The Building Official determined that the existing site condition as last inspected presented a potential risk to Mr. Ng's property as well as to his neighbors; therefore the applicant must submit revised plans that reflect the existing site condition.

On April 18, 2011, the building official sent correspondence to Mr. Ng to request access to the property to measure the site slope conditions since last inspected by Mr. Grindrod on September 23, 2010 to review any changed site conditions with the construction documents. Mr. Ng denied access. (Attachment 9).

Summary/Conclusion

Based on the last inspection of September 23, 2010, the Building Official requests the City Council sustain the decision of the Building Official as outlined in the Recommended Action.

City Council Agenda Report

Subject: Appealing Decision of the Chief Building Supervisor / Building Official

Meeting Date: May 23, 2011

Page 4 of 4

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

Respectfully submitted,



Valentino J. Mandapat,
Chief Building Supervisor / Building Official



Richard Berger
Director of Economic and Community
Development

Attachments:

1. Stop Work Notice dated August 3, 2010
2. Copy of Approved Construction Documents
3. Disclosures and Forms for Owner-Builder Applying for Construction Permits
4. Stop Work Notice dated October 21, 2010
5. Letter to Mr. Ng dated November 19, 2010
6. Letter from Mr. Ng dated January 17, 2011
7. Letter from Mr. Ng dated March 16, 2011
8. Letter to Mr. Ng dated March 29, 2011
9. Email to Mr. Ng dated April 18, 2011

**CITY OF DALY CITY**

Building Division
333 90th Street, CA 94015
(650) 991-8061

☐ Owner ☐ Contractor/License No. _____

Name José Rico

Address 62 Avelon Dr.

Date 8-3-10 Time 2:41 ☐ am ☒ pm

Type of Work Retaining wall without permit

Inspector Steven Carr

STOP WORK NOTICE

UNIFORM BUILDING CODE

Section 106.1 Permits Required. ...no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

- ☒ Please contact the Building Inspection Division so that a permit may be issued for the continuance of construction.
- ☒ Business License Required
- ☒ Workers Compensation Insurance Required
- ☐ Owner/Tenant Notified

Comments: Submit engineer plans
for retaining wall before to
obtain permit & when permit
obtained work can continue for
a 7' high wall with surcharge
behind it.

Failure to comply within ten days may result in enforcement under the Daly City Municipal Code and incurring of enforcement fees.

Received by José Rico

ATTACHMENT 1

PLEASE BRING THIS NOTICE WITH YOU

- 5 ATLEAST. -

GENERAL:

- ALL WORK SHALL BE CONFORM TO THE 2001 EDITION CALIFORNIA BUILDING CODE (CBC), 2001 CALIFORNIA MECHANICAL CODE (CMC), 2001 CALIFORNIA PLUMBING CODE (CPC), 2001 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 ENERGY EFFICIENCY STANDARDS 2001 EDITION, AND APPLICABLE LOCAL ORDINANCES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL THE DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ENGINEER PRIOR TO PROCEEDING WITH AFFECTED WORK.

PROJECT INFORMATION

ADDRESS: 62 AVALON DRIVE
DALY CITY, CA 94015
TELEPHONE: (415) 690-3355
OWNER: ---
OCCUPANCY GROUP (S): R-3A(1)
TYPE OF CONSTRUCTION: V-B, NO SPRINKLER
CODE: 2001 CALIFORNIA BUILDING CODE (CBC)

SCOPE OF WORK:

NEW LANDSCAPE RETAINING WALL IN THE BACK YARD

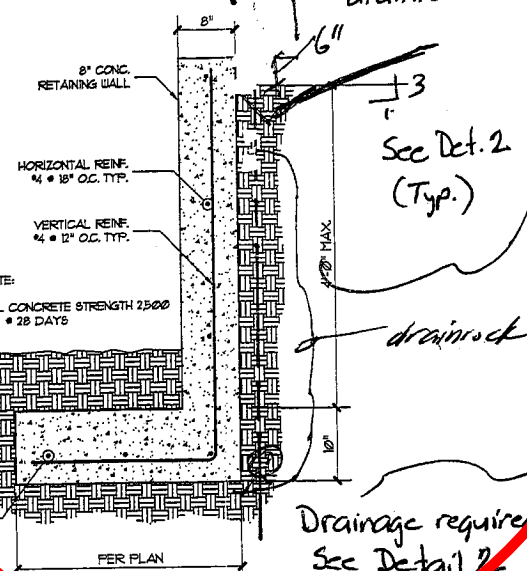
LEGEND FOR DRAWINGS:

- NEW WORK
- HIDDEN NEW WORK
- VISIBLE EXISTING WORK TO REMAIN
- HIDDEN EXISTING WORK TO REMAIN
- EXISTING WORK TO BE REMOVED

SYMBOLS:

- DETAIL/SECTION: TOP-DRAWING NUMBER OR LETTER, BOTTOM-SHEET NUMBER
- ELEVATION, TYPICAL: TOP-ELEVATION NUMBER OR LETTER, BOTTOM-SHEET NUMBER
- REFERENCE GRID LINE
- PROPERTY LINE

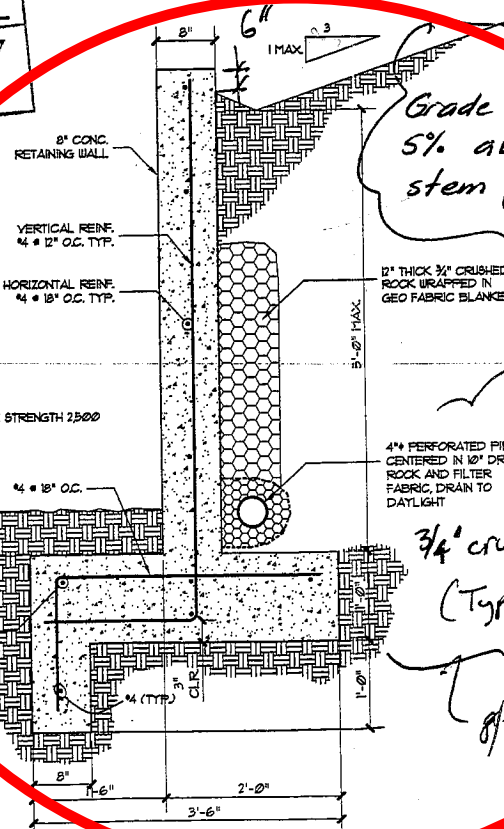
DETAIL 3



RETAINING WALL DETAIL

SCALE: 1"=1'-0"

DETAIL 2



RETAINING WALL DETAIL

SCALE: 1"=1'-0"

GENERAL NOTES:

- ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 1990 EDITION (REFERRED TO HEREINAFTER AS CBC).
- ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING THE EXISTING STRUCTURE, AND PARTIALLY COMPLETED PORTIONS OF WORK.
- DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
- NO OPENINGS, CHASES, NOTCHES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS AND SHEARWALLS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH OPENINGS.

FOUNDATION:

- INSTALLATION OF THE FOUNDATION FOOTINGS WITH RESPECT TO DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THESE PLANS. FIELD DISCOVERED NECESSITATE DEEPER FOUNDATIONS.
- THE FOUNDATION SHALL BE INSPECTED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE.
- ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
- ALL BACKFILL WITH ENGINEERED FILLS SHALL BE COMPACTED TO 95% RELATIVE DENSITY.

CONCRETE:

- ALL CONCRETE CONSTRUCTION SHALL BE PER CBC CHAPTER 19 AND IN ACCORDANCE WITH ACI 301-96 STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE.
- ALL CONCRETE SHALL OBTAIN A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.

REINFORCING BAR:

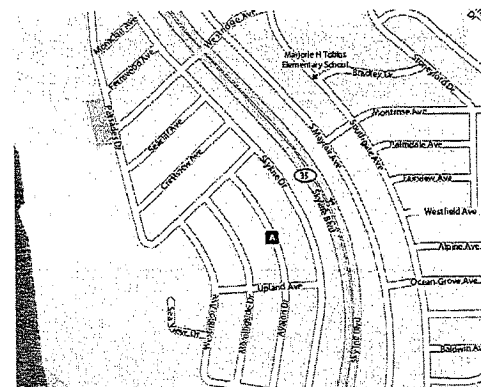
- REINFORCING STEEL SHALL BE NEW DEFORMED BARS CONFORMING TO ASTM A615: A. #4 BARS AND SMALLER GR60 OR GR60 B. #5 BARS AND LARGER GR60
- ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.

9. Backfill should be placed in accordance with CBC 1803.2

Daly City Building Division	
Submittal: 2	Red'd by: <i>AD</i>
Permit: 13496	
Plan Case: 2527	Revision:
☒ Code Case: 1380	
☒ JOB COPY	☐ OFFICE COPY
☐ ASSESSOR COPY	

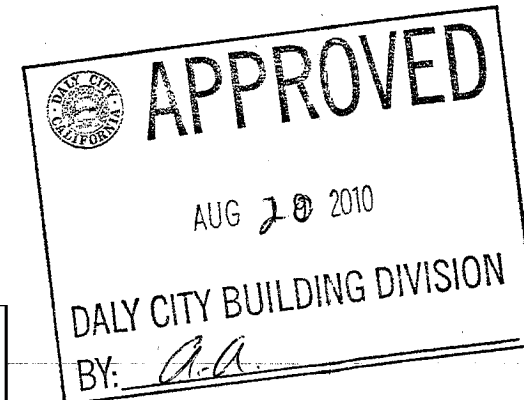
RECEIVED
AUG 20 2010
DALY CITY BUILDING DIVISION

DALY CITY PLANNING DIVISION APPROVED	
☐ See Attached Conditions	
By: <i>[Signature]</i>	
Date: 8/20/10	File No.



VICINITY MAP

SCALE: NONE



SITE PLAN

SCALE: 1/4"=1'-0"

ATTACHMENT 2

XU ENGINEERING
JOSEPH XU
339 BARTON DRIVE
FREMONT, CALIFORNIA
94536
P. 510.678.2733



Project Title:
LANDSCAPE RETAINING WALL
62 AVALON DRIVE
DALY CITY, CA 94015

Sheet Title:
GENERAL NOTES, PLANS & DETAILS

Revision No.: PERMIT Date: 08/12/2010

Date: 08/10/2010

Drawn by: JX

Check by: JX

No:

S1

Project No: 62



PROPERTY OWNER'S PACKAGE

Disclosures & Forms for Owner-Builders Applying for Construction Permits

IMPORTANT! NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 62 Avalon Drive.

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. **We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated.** An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

QW 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

QW 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

QW 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

QW 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

QW 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

QW 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

QW 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

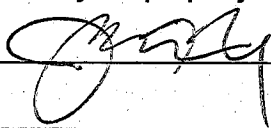
10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner



Date: 8/20/2010

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): Retaining Wall

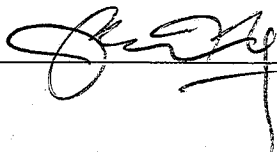
Project Location or Address: 62 Avalon Drive

Name of Authorized Agent: Jose Ng Tel No (415) 690-3955

Address of Authorized Agent: Same

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. *Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.*

Property Owner's Signature:



Date: 8/20/2010

ATTACHMENT 3



CITY OF DALY CITY
Building Division
333 90th Street, CA 94015
(415) 991-8061

☒ Owner ☐ Contractor/License No. _____

Name JOE NG

Address 64 AVALON

Date 10/21/10 Time _____ ☐ am ☐ pm

Type of Work RETAINING WALL

Inspector RON

STOP WORK NOTICE

UNIFORM BUILDING CODE

Section 106.1 Permits Required. ...no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

☒ Please contact the Building Inspection Division ~~so~~
~~that a permit may be issued for the continuance of~~
~~construction.~~

- ☐ Business License Required
- ☐ Workers Compensation Insurance Required
- ☐ Owner/Tenant Notified

Comments: PLEASE CONTACT VALOR
PETER @ the 'Dept' BEFORE
PROCEEDING W/ ANY REGRADING
of the slope behind the wall;
SUCH WORK IS NOT APPROVED
UNDER THE CURRENT PERMITTED
WORK

Failure to comply within ten days may result in enforcement under the Daly City Municipal Code and incurring of enforcement fees.

Received by _____



CITY OF DALY CITY

333-90TH STREET

DALY CITY, CA 94015-1895

PHONE: (650) 991-8000

November 19, 2010

Man Keung Ng
62 Avalon Drive
Daly City, CA. 94015

Subject: Retaining Wall
62 Avalon Drive, Daly City

Dear Mr. Ng:

This letter is to summarize the requirements that were discussed during our meeting on November 3, 2010. As it was stated, the reinforced concrete retaining wall which was constructed at the rear yard of your property cannot be given a final inspection and approval due to the following:

1. Site inspection and observation by staff confirms that the height of the retaining wall as designed and built was too low with respect to height of soil retained. Our staff observed that the cut made on the hill was about 3-ft higher than the top of the concrete wall stem. Based on observation by staff, the plan that was approved does not represent the actual site conditions.
2. Staff also has informed applicant/owner that permission to re-grade the slope behind the retaining wall, which significantly deviates from permitted plan, must be designed by a civil and/or soils engineer and be reviewed and approved by the Daly City Building Division.
3. The re-grading of the hill behind the reinforced concrete retaining wall from the permitted 3:1 slope to a steeper grade, in order to remove the excess soil above the wall, can add significant surcharge loads and stresses to the retaining wall. Since the submitted design calculations indicate the wall has marginal stability capacity, the added surcharge loads can result in the retaining wall not conforming to minimum code requirements governing retaining wall structures.

Based on staff's observation and verifications, the construction plan and calculations do not represent actual site conditions. The stability and safety of the reinforced concrete retaining wall is now questionable. It is the responsibility of the applicant to provide accurate plans and calculations for our review and approval. It is staff's conclusion that the permit was issued on the basis of incorrect and inaccurate information. The permit that was issued to construct the reinforced concrete retaining wall at the subject property is currently suspended and all structural plans and calculations are revoked in compliance with Daly City Municipal Code 15.08.010 under California Building Code Appendix Chapter Section 105.6 and Daly City Municipal Code 15.00.060.

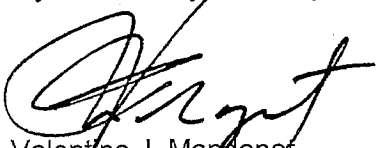
ATTACHMENT 5

In moving forward to a resolution and be able to provide a final inspection and acceptance of the reinforced concrete retaining wall project, the following shall be submitted:

1. Submit a survey plan showing key elevations, dimensions and slope grade of retained hill in relation with concrete retaining wall and adjacent properties prepared by a California registered civil engineer or land surveyor. Submit revised plans, specifications, structural calculations and prepared, stamped and signed by a California registered civil engineer with sufficient clarity to indicate the extent of work that is proposed to remedy the as-built condition of the reinforced concrete retaining wall to attain sufficient structural strength and overall stability against sliding and overturning complying with governing code provisions for retaining wall structures.
2. Where mitigation requires the alteration of the existing slope behind the retaining wall to a steeper grade, provide a geotechnical report along with proper soil design parameters reflecting the added surcharge due to a steeper retained slope.
3. If the above are not an acceptable solutions, the burden of proof is on the permit applicant and property owner, which shall provide all necessary documentations prepared by California license engineer specializing in these fields to demonstrate the retaining wall project met all governing code provisions. Alternatively, the owner may elect to remove the questionable concrete retaining wall and restore the site to its original grade and condition, including proper engineered compaction of backfill under the directions of a California registered geotechnical engineer and approved by the Building Official.

Be advised that if you choose to ignore this notice after 60 days, the case will be forwarded to Code Enforcement for abatement procedures which may include additional fees, including a referral to appear before the Administrative Hearing Board where administrative fines up to a maximum of \$10,000 may be imposed.

If you have any further questions, I can be reached at (650) 991-8061.



Valentino J. Mandapat
Chief Building Supervisor / Building Official

Cc: Richard Berger, Director of Economic and Community Development
Peter Pirnejad, Assistant Director of Economic and Community Development
Rose Zimmerman, City Attorney
Earl Wong, Plan Check Engineer
Kathy Campbell, Code Enforcement Officer
Chris Wilson, Building Inspector.
Project File.

Valentino J. Mandapat
333-90Th Street
Daly City, CA 94015-1895

Subject: Pending Backyard Retaining Wall Close-out
Subject Location: 62 Avalon Drive, Daly City, CA.

Date: 01/17/2011

Dear Mr. Mandapat:

This letter is to respond to your letter dated 11/19/2010 about your version of the "summary" of our meeting on 11/03/2010. In fact, at the time you and Mr. Earl Wong urge Mr. Peter Pirnejad to end the meeting we never reached any conclusion to settle the conflict. Thus, Ng's family would not accept any of your unfair and bias decision as a final statement. Also, as of today, I still have not receipt any meeting minute which Mr. Peter Pirnejad committed to be provided. Furthermore, your version of the "Summary" for the said meeting failed to use honest system to document all the major points of the conversation from both parties but stated only the information benefit to support your arguments. Not only that, you even added some information which we had never discussed during the meeting. I am holding a live meeting record by my iphone which can be the evident to compare against your dishonest "Summary" of the "meeting." Hence, Ng's family refused to accept your letter as a "Summary" of the "meeting" but it is your tools to give hardship to the Ng's family.

At this stage, we need to complete the unfinished discussion by arranging another meeting. We need to go through a Dispute Resolution Broad (DRB) before a final decision can be made. This person must come from an independent office and should not have any bias on either side. I have discussed this issue with Dr. Leland Yee's office representative, Mr. Dan Lieberman. He can attend our meeting and become the DRB panel. I will keep you informed as soon as I confirm the date with him.

Thanks,

Very Truly Your,



Joe Ng
Owner

CC: Nancy Ng; Dan Lieberman, Patricia E. Martel; Peter Pirnejad; Richard Berger; Rose Zimmerman; Earl Wong; Kathy Campbell

ATTACHMENT 6

K. Annette Hipona
City Clerk
City of Daly City
333 – 90th Street
Daly City, CA 94015-1895

Date: March 16, 2011

Re: Appeal Request for 62 Avalon Drive Backyard Retaining Wall Closeout issue

Dear Ms. K. Annette Hipona:

I am a home owner for the above mentioned subject location and have been living in the same place since 2001; recently my family encountered some dispute with the city staff from Building Division. The current dispute happened since I completed all concrete works for the retaining wall on 9/17/2010. All completed works are sustained by essential construction sequences with all necessary inspections approved by Daly City building inspectors. On 10/4/2010, I was informed by Daly City that they will refuse the final closeout for my retaining wall project for their reason of design deficiency found. After meeting with the city staff, they solely concluded that I need to redesign the retaining wall for the 3rd time and retrofit the newly constructed retaining wall. I found the Daly City has no legitimate reasons to sustain their current decision. All plan check review comments should be addressed before the official building permit release and should not be adding after the construction had been completed. I afraid of the current situation could be resulting from extensive arguments with the city staff due to miscommunication at the beginning. I am seeking your assistance to reconcile the conflict and looking forward to the final closeout as soon as possible since this issue causing a lot of unnecessary stress to my family.

My current approved plan for the concrete retaining wall was prepared by a licensed engineer and reviewed by the join effort of the Building Official, Mr. Val Mandapat and the Structural Engineer, Ana (outside consultant). The original design rejected on 8/12/2010, then my design engineer followed all the plan check review comments from Ana and revised the design and calculation based on the plan check review comments. The official approval from the Building Division released on 8/20/2011 after the join effort of the professional Structural Engineer and the most experienced Building Official from Daly City. However, since Mr. Earl Wong came back to the office from his medical leave and stated that the slope behind the concrete wall should be 3:1 extended to the property line at the back of the lot; however, Ana approved the design plan and calculation with the slope 3:1 approximate (3) three feet behind the concrete wall where the limit of proposed work. Obviously there are different interpretations among the engineers in the Building Division; however, all city staff should synchronize their vision before they release the building permit to the public but not after the construction completed.

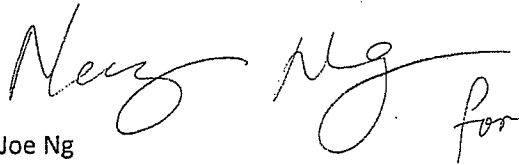
I am confident that the newly constructed concrete retaining wall is a sound structure, bottom line the retaining wall was designed by a licensed engineer and plan check reviewed twice carefully by two experts from the Daly City Building Division. The dispute arose since Mr. Wong came back from his medical leave. He has a different interpretation than the precedent plan checkers. I believe it is more practical and legitimate for Daly

ATTACHMENT 7

City to adopt a separate standard for the residential home improvement projects. Rather than just using a one-standard-fit-all for all projects types and size. The public funded projects using tax payers' money and serving a whole community, therefore the City must use a more stringent standard for plan check review. While the home improvement projects have far less concern of damages to the public in the event of the structural failed. Furthermore, I observed many retaining walls in Daly City residential areas were constructed by treated woods behind the inclined slope similar to my backyard. These wooden retaining walls held up for years, thus, my reinforced concreted retaining wall must be stronger and able to stand longer.

As of last meeting with the city staff on 2/28/2011, Mr. Peter Pirnejad set a deadline for me to submit a redesign of the retaining wall by 3/31/2011. I don't agree with the current decision made by the building official because the wall has been built adequately per the approved plan. Therefore, I need your assistance to take immediate action for the appeal process to reconcile the dispute.

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "Joe Ng", followed by the word "for" written in a smaller, simpler script.

Joe Ng
62 Avalon Drive
Home Owner



CITY OF DALY CITY

333-90TH STREET

DALY CITY, CA 94015-1895

PHONE: (650) 991-8000

March 29, 2011

Joe and Nancy Ng
62 Avalon Drive
Daly City, CA. 94015

Subject: Retaining Wall
62 Avalon Drive, Daly City

Dear Mr. and Mrs. Ng:

This letter is to follow up our meeting on February 28, 2011. As it was stated in that meeting, staff have concerns with respect to the actual site condition behind the concrete retaining wall which lead to the decision that re-evaluation of the approved concrete retaining wall design will be required. Further observation shows that the approved plans do not reflect the actual site conditions in the field and as such, plans need to be revised to accurately depict the actual field conditions and the improvements that need to be engineered to meet the field conditions per the building code requirements.

As a background to this discussion, the structural plan that was prepared by Mr. Joseph Xiao-He, a licensed civil engineer, was approved with minor corrections which are marked on the structural plan dated August 20, 2010. Additional condition was also noted on plan to provide a copy of structural plan with a wet stamp and signature by the engineer of record. Approval to construct the concrete retaining wall were based on information shown on structural plan and supporting structural calculations that were submitted for review.

A building permit to construct the concrete retaining wall was issued as an owner-builder under the property owners' name on August 23, 2010. The following dates are site inspections and events that lead to the decision for which a final inspection can not be granted for this project.

1. September 7, 2010, Foundation Inspection, Corrections were required. Building Inspector Steven Carr inspected the foundation rebar and correction were required. Staff verbally brought up the issue to the property owners' attention that his observation on the finished excavation or cut made on uphill slope appears to be higher than the approved detail for a 5 foot retaining wall as shown on plan that were presented.

ATTACHMENT 8

2. September 8, 2010, Foundation, re-inspection of foundation rebar installation. Building Inspector Steven Carr approved the foundation rebar and vertical dowels.
3. September 16, 2010, Retaining wall rebar installation, Building Inspector Chris Wilson inspected the vertical rebar layout with the back form work in place. Staff informed the property owner that structural plans with wet stamp and signature by the engineer of record shall be submitted. Staff verbally informed property owner on site that the side-wing walls were observed to be higher than the specified height as shown on the plan that was presented. Staff further informed the property owner and have written on the inspection card that pouring concrete without the complete formwork in place is at his own risk.
4. September 23, 2010, Final Inspection, Building Inspector Ron Grindrod informed the property owner to submit structural plans with wet stamp and signature by the engineer of record responsible for the design of the concrete retaining wall, and backfill behind the retaining wall shall conform with structural section elevation as shown on the plans that was presented, or geotechnical engineer is required to address added surcharge for steeper slope which will affect the current approved design of the retaining wall.

Building Inspector Ron Grindrod who inspected the retaining wall that was under construction on September 23, 2010 consulted with Building Plans Engineer regarding his observation that the height of the retaining wall as designed is significantly lower with respect to the soil to be retained, and if re-grading the uphill slope to a greater slope would be a concern.

5. Building Plans Engineer concurs with the Building Inspectors' observation that it is a concern. The grade/slope that was used in the design calculations for the five foot high retaining wall by the engineer of record is based on a 3:1 (H:V) grade/slope ratio, will no longer be applicable. To re-grade the uphill slope by cutting down more than 3-ft of soil behind the wall will significantly increase the grade slope, possibly to more than 2:1 (H:V) resulting in a significant increase in surcharge load on the new retaining wall. Alternatively, to extend the wall stem higher to retain the excess soil will also impose significant added load to the wall stem and footing. Both options will result in greater load demand on the retaining wall and cause overall stability concerns leading to possible sliding and/or overturning stability issues. It is concluded that the retaining wall, although constructed per the permitted plan, is inconsistent with the actual site condition and does not comply with the minimum code requirements with concerns of potential slope failure.
6. October 23, 2010, Inspector Ron Grindrod was scheduled to inspect the drain pipe and filter fabric required to be placed behind the retaining wall in the morning and was requested to inspect the drain rock placement in the afternoon.

At the same time Inspector Grindrod issued a correction list to the property owner stating the requirement to resubmit revised structural plans and calculation to justify that the retaining wall which was constructed per approved plans will still be adequate in strength and stable from sliding and overturning with the property owners intent to re-grade the uphill slope behind the retaining wall which will be greater than 2:1 grade/slope ratio.

Inspector Grindrod field notes stated that the property owner refused to sign the written correction list as an acknowledgement, however staff stated that the property owner has a copy of the correction list.

Staff verbally informed the property owner that re-grading the hill behind the retaining wall has not been given any permission or approval by the Building Division, and as such, work to re-grade the current uphill which will be greater than 2:1 grade/slope ratio needs to be design by a soils engineer, and all proposed revisions will have to be reviewed and approved by the Building Division.

After this series of events, staff met you on November 3, 2010. In this meeting, you have requested that the retaining wall permit be given a final inspection. The Building Officials' decision during that meeting was that a "Final Inspection Cannot be provided" as staff has concerns that affects the strength and stability of the retaining wall which was constructed per an approved retaining wall detail, but not designed to retain an excavated hill greater than five feet or a slope greater than 2:1 grade/slope ratio.

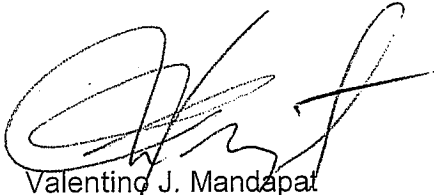
As per your disagreement to the requirements and decision, another meeting was scheduled with staff and with the assistant city attorney present. To follow up to our meeting on February 28, 2011, staff had discussed with both you that the following requirements are still required to be submitted:

1. Submit a surveyed plot plan showing key elevations, dimensions, slope and grade of retained hill in relation with concrete retaining wall, including adjacent properties which is prepared by a California registered civil engineer or land surveyor. This is necessary to serve as input to items 2 and 3 below.
2. Where mitigation requires the alteration of the original slope behind the retaining wall to a steeper grade/slope, provide geotechnical soil design parameters by California licensed engineer, which shall reflect the added slope surcharge and the "at-rest" configuration of the retaining wall structure.
3. Submit revised plans, specifications, and structural calculations; prepared, stamped and signed by a California registered civil or structural engineer. The design documents to be submitted shall contain sufficient clarity to indicate the extent of work that is proposed to remedy the as-built condition of the reinforced concrete retaining wall to attain sufficient structural strength and overall stability against sliding and overturning complying with governing code provisions (2007 CBC).

Be advised that your permit RBLD-8-10-12496 to construct a concrete retaining wall will expire on April 18, 2010 due to none activity, however, the expiration date will be extended on the last working day of April 2011 as per the recent correspondence between you and the Assistant Director of Economic and Community Development. Any remedial work that will be required to be performed on the retaining wall and as a result of a structural analysis and design by a license civil or structural engineer of your choice, revision to approved plans shall be submitted for review and approve by staff. Plan review fee and other related permit fees will be assessed at the same time. Staff is willing to work with you on a reasonable time frame to submit in a timely fashion the requirements as stated above with the possibility of not incurring additional assessment of related fees.

If for any reason you choose not to abide with these requirements as stated above, this letter is to confirm that Building Officials' decision not provide a "Final Inspection" for the retaining wall project on your property. Staff further recommend posting a notice with the County Records Office that the retaining wall which was constructed on your property under permit RBLD 8-10-12496 is in non-compliance with Daly City Municipal Code. This matter will be forwarded to the City Attorneys Office for further review.

If you should have any further question, I can be reached at 650.991.8061.



Valentino J. Mandapat
Chief Building Supervisor / Building Official

Cc: Richard Berger, Director of Economic and Community Development
Peter Pirnejad, Assistant Director of Economic and Community Development
Rose Zimmerman, City Attorney
Annette Hipona, City Clerk
Earl Wong, Building Plans Engineer.

Peter Pirnejad

From: Val Mandapat
Sent: Friday, April 22, 2011 2:04 PM
To: 'Joe Ng'
Cc: Nancy Kong; Richard Berger; Patricia Martel; Kelly Schott; Peter Pirnejad; Ravi Gehani; Angelo Venturelli; Rose Zimmerman
Subject: RE: Request to provide access.

Mr. Ng.

As confirmed in our April 20, 2011 correspondence, it is my intent to measure the current elevation conditions for Final Inspection review. As you are aware, the site visit by the building inspectors is required for the inspection of construction only, not for the approval of Final Inspection.

The elevation measurement of the current condition after grading is essential for final inspection.

If you are unable to set a up a time for April 25, 2011, please provide me with alternatives dates and times convenient to your schedule. At your convenience, you are also welcome to have engineers present at the site visit.

Thank you,

Valentino J. Mandapat
Chief Building Supervisor
Department of Economic and Community Development
Building Division
333 - 90th Street
Daly City, CA. 94015
(650) 991-8061



From: Joe Ng [mailto:joeng412@yahoo.com]
Sent: Friday, April 22, 2011 12:10 AM
To: Val Mandapat
Cc: Nancy Kong; Richard Berger; Patricia Martel; Kelly Schott; Peter Pirnejad; Ravi Gehani; Angelo Venturelli; Rose Zimmerman
Subject: RE: Request to provide access.

Mr. Mandapat:

What is your intend? Why you need to rushing to get the measurement done by the 25th? Shouldn't be that site visit done long time ago before the original approval of the permit? Anyway, I would accommodate your request if you could explained to me a good reason for doing it now after my construction is completed.

Joe Ng

ATTACHMENT 9

--- On **Wed, 4/20/11**, **Val Mandapat** <vmandapat@dalycity.org> wrote:

From: Val Mandapat <vmandapat@dalycity.org>

Subject: RE: Request to provide access.

To: "Joe Ng" <joeng412@yahoo.com>

Cc: "Nancy Kong" <kongnancy@yahoo.com>, "Richard Berger" <rberger@dalycity.org>, "Patricia Martel" <pmartel@dalycity.org>, "Kelly Schott" <kschott@dalycity.org>, "Peter Pirnejad" <ppirnejad@dalycity.org>, "Ravi Gehani" <rgehani@dalycity.org>, "Angelo Venturelli" <aventurelli@dalycity.org>, "Rose Zimmerman" <rzimmerman@dalycity.org>

Date: Wednesday, April 20, 2011, 10:12 AM

Mr. Joe Ng.

The purpose of my request to provide access to the rear yard of your property is for city staff to take some elevation measurements from the top of the foundation to the top of the uphill slope, and from to top of the wall stem to the top of the uphill slope.

1) How long do you need to complete your measurement in my property?

City Staff that includes me will be there for 1 hour maximum.

2) Please provide detail description what you need to do at this time?

City staff to take some elevation measurements from the top of the foundation to the top of the uphill slope and from to top of the wall stem to the top of the uphill slope.

3) Please put it in writing that your field visit or whatever you perform will not cost any addition fee to the property owner.

City staff will take elevations measurements on your property is for our information and is at no cost to you the property owner

4) Provide a legitimate reason to substantiate your request at this time.

The purpose of my request to provide access to the rear yard of your property is for city staff to take elevation measurements as I have stated above.

I would request that this field measurement by city staff be scheduled as early as April 21 -Thursday and the most will be April 25 2011 Monday - except Saturday and Sunday, and the time will be between 9:00 in the morning and at the most 4:00 in the afternoon.

I would also request that you give me 24 hour advance notice when you intend to provide access.

I would also request your acknowledgement if you do not intend to provide access to the rear yard of your property.

Valentino J. Mandapat

Chief Building Supervisor

Department of Economic and Community Development

Building Division

333 - 90th Street

Daly City, CA. 94015

ATTACHMENT 9



From: Joe Ng [mailto:joeng412@yahoo.com]
Sent: Tuesday, April 19, 2011 10:07 PM
To: Val Mandapat
Cc: Nancy Kong; Richard Berger; Patricia Martel; Kelly Schott; Peter Pirnejad; Ravi Gehani; Angelo Venturelli; Rose Zimmerman
Subject: Re: Request to provide access.

Mr. Val Mandapat:

Please provide a legitimate reason for you to conduct the site visit at this time, although that should be done prior the original approval of my permit. As you already know that you have three different inspectors performed total of six inspections plus Mr. Earl Wong visited the site on 10/4/2010, thus your office should have all the information you need. Furthermore, I have the following questions;

- 1) How long do you need to complete your measurement in my property?
- 2) Please provide detail description what you need to do at this time?
- 3) Please put it in writing that your field visit or whatever you perform will not cost any addition fee to the property owner.
- 4) Provide a legitimate reason to substantiate your request at this time.

Thanks,

Joe Ng

--- On **Mon, 4/18/11**, Val Mandapat <vmandapat@dalycity.org> wrote:

From: Val Mandapat <vmandapat@dalycity.org>
Subject: Request to provide access.
To: "Joe Ng" <joeng412@yahoo.com>
Cc: "Nancy Kong" <kongnancy@yahoo.com>, "Richard Berger" <rberger@dalycity.org>, "Patricia Martel" <pmartel@dalycity.org>, "Kelly Schott" <kschott@dalycity.org>, "Peter Pirnejad" <ppirnejad@dalycity.org>, "Ravi Gehani" <rgehani@dalycity.org>, "Angelo Venturelli" <aventurelli@dalycity.org>, "Rose Zimmerman" <zimmerman@dalycity.org>
Date: Monday, April 18, 2011, 10:54 AM

Dear Mr. Joe Ng.

This e-mail is in relation to your appeal regarding the decision of the Building Official that is scheduled for City Council hearing in May 2011.

This is to formally request that you provide access to city staff who will be taking elevation measurments at the rear yard of your property where the concrete retaining wall is located. I am requesting that access to the rear yard of your property shall be scheduled between 9:00 a.m. to 4:00 p.m. and shall be completed by no later than Monday, April 25, 2011.

