

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, April 23, 2012 - 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

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:

Yes on Measure Y (Tom Nuris, Trustee, Jefferson Union High School District Board)

APPROVAL OF MINUTES:

Regular Meeting of March 26, 2012

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 discussion is required, that item will be removed from the Consent Agenda and will be

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.

considered separately at the end of the Agenda.

Communications:

1. Report on Collection and Use of Developer Public Facility Fees

Resolutions:

2. Commending Sue Horst on the Occasion of her Retirement
3. Authorizing Execution of an Encroachment Agreement for the Placement and Maintenance of Bus Shelters in City Right-of-Way.
4. Setting the Time and Place of the Public Hearing for Daly City's National Pollutant Discharge Elimination System Program Regulatory Fee
5. Authorizing Solicitation of Bids for 2012-13 Street Resurfacing
6. Authorizing Solicitation of Bids for 2012-13 Street Slurry Seal and Cape Seal (Crocker and Hillside) Project
7. Supporting Measure Y - a \$48 Parcel Tax to be Levied for Four Years to Benefit the Jefferson Union High School District
8. Authorizing City Manager to Execute Use Agreement Between the City and the United States Golf Association for the Use of Westlake Park Facilities During the U.S. Open
9. Authorizing City Manager to Execute Use Agreement Between the City and the United States Golf Association for the Use of the Doelger Art Center Facilities During the U.S. Open

Check Registers:

10. Check Registers for the Month of March 2012

Authorizing Budgetary Adjustments:

11. Appropriating Funds for Election Services Rendered by the County of San Mateo Election Office

END OF CONSENT AGENDA

PUBLIC HEARINGS:

12. City's HUD Consolidated One-Year Action Plan for Fiscal Year 2012-13

Staff:

ZoBell

Recommended Action:

Open/Close Hearing

Adopt Resolution

Roll Call

COMMUNICATIONS:

13. Use Permit UPR-1-12-5024 for Tenant Improvement for a Church Use at 92 Hill Street

A. EA (Categorical Exemption)

B. Findings

C. UPR-1-12-5024

Staff:

Engfer

Recommended Action:

Motion on A

Adopt Resolutions B & C

Roll Call

14. Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653 for the Demolition and Reconstruction of a Service Station with Retail and Automated Car Wash Accessory Uses at 950 Hillside Boulevard

A. EA (Categorical Exemption)

B. Findings

C. UPR-4-11-3652, DR-4-11-3653

Staff:

Engfer

Recommended Action:

Motion on A

Adopt Resolutions B & C

Roll Call

15. Use Permit UPR-1-12-4998 and Design Review DR-1-12-4999 for the Establishment of a New Taco Bell Restaurant with a Drive-Thru at 7255 Mission Street

A. EA (Categorical Exemption)

B. Findings

C. UPR-1-12-4998, DR-1-12-4999

Staff:

Engfer

Recommended Action:

Motion on A
Adopt Resolutions B & C
Roll Call

16. Planned Development PD-2-10-1726 (PD-66), General Plan Amendment GPA-2-10-1725 (GPA08-1) and Environmental Assessment CEQA-3-12-5237 for Review of the Preliminary Plan for Progression to a Precise Plan for a Planned Development Allowing 16 Residences on a 1.835 Acre Parcel - Vacant Parcel West of the Intersection of Martin Street and Steve Courter Way

Staff:

Engfer

Recommended Action:

Adopt Resolution
Roll Call

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:

17. Council Committee
18. City Council
19. Staff

ADJOURNMENT:

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

ROLL CALL: Councilmembers Present:

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

Staff Present:

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

PRESENTATIONS:

In Commemoration of the 100th Anniversary of Girl Scouts of the USA

Mayor Torres presented a proclamation in commemoration of the 100th Anniversary of Girl Scouts of the USA to Susan Von Hagel and Girl Scout Cadet Troop 32785.

APPROVAL OF AGENDA:

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

CONSENT AGENDA

RESOLUTIONS:

Resolution Accepting Regional Firefighters Grant Funding in the amount of \$508,082

Resolution No 12-43, Approving Receipt of Grant from FEMA Assistance to Firefighters Grant Funding Program and Appropriating Grant Funds

General Plan Annual Progress Report (2011)

Resolution No 12-44, Accepting General Plan Annual Progress Report (2011)

Commending Carol Sloane on the Occasion of Her Retirement

Resolution No 12-45, Commending Carol Sloane on the Occasion of Her Retirement

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CONSENT AGENDA: Continued

RESOLUTIONS: Continued

Commending Robert Payne on the Occasion of His Retirement

Resolution No 12-46, Commending Robert Payne on the Occasion of His Retirement

Commending Allen Prows on the Occasion of His Retirement

Resolution No 12-47, Commending Allen Prows on the Occasion of His Retirement

Commending Vincent Sturtevant on the Occasion of His Retirement

Resolution No 12-48, Commending Vincent Sturtevant on the Occasion of His Retirement

Commending Vera Peterson on the Occasion of Her Retirement

Resolution No 12-49, Commending Vera Peterson on the Occasion of Her Retirement

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

Resolution No 12-50, Accepting a One-Time Only Grant Fund from the San Mateo County Aging and Adult Services Department and Authorize Appropriation of Grant Funds for Senior Lunch Program at Doelger Senior Center (July 1, 2011 through June 30, 2012)

CHECK REGISTERS:

Check Registers for the Months of February 2012 and January 2012

END OF CONSENT AGENDA

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

PUBLIC HEARINGS:

Public Hearing and Introduction of the Ordinance Adopting Amendments to the Municipal Code Sections Relating to the Public Library and Parks and Recreation Commission

Assistant City Manager and Interim Director of the Department of Library and Recreation Services Kerry Burns stated, as a result of the consolidation of the Department of Parks and Recreation and the Library Department, and shifting parks maintenance duties to Department of Public Works, amendments to the municipal code are required.

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PUBLIC HEARINGS: Continued

Public Hearing and Introduction of the Ordinance Adopting Amendments to the Municipal Code Sections Relating to the Public Library and Parks and Recreation Commission

There are three significant changes contained in the language. 1. The change clarifies the advisory roles of the Parks and Recreation Commission and the Library Board of Trustees. 2. Changing the name of the Parks and Recreation Commission to Recreation Commission to reflect the shift of the parks function to Public Works. 3. Changing the Library Board of Trustees meeting time to 6:00 p.m.

Mayor Torres opened the public hearing.

It was moved by Councilmember Canepa, seconded by Councilmember Klatt and carried to close the public hearing.

Councilmember Canepa made the following friendly amendments:

- In Section 2.26.080, Relation with the Press, include the Chair to work with staff.
- At the end of Section 2.27.030, Membership – Appointment – Compensation, add “Shall not be councilmembers, officers, or employees of Daly City. Each member of the Library Board shall have a demonstrated interest in public library matters”.
- Under General Objectives after Section 2.26.020, Board of Trustees – Created, add “The trustees passionately support the mission of the library as a learning center of the community, where people turn for discovery of ideas, joy of reading and the power of information”.

It was moved by Vice Mayor Buenaventura, seconded by Councilmember Guingona and carried that Ordinance No. 1360 be read by title only by the City Attorney.

Councilmember Canepa introduced the following ordinance:

Ordinance No. 1360, Repealing and Replacing Chapter 2.26 and Chapter 2.20 of Title 2 of the Daly City Municipal Code, and Amending Chapter 12.40 and Chapter 12.36 Re: Board of Library Trustees, Recreation Commission

Public Hearing Re: Proposed Ordinance Related to Medical Marijuana Distribution Facilities

City Manager Patricia Martel stated the Council is being requested to hold a public hearing on the proposed ordinance related to medical marijuana distribution facilities.

The Council will review the policy considerations and legal framework regarding medical marijuana dispensaries and make determination to (1) allow such facilities by enacting an ordinance to regulate their operations; or (2) adopt an ordinance to prohibit medical marijuana dispensaries citywide; or (3) take no action to medical marijuana dispensaries in Daly City.

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PUBLIC HEARINGS: Continued

Public Hearing Re: Proposed Ordinance Related to Medical Marijuana Distribution Facilities – Cont'd.

At the March 5, 2012 Study Session, the City Council reviewed and discussed the options to regulate or prohibit medical marijuana dispensaries in Daly City. Direction was given to prepare an ordinance that would potentially prohibit medical marijuana facilities citywide. However, several questions were raised about information not available at the Study Session.

Ms. Martel reviewed additional information staff compiled regarding zoning and regulatory considerations that would allow for the regulation of medical marijuana dispensaries; and an analysis of potential financial impacts arising from regulating potential medical marijuana dispensaries. In addition, Ms. Martel provided a report from the Police Chief regarding law enforcement concerns with medical marijuana distribution; and the City Attorney provided a draft ordinance that would prohibit such facilities in Daly City.

Ms. Martel stated the City received six letters and three telephone calls opposed to the medical marijuana dispensaries.

Mayor Torres opened the public hearing.

The following individuals spoke in favor of prohibiting medical marijuana dispensaries in Daly City:

Richard Rocchetta, representing Hillside Homeowners Improvement Association
Richard Brugger
Vaughn Jones, Skyline Palisades Homeowners Association President
Marian Mann

The following individuals spoke in favor of allowing medical marijuana dispensaries in Daly City:

Jessica Borja
Stephen Zyszkiewicz

Mr. Zyszkiewicz suggested the Council consider no on-site consumption instead of prohibiting dispensaries.

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

The City Council expressed opposition to medical marijuana dispensaries in Daly City. Mayor Torres felt that it would cause more problems for the City than the revenue the City could get from the medical marijuana dispensaries.

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PUBLIC HEARINGS: Continued

Public Hearing Re: Proposed Ordinance Related to Medical Marijuana Distribution Facilities – Cont’d.

Councilmember Klatt was concerned about the negative impact on the City after speaking with law enforcement, meeting with people from dispensaries and visiting a dispensary. Councilmember Canepa was concerned about the challenges it imposes, the secondary market to resale to school children. Vice Mayor Buenaventura was not impressed with the revenue the City would get from these dispensaries. Councilmember Guingona briefly explained that marijuana use under the Compassionate Use Act in California.

Mayor Torres asked to strike the wording in the proposed ordinance, Section 8.62.010 Definition, Paragraph A, *“that does not have an active role in the cultivation of the marijuana product that it sells, dispenses, or distributes, or when its cultivation of the marijuana product is off-site from the facility or location for retail sale, dispensation or distribution”*.

It was moved by Mayor Torres, seconded by Councilmember Canepa and carried that Ordinance No. 1361 be read by title only by the City Attorney.

Ordinance No. 1361, Adding Chapter 8.62 to the Daly City Municipal Code Relating to the Prohibition of Medical Marijuana Distribution Facilities

Request for Continuance to May 14, 2012, Peoria Street/Wellington Avenue/Lausanne Avenue/Chelsea Court Townhomes—Major Subdivision SUB-7-11-4269, Use Permit UPR-7-11-4270, Zone Change ZC-10-11-4681, Design Review DR-7-11-4272 and Environmental Assessment CEQA-7-11-4271

It was moved by Vice Mayor Buenaventura, seconded by Councilmember Canepa and carried to continue this item to the meeting of May 14, 2012.

COMMUNICATIONS:

Minor Subdivision SUB-10-10-2809 Design Review DR-10-10-2809, Four-lot Subdivision and Four New-Single Family Residences, Vacant Lot Adjacent to 983 Crocker Avenue APN 004-223-110

Assistant Planner Steve Engfer gave a PowerPoint presentation on the project site and reviewed the applicant’s request for a minor subdivision and design review approval to subdivide one lot into four lots, in conjunction with the construction of one new single family residence on each lot adjacent to 983 Crocker Avenue between Point Pacific Drive and Templeton Avenue.

Councilmember Guingona left the meeting at 8:46 p.m.

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COMMUNICATIONS: Continued

Minor Subdivision SUB-10-10-2809 Design Review DR-10-10-2809, Four-lot Subdivision and Four New-Single Family Residences, Vacant Lot Adjacent to 983 Crocker Avenue APN 004-223-110 – Cont'd.

Councilmember Klatt was concerned about the basement level unit becoming a secondary unit. Mayor Torres asked if the applicant would be willing to change the full bath to a half bath in the basement level unit and change the half bath to a full bath on the first floor.

Ramon Lei, property owner, requested Council's approval of his project and was agreeable to changing the bathrooms in the basement level and the first floor.

It was moved by Councilmember Canepa, seconded by Councilmember Klatt and carried to concur with the Categorical Exemption under CEQA requirements.

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

Resolution No. 12-51, Adopting Findings of Fact Re: Minor Subdivision (SUB-10-10-2809), Design Review (DR-10-10-2809) Four-Lot Subdivision and Four New Single Family Residences, Vacant Lot Adjacent to 983 Crocker Avenue

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

There were no speakers.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

There were no appointments.

REPORTS:

Council Committee

Council Committee Meeting, March 12 - March 25, 2012

The Council Committee reported on the Allocation of FY2012-13 Community Development Block Grant and HOME funds (Klatt/Buenaventura)

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REPORTS: Continued

City Council

Vice Mayor Buenaventura reported he attended the meeting of the Airport Land Use Committee at which time they elected Richard Newman as the new chair, and discussed the airport influence areas.

Councilmember Klatt announced the Daly City Recreation Department is co-sponsoring with the Daly City Host Lions Club the Spring Fun Day at Thomas Pollicita School this Saturday from 11:00 a.m. to 1:30 p.m.

Mayor Torres announced that on Thursday he will be gathering with the Counsel Generals from the Countries of El Salvador, Honduras, Mexico, Venezuela, and Columbia to discuss community services that each of the consulates provide to their own constituents.

Staff

There were no reports.

ADJOURNMENT:

It was moved by Councilmember Guingona, seconded by Councilmember Klatt and carried to adjourn the meeting at 9:05 P.M. in memory of Retired Sergeant Paul Bruemmer.

City Clerk

Approved as submitted, this _____

day of _____, 2012.

Mayor



City Council Meeting Agenda Report

Item # _____

Meeting Date: **April 23, 2012**

Subject: Report on Collection and Use of Developer Public Facility Fees

Recommended Action

Accept this report on the collection and use of developer Public Facility Fees in fiscal year 2010-11.

Discussion

AB 1600 Developer Public Facility Fees are revenues derived from developer fees that are restricted to infrastructure expenditures for new development necessitated expansion and enhancements. The fees generate some funding for the following infrastructure elements:

- Police facilities and equipment
- Public library facilities
- Fire facilities and equipment
- Recreation facilities
- City administrative facilities
- City street and sidewalk improvements
- Water production and distribution facilities
- Wastewater collection and treatment facilities
- Storm drain collection and dispersal facilities

The use of the fees is established in the City's Capital Budget during each budget period. These fees provide a portion of funding for various eligible projects in priorities established by the budgets adopted.

State law requires the City to segregate its public facility fee revenue and not commingle it with other City funds. To meet this requirement, the City has established a separate Public Facility Fees Fund specifically for tracking the collection and use of public facility fees and to allocate interest earned. The law also requires this annual report to the governing body.

In fiscal year 2010-11, the beginning balance in this fund was \$2,791,068. Fees totaling \$766,687 were collected and interest of \$39,065 was earned. Funds totaling \$584,861 were transferred to the New Library Collections project and to cover remaining amounts due on previously completed Recreation and Fire projects leaving an ending balance in the fund of \$3,011,958. The fund balance is committed for future capital projects. Attached is a summary of the activity in the fund. Due to economic conditions, capital expenditures have been reduced. Complete details on all capital projects funded by Public Facility Fees can be found in the City's Capital Budget.

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

Respectfully submitted,

Michael Wilson
Deputy Director of Finance
and Administrative Services

Donald W. McVey
Director of Finance and
Administrative Services

cc: City Manager
City Attorney
City Clerk

CITY OF DALY CITY
FUND REVENUES / USE OF FUNDS

Fund Number/Name: 20 / Public Facility Fees

Account Name	Received through 6-30-10 *	Expended through 6-30-10	6-30-10 BALANCE	2010-11 Revenue	Interest Earned	Interfund transfers Out	6-30-11 BALANCE
General:							
WATER IMPROVEMENT FEES	2,206,803		2,206,803	65,321	11,684		2,283,808
ADMIN/CITYWIDE FEES	889,415	1,300,400	(410,985)	34,192			(376,793)
FIRE FEES	789,459	1,413,200	(623,741)	21,328		188,000	(790,413)
POLICE FEES	1,529,388	1,527,000	2,388	88,432	467		91,287
LIBRARY FEES	1,213,423	1,531,879	(318,456)	87,875		181,617	(412,198)
SEWER SYSTEM FEES	301,601	249,177	52,424		270		52,693
PARKS & RECREATION FEES	1,109,512	3,516,565	(2,407,053)	117,166		215,244	(2,505,130)
SUB-TOTAL	8,039,601	9,538,221	(1,498,620)	414,314	12,421	584,861	(1,656,747)
Storm Drain Fees:							
SO PALISADES BASIN	8,724		8,724	51	45		8,820
BAYSHORE BASIN	259,950	800,300	(540,350)	1,072			(539,278)
COLMA CREEK BASIN	669,016	151,000	518,016	67,982	3,013		589,011
CROCKER BASIN	543,125		543,125	2,676	2,807		548,608
LAKE MERCED / VISTA GRANDE BASIN	521,576	385,000	136,576	57,132	996		194,704
SUB-TOTAL	2,002,392	1,336,300	666,092	128,913	6,861		801,866
Roadway Fees:							
STREET ZONE 1-BAYSHORE	125,897		125,897	532	650		127,080
STREET ZONE 2-PEN. GATEWAY	1,169		1,169	386	8		1,563
STREET ZONE 4-CROCKER	284,758		284,758	966	1,469		287,193
STREET ZONE 8-CROCKER ST.	1,039		1,039	79,016.92	412		80,467
STREET IMPROVEMENTS CITYWIDE	3,789,714	610,000	3,179,714	142,560	17,084		3,339,358
SUB-TOTAL	4,233,596	610,000	3,623,596	223,460	19,783		3,866,839
TOTAL PUBLIC FACILITY FEE FUND 20:	14,275,589	11,484,521	2,791,068	766,687	39,065	584,861	3,011,958

* Includes interest earned

Funds expended on Projects in Fiscal Year Just Concluded:

Project Name	Account No.	Category of Funds	Expended 2010-11	Public Facility Fee Share of Current Project
Bayshore Library, books & equipment	33-120-522	General	56,368	77.28%
John Daly Library, books & equipment	33-120-522	General	116,199	77.28%
Total			172,567	

Interfund Transfers to Projects in Fiscal Year Just Concluded:

Project Name	Account No.	Category of Funds	2010-11
Bayshore Library, books & equipment	33-120-522	General	59,324
John Daly Library, books & equipment	33-120-522	General	122,293
Fire Turnout Clothing	31-220-891	General	28,000
Fire Station 5 (improvements)	31-313-531	General	27,000
Fire Truck 95	33-315-454	General	147,000
Hillside Clubhouse	33-130-563	General	32,281
Marchbank Park - Clubhouse	33-133-543	General	168,963
Total			584,861

Complete details on all capital projects funded by public facility fees can be found in the City's Capital Budget



City Council Agenda Report

Item # _____

Meeting Date: April 23, 2012

Subject: Authorization to Execute an Encroachment Agreement for the Placement and Maintenance of Bus Shelters in City Right-of-Way

Recommended Action

Staff recommends the City Council authorize the City Manager or her designee to execute an Encroachment Agreement with the San Mateo County Transit District (District) and CBS Outdoors, Inc. (CBS) for the placement and maintenance of new bus shelters in the City's public streets right-of-way.

Background

The District has contracted with CBS to install and maintain bus shelters throughout the District's service area. The agreement between the District and CBS includes general provisions for the construction, installation, advertisement and maintenance of approximately 200 shelters within the District's service area. The term of the District/CBS agreement is 15 years, commencing when CBS has installed 50 shelters within the District's service area.

CBS and the District desire to replace certain existing bus shelters with the District's new standard shelter and install new shelters in various locations throughout Daly City as part of District's system-wide shelter program. Shelters within State right-of-way, such as along Mission Street, require approval from Caltrans. Shelters within the City's public streets right-of-way require encroachment permits from the City.

Discussion

To facilitate a citywide approach to the installation of the new shelters and to formalize maintenance expectations, the City has worked with CBS and the District to develop an encroachment agreement for shelter installations within the City. The agreement describes the terms under which the City will issue subsequent encroachment permits for each shelter installation. The agreement includes provisions for the following:

- Each installation will require an individual encroachment permit
- The shelters shall remain the property of CBS or vest to the District pursuant to the District/CBS agreement
- Each shelter shall include lighting, trash and recycle receptacles
- Advertising to be in compliance with the District's advertising policies and shall be limited to 49" wide by 72" high
- Each shelter shall be inspected at least once each week and be maintained in a clean and attractive condition. Weekly maintenance shall include:
 1. Trash/Recycle collection
 2. Cleaning and removal of graffiti
 3. Repair of defective lights

**Authorization to Execute an Encroachment for the Placement and
Maintenance of Bus Shelters in City Right-of-Way**
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- Removal or relocation of shelters if required to allow for maintenance or installation of City utilities
- Insurance and indemnification requirements
- The term of the Encroachment Agreement is initially set for 5 years with automatic renewals so long as CBS and the District are in compliance with the terms of the Encroachment Agreement
- The District will assume the CBS responsibilities in the Encroachment Agreement if for any reason the agreement between District and CBS is terminated or, if for any other reason, ownership of the shelters is transferred to the District

The Encroachment Agreement also includes the maintenance of existing shelters owned by CBS on Mission Street currently serving MUNI, but within the Daly City City limits.

Fiscal Impact

CBS will be responsible for the installation and maintenance costs of the shelters installed pursuant to this agreement. CBS will be required to pay for individual encroachment permits for the proposed shelter replacements and new installations. Direct fiscal impacts on the City for permits and inspections of the shelters will be offset by permit fees paid by CBS.

Summary/Conclusion

Staff recommends the City Council authorize the City Manager or her designee to execute an Encroachment Agreement with the San Mateo County Transit District (District) and CBS Outdoors, Inc. (CBS) for the placement of new bus shelters in City right-of-way.

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

Respectfully submitted,



Robert Ovadia
Senior Civil Engineer



John L. Fuller
Director of Public Works

Attachments: Encroachment Agreement
Exhibit A

ENCROACHMENT AGREEMENT

THIS ENCROACHMENT AGREEMENT ("Agreement") is entered into this _____ day of _____, 2012 (the "Effective Date") by and among the **City of Daly City**, a California Municipal Corporation ("City"), the **San Mateo County Transit District** ("District") and **CBS Outdoor, Inc.** ("CBS").

RECITALS

- A. District has contracted with CBS to install and maintain bus shelters throughout the District's service area.
- B. District and CBS wish to install bus shelters on or over portions of the rights-of-way of the City as shown in Exhibit A attached and incorporated by this reference (the "Project").
- C. The Project will require the occupation of the public rights-of-way and will be completed pursuant to CBS Outdoor's Agreement with the San Mateo County Transit District, dated February 22, 2006, attached as Exhibit B.
- D. The City, District and CBS now enter into the present Agreement to install and maintain bus shelters, which terms shall govern the initial Project as well as CBS subsequent occupation and use of the rights-of-way in the City.

NOW THEREFORE, in consideration of the mutual promises and agreements contained in this agreement, the parties agree as follows:

1. Scope of Project and Use. City grants to CBS the right to place bus shelters within the City's right-of-way, with exact locations more fully described in Exhibit A, attached hereto and incorporated herein by reference. All work will be constructed at the sole cost and expense of CBS and the District. Nothing in this Agreement shall create or vest in CBS or District any ownership interest in the Public Right-of-Way, streets or other property or interest of City or be deemed to grant, convey, create, or vest a perpetual real property interest in land in CBS or District, including any fee or leasehold interest in land or any easement. Each shelter constructed pursuant to this Agreement shall require a separate encroachment permit (whether within the City's right-of-way or adjacent to the right-of-way) issued by Daly City or other respective issuing public entity (e.g., CalTrans). CBS shall pay all required encroachment permit fees and shall comply with all the conditions set forth by the issuing agency in the permit.

2. Ownership. All shelters installed by CBS shall remain its property or vest to District pursuant to the terms of the agreement between CBS and the District (Exhibit B). In the event of termination or expiration of this Agreement, such shelters shall be removed and the shelter site restored as required, by City or by CBS at its expense.

District, as a party to this Agreement, shall be additionally responsible for the removal and restoration responsibilities assumed by CBS.

3. [Purposely Omitted]

4. Specifications. Each CBS shelter shall be illuminated. The advertising displays will be a maximum of 49" wide by 72" high. Each shelter shall include trash and recycling receptacles and shall contain a SamTrans system map (the receptacles shall be subject to prior approval by Daly City as to general size, format and placement, which approval shall not be unreasonably, withheld, delayed or conditioned).

5. Maintenance. CBS shall, at its own cost and expense, maintain, repair and to the extent such repair is not reasonably feasible replace at the current location or such other location as is mutually agreeable to all parties herein all existing shelters in Daly City owned and installed by CBS in a clean and attractive condition. CBS shall maintain all shelters twice weekly if necessary. CBS shall repair or replace all damaged or defaced shelters within forty-eight (48) hours notice by Daly City received via telephone. If any damage renders the shelter dangerous, CBS shall respond twenty-four hours a day, seven days a week. A telephone number for CBS, or CBS's maintenance contractor, shall be displayed on each shelter, and notification via telephone shall trigger all maintenance responsibilities set forth in this section. CBS shall inspect each shelter at least once each week and shall perform at least once each week the following maintenance:

- a. All trash shall be collected from the shelter's receptacle and within ten (10) feet of the perimeter of each shelter.
- b. Shelter shall be cleaned, including, without limitation, removal of all graffiti, stickers, extraneous posters, litter, dust and dirt; and
- c. Weeds and litter shall be removed from a ten (10) foot radius around each shelter; and
- d. Shelter shall be washed if needed; and
- e. Defective lights shall be repaired to working order on illuminated shelters.

CBS shall submit a monthly log of shelter inspection and maintenance to Daly City.

District, as a party to this Agreement, shall be additionally responsible for the maintenance and repair responsibilities assumed by CBS.

6. Term and Termination. The term of this Agreement (the "Initial Term") is five (5) years, commencing on the date CBS, District and City have all executed this Agreement ("Commencement Date"). This Agreement will automatically be renewed for additional 5-year terms, so long as the agreement set forth in Exhibit B herein remains active and in force and CBS and District are in full compliance with lawfully adopted ordinances of the City and the terms of this Agreement.

7. Permit Fees. CBS will pay any and all published permit, inspection, and related cost-recovery fees of the City consistent with Cal. Gov't Code § 50030.

8. Assignment. Neither this Agreement nor any duties or obligations under this Agreement may be assigned by CBS or District without prior written consent of Daly City, which consent shall

not be unreasonably withheld, delayed or conditioned, provided however, CBS may assign this Agreement to any entity controlled, controlling or under common control with CBS or to the purchaser of all its assets in the market without consent. To the extent Daly City's consent to assignment is required, it will not be unreasonably withheld, delayed or conditioned.

9. Notices. All notices must be in writing and are effective only when deposited in the U.S. Mail, certified and postage prepaid, or when sent via overnight delivery as follows:

If to CBS:	If to District	If to City:
405 Lexington Avenue New York, NY 10174 ATT: General Counsel	San Mateo Count Transit District ATT: Marketing Manager 1250 San Carlos Avenue PO Box 3006 San Carlos, CA 94070-1306	Daly City ATT: City Manager 333 90 th St. Daly City, CA 94015

10. Improvements. All work and entry upon, over, under or along the public rights-of-way must be done under the supervision of CBS and its contractors in a good and skillful manner and must comply with all reasonable standards imposed by the City from time to time. Any and all damage to the rights-of-way resulting from the activities of CBS must be repaired by CBS at no expense to the City, and to the reasonable satisfaction of City. CBS shall utilize contractors licensed in the State of California to accomplish any work. CBS and any of its agents working in the City shall obtain a current City business license. CBS shall be responsible and liable for any and all damages to City's structures of facilities, due directly or indirectly to its occupation and use of City right-of-way pursuant to this Agreement, and shall promptly pay any just claim therefore.

11. Use of Right-of-Way. The City or any authorized public utility service provider shall have the right, without liability, to repair, replace, or install required public service facilities, lines, pipes, conduits, etc. within the public right-of-way/easement.

With any non-emergency work, upon thirty (30) days notice from the City of Daly City, CBS shall remove improvements from the area to allow work on public service facilities. In such an event CBS fails to remove the shelter(s) as requested by the City, the District shall remove the shelter(s) with the provision that CBS shall reimburse any expense to the District. If the improvements are not removed in a timely manner, the City will remove any obstructions at CBS's expense. If CBS doesn't pay within thirty (30) days, the City will seek reimbursement from the District. In that event, CBS will be required to reimburse the District. Any amount due to the District may be deducted by the District to any amounts owed to CBS under the Services Agreement between the District and CBS.

With any emergency work, City will remove any obstructions at CBS's and District's expense, with or without notice, depending on the circumstances. However, City will not be responsible for any damages that may occur.

12. Insurance. District, CBS, and any agent CBS authorized to work upon the Public right-of-way, including any subcontractor, shall be subject to all the applicable terms of this Agreement. At any time during the term of this Agreement, prior to entry upon the Public right-of-way by such agents, District and CBS each shall provide City with satisfactory evidence (e.g., in the form of a Certificate of Insurance) in accordance with the following, which insurance shall remain in effect throughout the longer of the term of such agent's agreement with CBS or the duration of the work being performed hereunder. Prior to the start of the work or entry onto the Public right-of-way, District and CBS agree to procure and maintain, the kinds of insurance described below. It is understood that the District is self insured and by retaining this status the District satisfies the following requirements:

a. Comprehensive General Liability Insurance. District and CBS, and/or their respective contractors and subcontractor, shall provide and maintain general liability and property damage insurance for the period covered by this agreement in the amount of Two Million Dollars (\$2,000,000) per occurrence combined single limit coverage. Such coverage shall include, but not limited to, protection against claims arising from bodily and personal injury including death resulting therefrom, damage to property resulting from activities of District or CBS contemplated under this agreement, and use of owned and non owned automobiles, products and completed operations. Such insurance shall be with insurers qualified to do business in California and shall provide that notice be given to Daly City at least ten (10) days prior to cancellation or material change. The following endorsements shall be attached to the policy:

- (1) Policy shall cover on an "occurrence" basis.
- (2) Policy must cover contractual liability.
- (3) Daly City, its elected officials, agents and employees shall be named as additional insured, and the policy shall stipulate that it will operate as primary insurance and that no other insurance affected by Daly City will be called upon to contribute to any loss suffered by CBS thereunder.

b. Workers' Compensation. District, CBS, and/or their respective contractors, and subcontractors at its own cost and expense, shall carry and maintain statutory Workers' Compensation Insurance within statutory limits and Employer's Liability with limits not less than One Million Dollars (\$1,000,000) with an insurance carrier qualified to do business in California. Daly City shall have no liability whatsoever to the employees of District, CBS, or its contractor, and subcontractors.

c. Additional Insurance Provisions. The liability insurance policies provided by District and CBS shall include ten (10) days written notice to Daly City before cancellation or material change to the above-specified coverage. Said policies shall constitute primary insurance as to Daly City, and its officers, directors, members, elected officials, agents, and employees, so that other insurance policies held by it or its self-insurance programs shall not be required to contribute to any loss covered under District and CBS's insurance policy or policies.

Upon notification of receipt by Daly City of notice of cancellation, major change in coverage of expiration, District and CBS shall file with Daly City a certificate of insurance for all the required new or renewal policy; provided that, coverage under any new or renewal policies shall commence immediately upon termination of the former policy(ies) so that there is no time period during which District and CBS do not carry insurance coverage as required by this paragraph.

Automobile Liability Insurance. CBS, or its Contractor, shall, at its own cost and expense, procure and maintain Automobile Liability insurance providing bodily injury and property damage with a combined single limit of at least Two Million Dollars (\$2,000,000) per occurrence for all owned, non-owned and hired automobiles. Such insurance shall include as an additional insured the City and its officers, employees and agents while acting in such capacity, and their successors or assignees, as they now or as they may hereafter be constituted, singly, jointly or severally.

13. Indemnification. To the fullest extent permitted by law, CBS, for itself, its successors, agents, contractors and employees, hereby agrees to hold harmless, defend and indemnify City, its officers, councilmembers, employees, agents, authorized representatives, or any other persons deemed necessary by any of them acting within the scope of the duties entrusted to them (all of the above hereinafter collectively known as "Indemnitees"), from and against any and all demands, claims, losses, costs, judgments, awards, penalties, fines, damages, injuries (including, without limitation, injury to or death of an employee of CBS or its contractors, subcontractors, or consultants), expenses, and liability of every kind (including, without limitation, incidental damages, court costs, attorneys' fees, litigation expenses, fees of expert consultants or witnesses in litigation, and costs of investigation but excluding consequential damages) (each, a "Claim"), to the extent they arise out of, or relate to the performance of this Agreement by CBS. This indemnification shall survive termination or expiration of this Agreement.

CBS also agrees to defend at its own expense any and all such actions, suits, or claims, with counsel of its choice. If any judgment is rendered against the City or any of the other individuals enumerated above in any action, CBS shall satisfy and discharge the judgment. The duty to indemnify, defend, and hold harmless under this Agreement, and this paragraph specifically, shall survive the City's termination of this Agreement.

Additionally, District, for itself, its successors, agents, contractors and employees, hereby agrees to hold harmless, defend and indemnify City, its officers, councilmembers, employees, agents, authorized representatives, or any other persons deemed necessary by any of them acting within the scope of the duties entrusted to them (all of the above hereinafter collectively known as "Indemnitees"), from and against any and all demands, claims, losses, costs, judgments, awards, penalties, fines, damages, injuries, expenses, and liability of every kind (including, without limitation, incidental damages, court costs, attorneys' fees, litigation expenses, fees of expert consultants or witnesses in litigation, and costs of investigation) (each, a "Claim"), to the extent they arise out of, or relate to, the performance of this Agreement by District. This indemnification shall survive termination or expiration of this Agreement.

14. Commercial Advertising. In compliance with the District's Advertising Policy, CBS will only place commercial advertising and advertising depicting transit operations of the District or

Caltrain on the shelters. Advertising that is excluded pursuant to the District's Advertising Policy will not be placed on the shelters.

15. Attorney's Fees. If any litigation be commenced between CBS and Daly City or the District and Daly City concerning this Agreement, or the rights and duties of either of the parties to this Agreement, the party prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as determined by the court as and for its attorney's fees.

16. Successors. This Agreement shall inure to the benefit of and bind the successors, assigns, agents, and successor entities of the parties.

17. Integration. This Agreement contains the entire Agreement between Daly City, District and CBS concerning the services called for herein and sets forth each party's rights and duties to each other as of this date.

18. Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be valid, void or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

19. Law of California. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written above.

CITY OF DALY CITY

Date: _____

Patricia E. Martel, City Manager

Attest

Date: _____

City Clerk

SAN MATEO COUNTY TRANSIT DISTRICT.

Date: _____

Michael J. Scanlon, General Manger

CBS OUTDOOR, INC.

Date: _____

[Print Name, Title]

[Print Name, Title]

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY, DALY CITY

By: _____
Rose Zimmerman

Exhibit A

A list of all the CBS Outdoor bus shelters that are or will be located in Daly City:

CBS Outdoor plans to install replacement shelters at these SamTrans bus stop locations:

BUS STOP ID	# of Shelters
DC221 Mission St./Evergreen Ave. NB	(1)
DC107 Gellert Blvd./Serramonte Blvd. SB	(1)
DC111 Gellert Blvd./Hickey Blvd. NB	(1)
DC166 John Daly Blvd./Dorchester Dr. EB	(1)
DC169 John Daly Blvd./Lake Merced Blvd. WB	(1)
DC173 John Daly Blvd./Poncetta Dr. EB	(1)
DC170 John Daly Blvd./Mission St. EB	(1)
DC604 Hickey Blvd./Kaiser Medical Center EB	(1)

CBS Outdoor shelters currently installed at these locations:

DC235 Mission St./School St. SB	(1)
DC230 Mission St./East Market St. NB	(1)

Potential/future CBS Outdoor shelter stop locations:

DC48 Brunswick St./Templeton Ave. NB	(1)
DC155 Hillside Blvd./Brunswick St. SB	(1)
DC225 Mission St./Goethe St. SB	(2)
DC406 San Jose Ave./Bepler St. SB	(1)
DC246 Orange St./E. Market St. NB	(1)
DC164 Hoffman St./Lausanne Ave. EB	(1)
DC519 Edgeworth Ave./90th St. SB	(1)
DC518 Edgeworth Ave./90th St. NB	(1)
DC267 Serramonte Blvd./Kent Ct. WB	(1)
DC194 Lake Merced Blvd./Southgate Ave. NB	(1)
DC528 Lake Merced Blvd./Westlake Park SB	(1)
DC168 John Daly Blvd./Lake Merced Blvd. EB	(1)
DC172 John Daly Blvd./Park Plaza Dr. EB	(1)
DC252 San Fernando Way/Seton Medical Center NB	(1)
DC209 Seton Medical Center/Main Entrance SB	(1)

DC310	Southgate Ave./Lake Merced Blvd.	WB	(1)
DC311	Southgate Ave./Lakeshire Dr.	WB	(1)
DC327	Southgate Ave./El Dorado Dr.	EB	(1)
DC511	Southgate Ave./Sullivan Ave.	WB	(1)
DC347	Sullivan Ave./Southgate Ave.	NB	(1)

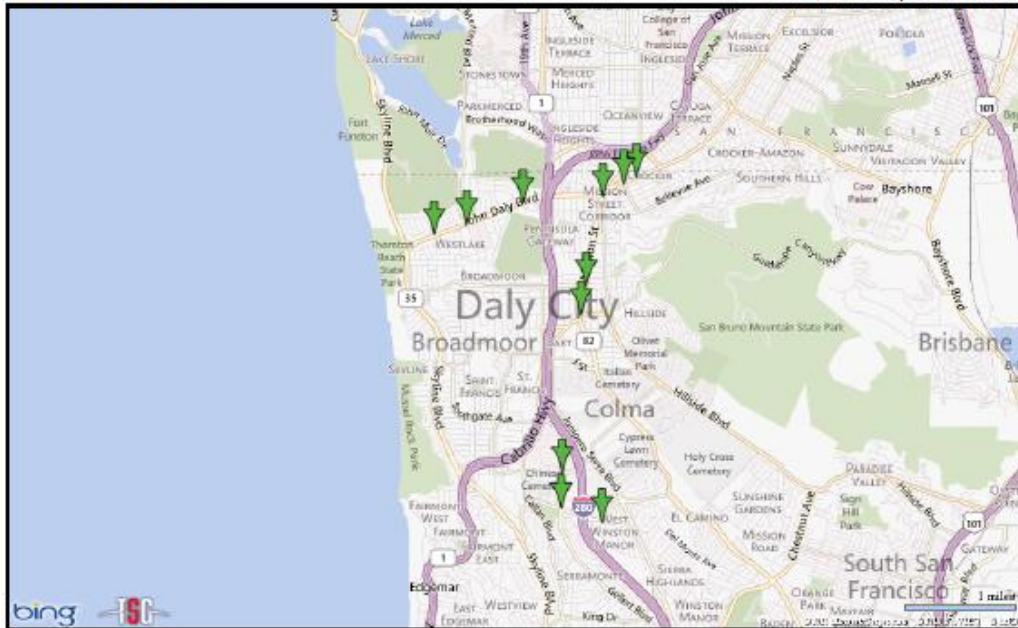
CBS Outdoor shelter currently installed in San Francisco and solely a CBS Outdoor responsibility:

Mission St./Flournoy St.	EB	(1)
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CBS Location Map

Current and Proposed Shelters

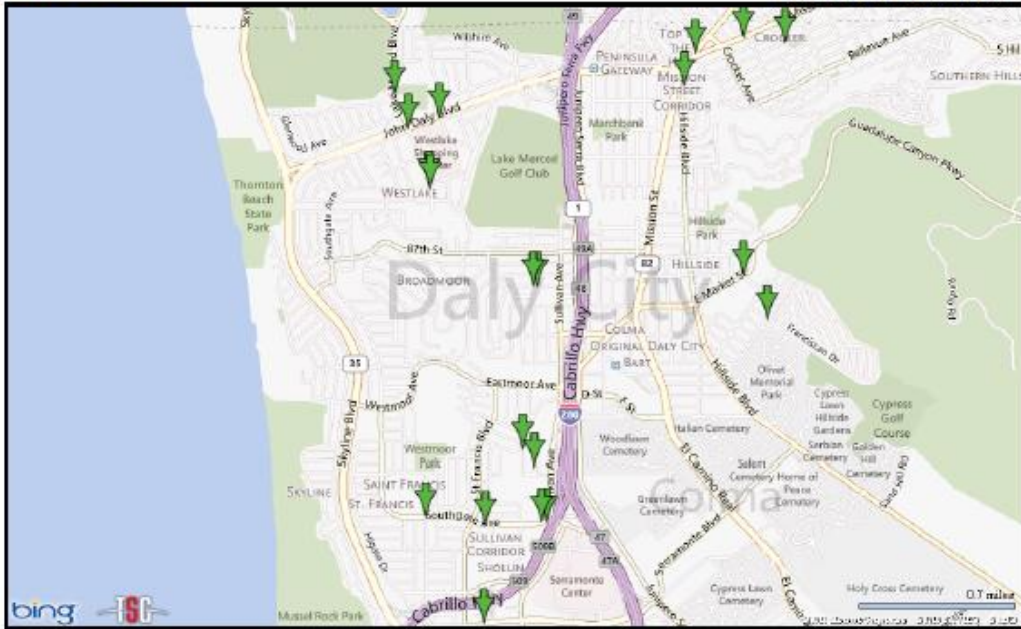


Icon	#	Unit	Location Description	Media	Market
	DC221		Mission St./Evergreen Ave. NB		
	DC107		Gellert Blvd./Serramonte Blvd. SB		
	DC111		Gellert Blvd./Hickey Blvd. NB		
	DC166		John Daly Blvd./Dorchester Dr. EB		
	DC169		John Daly Blvd./Lake Merced Blvd. WB		
	DC173		John Daly Blvd./Poncetta Dr. EB		
	DC170		John Daly Blvd./Mission St. EB		
	DC604		Hickey Blvd./Kaiser Medical Center EB		
	DC235		Mission St./School St. SB (current)		
	DC230		Mission St./East Market St. NB (current)		
			Mission St./Flornoy St. EB (CBS/Daly City agreement only)		



CBS Location Map

Potential and Future Shelters



Icon	#	Unit	Location Description	Media	Market
		DC48	Brunswick St./Templeton Ave. NB		
		DC155	Hillside Blvd./Brunswick St. SB		
		DC225	Mission St./Goethe St. SB		
		DC406	San Jose Ave./Bepler St. SB		
		DC246	Orange St./E. Market St. NB		
		DC164	Hoffman St./Lausanne Ave. EB		
		DC519	Edgeworth Ave./90th St. SB		
		DC518	Edgeworth Ave./90th St. NB		
		DC267	Serramonte Blvd./Kent Ct. WB		
		DC194	Lake Merced Blvd./Southgate Ave. NB		
		DC528	Lake Merced Blvd./Westlake Park SB		
		DC168	John Daly Blvd./Lake Merced Blvd. EB		
		DC172	John Daly Blvd./Park Plaza Dr. EB		
		DC252	San Fernando Way/Seton Medical Center NB		
		DC209	Seton Medical Center/Main Entrance SB		
		DC310	Southgate Ave./Lake Merced Blvd. WB		
		DC311	Southgate Ave./Lakeshire Dr. WB		
		DC327	Southgate Ave./El Dorado Dr. EB		
		DC511	Southgate Ave./Sullivan Ave. WB		
		DC347	Sullivan Ave./Southgate Ave. NB		



City Council Agenda Report

Item # _____

Meeting Date: April 23, 2012

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, May 14, 2012 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: April 23, 2012

Subject: Authorization to Solicit Bids for 2012-13 Street Resurfacing

Recommended Action

Staff recommends that the City Council affirm the CEQA determination of categorical exemption, approve the design documents, and authorize the construction bid invitation for the 2012-13 Street Resurfacing project. Staff further recommends that the City Council authorize the resurfacing of additional streets utilizing Proposition 1B funding.