Valentino J. Mandapat

Chief Building Supervisor
Department of Economic and Community Development
Building Division
333 - 90th Street
Daly City, CA. 94015
(650) 991-8061

P Think before you print

-----Original Message-----

From: Rose Zimmerman
Sent: Tuesday, April 12, 2011 11:59 AM
To: 'Nancy Kong'
Cc: Joe Ng; Richard Berger; Patricia Martel; Kelly Schott; Peter Pirnejad; Val Mandapat
Subject: RE: Request for appeal for pending close out for backyard retaining wall at 62 Avalon Drive, DC

Dear Mr. and Mrs. Ng,

This will confirm that you intend to appeal of the decision of the building official. The building official extended your permit to April 29, 2011 to obtain additional information for his review. As discussed, it is my understanding that you do not intend to provide information to the building official as stated in the March 31, 2011 letter.

As of April 11, 2011, you request to appeal the decision of the building official before the City Council. We will notice the City Council to set your Appeal for May 23, 2011. We will provide you with an official notice of the date and time of the appeal hearing.

At this time, the City acknowledges no further enforcement will proceed pending the final decision by the City Council.

Sincerely,

Rose Zimmerman
City Attorney
City of Daly City
333 90th Street
Daly City, CA 94015

Tel: (650) 991-8122-----Original Message-----

From: Nancy Kong [mailto:kongnancy@yahoo.com]
Sent: Monday, April 11, 2011 1:53 PM
To: Rose Zimmerman
Cc: Joe Ng; kongnancy@yahoo.com
Subject: Request for appeal for pending close out for backyard retaining wall at 62 Avalon Drive, DC

Dear Rose Zimmerman,

This is Nancy Ng, Joe Ng's wife. I am sending this e-mail on behalf of Joe Ng.

Per our phone conversation today, I confirmed that I would like to proceed with my appeal request originally stated on 3/16/2011 for the pending final close out for the backyard retaining wall at the above mentioned subject location. Further, I understand that due to the appeal

is in process at this stage; hence, the deadline (4/29/2011) for me to submit the redesign requirement stated on the letter (3/31/2011) from the building official is invalid. Further action from the home owner is not required until a final decision to be determined after the appeal on 5/2/2011. Meanwhile, there will not be any enforcement fees or penalty applied against the homeowner before any result from the appeal. Please reply to confirm all the conversation is correct and with no misunderstood.

Thanks,

Joe Ng



City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

**Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462
Subdivision of One Lot into Two Lots and Construction of
Two New Single Family Residences
208 & 218 Wellington Avenue, Daly City**

RECOMMENDED ACTION

Approve Minor Subdivision MS-3-11-346, Design Review DR-3-11-3462 and environmental assessment subject to the findings and conditions outlined herein.

PLANNING COMMISSION DISCUSSION

On, May 3, 2011 the Planning Commission voted 5-0 to recommend approval of the Minor Subdivision and Design Review. No members of the public spoke at the meeting.

INTRODUCTION

The applicant, James Fogarty, is requesting minor subdivision and design review approval to subdivide one 5,136 square foot lot into two lots, in conjunction with the new construction of one new single family residence on each resulting lot. Staff is recommending approval of minor subdivision and design review subject to the findings and conditions contained in this staff report.

Background

The proposed subdivision was originally a portion of the Crocker Estate Tract Subdivision No. 1 recorded June 1, 1908. The lots subsequently underwent a lot line adjustment that was recorded November 19, 2009. The site is located at 208 & 218 Wellington between Brunswick and Winchester Streets. (See Attachment A – Location Map) The proposal is to subdivide the adjusted 5,136 square foot lot into two lots, Parcel A at 2,594 square feet and Parcel B at 2,542 square feet. (See Attachment B - Proposed Tentative Parcel Map)

PROJECT EVALUATION

Discussion

The existing parcel consists of a 51-foot-wide street frontage along Wellington Avenue, with a depth ranging between 94.84 and 100 feet. The proposed subdivision would result in two lots fronting Wellington Avenue, Parcel A having with a lot depth of 100 feet and width of 25.94 feet being 2594 square feet total area and Parcel B with a lot depth of 100 feet on the westerly line and 94.84 feet on the easterly line and a width of 25.94 feet being 2542 square feet total area.

In conjunction with the minor subdivision application, there is a design review application for the proposed construction of two single family residences. Both residences will be two stories and contain approximately 2,512 square feet of living area, including a 410 square foot garage. The

City Council Agenda Report

Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462

208 & 218 Wellington Avenue

Meeting Date: May 23, 2011

Page 2 of 11

resulting lot coverage would be 55%, in compliance with the maximum allowed in the R-1 Single Family Residential District. The lower level would consist of a, side-by-side two car garage, one bedroom, one bathroom, a family room and entry stairs with a hallway closet. The upper level would consist of living and dining rooms, a kitchen, three bedrooms and two bathrooms. The total bedroom and bathroom count is four bedrooms and three bathrooms for each residence. Each driveway proposed will have a length of nineteen feet that would accommodate for two off street driveway parking spaces per residence in addition to the proposed garage spaces.

The project site is zoned R-3 Multi-Family Residential with a General Plan designation of Low Density, allowing between 2.1 and 14.5 density units per acre. The predominant land uses surrounding the site are single family dwellings, duplexes and higher-density apartments.

<i>Location</i>	<i>Zoning</i>
North: Single Family residential Dwellings	R-3: Multiple-Family Residential
South: Multi Family Residential Dwellings	R-3: Multiple Family Residential
West: Multi Family Residential Dwellings	R-3: Multiple Family Residential
East: Single Family Dwellings	R-1: Single Family Residential

Site and Project Characteristics

The existing 5,136 square foot lot is surrounded by developed parcels, and is adjacent to existing infrastructure, which can adequately serve the resulting parcels with all required utilities and services. The site has a descending slope from the westerly boundary to the easterly boundary. The proposed minor subdivision would divide the property into two parcels, each totaling over 2,500 square feet in size. These lots meet the 2,500 square foot minimum lot size in the R-3 Multi-Family Residential zone, per DCMC Section 17.12.010. The two proposed single family residences are designed to meet the architectural aesthetic of the block and to meet the City design review requirements. A new similarly designed single family residential structure is being constructed on the lot immediately to the east of the subject lot.

General Plan Consistency

The General Plan encourages infill housing development in existing neighborhoods on sites that are underutilized, where residential development represents the highest and best use, and where public infrastructure exists to support the intensity of the proposed development. The subject site is situated adjacent to single family detached homes, and higher density multifamily units. Residential development is an appropriate use for the subject property given its size and shape, and adjacent uses.

The General Plan land use designation is Low Density Residential. The Low Density Residential Land Use designation allows a range of 2 — 14.5 density units per acre. There will be a two unit net increase on the subject property. The density for the site block frontage with the inclusion of the

City Council Agenda Report**Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462****208 & 218 Wellington Avenue****Meeting Date: May 23, 2011****Page 3 of 11**

two units meets the general plan density allowed, however, no secondary units will be allowed as the site block frontage will be at the maximum allowable at 16 units per acre.

The proposed project is consistent with the following General Plan Housing Element Principles:

- Encourage new residential development in suitable locations
- Maintain and enhance the quality and diversity of Daly City's neighborhoods.

Furthermore, Objectives 6 and 7 of the General Plan Land Use Element encourages a pattern of residential land use, which provides for a variety and balance of densities and offers opportunities for a mix of dwellings and tenure type.

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 Low Density Residential, which allows 2.1 and 14.5 dwelling units per acre. The applicant is proposing to subdivide a single lot into two 2,500+/- square foot lots. Staff has determined that that the new lots would result in a total of 119 units on the subject lot and adjacent blocks, which would be less than 194 maximum permitted units.
 - The existing land use conforms to Objective 6 in the General Plan Land Use Element, which states that, a pattern of variety in residential densities; types and tenure should be maintained in order to provide housing opportunities. The proposed subdivision would create two additional dwelling units in a neighborhood characterized by single family detached homes and attached multifamily housing.
2. The site must be physically suitable for the type and density of the proposed subdivision.
 - There are predominantly single family and multiple family residential dwellings in the adjacent neighborhood. The parcel is in an urbanized area with all public services capable of being extended to the new lots.
 - The subject site is situated between single family detached homes, and higher density multifamily units. Residential development is the highest and best use for the subject property given its size and shape, and adjacent uses.

City Council Agenda Report

Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462

208 & 218 Wellington Avenue

Meeting Date: May 23, 2011

Page 4 of 11

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 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.
 - The construction of two single family residences, in conjunction with the proposed minor subdivision is subject to Design Review approval and Building Code requirements that set forth minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.
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 with which the proposed subdivision or subsequent construction would conflict.

Utility Providers

The parcels are in an urbanized area with all public services capable of serving the new lots. Utilities to serve the project are in place within the Wellington Avenue public rights-of-ways and have the capacity to accommodate additional units. These include electrical, water, sewer, and the availability of telephone service and access to public streets.

<i>Utility</i>	<i>Provider</i>
Water	City of Daly City
Sanitary Sewer	North County Sanitary District
Gas & Electric	PG&E
Telephone	Pacific Bell
Cable Television	AT&T Cable Services/Astound
Fire Protection	North County Fire Authority

Fiscal Analysis

The proposed project consists of a subdivision and the construction of two additional dwelling units on each of the resulting two parcels. Prior to project completion, the applicant will be required to

City Council Agenda Report

Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462

208 & 218 Wellington Avenue

Meeting Date: May 23, 2011

Page 5 of 11

pay park in-lieu fees, building permit, plan check, and AB 1600 fees to the City. Additionally, the value of the new dwelling units will be added to the current assessed value of the subject properties, which will result in additional property tax collection by the County, a portion of which would be distributed to the City. The addition of a unit to each of the resulting parcels would add an incremental demand for City services.

Design Review Requirements

Architectural Design

The proposed single family residential units are two stories in an existing neighborhood of two and three story structures of single family and multifamily dwellings. The City's Small Residential Design Guidelines require that the building design and its placement on the site respect the neighborhood context. Consistent with these guidelines, the applicant proposed:

- Recessing garage doors two feet from the front of the building facing Wellington Avenue. This feature will accentuate the habitable floors of the building and provide greater driveway depth.
- Garage doors of sufficient design aesthetic were proposed that include a paint scheme to match the building paint scheme.
- Incorporating the positive architectural elements found on adjacent homes such as bay windows and three inch and six inch stucco finish foam trim. The proposed building would incorporate a flat parapet wall at the front façade, consistent with the parapet walls found in the neighborhood.
- The paint color palette provided incorporates a three color scheme of complementary colors compatible with neighboring structures. (Attachment C – Project Plans Color Palette Sheet A2)

Site Landscaping

The landscape plans include a landscaping area on each side of the driveways proposed that include shrubs that are compatible with the Bay Area Friendly Landscape Guidelines. This will allow front walkway access from the driveway to the front door and includes a landscape element in the design where there is limited area.

- The applicant incorporated pavers on the driveway and walkway area as a functional design element.
- Proposed landscaping plan includes a design compatible with the neighborhood and block aesthetic.

City Council Agenda Report**Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462****208 & 218 Wellington Avenue****Meeting Date: May 23, 2011****Page 6 of 11****ENVIRONMENTAL ASSESSMENT**

CEQA Determination	Categorically Exempt: Section 15315: Minor Land Divisions; and 15303: New Construction of up to three single family residences in urbanized areas
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The Planning Commission has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project, as conditioned, will not result in significant adverse environmental impacts and is exempt from environmental review.

MINOR SUBDIVISION FINDINGS

The Planning Commission finds that the proposed Minor Subdivision MS-3-11-3461 is in accordance with Chapter 16 and Chapter 17 of the Daly City Municipal Code. Approval of the proposed project will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing or working in the vicinity. The proposed subdivision would not be injurious or detrimental to property and improvements in the neighborhood or result in substantial environmental damage or disturbance. These findings are based in part on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on May 3, 2011; notice of said hearing was by newspaper publication on April 22, 2011 posting and first class mailing to property owners within 300 feet of the site.
2. The Planning Commission has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA), and has determined that it is Categorically Exempt, per Section 15315: Minor Land Divisions and Section 15303: New Construction of up to three single family residences in urbanized areas. Staff has determined, based on the findings specified herein, that the proposed project would have no significant detrimental effect on the environment.
3. The proposed subdivision, together with provisions for its improvement, is consistent with the objectives, policies, and general land uses as outlined in the Daly City General Plan. More specifically, the General Plan land use designation for the site is Low Density Residential, which allows 2 to 14.5 dwelling units per acre. The applicant is proposing to subdivide a single parcel into two approximately 2,500 square foot lots. Staff has determined that the new lots would result in a total of 119 units on the subject and adjacent blocks, which would be less than 194 maximum allowed. The proposed land use conforms to Objective 6 in the General Plan Land Use Element, which states that, a pattern of variety in residential densities; types and tenure should be maintained in order to provide housing opportunities.

City Council Agenda Report**Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462****208 & 218 Wellington Avenue****Meeting Date: May 23, 2011****Page 7 of 11**

4. The site is physically suitable for the type and density of the proposed subdivision. Within the subject area, there are single family and multifamily residential dwellings. The parcels are in an urbanized area with all public services capable of being extended to the new lots. The subject site is situated between single family homes, multifamily units and higher density apartments. Residential development is the highest and best use for the subject property given its size and shape, and the adjacent uses.
5. The design of the proposed subdivision will not cause serious public health problems. The construction of homes on this site requires design review approval and meets Building Code requirements, which set minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.
6. The design of the proposed subdivision and related improvements will not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Access to the proposed new lots and utilities for the lots would be available directly from the Wellington Avenue rights-of-way.
7. The newly created lots are physically suitable for both the type and density of the proposed development in that they are capable of use as zoned, including all setbacks, height, lot coverage, and other zoning development standards.
8. The design of the single family residences proposed for each lot will be required to meet all health and safety requirements of the Uniform Building Code and will not cause serious public health problems.
9. The design of the project will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision. A preliminary title report submitted with the application shows no easements on site.
10. Utilities to serve the project are in place within the Wellington Avenue public rights-of-ways and have the capacity to accommodate additional units. These include electrical, water, sewer, and the availability of telephone service and access to public streets.

DESIGN REVIEW FINDINGS:

The Planning Commission finds that the proposed Design Review, DR-3-11-3462, as conditioned, is in accordance with Section 17.45, Design Review, of the Daly City Municipal Code. Approval of the design review application, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based in part on the following:

1. The project is consistent with Categorical Exemption 15303(b), New Construction, of the California Environmental Quality Act (CEQA).

City Council Agenda Report

Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462

208 & 218 Wellington Avenue

Meeting Date: May 23, 2011

Page 8 of 11

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

CONDITIONS OF APPROVAL

The Planning Commission recommends approval of Minor Subdivision MS-3-11-3461 and Design Review DR-3-11-3462, subject to the following conditions and Daly City General Conditions of Approval for Minor Subdivisions.

A. ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

General

1. The applicant shall file a Declaration of Acceptance of the above conditions with the City Clerk within thirty (30) days of City Council approval. Until said declaration is filed, the minor subdivision shall not be valid for any purpose.
2. The minor subdivision and design review 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.
3. All technical corrections or modifications required by the City Engineer shall be incorporated into the Final Maps, and all applicable fees paid prior to approval for recordation.
4. The minor subdivision shall conform to the City Standards Conditions for Minor Subdivisions.
5. All conditions from various Departments that may be required prior to obtaining building permits shall apply.

Time Limit

6. The minor subdivision shall be valid for a period of two years from the date of City Council approval. The subdivision shall lapse if the parcel map is not recorded within two years.

B. PUBLIC WORKS DEPARTMENT

City Council Agenda Report

Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462

208 & 218 Wellington Avenue

Meeting Date: May 23, 2011

Page 9 of 11

7. The applicant shall comply with the applicable requirements of the City of Daly City General Conditions of Approval: Use Permits, Variances, Design Reviews, Planned Developments, and Subdivisions, edition current at the time of building permit application.
8. The applicant shall repair/and or install a sidewalk fronting the parcels along Wellington Avenue in accordance with City standard specifications prior to building permit final.
9. All utility services shall be installed through underground service laterals. There shall be no aerial service drops.
10. In order to alleviate the trenching impact on recently paved street, the applicant shall restore the street pavement fronting the parcels on Wellington Avenue in accordance with the City standards for repair of streets.
11. The applicant shall provide specific measures and work plans to prevent pollutants from entering the public storm drain system in compliance with the NPDES regulations. Drainage to the public storm drain system shall be through pipes under the sidewalk, drainage over the sidewalk is not permitted. The rate of flow to the City's Storm Drain System shall not exceed the predevelopment rate. Provide infiltration or detention for increment of drainage flow for a 10-year/2 hour-frequency storm event. Provide fail-safe emergency drainage conditions for worst-case events that may occur during the life of the project in excess of 100 years.
12. The applicant shall submit grading plans, soil investigation report and storm water pollution prevention plan.

C. WATER AND WASTEWATER RESOURCES DEPARTMENT

13. The applicant shall submit utility and plumbing plans to determine standard conditions that will apply to this project.
14. A certified Distribution System Operator must be present for all hydrostatic testing, chlorination, flushing, bacteria testing and connections to the existing system, per California Department of Health Services, Operator Certification Regulations, Section 63770. The City of Daly City Engineer must receive the request for the certified Operator to be present for those operations in writing no less than six (6) working days prior to the anticipated date of work. Include in plan notes.
15. Water meters shall be located in landscaped areas only. No water meters shall be located in sidewalks or driveways.
16. A fire flow test is required. All costs associated with the fire flow test shall be borne by the applicant.
17. Cleanout shall be located 18 to 24 inches from the building foundation.

City Council Agenda Report

Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462

208 & 218 Wellington Avenue

Meeting Date: May 23, 2011

Page 10 of 11

18. All sewer connections shall stop the existing 10 - inch VCP located roughly in the middle of the street. The applicant shall bear all costs associated with any sewer system improvements necessary to accept sewage from this development.
19. All water service connections shall be made to the existing 10 - inch cast iron water main located on the opposite side of the street. The applicant shall bear all costs associated with any water system improvements necessary to supply water to the development proposed.

D. FEES AND DEPOSITS

Deposit

20. The Developer shall deposit and maintain a refundable minimum cash deposit of \$10,000 to be used for cleanup, traffic control, and other work necessary to keep the project site safe and from becoming a nuisance during the construction period of the project. Expenses for work done by the City or its representatives, in this same connection upon failure of the applicant to do the same, shall be charged against the deposit.

AB 1600

21. Pursuant to AB 1600 and City Ordinance 1096, the applicant shall pay fees prior to the issuance of building permits.

School Impact Fees

22. All development in Daly City is required to pay School Impact Fees. The applicant shall provide proof of payment of fees at the time of application for a building permit.

Parkland Dedication Fees

23. The applicant shall contribute fees in compliance with Chapter 16.30, Parkland Dedications, of Title 16, Subdivisions, of the Daly City Municipal Code.
24. The Parkland Dedication Fee for the proposed subdivision at 208 Wellington , is based on the following formula:

Dedication Requirement:

$3.18(\text{persons per unit}) \times 3(\text{acres of park land per capita}) \times 1 \text{ new d.u.} = .009 \text{ acres}$

1,000 population

Park In-Lieu Fee:

City Council Agenda Report

Subject: Minor Subdivision MS-3-11-3461 Design Review DR-3-11-3462

208 & 218 Wellington Avenue

Meeting Date: May 23, 2011

Page 11 of 11

The park in-lieu fee is based on the per-acre fair market value of the project site (FMV). The value (2010) of the 5,136 square foot property was **\$312,000** which comes out to a value of \$2, 645,760.00 per acre. The formula for in-lieu fee calculation is as follows:

Dedication Requirement x Fair Market Value (per acre) x 1.10 = In-lieu fees

.009 acres x \$2,645,760.00 x 1.1 = **\$26,193.02**

Payment of park in-lieu fees is due prior to the approval of the final map. If you have any questions regarding the park in-lieu fee, please contact Steve Engfer at (650) 991-8035.

E. FIRE PREVENTION

27. Fire Sprinklers in accordance with NFPA 13D shall be installed throughout any new construction.
28. Fire sprinkler system design shall be based on water pressure at the main, not exceeding 65-psi or as approved by the Fire Department.

RECOMMENDATION

The Planning Commission forwards to the City Council the following recommendations:

1. Adopt the Findings as outlined herein;
2. Adopt the Environmental Assessment;
3. Approve the Minor Subdivision and Design Review, subject to the Findings and Conditions outlined herein.

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

Respectfully submitted,



Steve Engfer
Assistant Planner

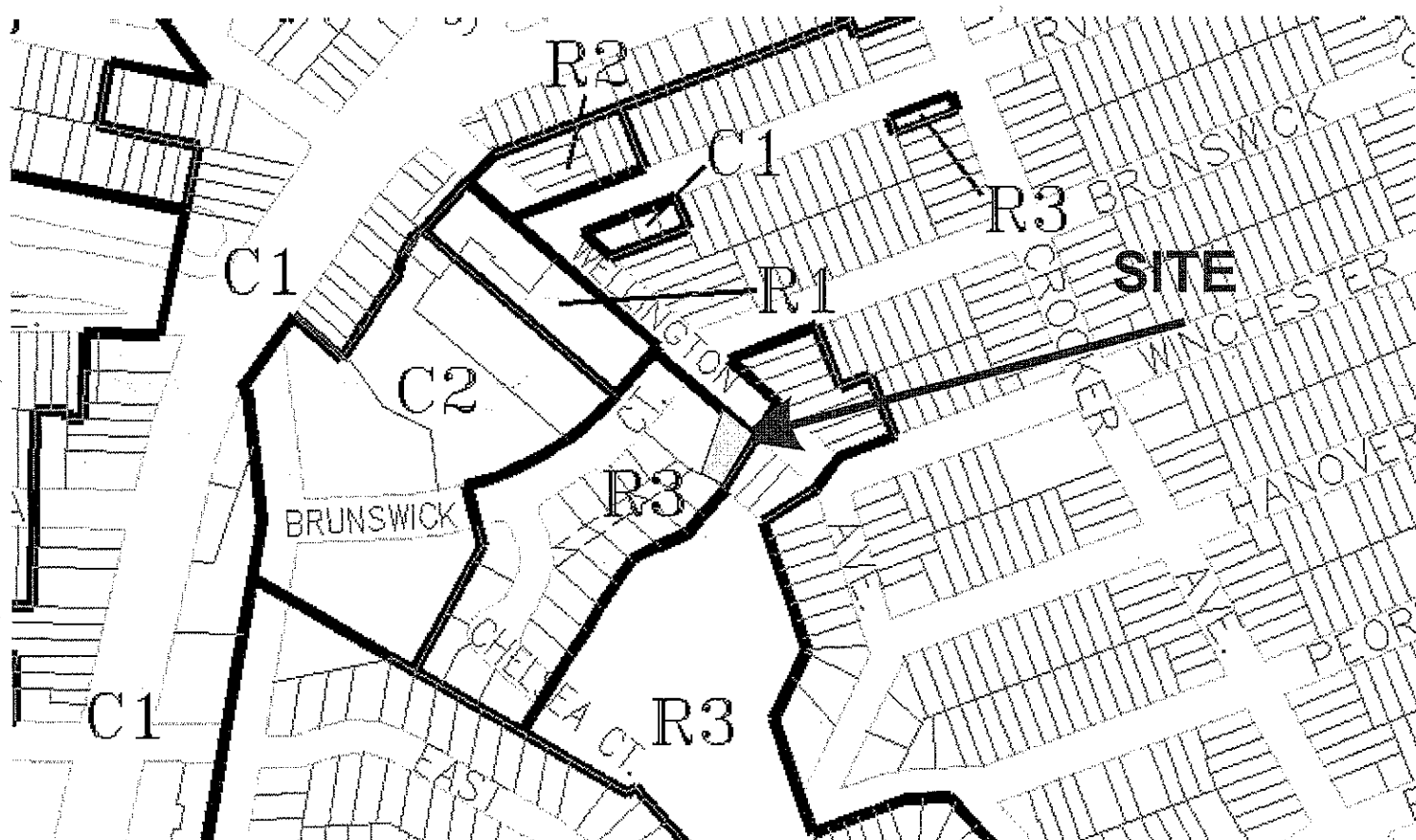


Richard Berger
Director of Economic & Community
Development

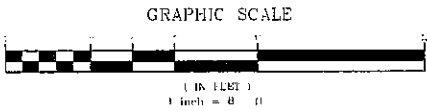
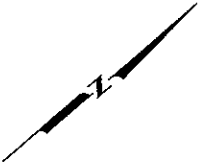
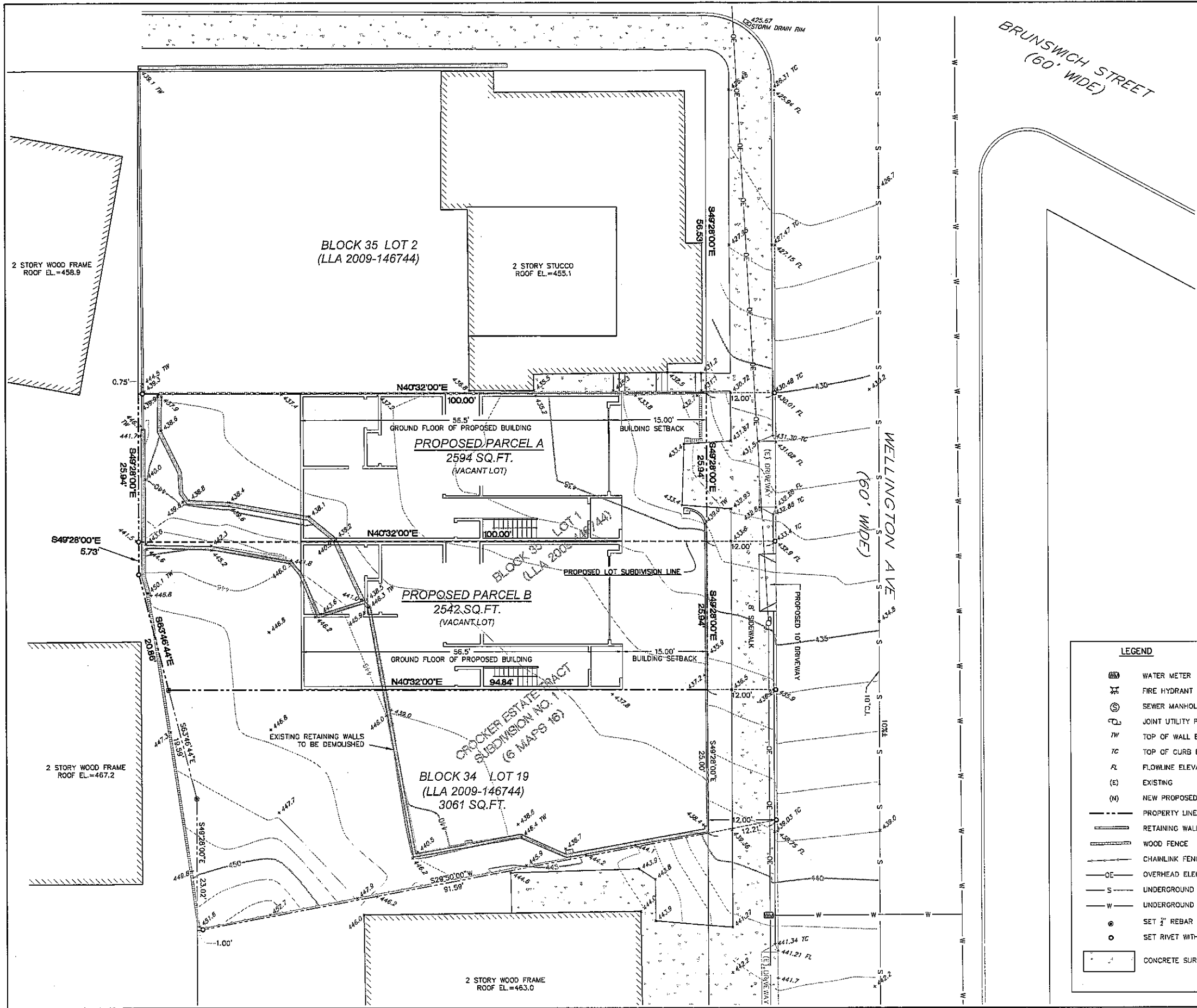
Attachments

- Attachment A – Location Map
- Attachment B – Proposed Tentative Parcel Map
- Attachment C – Project Plans
- Attachment D – Site Photograph

208 & 218 Wellington Avenue



ATTACHMENT A



OWNER
James Fogarty
1016 Helen Drive
Millbrae, CA 94030
(415) 725-0358

GENERAL NOTES
1. All distances are in decimal feet unless otherwise noted.
2. All angles are at 90° unless otherwise noted.
3. This map represents the site conditions on date of field survey, November 16, 2010.

UTILITY NOTE
Only visible surface utilities were physically surveyed. The underground utility lines shown hereon are based upon record information. No responsibility is assumed by the surveyor for the location or description of underground or hidden utilities.

BASIS OF ELEVATION
Daily City Monument #18, being a 2-1/2" brass disk in top of curb on the northerly side of John Daly Blvd, approximately 185' west of the westerly edge of mission street. Elevation = 382.515 feet NGVD.

BASIS OF BEARINGS
The bearing of S 40°20' E along the southwest line of Wellington Avenue as shown on reference [B] listed below.

REFERENCES
[A] Lot Line Adjustment recorded November 9, 2009 in Document No. 2009-146744, San Mateo County Records.
[B] Map of Crocker Estate Tract, Subdivision No. 1 filed June 1, 1908 in Book "6" of Maps at page 16, San Mateo County Records.

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey of the request of Jim Fogarty in November 2010.

BY: DANIEL J. WESTOVER, L.S. 7779
LICENSE EXPIRES: 12/31/2011

DATE:

LEGEND

- WM WATER METER
- FH FIRE HYDRANT
- SM SEWER MANHOLE
- JUP JOINT UTILITY POLE
- TE TOP OF WALL ELEVATION
- TC TOP OF CURB ELEVATION
- FL FLOWLINE ELEVATION
- (E) EXISTING
- (N) NEW PROPOSED
- PROPERTY LINE
- RETAINING WALL
- WOOD FENCE
- CHAINLINK FENCE
- OE OVERHEAD ELECTRICAL LINE
- S UNDERGROUND SEWER LINE
- W UNDERGROUND WATER LINE
- SET 1/2" REBAR WITH TAG "PLS 7779"
- SET RIVET WITH TAG "PLS 7779"
- CONCRETE SURFACE

TENTATIVE PARCEL MAP

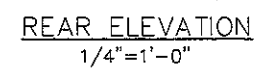
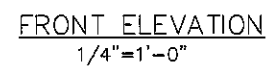
A SUBDIVISION OF LOT 1 OF BLOCK 35, AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT RECORDED NOVEMBER 9, 2009 IN DOCUMENT NO. 2009-146744, SAN MATEO COUNTY RECORDERS OFFICE.