Background

In November 2006, California voters passed Proposition 1B allowing the State to sell \$19.9 billion in general obligation bonds for State and local transportation improvement projects to relieve congestion, reduce further roadway pavement deterioration, improve traffic flows, or increase the safety and security of the transportation system. The City was allocated \$1,578,210.87 for its share of Proposition 1B funds from the 2009-10 appropriations based on population. The City's allocation would fund two separate projects: Street Resurfacing 2011 and Street Resurfacing 2012-13. Proposition 1B funds must be expended by the end of the 2012-13 Fiscal Year. Approximately half of the Proposition 1B funds have been expended to date with the construction of Street Resurfacing project 2011.

The 2012-13 Street Resurfacing project includes base failure repair and asphalt concrete (AC) overlay of approximately 2.3 miles of City streets as shown on the attached location map. The streets to be overlaid were selected by a comprehensive evaluation through the City's Pavement Management Program, recommendations from the Street Maintenance Division, fund availability and coordination with other planned projects of the City and utility companies to avoid immediate excavation in the newly rehabilitated streets.

Discussion

The AC overlay process entails full depth repair of failed asphalt road sections, surface grinding, and overlay with new AC. The AC grindings from the streets to be overlaid will be recycled at a recycling facility or another location such as unimproved access road surfacing in the Mussel Rock landfill site.

Construction of 2012-13 Street Resurfacing project will be coordinated with the construction of the City's Citywide Accessibility Improvements project, which is scheduled for construction starting in June 2012. Prior to the resurfacing work, the Citywide Accessibility Improvements project will install or upgrade a majority of the wheelchair access ramps at various intersections within the paving limits of 2012-2013 Street Resurfacing project, as required by the Americans with Disabilities Act (ADA). The 2012-13 Street Resurfacing project will install some wheelchair access ramps at various intersections not included in the Citywide Accessibility Improvements project.

As required by Proposition 1B, staff is seeking approval from City Council to include additional project streets not proposed at the time of funding application. This authorization is being requested because Staff anticipates Proposition 1B funds may be remaining due to the availability of alternate funding sources for the installation and upgrade of curb ramps. Remaining funds can be utilized to resurface additional streets.

Sections of the following streets are currently requested for resurfacing in addition to those proposed at the time of funding application: the Bepler Street side alley, the 91st Street parking lane, West Market Street, Zita Manor, St. Michaels Court, St. Marks Court, St. James Court, and Higate Drive. There are sufficient Gas Tax funds in the project account to fund work not funded with Proposition 1B funding.

The construction contract is anticipated to be awarded at the City Council meeting on July 23, 2012. If the project contract is awarded construction activity is anticipated to start in August 2012 and be substantially completed in October 2012.

The project has been determined to be categorically exempt under Section 15301c, "Repair and Maintenance of Existing Streets," of the CEQA guidelines.

Fiscal Impact

The construction cost for the project is estimated to be \$1,360,000, including contingency and construction inspection. Adequate funds are available for the project in the FY 2012-13 Gas Tax project Account 17-312-617 which includes the remaining Proposition 1B funds.

Summary/Conclusion

Staff recommends that the City Council affirm the CEQA finding, approve the project design documents, and authorize construction bid invitation for the 2012-13 Street Resurfacing project. Staff further recommends that the City Council authorize staff to resurface additional streets in addition to those streets originally proposed to be rehabilitated utilizing Proposition 1B funding.

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

Respectfully submitted,

Hae Won Ritchie

Hae Won Ritchie
Civil Engineering Associate

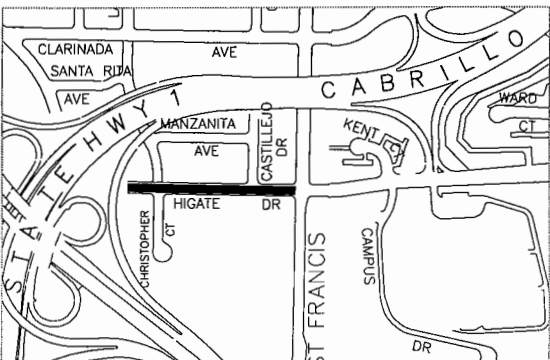
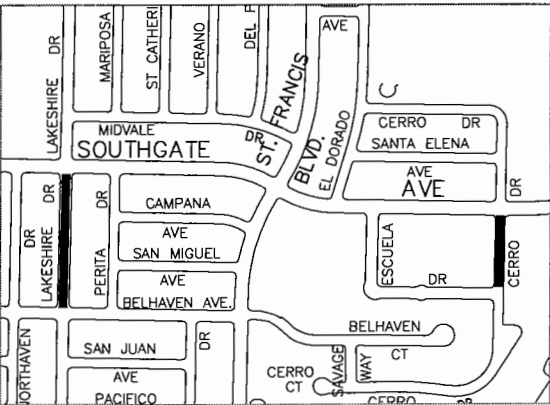
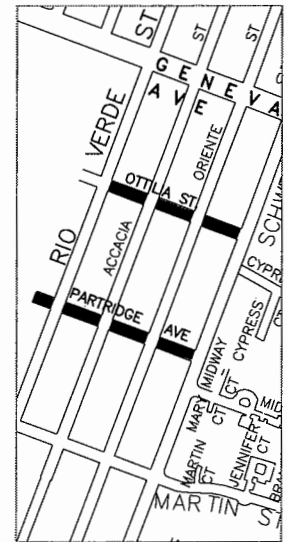
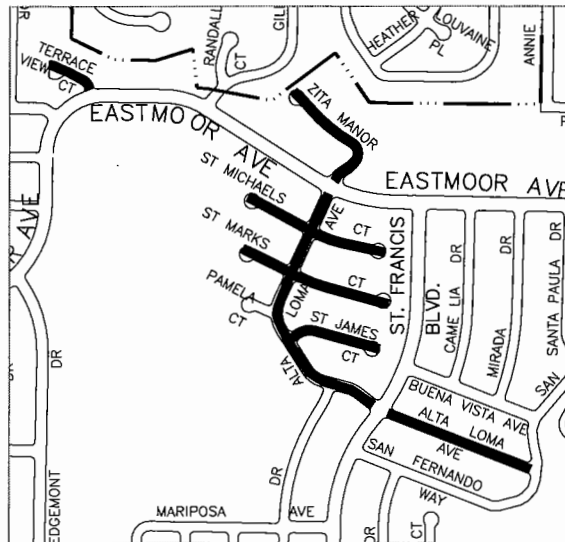
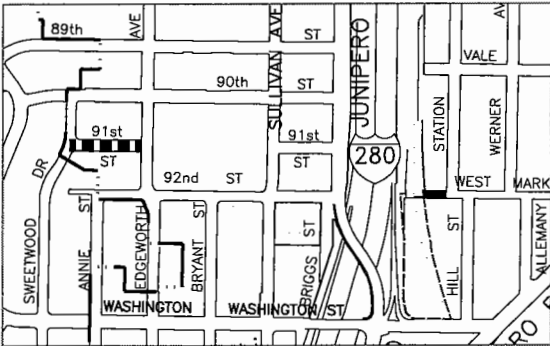
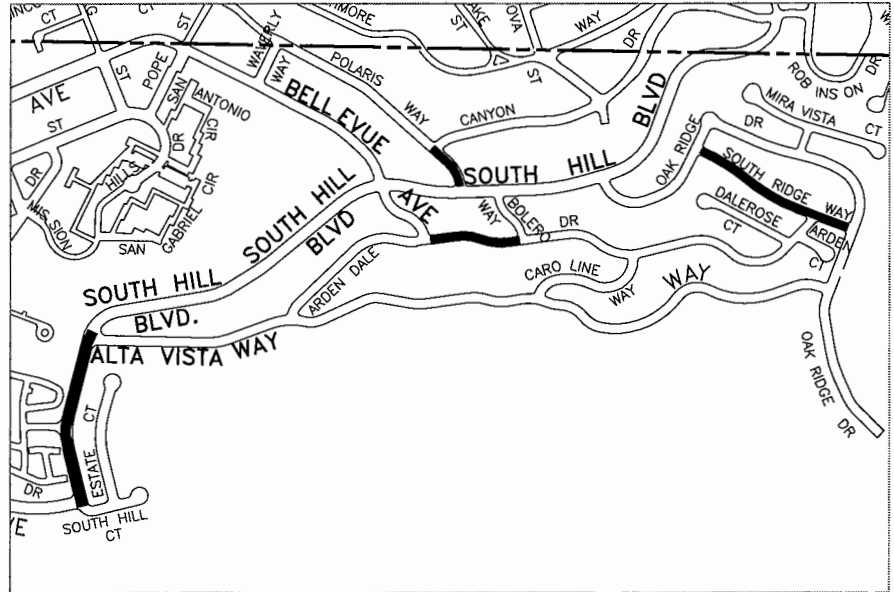
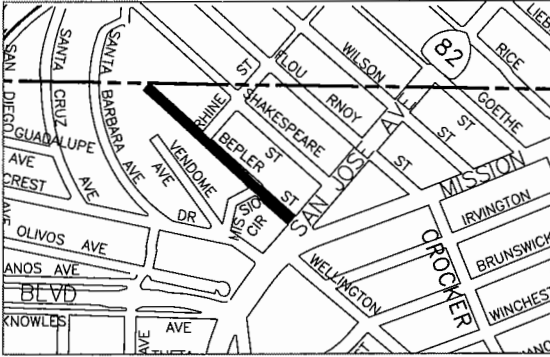
John L. Fuller

John L. Fuller
Director of Public Works

Attachments: 2012-13 Street Resurfacing Location Map

CITY OF DALY CITY
SAN MATEO COUNTY, CALIFORNIA

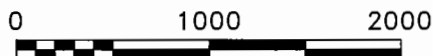
PROJECT MAP FOR CONSTRUCTION OF
2012-13 STREET RESURFACING



———— STREET RESURFACING
..... PARKING LANES ONLY



SCALE IN FEET





City Council Agenda Report

Item # _____

Meeting Date: April 23, 2012

Subject: Authorization to Solicit Bids for 2012-13 Street Slurry Seal and Cape Seal (Crocker and Hillside) Project

Recommended Action

Staff recommends that the City Council affirm the CEQA determination of a categorical exemption, approve the design documents, and authorize the construction bid invitation for the 2012-13 Street Slurry Seal and Cape Seal (Crocker and Hillside) project.

Background

Since 1998, Daly City Public Works has undertaken a comprehensive street pavement preventative maintenance program. The “cornerstone” of this program is an annual Street Slurry Seal Project as the single most cost effective means to preserve a pavement’s condition and thereby reduce long term pavement operations and maintenance cost. Street slurry sealing and cape sealing replaces fine aggregate stripped from the pavement surface, reduces water penetration in the roadway base and thereby reduces base failures and the resultant damage that is much more costly to repair. Selection of streets to be surface sealed are based on several factors including the City’s Seven Year Master Plan, the City’s computer based Pavement Management System recommendations, visual observation of streets and other adjacent or associated work such as utility repairs and bike lane installations.

Discussion

This year’s program includes the Crocker and Hillside neighborhoods. A copy of the plan showing the streets included in this year’s project is attached. The project bid solicitation includes slurry sealing and cape sealing approximately 16.6 miles of City streets, as shown on the attached plan.

The project has been determined to be categorically exempt under Section 15301c, “Existing Facilities.” The construction contract award is scheduled for the City Council meeting in June 2012. Construction is anticipated to start in July 2012 and be completed by September 2012. The project requires closure of residential streets on the day of scheduled work, which will result in a temporary loss of parking and access on that day. Heavily traveled collector and arterial streets are prohibited from complete closure and the contractor is required, at a minimum, to maintain one lane of traffic in both directions to provide access at all times. Staff recognizes the inconvenience of the street maintenance work to the public and continually strives to improve the public outreach efforts from previous years.

A notification letter will be sent to the residents affected by the slurry seal and cape seal work once the construction contract is awarded approximately 30 days before the start of construction. Additionally, the contractor will be required to hand deliver a communiqué to the residents three (3) days prior to the scheduled application of a slurry seal or cape seal on the residents’ particular street. Parking restrictions will be coordinated with the scheduled street sweeping and waste collection schedules. The contractor is required to schedule his work to allow street opening by

5:00 p.m. A project website will be created that will allow residents to check on the status of the project and better anticipate the contractor's work schedule.

Five schools have been identified as being in the project area. The school year is scheduled to conclude at these schools on June 10 and recommence the third week of August. Work on the streets that provide access to these schools will not be allowed to commence before June 10 and will be required to end by August 10 prior to schools reopening in order to prevent, or limit, impacts to school activities.

Fiscal Impact

The construction cost for the project is estimated to be \$1,114,000, including contingency and construction inspection. Adequate funds are available for the project in the FY 2012-13 Gas Tax project Account 17-312-618.

Summary/Conclusion

Staff recommends that the City Council affirm the CEQA finding, approve the project design documents, and authorize construction bid invitation for the 2012-13 Street Slurry Seal and Cape Seal (Crocker and Hillside) project.

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

Respectfully submitted,



Shirley Chan
Traffic Engineer

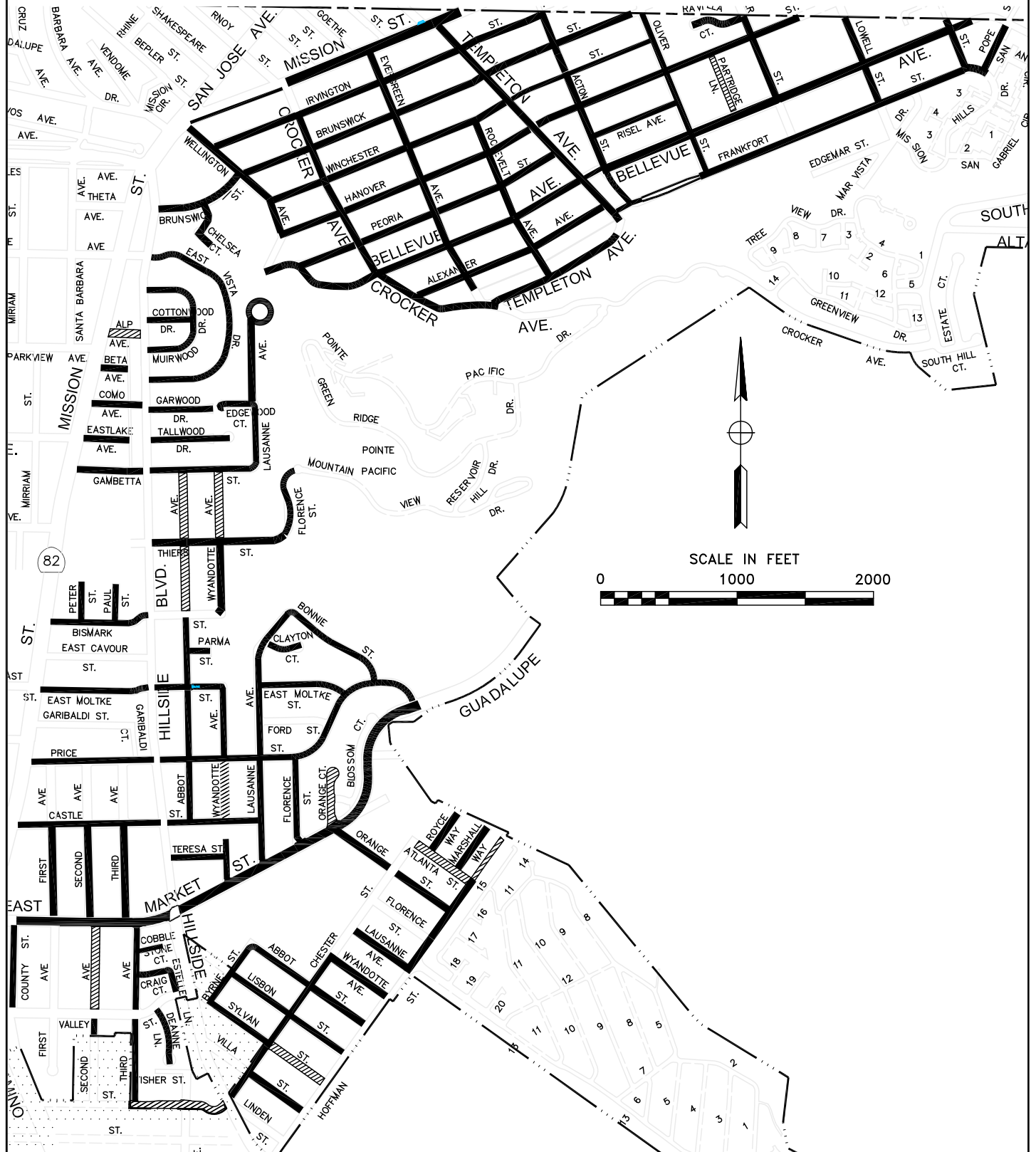


John L. Fuller
Director of Public Works

Attachments: Location Map

CITY OF DALY CITY
SAN MATEO COUNTY, CALIFORNIA

PROJECT PLANS FOR CONSTRUCTION OF
**2012-13 STREET SLURRY SEAL AND CAPE SEAL
(CROCKER AND HILLSIDE)**





City Council Meeting Agenda Report

Item # _____

Meeting Date: April 23, 2012

Subject: Consideration of a Resolution in Support of Measure Y - a \$48 Parcel Tax to be Levied for Four Years to Benefit the Jefferson Union High School District

Proposed Action

The City Council is being requested by the Board of Trustees of the Jefferson Union High School District to consider a resolution expressing support for Measure Y, a measure that would levy a local parcel tax to support the high school district.

Background

Measure Y would establish an education parcel tax for a period of four years, starting July 1, 2012, at a rate of \$48 per year on each parcel located within the Jefferson Union High School District. The primary purpose for the parcel tax is to create a dedicated revenue source for the school district that cannot be taken away by the State of California for other purposes. Specifically, the Jefferson Union High School District proposes to use the revenue generated by the parcel tax to enhance math, science, reading and writing skills programs while providing career training, college preparation and computer instruction. Funds generated by the tax could also be used to attract and retain teachers. The measure does have a provision that would exempt senior citizens and recipients of Supplemental Security Income (SSI).

Fiscal Impact

No fiscal impact for the City.

Summary/Conclusion

Measure Y requires a two-thirds approval from the voters in the June 5, 2012 election in order to pass. If the measure does secure the necessary votes, the \$48 parcel tax would be levied at the start of Fiscal Year 2012-13 and continue for a total of four years. All of the funds generated by the parcel tax will be used to directly support the five high schools in the Jefferson Union High School District - Jefferson, Oceana, Terra Nova, Westmoor and Thornton. No funds generated by the parcel tax can be used for salaries of school administrators.

A Citizens' Oversight Committee will monitor the expenditures of the parcel tax revenue. The committee will report its findings on an annual basis to both the Jefferson Union High School Board of Trustees and the community.

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

Respectfully submitted,

Patricia E. Martel
City Manager

Attachments: Draft Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY SUPPORTING
MEASURE Y – A \$48 PARCEL TAX TO BE LEVIED FOR FOUR YEARS TO BENEFIT
THE JEFFERSON UNION HIGH SCHOOL DISTRICT

WHEREAS, the Jefferson Union High School District (JUHSD) is devoted to providing high quality public education for local high school students that prepares them for college and high-paying careers; and

WHEREAS, student achievement and test scores have increased significantly in recent years and three of the district's high schools are California Distinguished Schools; and

WHEREAS, the state has cut \$3.4 million from JUHSD high schools since 2008, causing reductions to academic programs; and

WHEREAS, JUHSD has already made deep cuts and budget reductions and therefore steps must be taken to help prevent future cuts to critical academic programs and educational staff; and

WHEREAS, JUHSD needs a local source of revenue that cannot be taken away by the State to continue to provide quality education for local high school students; and

WHEREAS, Measure Y will provide locally controlled funding to protect quality education in the JUHSD schools by:

- Enhancing math, science, reading, and writing programs
- Attracting and retaining qualified teachers
- Preparing students for college and high-tech 21st century careers
- Supporting educationally at-risk students to keep them on the right track; and

WHEREAS, Measure Y includes fiscal accountability provisions and independent citizens' oversight that will ensure every penny will stay in our community to support quality education; and

WHEREAS, quality local schools keep our community a great place to live and protect property values for all of us, even residents without children in our schools; and

WHEREAS, Measure Y requires two-thirds voter approval in order to pass, and we urge voters to support Measure Y to ensure local high school students receive the top quality education they deserve and our community expects.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Daly City does hereby support Measure Y on the June 5, 2012 ballot.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a regular meeting thereof held on the 23rd day of April, 2012 by the following vote of the members thereof:

AYES, and in favor thereof, 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: April 23, 2012

Subject: Approval of Westlake Park Facility Use Agreement Between the City and the United States Golf Association During the U.S. Open, June 11-18, 2012

Recommended Action

It is recommended that the Council authorize the City Manager to execute a Use Agreement between the City and the United States Golf Association (USGA) for the exclusive use of Westlake Park facilities during the U.S. Open, June 11-18, 2012.

Background/Discussion

The U.S. Open will be held on June 11-18, 2012 at the Olympic Club. The last time the U.S. Open was held at this location was 1998. It is anticipated that as many as 45,000 spectators per day will be in attendance for the prestigious 2012 U.S. Open.

To accommodate parking needs for USGA staff and tournament workers, the USGA is requesting exclusive use of the Westlake Park facility for this purpose. In addition, Westlake Park will serve as a drop-off and pick-up location for taxis and limousines bringing spectators to the event.

The USGA has hired Country Club Services (CCS), a parking and transportation management company, to handle ingress, egress, traffic control and circulation during the event.

Due to the nature of the high volume taxi and limousine services anticipated, it will be necessary to close the Doelger Senior Center during the week of the U.S. Open. Recreation and Library Services Administration staff will also have limited access to the Doelger Center during this period. As a result of the closure, the City will experience a loss of revenue and program use for the duration of the U.S. Open.

Fiscal Impact

In recognition of the exclusive use of Westlake Park during the U.S. Open, the attached Use Agreement requires the USGA to provide payment to the City of \$4,887.50 per day or a total of \$34,212.50 for seven days use. Should the U.S. Open require sudden death play on June 18, an additional payment of \$4,887.50 will be required.

To offset the loss of use and revenue for the Doelger Senior Center and related programs, the USGA will pay the City a total \$7,500. In total, the USGA will be paying nearly \$42,000 for the use of Westlake Park during the U.S. Open.

City Council Agenda Report

**Subject: Approval of Westlake Park Facility Use Agreement Between the City and the
United States Golf Association During the U.S. Open, June 11-18, 2012**

Page 2 of 2

Summary/Conclusion

To support the success of the 2012 U.S. Open, the City is making Westlake Park available to the USGA for parking and taxicab/limousine drop-off and pick-up. To offset the loss of revenue, the USGA will pay for use of the facility for the duration of the U.S. Open. All required traffic control and management will be the responsibility of Country Club Services. The Use Agreement requires both the USGA and CCS to name the City as an additional insured during the use of Westlake Park.

It is recommended that the Council approve the attached agreement and authorize the City Manager to execute this document.

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

Respectfully submitted,

A handwritten signature in black ink, reading "Patricia E. Martel". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Patricia E. Martel
City Manager

Attachment: Use Agreement

USE AGREEMENT

THIS USE AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2011 by and between United States Golf Association ("USGA") USGA and the City of Daly City ("Daly City").

BACKGROUND

A. Daly City presently controls the parking lot located at Westlake Park in Daly City, California (the "Lot").

B. USGA desires to utilize the Lot for parking and shuttle and taxi services for The U.S. Open to be held June 11-17, 2012 ("Event") at the Olympic Club in San Francisco, California.

C. Daly City has the authority to contract for USGA's use of the Lot.

D. Daly City and USGA desire to enter into this Agreement to set forth the agreement between the parties in connection with USGA's use of the Lot and Transportation, including taxi and shuttle services for the Event. (See Attachment "A")

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, USGA and Daly City agree as follows:

1. **TERM.** The term of this Agreement shall be for a period commencing upon execution of this Agreement and continuing until June 18, 2012; provided, however, that each party shall be obligated to fulfill its obligation which are accrued but unpaid or not performed as of the date of termination.

2. **DALY CITY OBLIGATIONS.** Daly City hereby covenants and agrees with USGA that:

(a) **Exclusive Use.** Daly City shall make two hundred fifty (250) asphalt parking spots and three hundred twenty-five (325) grass parking spots in the Lot available to USGA for parking vehicles for Event spectators each day during the Event, regardless of whether such spots are actually used by USGA on each such day. USGA acknowledges that the Lot may also be used for parking up to Fifty (50) Daly City Water Department vehicles during such time. Daly City shall ensure that no other parties interfere with USGA's exclusive use thereof during the Event.

(b) ***Prior & Subsequent Use.*** Daly City shall also provide USGA access to the Lot on mutually agreed dates preceding and following the Event so that USGA may prepare the Lot for the Event and clean-up following the Event. USGA will coordinate with Daly City regarding such prior and subsequent use. Specifically, USGA shall have non-exclusive use from June 9-10, 2012 for the purposes of preparing the Lot for the Event.

(c) ***Modification.*** Daly City shall permit USGA to rope and/or fence (chain or barricade) the Lot and to direct the parking of cars on the Lot as more fully set forth in Section 3. Daly City shall also permit USGA to erect shade canopies (either 10'x10' or 20'x20'), restroom, storage and office facilities, and/or place signage (including flagpoles, banners, directional signs and traffic cones) on the Lot as USGA deems appropriate. USGA shall be solely responsible for configuring the Lot for use during the Event.

(d) ***Event Access.*** Daly City shall permit USGA to retain the services of a car parking service to park vehicles during the Event, as USGA deems appropriate. Daly City shall also permit USGA to retain the services of a transportation management company to provide shuttle and taxi services to and from the Lot to the Event. Any such service shall be at USGA's sole expense. USGA shall be solely responsible for determining and granting access to the Lot during the Event.

(e) ***Maintenance.*** Other than as specifically set forth above, USGA accepts the Lot in its present condition, and Daly City agrees to maintain the Lot in its present condition and in good repair, normal wear and tear excepted, during the Term of this Agreement.

3. USGA OBLIGATIONS.

(a) ***Expenses.*** Except as otherwise specifically set forth herein, USGA shall be responsible for all expenses associated with USGA's use and operation of the Lot pursuant to Section 2 above (e.g., installation and removal of any and all ropes, barricades, restroom facilities, signage, etc.). Any material modification of the Lot in preparation for the Event shall be subject to the prior reasonable approval of Daly City.

(b) ***Insurance.*** USGA shall properly insure the Lot as part of USGA's liability policy for the Event, which will include commercial general liability insurance covering claims for injuries to people or damage to property. Upon request and approval by Daly City, USGA shall provide Daly City a certificate of insurance evidencing such coverage and an endorsement naming the City as an additional insured.

(c) ***Permits/Licenses.*** USGA shall be responsible for obtaining all government assistance and approvals necessary to use the Lot as contemplated herein and such use will be in accordance with all applicable laws and regulations. Daly City agrees to assist USGA in such matters upon reasonable request of USGA.

(d) *Staffing/Use.*

(i) *Security/Collection of Fees.* At its sole expense, USGA shall provide all security and parking management staff for the Lot during the Event. USGA shall be solely responsible for collecting a fee, if any, as USGA deems appropriate from each vehicle parked in the Lot during the Event and shall retain any and all proceeds from such fees.

(ii) *Trash.* At its sole expense, USGA shall ensure the Lot has adequate trash receptacles and that such receptacles are emptied on a daily basis during the Event.

(e) *Access.* USGA shall be solely responsible for determining and granting access to the Lot during the Event, including authorized Event personnel, emergency services personnel (e.g., police, fire and medical), and persons holding valid admission badges, tickets or passes issued by USGA.

(f) *Restoration.* USGA agrees that all temporary signage, barricades, restroom facilities, etc. used for the Event will be erected in a manner that will not permanently damage the Lot. USGA shall be responsible for ensuring that the Lot remains in good repair during the Term of this Agreement and will return the Lot no later than June 18, 2012 to its condition prior to the Event, with normal wear and tear associated with such activity expected. Daly City acknowledges and agrees that USGA may obtain a video tape of the Lot preceding the Event and following the Event to be used in the determination of the scope of damage, if any, to the Lot caused by the Event.

(g) *Parking and Transportation Vendor.* USGA will be retaining the services of Country Club Services for all parking and transportation during the Event. USGA will ensure that Country Club Services shall be responsible for all traffic management during the Event, including but not limited to, providing adequate egress/ingress, circulation control, as well as cooperating with the Daly City Police Department on any and all traffic related issues during the Event. Country Club Services shall name the City of Daly City as an additional insured during the Event, and such endorsement shall be provided to the City Attorney's Office for approval prior to operating during the Event.

4. CONSIDERATION. In consideration of the rights and benefits to USGA hereunder, USGA shall provide Daly City:

Eight and 50/100 Dollars (\$8.50) per spot per day for the five hundred seventy-five parking spots, totaling Four Thousand Eight Hundred Eighty-Seven and 50/100 (\$4,887.50) per day total.

Seventy Thousand Five Hundred Dollars (\$7,500.00) to compensate the City for revenue

loss associated with the closure of the Doelger Senior Center facility and related Senior Programs, during the term of the Event.

The above amounts include all applicable taxes, and USGA shall remit payment to Daly City as follows: fifty percent (50%) upon signature of this Agreement by the parties and fifty percent (50%) on or before June 11, 2012.

5. INDEMNIFICATION. Daly City shall indemnify and hold USGA harmless from any and all loss and liability on account of any damages or injury and from all liens, claims and demands caused by any willful acts or omissions or the negligence of Daly City in connection with the operation and use of the Lot by USGA, the performance by Daly City of its obligations hereunder or from the breach by Daly City of any obligation hereunder, but Daly City shall not be liable for damage or injury occasioned by failure of USGA to comply with obligations hereunder or by reason of negligence of USGA, its agents or employees. USGA shall indemnify and hold Daly City harmless from all loss or liability whatsoever, on account of any damages or injury, claims and demands arising out of negligent acts or omissions of USGA hereunder, its agents or employees.

6. INSURANCE. USGA shall obtain and secure throughout the Term commercial general liability insurance, auto insurance and applicable workers' compensation and employer's liability insurance. The commercial general liability and auto insurance shall have limits of at least One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate. Employer's liability and workers' compensation shall have minimum statutory limits. USGA shall add Daly City as an additional insured to the commercial general liability policy and shall present a certificate of insurance evidencing such coverage to Daly City as set forth in Section 3(b), as well an additional insured endorsement.

7. MISCELLANEOUS.

(a) ***Governing Law.*** This Agreement is to be governed by and interpreted in accordance with the laws of the State of California, United States of America.

(b) ***Entire Agreement.*** This Agreement constitutes the entire agreement between the parties and supersedes any prior understanding or agreement among them respecting the subject matter hereof. There are no representations, arrangements, understandings or agreements, oral or written, among the parties hereto relating to the subject matter of this Agreement except those fully expressed herein and each party agrees that it has not relied on and is not entitled to rely on any statements, promises or representations other than those set forth herein in entering into this Agreement. This Agreement may not be modified or amended except by the mutual written agreement of the parties.

(c) ***Assignment.*** The provisions hereof shall inure to the benefit, and be binding upon the successors, legal representatives and assigns, of the parties hereto; provided,

however, that neither party may assign any of its rights or obligations under this Agreement without the prior written consent of the other party, which shall not be unreasonably withheld; provided further, however, that, notwithstanding the foregoing, USGA may assign this Agreement to an affiliated entity or subsidiary for tax planning purposes without prior notice or approval of Daly City.

(d) **Confidentiality.** Each party acknowledges that it may have access to certain trade secrets and other non-public confidential information of the other during and in connection with its performance of services and/or obligations hereunder ("**Confidential Information**"), and hereby agrees not to disclose any Confidential Information to any third party and not to use any such Confidential Information for any purpose other than performance pursuant to this Agreement. All such Confidential Information and trade secrets are and shall remain the exclusive property of the disclosing party and no license shall be granted or implied with respect to such Confidential Information or trade secrets by reason of the other party's access to the same in connection with its performance of services or obligations hereunder. The parties' foregoing agreement of non-use and nondisclosure shall survive any termination or expiration of this Agreement and shall continue in full force and effect for a period of three (3) years from the date of expiration or termination hereof unless the Confidential Information constitutes a "trade secret" under applicable law, in which case the obligations shall survive for as long as provided for under applicable law. Confidential Information shall not include information in the public domain or information which a party acquires from a third party who provides the same without violating any obligation of confidentiality or nondisclosure. Furthermore, it shall not be deemed to be a violation of this provision for a party to disclose any Confidential Information to a judicial or governmental authority compelling such disclosure by appropriate order provided that the party receiving any such order shall provide the other party with notice at the earliest practicable moment to permit the other party to seek appropriate protective orders.

(e) **Limitation of Liability.** In no event shall either party be liable for special, incidental, punitive or consequential damages arising out of this Agreement.

(f) **Waiver.** Any waiver by either party of a breach of any provision of this Agreement shall not operate as or be construed to be a waiver of any other breach of such provision of this Agreement. Any waiver must be in writing and signed by the party against whom the waiver is sought.

(g) **Invalidity.** The determination that any provision of this Agreement is invalid or unenforceable shall not invalidate this Agreement, and this Agreement shall be construed and performed in all respects as if such invalid or unenforceable provisions were omitted insofar as the primary purpose of this Agreement is not frustrated.

(h) **Notices.** All notices, demands, requests or other communications relating to this Agreement shall be in writing and shall be mailed, first class, or transmitted by hand delivery, overnight delivery service, or telecopy (with acknowledgment of receipt), addressed as set forth below. Notice will be deemed effective as of the date of receipt, if sent by hand delivery, overnight delivery or facsimile, and five (5) calendar days following posting if sent by mail.

If to Daly City: City of Daly City
333 90th Street
Daly City, California 94015, USA
Attn: Patricia Martel, City Manager

If to USGA: United States Golf Association
P.O. Box 708
Far Hills, NJ 07931, USA
Attn: Mike Butz, Deputy Executive Director

(i) **Relationship of the Parties.** The parties agree that this Agreement does not and shall not be construed as or constitute an agency, partnership or joint venture, or other fiduciary or confidential relationship between USGA and Daly City.

(j) **Inurement.** This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective heirs, executors, administrators, personal representatives and/or successors.

(k) **Counterparts.** This Agreement may be executed in any number of counterparts, including facsimile, and each counterpart shall be deemed an original.

(l) **Sophistication of the Parties.** Each party to this Agreement represents that it is a sophisticated commercial party capable of understanding all of the terms of this Agreement, that it has had an opportunity to review this Agreement with its counsel, and that it enters this Agreement with full knowledge of the terms of the Agreement. This Agreement shall be fairly interpreted in accordance with its terms and without any strict construction in favor of or against either party. No ambiguity or omission shall be construed or resolved against either party on grounds that this Agreement or any provision thereof was drafted or proposed by such party.

(m) **Attorneys' Fees.** In any action related to this Agreement, the prevailing party may be entitled to recover from the other the prevailing party's costs, including reasonable attorneys' fees, whether such fees and costs be incurred at trial, on appeal or otherwise.

(n) **Exhibits.** The parties agree that all Exhibits to the Agreement are hereby incorporated into and shall form an integral part of this Agreement.

(o) ***Force Majeure /Cancellation.*** The term "Force Majeure" shall mean acts of God, earthquakes, blizzards, tornadoes, hurricanes, fire, flood, malicious mischief, insurrection, riots, labor disturbances, public enemy, war, landslides, explosions, epidemics, compliance with any order, ruling, injunction or decree by any court, tribunal or judicial authority of competent jurisdiction and any other similar circumstances beyond the reasonable control of a party. Each party acknowledges and agrees that USGA shall have the right to cancel or reschedule the Event as a result of a Force Majeure event. In such event, (i) USGA shall not be responsible to reimburse any expenses of Daly City in connection with such cancellation or rescheduling and (ii) if the Event is rescheduled, Daly City shall cooperate with USGA in use of the Lot during the rescheduled dates at USGA's sole expense.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the date and year first above written.