CITY OF DAILY CITY, COUNTY OF SAN MATEO, CALIFORNIA
SCALE: 1" = 8'

WS
WESTOVER
SURVEYING
336 CLAREMONT BLVD, STE 2
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

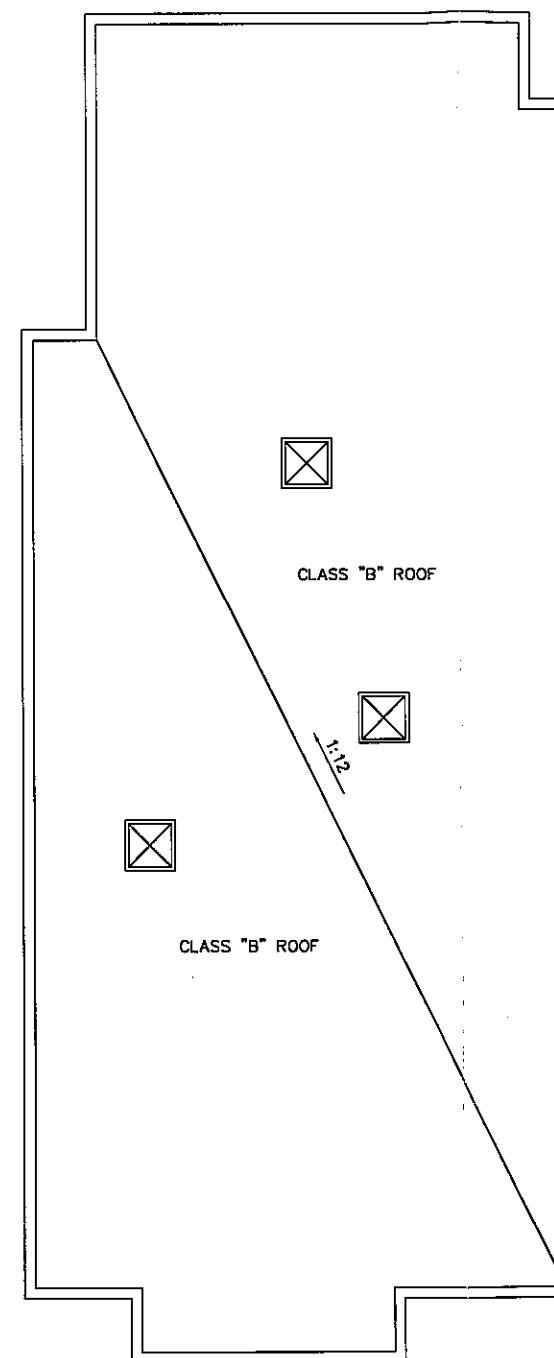
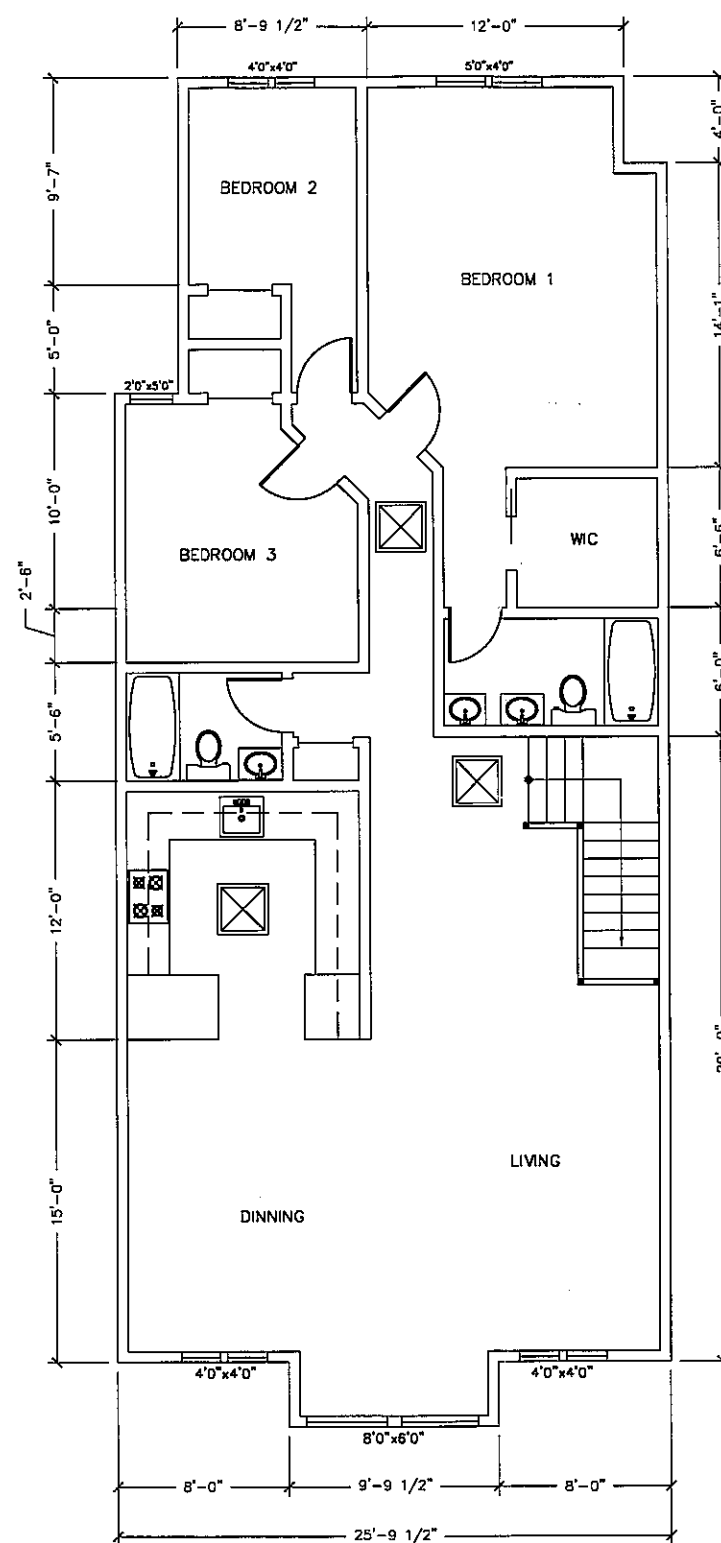
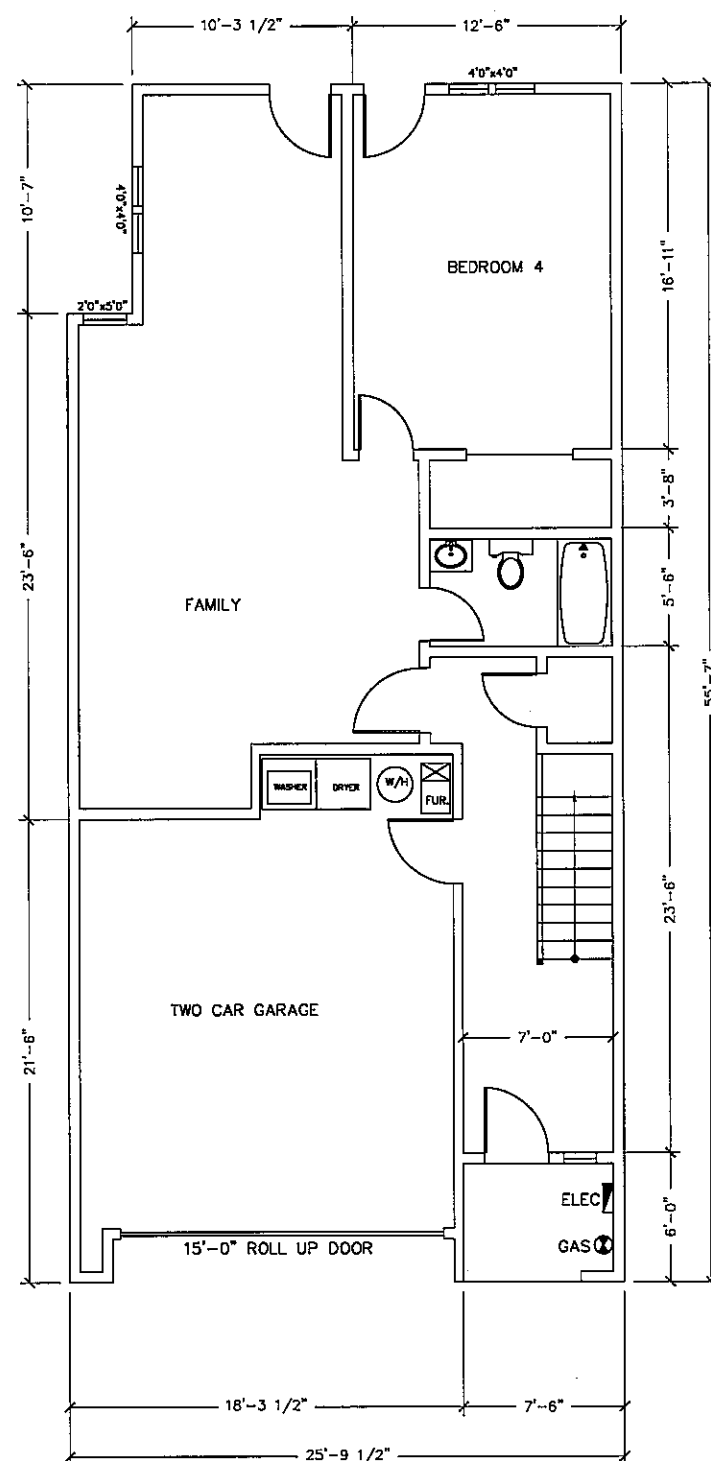
SHEET 1 OF 1 SHEET
228 WELLINGTON AVENUE

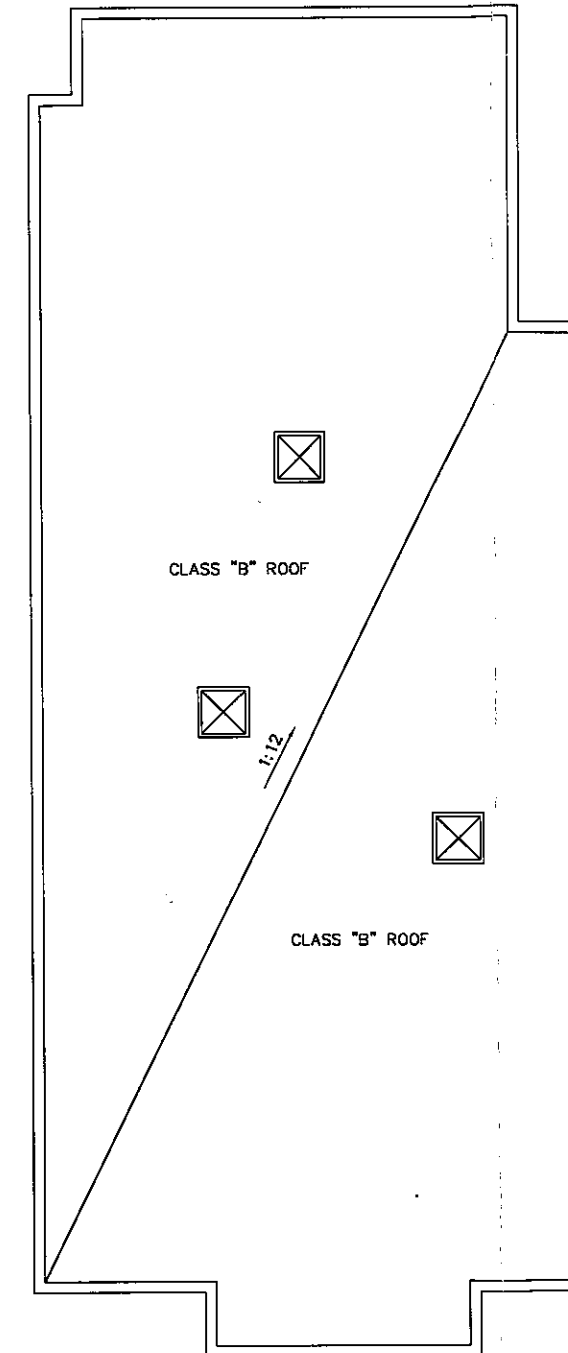
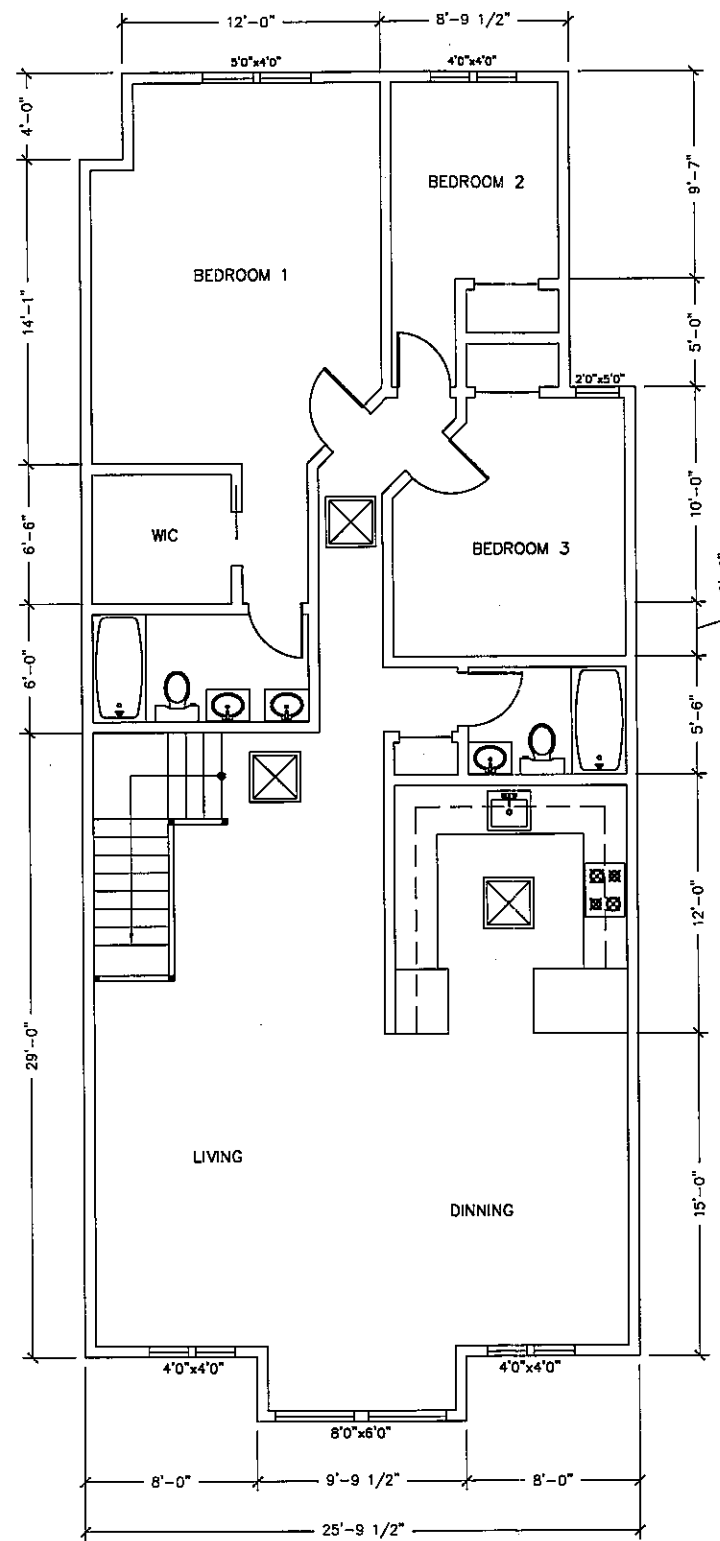
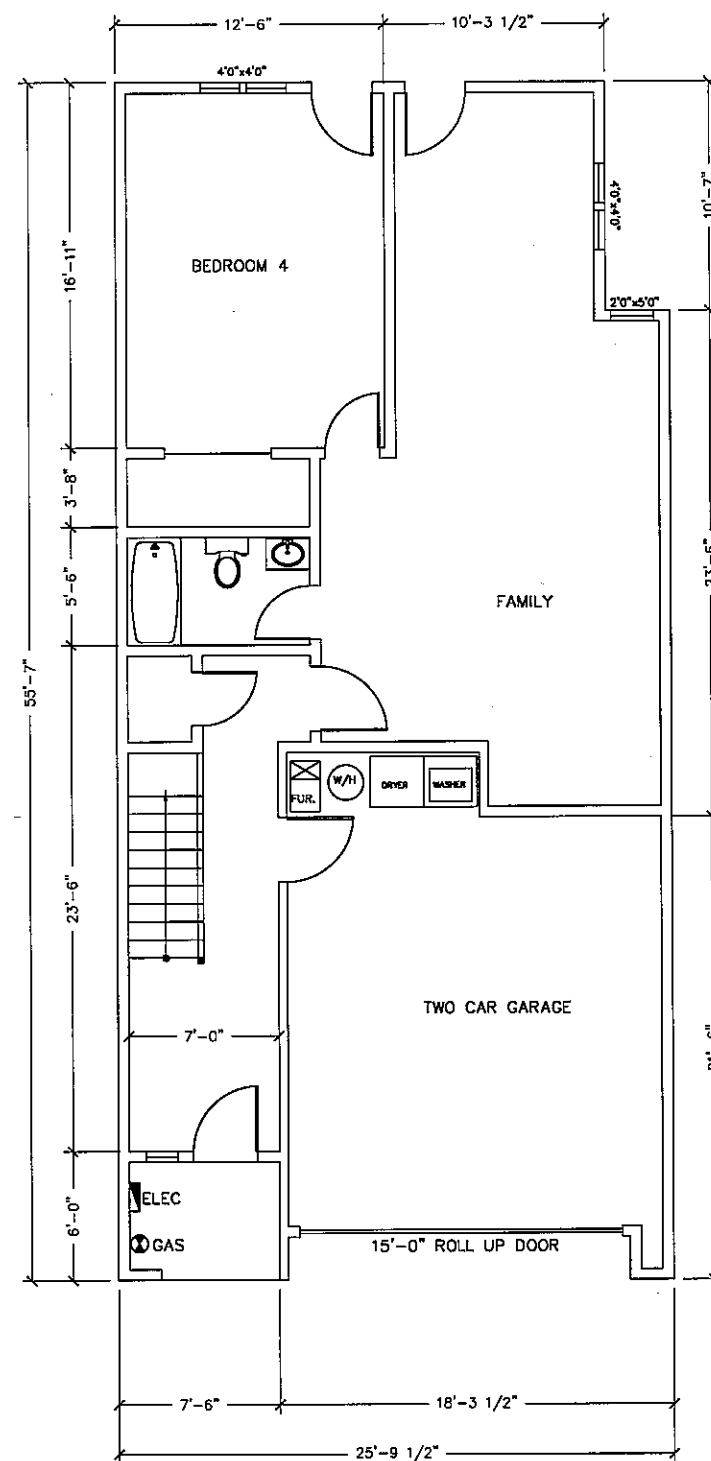
ATTACHMENT B



LOCATION	COLOR
STUCCO BAY	ROLLING HILL, BENJAMEN MOORE #1497
TOP STUCCO BODY	VALE MIST, BENJAMEN MOOR, #1494
BOTTOM STUCCO BODY	GARGOYLE, BENJAMEN MOOR, #1546
GARAGE DOOR	ROLLING HILL, BENJAMEN MOOR, #1497
FRONT DOOR	BURGUNDY, BENJAMEN MOOR, # 222-5

[illegible]

[illegible]

[illegible]

ATTACHMENT D- SITE PHOTOS



Project Site



View Looking Easterly - Wellington Ave.



View Looking Westerly - Wellington Ave.

ATTACHMENT D



City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

**Subject: Use Permit UPR-3-11-3536 and Environmental Assessment for Art of Reflexology
Massage Business at 3 Serramonte Center, Daly City**

RECOMMENDED ACTION

Approve Use Permit UPR-3-11-3536 and Environmental Assessment subject to the findings and conditions outlined herein.

PLANNING COMMISSION DISCUSSION

On, May 3, 2011 the Planning Commission voted 5-0 to recommend approval of the Use Permit. No members of the public spoke at the meeting.

INTRODUCTION

The applicant, Kitty Li is requesting approval for the operation of a therapeutic massage business in the Serramonte Center at, Space 310-5K. (Attachment A - Location Map). Staff is recommending approval of the Use Permit UPR-3-11-3536, subject to attached conditions.

Background

The Serramonte Center is a regional shopping center that is seeking to fill tenant spaces within the center and provide an opportunity for convenient massage services for both the customers of the center and clients of Art of Reflexology. The proposed massage business would be located in the wing on the north end of the center near the Macy's store. (Attachment B- Serramonte Center Layout). The previous use of the tenant space was a nail salon.

Art of Reflexology is a business, where various types of massage that include traditional style Chinese foot massage, back massage and body massage with clothes on. Art of Reflexology has a primary focus on foot massage, although it is not limited to the foot and considers overall body health. Its goal is to massage important nerve center locations on the foot for relief as well as to maintain overall body health. The focus on the foot is important to reflexology as it is viewed that the foot is one of the most sensitive parts of the body, containing over 7,200 nerve endings, which are stimulated during a reflexology treatment.

Art of Reflexology started in 2005 and has seven locations in the Bay Area with sixty employees that are all independent contractors. Art of Reflexology has locations nearby including Stonestown Galleria in San Francisco and the Shops at Tanforan in San Bruno. The proposed Daly City location would employ 4-8 therapists and the hours of operation would be Monday to Saturday 10a.m. to 9p.m. and Sunday 11a.m. to 7p.m.

All therapists are professionally educated with a recommended 500 hours of school training and are required to carry professional liability insurance. Art of Reflexology in the Serramonte Center will

City Council Agenda Report

Subject: Use Permit UPR-3-11-3536 Massage Business, Art Of Reflexology 3 Serramonte Center, Daly City

Meeting Date: May 23, 2011

Page 2 of 6

specialize in professional therapeutic massages that focus on stress reduction and overall physical health. (Attachment C- Business Plan, Sample Certification and Location Photos)

PROJECT EVALUATION

Discussion

The Serramonte Center is bound by Southgate Avenue to the North, Callan Boulevard on the West, Interstate 280 on the East, and Serramonte Boulevard to the South. The subject tenant space will be located on the northeasterly wing of the center near Macy's. (See Attachment A – Location Map). The surrounding uses are commercial and multiple-family residential.

Location	Zoning
North: Commercial and Church Uses	C-O (Office Commercial)
South: Commercial	PD-57 & C-1 (Light Commercial)
West: State Hwy	Hwy-1
East: I-280	I-280

Use Permit

The site is located in the C-2 Heavy Commercial district and a Use Permit is required for this type of use. The purpose of the Use Permit is to ensure that proposed uses will not have an adverse effect on surrounding properties. According to the American Massage Therapy Association 2010 Massage Therapy Industry Fact Sheet (Attachment E), between July 2008 and July 2009, an estimated 22 percent (48 million) of adult Americans had a massage at least once in the last 12 months and in 2005; and, massage therapy was projected to be a \$6 to \$11 billion a year industry.

Serramonte Center is a retail shopping center that contains a wide range of retailers and national brands. Art of Reflexology will have clearly visible brand signage, consistent chain-wide décor and design, and training for all staff.

Site Design

The proposed floor plan (See Attachment D – Project Floor Plan) consists of maintaining the existing partition wall and room layout and adding six back massage chair stations, six floor massage sofas and two massage rooms with two massage tables in each room. There will be a break room for employees, a linen storage room, a reception and waiting area. Although the changes are minimal, a building permit application is required to evaluate that the changes meet code requirements including the aisle widths and egress pathways.

City Council Agenda Report**Subject: Use Permit UPR-3-11-3536 Massage Business, Art Of Reflexology 3 Serramonte Center, Daly City****Meeting Date: May 23, 2011****Page 3 of 6**

Per DCMC Section 17.40.060, the tenant space proposed to be occupied by Art of Reflexology is not closer than 500 feet to any school, nursery school, child center, publicly-owned community center, teen center or neighborhood lot or tot lot, another massage use or tanning salon.

Parking

As the proposal is not expanding the floor area of the Center the Serramonte Center parking is sufficient to accommodate the infill tenant space improvement proposed.

Signage

Only interior signage is proposed and future exterior signage would require a separate review and sign permit for installation.

Regulation of Massage Services and Massage Establishments

In addition to zoning regulations, establishments that offer massage therapy services are also regulated by Title 5 Business Taxes, Licenses and Regulations, of the Daly City Municipal Code. DCMC Chapter 5.52 Regulation of Massage Services and Massage Establishments recognize that massage is a viable professional field offering the public valuable health and therapeutic services. Minimum building, sanitation and health standards are provided in order to serve the interests of public health, safety and welfare and to ensure that persons offering massage shall possess the minimum qualifications necessary to operate such businesses and to perform such services offered; and to promote the health, security and sanitation of customers. Additionally, it is the intent of the chapter to enact regulations to ensure that those offering massage services are qualified and trained and can be expected to conduct their work in a lawful and professional manner. This DCMC Chapter was adopted because the City Council found that existing controls had not satisfactorily addressed or regulated serious police problems, nor had the existing controls regulated the profession so as to discourage the use of the profession for objectionable and illegal purposes. The primary responsibilities for enforcement of the provisions of this Chapter are vested in the Chief of Police. Art of Reflexology will be required to go through a subsequent process with the Police Department after the Use Permit has been reviewed and approved by the City Council. These standards were adopted to address the regulation of “massage parlors”, a type of establishment that Art of Reflexology seeks to distinguish itself from, by pointing out that the business has created relationships and earned credibility with locations in other nearby bay area malls and shopping centers.

City Council Agenda Report

Subject: Use Permit UPR-3-11-3536 Massage Business, Art Of Reflexology 3 Serramonte Center, Daly City

Meeting Date: May 23, 2011

Page 4 of 6

ENVIRONMENTAL ASSESSMENT

CEQA Determination	Categorical Exemption per Section 15301(a): Existing facilities
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The Planning Commission has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined that the project, as conditioned, will not result in significant adverse environmental impacts and is exempt from environmental review.

FINDINGS

The Planning Commission finds that, as conditioned, the proposed Use Permit UPR-3-11-3536 is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on May 3, 2011; notice of said hearing was by newspaper publication on April 22, 2011 posting and first class mailing to property owners within 300 feet.
2. The Planning Commission has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15301(a): Existing Facilities.
3. The subject property is zoned C-2 (Heavy Commercial) district, which requires a Use Permit for the operation of a therapeutic massage clinic.
4. The subject use is consistent with the General Plan and the district standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood.
5. The proposed tenant space is not located within 500 feet of any school (elementary, junior high, high, but not including trade business or similar schools), whether public or private; nursery school or child care center; any church, synagogue, temple or other place of worship; any publicly-owned community center, teen center, community or neighborhood park or tot lot; or another massage parlor, tanning salon or similar use.

City Council Agenda Report

Subject: Use Permit UPR-3-11-3536 Massage Business, Art Of Reflexology 3 Serramonte Center, Daly City

Meeting Date: May 23, 2011

Page 5 of 6

CONDITIONS OF APPROVAL:

The Planning Commission recommends approval of Use Permit UPR-3-11-3536 based on the following conditions as specified by each Department and Division.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. Within thirty (30) days of Council approval, the applicant shall file with the City Clerk a Declaration of Acceptance of all conditions. Until said declaration is filed, the project shall not be granted for any permits sought from the City.
2. If building permits are not issued and diligently pursued within one year of approval of the use permit, the use permit shall become invalid.
3. All proposed signage shall be approved by Serramonte Center, meet the Serramonte Center Master Plan requirements, and separate sign permits shall be obtained prior to installation.
4. Art of Reflexology shall meet all requirements of Daly City Municipal Code Chapter 5.52. If the business operation is found to violate any sections of this Chapter, it will be at the discretion of the City Council to suspend or revoke the Use Permit.
5. Any conditions brought forward by various departments up to the City Council hearing shall be applicable and enforceable.

Time Limit

6. The Use Permit shall be valid for a period of one year from the date of City Council approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project.

B. BUILDING DIVISION

7. A building permit application for the tenant improvement will be required prior to the operation the business.

City Council Agenda Report

Subject: Use Permit UPR-3-11-3536 Massage Business, Art Of Reflexology 3 Serramonte Center, Daly City

Meeting Date: May 23, 2011

Page 6 of 6

RECOMMENDATION

The Planning Commission forwards to the City Council the following recommendations:

1. Adopt the Findings as outlined herein;
2. Adopt the Environmental Assessment;
3. Approve Use Permit, subject to the Findings and Conditions outlined herein.

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

Respectfully submitted,



Steve Engfer
Assistant Planner



Richard Berger
Director of Economic & Community
Development

Attachments

Attachment A – Location Map

Attachment B – Center Layout

Attachment C – Business Plan & Nearby Location Photos

Attachment D – Project Floor Plan

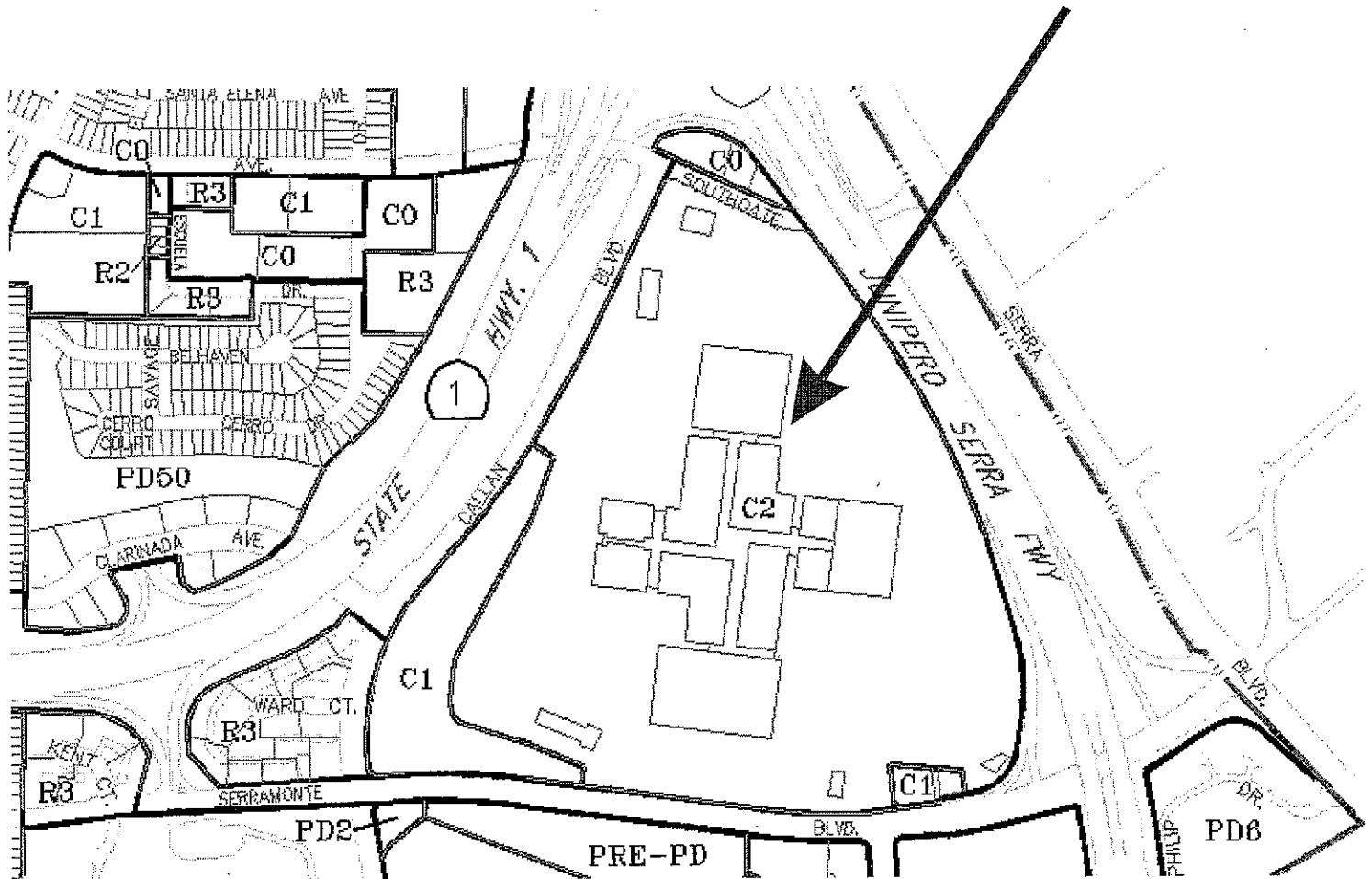
Attachment E – American Massage Therapy Association 2010 Massage Therapy Industry Fact Sheet

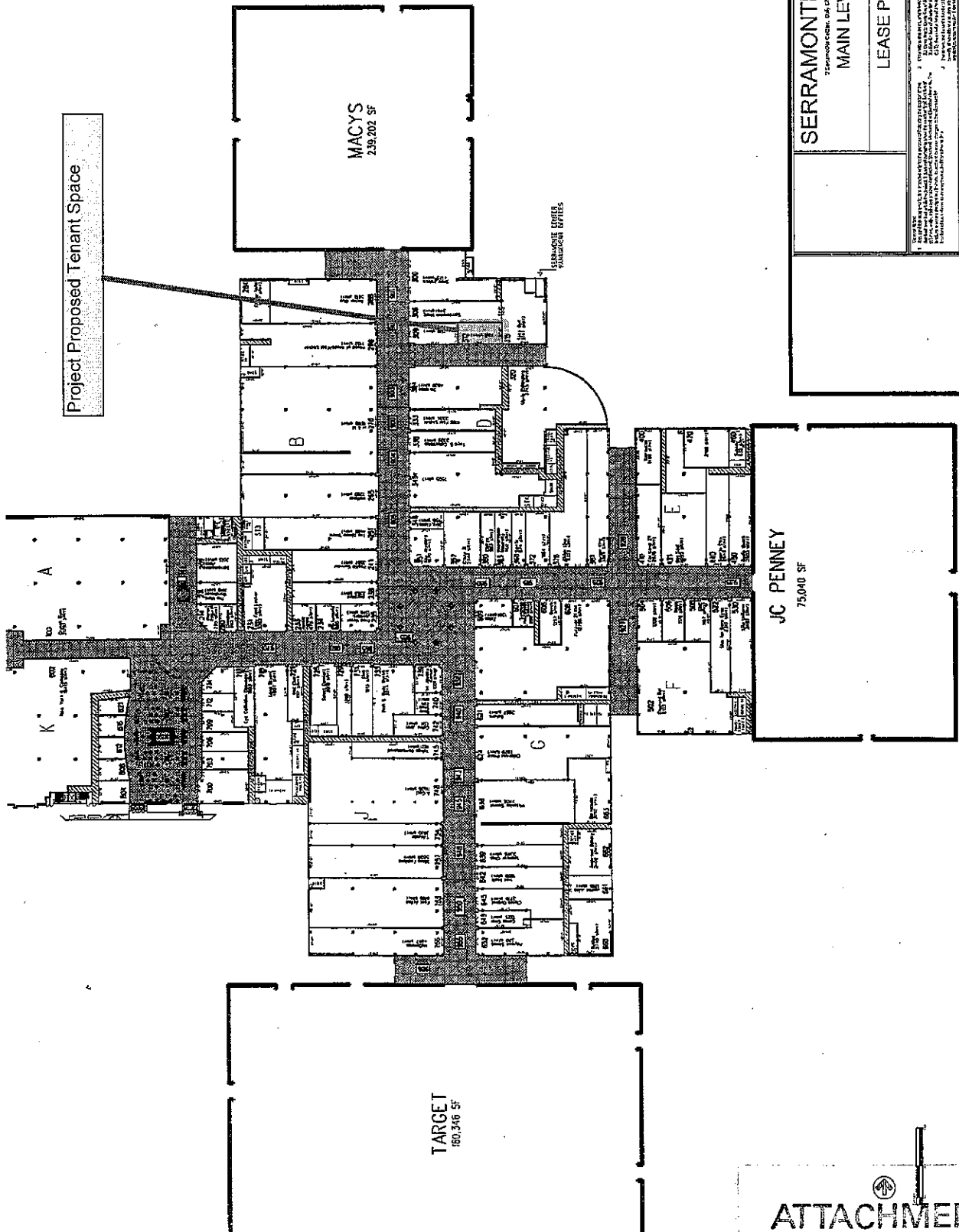
LOCATION MAP

USE PERMIT UPR-3-11-3536

3 Serramonte Center, Space 310-5K

SITE





Room	Area	Notes
1000	1000	1000
1001	1001	1001
1002	1002	1002
1003	1003	1003
1004	1004	1004
1005	1005	1005
1006	1006	1006
1007	1007	1007
1008	1008	1008
1009	1009	1009
1010	1010	1010
1011	1011	1011
1012	1012	1012
1013	1013	1013
1014	1014	1014
1015	1015	1015
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JONES LANG LASALLE