CITY OF DALY CITY

By: _____

Name: _____

Title: _____

UNITED STATES GOLF ASSOCIATION

By: _____

Name: _____

Title: _____

Westlake Park Overview

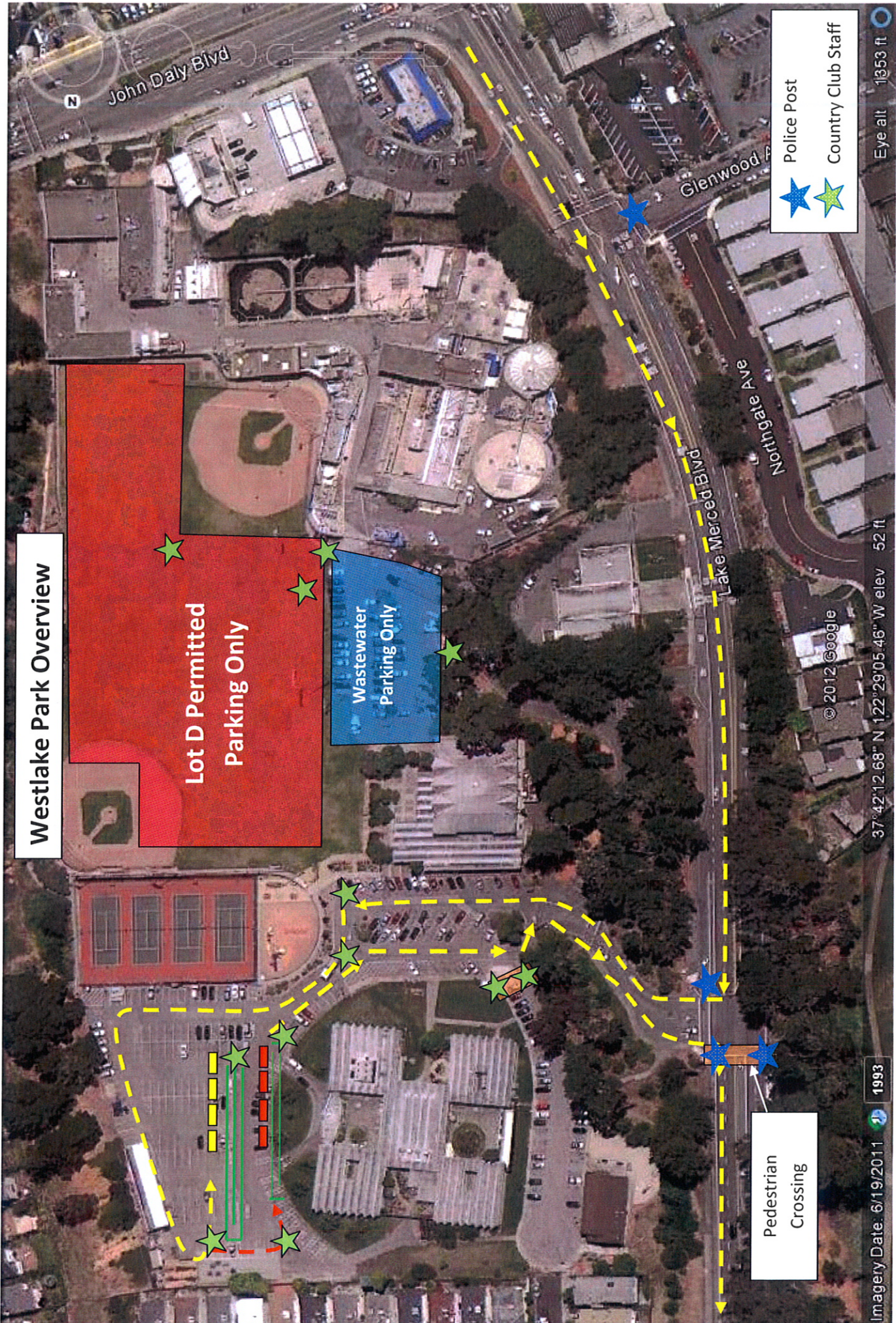
Lot D Permitted
Parking Only

Wastewater
Parking Only

Pedestrian
Crossing

Police Post
Country Club Staff

Imagery Date: 6/19/2011 1993 Eye alt 1353 ft





City Council Meeting Agenda Report

Item # _____

Meeting Date: April 23, 2012

Subject: Approval of Doelger Art Center Facility Use Agreement Between the City and the United States Golf Association During the U.S. Open, June 11-18, 2012

Recommended Action

It is recommended that the City Council authorize the City Manager to execute a Use Agreement between the City and the United States Golf Association (USGA) for exclusive use of the Doelger Art Center for parking and access to the Olympic Club during the U.S. Open, June 11-18, 2012.

Background/Discussion

The U.S. Open will be held on June 11-18, 2012 at the Olympic Club. The last time the U.S. Open was held at this location was 1998. It is anticipated that as many as 45,000 spectators per day will be in attendance for the prestigious 2012 U.S. Open.

To facilitate media access to the Olympic Club and provide additional staff parking, the USGA is requesting exclusive use of the parking lot at the Doelger Art Center for this purpose. The agreement provides for the USGA to be authorized to construct a temporary ramp from the rear parking lot at the Doelger Art Center to the Olympic Club property to allow media and other vehicles to access Olympic Club property. Construction of the required ramp will require a building permit and inspection by the City's Building Division. Subsequent to the event, the USGA is required to return the City's property to its original condition.

Tenants of the Doelger Art Center will have access to the facility during the U.S. Open, however, parking will be prohibited on-site during the event. Tenants may utilize street parking during classes at the Center.

Fiscal Impact

In recognition of the exclusive use of the Doelger Art Center during the U.S. Open, the attached Use Agreement requires the USGA to provide payment to the City in the amount of \$637.50 per day or a total of \$4462.50 for seven days use. Should the U.S. Open require sudden death play on June 18, an additional payment of \$637.50 will be required.

Summary/Conclusion

To support the success of the 2012 U.S. Open, the City is making the Doelger Art Center available to the USGA for parking and vehicle access to the Olympic Club property. In recognition of the exclusive use being provided to the USGA, the Use Agreement requires payment to the City for the duration of the U.S. Open. The USGA is also required to name the City as an additional insured during the use of the Doelger Art Center. Any construction required to facilitate vehicle access to the Olympic Club will be completed with permits and City approval. The City's property will be restored to its original condition subsequent to the U.S. Open.

City Council Agenda Report

**Subject: Approval of Doelger Art Center Facility Use Agreement Between the City and
the United States Golf Association During the U.S. Open, June 11-18, 2012**

Meeting Date: April 23, 2012

Page 2 of 2

It is recommended that the City Council approve the attached agreement and authorize the City Manager to execute this document.

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

Respectfully submitted,

A handwritten signature in black ink, reading "Patricia E. Martel". The signature is written in a cursive, flowing style.

Patricia E. Martel
City Manager

Attachments: Use Agreement

USE AGREEMENT

THIS USE AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2011 by and between the United States Golf Association ("USGA") and the City of Daly City ("Daly City").

BACKGROUND

A. Daly City presently controls the parking lot located at the Doelger Arts Center, 200 Northgate Avenue, Daly City, California (the "Lot").

B. USGA desires to utilize the Center parking lot for access to The U.S. Open to be held June 11-18, 2012 ("Event") at the Olympic Club in San Francisco, California.

C. Daly City has the authority to contract for USGA's use of the Lot.

D. Daly City and USGA desire to enter into this Agreement to set forth the agreement between the parties in connection with USGA's use of the Lot for the Event.

NOW THEREFORE, in consideration of the mutual promises and covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, USGA and Daly City agree as follows:

1. **TERM.** The term of this Agreement shall be for a period commencing upon execution of this Agreement and continuing until June 18, 2012; provided, however, that each party shall be obligated to fulfill its obligations which are accrued but unpaid or not performed as of the date of termination.

2. **DALY CITY OBLIGATIONS.** Daly City hereby covenants and agrees with USGA that:

(a) **Exclusive Use.** Daly City shall make seventy-five (75) asphalt parking spots in the Lot available to USGA for exclusive access to the Event each day during the Event, regardless of whether such spots are actually used by USGA on each such day.

(b) **Prior & Subsequent Use.** Daly City shall also provide USGA access to the Lot on mutually agreed dates preceding and following the Event so that USGA may prepare the Lot for the Event and clean-up following the Event. USGA will coordinate with Daly City regarding such prior and subsequent use. Specifically, USGA shall have non-exclusive use from June 9-10, 2012 for the purposes of preparing for the Lot for the Event.

(c) **Modification.** Daly City shall permit USGA to rope and/or fence (chain or barricade) the Lot and to restrict the parking of cars on the Lot as more fully set forth in

Section 3. Daly City shall also permit USGA to erect shade canopies (either 10'x10' or 20'x20'), restroom, storage and office facilities, and/or place signage (including flagpoles, banners, directional signs and traffic cones) on the Lot as USGA deems appropriate. USGA shall be solely responsible for configuring the Lot for use during the Event.

(d) **Event Access.** Daly City shall permit USGA to retain the services of a car parking service to park vehicles during the Event, as USGA deems appropriate. Any such service shall be at USGA's sole expense. USGA shall be solely responsible for determining and granting access to the Lot during the Event.

(e) **Maintenance.** Other than as specifically set forth above, USGA accepts the Lot in its present condition, and Daly City agrees to maintain the Lot in its present condition and in good repair, normal wear and tear excepted, during the Term of this Agreement.

3. USGA OBLIGATIONS.

(a) **Expenses.** Except as otherwise specifically set forth herein, USGA shall be responsible for all expenses associated with USGA's use and operation of the Lot pursuant to Section 2 above (e.g., installation and removal of any and all ropes, barricades, restroom facilities, signage, etc.). Any material modification of the Lot in preparation for the Event shall be subject to the prior reasonable approval of Daly City.

(b) **Insurance.** USGA shall properly insure the Lot as part of USGA's liability policy for the Event, which will include commercial general liability insurance covering claims for injuries to people or damage to property. Upon request by Daly City, USGA shall provide Daly City an endorsement of certificate of insurance evidencing such coverage.

(c) **Permits/Licenses.** USGA shall be responsible for obtaining all government assistance and approvals necessary to use the Lot as contemplated herein and such use will be in accordance with all applicable laws and regulations. Daly City agrees to assist USGA in such matters upon reasonable request of USGA.

(d) **Staffing/Use.**

(i) **Security/Collection of Fees.** At its sole expense, USGA shall provide all security and parking management staff for the Lot during the Event. USGA shall be solely responsible for collecting a fee, if any, as USGA deems appropriate from each vehicle parked in the Lot during the Event and shall retain any and all proceeds from such fees.

(ii) **Trash.** At its sole expense, USGA shall ensure the Lot has adequate trash receptacles and that such receptacles are emptied on a daily basis during the Event.

(e) **Access.** USGA shall be solely responsible for determining and granting access to the Lot during the Event, including authorized Event personnel, emergency services personnel

(e.g., police, fire and medical), and persons holding valid admission badges, tickets or passes issued by USGA.

(f) **Restoration.** USGA agrees that all temporary signage, barricades, restroom facilities, etc. used for the Event will be erected in a manner that will not permanently damage the Lot. USGA shall be responsible for ensuring that the Lot remains in good repair during the Term of this Agreement and will return the Lot no later than June 18, 2012 to its condition prior to the Event, normal wear and tear associated with such activity expected. Daly City acknowledges and agrees that USGA may obtain video tape of the Lot preceding the Event and following the Event to be used in the determination of the scope of damage, if any, to the Lot caused by the Event.

4. **CONSIDERATION.** In consideration of the rights and benefits to USGA hereunder, USGA shall provide Daly City:

Eight and 50/100 Dollars (\$8.50) per spot per day for the seventy-five parking spots, totaling Six Hundred Thirty Seven and 50/100 (\$637.50) per day total.

The above amounts include all applicable taxes, and USGA shall remit payment to Daly City as follows: fifty percent (50%) upon signature of this Agreement by the parties and fifty percent (50%) on or before June 11, 2012.

5 **INDEMNIFICATION.** Daly City shall indemnify and save USGA harmless from any and all loss and liability on account of any damages or injury and from all liens, claims and demands caused by any willful acts or omissions or the negligence of Daly City in connection with the operation and use of the Lot by USGA, the performance by Daly City of its obligations hereunder or from the breach by Daly City of any obligation hereunder, but Daly City shall not be liable for damage or injury occasioned by failure of USGA to comply with obligations hereunder or by reason of negligence of USGA, its agents or employees. USGA shall indemnify and save Daly City harmless from all loss or liability whatsoever, on account of any damages or injury, claims and demands arising out of negligent acts or omissions of USGA hereunder, its agents or employees.

6. **INSURANCE.** USGA shall obtain and secure throughout the Term commercial general liability insurance, auto insurance and applicable workers' compensation and employer's liability insurance. The commercial general liability and auto insurance shall have limits of at least One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate. Employer's liability and workers' compensation shall have minimum statutory limits. USGA shall add Daly City as an additional insured to the commercial general liability policy and shall present an endorsement of certificate of insurance evidencing such coverage to Daly City as set forth in Section 3(b).

7. **MISCELLANEOUS.**

(a) **Governing Law.** This Agreement is to be governed by and interpreted in accordance with the laws of the State of Florida, United States of America.

(b) **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes any prior understanding or agreement among them respecting the subject matter hereof. There are no representations, arrangements, understandings or agreements, oral or written, among the parties hereto relating to the subject matter of this Agreement except those fully expressed herein and each party agrees that it has not relied on and is not entitled to rely on any statements, promises or representations other than those set forth herein in entering into this Agreement. This Agreement may not be modified or amended except by the mutual written agreement of the parties.

(c) **Assignment.** The provisions hereof shall inure to the benefit, and be binding upon the successors, legal representatives and assigns, of the parties hereto; provided, however, that neither party may assign any of its rights or obligations under this Agreement without the prior written consent of the other party, which shall not be unreasonably withheld; provided further, however, that, notwithstanding the foregoing, USGA may assign this Agreement to an affiliated entity or subsidiary for tax planning purposes without prior notice or approval of Daly City.

(d) **Confidentiality.** Each party acknowledges that it may have access to certain trade secrets and other non-public confidential information of the other during and in connection with its performance of services and/or obligations hereunder ("Confidential Information"), and hereby agrees not to disclose any Confidential Information to any third party and not to use any such Confidential Information for any purpose other than performance pursuant to this Agreement. All such Confidential Information and trade secrets are and shall remain the exclusive property of the disclosing party and no license shall be granted or implied with respect to such Confidential Information or trade secrets by reason of the other party's access to the same in connection with its performance of services or obligations hereunder. The parties' foregoing agreement of non-use and nondisclosure shall survive any termination or expiration of this Agreement and shall continue in full force and effect for a period of three (3) years from the date of expiration or termination hereof unless the Confidential Information constitutes a "trade secret" under applicable law, in which case the obligations shall survive for as long as provided for under applicable law. Confidential Information shall not include information in the public domain or information which a party acquires from a third party who provides the same without violating any obligation of confidentiality or nondisclosure. Furthermore, it shall not be deemed to be a violation of this provision for a party to disclose any Confidential Information to a judicial or governmental authority compelling such disclosure by appropriate order provided that the party receiving any such order shall provide the other party with notice at the earliest practicable moment to permit the other party to seek appropriate protective orders.

(e) **Limitation of Liability.** In no event shall either party be liable for special, incidental, punitive or consequential damages arising out of this Agreement.

(f) **Waiver.** Any waiver by either party of a breach of any provision of this Agreement shall not operate as or be construed to be a waiver of any other breach of such provision of this Agreement. Any waiver must be in writing and signed by the party against whom the waiver is sought.

(g) **Invalidity.** The determination that any provision of this Agreement is invalid or unenforceable shall not invalidate this Agreement, and this Agreement shall be construed and performed in all respects as if such invalid or unenforceable provisions were omitted insofar as the primary purpose of this Agreement is not frustrated.

(h) **Notices.** All notices, demands, requests or other communications relating to this Agreement shall be in writing and shall be mailed, first class, or transmitted by hand delivery, overnight delivery service, or telecopy (with acknowledgment of receipt), addressed as set forth below. Notice will be deemed effective as of the date of receipt, if sent by hand delivery, overnight delivery or facsimile, and five (5) calendar days following posting if sent by mail.

If to Daly City: City of Daly City
 333 90th Street
 Daly City, California 94015, USA
 Attn: Patricia Martel, City Manager

If to USGA: PGA USGA, Inc.
 100 PGA USGA Boulevard
 Ponte Vedra Beach, Florida 32082, USA
 Attn: Chief Legal Officer

(i) **Relationship of the Parties.** The parties agree that this Agreement does not and shall not be construed as or constitute an agency, partnership or joint venture, or other fiduciary or confidential relationship between USGA and Daly City.

(j) **Inurement.** This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective heirs, executors, administrators, personal representatives and/or successors.

(k) **Counterparts.** This Agreement may be executed in any number of counterparts, including facsimile, and each counterpart shall be deemed an original.

(l) **Sophistication of the Parties.** Each party to this Agreement represents that it is a sophisticated commercial party capable of understanding all of the terms of this Agreement, that it has had an opportunity to review this Agreement with its counsel, and that it enters this Agreement with full knowledge of the terms of the Agreement. This Agreement shall be fairly interpreted in accordance with its terms and without any strict construction in favor of or against either party. No ambiguity or omission shall be construed or

resolved against either party on grounds that this Agreement or any provision thereof was drafted or proposed by such party.

(m) **Attorneys' Fees.** In any action related to this Agreement, the prevailing party may be entitled to recover from the other the prevailing party's costs, including reasonable attorneys' fees, whether such fees and costs be incurred at trial, on appeal or otherwise.

(n) **Exhibits.** The parties agree that any and all Exhibits to the Agreement are hereby incorporated into and shall form an integral part of this Agreement.

(o) **Force Majeure / Cancellation.** The term "Force Majeure" shall mean acts of God, earthquakes, blizzards, tornadoes, hurricanes, fire, flood, malicious mischief, insurrection, riots, labor disturbances, public enemy, war, landslides, explosions, epidemics, compliance with any order, ruling, injunction or decree by any court, tribunal or judicial authority of competent jurisdiction and any other similar circumstances beyond the reasonable control of a party. Each party acknowledges and agrees that USGA shall have the right to cancel or reschedule the Event as a result of a Force Majeure event. In such event, (i) USGA shall not be responsible to reimburse any expenses of Daly City in connection with such cancellation or rescheduling and (ii) if the Event is rescheduled, Daly City shall cooperate with USGA in use of the Lot during the rescheduled dates at USGA's sole expense.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the date and year first above written.

CITY OF DALY CITY

By: _____

Name: _____

Title: _____

UNITED STATES GOLF ASSOCIATION (USGA)

By: _____

Name: _____

Title: _____

CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF MARCH 2012

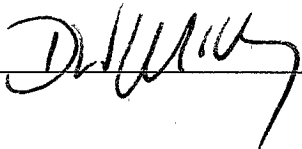
HANDWRITTEN CHECKS	-	#13097 TO #13101
CANCELLED CHECK	-	NONE
VOID CHECK	-	NONE

03/07/12		
CHECKS ISSUED	-	#312108 TO #312120
CANCELLED CHECK	-	NONE
VOID CHECK	-	NONE

03/15/12		
CHECKS ISSUED	-	#312121 TO #312475
CANCELLED CHECKS	-	#312126
VOID CHECK	-	NONE

03/22/12		
CHECKS ISSUES	-	#312476 TO #312487
CANCELLED CHECKS	-	NONE
VOID CHECK	-	NONE

03/30/12		
CHECKS ISSUES	-	#312488 TO #312912
CANCELLED CHECKS	-	NONE
VOID CHECK	-	312511

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
AP00013097	45691	RESIDENTIAL REHAB LOAN	03/30/12	12,583.00	HW	TR		Hand Written
AP00013098	45690	RESIDENTIAL REHAB LOAN	03/30/12	9,000.00	HW	TR		Hand Written
AP00013099	8443	SENIOR MINOR HOME GRAN	03/30/12	1,550.00	HW	TR		Hand Written
AP00013100	2392	CALIFORNIA MUNICIPAL T	03/30/12	325.00	HW	TR		Hand Written
AP00013101	8443	SENIOR MINOR HOME GRAN	03/30/12	1,000.00	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	24,458.00	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 24,458.00

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00312108	G-VASQUEZ	BRONITSKY, TRUSTEE MARTHA G	03/07/12	323.07	MW	OH		
AP00312109	G-SARTE2	BURCHARD, TRUSTEE DAVID	03/07/12	475.38	MW	OH		
AP00312110	G-HEADMAN	ECMC	03/07/12	394.08	MW	OH		
AP00312111	G-LEALAO	FRANCHISE TAX BOARD	03/07/12	261.67	MW	OH		
AP00312112	G-ORBETA2	FRANCHISE TAX BOARD	03/07/12	40.00	MW	OH		
AP00312113	G-RIESSEN	FRANCHISE TAX BOARD	03/07/12	340.00	MW	OH		
AP00312114	G-SCOTT	FRANCHISE TAX BOARD	03/07/12	37.50	MW	OH		
AP00312115	G-WHEELER3	FRANCHISE TAX BOARD	03/07/12	100.00	MW	OH		
AP00312116	G-ORLOFF2	ORLOFF, CATHERINE M	03/07/12	452.76	MW	OH		
AP00312117	19678	PERS LONG TERM CARE PROGRAM	03/07/12	1,792.70	MW	OH		
AP00312118	G-ENRIQUEZ	SAN MATEO COUNTY SHERIFF	03/07/12	407.32	MW	OH		
AP00312119	G-VERGARA	SAN MATEO COUNTY SHERIFF	03/07/12	158.87	MW	OH		
AP00312120	G-WILLIAMS,N	UNITED STATES TREASURY	03/07/12	250.00	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	5,033.35	Number of Checks Processed:	13
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 5,033.35

^E

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312121	25627	A S F ELECTRIC INC	03/15/12	1,987.00	MW	OH		
AP00312122	46219R	ABUZAHRRIYEH, YUSRA M	03/15/12	431.00	MW	OH		
AP00312123	25311	ADT SECURITY SERVICES INC	03/15/12	155.00	MW	OH		
AP00312124	13854	AECO SYSTEMS INC	03/15/12	360.00	MW	OH		
AP00312125	29880	AIRGAS NCN	03/15/12	15.62	MW	OH		
AP00312126	41581	AIRGAS SAFETY INC	03/15/12	277.74	MW	OH		
AP00312127	14004	ALERT PEST CONTROL COMPANY IN	03/15/12	1,307.00	MW	OH		
AP00312128	46551R	ALIOTOCENTONI RESTORATION	03/15/12	600.00	MW	OH		
AP00312129	38145	ALL AMERICAN FITNESS	03/15/12	493.66	MW	OH		
AP00312130	7941	ALLIANT INSURANCE SERVICES IN	03/15/12	3,000.00	MW	OH		
AP00312131	18401	ALLIED ELECTRONICS INC	03/15/12	330.85	MW	OH		
AP00312132	3879	ALLIED ROPES COMPANY INC	03/15/12	139.97	MW	OH		
AP00312133	1200	ALLIED SERVICES OF NORTH AMER	03/15/12	1,096,924.42	MW	OH		
AP00312134	22544	ALLSTAR FIRE EQUIPMENT INC	03/15/12	752.34	MW	OH		
AP00312135	37116	ALPHA ANALYTICAL LABORATORIES	03/15/12	3,698.25	MW	OH		
AP00312136	46504JPA	ALPINE AWARDS	03/15/12	18.94	MW	OH		
AP00312137	39355	ALTA LANGUAGE SERVICES INC	03/15/12	100.00	MW	OH		
AP00312138	14988	AMERICAN TOWER CORPORATION	03/15/12	5,659.68	MW	OH		
AP00312139	23649	AMERICAN TRUCK & TRAILER BODY	03/15/12	323.67	MW	OH		
AP00312140	42310	AMERINATIONAL COMMUNITY SERVI	03/15/12	301.60	MW	OH		
AP00312141	35696	AMERIPRIDE SERVICES INC	03/15/12	685.66	MW	OH		
AP00312142	46585	ANTHEM BLUE CROSS	03/15/12	251.20	MW	OH		
AP00312143	20925	AQUARIUS ENTERPRISES INC	03/15/12	1,575.00	MW	OH		
AP00312144	1259	ARAMARK UNIFORM SERVICES INC	03/15/12	103.26	MW	OH		
AP00312145	15882	ARMSTRONG, PATRICIA	03/15/12	838.50	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312146	42947PP	ARROWHEAD	03/15/12	33.96	MW	OH	
AP00312147	8426	ARROWHEAD	03/15/12	27.12	MW	OH	
AP00312148	45686	ASTOUND BROADBAND	03/15/12	1,295.95	MW	OH	
AP00312149	46552R	AT&T CALIFORNIA	03/15/12	5,000.00	MW	OH	
AP00312150	42948PP	AT&T MOBILITY	03/15/12	428.84	MW	OH	
AP00312151	1101	AT&T	03/15/12	223.99	MW	OH	
AP00312152	43078PP	AT&T	03/15/12	690.03	MW	OH	
AP00312153	6413	AT&T	03/15/12	4,086.38	MW	OH	
AP00312154	15448	AUDIOGO	03/15/12	157.28	MW	OH	
AP00312155	29643	AUTO COLLISION CENTER	03/15/12	3,429.20	MW	OH	
AP00312156	24534A	AVELAR, TERESA	03/15/12	172.88	MW	OH	
AP00312157	12841	AVERA, PATRICK	03/15/12	189.00	MW	OH	
AP00312158	31548R	AZZOPARDI, LUCY	03/15/12	75.00	MW	OH	
AP00312159	43610	BABBITT BEARING CO INC	03/15/12	453.30	MW	OH	
AP00312160	1232	BAKER & TAYLOR COMPANY INC	03/15/12	919.80	MW	OH	
AP00312161	19028	BAKER & TAYLOR ENTERTAINMENT	03/15/12	2,537.63	MW	OH	
AP00312162	29260	BATTERY SYSTEMS	03/15/12	891.30	MW	OH	
AP00312163	7950	BAY AREA AIR QUALITY MANAGEME	03/15/12	500.00	MW	OH	
AP00312164	3952	BAY AREA BARRICADE SERVICE IN	03/15/12	583.47	MW	OH	
AP00312165	19892	BAY AREA PAVING COMPANY INC	03/15/12	28,470.00	MW	OH	
AP00312166	36580	BAY CITY SCREW & BOLT CO	03/15/12	142.99	MW	OH	
AP00312167	44818	BAZDARICH, MARLENE	03/15/12	26.00	MW	OH	
AP00312168	46578PP	BAZELA, LINDSAY	03/15/12	180.00	MW	OH	
AP00312169	31584R	BEGLEY, SEAN	03/15/12	168.00	MW	OH	
AP00312170	42701	BELL, HIRAM	03/15/12	75.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00312171	6749	BEN MEADOWS	03/15/12	248.25	MW	OH		
AP00312172	46567RA	BHATIA, KARTIK	03/15/12	300.00	MW	OH		
AP00312173	19200	BIRITE FOODSERVICE DISTRIBUTO	03/15/12	2,434.53	MW	OH		
AP00312174	39438R	BLACK & VEATCH CONSTRUCTION I	03/15/12	14,400.00	MW	OH		
AP00312175	45876	BOB MURRAY & ASSOCIATES	03/15/12	148.90	MW	OH		
AP00312176	30110RPP	BOHM, PATRICIA	03/15/12	91.58	MW	OH		
AP00312177	3349	BROADMOOR LANDSCAPE SUPPLY	03/15/12	302.04	MW	OH		
AP00312178	37718	BUCKLES SMITH ELECTRIC	03/15/12	1,478.99	MW	OH		
AP00312179	44468	BUDGET CONFERENCING INC	03/15/12	121.63	MW	OH		
AP00312180	46548R	BUENAVENTURA, RAYMOND A	03/15/12	434.18	MW	OH		
AP00312181	25519	BUSINESS CREDIT INFORMATION I	03/15/12	91.20	MW	OH		
AP00312182	24551	BWI	03/15/12	347.22	MW	OH		
AP00312183	33941	C & A BROWN COMPANY	03/15/12	271.61	MW	OH		
AP00312184	46549	CABEZAS, CORAZON	03/15/12	386.45	MW	OH		
AP00312185	46339R	CABRERA, CARLOS	03/15/12	268.37	MW	OH		
AP00312186	46247PP	CACCIOTTI, RICHARD	03/15/12	90.00	MW	OH		
AP00312187	46248PP	CAFFERATA, ELLEN	03/15/12	150.00	MW	OH		
AP00312188	33981	CAGWIN & DORWARD	03/15/12	289.25	MW	OH		
AP00312189	42973	CAL SIGNAL CORP	03/15/12	1,512.91	MW	OH		
AP00312190	23173	CALIFORNIA DIESEL AND POWER	03/15/12	528.00	MW	OH		
AP00312191	1196	CALIFORNIA WATER SERVICE COMP	03/15/12	171.61	MW	OH		
AP00312192	42949PP	CALIFORNIA WATER SERVICE COMP	03/15/12	36.59	MW	OH		
AP00312193	13349	CALPICO INC	03/15/12	100.00	MW	OH		
AP00312194	17888	CARL WARREN & COMPANY INC	03/15/12	939.46	MW	OH		
AP00312195	13757R	CARMAN, ROBERT	03/15/12	168.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312196	46554R	CASTRO, ROSA	03/15/12	250.00	MW	OH	
AP00312197	21252	CC AND SONS JANITORIAL SERVIC	03/15/12	2,625.00	MW	OH	
AP00312198	42171	CC CLASSIC STEPPERS	03/15/12	108.00	MW	OH	
AP00312199	20216	CCH INCORPORATED	03/15/12	85.22	MW	OH	
AP00312200	28636	CDW GOVERNMENT INC	03/15/12	4,775.17	MW	OH	
AP00312201	2930	CED CONTRACTORS SF	03/15/12	4,383.26	MW	OH	
AP00312202	42277	CEL ANALYTICAL INC	03/15/12	1,540.00	MW	OH	
AP00312203	46568RA	CHACK, AIMEE	03/15/12	300.00	MW	OH	
AP00312204	45795A	CHAMBER AD SOLUTIONS	03/15/12	700.00	MW	OH	
AP00312205	3678	CINTAS CORPORATION #464	03/15/12	1,066.76	MW	OH	
AP00312206	35395	CITY AUTO SUPPLY	03/15/12	3,583.60	MW	OH	
AP00312207	28209JPA	CITY OF BURLINGAME	03/15/12	145.77	MW	OH	
AP00312208	25602	CITY OF DALY CITY	03/15/12	1,462.52	MW	OH	
AP00312209	39528	CITY OF FOSTER CITY	03/15/12	44.00	MW	OH	
AP00312210	24868	CLARK SECURITY PRODUCTS INC	03/15/12	882.38	MW	OH	
AP00312211	26644	CLEANSOURCE INC	03/15/12	2,249.06	MW	OH	
AP00312212	46582PP	CLIA LABORATORY PROGRAM	03/15/12	150.00	MW	OH	
AP00312213	31162	CLINE & DUPLISSEA	03/15/12	3,624.20	MW	OH	
AP00312214	45979	CLOSAS, HERMINIO M	03/15/12	148.64	MW	OH	
AP00312215	22146	COAST OIL COMPANY INC	03/15/12	38,685.61	MW	OH	
AP00312216	34153	COMCAST	03/15/12	55.72	MW	OH	
AP00312217	12578	COMPLETE LINEN SERVICE INC	03/15/12	41.33	MW	OH	
AP00312218	35135	COMPUCOM SYSTEMS INC	03/15/12	393.09	MW	OH	
AP00312219	45582	CONTE, ANNAMARIA	03/15/12	60.00	MW	OH	
AP00312220	41697RPP	CORDERO, JUANA	03/15/12	58.28	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00312221	23500PP	CORDINI, DIANE	03/15/12	70.00	MW	OH		
AP00312222	30377	COUNTY OF SAN MATEO	03/15/12	15.00	MW	OH		
AP00312223	25363	CREATIVE INTERCONNECT TELEMAR	03/15/12	397.93	MW	OH		
AP00312224	42971JPA	CREATIVE INTERCONNECT TELEMAR	03/15/12	4,080.06	MW	OH		
AP00312225	42324	CRIME SCENE CLEANERS INC	03/15/12	130.00	MW	OH		
AP00312226	38745	CSI PAINT	03/15/12	539.09	MW	OH		
AP00312227	2293	CSMFO	03/15/12	100.00	MW	OH		
AP00312228	24226REN	CULLIGAN MANAGEMENT COMPANY I	03/15/12	3,566.00	MW	OH		
AP00312229	1042	D C LOCK & SECURITY SERVICE	03/15/12	34.79	MW	OH		
AP00312230	1836	DAILY JOURNAL CORPORATION	03/15/12	54.00	MW	OH		
AP00312231	46555R	DAL PORTO, PATRICIA	03/15/12	953.26	MW	OH		
AP00312232	1414	DALY CITY CENTRAL CASHIER	03/15/12	1,209.93	MW	OH		
AP00312233	2285	DALY CITY COLMA CHAMBER OF CO	03/15/12	4,102.42	MW	OH		
AP00312234	3492	DALY CITY HOST LIONS CLUB	03/15/12	100.00	MW	OH		
AP00312235	36807	DALY CITY TEST ONLY	03/15/12	480.00	MW	OH		
AP00312236	1793	DALY CITY TOOL MART	03/15/12	98.45	MW	OH		
AP00312237	46556R	DAVIS, ROSALINE	03/15/12	108.22	MW	OH		
AP00312238	21676	DELL MARKETING LP	03/15/12	188.93	MW	OH		
AP00312239	1817	DELTA DENTAL PLAN OF CALIFORN	03/15/12	54,349.50	MW	OH		
AP00312240	36407R	DELUTE, VIVENCIO	03/15/12	48.66	MW	OH		
AP00312241	1510	DEMCO SUPPLY INC	03/15/12	819.18	MW	OH		
AP00312242	1299	DEPARTMENT OF JUSTICE	03/15/12	396.00	MW	OH		
AP00312243	37239	DP NICOLI INC	03/15/12	733.83	MW	OH		
AP00312244	22126	DUDLEY PERKINS CO	03/15/12	243.46	MW	OH		
AP00312245	1061	DUNN EDWARDS CORPORATION	03/15/12	224.70	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312246	21260	E B BRADLEY COMPANY INC	03/15/12	839.21	MW	OH	
AP00312247	1347	EBSCO INFORMATION SERVICES	03/15/12	60.04	MW	OH	
AP00312248	40007	EMLAB P&K LLC	03/15/12	148.00	MW	OH	
AP00312249	41922	ENERGOV SOLUTIONS LLC	03/15/12	9,505.00	MW	OH	
AP00312250	3786	ENVIRONMENTAL RESOURCE ASSOCI	03/15/12	949.78	MW	OH	
AP00312251	1049	EQUIFAX INFORMATION SVCS LLC	03/15/12	50.11	MW	OH	
AP00312252	46475PP	ESCOBAR, JOSE	03/15/12	125.00	MW	OH	
AP00312253	13139R	EVERLY, KATHY	03/15/12	247.78	MW	OH	
AP00312254	26327	EWING IRRIGATION PRODUCTS INC	03/15/12	168.98	MW	OH	
AP00312255	42544	FARMER BROTHERS COFFEE	03/15/12	244.13	MW	OH	
AP00312256	1383	FEDERAL EXPRESS CORP	03/15/12	126.79	MW	OH	
AP00312257	10971	FEDEX KINKOS OFFICE AND PRINT	03/15/12	150.19	MW	OH	
AP00312258	26375	FEINBERG, JEANETTE	03/15/12	386.50	MW	OH	
AP00312259	11544	FIRST NATIONAL BANK OF NO CA	03/15/12	5,324.45	MW	OH	
AP00312260	23612A	FIRST NATIONAL BANK OF NO CA	03/15/12	739.54	MW	OH	
AP00312261	30157RA	FONTELA, RICHARD A	03/15/12	153.18	MW	OH	
AP00312262	46577RA	FORD, JOHN	03/15/12	739.06	MW	OH	
AP00312263	38987	FORENSIC ANALYTICAL LABORATOR	03/15/12	32.00	MW	OH	
AP00312264	46250PP	FRIAS, LISA	03/15/12	120.00	MW	OH	
AP00312265	27709	FUENTES, LINDA	03/15/12	197.93	MW	OH	
AP00312266	23110	GADDIS INCORPORATED	03/15/12	10,050.36	MW	OH	
AP00312267	1467	GALE	03/15/12	116.90	MW	OH	
AP00312268	46579PP	GALLI, MARIANNE	03/15/12	210.90	MW	OH	
AP00312269	44820	GARLASA, ELLISON	03/15/12	303.75	MW	OH	
AP00312270	46557R	GATMAN, MICHAEL	03/15/12	32.06	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312271	46558R	GDE HOLDINGS INC	03/15/12	35.63	MW	OH		
AP00312272	34864	GOLDEN STATE FLOW MEASUREMENT	03/15/12	6,074.26	MW	OH		
AP00312273	46474PP	GOMEZ, JILIAN	03/15/12	135.00	MW	OH		
AP00312274	46569RA	GONZALEZ, CORINA	03/15/12	300.00	MW	OH		
AP00312275	46570RA	GONZALEZ, OMAR	03/15/12	300.00	MW	OH		
AP00312276	27059	GOOMBAH'S EMBROIDERY	03/15/12	424.25	MW	OH		
AP00312277	31925	GOVCONNECTION INC	03/15/12	1,645.92	MW	OH		
AP00312278	1754	GRAINGER INC	03/15/12	443.80	MW	OH		
AP00312279	30894	GRM	03/15/12	405.15	MW	OH		
AP00312280	2223	HACH COMPANY	03/15/12	1,406.40	MW	OH		
AP00312281	45197	HANVEY, BECKY	03/15/12	150.13	MW	OH		
AP00312282	34088	HANVEY, RAYMOND J	03/15/12	568.50	MW	OH		
AP00312283	25834A	HARTFORD, THE	03/15/12	1,445.00	MW	OH		
AP00312284	46252PP	HAWKINS, ADAM	03/15/12	180.00	MW	OH		
AP00312285	32151	HEADSETS.COM INC	03/15/12	742.56	MW	OH		
AP00312286	11376	HEWLETT PACKARD COMPANY	03/15/12	10,239.35	MW	OH		
AP00312287	9049	HI TECH E V S INC CRIMSON FIR	03/15/12	339.32	MW	OH		
AP00312288	15857	HOME DEPOT CREDIT SERVICES	03/15/12	3,533.15	MW	OH		
AP00312289	2665	HSQ TECHNOLOGY	03/15/12	3,040.00	MW	OH		
AP00312290	41818	HUNTINGTON COURT REPORTERS	03/15/12	422.22	MW	OH		
AP00312291	39416	ICC	03/15/12	85.00	MW	OH		
AP00312292	14301	INTERNATIONAL CODE COUNCIL IN	03/15/12	50.00	MW	OH		
AP00312293	1067	J SNELL & COMPANY INC	03/15/12	227.36	MW	OH		
AP00312294	46364RA	JACKSON, BRIAN	03/15/12	128.40	MW	OH		
AP00312295	38794RPP	JACKSON, DENISE	03/15/12	104.90	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312296	24233	JACOBS ASSOCIATES	03/15/12	103,911.77	MW	OH		
AP00312297	46352	JENSEN PRECAST	03/15/12	1,408.84	MW	OH		
AP00312298	45530PP	JEWISH FAMILY AND CHILDREN'S	03/15/12	1,500.00	MW	OH		
AP00312299	1847	JOES OF WESTLAKE	03/15/12	44.21	MW	OH		
AP00312300	12407	JOHNS CLOSET	03/15/12	6,825.00	MW	OH		
AP00312301	46253PP	JOHNSON, PHYLICIA	03/15/12	125.01	MW	OH		
AP00312302	40264R	JSK BUILDER INC	03/15/12	300.00	MW	OH		
AP00312303	11281	JWC ENVIRONMENTAL LLC	03/15/12	7,623.34	MW	OH		
AP00312304	39721MEDPP	KAISER FOUNDATION HEALTH PLAN	03/15/12	5,109.00	MW	OH		
AP00312305	10144	KAMAN INDUSTRIAL TECHNOLOGIES	03/15/12	3,466.81	MW	OH		
AP00312306	21792	KELLY PAPER	03/15/12	710.12	MW	OH		
AP00312307	1108	L N CURTIS & SONS	03/15/12	234.90	MW	OH		
AP00312308	1264	LAKE MERCED GOLF CLUB	03/15/12	38.59	MW	OH		
AP00312309	46584R	LANDIS, SHALINI	03/15/12	50.00	MW	OH		
AP00312310	13776	LANGUAGE LINE SERVICES	03/15/12	666.43	MW	OH		
AP00312311	34493A	LANLOGIC INC	03/15/12	40.00	MW	OH		
AP00312312	46580PP	LEE, JEFFREY	03/15/12	75.00	MW	OH		
AP00312313	33497	LEGACY MECHANICAL & ENERGY SE	03/15/12	99.84	MW	OH		
AP00312314	46581PP	LEONG, LAI THENG	03/15/12	150.00	MW	OH		
AP00312315	46559R	LI, HUI FANG	03/15/12	300.00	MW	OH		
AP00312316	46571RA	LIAO, TRACY	03/15/12	300.00	MW	OH		
AP00312317	12906LAW	LIEBERT CASSIDY WHITMORE	03/15/12	9,573.26	MW	OH		
AP00312318	46572RA	LLARENA, SUSAN	03/15/12	300.00	MW	OH		
AP00312319	43633R	M & M CONSTRUCTION	03/15/12	2,700.00	MW	OH		
AP00312320	46560R	MADARIS, JENNIFER	03/15/12	550.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312321	36784	MALLORY COMPANY	03/15/12	2,472.71	MW	OH		
AP00312322	15619	MALTBY ELECTRIC SUPPLY INC	03/15/12	1,713.43	MW	OH		
AP00312323	27066	MANAGED HEALTH NETWORK	03/15/12	1,823.04	MW	OH		
AP00312324	15035	MANDAPAT, VALENTINO	03/15/12	539.25	MW	OH		
AP00312325	9045	MANGAN, FRANCIS	03/15/12	200.00	MW	OH		
AP00312326	20304	MARTEL, PATRICIA E	03/15/12	204.06	MW	OH		
AP00312327	46553R	MASANGKAY, CARIDAD	03/15/12	630.00	MW	OH		
AP00312328	46256PP	MATELLI, THERESA	03/15/12	60.00	MW	OH		
AP00312329	44208PP	MAZE & ASSOCIATES	03/15/12	1,000.00	MW	OH		
AP00312330	38493PP	MCCULLOCH, JAN	03/15/12	250.00	MW	OH		
AP00312331	6595	MCI	03/15/12	26.45	MW	OH		
AP00312332	15393	MCMASTER CARR SUPPLY CO	03/15/12	653.11	MW	OH		
AP00312333	23949	METRO MOBILE COMMUNICATIONS	03/15/12	4,246.85	MW	OH		
AP00312334	37348	METROPOLITAN ELECTRICAL CONST	03/15/12	2,245.00	MW	OH		
AP00312335	26465	MID PENINSULA BOYS & GIRLS CL	03/15/12	14,583.33	MW	OH		
AP00312336	16642	MONTEREY MECHANICAL CO INC	03/15/12	52,697.66	MW	OH		
AP00312337	17654	MUSSMAN, RONALD	03/15/12	577.60	MW	OH		
AP00312338	46573RA	NARAMURA, GLENN	03/15/12	210.00	MW	OH		
AP00312339	44412	NASCO MODESTO	03/15/12	221.84	MW	OH		
AP00312340	4654	NATIONAL RECREATION & PARKS A	03/15/12	600.00	MW	OH		
AP00312341	8491	NATIONAL RESOURCE SAFETY CENT	03/15/12	22.63	MW	OH		
AP00312342	32507	NATIONAL TROPHY COMPANY	03/15/12	976.50	MW	OH		
AP00312343	46561R	NAVARRO, EDITH	03/15/12	5,000.00	MW	OH		
AP00312344	37013R	NEW PACIFIC ROOFING CO INC	03/15/12	300.00	MW	OH		
AP00312345	46574RA	NG, ELAINE	03/15/12	300.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312346	40569	NIEMI, ERENE	03/15/12	165.00	MW	OH	
AP00312347	46186	NOBLE IMAGE INC	03/15/12	119.85	MW	OH	
AP00312348	20403	NOLO PRESS OCCIDENTAL	03/15/12	159.41	MW	OH	
AP00312349	33466	NON PROFIT HOUSING ASSOCIATIO	03/15/12	35.00	MW	OH	
AP00312350	28895	NORTH PENINSULA NEIGHBORHOOD	03/15/12	1,086.76	MW	OH	
AP00312351	27734	NOSAJ DISPOSABLES INC	03/15/12	1,050.78	MW	OH	
AP00312352	40765RJPA	ODLE, JOHN	03/15/12	146.26	MW	OH	
AP00312353	1055	OFFICE DEPOT INC	03/15/12	507.83	MW	OH	
AP00312354	42500	OFFICE DEPOT	03/15/12	2,069.21	MW	OH	
AP00312355	42670	OFFICE DEPOT	03/15/12	65.99	MW	OH	
AP00312356	43077PP	OFFICE DEPOT	03/15/12	19.74	MW	OH	
AP00312357	6930	OFFICEMAX INCORPORATED	03/15/12	142.41	MW	OH	
AP00312358	20453	OGLESBY, GREGG	03/15/12	840.25	MW	OH	
AP00312359	26403	OMEGA INDUSTRIAL SUPPLY INC	03/15/12	366.92	MW	OH	
AP00312360	30978	OPERATOR CERTIFICATION TRAINI	03/15/12	3,500.00	MW	OH	
AP00312361	20848	ORCHARD SUPPLY HARDWARE INC	03/15/12	462.78	MW	OH	
AP00312362	39799RPP	ORLEMAN, MARIA	03/15/12	145.97	MW	OH	
AP00312363	3685	OTIS ELEVATOR COMPANY	03/15/12	701.20	MW	OH	
AP00312364	4918	OTIS ELEVATOR COMPANY	03/15/12	795.14	MW	OH	
AP00312365	42838	PACE SUPPLY CORP	03/15/12	525.20	MW	OH	
AP00312366	1216	PACIFIC GAS & ELECTRIC	03/15/12	116,566.41	MW	OH	
AP00312367	1216RDA	PACIFIC GAS & ELECTRIC	03/15/12	291.43	MW	OH	
AP00312368	42952PP	PACIFIC GAS & ELECTRIC	03/15/12	210.89	MW	OH	
AP00312369	29252	PACIFIC PRODUCE INC	03/15/12	393.65	MW	OH	
AP00312370	40268R	PACIFIC ROOFING COMPANY	03/15/12	300.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00312371	33377	PANTAZY, JOHN	03/15/12	1,263.90	MW	OH		
AP00312372	27022	PAQUETTE, RUDOLPH A	03/15/12	97.20	MW	OH		
AP00312373	46575RA	PARAYO, ZENAIDA	03/15/12	300.00	MW	OH		
AP00312374	35859A	PCA MANAGEMENT LLC	03/15/12	100,699.32	MW	OH		
AP00312375	3297	PENINSULA LIBRARY SYSTEM	03/15/12	4,800.00	MW	OH		
AP00312376	29738	PENINSULA UNIFORMS & EQUIPMEN	03/15/12	55.97	MW	OH		
AP00312377	19678	PERS LONG TERM CARE PROGRAM	03/15/12	1,792.70	MW	OH		
AP00312378	38072	PETERSON, NOVELLA NIX	03/15/12	128.00	MW	OH		
AP00312379	46257PP	PFYL, MONTE	03/15/12	180.00	MW	OH		
AP00312380	42131R	PIRNEJAD, PETER	03/15/12	260.20	MW	OH		
AP00312381	36106	POLYDYNE INC	03/15/12	11,452.85	MW	OH		
AP00312382	28736	POMETTA, YOLANDA	03/15/12	22.00	MW	OH		
AP00312383	16485R	PRECISION ROOFING CO INC	03/15/12	300.00	MW	OH		
AP00312384	30031	PRICE, MICHAEL	03/15/12	106.00	MW	OH		
AP00312385	45633A	PROMO WORLD LLC	03/15/12	6,982.13	MW	OH		
AP00312386	1115	R & B COMPANY	03/15/12	4,829.42	MW	OH		
AP00312387	12539	R A METAL PRODUCTS INC	03/15/12	1,564.55	MW	OH		
AP00312388	37175A	REALTY ASSOCIATES FUND VII LP	03/15/12	2,829.00	MW	OH		
AP00312389	2439	RECORDED BOOKS LLC	03/15/12	532.96	MW	OH		
AP00312390	1687	RED WING SHOE STORE	03/15/12	321.50	MW	OH		
AP00312391	14608	REEVES COMPANY INC	03/15/12	48.06	MW	OH		
AP00312392	30683	REPUBLIC ITS INC	03/15/12	1,805.04	MW	OH		
AP00312393	32637	RESTAURANT DEPOT SAN FRANCISC	03/15/12	596.89	MW	OH		
AP00312394	43481PP	RICO, ESTHER	03/15/12	352.00	MW	OH		
AP00312395	37028	RMC WATER AND ENVIRONMENT	03/15/12	6,845.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312396	46258PP	ROBBOY, SUSAN	03/15/12	180.00	MW	OH		
AP00312397	46527PP	RODRIGUEZ, ROCIO	03/15/12	385.00	MW	OH		
AP00312398	41994R	ROGER'S CONSTRUCTION COMPANY	03/15/12	300.00	MW	OH		
AP00312399	36329	S AND S SUPPLIES & SOLUTIONS	03/15/12	325.73	MW	OH		
AP00312400	1087	SAFETY KLEEN CORP	03/15/12	572.23	MW	OH		
AP00312401	45500PP	SAFETY TRAINING SEMINARS	03/15/12	585.00	MW	OH		
AP00312402	41815PP	SAN FRANCISCO BAY NUTRITION L	03/15/12	200.00	MW	OH		
AP00312403	2298	SAN MATEO COUNTY TIMES, THE	03/15/12	301.36	MW	OH		
AP00312404	9666	SAN MATEO LAWN MOWER SHOP	03/15/12	401.67	MW	OH		
AP00312405	43149RPP	SANTIS, LUCIA	03/15/12	299.15	MW	OH		
AP00312406	39360	SAP PUBLIC SERVICES INC	03/15/12	2,522.00	MW	OH		
AP00312407	41719	SATWORX	03/15/12	393.85	MW	OH		
AP00312408	40868R	SCEPTER COMPANY	03/15/12	300.00	MW	OH		
AP00312409	45082RPP	SCHINDLER, STEVE	03/15/12	134.87	MW	OH		
AP00312410	41900R	SCHOLES, BRANDON	03/15/12	168.00	MW	OH		
AP00312411	37749	SEALIFE AQUARIUM SERVICE	03/15/12	150.31	MW	OH		
AP00312412	24759	SENIOR CITIZENS OPPORTUNITIES	03/15/12	250.00	MW	OH		
AP00312413	1037	SERRAMONTE FORD INC	03/15/12	42,014.89	MW	OH		
AP00312414	41901R	SF A-1 ROOFING & MAINTENANCE	03/15/12	300.00	MW	OH		
AP00312415	31449	SHARP BUSINESS SYSTEMS	03/15/12	7,705.79	MW	OH		
AP00312416	46550R	SHELDON, STEVE	03/15/12	200.00	MW	OH		
AP00312417	30523A	SHELL FLEET	03/15/12	76.76	MW	OH		
AP00312418	36509	SHEPARD, GARY C	03/15/12	630.00	MW	OH		
AP00312419	10571	SIEMENS WATER TECHNOLOGIES CO	03/15/12	174.00	MW	OH		
AP00312420	28917	SIERRA CHEMICAL COMPANY	03/15/12	6,621.92	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00312421	38883	SIGILLO SUPPLY COMPANY	03/15/12	5,097.90	MW	OH		
AP00312422	45315A	SILVANI TRANSPORTATION CONSUL	03/15/12	517.50	MW	OH		
AP00312423	41456	SIMPLER LIFE EMERGENCY PROVIS	03/15/12	308.84	MW	OH		
AP00312424	32237	SMART & FINAL STORES CORP	03/15/12	657.02	MW	OH		
AP00312425	38120	SOKOL, SARITA	03/15/12	112.00	MW	OH		
AP00312426	37110R	SPEDIACCI, MARY ANN	03/15/12	632.71	MW	OH		
AP00312427	45961R	SPRADER, KOREY	03/15/12	200.00	MW	OH		
AP00312428	1375	STANDARD INSURANCE COMPANY	03/15/12	25,047.72	MW	OH		
AP00312429	40473JPA	STAPLES BUSINESS ADVANTAGE	03/15/12	70.34	MW	OH		
AP00312430	1090	STEWART AUTOMOTIVE GROUP	03/15/12	180.01	MW	OH		
AP00312431	1711	SUN VALLEY DAIRY	03/15/12	1,795.27	MW	OH		
AP00312432	18334	SUNGARD PUBLIC SECTOR INC	03/15/12	427.20	MW	OH		
AP00312433	39463	SUREFIRE LLC	03/15/12	28.01	MW	OH		
AP00312434	46562R	TAM, WAI KWAI	03/15/12	1,229.04	MW	OH		
AP00312435	34602R	TAVU, PAUL	03/15/12	250.00	MW	OH		
AP00312436	2798	TEAMSTERS LOCAL 856	03/15/12	4,443.00	MW	OH		
AP00312437	3600	TEAMSTERS UNION LOCAL 856	03/15/12	61,432.00	MW	OH		
AP00312438	11357	TESCO CONTROLS INC	03/15/12	470.89	MW	OH		
AP00312439	8444	THOMASIAN USA	03/15/12	60.00	MW	OH		
AP00312440	46563R	TINGIN, MA CHERRY LYNN	03/15/12	48.66	MW	OH		
AP00312441	16085	TLC ADMINISTRATORS	03/15/12	385.00	MW	OH		
AP00312442	44935	TOM'S RAPID RETRIEVAL & DELIV	03/15/12	750.00	MW	OH		
AP00312443	46564R	TOM, LAWRENCE	03/15/12	1,832.88	MW	OH		
AP00312444	15285	TOMARK SPORTS INC	03/15/12	240.46	MW	OH		
AP00312445	46566PP	TOWNE, LAURA	03/15/12	340.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312446	38503	U S JETTING LLC	03/15/12	62.55	MW	OH		
AP00312447	34148R	ULLMAN, DOUGLAS	03/15/12	720.00	MW	OH		
AP00312448	3376	UNISOURCE WORLDWIDE INC	03/15/12	1,059.98	MW	OH		
AP00312449	31745	UNITED SITE SERVICES OF CALIF	03/15/12	597.15	MW	OH		
AP00312450	1110	UNITED STATES POSTAL SERVICE	03/15/12	10,000.00	MW	OH		
AP00312451	1110	UNITED STATES POSTAL SERVICE	03/15/12	10,000.00	MW	OH		
AP00312452	1110	UNITED STATES POSTAL SERVICE	03/15/12	7,150.00	MW	OH		
AP00312453	32209	UNIVAR USA INC	03/15/12	1,950.00	MW	OH		
AP00312454	3904	UPS	03/15/12	230.49	MW	OH		
AP00312455	38740RA	VALENCIA, BRENDA	03/15/12	358.26	MW	OH		
AP00312456	5661	VALS RESTAURANT & LOUNGE	03/15/12	237.15	MW	OH		
AP00312457	30602	VANGUARD CLEANING SYSTEMS INC	03/15/12	1,920.00	MW	OH		
AP00312458	42455RPP	VERA, ELENA	03/15/12	1,426.74	MW	OH		
AP00312459	29329	VERIZON WIRELESS SERVICES LLC	03/15/12	152.04	MW	OH		
AP00312460	41658RPP	VINCULADO, VICKI	03/15/12	88.80	MW	OH		
AP00312461	1579	VWR INTERNATIONAL INC	03/15/12	5,547.65	MW	OH		
AP00312462	33782	WARD, DIANA L	03/15/12	193.60	MW	OH		
AP00312463	11229	WATEREUSE ASSOCIATION	03/15/12	2,176.03	MW	OH		
AP00312464	3691	WECO INDUSTRIES INC	03/15/12	999.99	MW	OH		
AP00312465	6141	WEST COAST CONTRACTORS SERVIC	03/15/12	70.53	MW	OH		
AP00312466	29517	WEST LITE SUPPLY COMPANY INC	03/15/12	2,543.72	MW	OH		
AP00312467	1201	WEST PAYMENT CENTER	03/15/12	1,543.50	MW	OH		
AP00312468	1095	WESTLAKE TOUCHLESS CAR WASH &	03/15/12	296.30	MW	OH		
AP00312469	40234PP	WHITE, WILLIAM P	03/15/12	250.00	MW	OH		
AP00312470	30509	WINGFOOT COMMERCIAL TIRE SYST	03/15/12	444.03	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312471	45551	WOLTERS KLUWER LAW & BUSINESS	03/15/12	45.51	MW	OH	
AP00312472	38381	YORE, SEAN	03/15/12	20.00	MW	OH	
AP00312473	43523	YUNG, ESTHER	03/15/12	52.80	MW	OH	
AP00312474	46565R	ZAMBRANO, MARNY	03/15/12	175.00	MW	OH	
AP00312475	41768RPP	ZIADEH, SHERIN	03/15/12	72.15	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	2,138,928.51	Number of Checks Processed:	355
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 2,138,928.51