1344 Peachtree Road, N.E.
Suite 1500
Atlanta, Georgia 30325

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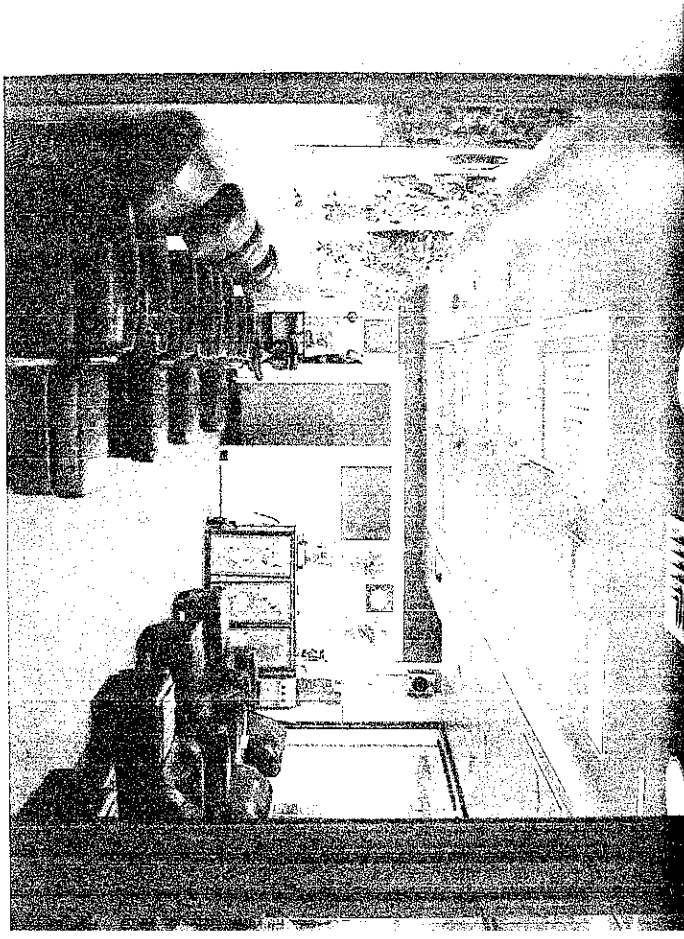
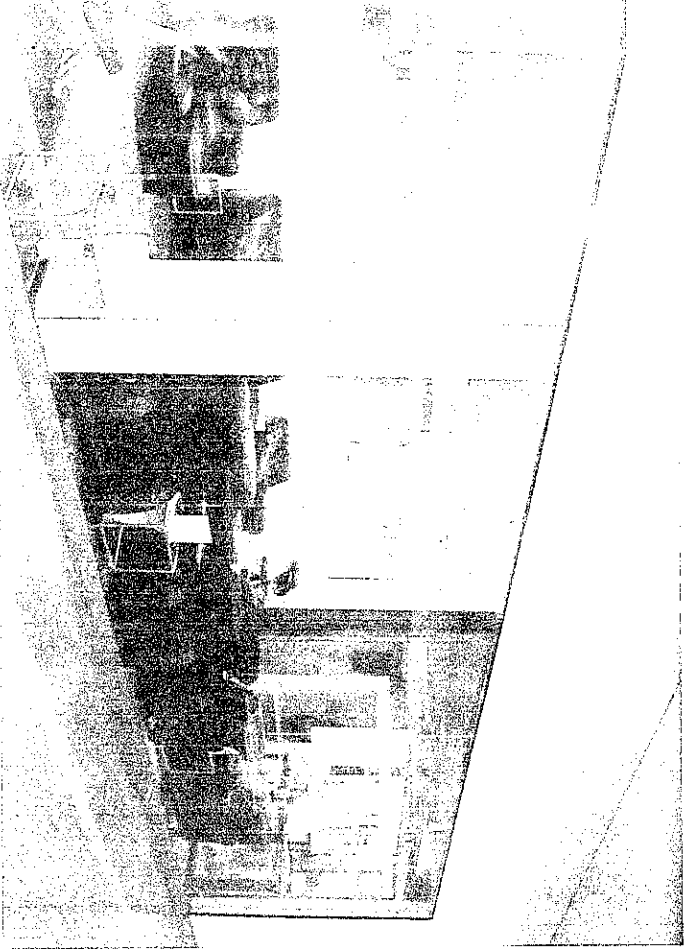
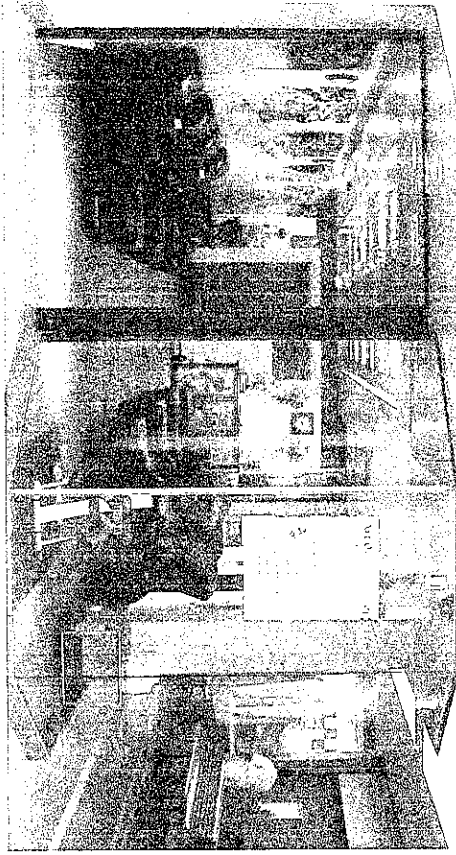
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Descriptions of the Business

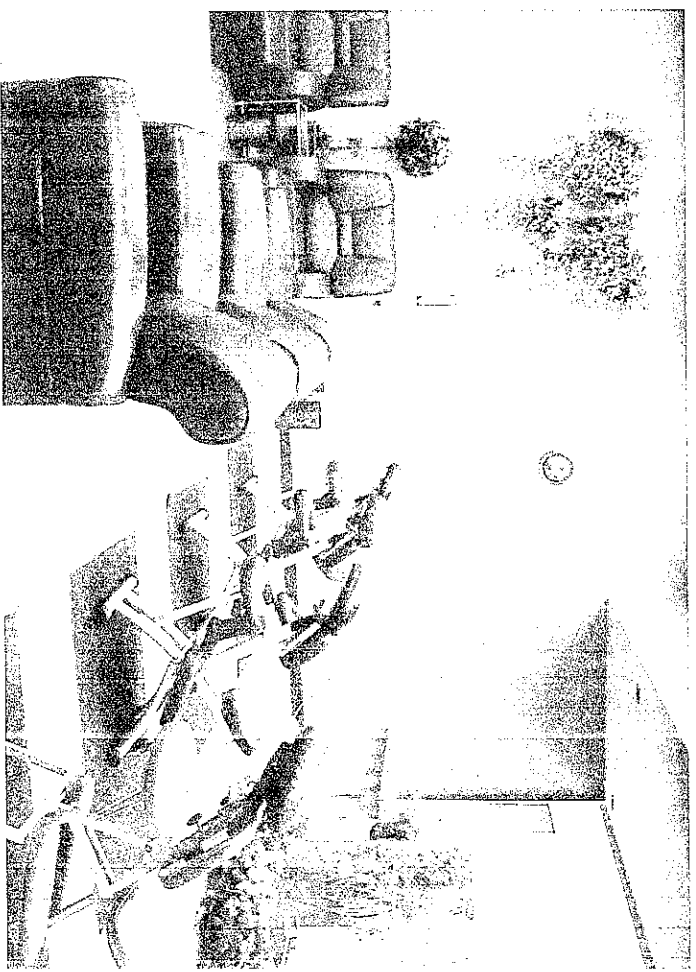
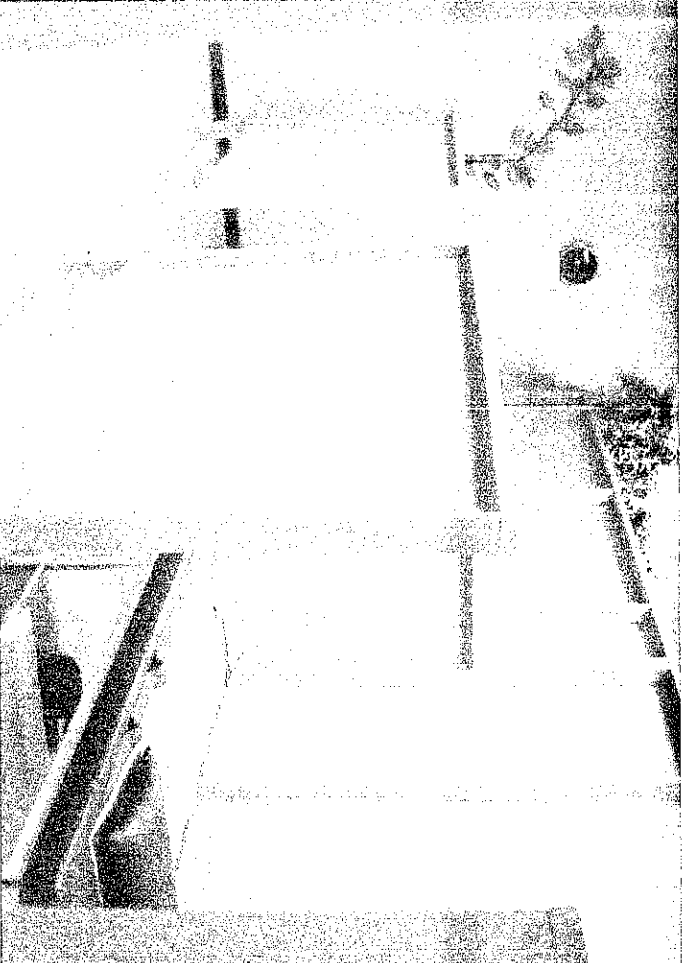
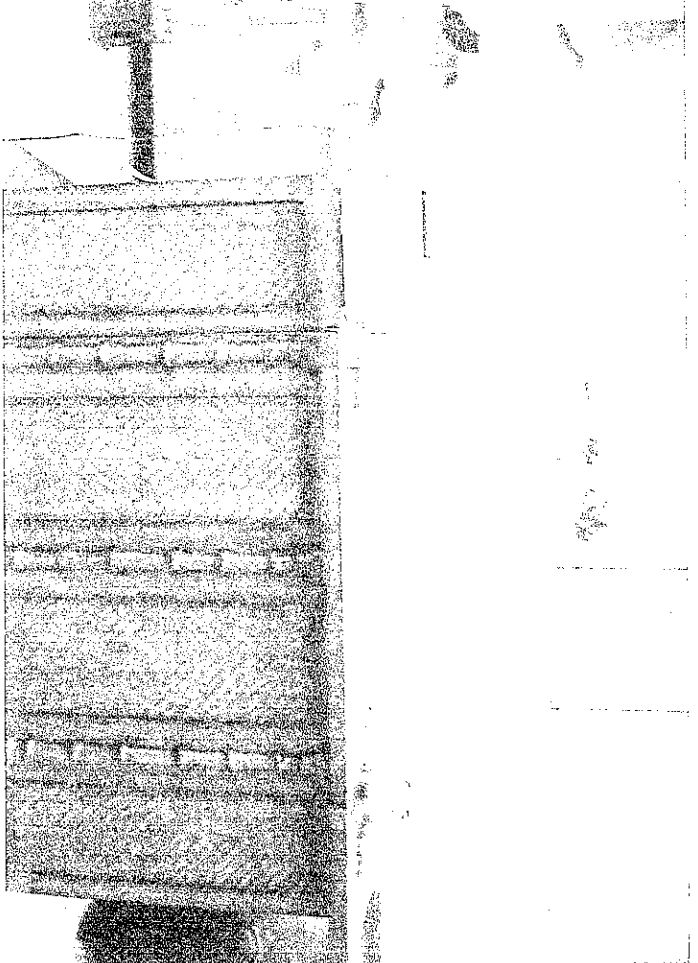
Name of Company	Art of Reflexology
Business Location	Serramonte Center Space No. 310-5K Daly City, CA 94015
Type of Business	Massage
Type of Massage	Traditional Chinese Style Foot Massage Body Massage (With Clothes on) Back Massage
Hours of Operation	Monday to Saturday 10:00 a.m. to 9:00 p.m. Sunday 11:00 a.m. to 7:00 p.m.
Numbers of Therapists	4 to 8 Therapists *Hiring requirement: minimum 500 hours completion of massage certification or holding a valid permit issue from California Massage Council (see attached)

ATTACHMENT C

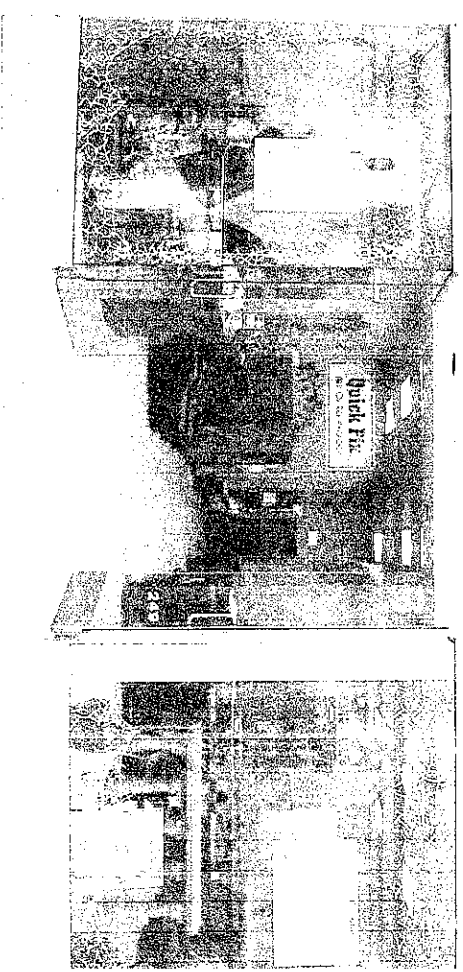
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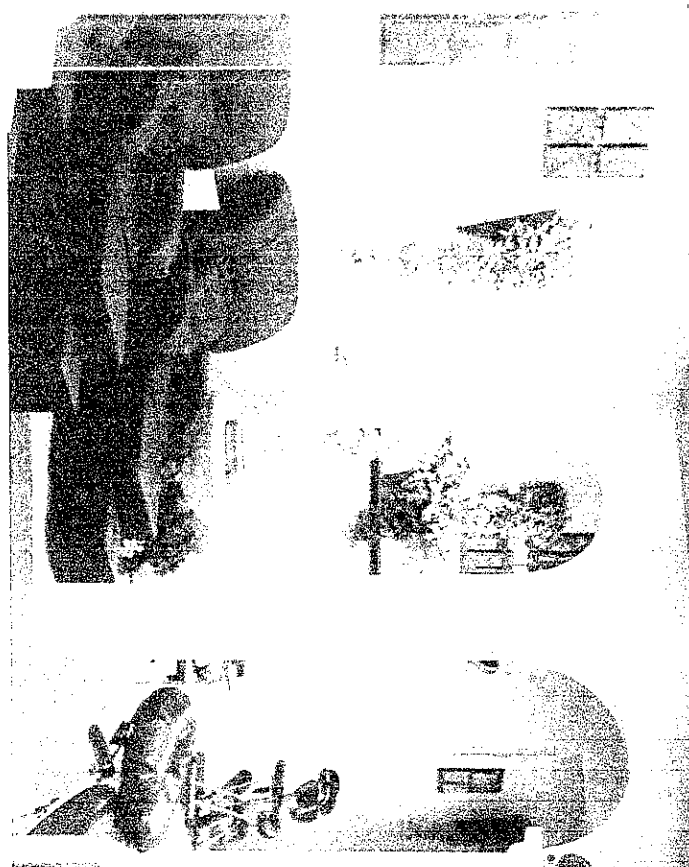
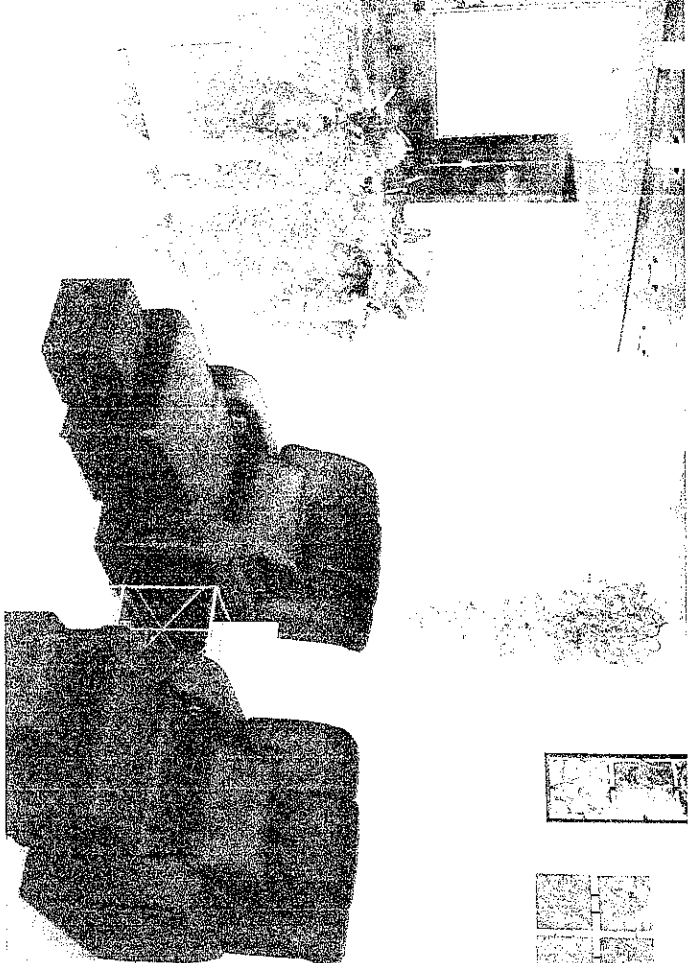
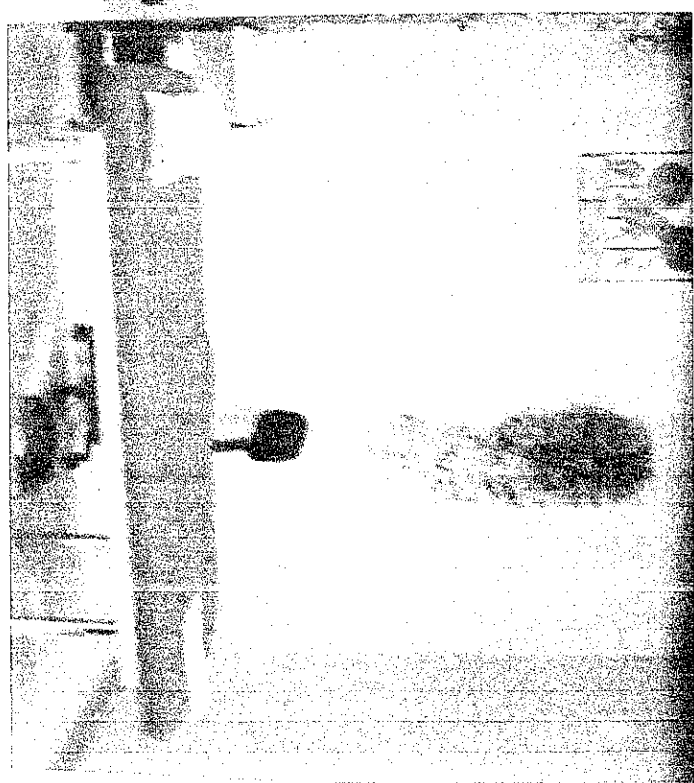
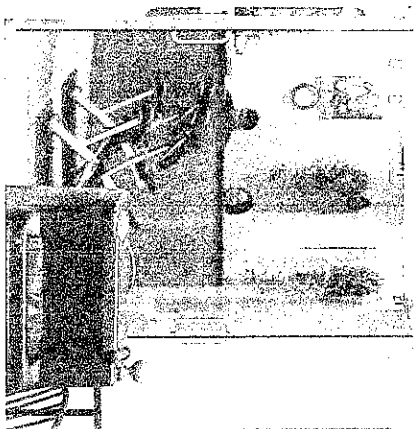
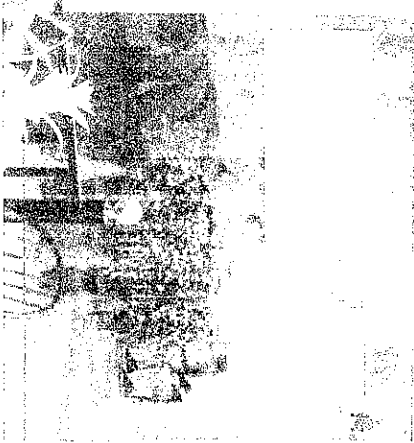
The shops at Taftman, 1150 to Camino Real, San Bruno, CA 94066



ART OF REFLEXOLOGY



Stonestown Galleria, 3251 25th Ave, San Francisco, CA 94132



CALIFORNIA MASSAGE THERAPY COUNCIL

By authority of the State of California Code B&P Section 4600,
the California Massage Therapy Council hereby awards to

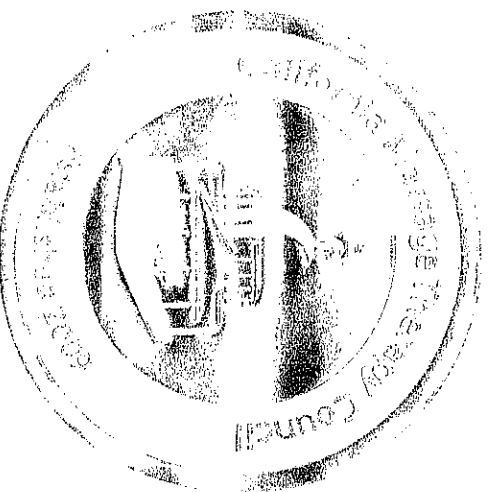
Yuxia Zhang

the designation of

Certified Massage Therapist

Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, Yuxia Zhang is recognized as a CMT in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.

Given at Sacramento, California, 02/23/11.



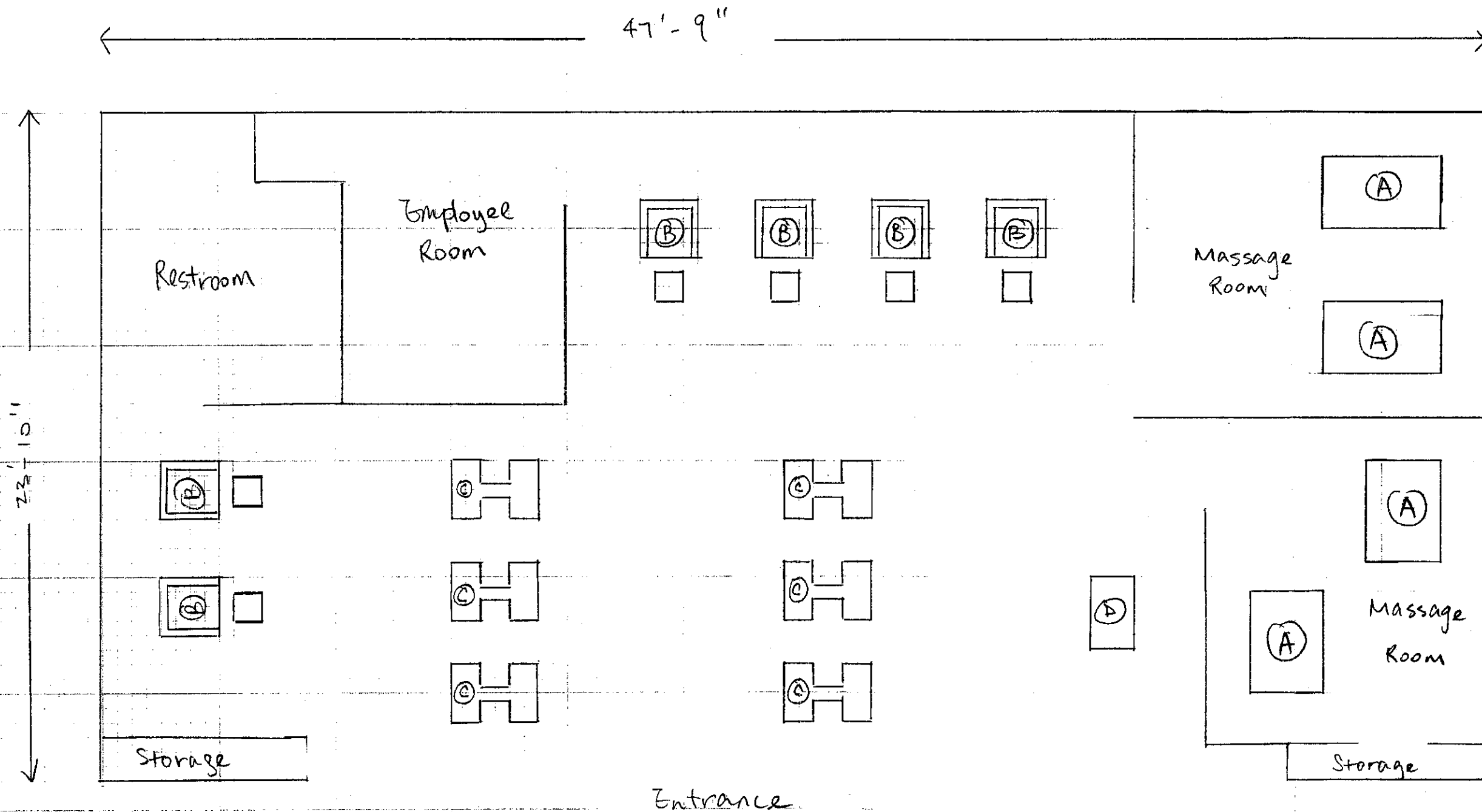
Beverly May
Beverly May, Chairman of the Board
California Massage Therapy Council
CMTA, One Capitol Mall, Suite 320, Sacramento, CA 95814

CERTIFICATE # 20133

EXPIRES: 02/23/13

The validity and authenticity of this certificate may be verified online
by entering the name and certificate number at: www.camt.org

Space 310 - 5K Serramonte Center
 Daly City, CA 94015
 Floor Plan as of 3/17/11



- Furniture List:
- Ⓐ Portable massage Table
 - Ⓑ Portable massage Sofa
 - Ⓒ Portable massage chair
 - Ⓓ Cash Register -
Combine
2 3-Drawers Cabinet

Note:
 All fixtures will be remained the same as previous
 All electrical fixtures will be remained the same as previous



amta
american massage therapy association™

2010 Massage Therapy Industry Fact Sheet

The following is a compilation of data gathered by the American Massage Therapy Association® (AMTA®) from U.S. government statistics, surveys of consumers and massage therapists and recent clinical studies on the efficacy of massage. These data provide an overview of the current state of the massage therapy profession, public and medical acceptance of the value of massage and increasing consumer usage of massage therapy in the U.S.

Massage Therapy as a Profession

- In 2005, massage therapy was projected to be a \$6 to \$11 billion a year industry.¹
- AMTA estimates that in 2009, massage therapy was a \$16-20 billion industry.²
- It is estimated that there are 280,000 to 320,000 massage therapists and massage school students in the United States.²
- According to the U.S. Department of Labor employment for massage therapists is expected to increase 20 percent from 2006 to 2016, faster than average for all occupations.³
- Between July 2008 and July 2009, roughly 48 million adult Americans (22 percent) had a massage at least once.⁴

Who is Today's Massage Therapist?

Today's massage therapists are...⁵

- Most likely to enter the massage therapy profession as a second career.
- Predominantly female (85 percent).
- In their late 40s, on average.
- Most likely to be members of a professional organization.
- Most likely to be sole practitioners.
- Working an average of 20 hours a week providing massage. (excluding time spent on other business tasks such as billing, bookkeeping, supplies, maintaining equipment, marketing, scheduling, etc.)
- Charging an average of \$63 for one hour of massage.
- Earning an average wage of \$45 an hour (including tips) for all massage related work.
- Seeing on average of 44 clients per month.
- Heavily dependent on repeat clients.
- Likely to provide massage therapy in a number of settings, including their own home, spa/salon, their own office, a healthcare setting, health club/athletic facility, or massage therapy only franchise or chain.
- Eighty-four percent (84 percent) of massage therapists provide Swedish massage, followed by 77 percent who provide deep tissue massage, 49 percent trigger point, and 45 percent sports massage.

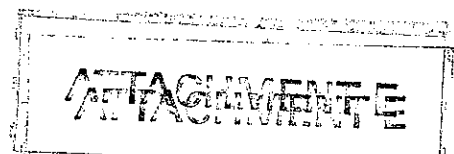
Massage Therapy as a Career

Massage therapy can be a rewarding and flexible career

- In 2009, the average annual income for a massage therapist (including tips) who provides approximately 16 hours of massage per week was \$37,123, compared to incomes in 2006 of \$28,170 for full-time healthcare support workers; \$27,190 for full-time medical assistants and \$23,290 for occupational therapist aides.⁶
- While massage therapists work in a variety of work environments, sole practitioners or independent contractors account for the largest percentage of practicing therapists (96 percent). Thirty-eight percent work at least part of their time at a client's home/business/corporate setting or their home, 25 percent in a healthcare setting, and 23 percent in a spa setting.⁵
- Eighty-three (83) percent started practicing massage therapy as a second career.⁵
- Sixty two percent of massage therapists say they would not want to work more hours of massage than they presently do.⁵
- More than half of massage therapists (54 percent) also earn income working in another profession.⁵
- Of those massage therapists who earn income working in another profession 26 percent practice other form of bodywork, while 22 percent work in healthcare and 21 percent work in education.⁵

Education and Credentials Valued In the Massage Therapy Profession

- There are more than 300 accredited massage schools and programs in the United States.⁸
- Today there are 90,000 nationally certified massage therapists and bodyworkers. To become nationally certified, a massage therapist must demonstrate mastery of core skills and knowledge, pass an exam, uphold the standards of practice and code of ethics of the National Certification Board for Therapeutic Massage & Bodywork and take part in continuing education.⁹
- Ninety-two (92) percent of massage therapists strongly or somewhat agree there should be minimum education standards for massage therapists.⁵



- Massage therapists have an average of 624 hours of initial training.⁵
- The vast majority of massage therapists (96 percent) have taken continuing education classes.⁵
- Massage therapists take an average of 22 hours of continuing education per year.⁵
- The most popular choices for continuing education are training for new modalities/techniques, advanced training for specific modalities, and massage for specific populations (e.g. pregnant women, geriatrics and athletes).⁵

State Regulation of the Massage Profession Rapidly Growing⁶

- Currently, 43 states and the District of Columbia regulate massage therapists or provide voluntary state certification.
- In states that regulate massage therapy, massage therapists must meet the legal requirements to practice, which may include minimum hours of initial training and passing an exam.
- In states that do not regulate massage therapy, this task may fall to local municipalities.
- Most states that license massage therapists require a passing grade on the Massage & Bodywork Licensing Exam (MBLEX) or one of two exams provided by the National Certification Board for Therapeutic Massage & Bodywork.
- The American Massage Therapy Association and most other massage therapy organizations prefer the MBLEX, administered by the Federation of State Massage Therapy Board (FSMTB), as a state licensing exam.
- AMTA supports fair and consistent licensing of massage therapy in all states.

Who Gets Massage, Where and Why?

- According to the 2009 AMTA consumer survey, an average of 22 percent of adult Americans received at least one massage between July 2008 and July 2009, and an average of 34 percent of adult Americans received a massage in the previous five years.⁶
- In July 2009, 40 percent of women and 29 percent of men reported having a massage in the past five years.⁴
- Spas are where most people continue to receive massage, with 24 percent of those surveyed in July 2009 saying they had their last massage at a spa.⁴

While the use of massage is growing, the reasons people are turning to massage therapy are also expanding. More and more people recognize it as an important element in their overall health and wellness.⁴

- Thirty-two (32) percent of adult Americans who had a massage between July 2008 and July 2009 received it for medical or health reasons.
- Nineteen (19) percent of adult Americans say they've used massage therapy at least one time for pain relief.
- Of the people who had at least one massage in the last five years, 31 percent reported they did so for health conditions such as pain management, injury rehabilitation, migraine control, or overall wellness.
- Eighty-six (86) percent agree that massage can be effective in reducing pain.
- Eighty-five (85) percent agree that massage can be beneficial to health and wellness.

Consumers are increasingly seeking massage for stress reduction and relaxation.

- In July 2009, 32 percent of adult Americans said they had at least one massage in the last five years to reduce stress or relax—up from 22 percent reported in 2007.
- Forty-nine percent of consumers said they have considered a massage to manage stress in the last year, as compared to 38 percent in 2008.

Massage and Healthcare

Healthcare providers are increasingly promoting the benefits of massage to their patients.

- In July 2009, over thirty-nine million American adults (18 percent) have discussed massage therapy with their doctors or health care providers, compared to 13 percent in 2008.⁴
- Of those 18 percent, 35 percent of their health care providers strongly recommended massage therapy, compared to 27 percent in 2008. While physicians led the way in recommending massage (55 percent vs. 50 percent in 2008), chiropractors (48 percent vs. 47 percent in 2008) and physical therapists (42 percent vs. 40 percent in 2008) also recommended massage therapy when their patients discussed it with them.⁴
- More than two-thirds of massage therapists (76 percent) indicate they receive referrals from health care professionals, averaging 1.5 referrals per month. This represents a significant increase from 2008, when 69 percent of massage therapists reported receiving health care referrals.⁵

Massage therapy usage in hospitals is common.

- The number of hospitals offering complementary and alternative medicine grew from 7.7 percent in 1998 to 37.3 percent in 2007. Of those hospitals that offer CAM therapies, massage therapy was offered by 70.7 percent.¹⁰
- Stress-related issues are major reasons why hospitals offer massage. 71.2 percent of hospitals that offer massage provide it for stress reduction for patients, and 69.1 percent of hospitals that offer massage provide it to staff to reduce stress.¹⁰
- Among hospitals that offer massage, some other prevalent populations served and/or reasons for massage include:¹⁰
 - 1) Pain management (66 percent)
 - 2) Massage for cancer patients (57 percent)
 - 3) Pregnancy massage (55 percent)
 - 4) Part of physical therapy (53 percent)

- 5) For mobility/movement training (45 percent)
- 6) Palliative care (41 percent)

Massage therapists and consumers are in favor of integration of massage into healthcare.

- More than half of adult Americans (59 percent) would like to see their insurance cover massage therapy.⁴
- A great majority of adult Americans (92 percent in 2006 and 96 percent in 2009) agree that massage therapy should be considered part of the health care field.⁵

Massage Therapy Research

The therapeutic benefits of massage continue to be researched and studied. Recent research has shown the effectiveness of massage for the following conditions:

- Cancer-related fatigue.¹¹
- Low back pain.¹²
- Osteoarthritis of the knee.¹³
- Reducing post-operative pain.¹⁴
- Boosting the body's immune system functioning.¹⁵
- Decreasing the symptoms of carpal tunnel syndrome.¹⁶
- Lowering blood pressure.¹⁷
- Reducing headache frequency.¹⁸
- Easing alcohol withdrawal symptoms.¹⁹
- Decreasing pain in cancer patients.²⁰

The American Massage Therapy Association® (AMTA®) is the largest non-profit, professional association serving massage therapists, massage students and massage schools. The association is directed by volunteer leadership and fosters ongoing, direct member-involvement through its 51 chapters. AMTA works to advance the profession through ethics and standards, the promotion of fair and consistent licensing of massage therapists in all states, and public education on the benefits of massage.

The association also helps consumers and health care professionals locate professional massage therapists nationwide, through AMTA's Find a Massage Therapist® national locator service. The free national locator service is available via AMTA's website at www.FindaMassageTherapist.org or toll-free at 888-THE-AMTA [888-843-2682].

¹ Center for Medicare & Medicaid Services. (2004) *National Health Expenditure Projections 2004-2014*. Barnes P, Powell-Griner E, McFann K, Nahin R. *CDC Advance Data Report #34*.

² Data compiled by American Massage Therapy Association 2009.

³ U.S. Department of Labor, Bureau of Labor Statistics, *Occupational Outlook Handbook*

⁴ 2009 and 2008 AMTA Consumer Surveys

⁵ 2009 AMTA Industry Survey

⁶ AMTA Consumer Surveys 2003-2009

⁷ Based on a comparison of results of an AMTA 2009 Industry Survey and 2006 U.S. Department of Labor, Bureau of Labor Statistics data.