LESS CANCELLED CHECK:

AP00312126	41581	AIRGAS SAFETY INC	03/15/12	(277.74)
				<u>2,138,650.77</u>

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312476	G-VASQUEZ	BRONITSKY, TRUSTEE MARTHA G	03/22/12	323.07	MW	OH	
AP00312477	G-SARTE2	BURCHARD, TRUSTEE DAVID	03/22/12	475.38	MW	OH	
AP00312478	G-HEADMAN	ECMC	03/22/12	815.66	MW	OH	
AP00312479	G-CRUZ	FRANCHISE TAX BOARD	03/22/12	447.38	MW	OH	
AP00312480	G-ORBETA2	FRANCHISE TAX BOARD	03/22/12	40.00	MW	OH	
AP00312481	G-RIESEN	FRANCHISE TAX BOARD	03/22/12	340.00	MW	OH	
AP00312482	G-SCOTT	FRANCHISE TAX BOARD	03/22/12	37.50	MW	OH	
AP00312483	G-WHEELER3	FRANCHISE TAX BOARD	03/22/12	100.00	MW	OH	
AP00312484	G-ORLOFF2	ORLOFF, CATHERINE M	03/22/12	452.76	MW	OH	
AP00312485	G-ENRIQUEZ	SAN MATEO COUNTY SHERIFF	03/22/12	407.32	MW	OH	
AP00312486	G-VERGARA	SAN MATEO COUNTY SHERIFF	03/22/12	33.68	MW	OH	
AP00312487	G-WILLIAMS,N	UNITED STATES TREASURY	03/22/12	250.00	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	3,722.75	Number of Checks Processed:	12
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	3,722.75		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312488	18925REN	355 GELLERT BOULEVARD LLC	03/30/12	21,961.20	MW	OH		
AP00312489	2519	3M	03/30/12	2,332.53	MW	OH		
AP00312490	46320R	ACOSTA, GLADYS	03/30/12	150.00	MW	OH		
AP00312491	15222	ACTION SPORTS	03/30/12	1,311.14	MW	OH		
AP00312492	31324	ACTIVE NETWORK INC, THE	03/30/12	1,500.00	MW	OH		
AP00312493	34666	AD BRAKES	03/30/12	289.04	MW	OH		
AP00312494	1514	ADAM HILL COMPANY, THE	03/30/12	13.88	MW	OH		
AP00312495	45291	ADVANCED BUSINESS FORMS	03/30/12	2,949.05	MW	OH		
AP00312496	15226	AFSCME LOCAL 919	03/30/12	4,294.00	MW	OH		
AP00312497	11233	AGRIMONTI, MADOLYN	03/30/12	164.95	MW	OH		
AP00312498	38845R	AGUSTIN, LENIE	03/30/12	250.00	MW	OH		
AP00312499	46630RA	AHMED, ALI	03/30/12	300.00	MW	OH		
AP00312500	33261	AIRCO COMMERCIAL SERVICES	03/30/12	249.00	MW	OH		
AP00312501	29880	AIRGAS NCN	03/30/12	769.56	MW	OH		
AP00312502	32015	AL TAR SERVICES INC	03/30/12	330.00	MW	OH		
AP00312503	32808R	ALASANDRO, KEN	03/30/12	170.00	MW	OH		
AP00312504	1025	ALHAMBRA AND SIERRA SPRINGS	03/30/12	273.57	MW	OH		
AP00312505	38811A	ALL COVERED INC	03/30/12	682.09	MW	OH		
AP00312506	36102R	ALL FOUR SEASONS ROOFING	03/30/12	300.00	MW	OH		
AP00312507	46656	ALL SHORES SEAFOOD	03/30/12	2,348.00	MW	OH		
AP00312508	7941	ALLIANT INSURANCE SERVICES IN	03/30/12	1,200.80	MW	OH		
AP00312509	22544	ALLSTAR FIRE EQUIPMENT INC	03/30/12	1,052.54	MW	OH		
AP00312510	37116	ALPHA ANALYTICAL LABORATORIES	03/30/12	10,799.75	MW	OH		
AP00312511	VOID.CONTINU	Void - Continued Stub	03/30/12	0.00	VM	OH		Void
AP00312512	23171R	ALPHA PHI OMEGA ALUMNI ASSN	03/30/12	250.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312513	45439JPA	AMERICAN MEDICAL RESPONSE	03/30/12	1,021.00	MW	OH	
AP00312514	38846	AMERICAN MESSAGING	03/30/12	42.32	MW	OH	
AP00312515	46603R	AMERICAN MONUMENTAL CO	03/30/12	124.99	MW	OH	
AP00312516	45204	AMERIGAS - SAN JOSE	03/30/12	691.83	MW	OH	
AP00312517	42310	AMERINATIONAL COMMUNITY SERVI	03/30/12	301.60	MW	OH	
AP00312518	35696	AMERIPRIDE SERVICES INC	03/30/12	1,929.82	MW	OH	
AP00312519	46608R	ANA, ZAMORA	03/30/12	250.00	MW	OH	
AP00312520	40384R	ANTHONY'S ROOFING COMPANY	03/30/12	300.00	MW	OH	
AP00312521	43609	ARCHER INTERNATIONAL. LLC	03/30/12	388.23	MW	OH	
AP00312522	24642	ARGENT COMMUNICATIONS GROUP	03/30/12	635.00	MW	OH	
AP00312523	8426	ARROWHEAD	03/30/12	63.13	MW	OH	
AP00312524	46599R	ART STONE MONUMENT	03/30/12	174.31	MW	OH	
AP00312525	32577	AT&T	03/30/12	10,305.80	MW	OH	
AP00312526	43078PP	AT&T	03/30/12	157.16	MW	OH	
AP00312527	45508JPA	AT&T	03/30/12	88.87	MW	OH	
AP00312528	6413	AT&T	03/30/12	3,958.52	MW	OH	
AP00312529	23267PP	ATLANTIC OFFICE AUTOMATION IN	03/30/12	27.69	MW	OH	
AP00312530	5623	ATLAS TOWING SERVICE INC	03/30/12	142.50	MW	OH	
AP00312531	39480	ATTORNEY GENERALS	03/30/12	75.00	MW	OH	
AP00312532	44592	AUTOMOTIVE SOUND AND PERFORMA	03/30/12	760.00	MW	OH	
AP00312533	39809	AUTOMOTIVE TRAINING AUTHORITY	03/30/12	249.00	MW	OH	
AP00312534	43610	BABBITT BEARING CO INC	03/30/12	450.83	MW	OH	
AP00312535	41314R	BACH CONSTRUCTION	03/30/12	1,050.00	MW	OH	
AP00312536	1232	BAKER & TAYLOR COMPANY INC	03/30/12	13,782.19	MW	OH	
AP00312537	42597	BANDIHAI, RUBERITA	03/30/12	301.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312538	11381	BANISTER, JAMES	03/30/12	365.00	MW	OH	
AP00312539	7950	BAY AREA AIR QUALITY MANAGEME	03/30/12	2,063.00	MW	OH	
AP00312540	46606	BAY AREA PLANNING DIRECTORS A	03/30/12	45.00	MW	OH	
AP00312541	1562	BAY AREA WATER SUPPLY & CONSE	03/30/12	3,905.20	MW	OH	
AP00312542	36580	BAY CITY SCREW & BOLT CO	03/30/12	140.68	MW	OH	
AP00312543	46607R	BEECHER, JOAN	03/30/12	197.62	MW	OH	
AP00312544	31584R	BEGLEY, SEAN	03/30/12	193.38	MW	OH	
AP00312545	46084JPA	BELMONT FIRE DEPARTMENT	03/30/12	4,508.00	MW	OH	
AP00312546	45737R	BIRCH, TIMOTHY	03/30/12	1,246.88	MW	OH	
AP00312547	19200	BIRITE FOODSERVICE DISTRIBUTO	03/30/12	1,879.19	MW	OH	
AP00312548	46627	BLOOMFIELD MANUFACTURING CO	03/30/12	876.56	MW	OH	
AP00312549	46596R	BOCCI REALTY	03/30/12	104.78	MW	OH	
AP00312550	42455RPP	BOHM, PAT	03/30/12	1,082.21	MW	OH	
AP00312551	33239	BOUND TREE MEDICAL LLC	03/30/12	632.85	MW	OH	
AP00312552	46609R	BOY SCOUTS OF AMERICA	03/30/12	250.00	MW	OH	
AP00312553	42175R	BRADLEY & SONS	03/30/12	1,000.00	MW	OH	
AP00312554	33249A	BRISBANE CHAMBER OF COMMERCE	03/30/12	25.00	MW	OH	
AP00312555	3349	BROADMOOR LANDSCAPE SUPPLY	03/30/12	73.07	MW	OH	
AP00312556	G-VASQUEZ	BRONITSKY, TRUSTEE MARTHA G	03/30/12	323.07	MW	OH	
AP00312557	3064	BROWN & CALDWELL INC	03/30/12	33,223.32	MW	OH	
AP00312558	G-SARTE2	BURCHARD, TRUSTEE DAVID	03/30/12	475.38	MW	OH	
AP00312559	34151	BUSINESS CARD	03/30/12	180.00	MW	OH	
AP00312560	24551	BWI	03/30/12	308.95	MW	OH	
AP00312561	2396	C M AMOS PRINTING COMPANY	03/30/12	214.02	MW	OH	
AP00312562	17997	C.L.E.A.	03/30/12	1,969.50	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00312563	33981	CAGWIN & DORWARD	03/30/12	289.25	MW	OH		
AP00312564	23432	CAL SCHOOL AND SPORT	03/30/12	1,185.15	MW	OH		
AP00312565	1196	CALIFORNIA WATER SERVICE COMP	03/30/12	43.65	MW	OH		
AP00312566	42458	CALIFORNIA WATER SERVICE COMP	03/30/12	250.00	MW	OH		
AP00312567	46595R	CARRASSI, N M	03/30/12	71.94	MW	OH		
AP00312568	28636	CDW GOVERNMENT INC	03/30/12	14,447.31	MW	OH		
AP00312569	42277	CEL ANALYTICAL INC	03/30/12	875.00	MW	OH		
AP00312570	46610R	CEN, RON	03/30/12	150.00	MW	OH		
AP00312571	1403	CENTER FOR INDEPENDENCE OF IN	03/30/12	1,640.85	MW	OH		
AP00312572	10299JPA	CENTRAL COUNTY FIRE AUTHORITY	03/30/12	13,163.00	MW	OH		
AP00312573	31956	CENTRAL VALLEY BUSINESS FORMS	03/30/12	447.37	MW	OH		
AP00312574	26520	CENVEO	03/30/12	260.88	MW	OH		
AP00312575	1882	CH BULL COMPANY	03/30/12	9,539.53	MW	OH		
AP00312576	46631RA	CHAN, CHARLES	03/30/12	300.00	MW	OH		
AP00312577	25721R	CHAVEZ, JOSE	03/30/12	250.00	MW	OH		
AP00312578	19705	CHEMSEARCH INC	03/30/12	306.59	MW	OH		
AP00312579	46632RA	CHING, SANDY	03/30/12	300.00	MW	OH		
AP00312580	46633RA	CHIU, KENT	03/30/12	300.00	MW	OH		
AP00312581	3678	CINTAS CORPORATION #464	03/30/12	2,184.20	MW	OH		
AP00312582	40796	CINTAS DOCUMENT MANAGEMENT	03/30/12	164.97	MW	OH		
AP00312583	14786	CIR	03/30/12	1,625.67	MW	OH		
AP00312584	6649JPA	CITY OF BRISBANE	03/30/12	2,692.00	MW	OH		
AP00312585	28209JPA	CITY OF BURLINGAME	03/30/12	95.68	MW	OH		
AP00312586	43155JPA	CITY OF DALY CITY	03/30/12	10,846.00	MW	OH		
AP00312587	5342JPA	CITY OF FOSTER CITY	03/30/12	4,675.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312588	4305JPA	CITY OF MILLBRAE	03/30/12	4,486.00	MW	OH		
AP00312589	6034JPA	CITY OF PACIFICA	03/30/12	3,873.00	MW	OH		
AP00312590	6579JPA	CITY OF REDWOOD CITY	03/30/12	8,071.00	MW	OH		
AP00312591	20562JPA	CITY OF SAN BRUNO	03/30/12	2,818.00	MW	OH		
AP00312592	25816JPA	CITY OF SAN MATEO	03/30/12	11,881.00	MW	OH		
AP00312593	24868	CLARK SECURITY PRODUCTS INC	03/30/12	1,900.93	MW	OH		
AP00312594	26644	CLEANSOURCE INC	03/30/12	5,104.91	MW	OH		
AP00312595	22146	COAST OIL COMPANY INC	03/30/12	32,459.41	MW	OH		
AP00312596	31450	COASTAL TRAINING TECHNOLOGIES	03/30/12	145.26	MW	OH		
AP00312597	25819JPA	COLMA FIRE PROTECTION DISTRICT	03/30/12	2,355.00	MW	OH		
AP00312598	46598R	COLMA HISTORICAL ASSOCIATION	03/30/12	56.10	MW	OH		
AP00312599	34153	COMCAST	03/30/12	136.62	MW	OH		
AP00312600	12578	COMPLETE LINEN SERVICE INC	03/30/12	41.33	MW	OH		
AP00312601	46611R	CONGREGATION CHEVRA THILIM	03/30/12	250.00	MW	OH		
AP00312602	2599	CONTINUING EDUCATION OF THE B	03/30/12	381.64	MW	OH		
AP00312603	46612R	COOPER, JOSIE	03/30/12	250.00	MW	OH		
AP00312604	39364	COPOWER	03/30/12	71.70	MW	OH		
AP00312605	46543PP	COPOWER	03/30/12	797.00	MW	OH		
AP00312606	46634RA	CORTEZ, MERCEDES	03/30/12	300.00	MW	OH		
AP00312607	35492R	COTTON, MARCUS	03/30/12	724.18	MW	OH		
AP00312608	14930	COUNTY OF SAN MATEO	03/30/12	6,203.00	MW	OH		
AP00312609	21727	COUNTY OF SAN MATEO	03/30/12	125.00	MW	OH		
AP00312610	30377	COUNTY OF SAN MATEO	03/30/12	15.00	MW	OH		
AP00312611	43157JPA	COUNTY OF SAN MATEO	03/30/12	1,117.00	MW	OH		
AP00312612	1053	CPS	03/30/12	3,225.75	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312613	46586R	CREEKSIDE VILLA'S	03/30/12	1,213.41	MW	OH	
AP00312614	42324	CRIME SCENE CLEANERS INC	03/30/12	195.00	MW	OH	
AP00312615	34141A	CRYSTAL SPRINGS CATERING INC	03/30/12	402.47	MW	OH	
AP00312616	7274	CUMMINS WEST INC	03/30/12	41.55	MW	OH	
AP00312617	25580	CWEA-MEMBERSHIP	03/30/12	1,056.00	MW	OH	
AP00312618	1836	DAILY JOURNAL CORPORATION	03/30/12	106.00	MW	OH	
AP00312619	1414	DALY CITY CENTRAL CASHIER	03/30/12	1,221.02	MW	OH	
AP00312620	1937	DALY CITY FIREFIGHTERS UNION	03/30/12	6,847.50	MW	OH	
AP00312621	45874	DALY CITY FIREFIGHTERS P.A.C.	03/30/12	840.00	MW	OH	
AP00312622	9290	DALY CITY POLICE OFFICERS ASS	03/30/12	11,893.82	MW	OH	
AP00312623	9290	DALY CITY POLICE OFFICERS ASS	03/30/12	200.00	MW	OH	
AP00312624	36807	DALY CITY TEST ONLY	03/30/12	200.00	MW	OH	
AP00312625	1793	DALY CITY TOOL MART	03/30/12	269.96	MW	OH	
AP00312626	42706	DASH MEDICAL GLOVES INC	03/30/12	345.86	MW	OH	
AP00312627	46613R	DATU, RAYMUND	03/30/12	250.00	MW	OH	
AP00312628	16990	DCPD POLICE BENEVOLENT ASSOC	03/30/12	165.00	MW	OH	
AP00312629	21676	DELL MARKETING LP	03/30/12	60.30	MW	OH	
AP00312630	1510	DEMCO SUPPLY INC	03/30/12	5,095.58	MW	OH	
AP00312631	16137	DENCO SALES COMPANY INC	03/30/12	377.79	MW	OH	
AP00312632	1299	DEPARTMENT OF JUSTICE	03/30/12	939.00	MW	OH	
AP00312633	5169	DEPARTMENT OF JUSTICE	03/30/12	644.00	MW	OH	
AP00312634	20552	DEWEY PEST CONTROL INC	03/30/12	4,554.97	MW	OH	
AP00312635	42371	DIAL GLASS AND WINDOW COMPANY	03/30/12	798.00	MW	OH	
AP00312636	41841R	DOMINGUEZ ROOFING	03/30/12	600.00	MW	OH	
AP00312637	9643	DONATI, ROBERT	03/30/12	720.00	MW	OH	

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AP00312638	30629LAW	DOWNEY BRAND ATTORNEYS LLP	03/30/12	7,367.50	MW	OH	
AP00312639	22126	DUDLEY PERKINS CO	03/30/12	46.76	MW	OH	
AP00312640	40542R	E CASTAGNETTO ROOFING	03/30/12	300.00	MW	OH	
AP00312641	G-HEADMAN	ECMC	03/30/12	378.18	MW	OH	
AP00312642	40007	EMLAB P&K LLC	03/30/12	629.00	MW	OH	
AP00312643	43756A	EMPLOYMENT DEVELOPMENT DEPART	03/30/12	1,047.23	MW	OH	
AP00312644	16370	ENVIROMETRIX CORPORATION	03/30/12	2,597.85	MW	OH	
AP00312645	3786	ENVIRONMENTAL RESOURCE ASSOCI	03/30/12	804.06	MW	OH	
AP00312646	40095A	ESSENCE PRINTING INC	03/30/12	176.96	MW	OH	
AP00312647	13139R	EVERLY, KATHY	03/30/12	153.09	MW	OH	
AP00312648	26327	EWING IRRIGATION PRODUCTS INC	03/30/12	65.07	MW	OH	
AP00312649	42544	FARMER BROTHERS COFFEE	03/30/12	374.22	MW	OH	
AP00312650	1383	FEDERAL EXPRESS CORP	03/30/12	105.20	MW	OH	
AP00312651	26375	FEINBERG, JEANETTE	03/30/12	113.52	MW	OH	
AP00312652	1765	FIDELITY NATIONAL TITLE COMPA	03/30/12	65.00	MW	OH	
AP00312653	19787	FIRST CHOICE SERVICES	03/30/12	262.32	MW	OH	
AP00312654	23291	FLOORTRENDS INC	03/30/12	3,195.00	MW	OH	
AP00312655	46614R	FLORES, ANAMARIA	03/30/12	292.50	MW	OH	
AP00312656	20088R	FOGARTY CONSTRUCTION	03/30/12	71.94	MW	OH	
AP00312657	11813	FOLGER GRAPHICS	03/30/12	7,350.22	MW	OH	
AP00312658	27399	FRAMERATE CORPORATION	03/30/12	1,620.00	MW	OH	
AP00312659	G-CRUZ	FRANCHISE TAX BOARD	03/30/12	434.34	MW	OH	
AP00312660	G-RIESEN	FRANCHISE TAX BOARD	03/30/12	340.00	MW	OH	
AP00312661	G-SCOTT	FRANCHISE TAX BOARD	03/30/12	37.50	MW	OH	
AP00312662	G-WHEELER3	FRANCHISE TAX BOARD	03/30/12	100.00	MW	OH	

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AP00312663	1282	FRED PRYOR SEMINARS	03/30/12	398.00	MW	OH		
AP00312664	23110	GADDIS INCORPORATED	03/30/12	1,297.67	MW	OH		
AP00312665	19866	GALLS INC	03/30/12	142.20	MW	OH		
AP00312666	46635RA	GANDU, SURESH	03/30/12	300.00	MW	OH		
AP00312667	21638R	GARRISON PROPERTIES	03/30/12	497.48	MW	OH		
AP00312668	4634MED	GARY M OLSON PHD	03/30/12	900.00	MW	OH		
AP00312669	43856	GBH POLYGRAPH SERVICES	03/30/12	450.00	MW	OH		
AP00312670	5002	GHILOTTI BROS INC	03/30/12	112,902.75	MW	OH		
AP00312671	7967R	GOMEZ, YOLANDA	03/30/12	292.00	MW	OH		
AP00312672	46615R	GONZALES, KATHLEEN	03/30/12	250.00	MW	OH		
AP00312673	27059	GOOMBAH'S EMBROIDERY	03/30/12	209.16	MW	OH		
AP00312674	31925	GOVCONNECTION INC	03/30/12	1,385.22	MW	OH		
AP00312675	18532	GOW SUPPLY COMPANY INC	03/30/12	523.63	MW	OH		
AP00312676	45109	GRAFIX SHOPPE	03/30/12	738.60	MW	OH		
AP00312677	1754	GRAINGER INC	03/30/12	839.12	MW	OH		
AP00312678	41984R	GRAND ROOFING INC	03/30/12	300.00	MW	OH		
AP00312679	1123	GRAYBAR ELECTRIC CO	03/30/12	3,085.82	MW	OH		
AP00312680	46636RA	GUIEB, LUZVIMINDA	03/30/12	247.50	MW	OH		
AP00312681	15740R	GUINGONA, MICHAEL P	03/30/12	245.00	MW	OH		
AP00312682	42369	GUTIERREZ, ROBERT A	03/30/12	150.00	MW	OH		
AP00312683	36375	HABITAT FOR HUMANITY GREATER	03/30/12	190,167.57	MW	OH		
AP00312684	2223	HACH COMPANY	03/30/12	3,353.57	MW	OH		
AP00312685	12996ALAW	HANSON BRIDGETT LLP	03/30/12	3,974.40	MW	OH		
AP00312686	3702	HARRINGTON INDUSTRIAL PLASTIC	03/30/12	5,186.69	MW	OH		
AP00312687	35194PP	HASBUN, LOUELLA	03/30/12	405.00	MW	OH		

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AP00312688	35406PP	HASBUN, OSCAR	03/30/12	405.00	MW	OH		
AP00312689	39384	HEALTH METRICS INC	03/30/12	1,414.00	MW	OH		
AP00312690	11376	HEWLETT PACKARD COMPANY	03/30/12	5,063.19	MW	OH		
AP00312691	9049	HI TECH E V S INC CRIMSON FIR	03/30/12	24,372.52	MW	OH		
AP00312692	46587R	HILARIO, EDGARDO	03/30/12	48.66	MW	OH		
AP00312693	4011	HILTI INC	03/30/12	628.00	MW	OH		
AP00312694	46597R	HO, VANG	03/30/12	146.00	MW	OH		
AP00312695	32847	HOSEPOWER USA	03/30/12	92.30	MW	OH		
AP00312696	46647R	HUEY, KIM PO	03/30/12	795.60	MW	OH		
AP00312697	41818	HUNTINGTON COURT REPORTERS	03/30/12	241.98	MW	OH		
AP00312698	28121	HYDROFOCUS INC	03/30/12	4,858.00	MW	OH		
AP00312699	32645	ICSC	03/30/12	50.00	MW	OH		
AP00312700	37457	IDEXX DISTRIBUTION INC	03/30/12	1,200.08	MW	OH		
AP00312701	44480JPA	IKON OFFICE SOLUTIONS	03/30/12	319.68	MW	OH		
AP00312702	45528R	IN & OUT DRAIN CLEANING INC	03/30/12	250.00	MW	OH		
AP00312703	31781	INNOVATIVE CLAIM SOLUTIONS	03/30/12	11,368.21	MW	OH		
AP00312704	40284	INTERNATIONAL ASSOCIATION FOR	03/30/12	50.00	MW	OH		
AP00312705	39392	INTERSTATE ALL BATTERY CENTER	03/30/12	699.30	MW	OH		
AP00312706	14932	INTERSTATE BATTERY SYSTEM OF	03/30/12	193.66	MW	OH		
AP00312707	5367	IPMA HR	03/30/12	369.00	MW	OH		
AP00312708	1072	IRVINE & JACHENS INC	03/30/12	607.28	MW	OH		
AP00312709	31080R	ISLANDER, STEPHEN	03/30/12	200.00	MW	OH		
AP00312710	32523	JANWAY COMPANY USA INC	03/30/12	1,194.73	MW	OH		
AP00312711	42008RA	JAVIER, GINA	03/30/12	109.89	MW	OH		
AP00312712	46588R	JEW, EDWIN	03/30/12	45.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312713	39602JPA	JOHNDROW LEVERONI VREEBURG IN	03/30/12	24,997.00	MW	OH		
AP00312714	10144	KAMAN INDUSTRIAL TECHNOLOGIES	03/30/12	11,867.70	MW	OH		
AP00312715	46648R	KB HOME SOUTH BAY	03/30/12	76.06	MW	OH		
AP00312716	34861R	KIMBALL, ROSINA	03/30/12	119.91	MW	OH		
AP00312717	46039	KING & CO	03/30/12	5,416.66	MW	OH		
AP00312718	43624R	KING, KATHERINE	03/30/12	146.15	MW	OH		
AP00312719	46658	KIYOSHI GROLLMAN DESIGN	03/30/12	400.00	MW	OH		
AP00312720	31870R	KRAUSS, GREG	03/30/12	190.00	MW	OH		
AP00312721	41830	LAMINATOR.COM INC	03/30/12	444.95	MW	OH		
AP00312722	46616R	LAU, DENNIS	03/30/12	159.98	MW	OH		
AP00312723	1148	LAWSON PRODUCTS INC	03/30/12	224.82	MW	OH		
AP00312724	17519R	LEE, JOHN	03/30/12	71.94	MW	OH		
AP00312725	33497	LEGACY MECHANICAL & ENERGY SE	03/30/12	265.50	MW	OH		
AP00312726	30726	LEHR AUTO ELECTRIC	03/30/12	10,661.15	MW	OH		
AP00312727	46581PP	LEONG, LAI THENG	03/30/12	102.35	MW	OH		
AP00312728	37094	LEXISNEXIS RISK DATA MANAGEME	03/30/12	510.00	MW	OH		
AP00312729	46637RA	LI, IRIS	03/30/12	150.00	MW	OH		
AP00312730	46638RA	LIANG, ANNIE	03/30/12	247.50	MW	OH		
AP00312731	29220	LIGHTHOUSE, THE	03/30/12	374.89	MW	OH		
AP00312732	46650R	LINARES, SILVIA	03/30/12	150.00	MW	OH		
AP00312733	29332	LORAL LANDSCAPING	03/30/12	515.00	MW	OH		
AP00312734	46617R	LUCIA, PAUL MARION	03/30/12	17.00	MW	OH		
AP00312735	6620	MACKRISS, DAVID	03/30/12	111.00	MW	OH		
AP00312736	46629R	MANGOBA, JOCELYN	03/30/12	250.00	MW	OH		
AP00312737	46649R	MAR, XIANG YAN	03/30/12	930.66	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312738	46618R	MARIVELES, HOLLY	03/30/12	250.00	MW	OH		
AP00312739	6622	MARRACQ, GREG	03/30/12	268.92	MW	OH		
AP00312740	37518R	MARTEL, PATRICIA E	03/30/12	125.26	MW	OH		
AP00312741	43575R	MARTINEZ JR, MANUEL	03/30/12	357.92	MW	OH		
AP00312742	43860R	MARTINEZ, MANUEL	03/30/12	5,000.00	MW	OH		
AP00312743	14277	MAZE & ASSOCIATES INC	03/30/12	19,198.25	MW	OH		
AP00312744	38493PP	MCCULLOCH, JAN	03/30/12	250.00	MW	OH		
AP00312745	15393	MCMASTER CARR SUPPLY CO	03/30/12	693.94	MW	OH		
AP00312746	36891	MEDTOX LABORATORIES INC	03/30/12	188.60	MW	OH		
AP00312747	33989A	MEGAPATH INC	03/30/12	187.84	MW	OH		
AP00312748	39788	MENDES, MICHAEL	03/30/12	22.30	MW	OH		
AP00312749	25805JPA	MENLO PARK FIRE PROTECTION DI	03/30/12	15,430.00	MW	OH		
AP00312750	46639RA	MERINO, JOSE	03/30/12	500.00	MW	OH		
AP00312751	23949	METRO MOBILE COMMUNICATIONS	03/30/12	9,415.37	MW	OH		
AP00312752	36779	METRO PCS WIRELESS INC	03/30/12	50.00	MW	OH		
AP00312753	40304R	MICHAEL FELLMAN SIDING & ROOF	03/30/12	300.00	MW	OH		
AP00312754	44837R	MILLER, KATIE	03/30/12	168.00	MW	OH		
AP00312755	41569	MISSION FLOWERS	03/30/12	189.41	MW	OH		
AP00312756	18673	MISSION MOTORCYLES	03/30/12	173.26	MW	OH		
AP00312757	24775	MISSION VALLEY FORD TRUCK	03/30/12	76.46	MW	OH		
AP00312758	46619R	MOLINA, VALERIA	03/30/12	250.00	MW	OH		
AP00312759	46620R	MORENO, RUBA	03/30/12	250.00	MW	OH		
AP00312760	46640RA	MORGAN, WENDY	03/30/12	180.00	MW	OH		
AP00312761	15210	MUNICIPAL MAINTENANCE EQUIPME	03/30/12	838.12	MW	OH		
AP00312762	46621R	NACION, GIGI	03/30/12	250.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312763	44412	NASCO MODESTO	03/30/12	315.94	MW	OH	
AP00312764	34477	NCL OF WINCONSIN INC	03/30/12	803.41	MW	OH	
AP00312765	46622R	NEVAREZ, CESAR	03/30/12	250.00	MW	OH	
AP00312766	45945R	NEW ERA CONSTRUCTION COMPANY	03/30/12	1,148.76	MW	OH	
AP00312767	46594R	NG, SUSAN	03/30/12	71.94	MW	OH	
AP00312768	18692	NIXON EGLI EQUIPMENT CO INC	03/30/12	11,829.56	MW	OH	
AP00312769	20403	NOLO PRESS OCCIDENTAL	03/30/12	185.15	MW	OH	
AP00312770	25761	NORTHERN SAFETY CO INC	03/30/12	441.81	MW	OH	
AP00312771	20521	OCLC INC	03/30/12	417.48	MW	OH	
AP00312772	1055	OFFICE DEPOT INC	03/30/12	544.08	MW	OH	
AP00312773	42500	OFFICE DEPOT	03/30/12	4,096.60	MW	OH	
AP00312774	42670	OFFICE DEPOT	03/30/12	103.41	MW	OH	
AP00312775	46623R	ONG, SULINA	03/30/12	45.00	MW	OH	
AP00312776	G-ORLOFF2	ORLOFF, CATHERINE M	03/30/12	452.76	MW	OH	
AP00312777	44787LAW	ORRICK HERRINGTON & SUTCLIFFE	03/30/12	12,489.80	MW	OH	
AP00312778	36568	OUTBACK STEAKHOUSE INC	03/30/12	600.00	MW	OH	
AP00312779	42965	OWEN EQUIPMENT SALES	03/30/12	3,795.27	MW	OH	
AP00312780	42838	PACE SUPPLY CORP	03/30/12	5,205.24	MW	OH	
AP00312781	1216	PACIFIC GAS & ELECTRIC	03/30/12	86,678.57	MW	OH	
AP00312782	29252	PACIFIC PRODUCE INC	03/30/12	375.45	MW	OH	
AP00312783	46641RA	PADUA, MARLENE	03/30/12	247.50	MW	OH	
AP00312784	46642RA	PAGADUAN, ROWENA	03/30/12	247.50	MW	OH	
AP00312785	46643RA	PARK, JONG	03/30/12	300.00	MW	OH	
AP00312786	3297	PENINSULA LIBRARY SYSTEM	03/30/12	50,763.04	MW	OH	
AP00312787	1936	PENINSULA POLICE OFFICERS ASS	03/30/12	655.20	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312788	45220R	PENSYL, MARC	03/30/12	250.00	MW	OH		
AP00312789	40270R	PEREZ, JOSEPH	03/30/12	700.00	MW	OH		
AP00312790	38137R	PERLAS, JOACHIM	03/30/12	250.00	MW	OH		
AP00312791	19678	PERS LONG TERM CARE PROGRAM	03/30/12	1,792.70	MW	OH		
AP00312792	38565R	PLIMLEY, GARY	03/30/12	250.00	MW	OH		
AP00312793	46593R	POGGIO, MARIE	03/30/12	116.66	MW	OH		
AP00312794	25817JPA	POINT MONTARA HALF MOON BAY F	03/30/12	7,827.00	MW	OH		
AP00312795	36106	POLYDYNE INC	03/30/12	12,852.52	MW	OH		
AP00312796	40152	POM INCORPORATED	03/30/12	5,902.66	MW	OH		
AP00312797	26276	PRAXAIR INC	03/30/12	2,659.41	MW	OH		
AP00312798	46601R	PRECISION AUTO DETAIL	03/30/12	253.32	MW	OH		
AP00312799	30031	PRICE, MICHAEL	03/30/12	106.00	MW	OH		
AP00312800	43607R	PRINGLE, KEVIN R	03/30/12	48.40	MW	OH		
AP00312801	22424	PRIORITY 1 INC	03/30/12	5,642.05	MW	OH		
AP00312802	2364	PROJECT SENTINEL	03/30/12	4,944.93	MW	OH		
AP00312803	34637	PROMOTABLES LLC	03/30/12	55.34	MW	OH		
AP00312804	46602R	PUBLIC STORAGE #21104	03/30/12	330.89	MW	OH		
AP00312805	1109	PUBLIC UTILITIES COMMISSION	03/30/12	414,067.20	MW	OH		
AP00312806	4750	QUILL.COM	03/30/12	220.32	MW	OH		
AP00312807	1115	R & B COMPANY	03/30/12	5,081.94	MW	OH		
AP00312808	14449	R & S ERECTION OF SAN MATEO	03/30/12	370.47	MW	OH		
AP00312809	12539	R A METAL PRODUCTS INC	03/30/12	6,008.45	MW	OH		
AP00312810	42723R	RAHMAIN, BAHMAN	03/30/12	111.55	MW	OH		
AP00312811	46644RA	RAJAPANDI, PANDIAN	03/30/12	300.00	MW	OH		
AP00312812	26120	RANDOM HOUSE INC	03/30/12	243.57	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312813	42475	RB PETROLEUM	03/30/12	4,328.00	MW	OH	
AP00312814	2439	RECORDED BOOKS LLC	03/30/12	88.99	MW	OH	
AP00312815	41528	REDFLEX TRAFFIC SYSTEMS INC	03/30/12	24,000.00	MW	OH	
AP00312816	31314A	REDWOOD CITY SAN MATEO COUNTY	03/30/12	300.00	MW	OH	
AP00312817	32503R	REES, JOSHUA	03/30/12	172.00	MW	OH	
AP00312818	15337	RELIABLE OFFICE SUPPLIES	03/30/12	447.93	MW	OH	
AP00312819	30683	REPUBLIC ITS INC	03/30/12	8,229.91	MW	OH	
AP00312820	32637	RESTAURANT DEPOT SAN FRANCISC	03/30/12	804.46	MW	OH	
AP00312821	39824R	RICARDO ROOFING	03/30/12	300.00	MW	OH	
AP00312822	37028	RMC WATER AND ENVIRONMENT	03/30/12	2,178.75	MW	OH	
AP00312823	10207	ROMAN, MARIANNA	03/30/12	79.34	MW	OH	
AP00312824	46624R	ROSALES, MARIO	03/30/12	250.00	MW	OH	
AP00312825	1465	SAFEWAY INC	03/30/12	358.48	MW	OH	
AP00312826	46083JPA	SAN CARLOS FIRE DEPARTMENT	03/30/12	4,508.00	MW	OH	
AP00312827	31975	SAN MATEO COUNTY COMMUNITY CO	03/30/12	500.00	MW	OH	
AP00312828	12544	SAN MATEO COUNTY CONTROLLERS	03/30/12	59,699.41	MW	OH	
AP00312829	43158JPA	SAN MATEO COUNTY FIRE COUNTY	03/30/12	13,175.00	MW	OH	
AP00312830	1578	SAN MATEO COUNTY SHERIFF'S OF	03/30/12	600.00	MW	OH	
AP00312831	35246	SAN MATEO COUNTY SHERIFFS OFF	03/30/12	15,224.08	MW	OH	
AP00312832	G-ENRIQUEZ	SAN MATEO COUNTY SHERIFF	03/30/12	409.39	MW	OH	
AP00312833	G-SPRADER	SAN MATEO COUNTY SHERIFF	03/30/12	279.79	MW	OH	
AP00312834	G-VERGARA	SAN MATEO COUNTY SHERIFF	03/30/12	153.74	MW	OH	
AP00312835	43156JPA	SAN MATEO COUNTY	03/30/12	373,655.00	MW	OH	
AP00312836	30449	SAN MATEO REGIONAL NETWORK IN	03/30/12	1,498.16	MW	OH	
AP00312837	43149RPP	SANTIS, LUCIA	03/30/12	299.70	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312838	25044	SARKIS SIGNS	03/30/12	3,620.96	MW	OH	
AP00312839	29702R	SARTE JR, ANTONIO	03/30/12	250.00	MW	OH	
AP00312840	29574	SCOTTS PPE RECON INC	03/30/12	226.34	MW	OH	
AP00312841	46589R	SCRUGGS SR, JERRY	03/30/12	184.00	MW	OH	
AP00312842	28766	SENSUS USA	03/30/12	646.68	MW	OH	
AP00312843	34330	SEQUEIRA, LIONEL	03/30/12	125.00	MW	OH	
AP00312844	1111	SFPUC - WATER	03/30/12	374,292.05	MW	OH	
AP00312845	2068	SHAPE PRODUCTS COMPANY	03/30/12	163.61	MW	OH	
AP00312846	45229	SHEPARD LITHOGRAPH INC	03/30/12	2,002.63	MW	OH	
AP00312847	36509	SHEPARD, GARY C	03/30/12	630.00	MW	OH	
AP00312848	46625R	SHEYNKMAN, EMILIA	03/30/12	250.00	MW	OH	
AP00312849	26781	SHIOSAKA, THOMAS	03/30/12	45.92	MW	OH	
AP00312850	10571	SIEMENS WATER TECHNOLOGIES CO	03/30/12	765.60	MW	OH	
AP00312851	28917	SIERRA CHEMICAL COMPANY	03/30/12	7,686.34	MW	OH	
AP00312852	38883	SIGILLO SUPPLY COMPANY	03/30/12	2,613.70	MW	OH	
AP00312853	44562A	SILICON VALLEY COMMUNITY FOUN	03/30/12	50.00	MW	OH	
AP00312854	46604R	SLEEP TRAIN	03/30/12	174.31	MW	OH	
AP00312855	24287	SMART APPLE MEDIA	03/30/12	4,000.02	MW	OH	
AP00312856	37459	SOUTHWEST SALES	03/30/12	1,303.90	MW	OH	
AP00312857	40438	STANLEY ACCESS TECHNOLOGIES L	03/30/12	733.99	MW	OH	
AP00312858	25075	STAPLES CREDIT PLAN	03/30/12	527.97	MW	OH	
AP00312859	28627	STAR ELEVATOR INC	03/30/12	308.86	MW	OH	
AP00312860	9182	STATE OF CALIFORNIA DEPARTMEN	03/30/12	250.00	MW	OH	
AP00312861	3613	STATIONARY ENGINEERS LOCAL 39	03/30/12	1,319.02	MW	OH	
AP00312862	41020PP	STERLING HSA	03/30/12	720.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00312863	40900	STEVENS BAY AREA DIESEL SERVI	03/30/12	785.13	MW	OH	
AP00312864	1090	STEWART AUTOMOTIVE GROUP	03/30/12	262.02	MW	OH	
AP00312865	46651R	SUPERTEC CONSTRUCTION	03/30/12	1,055.66	MW	OH	
AP00312866	29237	SYNAGRO SOUTHWEST	03/30/12	12,554.25	MW	OH	
AP00312867	46243	SYNERGY ENTERPRISES INC	03/30/12	12,820.00	MW	OH	
AP00312868	46600R	TACQUERIA POLANCO	03/30/12	661.78	MW	OH	
AP00312869	2798	TEAMSTERS LOCAL 856	03/30/12	4,611.00	MW	OH	
AP00312870	13852	TELECOMMUNICATIONS ENGINEERIN	03/30/12	3,004.00	MW	OH	
AP00312871	42970JPA	TELECOMMUNICATIONS ENGINEERIN	03/30/12	12,995.00	MW	OH	
AP00312872	8444	THOMASIAN USA	03/30/12	120.00	MW	OH	
AP00312873	42206A	TM LEASING COMPANY	03/30/12	252.84	MW	OH	
AP00312874	2403	TMT ENTERPRISES INC	03/30/12	3,364.95	MW	OH	
AP00312875	15285	TOMARK SPORTS INC	03/30/12	236.28	MW	OH	
AP00312876	38525	TOWN OF ATHERTON	03/30/12	60.00	MW	OH	
AP00312877	41791A	TOYOTA FINANCIAL SERVICES	03/30/12	510.48	MW	OH	
AP00312878	46626R	TRACY, CHARLOTTE	03/30/12	250.00	MW	OH	
AP00312879	43989R	TRANSBAY BUILDERS INC	03/30/12	1,844.41	MW	OH	
AP00312880	46653	TSS PHOTOGRAPHY	03/30/12	34.00	MW	OH	
AP00312881	26803	TURBO DATA SYSTEMS INC	03/30/12	15,673.86	MW	OH	
AP00312882	37637	ULINE INC	03/30/12	177.94	MW	OH	
AP00312883	3376	UNISOURCE WORLDWIDE INC	03/30/12	3,356.12	MW	OH	
AP00312884	39362	UNITED RESEARCH SERVICES CORP	03/30/12	3,046.75	MW	OH	
AP00312885	31745	UNITED SITE SERVICES OF CALIF	03/30/12	1,023.20	MW	OH	
AP00312886	46654	UNITED STATES PLASTIC CORP	03/30/12	114.12	MW	OH	
AP00312887	G-WILLIAMS,N	UNITED STATES TREASURY	03/30/12	250.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00312888	32209	UNIVAR USA INC	03/30/12	3,305.52	MW	OH		
AP00312889	44851PP	UPS STORE #0966, THE	03/30/12	972.00	MW	OH		
AP00312890	3904	UPS	03/30/12	13.17	MW	OH		
AP00312891	25265	VALLEY SLURRY SEAL CO INC	03/30/12	38,554.56	MW	OH		
AP00312892	30602	VANGUARD CLEANING SYSTEMS INC	03/30/12	1,920.00	MW	OH		
AP00312893	14213R	VARGAS, KENNETH	03/30/12	100.00	MW	OH		
AP00312894	45040	VIGILANT CANINE SERVICES INTE	03/30/12	200.00	MW	OH		
AP00312895	46645RA	VILLANUEVA, ELISA	03/30/12	247.50	MW	OH		
AP00312896	46646RA	VIOLANDA, LORETO	03/30/12	247.50	MW	OH		
AP00312897	46628	VOICEWARE SYSTEMS	03/30/12	1,868.71	MW	OH		
AP00312898	46592R	VSS	03/30/12	1,179.62	MW	OH		
AP00312899	36355	WASTEWATER SOLUTIONS INC	03/30/12	4,125.00	MW	OH		
AP00312900	6141	WEST COAST CONTRACTORS SERVIC	03/30/12	664.30	MW	OH		
AP00312901	29517	WEST LITE SUPPLY COMPANY INC	03/30/12	2,007.58	MW	OH		
AP00312902	1201	WEST PAYMENT CENTER	03/30/12	1,543.50	MW	OH		
AP00312903	2291	WESTERN PLYWOOD INC	03/30/12	522.86	MW	OH		
AP00312904	45948A	WHINERY, TERESA	03/30/12	1,223.75	MW	OH		
AP00312905	30509	WINGFOOT COMMERCIAL TIRE SYST	03/30/12	2,779.46	MW	OH		
AP00312906	18388JPA	WOODSIDE FIRE PROTECTION DIST	03/30/12	8,959.00	MW	OH		
AP00312907	18388JPA	WOODSIDE FIRE PROTECTION DIST	03/30/12	55.00	MW	OH		
AP00312908	32852	WQI	03/30/12	300.00	MW	OH		
AP00312909	34537	YAMAMURA, JAIME	03/30/12	647.50	MW	OH		
AP00312910	44334A	YELLOW CAB COOPERATIVE INC	03/30/12	197.60	MW	OH		
AP00312911	1133	ZEP SALES AND SERVICE	03/30/12	528.36	MW	OH		
AP00312912	46652R	ZHENG, JIAN	03/30/12	896.72	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
G R A N D T O T A L S:								
		Total Void Machine Written		0.00	Number of Checks Processed:			1
		Total Void Hand Written		0.00	Number of Checks Processed:			0
		Total Machine Written		2,581,332.32	Number of Checks Processed:			424
		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		2,581,332.32				



City Council Agenda Report

Item # _____

Meeting Date: April 23, 2012

SUBJECT: Appropriation of Funds for Election Services Rendered by the County of San Mateo Election Office

Recommended Action

It is recommended that the City Council authorize the appropriation of \$61,538.31 for election services rendered by the County of San Mateo Election Office; and the appropriation of \$686.75 for publishing election notices in the Daily Journal and the purchase of two 2012 Election Code books.

Background

On March 14, 2011, the City Council called a Special Election to fill a City Council vacancy as required by Daly City Municipal Code Section 2.04.060.

On June 13, 2011, the City Council call for Special Municipal Election on November 8, 2011 for the following Elective Office: Member of the City Council to fill the unexpired term (November 2014); and Approval to consolidate Daly City Special Municipal Election with the Consolidated Municipal, School and Special District Election, and Request for Specified Election Services from San Mateo County in accordance with the Election Code of the State of California.

Fiscal Impact

Appropriating \$62,225.06 from Fund Balance 01-2400 to City Clerk's Election Expense 01-020-020-4256 to cover the City's cost of the November 8, 2011 Special Election.

Summary/Conclusion

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

Respectfully submitted,

Teresa M. Ricci
Assistant City Clerk

Respectfully submitted,

K. Annette Hipona
City Clerk

- Attachments:
1. Budgetary Adjustment Form
 2. County of San Mateo Invoice
 3. City's Transaction Details

**City of Daly City
Budget Transfer/Adjustment**

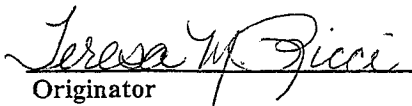
Department/Division: City Clerk **Date:** 4/5/2012

Month/Fiscal Year: April/FY11/12

Explanation/Justification:

To appropriate funds for the Election Services rendered by the County of San Mateo Election Office in connection with the City of Daly City Special Election consolidated with the November 8, 2011 Consolidated Municipal, School and Special District Election; and
To appropriate funds for publishing election notices in the Daily Journal and the purchase of Two 2012 Election Code Books from DFM Associates.

Approvals:


Originator

Director of Finance


Department Head

City Manager/City Council

Account Number

Account Name

Program/Project Name

Amount

Finance Only:

Budget Balance

Before

After

Use of Funds:

01-020-020-4256

01-020-020-4256

Election Expenses

Election Expenses

\$61,538.31
\$686.75

\$686.75

Source of Funds:

Reduced Expenditures:

New Revenue:
01-2400

01-2400

Fund Balance

\$62,225.06

Total Source of Funds

\$62,225.06

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.

County of San Mateo
Office of the Assessor-County Clerk-Recorder
555 County Center, 3rd Floor
Redwood City, CA 94063
Tel: 650.363.4500 Fax: 650.363.1903

INVOICE

March 28, 2012

Invoice No. 1112009

Honorable Annette Hipona, City Clerk
City of Daly City
333 90th Street
Daly City, CA 94015

For services rendered by our Elections Office
in connection with the City of Daly City's election
which was consolidated with the November 8, 2011
Consolidated Municipal, School, and Special District
Election.

\$61,538.31

TOTAL AMOUNT DUE:

\$61,538.31
=====

Payment Due Within 30 Days Upon Receipt of Invoice

**NOTE: YOU MAY BE ELIGIBLE FOR STATE REIMBURSEMENT OF
ABSENTEE COST THROUGH SB90 CLAIMS**

City of Daly City
Transaction Details
From 7/1/2011 to 3/31/2012

Account Number 01020020-4256	Org Key Title CITY CLERK	Object Desc. ELECTION EXPENSES
--	------------------------------------	--

Date	Reference	Sb	Misc.	Description	Amount
07/29/2011	B2128567	OH		DAILY JOURNAL C ADS	41.00
July Total:					41.00
08/15/2011	B2128583	OH		DAILY JOURNAL C NOTICE	264.71
08/15/2011	B2128581	OH		DAILY JOURNAL C ELECTION NOTIC	247.50
08/31/2011	B2158713	OH		DAILY JOURNAL C PUBLIC NOTICE	28.00
August Total:					540.21
02/14/2012	2012	OH		DFM ASSOCIATES 2012 CA ELECTIO	105.54
February Total:					105.54
Object 4256 Total:					686.75
Total DR Transactions:					686.75
Total CR Transactions:					0.00
Org. Key 01020020 Total:					686.75
Total DR Transactions:					686.75
Total CR Transactions:					0.00
Net (DR-CR):					686.75



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 23, 2012

Subject: City's HUD Consolidated One-Year Action Plan for Fiscal Year 2012-13

Recommended Action

1. Conduct a Public Hearing to obtain citizen comments on the draft One-Year U.S. Department of Housing and Urban Development (HUD) Action Plan for Fiscal Year 2012-2013;
2. Allocate funds for various CDBG and HOME activities for Fiscal Year 2012-13 (See EXHIBITS A and B);
3. Approve the City's One-Year Action Plan document for submission to HUD; and
4. Adopt a resolution authorizing the City Manager or her designee to sign the appropriate forms and certifications as part of the City's submission to HUD of the FY 2012-2013 Action Plan.

Background

Consolidated Plan

Beginning on July 1, 1995, the U.S. Department of Housing and Urban Development required that local jurisdictions prepare a Five-Year Consolidated Plan in order to receive Federal funds through the Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs. Daly City has historically participated in HUD's CDBG and HOME programs. The Five-Year Plan provides long-range guidelines with proposed priorities, strategies and potential activities to address the City's housing and community development needs. For each year during the Five-Year period, the City must also prepare a One-Year Action Plan that describes the specific activities (and associated costs) the City will pursue. Fiscal Year 2012-13 is the fifth year of the current Five-Year Consolidated Plan.

Discussion

A. Citizen Participation

HUD requires citizen participation during the development and review of the One-Year Action Plans. This was accomplished at the December 12, 2011 public hearing on Housing and Community Development Needs. The draft One-Year Action Plan was made available for public review at local libraries, the Daly City Community Service Center and City Hall from March 24, 2012 through April 23, 2012. Public notification on the availability and description of the draft One-Year Action Plan was printed in *The Examiner* and posted on the City's website. In addition, a summary of the One-Year Action Plan was mailed to Daly City homeowner and resident associations.

City Council Agenda Report

Subject: HUD One-Year Action Plan Fiscal Year 2012-13

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B. Funding Priorities

In order to allocate CDBG resources to a wide array of projects, staff circulated a Request for Proposal (RFP) to various non-profit organizations, County agencies, and City departments. The City received 30 applications by the January 20, 2012 deadline. Staff undertook preliminary review and evaluation of the applications, which the CDBG Advisory Committee consequently considered. The CDBG Advisory Committee consists of Vice Mayor Ray Buenaventura and Carol Klatt. After reviewing staff's data and analyses, the Committee formulated CDBG and HOME allocation recommendations for Fiscal Year 2012-13.

Below is a summary of the recommended priorities for the One-Year Action Plan covering the period of July 1, 2012 through June 30, 2013. There is no prioritized order for the activities listed below.

Priorities for Housing and Homeless Activities

- Rehabilitate Existing Owner Units and Rental Units
- Construct New Rental Units
- Construct New Ownership Units
- Provide Supportive Facilities/Services for Persons with Special Needs
- Provide Assistance to Low Income Homebuyers
- Preserve Rental Assistance
- Acquire and Rehabilitate Existing Rental and Transitional Units
- Monitor Status and Preserve At-Risk Assisted Housing Inventory
- Provide Supportive Facilities and Services for Homeless Persons

Priorities for Non-Housing Community Development Activities

Economic Development Activities:

- Provide Technical Assistance to Businesses

Capital Improvement Projects:

- Provide Neighborhood-Serving Recreational Facilities

Public Services:

- Provide Child Care and Other Services for Children and Their Families
- Provide Legal Assistance to Low-Income Residents
- Provide Preventative Services to "At-Risk" Low-Income Youth
- Provide Public Services and Facilities for Special Needs Populations
- Affirmatively Further Fair Housing Activities
- Provide Advocacy Services to Seniors

City Council Agenda Report

Subject: HUD One-Year Action Plan Fiscal Year 2012-13

Meeting Date: April 23, 2012

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C. One-Year Action Plan Allocations

In December of 2011, the City Council held a public hearing on housing and community development needs. At this hearing, the City Council considered public input and past projects and programs to assess community development and housing needs in Daly City. As a result, the City Council adopted guidelines for staff and potential applicants on the uses of CDBG and HOME funds for Fiscal Year 2012-13. These guidelines are as follows:

<u>Funding Category</u>	<u>Percentage Range of Appropriation</u>
CDBG Administration	12-20% (20% is HUD allowed maximum)
Public Services	8-15% (15% is HUD allowed maximum)
Capital Improvements	15-50%
Economic Development	2-20%
Housing	20-60%
HOME	
Administration	10%
CHDO	15%
New Housing Construction	75%

D. CDBG Funding

The City estimates \$1,439,789 in CDBG funds will be available for activities in FY 2012-13. This amount consists of a \$901,955 CDBG Entitlement Grant (a 19.4% reduction from the current year), anticipated FY12-13 program income of \$50,000, unallocated FY11-12 funds of \$183,724 and anticipated unspent FY11-12 funds of \$304,110 (primarily unspent Enterprise Center funds). A summary of the recommended CDBG funding allocations for the One-Year Action Plan is provided in Exhibit A.

Requests and recommendations are discussed below for each of the five (5) CDBG funding categories listed above:

CDBG Administration:

At the Housing and Community Development Needs hearing, the City Council set a percentage range between 12-20% for Administration. This activity encompasses the general administration and planning activities for all CDBG activities. Expenses under this category include the salaries for all CDBG staff and related overhead expenses (except those directly related to housing rehabilitation and economic development activities). ***Recommended funding at \$190,391***, which is 20% of the CDBG grant and estimated Fiscal Year 2012-13 program income.

Economic Development:

At the Needs hearing, the City Council set a percentage range between 2-20% for Economic Development. ***Recommended funding at \$140,000***, which is 10% of estimated CDBG revenue.

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These funds will be allocated towards the City's Microenterprise Development program, which provides educational workshops and classes as well as technical assistance to microenterprises.

Housing:

At the Needs hearing, the City Council set a percentage range between 20-60% for Housing. ***Recommended funding at \$571,373***, which is 40% of estimated CDBG revenue. The recommended projects are the following:

- 1) City's Residential Rehabilitation Program at \$500,000 - This continuing program provides low-interest rate loans and deferred loans to lower-income residents in Daly City for home repairs that bring properties up to a decent, safe, and sanitary condition. It is estimated that 10 rehab loans and 15 senior minor home repair grants will be made to lower income households in Fiscal Year 2012-12.
- 2) North Peninsula Neighborhood Services "House Helpers Program" at \$36,873 - North Peninsula Neighborhood Services Center, Inc., (NPNSC) serves very low, low, and moderate income homeowners with minor home repairs that will make their homes safe, decent, energy efficient, and comfortable. North Peninsula will provide minor home repairs for at least 28 households in Daly City.
- 3) Rebuilding Together/National Rebuilding Together Day at \$23,500 - Rebuilding Together addresses unsafe and inadequate housing conditions by assisting low-income homeowners, particularly the disabled and elderly, with necessary home repairs. Rebuilding Together will provide comprehensive rehabilitation of at least 8 homes in Fiscal Year 2012-13 utilizing volunteer labor and donations of building materials.
- 4) Center for Independence of Individuals with Disabilities (CID) at \$11,000 - The Housing Accessibility Modification (HAM) Program by CID will eliminate architectural barriers and provide a variety of minor modifications to make homes safer and more accessible for approximately 25 Daly City disabled and elderly households in Fiscal Year 2012-13.

The following housing-related proposals are not recommended for funding under the CDBG program:

Habitat for Humanity Greater San Francisco is requesting \$60,000 to acquire 2 vacant foreclosed homes, rehab the homes with volunteer labor and sweat equity participants, and then sell the homes to qualified low-income families.

Rebuilding Together/Safe at Home is requesting \$15,000 to provide year-round minor home repairs to low-income households using primarily volunteer labor.

These housing-related proposals are not recommended for funding due to overall funding limits and duplication with other funded activities.

City Council Agenda Report

Subject: HUD One-Year Action Plan Fiscal Year 2012-13

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Capital Projects:

The City Council set a percentage range between 15-50% for Capital Projects. ***Recommended funding at \$393,942***, which is 27% of estimated CDBG revenue. The recommended projects are listed below:

- 1) Section 108 Loan Payments for Construction of the Bayshore Community Center at \$393,942 - Construction of the Bayshore Community Center was complete in early 2006. The Bayshore Community Center includes a multi-purpose room, exercise facility, activity rooms, and a public library in the primarily low-income Bayshore neighborhood. The center is intended to serve as a focal point with recreational activities, services, information and facilities for neighborhood youths. The City utilized a HUD Section 108 Loan to finance \$4.5 million of the Center's \$11 million construction costs. The City is using CDBG funds for repayment of the loan.

The following capital improvement proposals are not recommended for funding under the CDBG program:

City of Daly City Public Works is requesting \$200,000 to finance the construction of approximately 45 to 50 curb cuts in various City locations designated by the Community Accessibility and Mobility Plan (CAMP). Due to funding limitations, funding for this project is not recommended for 2012-13.

Mid-Peninsula the Farm is requesting CDBG funds to rehab the Family Crossroads Shelter for homeless families operated by Shelter Network on Hillcrest Drive. Staff recommends funding this activity with HOME funds (see below).

Public Service Programs/Projects:

The total CDBG Fiscal Year 2012-13 funding request for Public Services exceeds the amount available. Based on the 15% cap for the Public Services category, the City has a total of \$144,083 to fund public services in FY2012-13. This represents a decrease of \$31,030 from the FY2011-12 public service allocation. In order to facilitate this reduction, the CDBG Advisory Committee recommends the following:

- (1) No allocation to new applicants, with the exception of providing funding of \$5,000 to Community Overcoming Relationship Abuse (CORA) for their Client Services program. The Client Services program provides supportive services to domestic violence victims including referrals and information, counseling, support groups, and a 24-hour crisis hotline. The City had previously funded CORA as recently as FY2010-11.
- (2) Eliminating funding to the North Peninsula Food Pantry and Dining Center, which has recently received a large one-time grant that addresses their funding needs for FY2012-13.

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Subject: HUD One-Year Action Plan Fiscal Year 2012-13

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- (3) At the request of Service League, a \$1,600 reduction of funding for their case management program.
- (4) Reducing funding by 12.8% on all public service activities which received FY2011-12 CDBG allocations of \$10,000 or less.
- (5) Reducing funding by 17.5% on all public service activities which received FY2011-12 CDBG allocations of more than \$10,000.

The following projects are therefore, recommended for funding:

Family Crossroads of Shelter Network of San Mateo County is requesting \$20,000 for continuation of support in its efforts in helping homeless families. The program, located in Daly City, provides temporary shelter as well as counseling to arrest the cycle of homelessness by helping homeless families to obtain stable incomes, jobs, and housing. Family Crossroads is projected to serve as many as 12 households (or 50 persons) during Fiscal Year 2012-13. CDBG funding will be used for salary and benefits for Family Crossroads staff. ***Recommended funding of \$16,508.***

Spring Street Shelter, sponsored by the Mental Health Association of San Mateo County, is requesting \$5,000 to continue covering the costs associated in providing an emergency shelter with supportive services, located in Redwood City, for the homeless mentally ill. The program assists clients to become re-established in the community. The program projects to serve 16 individuals during Fiscal Year 2012-13 who identify Daly City as their last permanent city of residence. The requested CDBG funds will be used to help pay for staff salaries. ***Recommended funding of \$4,360.***

Maple Street Self-Sufficiency Shelter, sponsored by Shelter Network of San Mateo County, is requesting \$8,000 to provide year-round emergency shelter and transitional housing for homeless individuals. The shelter will also include on-site continuum of care services such as assisting clients in finding jobs and locating permanent housing, providing case management and counseling, and helping individuals in transition save money. The shelter, which is located in Redwood City, helps to fill a large gap in the countywide need for emergency shelter. In Fiscal Year 2012-13, the shelter will assist approximately 16 individuals who claim their last place of residence as Daly City. CDBG funds will be allocated towards staff salaries and benefits. ***Recommended funding of \$4,360.***

Human Investment Project/Shared Homes is requesting \$17,000 to continue the Homesharing Help and Information Program. The program matches those having housing to share with others needing a place to live at an affordable price. The program shall assist an estimated 13 households in Fiscal Year 2012-13 with affordable housing placements. HIP utilizes CDBG funds for staff salaries and benefits. ***Recommended funding of \$13,619.***

Legal Aid Society of San Mateo County/Homesavers Program is requesting \$20,000 to continue its Homesavers Program for Daly City. The Homesavers Program provides legal services to low income Daly City residents with a focus on tenant/landlord disputes and evictions. This funding will be allocated to staff salary/benefits. Homesavers will benefit approximately 125 Daly City households. ***Recommended funding of \$11,931.***

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Daly City Friendship Center, sponsored by the Mental Health Association of San Mateo County, is requesting \$4,500 to continue funding staff salaries. This program provides social, recreational, and educational activities for persons with mental illnesses in a safe and supportive environment. The program also fills a need for positive daytime activities and provides a sense of normalcy for clients. CDBG funds will be allocated towards staff costs. In Fiscal Year 2012-13, the Friendship Center will serve approximately 57 Daly City residents. ***Recommended funding of \$3,924.***

Bayshore Child Care Services is requesting \$30,000 to continue their childcare services. The program provides subsidized care to children (ages 3 months through 12 years of age) of lower income families. The program shall serve approximately 219 Daly City children during Fiscal Year 2012-13. CDBG funding is used for staff salaries. ***Recommended funding of \$24,761.***

Project Read is requesting \$30,000 to continue training community members as tutors who volunteer to teach basic reading and writing skills to English speaking adults over the age of 16 who have very limited or no basic reading and writing skills. It is projected that approximately 45 Daly City residents will be assisted in Fiscal Year 2012-13. Project Read will use CDBG funds for staff salaries and benefits. ***Recommended funding of \$21,873.***

John's Closet of the John Papan Memorial Scholarship Fund is requesting \$10,000 in continued CDBG funding for the purchase of clothing (e.g., shoes, pants, socks, underwear) and hygiene kits to lower income children ages 4 through 18. This program has been successful over the years in securing many "in-kind" donations of clothing, as well as coordinating a number of volunteers. Approximately 174 children will be assisted in Fiscal Year 2011-12. ***Recommended funding of \$5,951.***

Project Sentinel is requesting \$10,000 to continue its fair housing program which includes the following: educating the public and the housing industry that housing discrimination is illegal, informing the community that assistance is available to those encountering discrimination, investigating cases where complaints have been alleged, providing information on housing issues to the community by publishing "Rent Watch," and maintaining a housing hotline for information and referral. In addition, Project Sentinel provides extensive landlord/tenant information and referral in areas other than fair housing. Fair housing activities are mandatory under the CDBG Program. Project Sentinel will assist at least 12 Daly City households with cases involving discrimination in Fiscal Year 2012-13. The organization will use CDBG funds for salaries and administrative expenses. ***Recommended funding of \$7,455.***

Daly City Youth Health Center/Pathways for Success is requesting \$16,000 for its school-to-career transition program. The program is focused on developing academic, leadership, and vocational skills for students who have barriers to high school completion and employment opportunities post-graduation. The program includes individualized case management and counseling. The Daly City Youth Health Center projects serving 13 Daly City youth in Fiscal Year 2012-13. CDBG funds will be used for salaries, benefits and operating expenses. ***Recommended funding of \$6,975.***

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Ombudsman Services of San Mateo County, Inc. is requesting \$10,000 to provide advocacy, information, and assistance to senior residents of long-term care facilities in Daly City. Ombudsman Services will provide assistance by conducting monitoring visits of facilities and investigating complaints. Ombudsman Services expects to receive, impartially investigate, and bring resolution to 45 complaint cases made by or on behalf of long-term care facility residents in Daly City in Fiscal Year 2012-13. The organization will utilize CDBG funds for staff salaries. ***Recommended funding of \$3,647.***

Samaritan House/Safe Harbor No. County Shelter is requesting \$12,000 to provide an emergency shelter for single adults with offerings of counseling, case management and basic health care. The shelter is located in South San Francisco by the airport. In Fiscal Year 2012-13, it is estimated that 11 adults from Daly City will be served. Samaritan House will use CDBG funds for staff salaries. ***Recommended funding of \$8,719.***

The Service League of San Mateo County is requesting \$5,000 to provide case management for 3 Daly City clients housed in transitional living facilities operated by Service League. CDBG funds will be used for staff salaries and benefits. ***Recommended funding of \$5,000.***

Community Overcoming Relationship Abuse (CORA)/Client Services is requesting \$15,000 to assist low-income Daly City adults and their children experiencing domestic violence with counseling, bilingual support groups, a 24-hour crisis hotline, safety and legal information as well as referral assistance. CDBG funds will be used for staff salaries and benefits. In Fiscal Year 2012-13, CORA will assist approximately 38 Daly City households. ***Recommended funding of \$5,000.***

The following public service proposals are not recommended for funding under the CDBG program:

Asian American Recovery Services/Outpatient Drug and Alcohol Services for Adults is requesting \$20,000 to provide an outpatient drug and alcohol recovery program.

Asian American Recovery Services/North County Prevention Workshop is requesting \$20,000 to provide a program for low-income high schoolers to create change and mobilize other youth and the community around issues related to the prevention of alcohol, drug, and tobacco use.

Bay Area Legal Aid is requesting \$10,000 to provide comprehensive free legal assistance and extended representation to low-income domestic violence victims.

North Peninsula Food Pantry and Dining Center is requesting \$12,500 to continue providing hot meals three times a week to lower income families and individuals to meet emergency food needs. CDBG funds will be allocated towards the purchase of meals.

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E. HOME Funding

The City has been notified by HUD that it will receive \$237,868 in new HOME funds for FY2012-13. This represents a significant 51.6 percent reduction in funding from FY2011-12. The HOME funds will be used to help finance the development and/or rehabilitation of affordable housing.

A summary of the recommended HOME funding allocations for the One-Year Action Plan is summarized in the table below and in Exhibit B.