⁸ American Massage Therapy Association

⁹ The National Certification Board for Therapeutic Massage and Bodywork

¹⁰ National Survey conducted by the Health Forum/American Hospital Association 2007

¹¹ Currin, J. Meister, E.A. (2008) A hospital-based intervention using massage to reduce distress among oncology patients. *Cancer Nurs.* 31(3):214-21.
http://www.ncbi.nlm.nih.gov/pubmed/18453878?ordinalpos=3&itool=EntrezSystem2.PEntrez.Pubmed.Pubmed_ResultsPanel.Pubmed_DefaultReportPanel.Pubmed_RVDocSum

¹² Preyde M. (2003) Effectiveness of massage therapy for subacute low back pain: a randomized controlled trial. *Journal of Soft Tissue Manipulation*, 8, 4 – 10.

- ¹³ Perlman AI, Sabina A, Williams AL, Njike VY, Katz DL. (2006) Massage Therapy for Osteoarthritis of the Knee. *Arch Intern Med.* 166(22):2533-8.
- ¹⁴ Piotrowski, M., Paterson, C., Mitchinson, A., Kim, H. M., Kirsh, M., Hinshaw, D. B. (2003) Massage as Adjuvant Therapy in the Management of Acute Postoperative Pain: A Preliminary Study in Men. *Journal of the American College of Surgeons*, 197(6), 1037-1046.
- ¹⁵ Zeitlin D, Keller SE, Shiflett SC, Schleifer SJ, Bartlett JA. (2000) Immunological Effects of Massage Therapy During Academic Stress. *Psychosomatic Medicine.* 62(1):83-87.
- ¹⁶ Field, T., Diego, Miguel, Cullen, Christy, Hartshorn, Kristin, Gruskin, Alan, Hernandez-Reif, Maria, Sunshine, William. (2004). Carpal tunnel syndrome symptoms are lessened following massage. *Journal of Bodywork and Movement Therapies.* 8:9-14. <http://www.massagetherapyfoundation.org/pdf/Massage%20and%20carpal%20tunnel%20syndrome.pdf>
- ¹⁷ Hernandez-Reif M, Field T, Krasnegor J, Theakston H, Hossain Z, Burman I (2000). High blood pressure and associated symptoms were reduced by massage therapy. *Journal of Bodywork and Movement Therapies*, 4, 31 – 38.
- ¹⁸ Quinn C, Chandler C, Moraska A. Massage Therapy & Frequency of Chronic Tension Headaches. (2002) *American Journal of Public Health.* 92(10):1657-61
- ¹⁹ Reader M, Young R, Connor JP. (2005) Massage therapy improves the management of alcohol withdrawal syndrome. *J Altern Complement Med.* 11(2):311-3. PMID: 15865498.
- ²⁰ American College of Physicians. (2008) Massage Therapy May Have Immediate Positive Effect On Pain And Mood For Advanced Cancer Patients. *Science Daily* 16 September. <http://www.sciencedaily.com/releases/2008/09/080915174534.htm>.

Released February 12, 2010

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City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

Subject: Preliminary Plan Review of Planned Development (PD-67) PD-12-10-3203, Zone Change ZC-4-11-3678, General Plan Amendment GPA-12-10-3204, Environmental Assessment CEQA-12-10-3205—Various Parcels located along Second and Third Avenues between Valley Street and A Street, Unincorporated San Mateo County; Two parcels located along Second Avenue, Daly City

RECOMMENDED ACTION

Review the Preliminary Plan for Planned Development PD-67.

PLANNING COMMISSION DISCUSSION

On May 3, 2011, the Planning Commission voted 5–0, to recommend the applicant move to the Precise Plan stage of review for Planned Development PD-67, which, as proposed, would Pre- and Re-Zone a portion of the site as Planned Development for the New Construction of 50 Residential Townhomes; Pre-Zone one parcel of the site as R-2 Two Family Residential District (no development proposed for this site); and process a General Plan Amendment to designate both sites as Medium Density Residential (21-35 du/ac).

Based on location of the project in relation to Colma BART, Commissioner Bautista recommended researching opportunities for Transit Oriented Development (TOD) funds. The Planning Commission also encouraged the applicant to pursue green building techniques, beyond what is merely required by Code and to make the project as sustainable as possible. The Commission questioned the community's response to the project thus far and what, if any, community outreach had been conducted. The Commission discussed the economic viability of the project.

Planning discussion items are shown in bold italics.

BACKGROUND

The San Mateo County Local Agency Commission (LAFCo) requires that any property proposed for annexation from Unincorporated San Mateo County to a municipality must be pre-zoned before consideration by the LAFCo board. The initial proposal only included the portion of the site that is proposed for Planned Development zoning; however, without the inclusion of 320 Third Avenue, there would have been an “island” property left in Unincorporated Colma, surrounded by Daly City properties. LAFCo stated that they would not support annexation of the property if it resulted in the aforementioned situation. The property owners of 320 Third Avenue have no reservations about annexation; however, they do not wish to be part of the Planned Development zoning because they plan on continuing to utilize their single family property as their primary residence. They have therefore requested the pre-zone designation of R-2 Two Family Residential District, to provide flexibility for possible future development of their property—a zoning designation that is consistent with the Medium Density Land Use designation.

City Council Agenda Report

Subject: Preliminary Plan Review of Planned Development (PD-67) PD-12-10-3203, Zone Change ZC-4-11-3678, General Plan Amendment GPA-12-10-3204, Environmental Assessment CEQA-12-10-3205—Various Parcels located along Second and Third Avenues between Valley Street and A Street, Unincorporated San Mateo County; Two parcels located along Second Avenue, Daly City
Meeting Date: May 23, 2011

Page 2 of 6

Once the applicant has secured the entitlements for the Planned Development, R-2 zoning designations and the General Plan Amendment designation of Medium Density Residential for the project site, he may apply to LAFCo for annexation into Daly City. From the time that LAFCo receives the application and pre-zoning is complete, it can take two to five months for processing. This includes the required property tax exchange process in which the City Council and Board of Supervisors must adopt resolutions of property tax exchange. LAFCo can also continue a hearing for up to 70 days, if necessary. And once approved by LAFCo, there is a 30 day waiting period before LAFCo can record the certificate of completion. In order to record, all conditions adopted by LAFCo must be met.

Once the applicant has completed the annexation process with LAFCo, he will return to file the application for Major Subdivision and Design Review entitlements for the Planned Development District (PD-67).

The applicant, Brian Desler is requesting Preliminary Plan approval for the pre- and re-zoning of a portion of the subject site as Planned Development District (PD-67), for the new construction of fifty (50) townhouse units and the pre-zoning of one parcel of the site (320 Third Avenue) as R-2 Two Family Residential District, in conjunction with a General Plan Amendment to designate the entire project area as Medium Density Residential.

Two of the parcels are located within Daly City (Attachment B – Project Area Detail) and are currently zoned R-1 Single Family Residential, with a General Plan Land Use Designation of Medium-Low Density (14.5-20 du/ac), while the remaining approximately 1.76 acres of the subject sites are located in Unincorporated San Mateo County (“Unincorporated Colma”), zoned R-1 One Family Residential District, with a General Plan Land Use Designation of R/FS Residential/Future Study. The entire project area is located along Second and Third Avenues, between Valley Street and A Street (Attachment A - Location Map).

PROJECT DESCRIPTION

There are a total of nine parcels involved in this application, with frontages on both Second and Third Avenues. There are five existing single family residences, located at 317, 320, 333, and 340 Second Avenue and 320 Third Avenue. The remainder of the site has been utilized by nursery operations for several decades. There are approximately five support structures scattered throughout the nursery site that are utilized as equipment storage and incidental uses to the operations.

The concept for the Planned Development project site includes the new construction of fifty townhome units, including twenty-five 2 bedroom/2.5 bath units and twenty-five 3 bedroom/2.5 bathroom units. Each unit will be three stories, consisting of one level of parking, two levels of

City Council Agenda Report

Subject: Preliminary Plan Review of Planned Development (PD-67) PD-12-10-3203, Zone Change ZC-4-11-3678, General Plan Amendment GPA-12-10-3204, Environmental Assessment CEQA-12-10-3205—Various Parcels located along Second and Third Avenues between Valley Street and A Street, Unincorporated San Mateo County; Two parcels located along Second Avenue, Daly City
Meeting Date: May 23, 2011

Page 3 of 6

living area, and a partial fourth floor, consisting of attic space and a private roof terrace. Parking will be provided on a one space per bedroom basis, exceeding Code required parking for a typical condominium/townhome development by twenty-five percent.

Twenty-two units will front Second Avenue on the west side of the street, while twelve units will front Second Avenue on the east side of the street. The remaining sixteen units will front Third Avenue on the west side of the street. The average overall building height of the development is approximately thirty-six feet—the standard building height in the multi-family residential zoning district.

Planned Development zoning allows the developer flexibility in establishing unique development standards for the project and is allowable since the site is more than one acre in size. Because two of the parcels are currently located within Daly City's jurisdiction, and the other six parcels slated for the PD-67 site are within San Mateo County's jurisdiction, the actions required to establish the PD-67 will be both a Pre-Zone as well as a Re-Zone. Because 320 Third Avenue will not be part of the PD-67 zoning, the Pre-Zone (processed as a Zone Change) will be required to designate it as R-2. A General Plan Amendment is necessary to allow a higher density of residential development than what is currently allowable on either of the sites.

PROJECT EVALUATION

General Plan, Zoning, and Project Density

Currently, only two of the nine parcels involved in this application are located in Daly City (APNs 006-392-080 & -090). The current General Plan Land Use designation of those two parcels is Medium-Low Density Residential, which allows a density of 14.5-20 du/ac. The remaining parcels (APNs 006-392-050 thru -070 and 006-393-080, -190 & -200) are located in Unincorporated Colma and are currently designated by the Daly City General Plan as Low Density Residential, which allows a density of 2-14.5 du/ac, because they are in our sphere of influence. They will be re-designated as Medium Density Residential to be consistent with the proposed PD-67 zoning designation. The proposed PD-67 designation would result in a density of 28 du/ac and would therefore require a land use designation of Medium Density Residential. The parcel proposed for R-2 designation is also located in Unincorporated Colma and requires a land use designation consistent with the proposed zoning designation and Medium Density Residential meets the criteria.

Development standards based upon the precise plan for an established Planned Development district constitute the zoning restrictions for the property, such as allowable uses, maximum number of units, required parking and open space requirements. The applicant has proposed 50 units on a 1.76 acre site, resulting in a net neighborhood density of 28 units per acre.

City Council Agenda Report

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Meeting Date: May 23, 2011

Page 4 of 6

There is no development proposed for the R-2 site (320 Third Avenue); however, any future redevelopment of the site would be subject to the R-2 development standards. The maximum potential build out for the site would be two duplexes (one on each of the 2500 sq. ft. lots), resulting in a total of four units, at a density of 35 dwelling units per acre.

If the proposed amendment to the General Plan Land Use Map is approved, the entire project site would be designated Medium Density Residential (21-35 du/ac). The subject proposal, at 28 units per acre, and potential maximum build out of 4 units on the R-2 site (35 du/ac) would therefore be within the density parameters for Medium Density Residential uses by the General Plan.

The Planned Development language would need to be reviewed by both the Planning Commission and approved by the City Council prior to adoption. By conforming to the requirements for a PD District, the development of the proposed project would be consistent with the Zoning Ordinance and General Plan.

- *Commissioner Bautista recommended the applicant research opportunities for Transit Oriented Development (TOD) funds, due to the project's close proximity to Colma BART (less than ¼ mile).*
- *Commissioner Bautista and Kelly questioned the community's reaction to the project thus far, and what, if any community outreach had been conducted. Staff responded that they had been informed of a community meeting conducted by the applicant but had not been invited or received feedback from community members regarding the respective meeting. Dan Ionescu, architect for the applicant, Brian Desler, described how they obtained the 300' notification list from the City and sent meeting invitations to all property owners on that list; the meeting in their view, had been positive and the attendees were supportive of the project.*

Parking and Circulation

The applicant has proposed providing one parking space per bedroom, resulting in a total of 125 parking spaces for the PD-67 site. This number exceeds the minimum number of spaces mandated by the Zoning Ordinance, which requires two spaces for each townhouse unit, by twenty-five percent. However, the overall dimensions of the garage spaces are proposed to be slightly smaller than what the Code requires.

The twenty-two units fronting Second Avenue on the west side of the street will have two points of vehicular access, as will the twelve units fronting Second Avenue on the east side of the street. The remaining sixteen units fronting Third Avenue on the west side of the street will have one point of

City Council Agenda Report

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Meeting Date: May 23, 2011

Page 5 of 6

vehicular access at the southern end of the site. By minimizing curb cuts along both Second and Third Avenues, existing on-street parking spaces will be preserved. The streets will be widened along the project frontages, providing sidewalks where currently none exist, and sufficient street width for two-way traffic and parking on both sides of the streets.

The Zoning Code requires a minimum of eight feet in width for each traffic lane in a two-way drive aisle, with a maximum width of twelve feet for each lane. The proposal is providing drive aisle widths meeting the respective criteria, ranging in widths from nineteen to twenty-two feet. Back up dimensions for all parking spaces meet Code required dimensions of twenty-four feet (utilizing two feet of overhang) throughout the development. Internal pedestrian circulation is provided by a series of walkways and stairs linking the units to common open space areas, toward the center of the overall site. Pedestrian linkages to the site from the public right-of-way are provided along both the Second and Third Avenue frontages. The proposed site plan for the PD-67 project area provides a highly functional layout as well as an aesthetically pleasing development that retains an abundance of common open space for the outdoor enjoyment of the residents.

- *Commissioner Lubiano questioned where the common open space would be located and whether it would contain landscaping. Staff pointed to the common open space areas on the site plan & described that the applicant intends to utilize native, low-water use landscaping. Dan Ionescu, architect for the applicant, reiterated that the landscaping proposed for the site would be appropriate to the Daly City climate and would be drought-tolerant, native vegetation.*
- *Commissioner Edelman questioned the economic viability of the project as well as the ratio of market rate versus affordable units within the project. The applicant, Brian Desler assured the Commission that they were longtime property and business owners (Callans) in Daly City, and that they intended to build a high quality project. He further assured the Commission that the project would comply with the provisions of the Inclusionary Housing Ordinance.*
- *Commissioner Kelly commented that Second Avenue was not currently developed with sidewalks and questioned whether the project would be required to make improvements as part of the application. Staff responded that the project frontages along Second and Third Avenues would be required to be improved to Daly City standards, including undergrounding of utilities, widening of the streets to allow for parking on both sides, and the construction of sidewalks, curbs & gutters.*

City Council Agenda Report

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Meeting Date: May 23, 2011

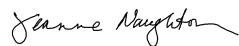
Page 6 of 6

- *Richard Rocchetta, President of the Hillside Homeowners Improvement Association spoke in support of the project but did voice concerns regarding the absence of guest parking and the amount of storage space allotted for each unit. He also touched on concerns regarding the varying heights of rooflines, yet did agree with Dan Ionescu's contention that the neighborhood meeting was mostly positive. Mr. Rocchetta had submitted correspondence in response to staff's 'Outside Agencies' mailing, which will be attached to subsequent staff reports, along with comments from additional outside agencies (LAFCo, etc.). In that correspondence, on behalf of the Hillside Homeowners Improvement Association, he provided general support for the project, while suggesting the provision of guest parking and additional storage.*

ENVIRONMENTAL ASSESSMENT

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

Respectfully submitted,



Jeannie Naughton
Associate Planner



Richard Berger
Director of Economic & Community
Development

Attachments

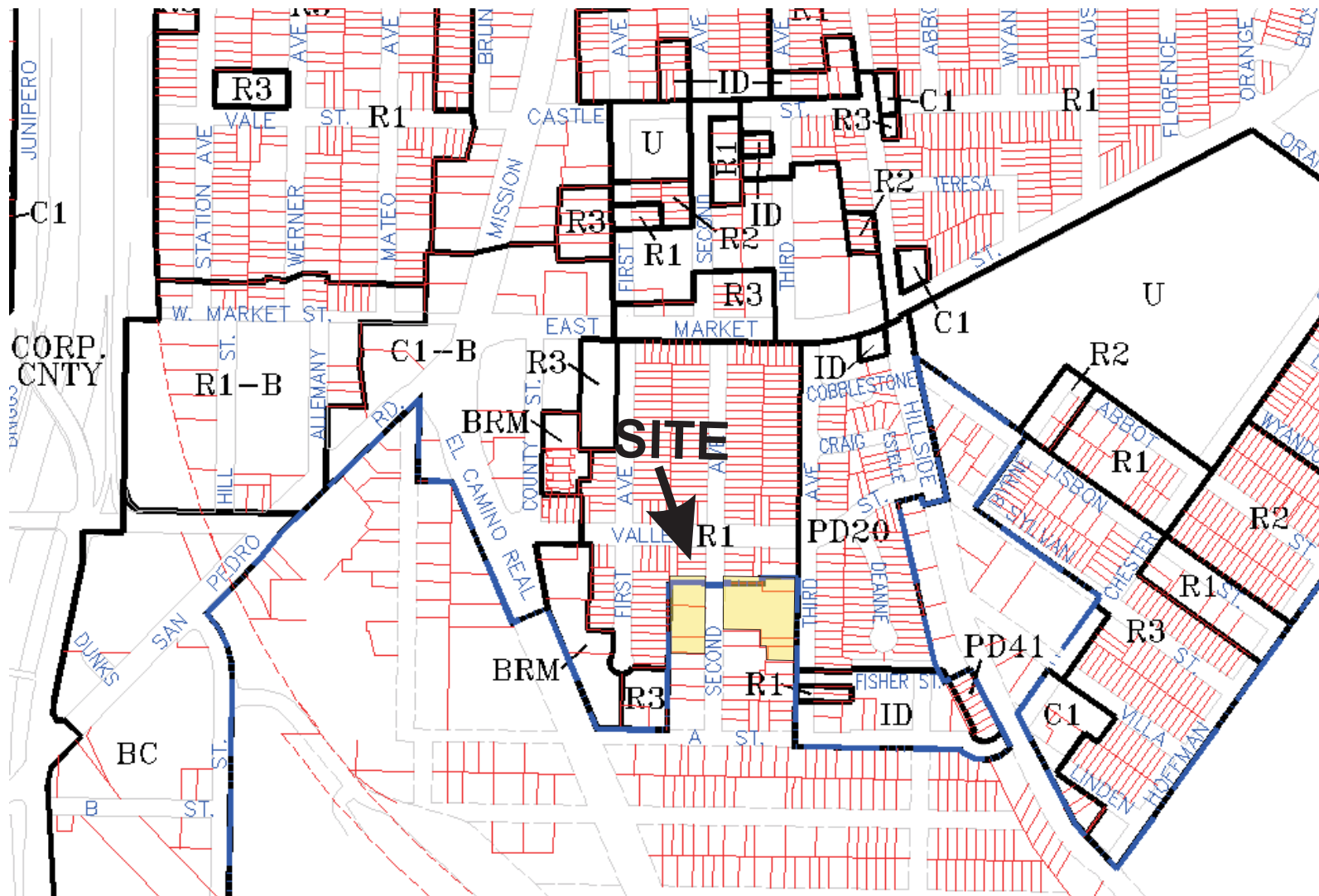
Attachment A – Location Map
Attachment B – Project Area Detail
Attachment C – Project Plans

LOCATION MAP



PD-12-10-3203 (PD-67),
GPA-12-10-3204, ZC-4-11-3678,
CEQA 12-10-3205

Various Parcels Located Along Second
& Third Avenues between Valley Street & A Street
City Council Preliminary Plan Review

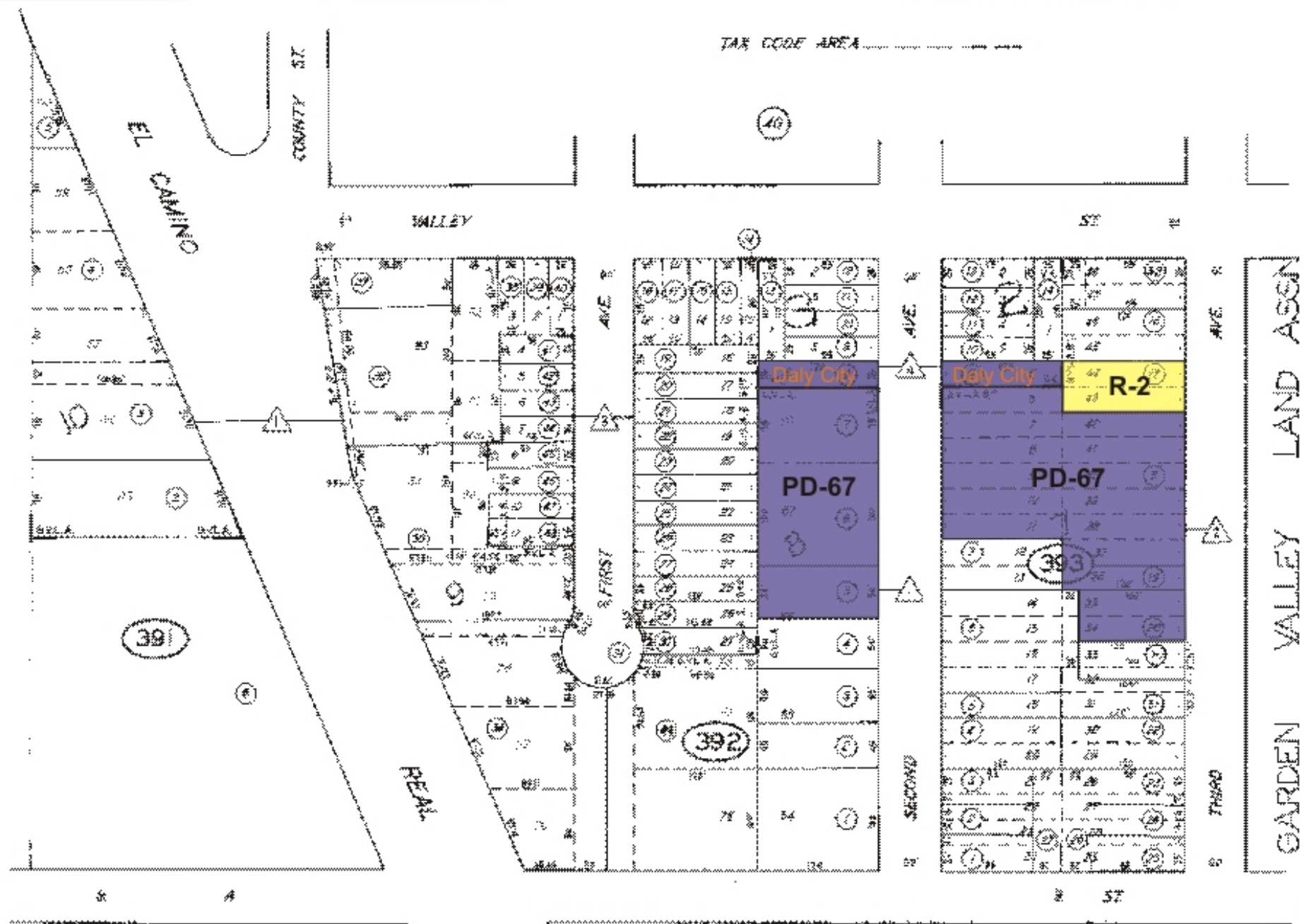


SCHOOLHOUSE HOMESTEAD ASSN.

6-39



1" = 10'



BK. 0

12

- 1 GARDEN VALLEY LAND ASSN. RSM 1/8
- 2 SUB. OF LOTS 52-57, 59-63 BLK. 7 GARDEN VALLEY LAND ASSN. RSM 2/42
- 3 GARDEN VALLEY LAND ASSN. RESUB. PTN. BLKS. 8 & 9 RSM 32/34
- 4 VALLEY KNOLLS RSM 38/46

GARDEN VALLEY - DALY CITY, CALIFORNIA
PRE-ZONING, ANNEXATION, GENERAL PLAN AMENDMENT, P.D. AND DESIGN REVIEW



GARDEN VALLEY

2ND & 3RD AVE, DALY CITY, CALIFORNIA

PROJECT DIRECTORY

OWNER	JENNIFER GALLAN DESLER, TRUSTEE ROBERT LAGOMARSINO TRUSTS 2790 JUNIPERO SERRA BLVD. DALY CITY, CA 94015	650.755.6468 650.755.6467 FAX
ARCHITECT	DAN IONESCU ARCHITECTS & PLANNERS 1611 BOREL PLACE, SUITE 230 SAN MATEO, CA 94402	650.570.6681 650.570.6540 FAX
CIVIL	MACLEOD AND ASSOCIATES 965 CENTER STREET SAN CARLOS, CA 94070	650.593.8580 650.593.8675 FAX
LANDSCAPE	THE GARDEN ROUTE 151 HASKINF WAY, SUITE E SOUTH SAN FRANCISCO, CA 94080	800.551.1123 650.583.3466 FAX

DRAWING INDEX

ARCHITECTURE	COVER SHEET
A0.0	PROJECT DATA
A0.1	SITE PLAN AT GARAGE LEVEL
A1.1	SITE PLAN AT FIRST FLOOR LEVEL
A1.2	SITE PLAN AT SECOND FLOOR LEVEL
A1.3	SITE PLAN AT ATTIC LEVEL
A1.4	SITE PLAN AT ROOF PATIOS LEVEL
A1.5	2 BEDROOM FIELD UNIT PLANS
A2.1	2 BEDROOM FIELD UNIT PLANS
A2.2	2 BEDROOM END UNIT PLANS
A2.3	2 BEDROOM FIELD UNIT PLANS
A2.4	3 BEDROOM FIELD UNIT PLANS
A2.5	3 BEDROOM END UNIT PLANS
A2.6	3 BEDROOM FIELD UNIT PLANS
A2.7	3 BEDROOM END UNIT PLANS
A2.8	SECTIONS
A3.1	SITE SECTION AND STREET ELEVATIONS
A4.1	ELEVATIONS BUILDING 2 UNITS
A5.1	ELEVATIONS BUILDING 4 UNITS
A5.2	ELEVATIONS BUILDING 6 UNITS
A5.3	ELEVATIONS BUILDING 6 UNITS
A5.4	ELEVATION DETAILS
A5.5	
CIVIL	
C1.1	TENTATIVE SUBDIVISION MAP - GRADING AND DRAINAGE PLAN
C1.2	TENTATIVE SUBDIVISION MAP - UTILITY PLAN
LANDSCAPE	
L1.1	LANDSCAPE SITE PLAN

PROJECT DATA

A. ASSESSOR PARCEL NUMBERS	AREAS
006-392-050	6,006 SQ. FT.
006-392-060	12,001 SQ. FT.
006-392-070	9,003 SQ. FT.
006-392-080	2,998 SQ. FT.
006-393-080	3,001 SQ. FT.
006-393-090	36,010 SQ. FT.
006-393-190	3,001 SQ. FT.
006-393-200.	5,001 SQ. FT.
TOTAL	77,021 SQ. FT. (+/- 1.77 AC)

B. ZONING

EXISTING: COUNTY OF SAN MATEO
PROPOSED: P.D. (AND ANNEXATION
TO CITY OF DALY CITY.

TYPE OF UNITS: ATTACHED SINGLE FAMILY HOMES (CARRIAGE UNIT TYPE)

NUMBER OF UNITS	25
2 BEDROOM/2.5 BATH	25
3 BEDROOM / 2.5 BATH	25
TOTAL UNITS	50

PROPOSED DENSITY: UP TO 30 D.U. / AC.

PROPOSED BUILDING HEIGHT: +/- 36 FEET

SETBACKS: SEE FIRST FLOOR SITE PLAN

TOTAL BUILDINGS FOOTPRINT	29,352 SQ. FT. (38%)
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COVERAGE	38%
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TOTAL IMPERVIOUS AREA	15,251 SQ. FT. (19.8%)
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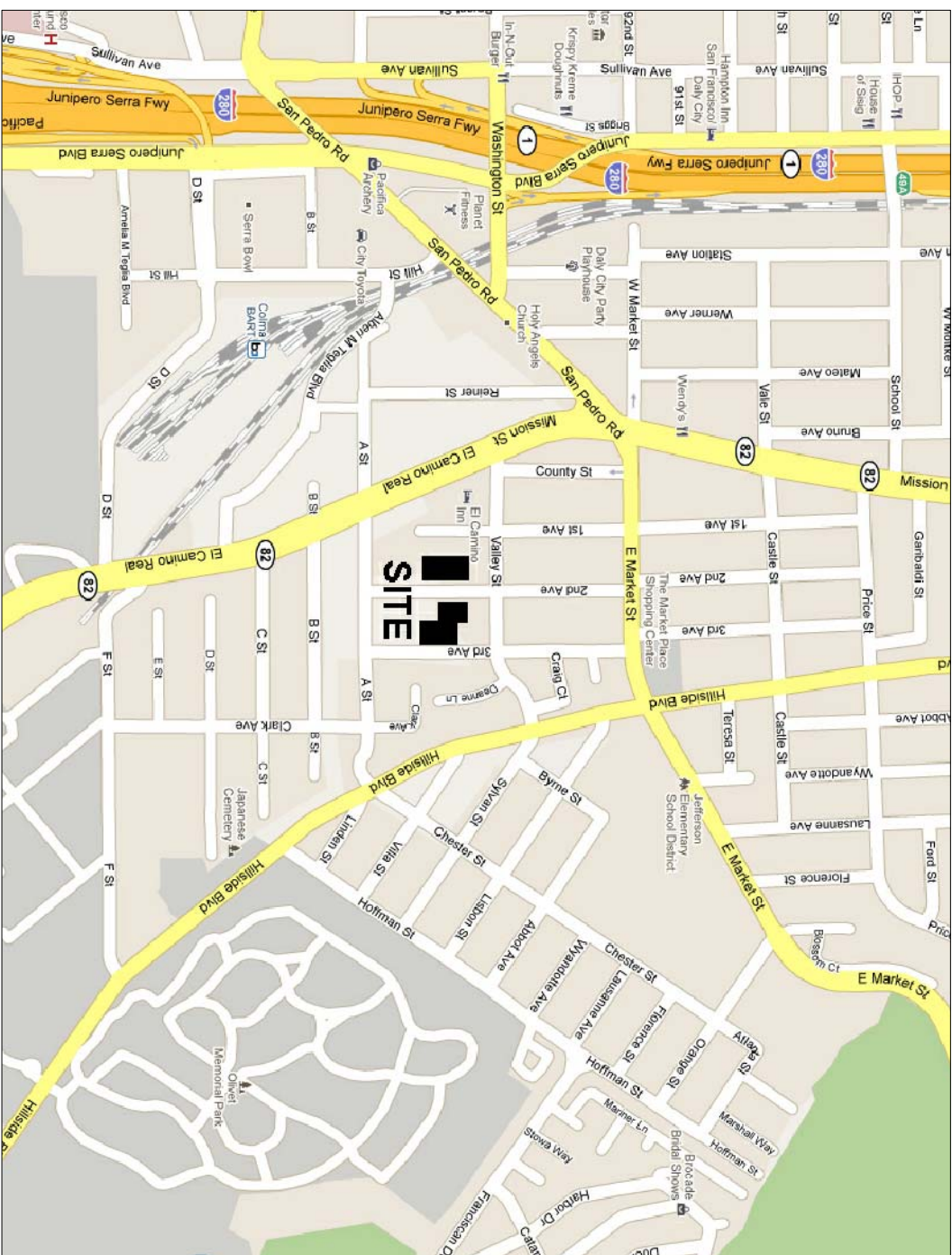
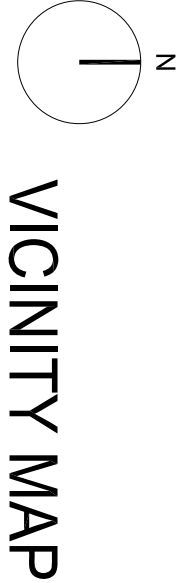
TOTAL COMMON OPEN SPACE	23,280 SQ. FT. (30.3%)
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TOTAL PRIVATE OPEN SPACE (AT GRADE)	9,165 SQ. FT. (11.9%)
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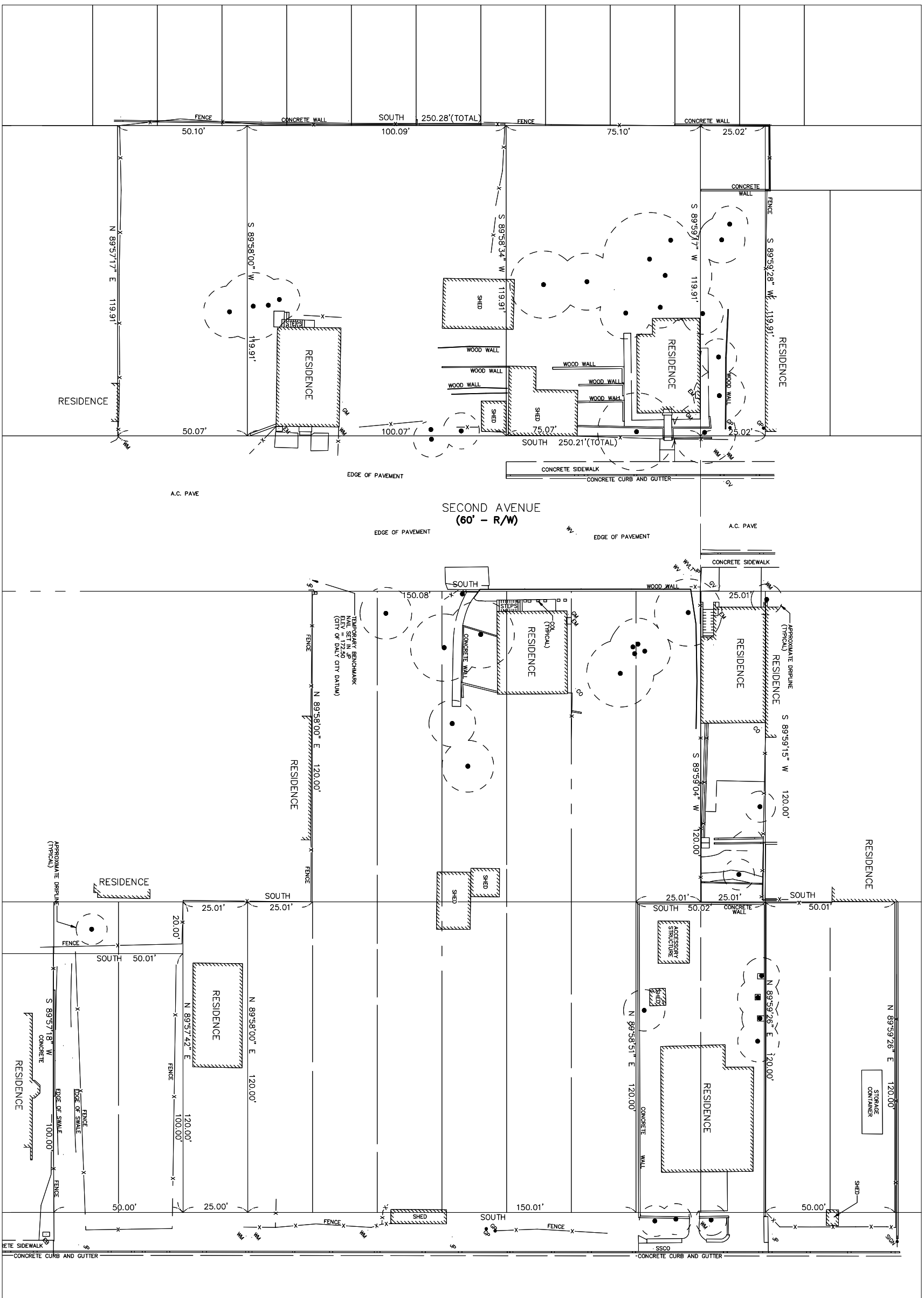
ADDITIONAL OPEN SPACE (ROOF PATIOS)	33,655 SQ. FT. (43.7%)
-------------------------------------	------------------------

ON SITE PARKING	9,177 SQ. FT.
1 CAR PER BEDROOM (125 CARS IN PRIVATE GARAGES)	

OFF SITE PARKING	
STREET (PARALLEL) PARKING	25



EXISTING SITE PLAN

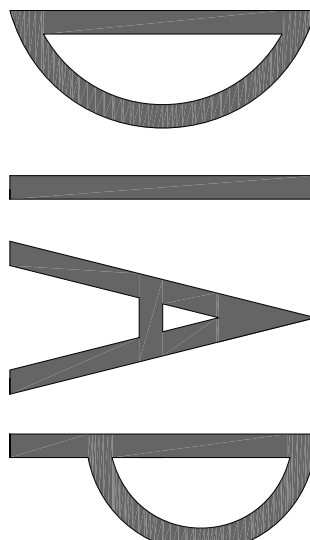


PRE-ZONING AND ANNEXATION ADDITIONAL LOT

A. ASSESSOR PARCEL NUMBER
006-393-170

AREA
6,001 SQ. FT.

B. ZONING
EXISTING: COUNTY OF SAN MATEO
PROPOSED: PD (AND ANNEXATION
TO CITY OF DALY CITY).



DAN IONESCU ARCHITECTS & PLANNERS
SAN FRANCISCO BAY AREA
ARCHITECTURE
PLANNING
INTERIOR DESIGN
HISTORIC REHABILITATION
CONSTRUCTION MANAGEMENT
WWW.DIAP.COM

1611 BOREL PLACE #230, SAN MATEO, CA 94402
TEL.: (650) 570-6681 FAX: (650) 570-6840

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Dan Ionescu Architects & Planners

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GARDEN VALLEY

LOCATION

2ND & 3RD AVE
DALY CITY, CA

PROJECT PHASE JOB #
PD 1012

PROJECT DATA

SCALE DAT
N/A DEC 23, 2010

ISSUES / REVISION:

2. 21.11 CITY COMMENTS

A0.1

GARDEN VALLEY

LOCATION
2ND & 3RD AVE
DALY CITY, CA

PROJECT PHASE	JOB
PD	1012

SITE PLAN
GARAGE LEVEL

SCALE	DATE
1"=20'	DEC 23, 2010

ISSUES / REVISIONS:

2.21.11 CITY COMMENTS

A1.1

ARCHITECTURE

WWW.DIAP.COM

FAX: (650) 570-6681

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DALY CITY, CA

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**GARDEN
VALLEY**

LOCATION
2ND & 3RD AVE
DALY CITY, CA

PROJECT PHASE JOB #
PD 1012

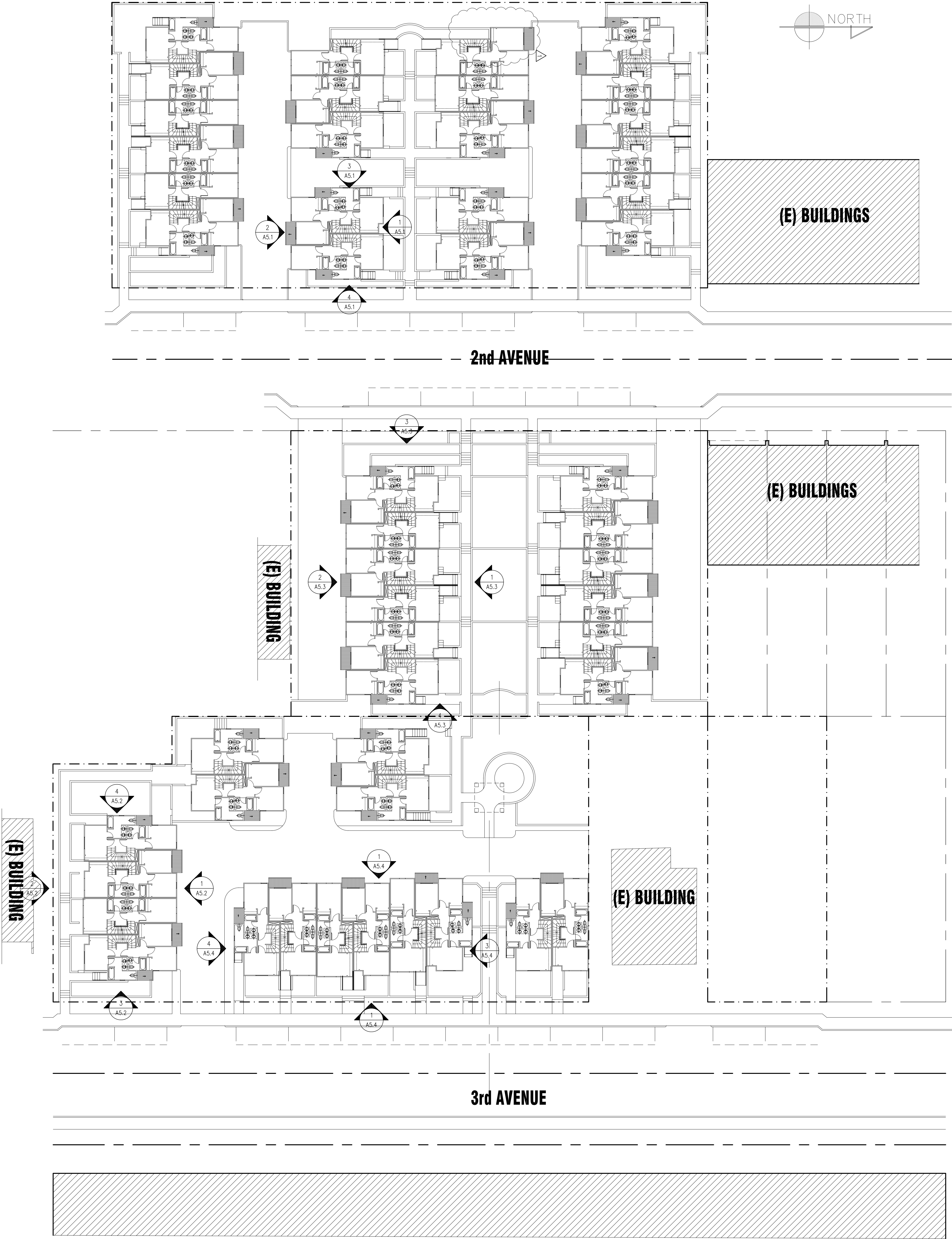
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SCALE 1"=20'
DATE DEC 23, 2010

ISSUES / REVISION:

2.21.11 CITY COMMENTS

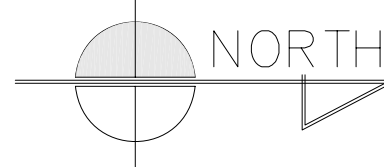
A1.3



2nd AVENUE

3rd AVENUE

Valley Street



**GARDEN
VALLEY**

LOCATION
2ND & 3RD AVE
DALY CITY, CA
PROJECT PHASE JOB #
PD 1012

**SITE PLAN
ATTIC LEVEL**
SCALE 1"=20'
DATE DEC 23, 2010
ISSUES / REVISION:

2.21.11 CITY COMMENTS

**GARDEN
VALLEY**

LOCATION
2ND & 3RD AVE
DALY CITY, CA

PROJECT PHASE JOB #
PD 1012

**SITE PLAN
ROOF LEVEL**

SCALE DAT
1"=20' DEC 23, 2010

ISSUES / REVISION:

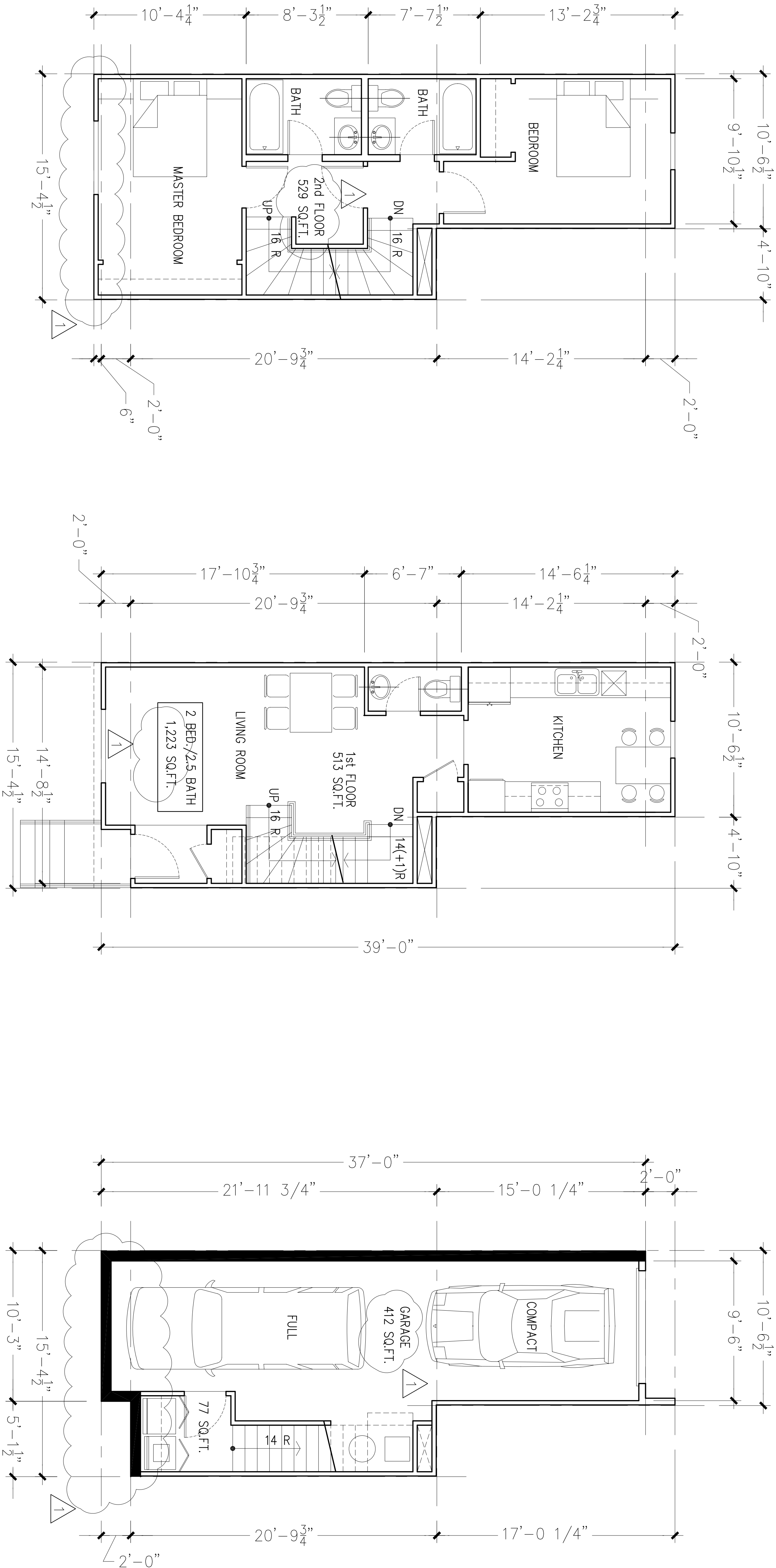
2.21.11 CITY COMMENTS

GARDEN VALLEY

LOCATION
2ND & 3RD AVE
DALY CITY, CA
PROJECT PHASE
JOB # 1012

**2 BEDROOM
FIELD UNIT
PLANS**
SCALE
1/4"=1'-0"
DATE
DEC 23, 2010
ISSUES / REVISION:

2.21.11 CITY COMMENTS



3 2ND LEVEL 1/4"=1'-0"

2 1ST LEVEL 1/4"=1'-0"

1 GARAGE LEVEL 1/4"=1'-0"

GARDEN
VALLEY

LOCATION
2ND & 3RD AVE
DALY CITY, CA

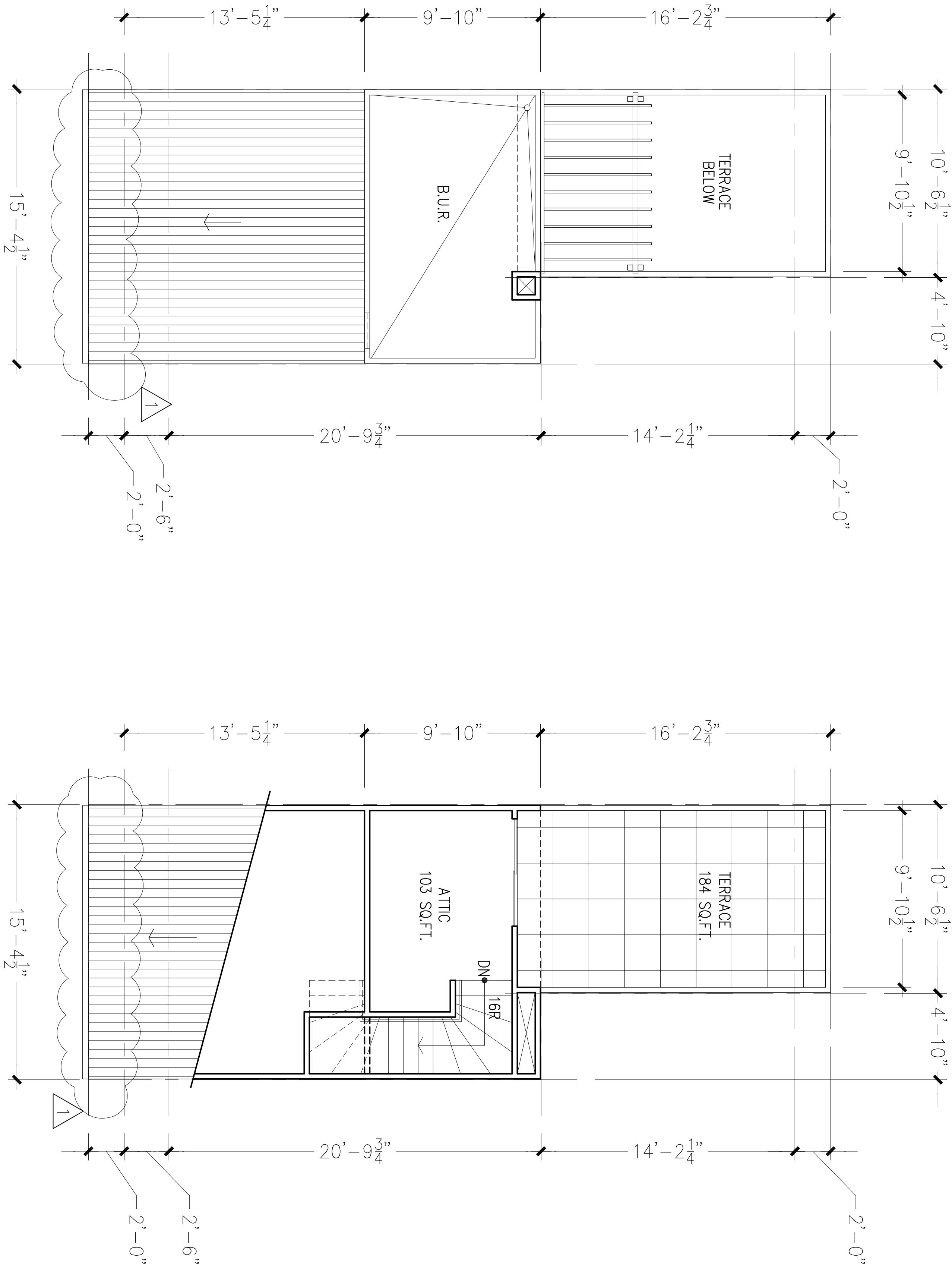
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2 BEDROOM
FIELD UNIT
PLANS

SCALE
1/4"=1'-0" DATE
DEC 23, 2010

ISSUES / REVISION:

2.21.11 CITY COMMENTS



2 ROOF

1/4"= 1'-0"

1 ATTIC LEVEL

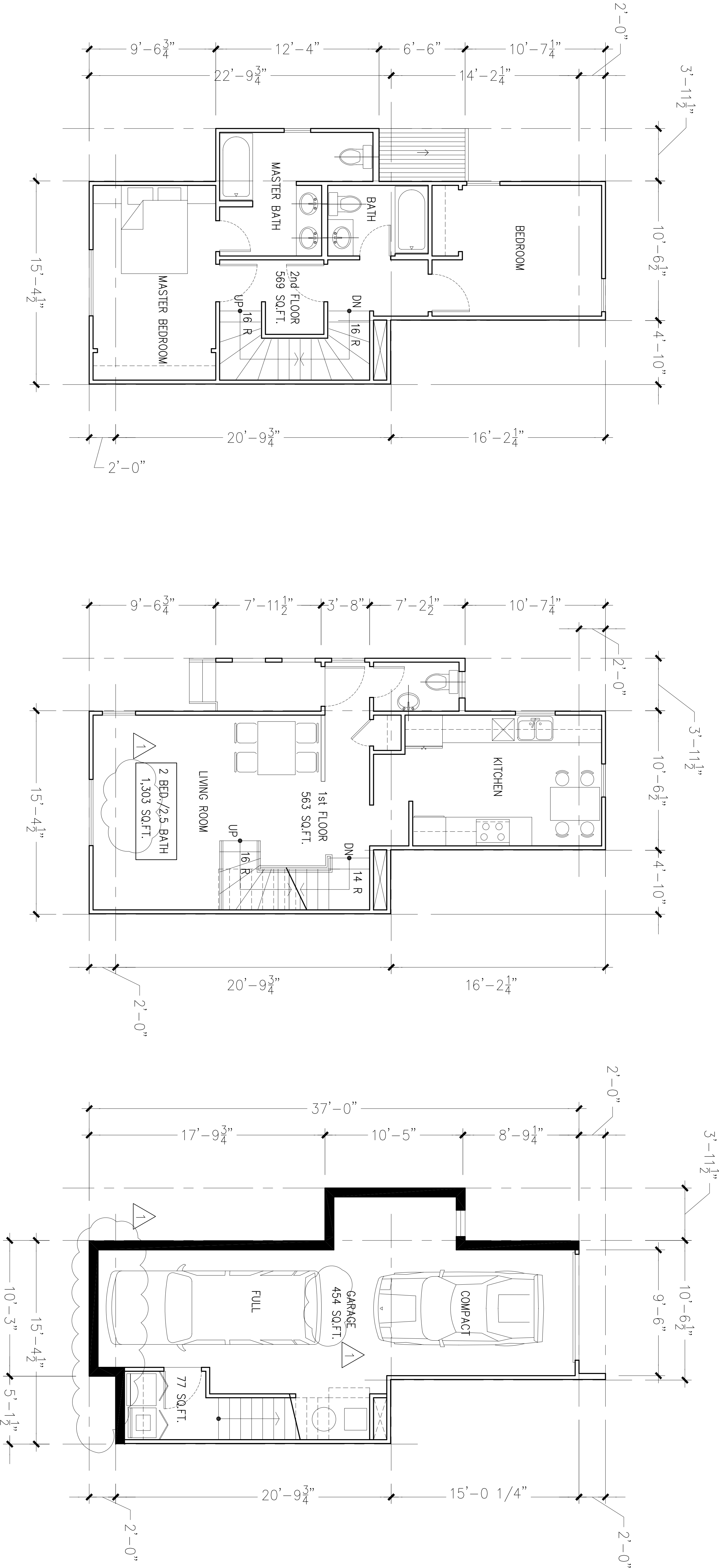
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GARDEN VALLEY

LOCATION
2ND & 3RD AVE
DALY CITY, CA
PROJECT PHASE
JOB #
1012

**2 BEDROOM
END UNIT
PLANS**
SCALE
1/4"=1'-0"
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3 2ND LEVEL 1/4"=1'-0"

2 1ST LEVEL 1/4"=1'-0"

1 GARAGE LEVEL 1/4"=1'-0"

**GARDEN
VALLEY**

LOCATION

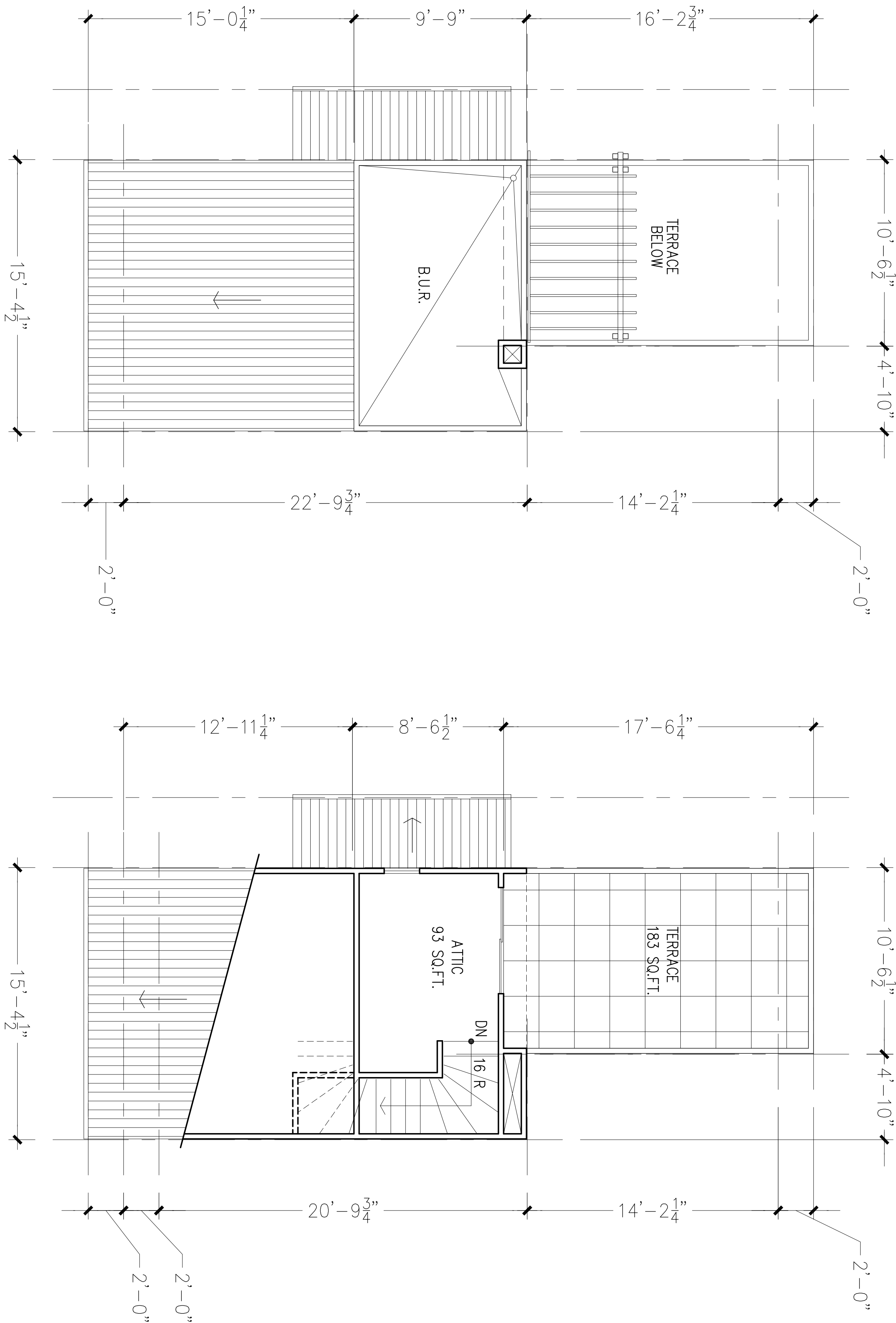
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DALY CITY, CA

PROJECT PHASE JOB #
PD 1012

**2 BEDROOM
END UNIT
PLANS**

SCALE DATE
1/4"=1'-0" DEC 23, 2010
ISSUES / REVISION:

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2 ROOF 1/4"=1'-0"

1 ATTIC LEVEL 1/4"=1'-0"

GARDEN
VALLEY

LOCATION
2ND & 3RD AVE
DALY CITY, CA

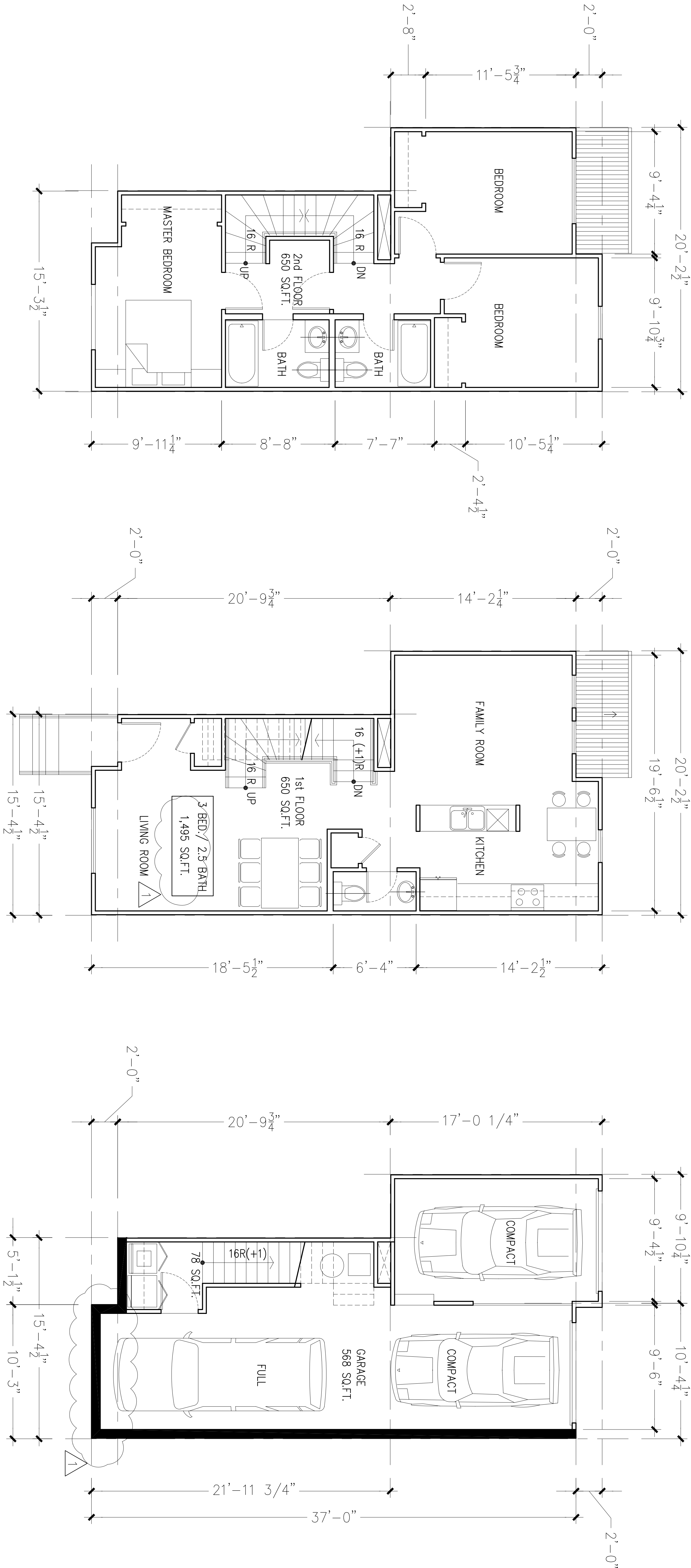
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1012

3 BEDROOM
FIELD UNIT
PLANS

SCALE
1/4"=1'-0"
DATE
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ISSUES / REVISION:

2.21.11 CITY COMMENTS



3 2ND LEVEL

1/4"= 1'-0"

2 1ST LEVEL

1/4"= 1'-0"

1 GARAGE LEVEL

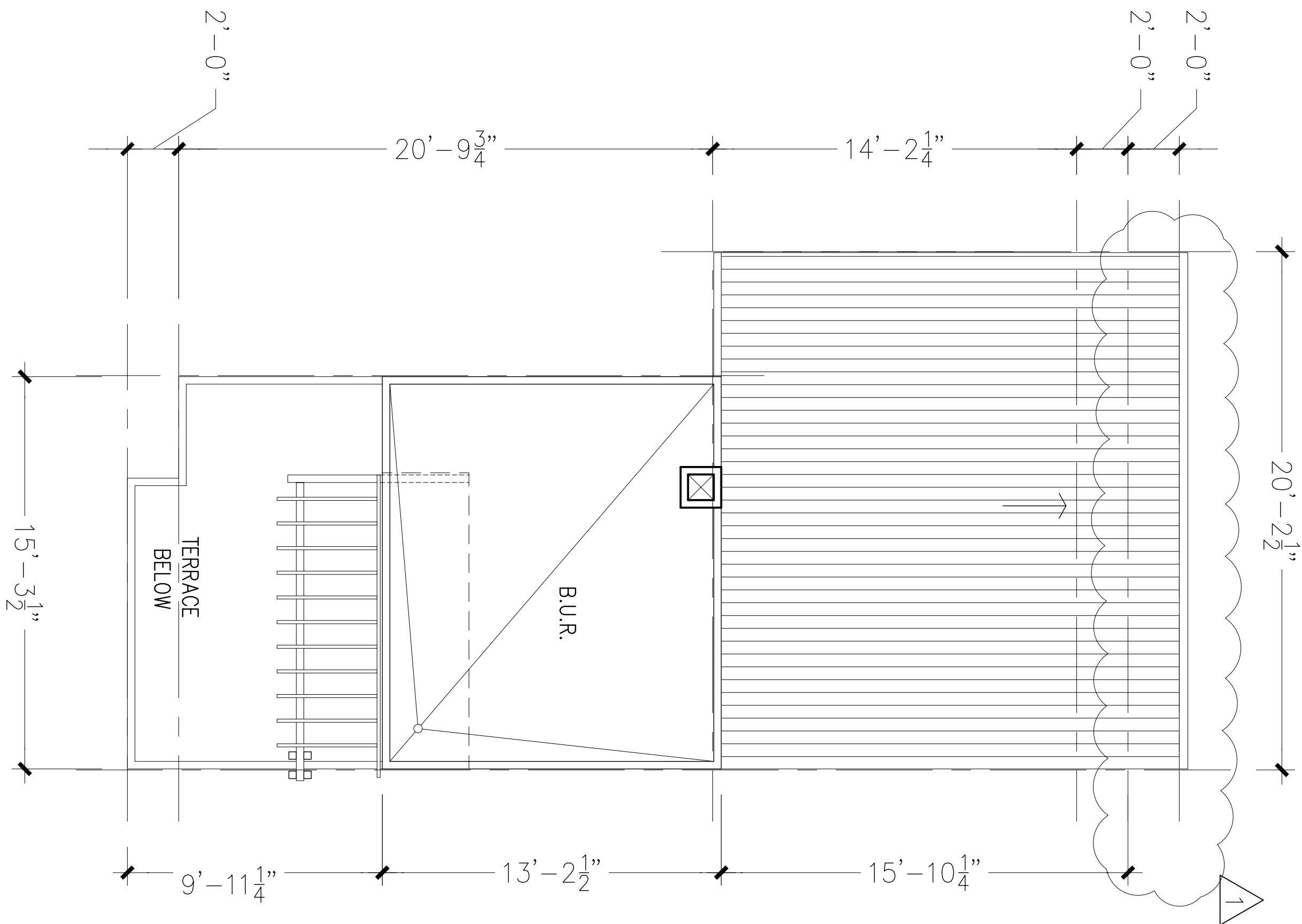
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**GARDEN
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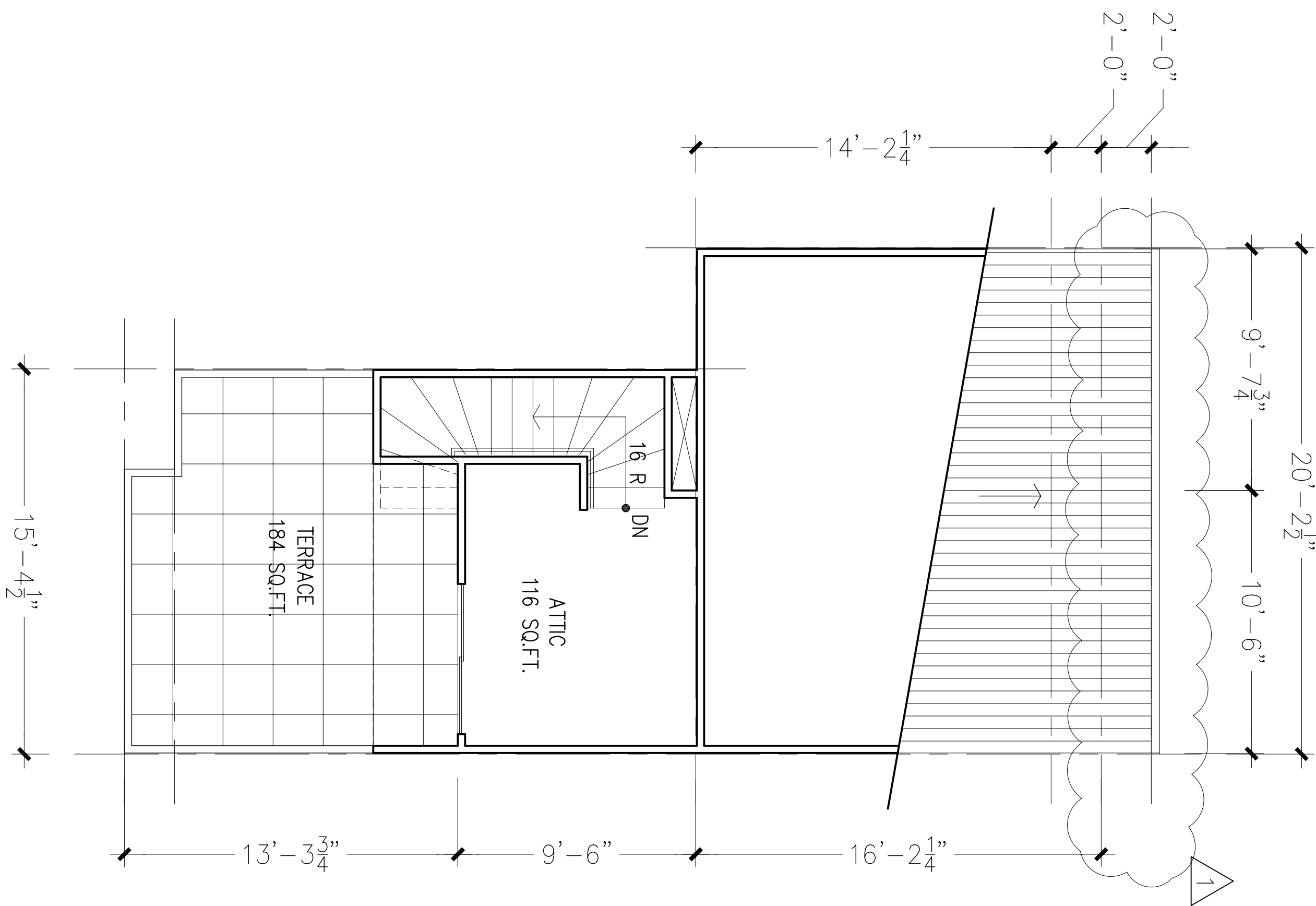
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DALY CITY, CA
PROJECT PHASE
JOB #
PD 1012