Category/Project	Project Amount (\$)	% of PJ Grant
Administration/Planning		
Administration/Planning	23,786.80	
Subtotal	23,786.80	10%
Fiscal Year 2012-13 Projects		
CHDO set-aside	35,680.20	15%
Housing Development	178,401.00	75%
Subtotal	214,081.20	
TOTAL Fiscal Year 2012-13 HOME FUNDS	237,868.00	100%

- 1) **HOME Administration at \$23,787** - Encompasses the general administration and planning for all HOME activities. This amount is 10% of the new HOME grant for Fiscal Year 2012-13.
- 2) **Housing Development at \$214,081** - This will be used for pre-development and construction costs of affordable housing. Prior to actual expenditure of funds, project details and a specific funding request will be presented to the Council for review and approval. This amount includes the required Community Housing Development Organization (CHDO) reservation of \$35,680.

For FY 2012-13, pending Mid-Peninsula's certification as a Daly City CDHO, the City will work with Mid-Peninsula the Farm, Inc. to rehabilitate Family Crossroads, a transitional family shelter in Daly City operated by Shelter Network. The rehabilitation will include accessibility and structural improvements, asbestos abatement, mold treatment and mitigation, fire service retrofitting, thermal and moisture protection, and landscaping. The City anticipates allocating approximately \$290,000 of its cumulative HOME CHDO funds from prior years to this project. This constitutes a minor amendment to the City's Five-Year Consolidated Plan for FY 2008 – 12.

Summary/Conclusion

The recommendations for Fiscal Year 2012-13 are eligible uses of CDBG and HOME funds and represent an opportunity for the City to help lower income Daly City families and individuals. Council approval of the Fiscal Year 2012-13 One-Year Action will enable staff to formalize CDBG

City Council Agenda Report

Subject: HUD One-Year Action Plan Fiscal Year 2012-13

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and HOME recommendations and proceed with implementation of the housing and community development activities described above.

To date, we have received no written correspondence or verbal comments from the public regarding the recommended allocations or the FY 2012-13 Action Plan.

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

Respectfully submitted,



Betsy ZoBell
Housing & Community Development Supervisor



Brian Millar
Director of Economic &
Community Development

EXHIBIT A: Summary of 2012-13 CDBG Allocations

Categories & Projects	Project Totals (\$)	Category Totals (\$)
CDBG ADMINISTRATION		190,391
General Administration	190,391	
ECONOMIC DEVELOPMENT		140,000
Microenterprise Assistance	140,000	
HOUSING		571,373
CID*/Housing Accessibility Modification (HAM) Program	11,000	
North Peninsula Neighborhood Services	36,873	
Rebuilding Together/National Rebuilding Day	23,500	
Residential Rehab	500,000	
Rebuilding Together/Safe at Home	-	
Habitat for Humanity GSF/Neighborhood Revitalization	-	
CAPITAL PROJECTS		393,942
Section 108 Loan Payments (P & I) (Bayshore Community Center)	393,942	
MidPen Housing/Family Crossroads	-	
Sidewalk Ramps	-	
PUBLIC SERVICES		144,083
Bayshore Child Care Services	24,761	
Community Overcoming Relationship Abuse/Client Services	5,000	
Daly City Youth Health Center/Pathways for Success	6,975	
Human Investment Project/Homesharing (HIP)	13,619	
John's Closet	5,951	
Legal Aid/Homesavers	11,931	
Mental Health Assoc. of SMC/Daly City Friendship Center	3,924	
Mental Health Assoc of SMC/Spring Street Shelter	4,360	
Ombudsman Services of San Mateo County, Inc	3,647	
Project Read	21,873	
Project Sentinel/Fair Housing	7,455	
Samaritan House/Safe Harbor Shelter	8,719	
Service League/Case Management	5,000	
Shelter Network/Family Crossroads	16,508	
Shelter Network/Maple St. Shelter	4,360	
Asian-Am Recovery Services/North County Prevention Partnership	-	
Asian-Am Recovery Services/Outpatient Drug & Alcohol Services	-	
Bay Area Legal Aid/Domestic Violence Legal Safety Net	-	
North Peninsula Food Pantry and Dining Center	-	
TOTAL CDBG ALLOCATIONS		1,439,789

* Center for Independence of Individuals with Disabilities

City Council Agenda Report**Subject: HUD One-Year Action Plan Fiscal Year 2012-13****Meeting Date: April 23, 2012****Page 12 of 12****EXHIBIT B: Summary of 2012-13 HOME Allocations**

Category/Project	Project Amount (\$)	% of PJ Grant	Federal Limit %
Administration/Planning			
Administration/Planning	23,786		
Subtotal	23,786	10%	10%
Fiscal Year 2012-13 Projects			
CHDO set-aside	35,680	15%	15%
Housing Development	178,402		75%
Subtotal	214,082		
TOTAL Fiscal Year 2012-13 HOME FUNDS	237,868		100%



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 23, 2012

Subject: Use Permit UPR-1-12-5024 for Tenant Improvement for a Church Use at 92 Hill Street

RECOMMENDED ACTION

Approve Use Permit UPR-1-12-5024 and the project environmental assessment, subject to the findings and conditions outlined herein.

PLANNING COMMISSION DISCUSSION

On April 3, 2012, the Planning Commission voted 4-0 to recommend approval of Use Permit UPR-1-12-5024 to the City Council. The project applicant, Pastor Winiel Pechardo, spoke in support and requested approval of the project.

INTRODUCTION

The applicant, Weniell Pechardo, representing Harvest Baptist Church Daly City, is proposing a tenant improvement for a church use at 92 Hill Street. The proposal includes an auditorium with 60 fixed seats and support rooms within the existing building along with parking layout modifications, and minor exterior alterations. The proposed church activity schedule includes two Sunday worship services and other activities. (Attachment D- Harvest Baptist Church Schedule) Staff is recommending approval of UPR-1-12-5024, subject to the attached conditions.

Background

The project site is currently vacant and the previous use of the site was the Philippine Grocery retail store. According to business license records the Philippine Grocery started in 1988. The proposed church use is moving from the Christopher Columbus School site at 60 Christopher Court.

PROJECT EVALUATION

Discussion

The applicant proposes an interior remodel of the 5,493 square foot building to include a lobby, three Sunday school meeting rooms and an auditorium with 60 fixed seats. A modified front entrance door, new exterior building paint and parking lot layout changes are also proposed.

The subject property is located on the northwest corner of the Washington Street and Hill Street intersection. The site is zoned R1-B Single Family Residential, BART Station Area Specific Plan Combining District and has a Specific Plan Designation of Neighborhood Commercial. (Attachment A- Location Map)

Land Use	Zoning
North: Commercial	R1-B Single Family Residential, BART

City Council Agenda Report**Subject: Use Permit UPR-1-12-5024 Tenant Improvement for a Church Use****Meeting Date: April 23, 2012****Page 2 of 6**

	Station Area Plan Combining District
South: Commercial	R1-B Single Family Residential, BART Station Area Plan Combining District
West: BART Line & HWY 280	R1-B Single Family Residential, BART Station Area Plan Combining District
East: Mixed Use Commercial & Residential	R1-B Single Family Residential, BART Station Area Plan Combining District

Use Permit

The purpose of the use permit is to ensure that the proposed use will not have an adverse effect on surrounding properties. The proposed use conforms to the goals, objectives and policies adopted in the BART Station Area Specific Plan. Specifically, the intent of the land use designation is to “maintain and enhance existing single story commercial uses and provide limited opportunities for additional infill and expansion”. The proposed church use within the existing building would provide a service to the nearby residential uses and neighborhood at large. The proposed church use will not result in the removal of any residential structures and therefore meets the BART Station Area Specific Plan North of Washington/San Pedro Land Use and Community Character Goal #1 to “maintain and protect the existing housing in the area...”

Site Design

The project site is a trapezoidal shaped lot of 9,661 square feet. The building is approximately 5,493 square feet and is positioned on the northwest portion of the lot. The entrances to the building are located on the eastern elevation facing Hill Street. The parking lot and landscaped areas take up the remaining portion of the lot to east and south of the building. The site is accessed by two ingress/egress driveways along Hill Street (Attachment B- Plans)

Parking

Section 17.34.020(H) of the Zoning Ordinance requires that one parking space be provided for each six permanent seats in the main auditorium for a church use. The project proposes sixty permanent seats in the main auditorium; therefore the applicant’s ten proposed spaces meet the parking requirements. The previous retail use demanded more trash area than the proposed church use, so an additional small car space is proposed due to the reduction of the trash enclosure area.

The proposed layout also includes a reduction in length of the southern driveway from approximately 50 feet to 24-30 feet. The driveway changes reduce the ability of vehicles to back out onto Hill Street. As a result there will also be a creation of additional on-street parking directly in front of the proposed church.

In the event the church congregation grows and additional seats are proposed, additional parking arrangements will be required. Staff has included condition #5 requiring review of any proposed expansion of the seating area. (Attachment B- Project Plans).

Architectural Design

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Subject: Use Permit UPR-1-12-5024 Tenant Improvement for a Church Use

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The project proposes minimal exterior changes to the existing building. There are two openings along the front of the building. One is an existing fenestrated door entrance and the other is a roll up access door. The proposal incorporates a new entrance to match the existing main entrance where there is currently a roll up door. In addition, a new paint scheme and Harvest Baptist Church sign are proposed. The proposed changes require approval by the Economic and Community Development Director prior to building permit issuance in order to be in conformance with DCMC 17.45.120 C Administrative Design Review.

The building design is compatible with the neighborhood and the proposed modifications will provide an aesthetic upgrade to the existing building. (Attachment C- Plan Elevations)

Landscaping

The existing site landscaping will be replanted as needed and there is an addition of a new planter box of approximately 20 square feet along the front sidewalk in conjunction with required driveway and frontage improvements. The total landscaped area does not exceed the 1,000 square feet of landscaped area and therefore is not subject to specific requirements for outdoor water use efficiency and Tier 1 landscape requirements of the Daly City Landscaping Ordinance. However, landscaping improvements require Bay Area Friendly species that are drought tolerant. The project includes adding a new planter box along the sidewalk.

Signage

The proposed signage is approximately 60 square feet and does not exceed the allowed area in the Zoning Ordinance. A surface mounted non-illuminated individual letter sign is proposed. A separate sign permit will be required for the proposed signage.

Fiscal Analysis

The proposed project consists of a new church use in a vacant building and site improvements. Prior to project completion, the applicant will be required to pay building permit, plan check and other applicable fees to the City. Additionally, the value of the new commercial uses will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County, a portion of which would be distributed to the City.

ENVIRONMENTAL ASSESSMENT

CEQA Determination	Categorical Exemption – Section 15303(c) New Construction or Conversion of Small Structures
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Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt as new construction or conversion of small structures.

FINDINGS

The Planning Commission finds that, as conditioned, the proposed project 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

City Council Agenda Report

Subject: Use Permit UPR-1-12-5024 Tenant Improvement for a Church Use

Meeting Date: April 23, 2012

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the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-1-12-5024, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on April 3, 2012; notice of said hearing was by newspaper publication on March 23, 2012 posting and first class mailing to property owners within 300 feet. The City Council conducted a public hearing on April 23, 2012; notice of said hearing was by newspaper publication April 19, 2012, posting and first class mailing to property owners within 300 feet from the site.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15303(c) New Construction or Conversion of Small Structures;
3. The subject property is zoned R1-B Single Family Residential, BART Station Area Plan Combining District which requires a Use Permit for the establishment of a church use;
4. The subject use is consistent with the BART Station Area Specific Plan and the R1-B 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. General architectural considerations regarding the paint scheme that includes complementary earth tone paint colors in order to ensure the compatibility of the development to the surrounding neighborhood.

CONDITIONS OF APPROVAL:

The Planning Commission recommends approval of Use Permit UPR-1-12-5024 based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. Within ten (10) days of City Council approval, the applicant shall file with the Planning Division a Declaration of Acceptance of all conditions. Until said Declaration is filed, the use shall not be valid and no permits may be issued for this business.
2. The Use Permit 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 or if the applicant fails to obtain a valid business license.
3. The use permit and administrative design review shall be valid only in conjunction with plans submitted and approved by the City Council. Any significant modifications and changes to the

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plans shall be treated as an amendment and shall be subject to review by a Council Committee appointed by the Mayor.

4. A separate sign permit shall be required for all proposed signage.
5. Expansion of the church, such as proposal for additional seats, will require review for additional parking and possible modification of this Use Permit.
6. The landscaping plans shall be required to meet all applicable requirements including water efficient irrigation and will incorporate Bay Area Friendly species that are drought tolerant. Irrigation systems will incorporate water efficiency measures and shall show the details on the building permit plans. No building permit may be issued until this condition is met.
7. Additional Stormwater information may be required during the building permit review stage when more details of the construction drawings are known. No building permit may be issued until acceptable storm water requirements are met as applicable.

B. ENGINEERING DIVISION

8. An Encroachment permit shall be required for and the new driveway locations, curb cuts and sidewalk improvements and any work conducted in right of way for the project.
9. 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.

C. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

10. A set of utility and plumbing plans is required for DWWR's next review at the time of building permit application. The plans need to include the domestic, fire and irrigation service connections and the sizes of each these services. The applicant shall show on the plans how the grease interceptors will be managed.
11. Applicant needs to verify the intent to abandon or reuse the existing sewer lateral. If the intent is to reuse, applicant must video inspect and perform a watertight test that is subject to review by DWWR. A DWWR representative shall be on site during the testing and televising. If the lateral is not to be used the lateral shall be abandoned per Section 02720, 3.08 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building. All costs associated with the testing, video inspection and abandonment shall be borne by the applicant.
12. Water System Improvements: All costs associated with any water system improvements required as a result of the proposed construction shall be borne by the applicant.
13. The trash enclosure will require a roof type that matches the site buildings and will also require a sanitary drain, plumbed to the grease interceptor. The floor for the enclosure must be sloped to prevent runoff and out of the enclosure.

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D. NORTH COUNTY FIRE AUTHORITY

14. Fire sprinklers that meet NFPA standards are required and shall be included on the building permit plan submittal.

E. BUILDING DIVISION

15. Due to change of use and occupancy from retail to an assembly, seismic upgrade is required.

16. HVAC upgrade is required.

17. Site and Interior accessibility is required.

RECOMMENDATIONS

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

1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt per Section 15303(c) of the California Environmental Quality Act;
3. Approve Use Permit UPR-1-12-5024, 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



Brian Millar
Director of Economic and Community Development

Attachments

Attachment A – Location Map
Attachment B – Project Plans
Attachment C – Preliminary Grading Plan
Attachment D – Plan elevations
Attachment E – Signage Plan
Attachment F – Site photos

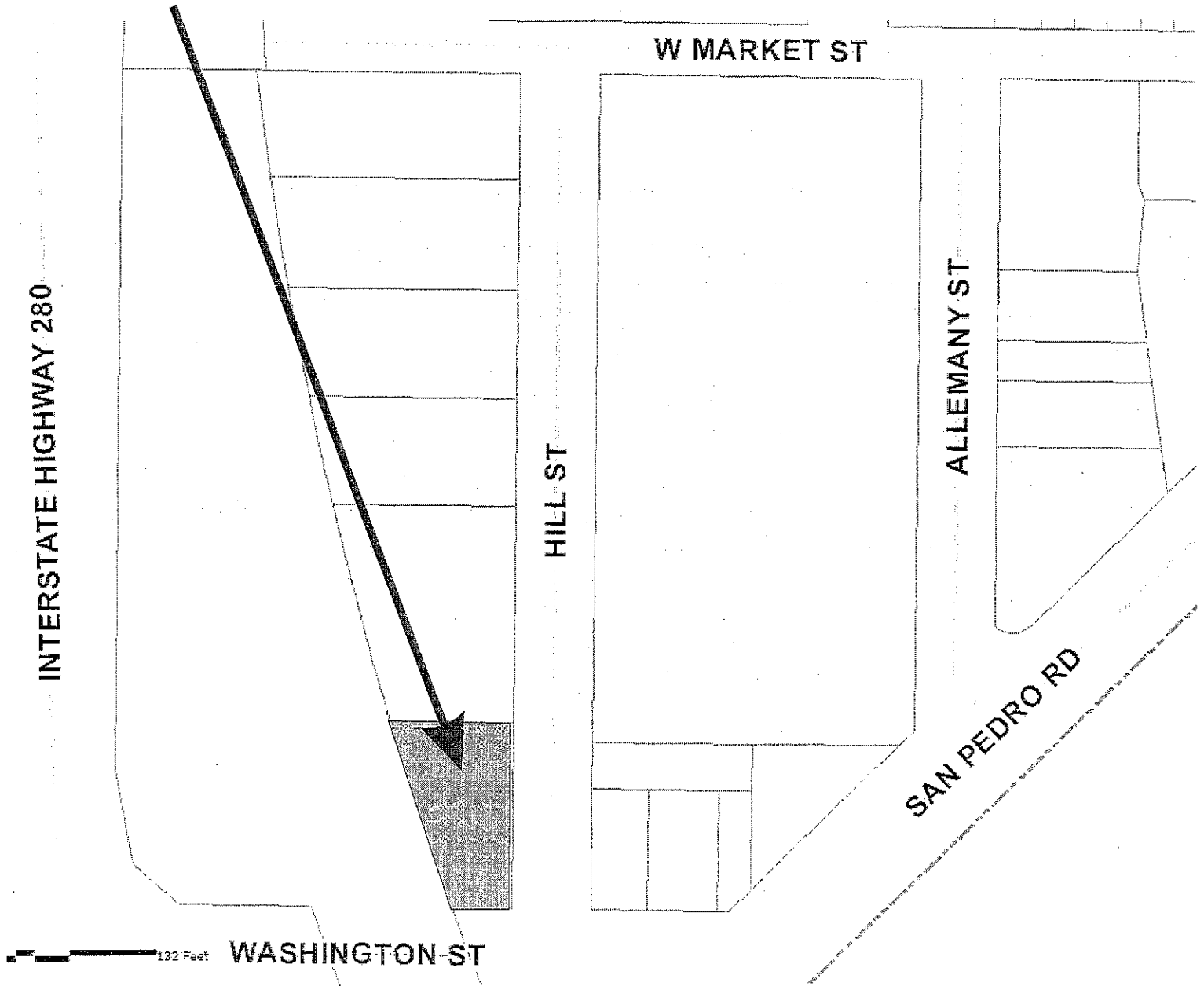
LOCATION MAP

UPR-1-12-5024

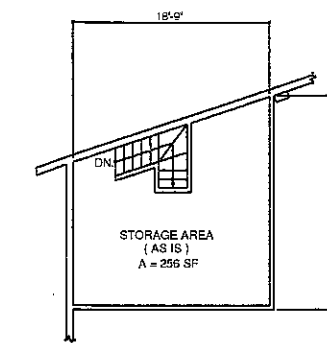
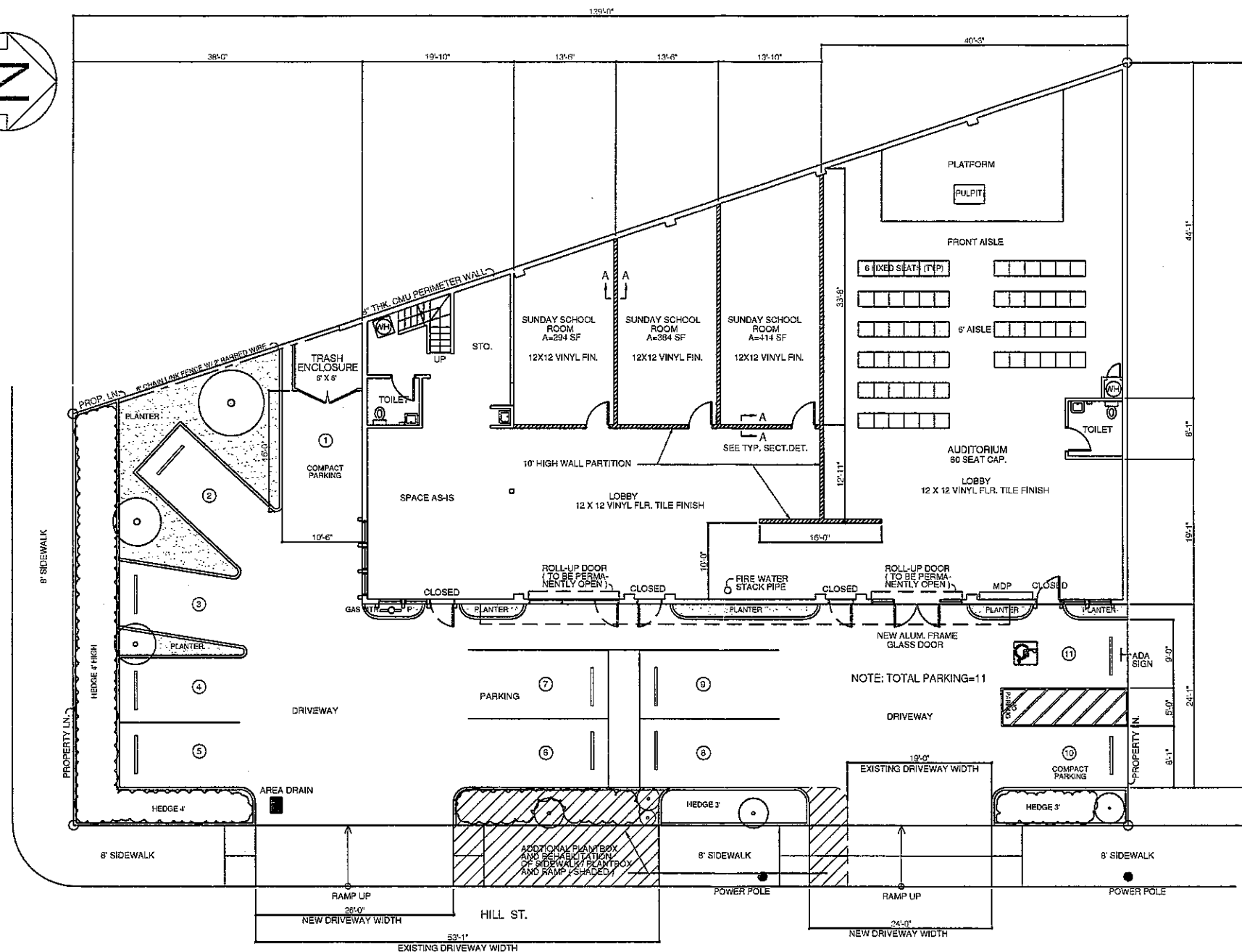
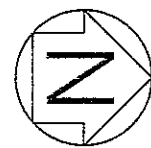
92 HILL STREET

CHURCH USE TENANT IMPROVEMENT

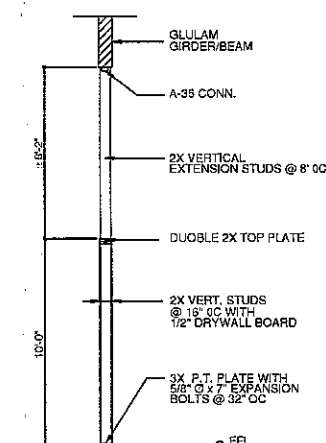
SITE



ATTACHMENT A



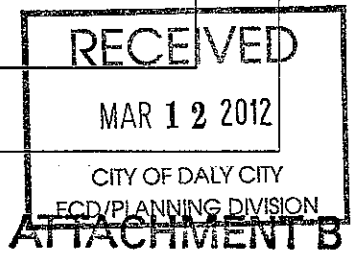
MEZZANINE FLOOR PLAN
SCALE 1/8"=1'-0"

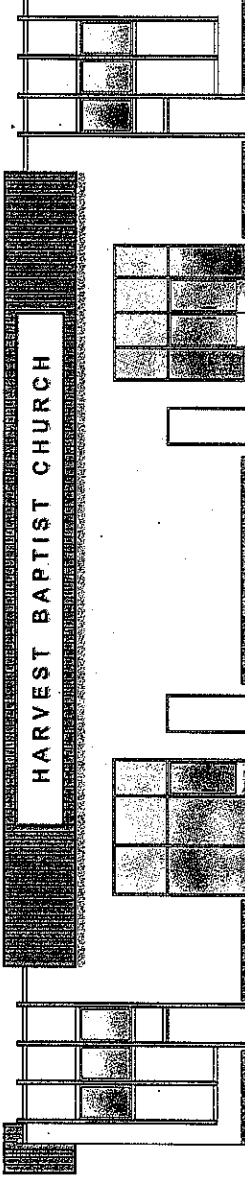


SECTION A-A (TYP.)
SCALE 1/4"=1'-0"

PROPOSED FLOOR PLAN/SITE PLAN
SCALE 1/16"=1'-0"

PROJECT TITLE/ADDRESS	SHEET CONTENT	OWNER/ADDRESS	SHEET NO.
PROPOSED HARVEST BAPTIST CHURCH 92 HILL ST., DALY CITY, CA	PROPOSED SITE PLAN	HARVEST BAPTIST CHURCH 60 CHRISTOPHER COURT, DALY CITY, CA, 94015	A-001b



			
PROPOSED EAST ELEVATION			
PROJECT TITLE/ADDRESS	SHEET CONTENT	OWNER/ADDRESS	SHEET NO.
PROPOSED HARVEST BAPTIST CHURCH 92 HILL ST., DAILY CITY, CA	FRONT ELEVATION	HARVEST BAPTIST CHURCH 60 CHRISTOPHER COURT, DAILY CITY, CA 94015	A-001

Harvest Baptist Church of Daly City, California

We are applying for a **Conditional Use Permit** to locate our church at **92 Hills Street, Daly City, CA 94015**. We will use the premises for our meeting place, to hold our services, and Pastor & staff office. The specific uses, times and number of people attending are detailed below:

Daily Usage:

- 1] Pastor's Office & Study – Tuesday to Friday from 10AM to 3PM

The pastor will be at the premises and will be available to receive visitors, counseling daily study and prayer.

- 2] Office Work – Tuesdays to Friday from 10AM to 3PM

Youth Pastor and a staff will also be in the premises to do daily office duties.

Wednesday Usage:

- 1] Prayer Meeting – 7:00 PM to 8:30PM. Estimated attendance is 35

Saturday Usage:

- 1] Choir Practice – 1:00PM to 3PM. Estimated attendance is 20

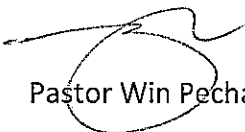
Sunday Usage:

Sunday School – 10AM

Worship Service – 11AM Estimated attendance is 50

Evening Service – 4PM Estimated attendance is 40

Thank You,



Pastor Win Pechardo

ATTACHMENT D



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 23, 2012

Subject: Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653 for the Demolition and Reconstruction of a Service Station with Retail and Automated Car Wash Accessory Uses at 950 Hillside Boulevard

Recommended Action

Approval of Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653.

PLANNING COMMISSION DISCUSSION

On April 3, 2012, the Planning Commission voted 3-0 to recommend approval of Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653 to the City Council. Commissioners Kelly, Edelman, and Crump voted in favor of the project. Commissioner Sylvester was recused, as his residence is in proximity to the project site. Commissioners Edelman and Kelly stated that they would like to make sure that contact information be available to the neighbors in the event there are noises or other operational activity concerns and/or complaints anytime in the future. The project applicant, Muthana Ibrahim of MI Architects, Inc., and Nick Goyal, Shell Station owner, explained to the Commission that an attendant would be available 24 hours per day for any neighbor inquiries or complaints that could arise from the car wash or other operational activities. The applicant and the owner also spoke in favor and requested approval of the project. Commissioner Edelman asked about alcohol sales, and staff notified the Commission that the applicant has expressed intentions to sell alcohol at the site in the future and that they applicant would have to apply to ABC for an alcohol sales permit, and if rejected, then the applicant would then be required to submit a Public Convenience and Necessity application for consideration by the City Council.

Introduction

The applicant, Muthana Ibrahim of MI Architect's Inc., is proposing the demolition and reconstruction of a Shell service station with accessory uses at 950 Hillside Drive. Staff is recommending approval of Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653, subject to the attached conditions.

Background

The project site is the existing Shell service station with an office, service bays, fuel dispensary area with canopy and snack shop. The existing Shell station obtained Use Permit (UP87-15) approval by the City Council in 1987. The site had been operating prior to 1987 as a full service gasoline station.

City Council Agenda Report

Subject: Use Permit UPR-4-11-3652, Design Review DR-4-11-3653

Demolition and Reconstruction of a Service Station with Accessory Uses

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PROJECT EVALUATION

The applicant proposes to demolish the existing service station buildings totaling 1,809 square feet, and construct a new 2,400 square foot convenience store, a 900 square foot automated drive-thru car wash with queuing lane, a new trash enclosure, new fuel dispensary area canopy, signage, landscaping, and modify the parking layout.

The subject property is located on the northwest corner of E. Market Street and Hillside Boulevard. The site is zoned I-D (Interim District) and has a General Plan Land Use Designation of Commercial Retail and Office. Service Stations with accessory uses require a use permit in the I-D zoning district. The proposed use conforms to the General Plan Land Use designation. (Attachment A- Location Map)

Land Use	Zoning
North: Residential	R-2:Two-Family Residential District
South: Commercial	I-D: Interim District
West: Commercial	I-D: Interim District
East: Commercial	C-1: Light Commercial District

Use Permit

The gasoline service station uses in the I-D district requires a use permit. The purpose of the use permit is to ensure that proposed use will not have an adverse effect on surrounding properties. The proposed service station with accessory uses is consistent with the existing use of the site and, as conditioned, compatible with surrounding uses.

The proposed use conforms to the goals, objectives and policies adopted in the Commercial Retail and Office land use designation by providing a service to the surrounding neighborhood. Specifically, the intent of the Commercial Retail and Office land use designation is to “encourage commercial retail and office development that can support the intensive uses that are compatible with the surrounding land uses...”

Site Design

The project site is 17,942 square feet and the proposed configuration places the convenience store, automated car wash with queuing lane, trash enclosure and parking on the northern portion of the lot. Access driveways, drive aisles, fueling area canopy, corner pylon sign and underground fuel tanks are located on the southern portion of the lot. (Attachment B- Site Plan)

The proposed configuration is similar to the existing configuration and meets both the applicant needs and the City requirements.

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Subject: Use Permit UPR-4-11-3652, Design Review DR-4-11-3653

Demolition and Reconstruction of a Service Station with Accessory Uses

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Parking & Circulation

The proposed service station with convenience store requires a minimum of ten parking spaces per Section 17.34.020 (O) of the Zoning Ordinance. This is based on the requirement of two parking spaces for the service station and eight parking spaces for the 2,400 square foot convenience store. There are a total of seven parking stalls proposed and the applicant is proposing to use the canopy fuel dispensary spaces to meet the remaining parking at a ratio of .5 spaces per fueling space allowed by code. Additionally, the car wash accessory use requires five spaces and the queuing lane spaces may be counted towards this provided the queuing lane does not encroach into the drive aisles, right-of-way or designated parking areas. The queuing lane accommodates seven vehicles and therefore exceeds this requirement.

The proposed circulation plan was reviewed with careful consideration of the site constraints and potential impact to City streets. The site is currently accessed by four driveways and the project proposes three driveways that meet City requirements and serve the project. The two driveways on E. Market Street will be upgraded and the northern driveway on Hillside Boulevard will be removed, leaving one driveway onto Hillside Boulevard. The proposed driveway locations meet City requirements and are designed as to provide adequate access and also minimize potential traffic impacts to City Streets.

To accommodate vehicle turning movements on the modified site plan, the existing easement must be widened by five feet. A condition of approval has been included to address this issue.

Architectural Design

The proposed building incorporates an architectural design with features unique to the Shell branding scheme and is compatible with the neighborhood architectural aesthetic. Included in the design are plaster/stucco surface and lap siding wall surfaces, stone wainscoting and column trim, enhanced roofline and corbels, new earth tone paint scheme and landscaping.

The proposed lighting is designed to provide decorative enhancements to the architectural theme and provide for site safety. All lighting is required to be fixtures that minimize off-site light pollution and glare on nearby residences and as well meet minimum safety requirements for the site. (Attachment D- Plan Elevations)

Landscaping

The project proposes approximately 1,550 square feet of existing and new landscaping that includes a variety of plants, shrubs and shade trees on-site. The project exceeds the 1,000 square feet of landscaped area, triggering specific requirements for outdoor water use efficiency and Tier 1 landscape requirements of the Daly City Landscaping Ordinance. The landscaping plan shall be required to meet all applicable requirements including water efficient irrigation.

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Litter Control and Site Maintenance

An approved litter control and site maintenance plan is required prior to building permit issuance that. The plan must include a schedule of maintenance for the site and adjacent sidewalks and a graffiti abatement program.

The proposed trash enclosure is accessed directly from the car wash queuing lane. The litter control and maintenance plan shall also require that the bin, which must be pulled out along queening lane drive aisle, cannot be placed or stored in such a way as to block the on-site drive aisles or create a circulation hazard.

Hours of Operation And Noise

The proposed hours of operation for the site are the same as the current hours. The existing business is open daily, 24 hours a day 7 days a week. The car wash hours are proposed at 7 am to 10 pm daily. The entrance to the drive-thru car wash building is approximately 40 feet from the nearest residential receptor and when the entrance doors are open and the blower is operating, it will generate a noise level of 71-75 dBs. To meet the General Plan noise requirements, the car wash structure and/or blowers will require noise reduction measures to reduce the output to no greater than 65 dBs at the nearest residential receptor. Additionally, staff has recommended that the hours of operation for the car wash be reduced to 8 am to 9 pm in order to alleviate any potential noise impact from the car wash operation to nearby residences.

Signage

The applicant proposes new signage for the site, which will include building and canopy signage, and upgrades to the existing pylon sign to reflect the new branding scheme.

DCMC Chapter 17.32.200 regulates allowable sign area. Lots containing primary frontages of 100 feet or greater are permitted at a maximum 125 square feet of signage, plus an additional 62.5 square feet of signage for secondary frontages. The subject site has one primary frontage along Hillside Street and a secondary frontage on E. Market Street.

The signage proposal includes two new building signs identifying the food mart and car wash. Both signs total approximately 34 square feet. The canopy signage proposed is approximately 82 square feet for a Shell brand logo and two-color panel. Also proposed are upgrades to the existing pylon at the corner E. Market and Hillside Streets. The pylon sign changes include a new digital LED gasoline pricing face change to reflect the Shell branding scheme. No height or width changes are proposed to the pylon sign.

The total proposed sign area is approximately 156 square feet and complies with DCMC Chapter 17.32.200 regulations for sign area. (Attachment E- Signage)

Fiscal Analysis

The proposed project consists of a new commercial building and site improvements. Prior to project completion, the applicant will be required to pay building permit, plan check and AB1600 fees to the City. Additionally, the value of the new commercial uses will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County,

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a portion of which would be distributed to the City. Ongoing retail sales tax may also result in additional tax revenue distributions to the City.

Stormwater Requirements

The proposed project must meet storm water management requirements. The project is required to meet NPDES requirements including submittal of Project Application Checklist, C.3 and C.6 Development Review Checklist forms for the project. The applicant has included some preliminary designs and treatments and has proposed mechanical treatment on site. Additional information and updated forms may be required during the building permit review stage when more details of the construction drawings are known. Conditions of approval for the project require the applicant to provide supplemental information and or designs that may be required if there are any changes that impact the forms submitted for the subdivision application.

ENVIRONMENTAL ASSESSMENT

CEQA Determination	Categorical Exemption – Section 15303(c), New Construction or Conversion of Small Structures
---------------------------	--

Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt as new construction of up to four commercial buildings not exceeding 10,000 square feet in an urbanized area.

FINDINGS

The Planning Commission finds that, as conditioned, the proposed is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on April 3, 2012; notice of said hearing was by newspaper publication on March 23, 2012 posting and first class mailing to property owners within 300 feet. The City Council conducted a public hearing on April 23, 2012; notice of said hearing was by newspaper publication April 19, 2012, posting and first class mailing to property owners within 300 feet from the site.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorical Exempt per Section 15303(c) New Construction or Conversion of Small Structures;

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Demolition and Reconstruction of a Service Station with Accessory Uses

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3. The subject property is zoned I-D (Interim District) which requires a Use Permit for the service station with accessory uses;
4. The subject use is consistent with the General Plan and the I-D 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 project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance;
6. General architectural considerations including consistent building materials have been incorporated into the design and façade treatments will be applied, to ensure the compatibility of the development with its design concept and of the surrounding buildings.
7. The project, as conditioned, will incorporate noise reduction measures to ensure noise generated is no greater than 65 dBS and compliant with the Daly City General Plan, maintaining ambient noise comparable to the existing neighborhood.
8. The proposed project parking layout is consistent with the DCMC 17.34.020 (O) of the Zoning ordinance in that a total of ten parking spaces are required for the service station and convenience store uses and eleven are provided. The applicant proposes to use the under canopy spaces at a ratio of .5 spaces per dispenser to meet this requirement. The five spaces for the car wash will be provided in the queuing lane.

CONDITIONS OF APPROVAL:

The Planning Commission recommends approval of Use Permit UPR-4-11-3652 and Design Review DR-4-11-3653, based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. Within ten (10) days of City Council approval, the applicant shall file with the Planning Division a Declaration of Acceptance of all conditions. Until said Declaration is filed, the use shall not be valid and no permits may be issued for this business.
2. The Use Permit 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 or if the applicant fails to obtain a valid business license.
3. An approved litter control and site maintenance plan is required prior to building permit issuance. The plan must include a schedule of maintenance for the site and adjacent sidewalks, a graffiti abatement program, and also require that the trash and/or recycling bins stored in the

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trash enclosure, which must be pulled out along queening lane drive aisle for servicing, cannot be placed or stored in such a way as to block the on-site drive aisles or create a circulation hazard.

4. The lighting fixtures proposed shall minimize glare for the surrounding neighborhood.
5. The use permit and design review shall be valid only in conjunction with plans submitted and approved by the City Council. Any significant modifications and changes to the plans shall be treated as an amendment and shall be subject to review by a Council Committee appointed by the Mayor.
6. A separate sign permit shall be required for all proposed signage.
7. The project landscaping exceeds the 1,000 square feet of landscaped area is subject to the Daly City Landscaping Ordinance. The landscaping plans shall be required to meet all applicable requirements including water efficient irrigation and will incorporate Bay Area Friendly species that are drought tolerant. Irrigation systems will incorporate water efficiency measures and shall show the details on the building permit plans. No building permit may be issued until this condition is met.
8. All conditions from various Departments that may be required prior to obtaining building permits shall apply.
9. All buildings, any applicable retailing walls, fences and trash enclosure materials and colors must match those as approved. High quality materials shall be utilized and final finishes shall be approved by the Director of Economic and Community Development.
10. Additional Stormwater information and updated forms may be required during the building permit review stage when more details of the construction drawings are known. Information and/or designs that may be required if there are any changes that impact the forms submitted for the subdivision application. No building permit may be issued until acceptable storm water requirements are met.
11. Applicant shall provide evidence of sufficient easements for two-way vehicular access between the east driveway on East Market Street and the carwash/convenience store prior to building permit issuance.
12. Noise reduction shall be required to reduce the noise at the nearest residential receptor to the north of the project site to a level no greater than 65 dB's CNEL. Building permit plan submittals shall include documentation from a qualified noise specialist that demonstrates the plans and equipment meet the requirements.
13. The automated care wash hours of operation shall only be allowed from 8 am to 9 pm.

City Council Agenda Report

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Demolition and Reconstruction of a Service Station with Accessory Uses

Meeting Date: April 23, 2012

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B. ENGINEERING DIVISION

14. An Encroachment permit shall be required for the project.
15. 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.
16. All utility services shall be installed through underground service laterals. There shall be no aerial service drops
17. 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.

C. BUILDING DIVISION

18. The applicant shall submit grading plans, soil investigation report and storm water pollution prevention plan.
19. All applicable green building code requirements must be met and any and all plans required shall be included with the building permit application.
20. A demolition permit will be required for any demolition work on the structures.
21. A building permit shall be required for the proposed structures.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

22. A separate irrigation service is required. Reduced pressure principle backflow device require immediately after the meter. Meter to be located adjacent to the existing water meter/s. Any exposed backflow device will require screening acceptable to the Planning Division and Department of Water and Wastewater resources division. Any screening shall be called out on plans and approved prior to building permit issuance.
23. Water meters shall be located in landscaped areas only. Water meters shall be located in landscaped areas only. No water meters shall be located in sidewalks or driveways.
24. Sewer System Improvements: All costs associated with any sewer system improvements required as a result of the proposed construction shall be borne by the applicant.