**3 BEDROOM
FIELD UNIT
PLANS**
SCALE
1/4"=1'-0" DATE
DEC 23, 2010
ISSUES / REVISION:

2.21.11 CITY COMMENTS



2	ROOF	1/4"=1'-0"
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1	ATTIC LEVEL	1/4"=1'-0"
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**GARDEN
VALLEY**

LOCATION
2ND & 3RD AVE
DALY CITY, CA

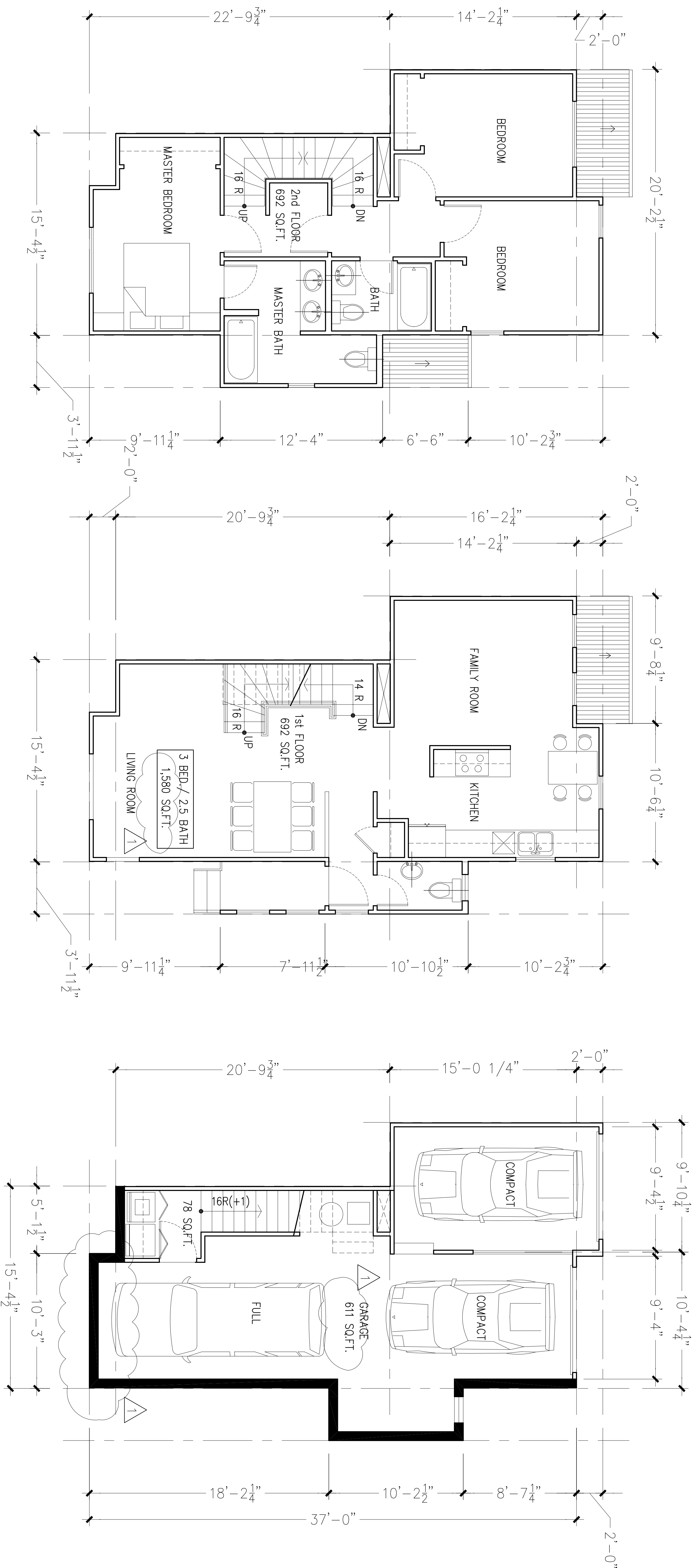
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PD 1012

**3 BEDROOM
END UNIT
PLANS**

SCALE DAT
1/4"=1'-0" DEC 23, 2010

ISSUES / REVISION:

2.21.11 CITY COMMENTS



3 2ND LEVEL 1/4"= 1'-0"

2 1ST LEVEL 1/4"= 1'-0"

1 GARAGE LEVEL 1/4"= 1'-0"

GARDEN VALLEY

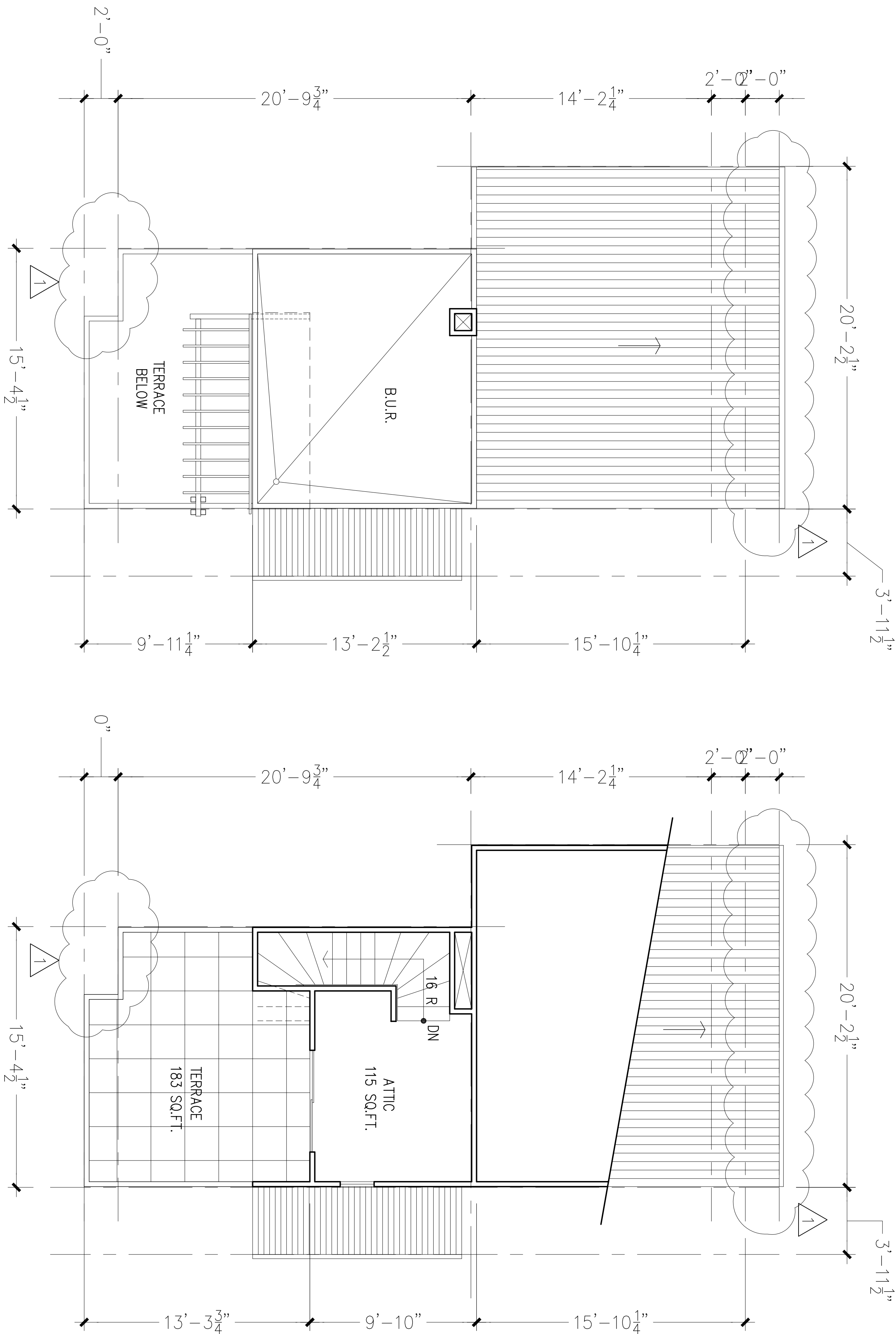
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DALY CITY, CA

PROJECT PHASE
JOB #
PD 1012

**2 BEDROOM
END UNIT
PLANS**

SCALE
1/4"=1'-0"
DATE
DEC 23, 2010
ISSUES / REVISION:

2.21.11 CITY COMMENTS



2 ROOF 1/4"=1'-0"

1 ATTIC LEVEL 1/4"=1'-0"

GARDEN VALLEY

LOCATION

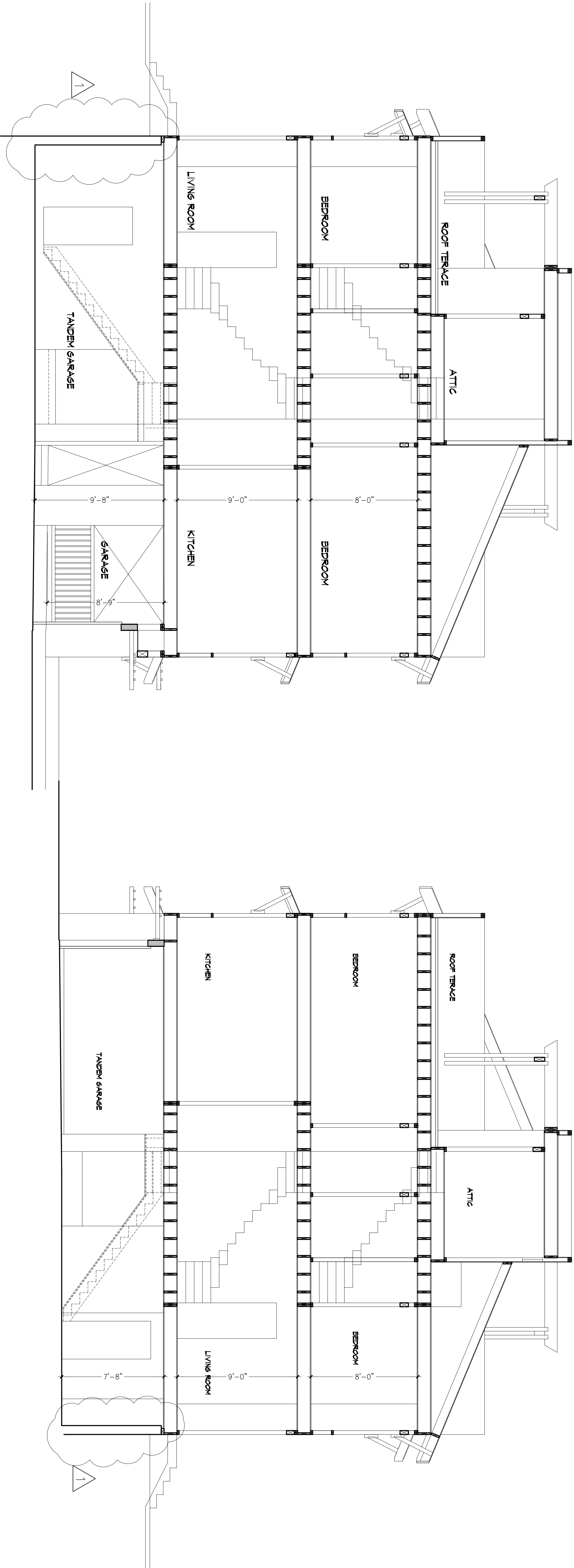
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DALY CITY, CA

PROJECT PHASE JOB #
PD 1012

SECTIONS

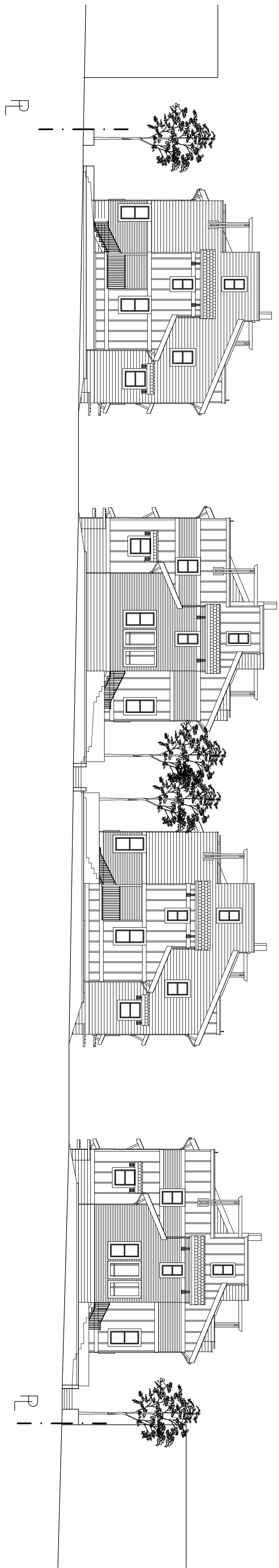
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1/4"=1'-0" DEC 23, 2010
ISSUES / REVISION:

2.21.11 CITY COMMENTS

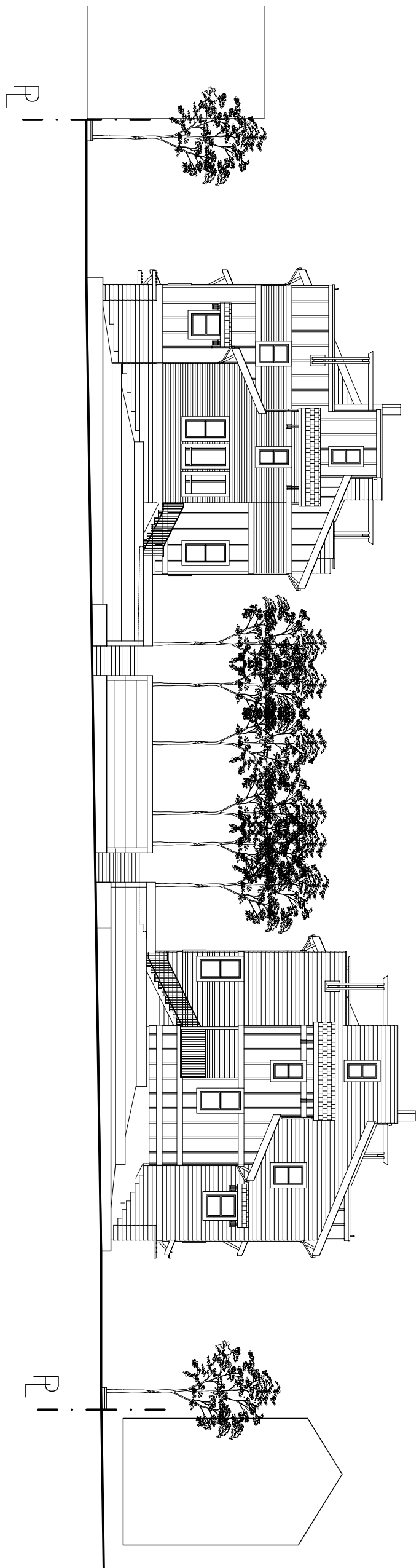


2 3 BR UNIT SECTION 1/4"=1'-0"

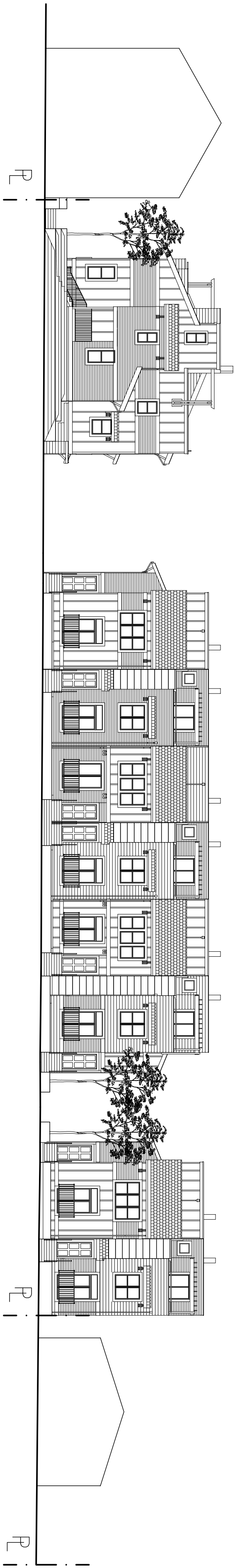
1 2 BR UNIT SECTION 1/4"=1'-0"



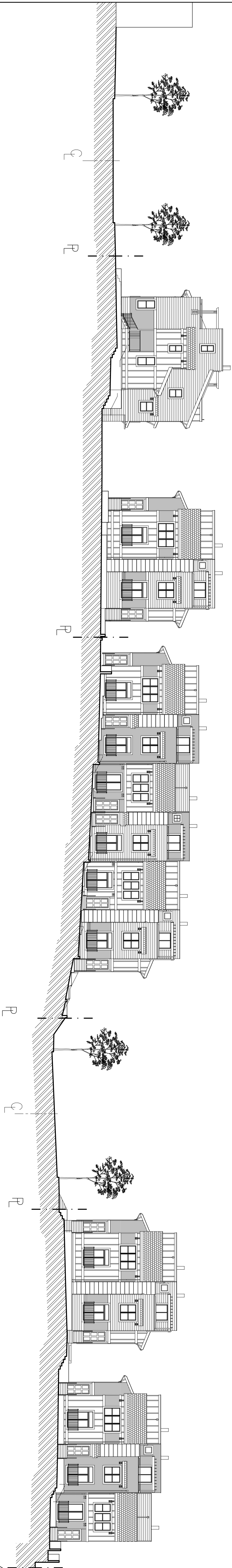
1 2ND AVENUE STREET ELEVATION 1/8" = 1'-0"



2 2ND AVENUE STREET ELEVATION 1/8" = 1'-0"



3 3RD AVENUE STREET ELEVATION 1/8" = 1'-0"



4 SITE SECTION 1/8" = 1'-0"

**GARDEN
VALLEY**

LOCATION

2ND & 3RD AVE
DALY CITY, CA

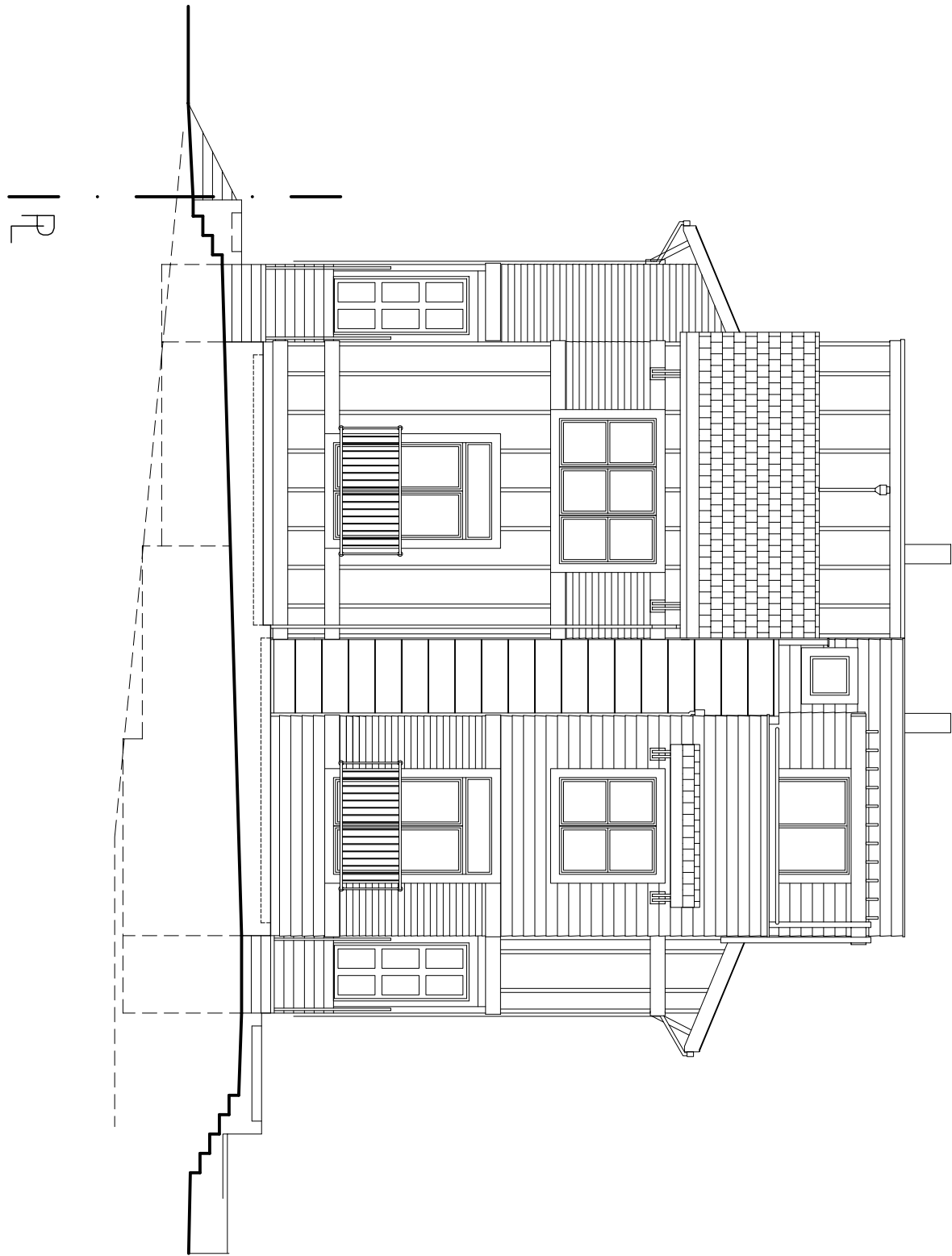
PROJECT PHASE JOB #
PD 1012

**ELEVATIONS
2 UNIT BUILDING**

SCALE DATE
1/4"=1'-0" DEC 23, 2010

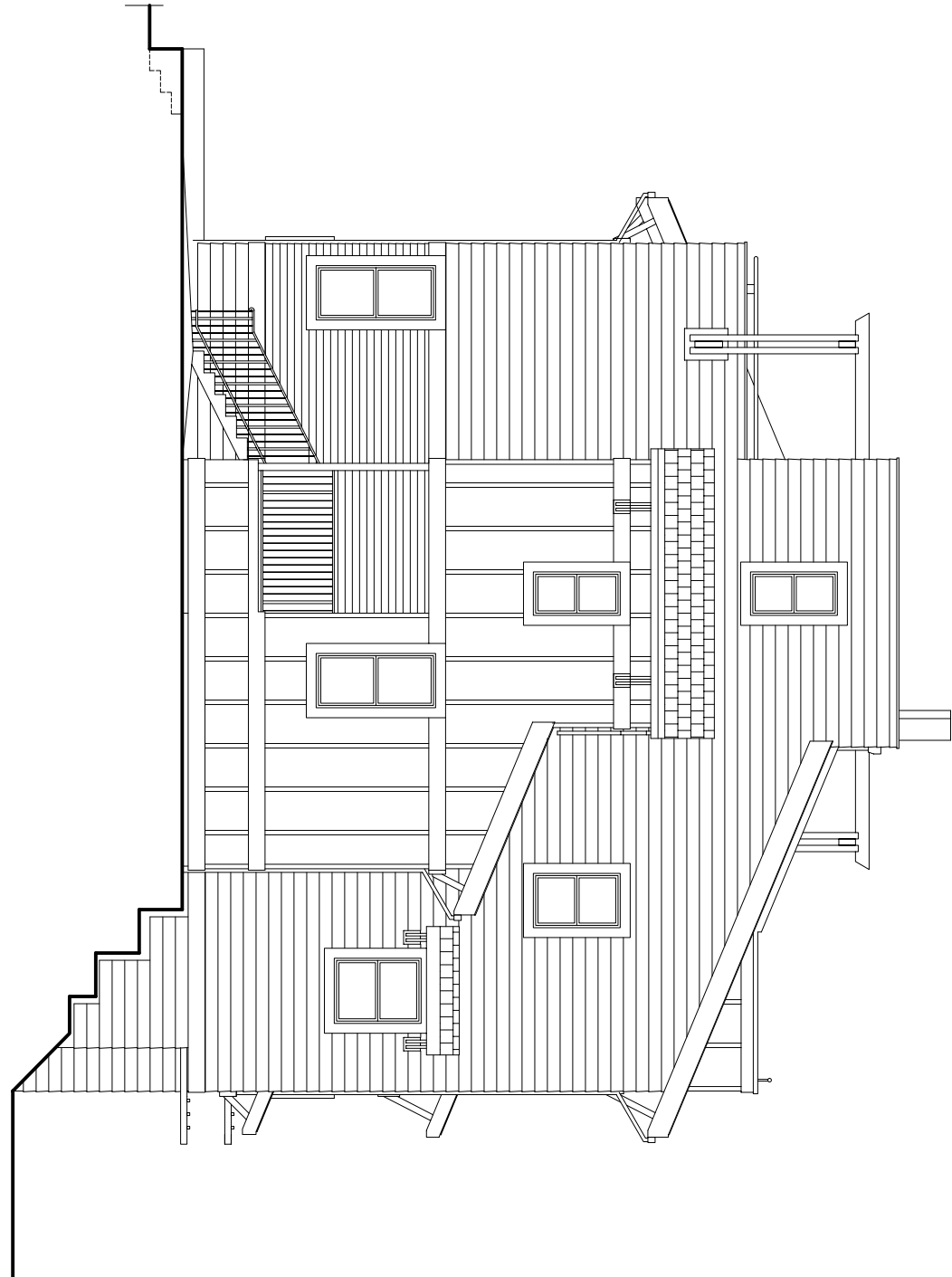
ISSUES / REVISION:

2.21.11 CITY COMMENTS



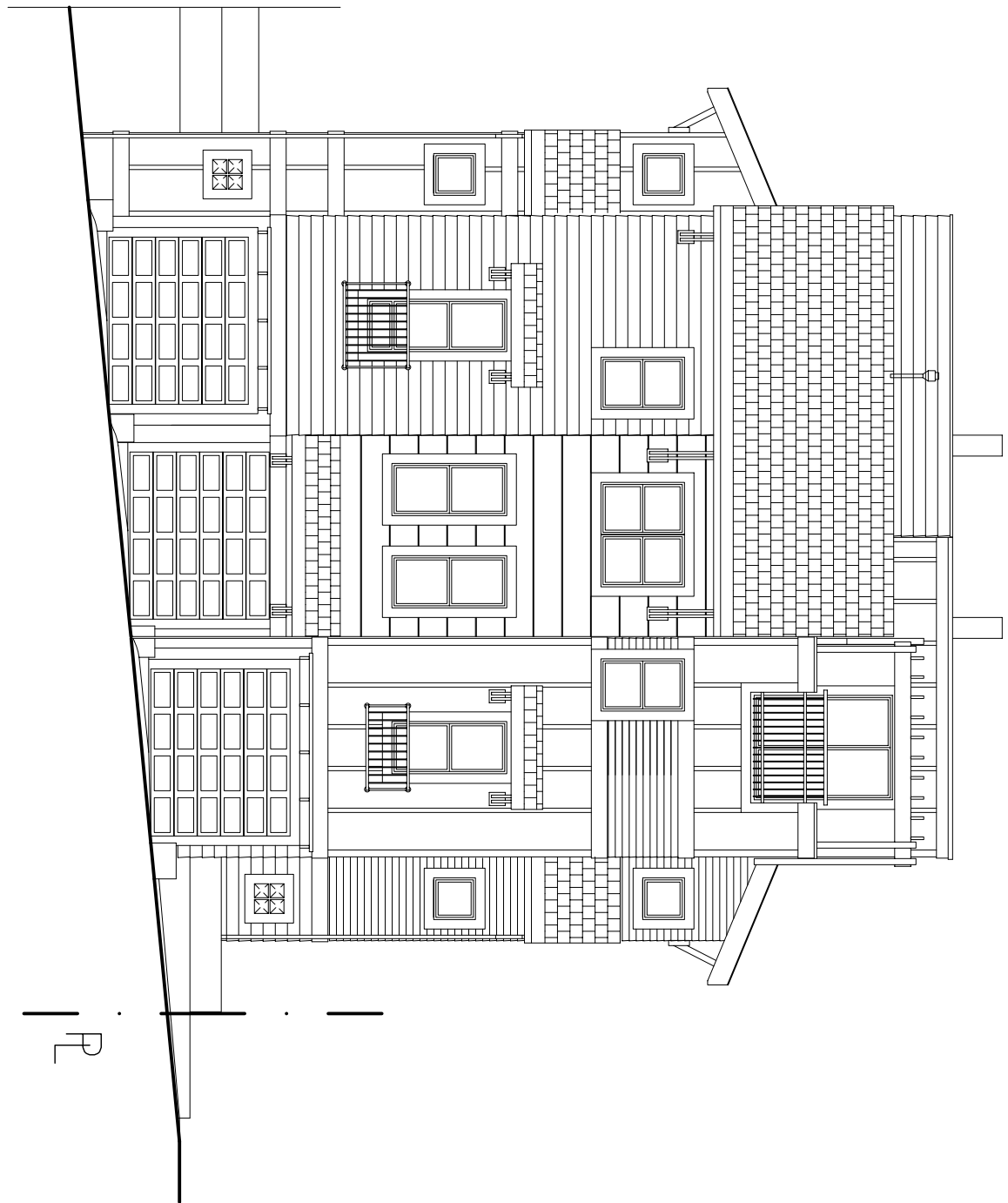
1 2 UNIT BUILDING FRONT ELEVATION

1/8" = 1'-0"



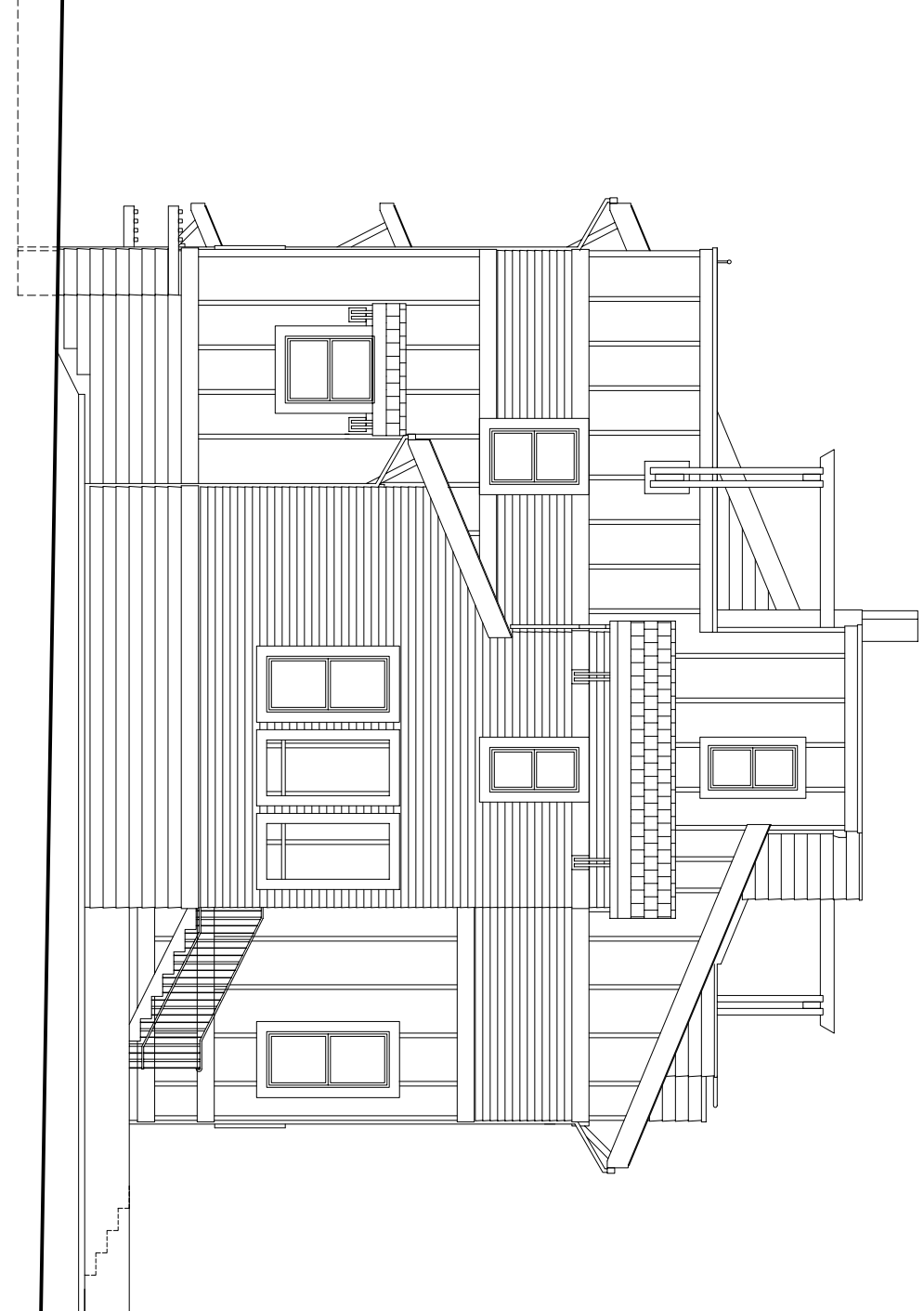
3 2 UNIT BUILDING - SITE ELEVATION

1/8" = 1'-0"



2 2 UNIT BUILDING REAR ELEVATION

1/8" = 1'-0"



4 2 UNIT BUILDING - SITE ELEVATION

1/8" = 1'-0"