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25. Plans shall include water conservation devices. Outdoor Landscaping should be drought tolerant, native vegetation or hardscapes. Irrigation in non-turf areas shall be drip, micro-spray or micro-jet. No water features shall be permitted.
26. A set of utility plans is required for DWR's next review and included in the building permit submittal. This will assist in a more thorough review of this project to determine if any necessary additional requirements or conditions may apply.
27. Plans shall include water conservation devices. Indoor-All domestic fixtures shall be low flow with toilets 1.28 gpf or less and "HE" urinals 0.5 gpf or less are required
28. A certified Distribution System Operator must be present for all hydrostatic testing, chlorination, flushing, bacteria testing and connections to the existing system, per California Department of Public Health, Operator Certification Regulations, Section 63770. The City of Daly City Engineer must receive the request for the certified Operator to be present for these operations in writing no less than six (6) working days prior to the anticipated date of work. Include in plan notes.
29. Water System Improvements: All costs associated with any water system improvements required as a result of the proposed construction shall be borne by the applicant.
30. Water Service Inspection: Applicant needs to verify the intent to abandon or reuse the existing water service. Only copper or ductile iron services shall be reused. If the intent is to reuse, applicant must provide evidence of the material type to DWR/Engineering. If the service is not to be used, the service shall be abandoned per Section 02710, 3.15 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building. All costs associated with the abandonment shall be borne by the applicant.
31. Any and all grease interceptors required for the project must be sized per the current plumbing codes. The interceptor location and sizing calculations must be shown on the next set of drawings for review.
32. The trash enclosure will require a sanitary drain to be installed and it must be plumbed to the grease interceptor. The floor for the enclosure must be sloped to prevent runoff and out of the enclosure.
33. Fueling areas shall have impermeable surfaces (i.e., Portland cement concrete or equivalent smooth impervious surface) that are: Graded at the minimum slope necessary to prevent ponding and separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.
34. The fueling areas roof's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area. The roof shall not drain onto the fueling area.

City Council Agenda Report

Subject: Use Permit UPR-4-11-3652, Design Review DR-4-11-3653

Demolition and Reconstruction of a Service Station with Accessory Uses

Meeting Date: April 23, 2012

Page 10 of 10

35. A fire flow test is required.

C. NORTH COUNTY FIRE AUTHORITY

36. Fire sprinklers that meet NFPA standards are required and shall be included on the building permit plan submittal.

RECOMMENDATIONS

Planning Commission recommends to the City Council the following:

1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt from CEQA;
3. Approve Use Permit UPR-4-11-3652, Design Review DR-4-11-3653 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



Brian Millar
Director of Economic and Community Development

Attachments

Attachment A – Location Map

Attachment B – Project Plans

Attachment D – Plan elevations

Attachment E – Signage Plan

LOCATION MAP

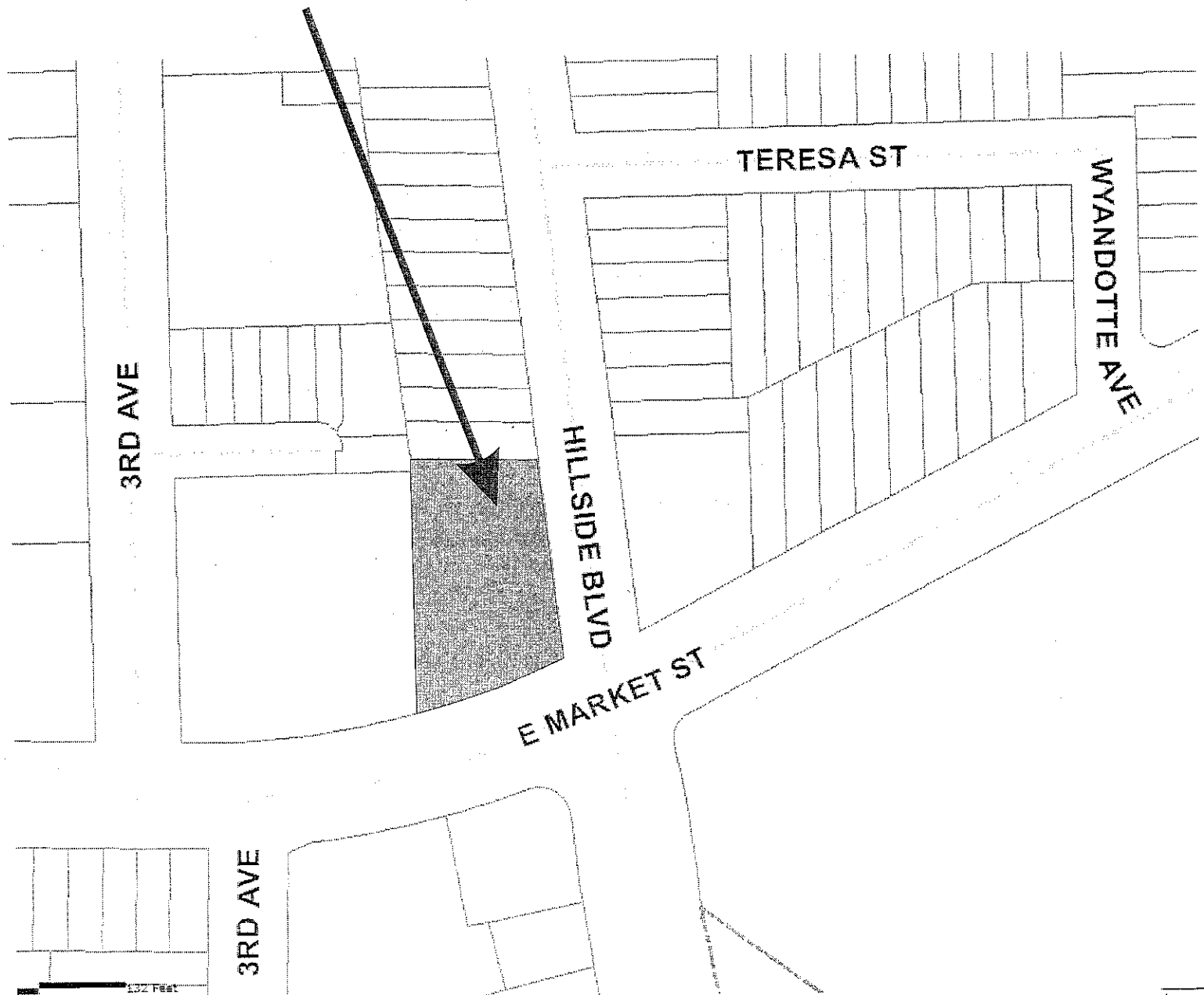
UPR-4-11-3652 DR-4-11-3653

SHELL STATION REBUILD

SERVICE STATION WITH ACCESSORY USES

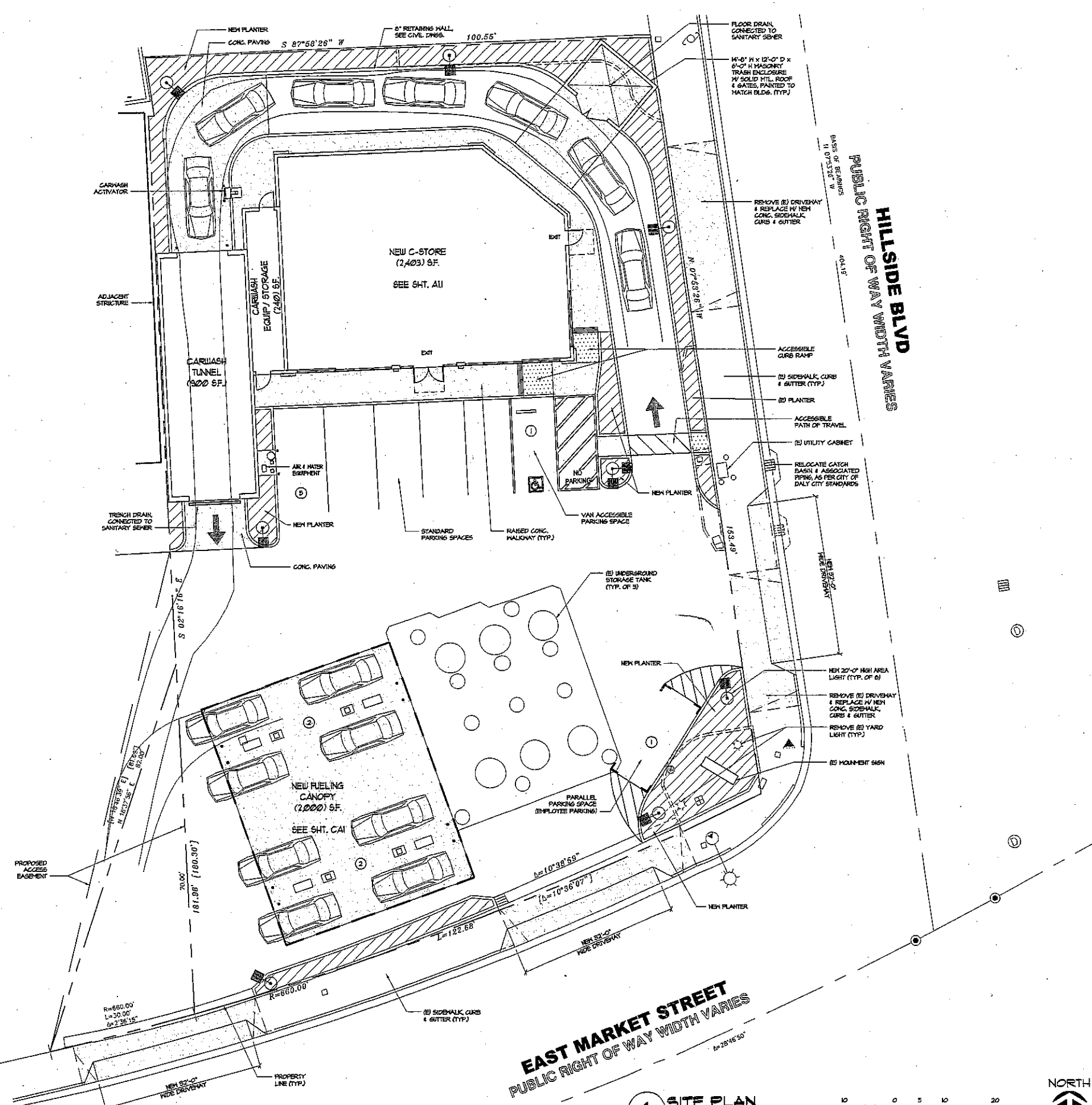
950 HILLSIDE BOULEVARD

SITE



ATTACHMENT A

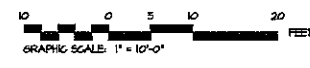
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EAST MARKET STREET
PUBLIC RIGHT OF WAY WIDTH VARIES

HILLSIDE BLVD
PUBLIC RIGHT OF WAY WIDTH VARIES

1 SITE PLAN
1" = 10'-0"



SHEET INDEX

SD1	SITE PLAN
SD1-L	SITE LIGHTING PHOTOMETRIC
1 of 1	TOPOGRAPHIC SURVEY
CI	PRELIMINARY GRADING PLAN
LA1	LANDSCAPE PLAN
AJ1	FLOOR PLAN
A21	BUILDING ELEVATIONS
CA1	CANOPY ELEVATIONS

PARKING INFO

EQ02 HART - 1 SPACE PER 300 SF.	
2,403 SF. / 300 = 8.0	8 SPACES
GAS STATION:	
	2 SPACES
PARKING REQUIRED:	
	10 SPACES
PARKING PROVIDED:	
	11 SPACES
STANDARD PARKING SPACES:	
PARALLEL PARKING SPACES:	5 SPACES
VAN ACCESSIBLE PARKING SPACE:	1 SPACE
50% OF SPACES BELOW CANOPY:	4 SPACES
CARWASH STACKING:	
	5 VEHICLES

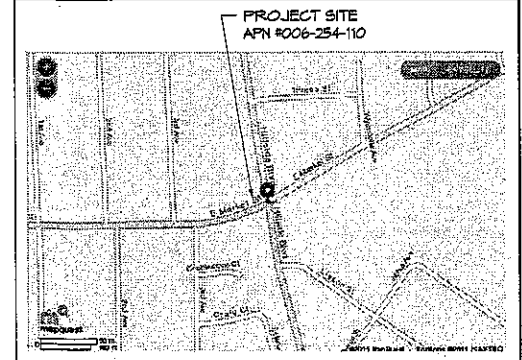
SITE PLAN LEGEND

- NEW / EXISTING LANDSCAPING (1,534 S.F., 6.2% TOTAL)
- NEW CONCRETE PAVING
- 4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE

PROJECT DIRECTORY

ARCHITECT M1 ARCHITECTS, INC. 2160 CAMINO DIABLO, SUITE 100 WALNUT CREEK, CA 94591 TEL: (925) 810-1875 FAX: (925) 443-1561 CELL: (925) 810-1875 MR. MIRIANA IBRAHIM, ARCHITECT	LANDSCAPE ARCHITECT GIARDELLA ASSOCIATES 451 ROSE AVE. MENLO PARK, CA 94025 TEL: (650) 326-6100 FAX: (650) 323-6706 CELL: - MR. RICHARD GIARDELLA
DEVELOPER A U ENERGY, LLC 41805 ALBANY ST., 2ND FLR. TREMONT, CA 94559 TEL: (925) 866-7454 FAX: - MR. NICK GOYAL	CIVIL ENGINEER STUKAM CONSULTING ENGINEERS, INC. 3441 GREENBACK LANE, 2ND FLOOR ORANGEVALE, CA 95662 TEL: (916) 835-5711 FAX: (916) 480-6316 MR. FAREED T. SIDDIQUI, P.E.

VICINITY MAP

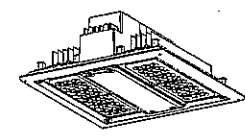
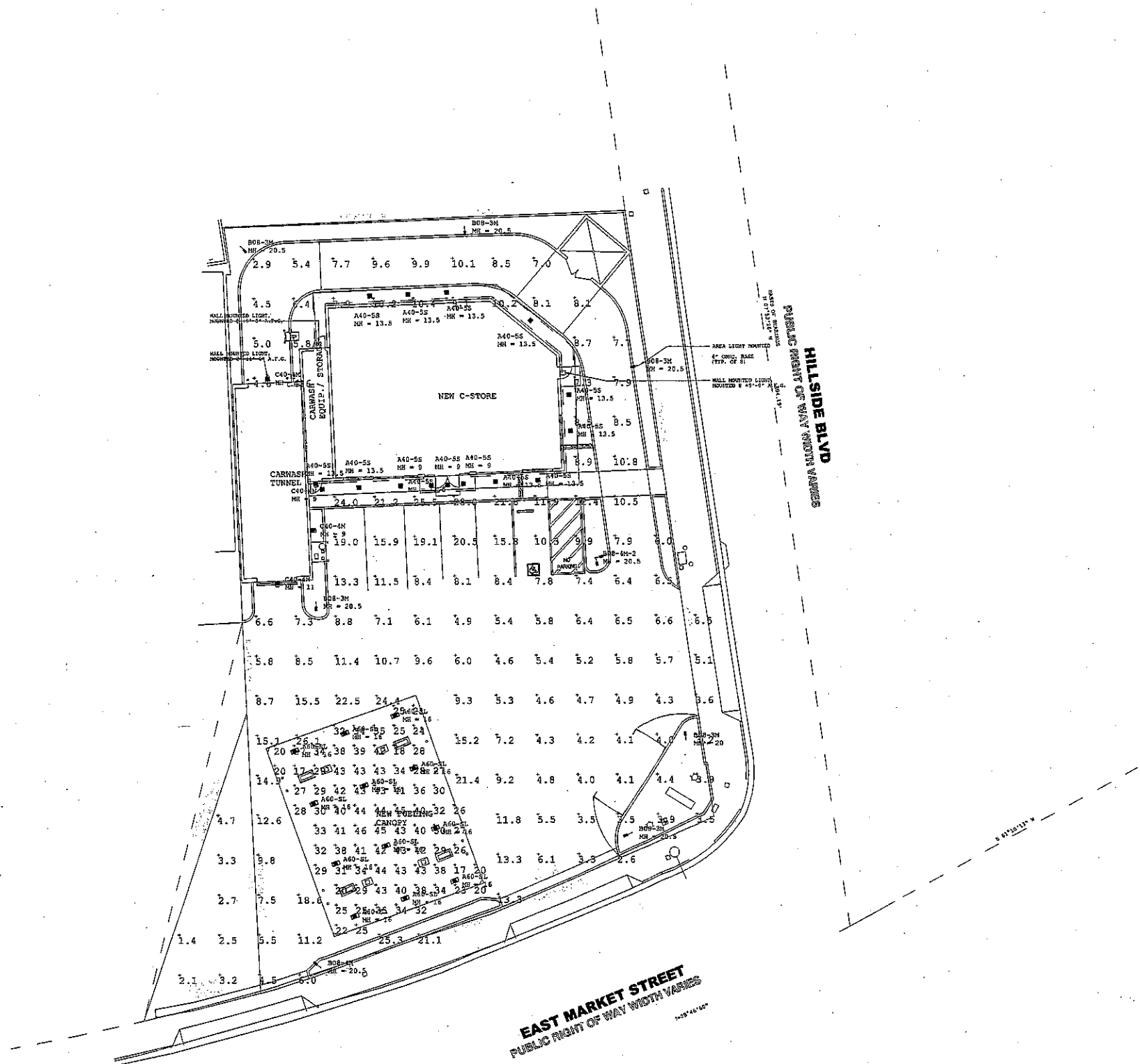


M1 Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2160 CAMINO DIABLO
SUITE 100
WALNUT CREEK, CA
94591
425-281-1174 Tel
425-443-1561 Fax
425-810-1875 Cell
m1architects.com

**SHELL GAS STATION,
CONVENIENCE STORE & CARWASH
150 HILLSIDE BLVD.
DALY CITY, CA 94014**

ISSUED FOR CONSTRUCTION	
ISSUED FOR PLAN CHECK	
ISSUED FOR PLANNING	
04-24-11	ISSUED FOR PLANNING
NO. DATE DESCRIPTION	
1	04-24-11 REVISED PER PLANNING COMMENTS
SITE PLAN	
PROJECT # 1-5006	
DRAWN BY	CHECKED: M1
SCALE AS NOTED DATE: 02-15-11	

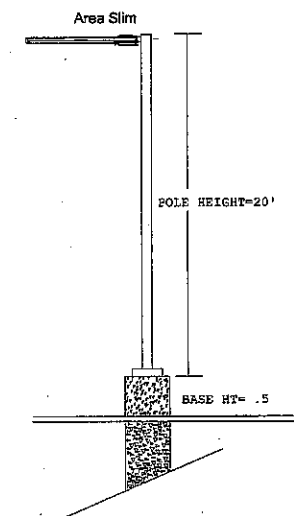
SD1



304 SERIES RECESSED
CANOPY PRODUCT



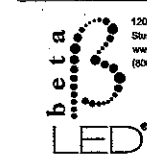
EDGE SECURITY
WALL FIXTURE



Pole Schedule
(7) PS4520C1SV (20' X 4" X 125" STEEL SQUARE POLE)
(1) PS4520C3SV (20' X 4" X 125" STEEL SQUARE POLE)
Preliminary Luminaire Data used for A40-S5
Proposed poles meet 150 MPH sustained winds.

Footcandle/calculation using predicted luminaire values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
Paved Area	6.99	28.0	1.4	6.42	20.00
Undercanyon	33.19	46	17	1.85	2.71

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Luminaire/Lamp	LLF
1	4	C40-4M	SINGLE	5357	0.530
2	6	B08-3M	SINGLE	9555	0.950
3	12	A40-S5	SINGLE	11409	0.920
4	14	A40-S5	SINGLE	6309	0.940
5	1	B08-4M	SINGLE	10500	0.910
6	1	B08-4M-2	2 @ 90 DEGREES	10500	0.910



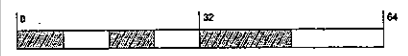
1200 82nd Street
Shrewsbury, WI 53177
www.betaLED.com
(800) 236-6800

Date: 12/20/2011 Scale: 1"=10' Layout by: Jim Blair
Project Name: Daily City Layout Customer No: 09079
Filename: V:\Common\Apog\Working\UMTH11220000\JBL\AGI

Footcandle/calculation at grade
Distribution results shown on this lighting design are based on project parameters provided to beta lighting used in conjunction with luminaire field procedures and standard laboratory conditions. Actual project conditions differing from these design parameters may affect final results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

SD1-L

R=700.00'



LEGEND			
AC	ASPHALT	PV	POST INDICATOR VALVE
AFN	ASSESSOR PARCEL NUMBER	PLTR	PLANTER
 BFP	BACK FLOW PREVENTOR	PM	PARKING METER
 BGLD	BOLLARD	PP	POWER POLE
 BSL	BUILDING SETBACK LINE	PL	PROPERTY LINE
 CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
 CL	CENTERLINE	SL	SQUARE FEET
 CHND	CONCRETE	SLB	STREET LIGHT BOX
 CP	CONCRETE PAD	SDH	STORM DRAIN MANHOLE
 DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
 DRWY	DRIVEWAY	SSM	SANITARY SEWER MANHOLE
 EB	ELECTRICAL BOX	TRANS	TRANSFORMER
 ECB	ELECTRICAL CABINET	TSB	TRAFFIC SIGNAL BOX
 EV	ELECTRICAL VAULT	VT	VAULT
 FC	FACE OF CURB	VM	WATER METER
 FDC	FIRE DEPARTMENT CONNECTION	WV	WATER VALVE
 FM	FIRE HYDRANT	YL	YARD LIGHT
 GM	GAS METER		DENOTES ENCROACHMENTS
 GV	GAS VALVE		CORRESPONDS TO SCHEDULE B
 MH	MANHOLE	[]	DENOTES MEASURED DIMENSION
 MW	MONITORING WELL		

GENERAL NOTES

OBSERVED NO DISCERNIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

OBSERVED NO DISCERNIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED.

ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

PARCEL ONE PHYSICALLY ADJUTS AND HAS DIRECT ACCESS TO HILLSIDE BOULEVARD AND EAST MARKET STREET, PUBLICLY DEDICATED RIGHT OF WAYS.

PARCEL ONE HAS INDIRECT ACCESS TO EAST MARKET STREET, A PUBLICLY DEDICATED RIGHT OF WAY BY VIRTUE OF PARCEL TWO PARCEL A, PARCEL TWO PARCEL B AND PARCEL TWO PARCEL C.

PARCEL ONE IS CONTIGUOUS WITH PARCEL TWO A, AND PARCEL TWO C ALONG ITS COMMON BOUNDARY, WITHOUT GAPS OR GORES OR STRIPS. PARCEL TWO B IS CONTIGUOUS WITH PARCEL TWO A, AND PARCEL TWO C ALONG ITS COMMON BOUNDARY, WITHOUT GAPS OR GORES OR STRIPS.

STATEMENT OF ENCROACHMENTS

* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

NO ENCROACHMENTS OBSERVED.

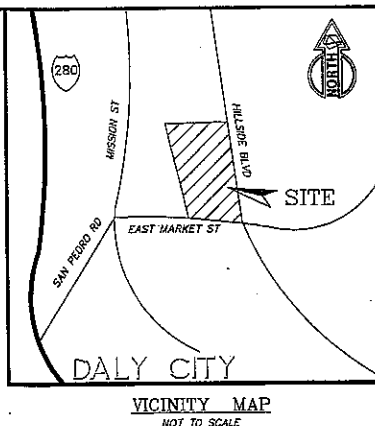
NOTES CORRESPONDING TO SCHEDULE B

NO SURVEY ITEMS

BASIS OF BEARINGS

THE BEARING, SOUTH 75°32'26" EAST, THE MONUMENT LINE ALONG HILLSIDE BOULEVARD, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON AUGUST 21, 1978 IN VOLUME 97 OF MAPS, PAGE 93, RECORDS OF SAN MATEO COUNTY WAS USED AS THE BASIS OF BEARINGS.

LINE	LENGTH	BEARING
L1	11.88	S07°53'26"E
L2	1.15	S07°53'26"E
L3	18.41	S3°41'38"E
L4	12.47	N89°40'52"E
L5	16.34	N16°17'53"W
L6	18.22	N16°17'53"W
L7	0.51	S07°53'26"E



DATE	7/19/2010	SCALE	1"=20'	DRAWN	P.S.	CHECKED	AW	PROJ. ENGR.	8226-02	NO.	BY DATE	REVISION
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ZONING INFORMATION

THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF DALY CITY PLANNING DEPARTMENT 333 90TH STREET DALY CITY, CA 94015 TEL: (650) 591-8033 HTTP://WWW.CIDALY.CITY.CA.US

ZONE ID INTERM DISTRICT SETBACKS DETERMINED BY USE PERMIT HEIGHT DETERMINED BY USE PERMIT BULK DETERMINED BY USE PERMIT PARKING DETERMINED BY USE PERMIT

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY WAS IN THE COUNTY OF SAN MATEO, BENCHMARK NO. 20, HELD AT AN ELEVATION OF 169.43, NGVD29.

BUILDING HEIGHT

BUILDING NO. 1 = 16' (1 STORY)
BUILDING NO. 2 = 8' (1 STORY)

BUILDING AREA

BUILDING NO. 1 = 1,809 SQ. FT.
BUILDING NO. 2 = 80 SQ. FT.
TOTAL AREA = 1,889 SQ. FT.

PARCEL SUMMARY

19,000 SQ. FT.
0.4362 ACRES

PARKING SUMMARY

0 STALLS
0 HANDICAP STALLS
0 TOTAL STALLS

UTILITY LIST

CABLE
COMCAST COMMUNICATIONS
1691 BAYPORT AVE.
SAN CARLOS, CA 94070
PHONE: (850) 551-7368
(NO RESPONSE)

GAS & ELECTRIC
PG&E
275 INDUSTRIAL WAY
SAN CARLOS, CA 94070
PHONE: 550-988-7393
(NO RESPONSE)

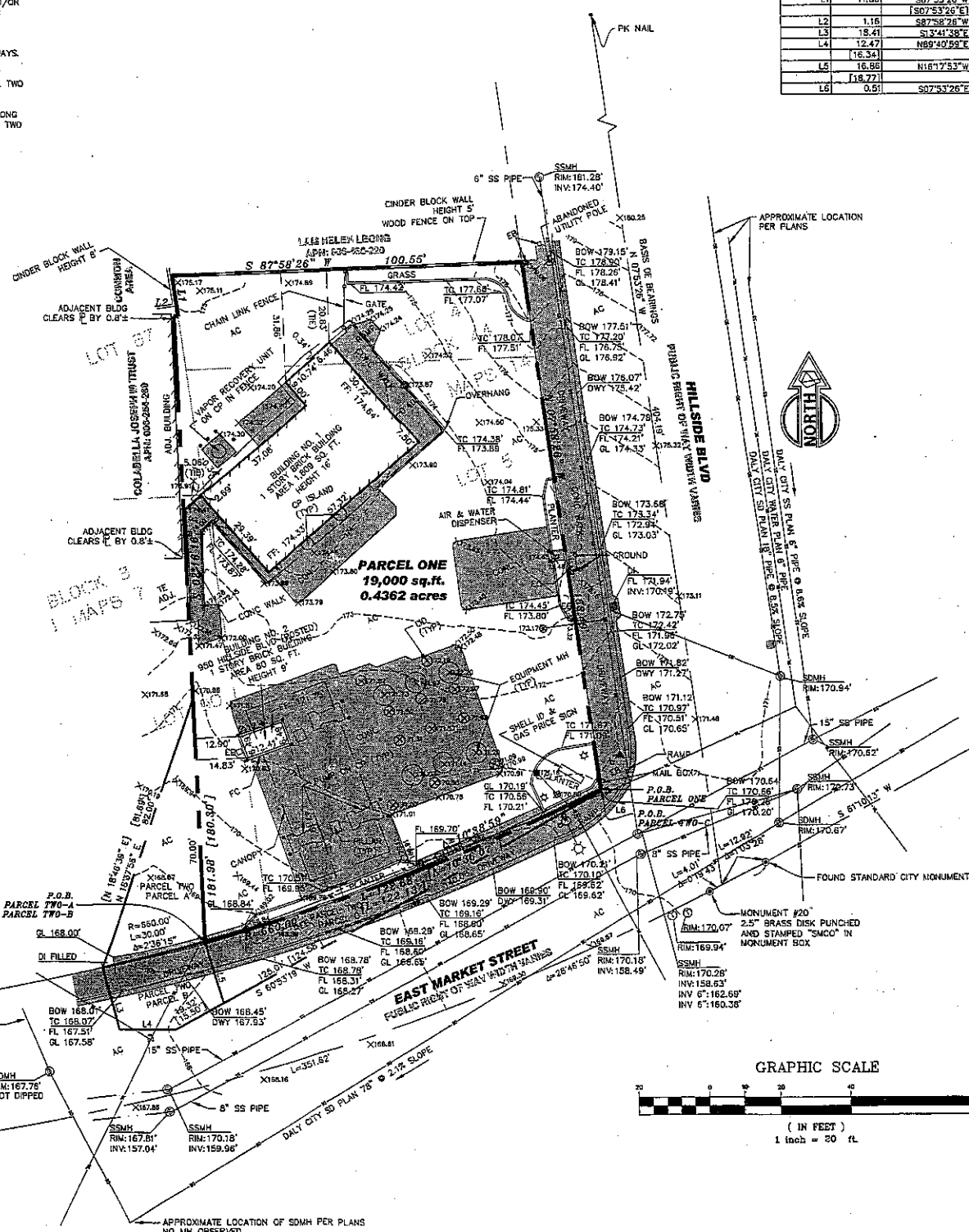
SEWER, STORM DRAIN
BAYSHORE SANITARY DISTRICT
35 INDUSTRIAL WAY
BRISBANE, CA 94005
PHONE: (415) 467-1144
(APPROX. LOCATION SHOWN HEREON)

TELEPHONE
AT&T
3475 B NO. FIRST STREET RM 400
SAN JOSE, CA 95134
(NO RESPONSE)

WATER
CITY OF DALY CITY
333 90TH STREET
DALY CITY, CA 94015
PHONE: (650) 591-8082
(APPROXIMATE LOCATION SHOWN HEREON)

FLOOD NOTE:

THE CITY OF DALY CITY DOES NOT PARTICIPATE IN THE FEDERAL FLOOD INSURANCE PROGRAM



LEGAL DESCRIPTION

THE PROPERTY HEREIN BELOW DESCRIBED IS THE SAME PROPERTY LEASED FROM BRUNO A. AND GERMAINE M. SCOPES; CARLO AND JERMAINE FRANCO; AND ROY AND EMILY UCCELLI TO SHELL OIL COMPANY IN MEMORANDUM OF LEASE, RECORDED OCTOBER 3, 1972 AS INSTRUMENT NO. 64098-AF IN BOOK 6244, PAGE 72 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DALY CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE LAND LOCATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PORTION OF LOTS 4 AND 5 IN BLOCK 44, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF THE LANDS OF THE ABBEY HOMESTEAD ASSOCIATION" WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JANUARY 2, 1972 IN BOOK 15 OF DEEDS AT PAGES 2 AND 3 AND A COPY ENTERED IN BOOK 1 OF MAPS AT PAGE 14; AND A PORTION OF LOTS 87 AND 90 IN BLOCK 8, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF THE LAND OF THE CASTLE TRACT HOMESTEAD ASSOCIATION" WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON OCTOBER 12, 1871 IN BOOK "D" OF MAPS AT PAGE 22 AND A COPY ENTERED IN BOOK 1 OF MAPS AT PAGE 7, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF HILLSIDE BOULEVARD, 60.00 FEET WEST (FORMERLY SAN BRUNO AVENUE) DISTANT THEREON NORTH 07° 53' 26" WEST 0.51 FEET FROM THE NORTHERLY LINE OF MARKET STREET, 60.00 FEET WEST (FORMERLY SAN BRUNO AVENUE) DISTANT THEREON NORTH 07° 53' 26" WEST, 153.49 FEET; THENCE ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 4, DISTANT NORTHERLY 27.33 FEET, MEASURED ALONG THE EASTERLY LINE THEREOF, SOUTH 87° 58' 26" WEST, 100.55 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE ALONG SAID WESTERLY LINE SOUTH 07° 53' 26" WEST (SOUTH 07°53'26" EAST MEASURED) 11.88 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY LINE OF SAID LOT 87; THENCE ALONG SAID NORTHERLY LINE SOUTH 87° 58' 26" WEST 1.15 FEET; THENCE PARALLEL WITH THE EASTERLY LINE OF THIRD AVENUE AS SHOWN ON THE ABOVE MENTIONED "CASTLE" MAP, SOUTH 02° 16' 17" EAST 181.98 FEET (180.30 FEET MEASURED) TO THE PROPOSED NORTHERLY LINE OF MARKET STREET, SAID NORTHERLY LINE BEING A CURVE, CONCAVE NORTHERLY WITH A RADIUS OF 660.00 FEET, A RADIAL OF SAID CURVE PASSING THROUGH SAID LAST MENTIONED POINT BEARS SOUTH 16° 17' 53" EAST, SAID POINT HEREINAFTER REFERRED TO A POINT "A"; THENCE ALONG SAID CURVE AND PROPOSED NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 10° 38' 59" (10°38'07" MEASURED) AN ARC LENGTH OF 122.68 FEET (122.12 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

PARCEL A:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES OVER THAT CERTAIN PORTION OF SAID LOT 90 DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" HEREIN ABOVE MENTIONED AND RUNNING THENCE WESTERLY ALONG SAID CURVE AND PROPOSED NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 02°36' 15" AN ARC LENGTH OF 30.00 FEET; THENCE DEPARTING FROM SAID CURVE NORTH 18°37' 56" EAST (NORTH 18°56'56" EAST MEASURED) 132.00 FEET (81.69 FEET MEASURED) TO THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE ALONG SAID WESTERLY LINE SOUTH 02° 16' 17" EAST 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT POINT "A" HEREIN ABOVE MENTIONED AND RUNNING THENCE WESTERLY ALONG SAID CURVE AND PROPOSED NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 02°36' 15" AN ARC LENGTH OF 30.00 FEET; THENCE LEAVING SAID CURVE ON A RADIAL LINE SOUTH 13°41' 38" EAST 18.41 FEET TO A POINT ON THE SAID NORTHERLY LINE OF MARKET STREET; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 40' 38" EAST 12.47 FEET (16.34 FEET MEASURED) TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE CONTINUING ALONG SAID LAST SAID LINE NORTH 60°53' 19" EAST 19.32 FEET (15.50 FEET MEASURED); THENCE NORTH 16° 17' 53" WEST 18.06 FEET (18.77 FEET MEASURED) TO THE POINT OF BEGINNING;

PARCEL C:

AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF MARKET STREET (60.00 FEET WIDE) AND THE WESTERLY LINE OF HILLSIDE BOULEVARD (60.00 FEET WIDE); RUNNING SOUTH 80° 53' 19" WEST ALONG SAID NORTHERLY LINE 125.01 FEET (124.58 FEET MEASURED); THENCE LEAVING LAST SAID LINE NORTH 16° 17' 53" WEST 18.06 FEET (18.77 FEET MEASURED) TO A POINT ON THE PROPOSED NORTHERLY LINE OF MARKET STREET; THENCE ALONG SAID PROPOSED NORTHERLY LINE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 660.00 FEET, THROUGH A CENTRAL ANGLE OF 10° 38' 59" (10°38'07" MEASURED) AN ARC LENGTH OF 122.68 FEET (122.12 FEET MEASURED) TO A POINT ON THE SAID WESTERLY LINE SOUTH 07° 53' 26" EAST 0.51 FEET TO THE POINT OF BEGINNING;

APN: 036-254-110

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION

DRK C. SLOOTEN
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS 5342
DATE OF SURVEY: 06/30/2010
DATE OF LAST REVISION: 07/12/2010

TOPOGRAPHIC SURVEY

SHEET 1 OF 1 SHEETS

JOB NO. 8226-02

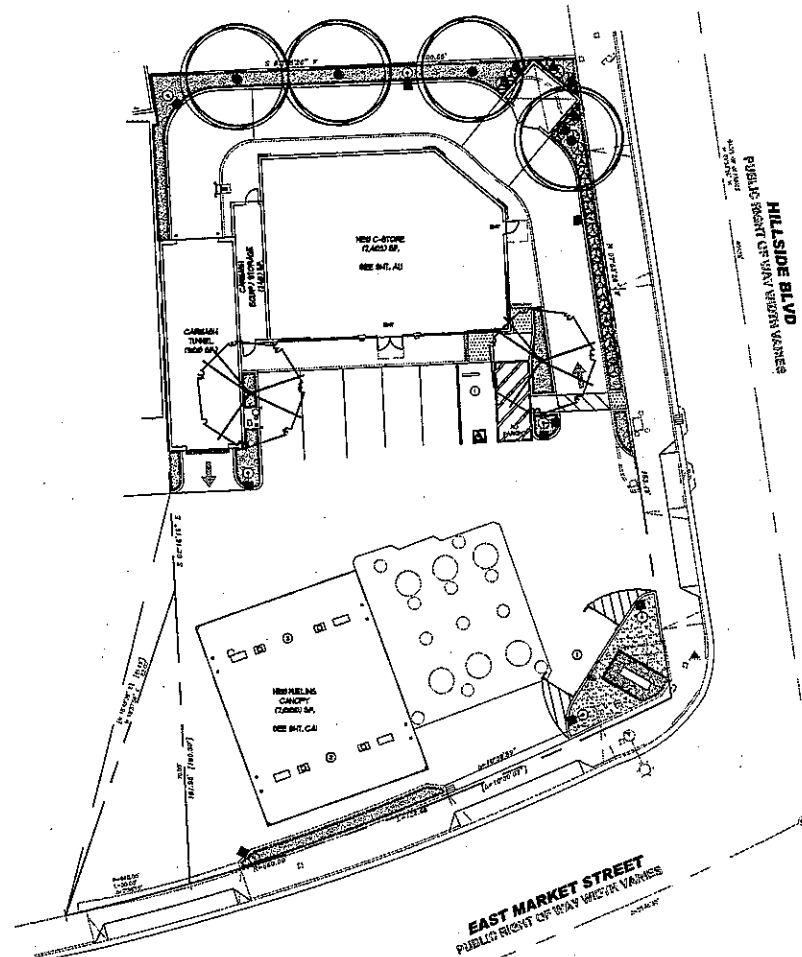
SLOOTEN CONSULTING INC. SURVEYING & ENGINEERING

(916)641-7570 (FAX)641-7572

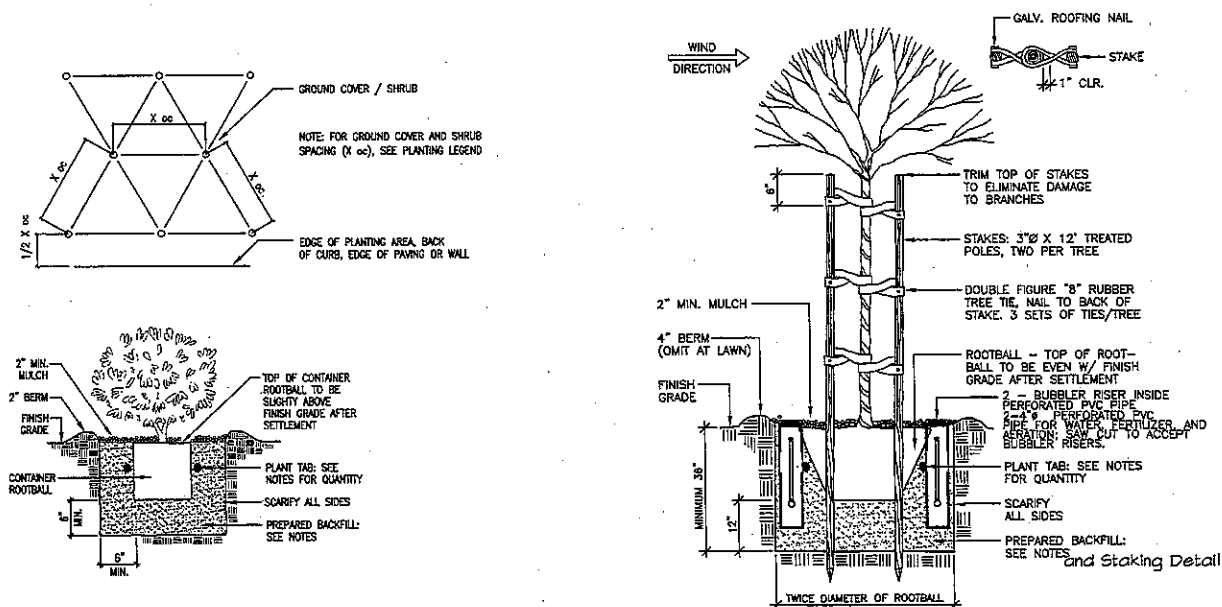
4740 NORTHGATE BL., SUITE 115 SACRAMENTO, CA 95834

CALIFORNIA

DALY CITY



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



Planting Details
NOT TO SCALE



Ciardella
associates
957 Rose Avenue
Menlo Park, CA 94025
Tel 650 326 6100
F 650 325 6706
ca@ciardella-associates.com

PLANTING LEGEND

Symbol	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Platanus acerifolia</i> 'Varwood'	Sycamore	15 Gallon
	<i>Pyrus calleryana</i> 'Redspire'	Redspire Callery Pear	15 Gallon
	<i>Euonymus fortunei</i> Emer. Gold	Emerald Gold Euonymus	5 Gallon
	<i>Rhus pumila</i>	Creeping Fig	1 Gallon
	<i>Trachypogon jasmoides</i>	Star Jasmine	1 Gallon @ 30" oc
	<i>FLR Annual Flowers</i>	Annual Flowers	4" Pot @ 14" oc
	<i>SOD Festuca Sod</i>	Double Dwarf Fescue	SOD



PLANTING NOTES

- All trees are to be staked as shown in the staking diagram.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no storing of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species or size as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architect's review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
- HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.
- Plantings shall be installed consistent with approved plans and shall be maintained in a healthy and vigorous manner.