**GARDEN
VALLEY**

LOCATION

2ND & 3RD AVE
DALY CITY, CA

PROJECT PHASE JOB #
PD 1012

**ELEVATIONS
4 UNIT BUILDING**

SCALE DATE
1/4"=1'-0" DEC 23, 2010

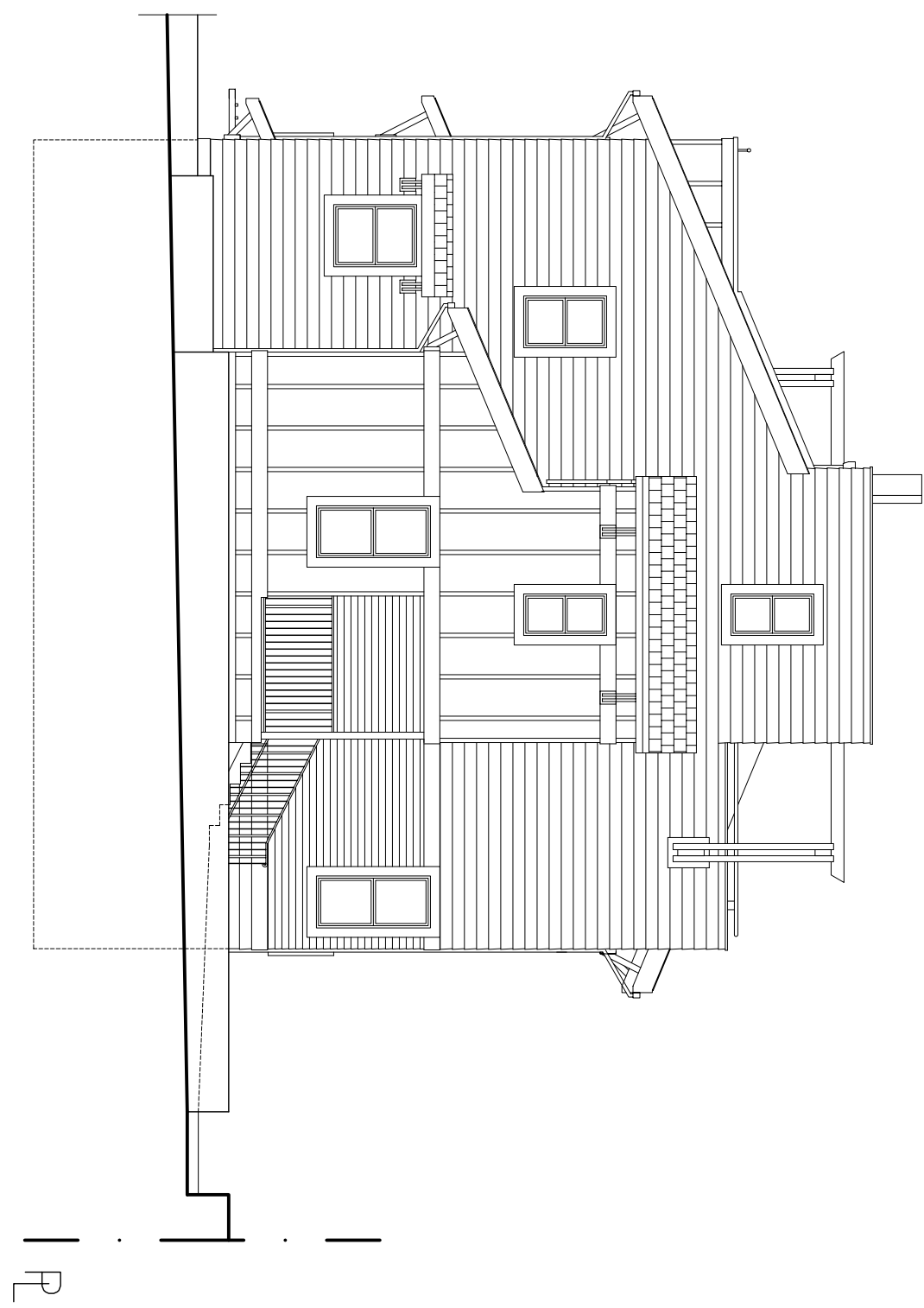
ISSUES / REVISION:

△ 2.21.11 CITY COMMENTS



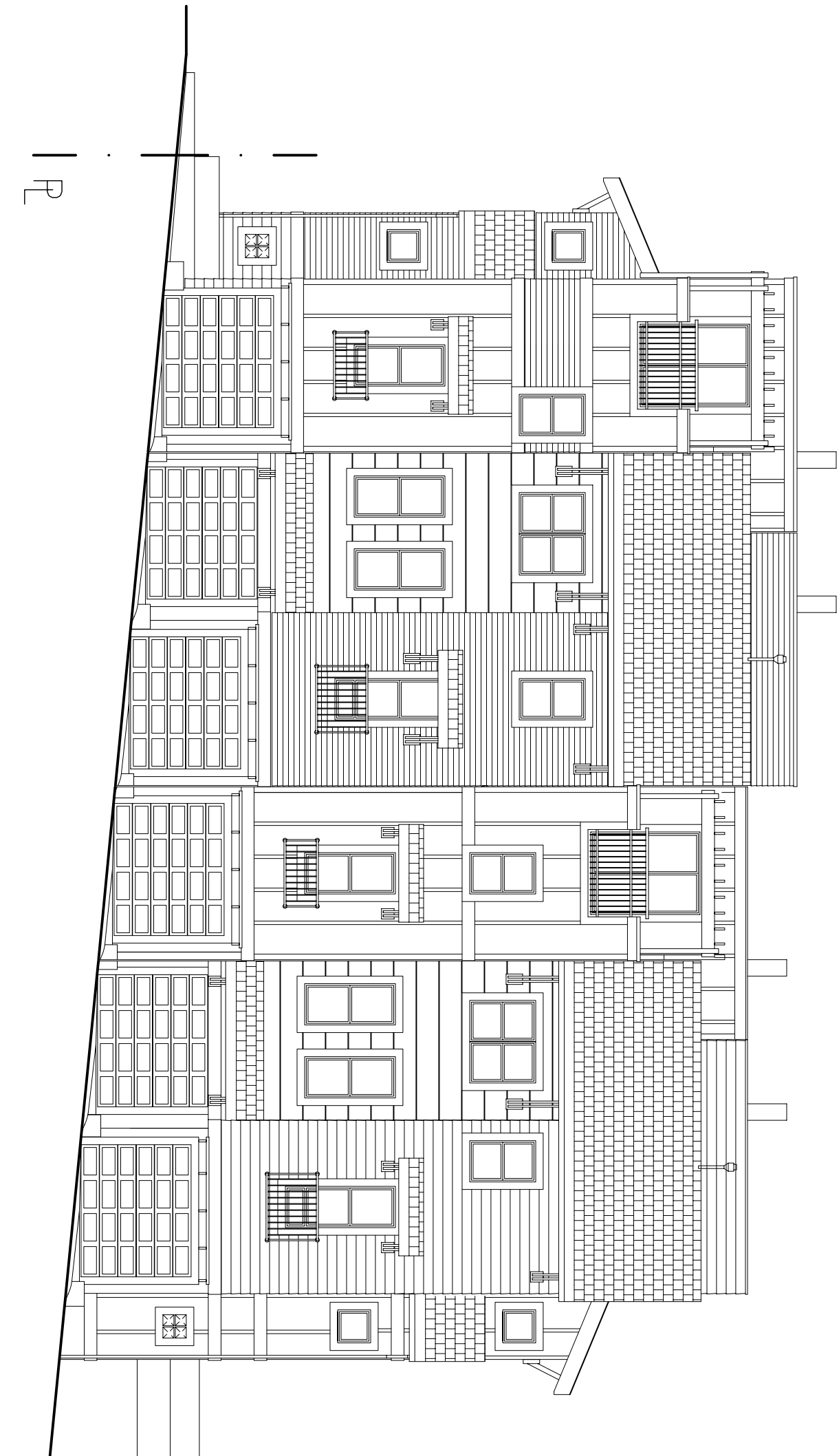
1 4 UNIT BUILDING - FRONT ELEVATION

1/8" = 1'-0"



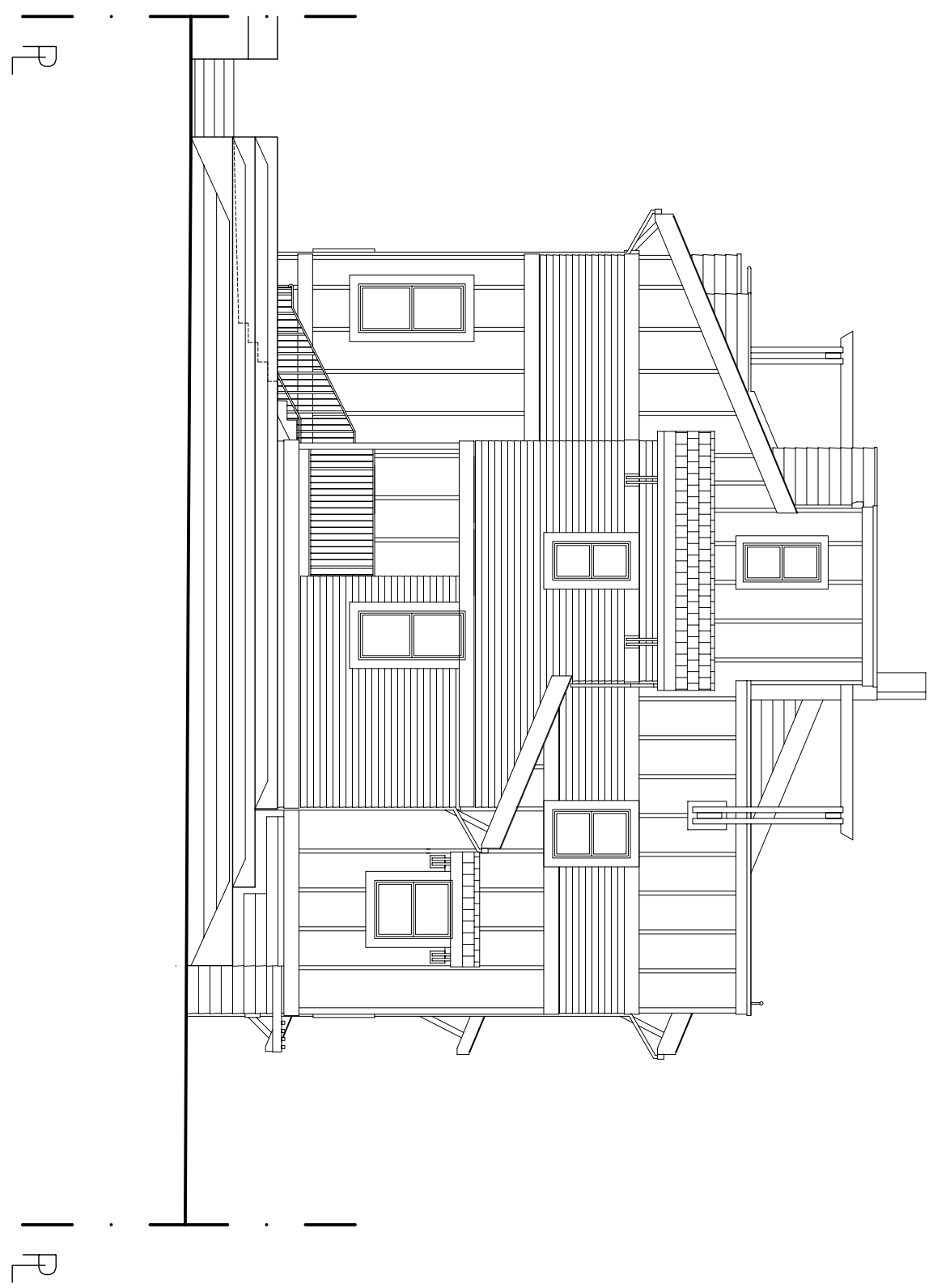
3 4 UNIT BUILDING - SIDE ELEVATION

1/8" = 1'-0"



2 4 UNIT BUILDING - REAR ELEVATION

1/8" = 1'-0"



4 4 UNIT BUILDING - SIDE ELEVATION

1/8" = 1'-0"

**GARDEN
VALLEY**

LOCATION
2ND & 3RD AVE
DALY CITY, CA

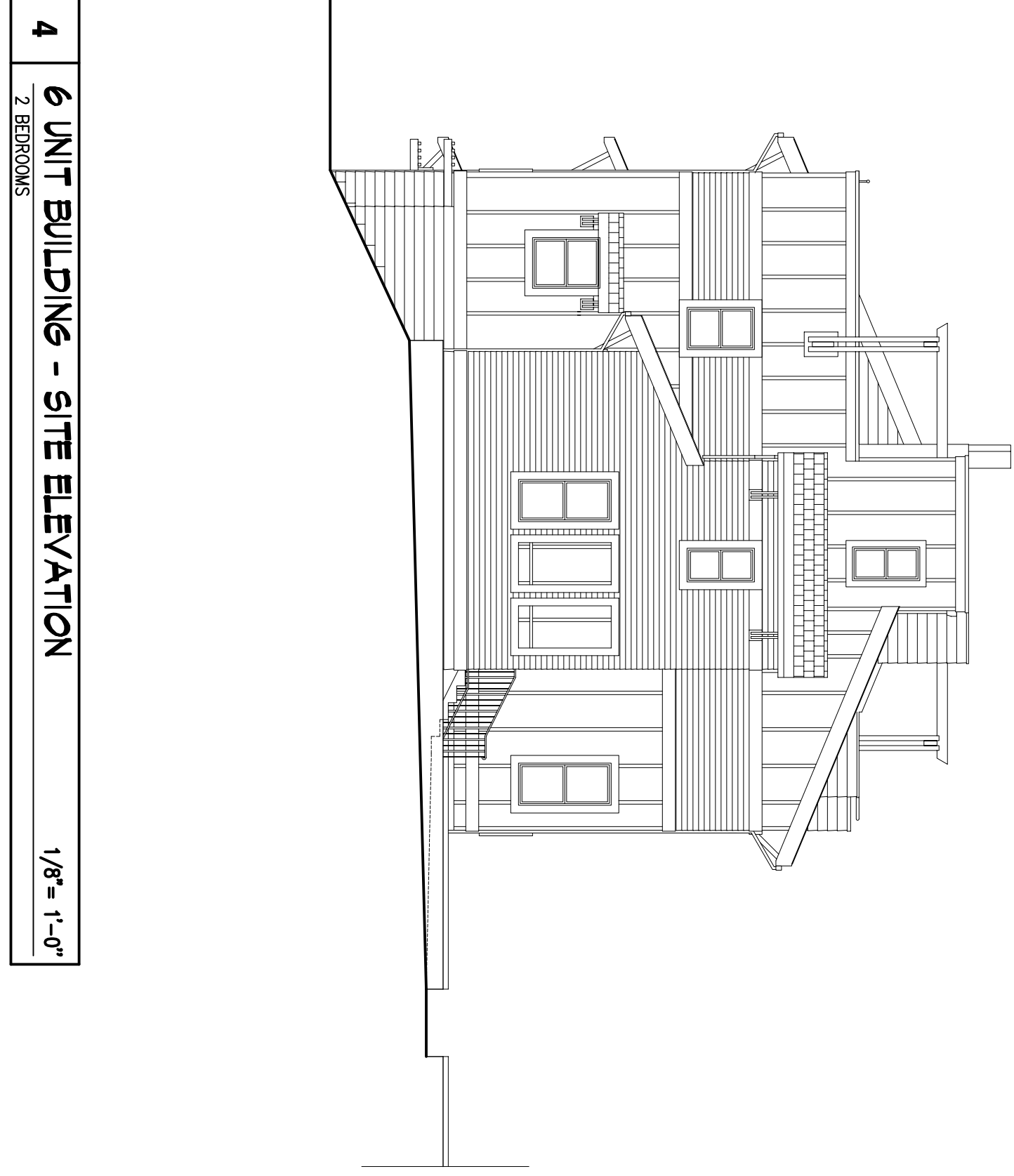
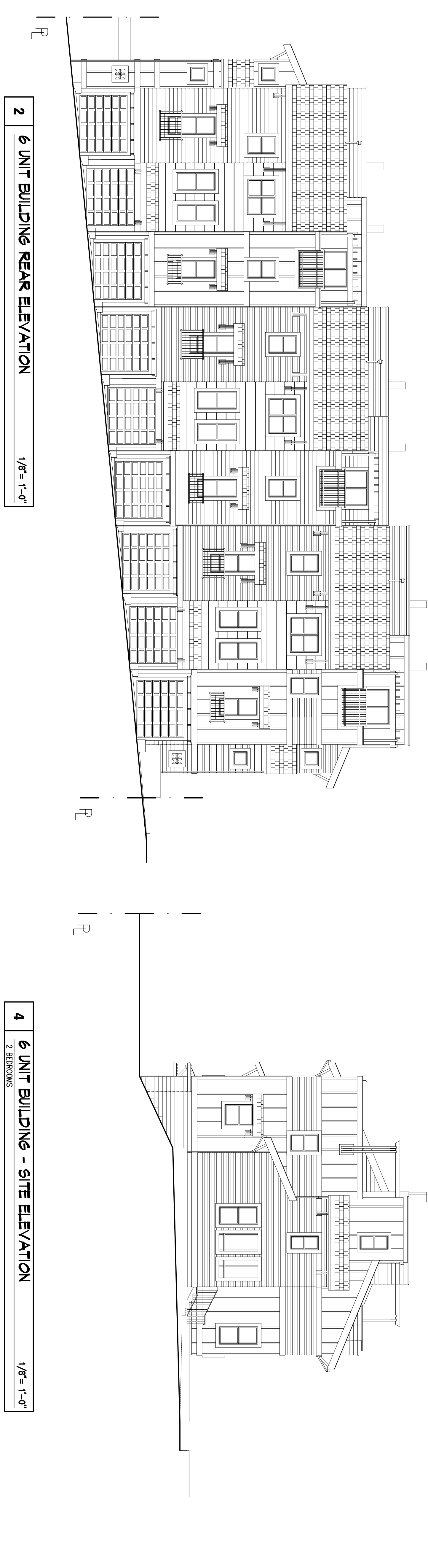
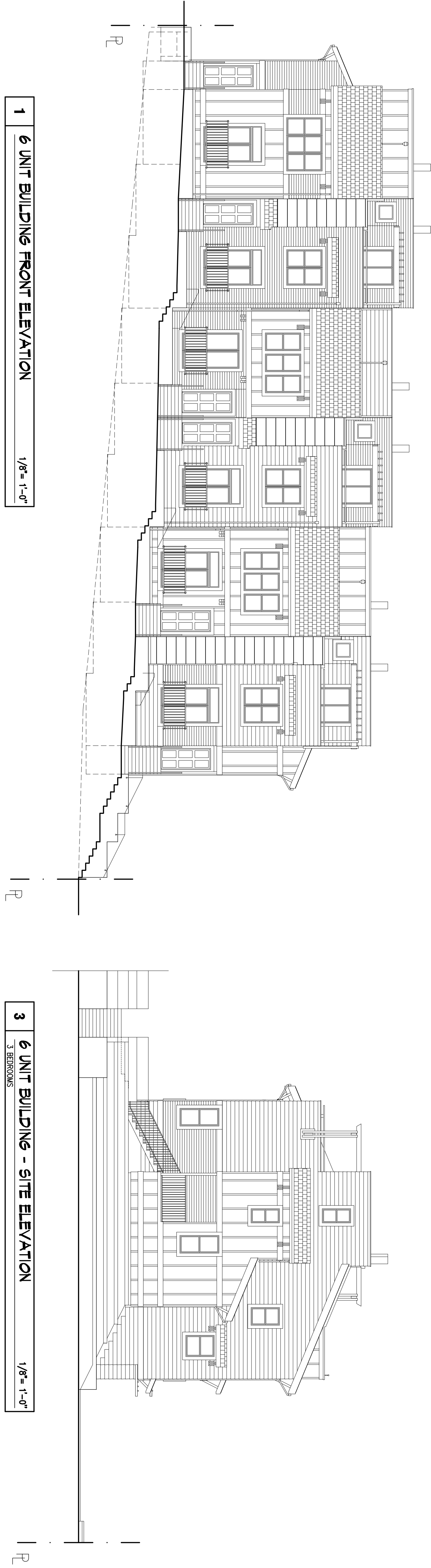
PROJECT PHASE JOB #
PD 1012

**ELEVATIONS
6 UNIT BUILDING
SLOPPED GRADE**

SCALE DATE
1/4"=1'-0" DEC 23, 2010

ISSUES / REVISION:

2.21.11 CITY COMMENTS



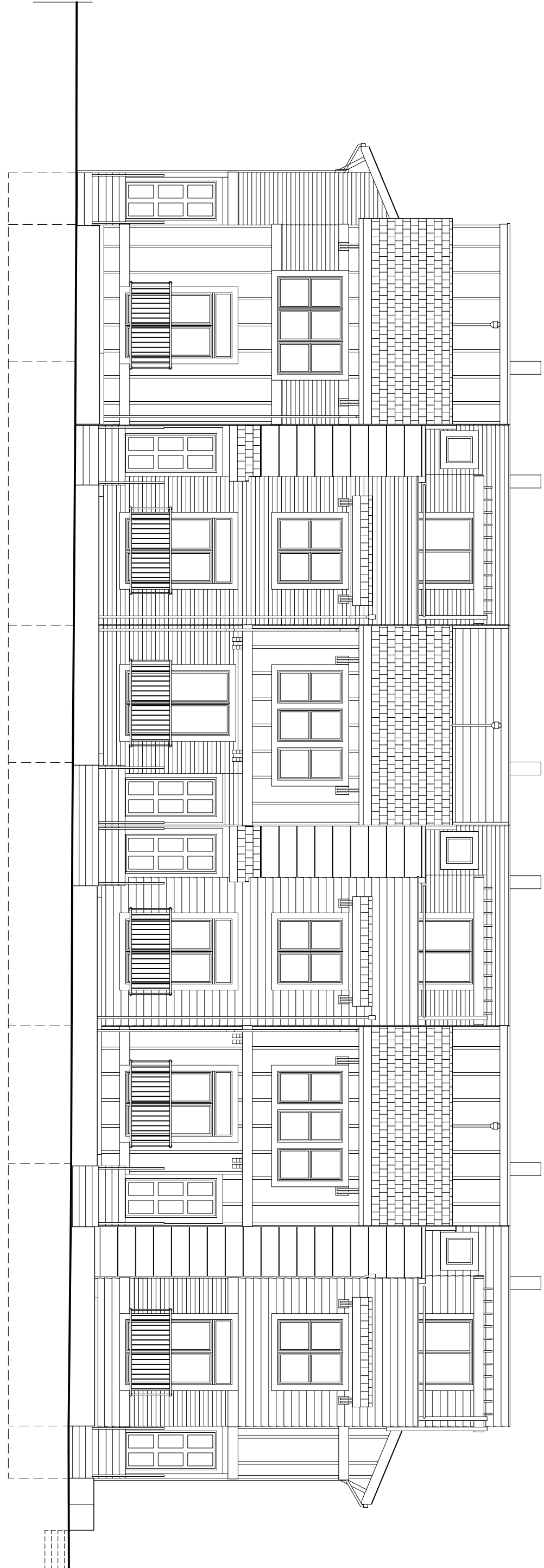
**GARDEN
VALLEY**

LOCATION
2ND & 3RD AVE
DALY CITY, CA
PROJECT PHASE JOB #
PD 1012

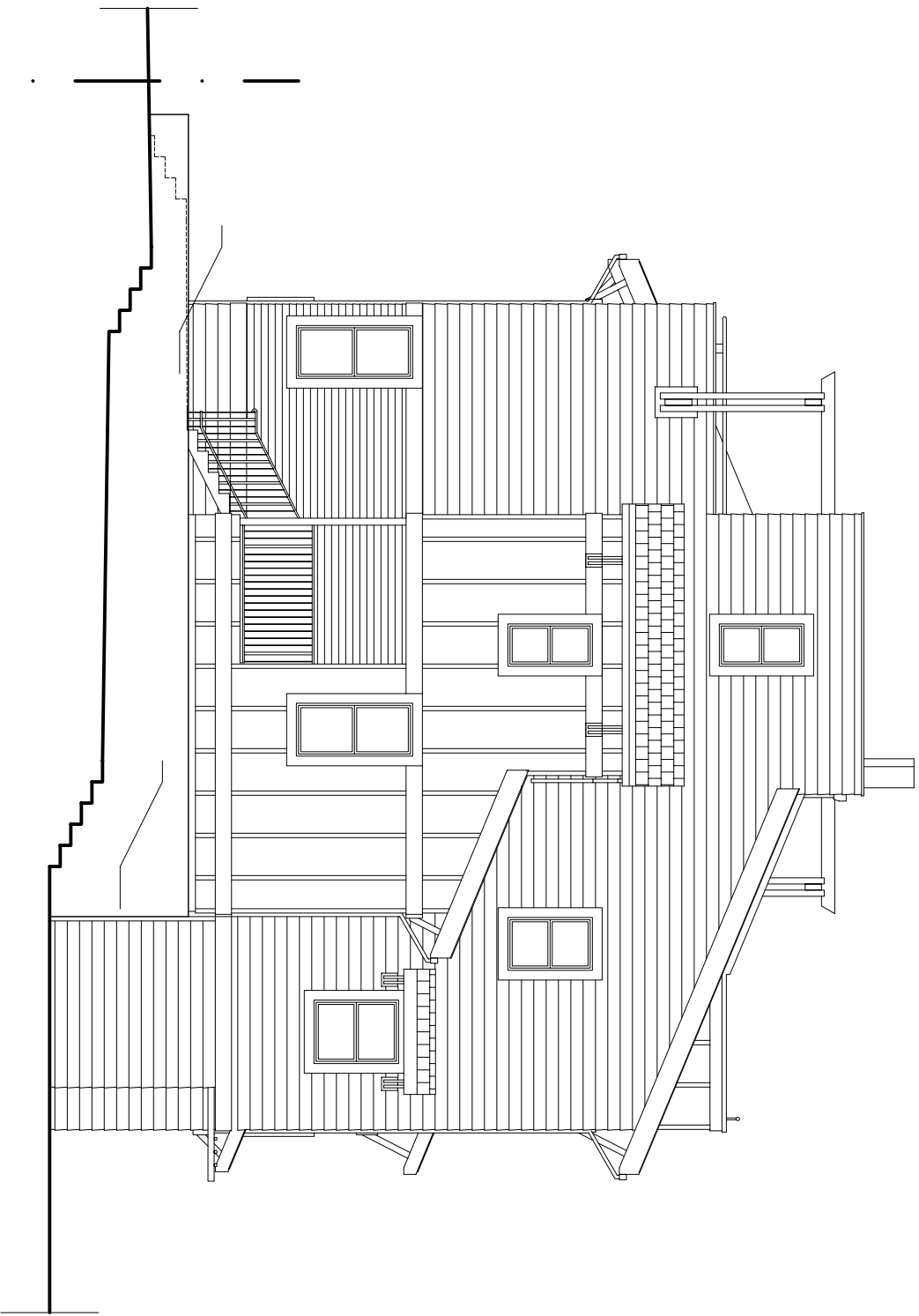
**ELEVATIONS
6 UNIT BUILDING
FLAT GRADE**

SCALE DATE
1/8"=1'-0" DEC 23, 2010
ISSUES / REVISION:

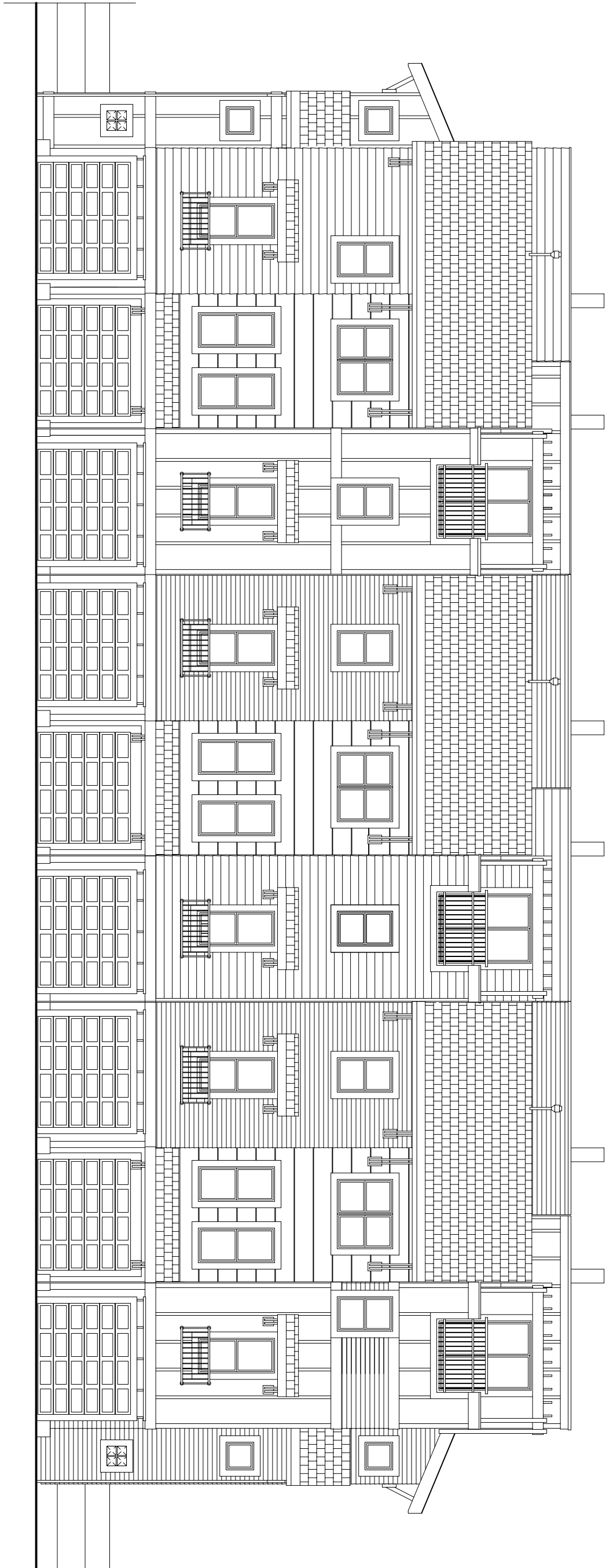
2.21.11 CITY COMMENTS



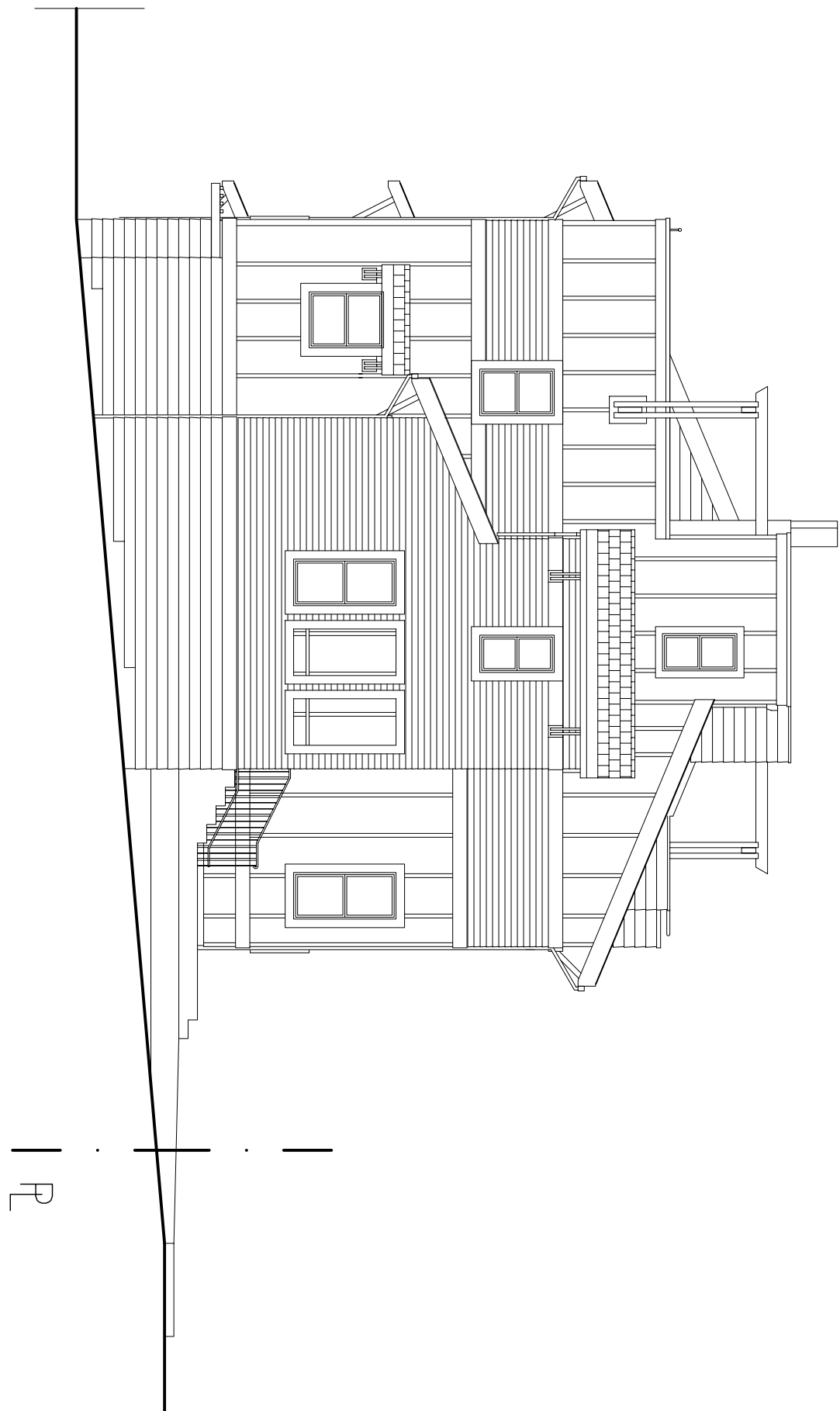
1 6 UNIT BUILDING FRONT ELEVATION 1/8"=1'-0"
AT LEVEL



3 6 UNIT BUILDING - SITE ELEVATION 1/8"=1'-0"
3 BEDROOMS



2 6 UNIT BUILDING FRONT ELEVATION 1/8"=1'-0"
2 BEDROOM



4 6 UNIT BUILDING - REAR ELEVATION 1/8"=1'-0"
AT LEVEL

**GARDEN
VALLEY**

LOCATION
2ND & 3RD AVE
DALY CITY, CA

PROJECT PHASE JOB #
PD 1012

**ELEVATIONS
DETAIL
(4 Unit Building)**

SCALE DAT
1/4"=1'-0" DEC 23, 2010

ISSUES / REVISION:

2.21.11 CITY COMMENTS



1 ELEVATION DETAIL 3/8" = 1'-0"



City Council Agenda Report

Item # _____

Meeting Date: May 23, 2011

To: Honorable City Council
From: Anna Mostella, City Manager's Office
Date: May 9, 2011
Subject: Council Committee Meetings, May 10 – May 22, 2011

Date of Meeting:

May 18, 2011

Meeting:

Centennial Committee

In Attendance:

Carol L. Klatt
Sal Torres
Patricia E. Martel
Joseph Curran

/am