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muthansa@architect.com

SHELL GAS STATION,
CONVENIENCE STORE & CARWASH
950 HILLSIDE BLVD.
DALY CITY, CA 94014

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ISSUED FOR PLAN CHECK
04-2-11 ISSUED FOR PLANNING

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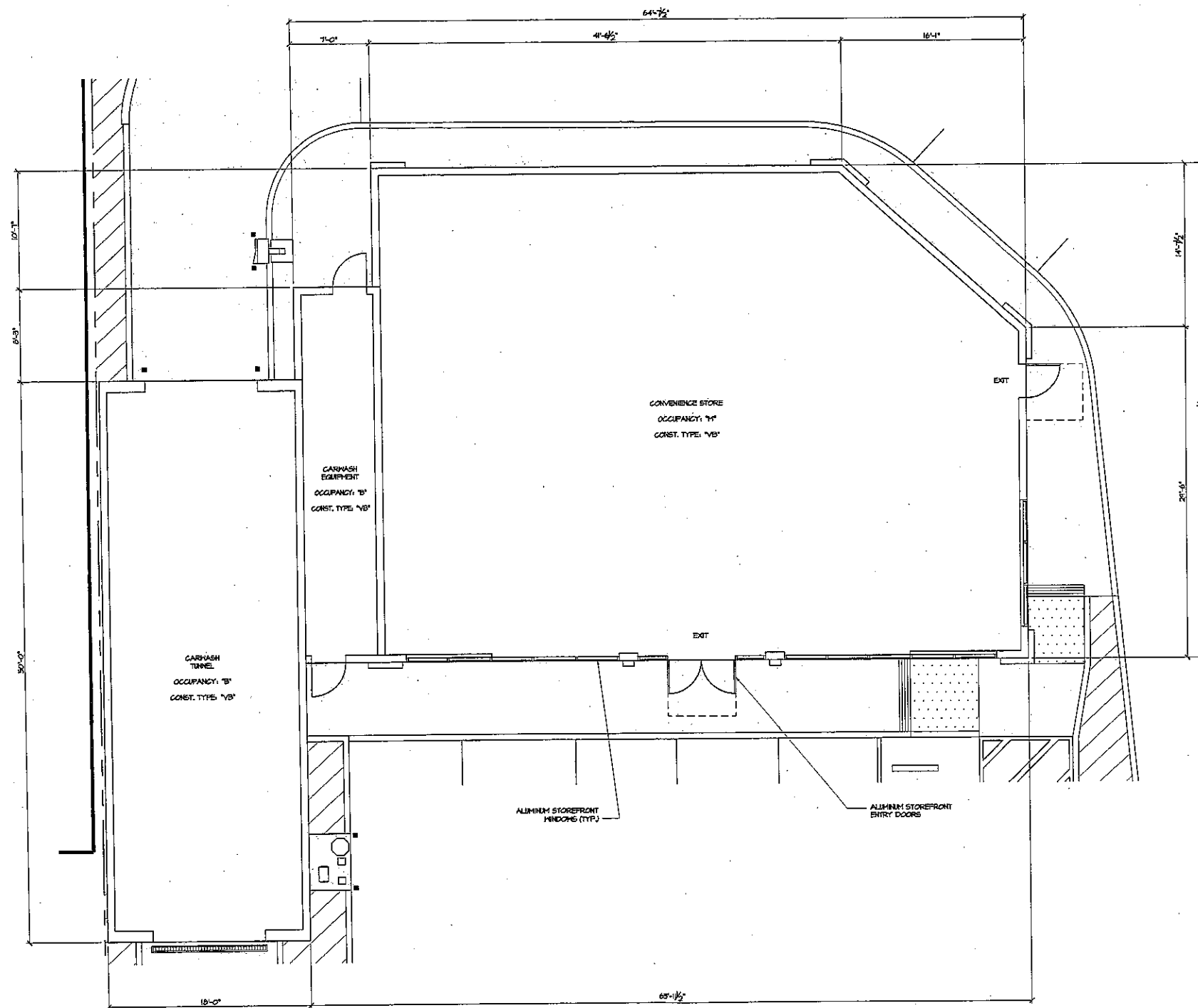
LANDSCAPE PLAN

PROJECT # 1-5006
DRAWN: rc CHECKED: rc
SCALE: AS NOTED DATE: 1-5-12

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1 FLOOR PLAN
3/16" = 1'-0"

GRAPHIC SCALE: 3/16" = 1'-0"



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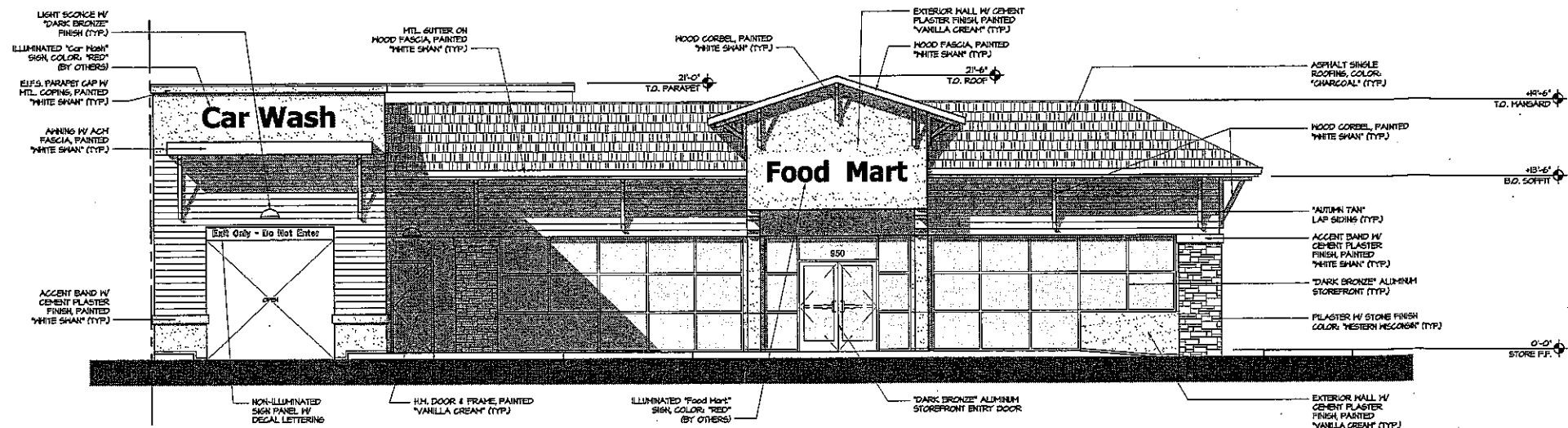
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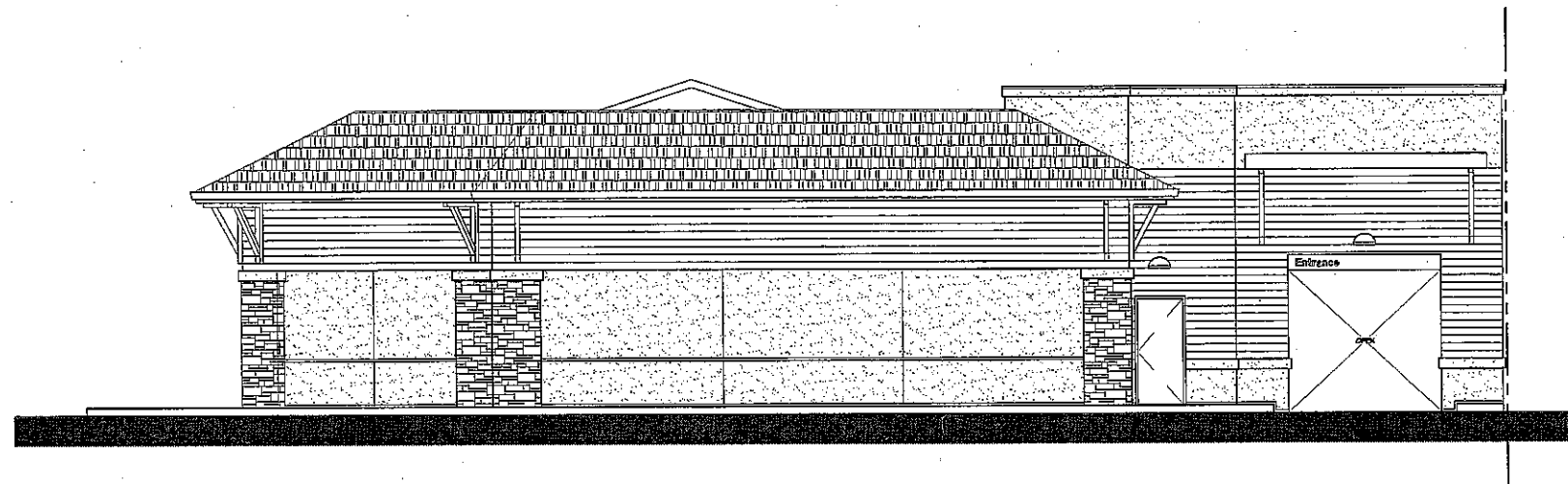
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SCALE: AS NOTED DATE: 02-16-11

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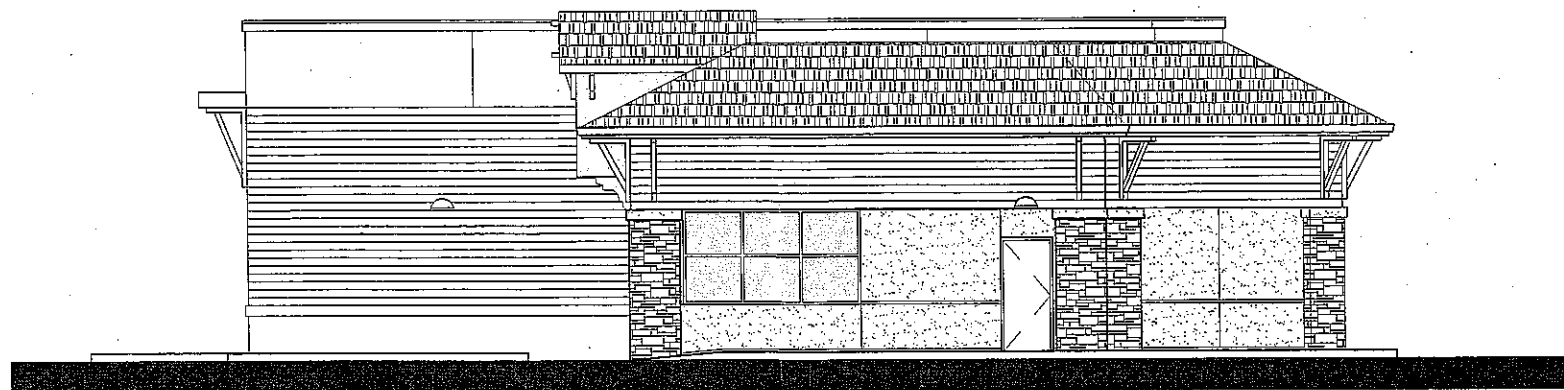
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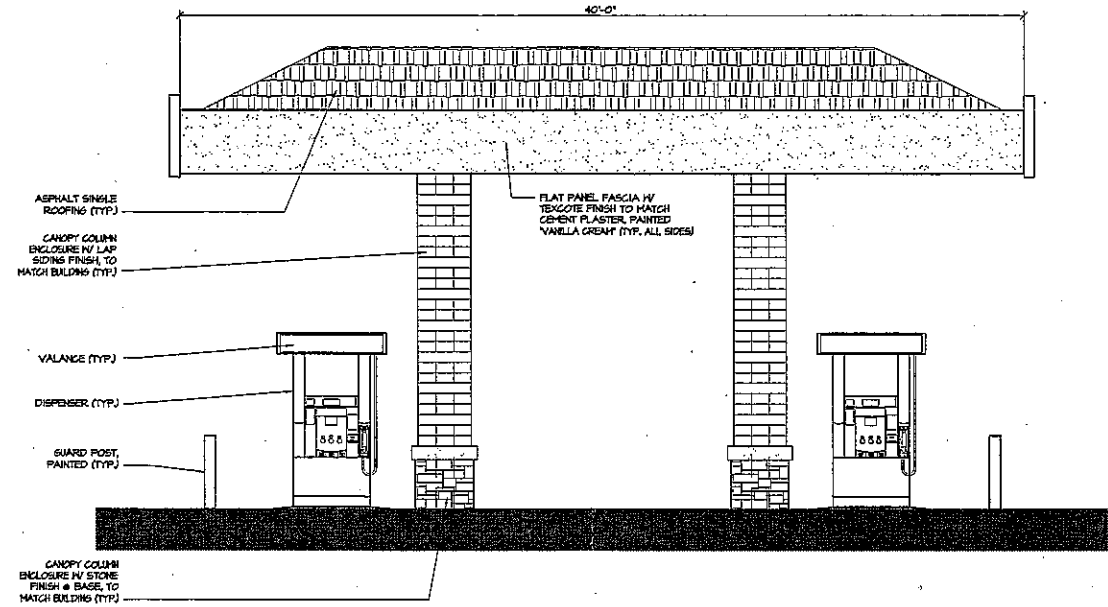


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3/16" = 10'-0"

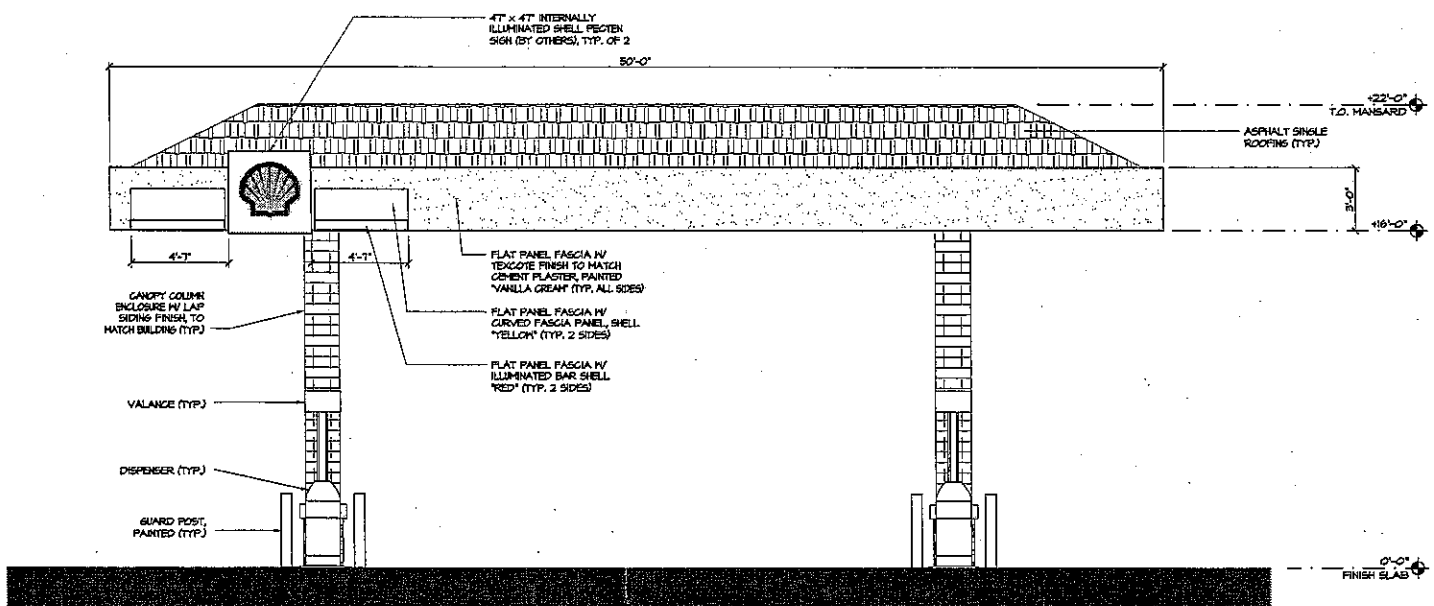


C EAST ELEVATION (FACING HILLSIDE BLVD.)
3/16" = 10'-0"

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BUILDING ELEVATIONS	
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SCALE AS NOTED DATE 04-08-11	



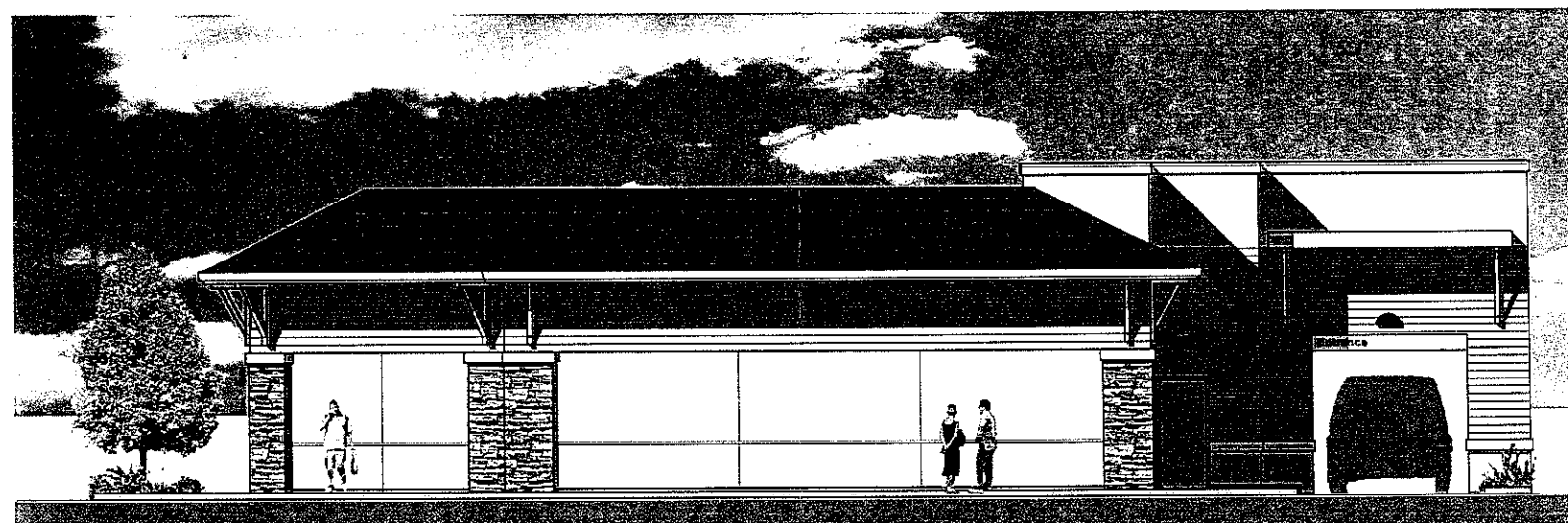
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1/4" = 10'-0"



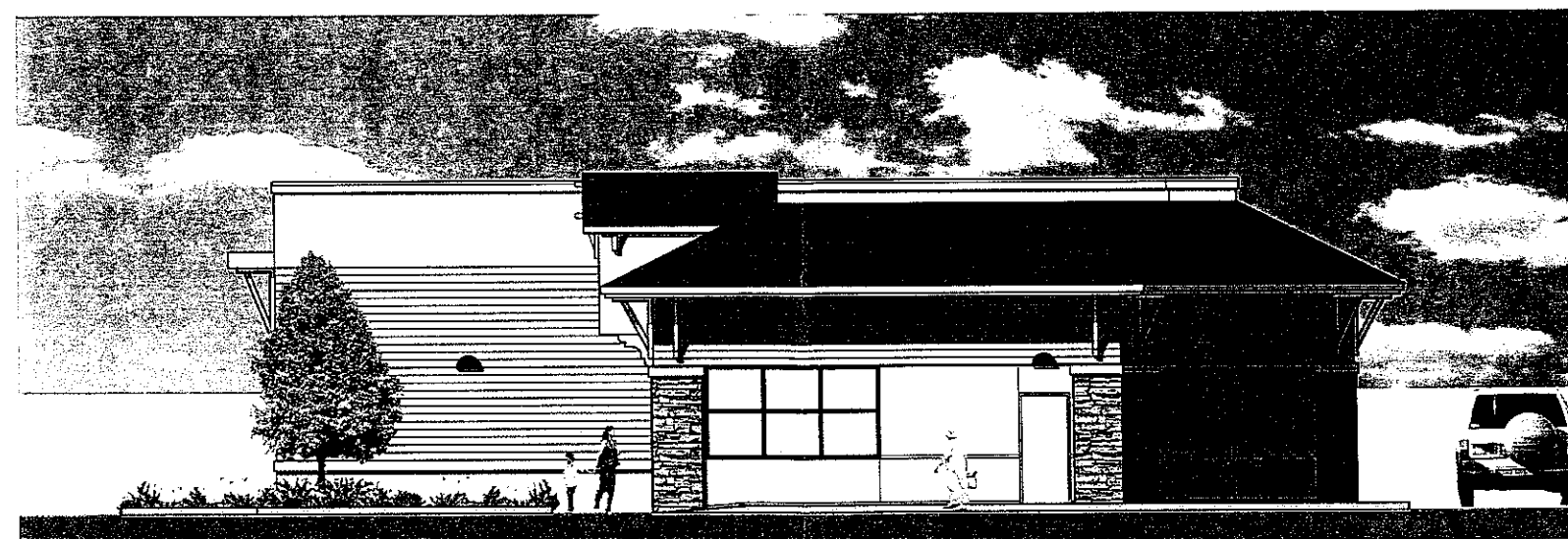
C EAST CANOPY ELEVATION (FACING HILLSIDE BLVD.)
1/4" = 10'-0"



A SOUTH ELEVATION (FACING MARKET STREET)
3/16" = 10'-0"



B NORTH ELEVATION
3/16" = 10'-0"



C EAST ELEVATION (FACING HILLSIDE BLVD.)
3/16" = 10'-0"

ATTACHMENT C

GRAPHIC SCALE: 3/16" = 10'-0"



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mihon@miaarchitect.com

**SHELL GAS STATION,
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950 HILLSIDE BLVD.
DALY CITY, CA 94014**

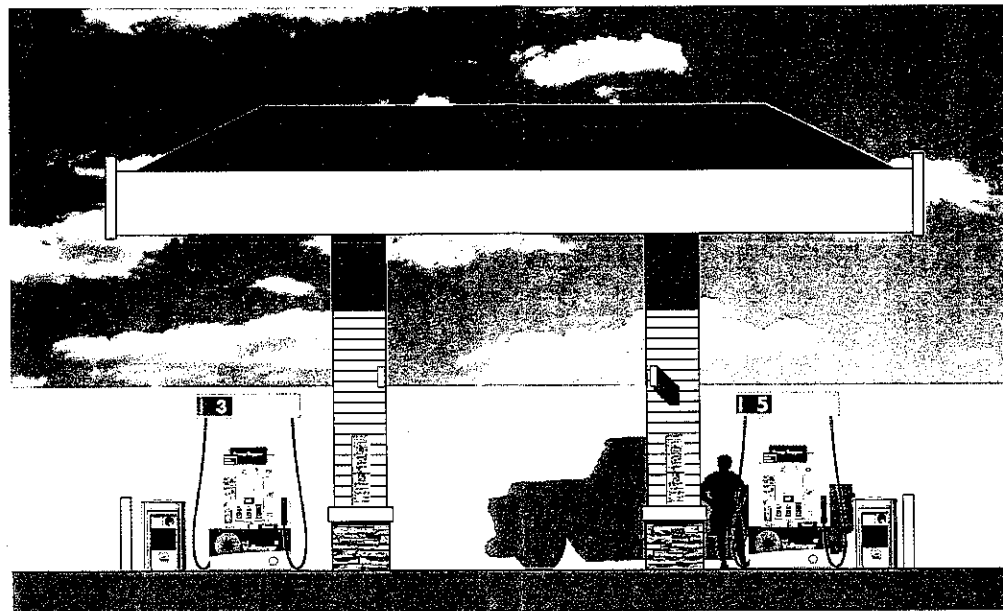
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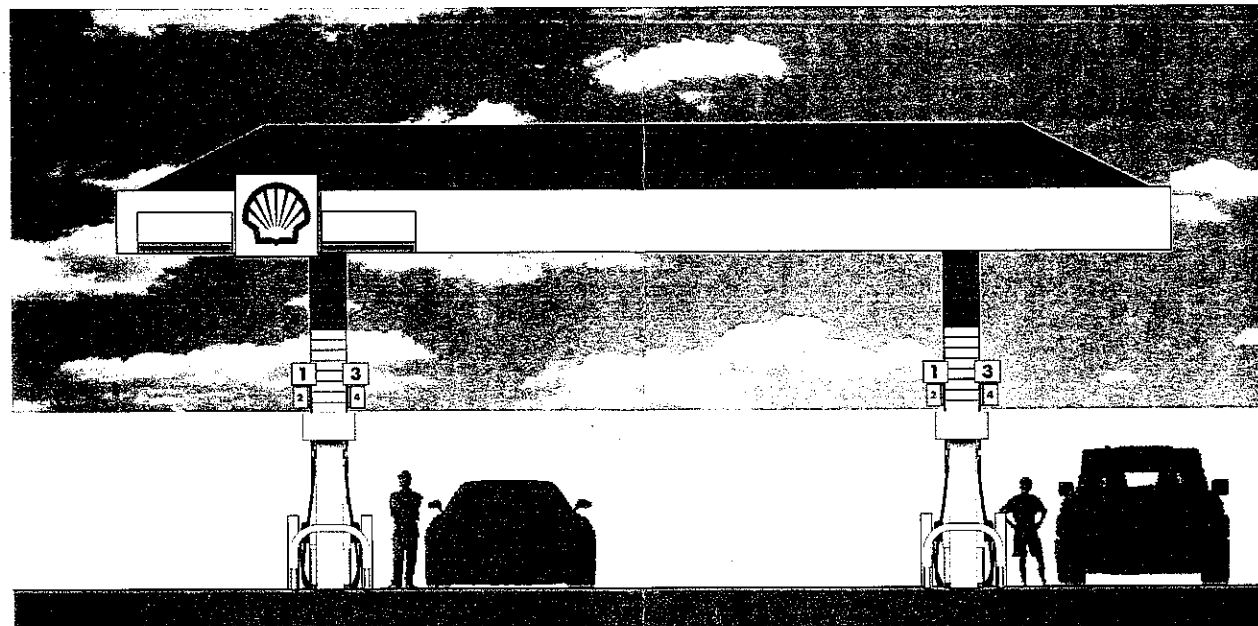
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A SOUTH CANOPY ELEVATION (FACING MARKET STREET)
1/4" = 10'-0"



C EAST CANOPY ELEVATION (FACING HILLSIDE BLVD.)
3/16" = 10'-0"

5 0 5 10
FEET
GRAPHIC SCALE 1/4" = 1'-0"

M I
Architects

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CONVENIENCE STORE & CARWASH
950 HILLSIDE BLVD.
DALY CITY, CA 94014**

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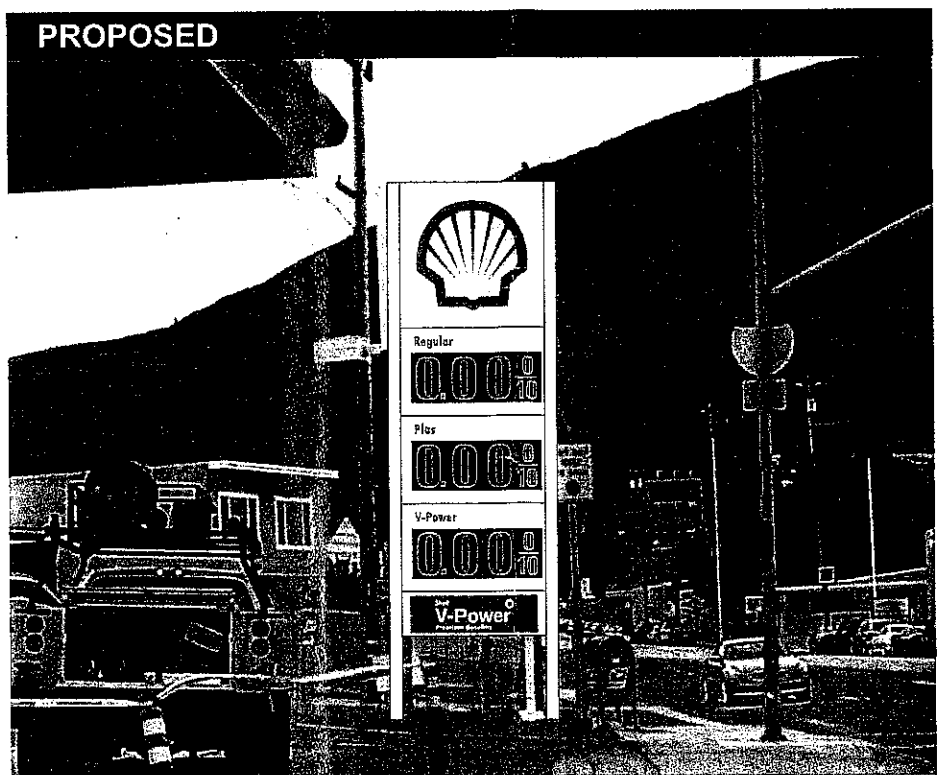
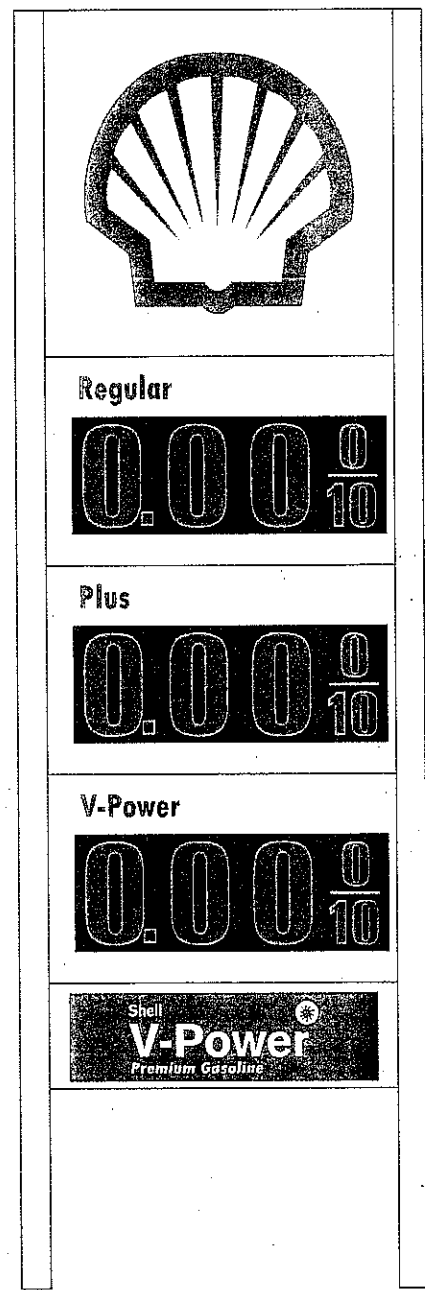
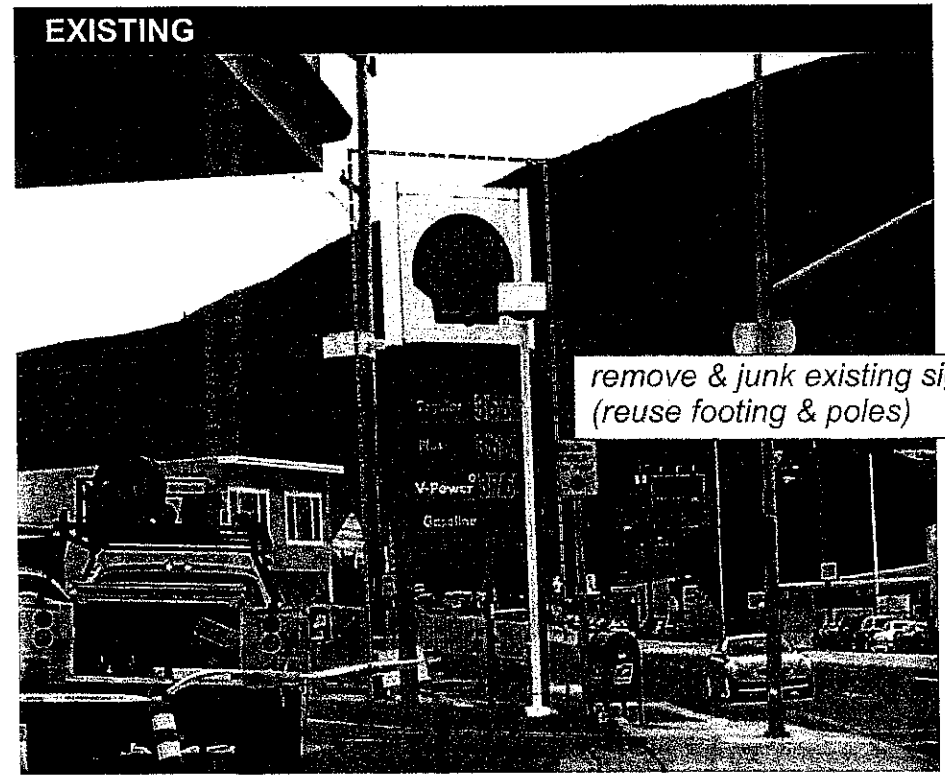


Photo Elevation (fuel price sign)



Sign A: (new)
D/F Led Illuminated I.D./Fuel Sign

Scope of Work:
order-receive-install
reuse existing sign poles

USS UNITED
SIGN SYSTEMS

C.S.C.L. # 718965

5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: VINTNERS DIST. SHELL
CONTACT:
DATE: 12-27-11
PROJECT LOCATION:
950 HILLSDALE BLVD
DALY CITY, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 1 OF 4

CLIENT APPROVAL _____ **DATE** _____

LANDLORD APPROVAL _____ **DATE** _____

FILE

REVISIONS:
12-29-11 bam

SCALE:
NOTED

FILE NAME:
SHELL daly city

ELECT.

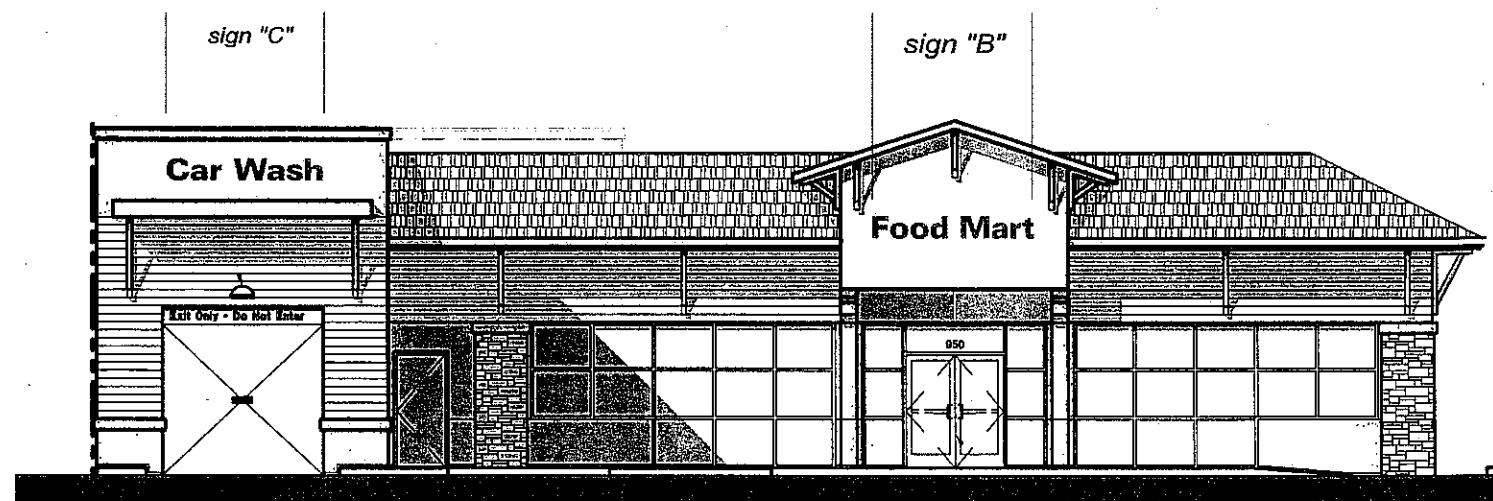
120 Volt ☐
277 Volt ☐
Other ☐
one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS

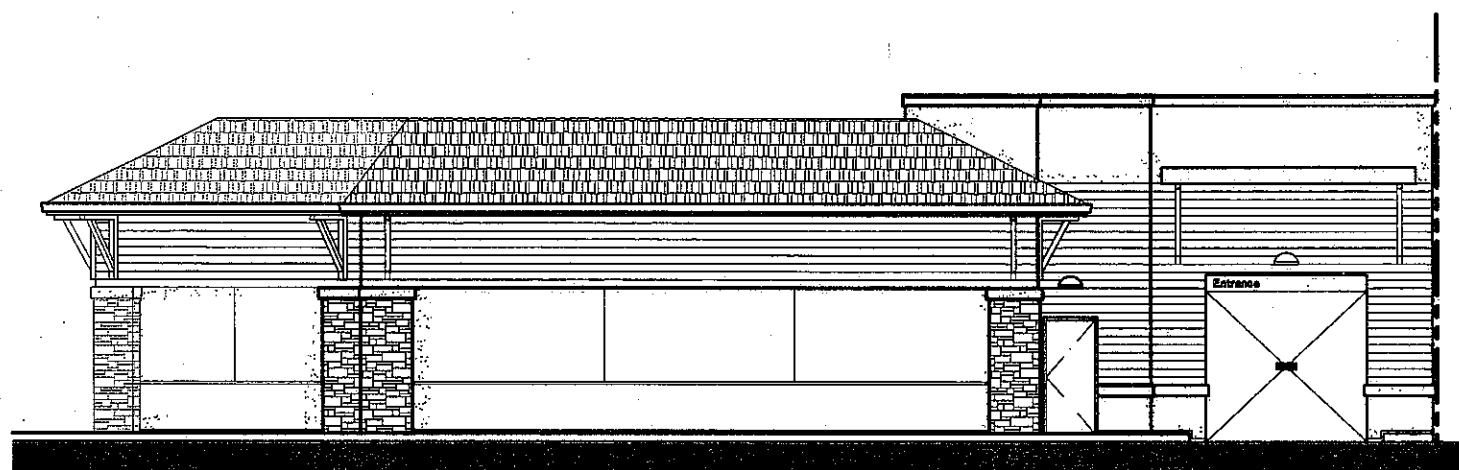
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ATTACHMENT D

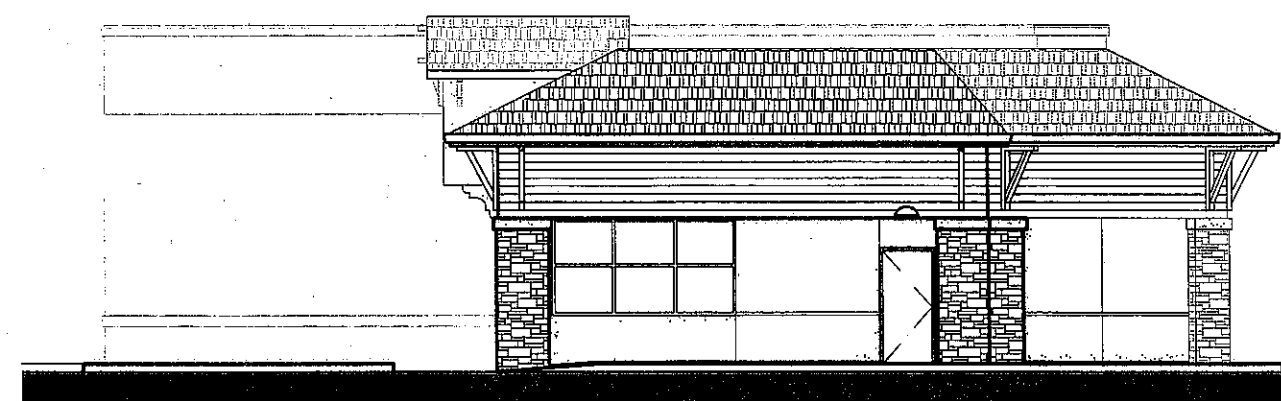
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South Elevation (market street)



North Elevation



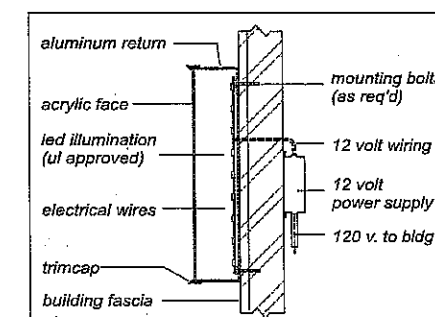
East Elevation (hillside blvd)

10'-10"
sign "B"
19" **Food Mart**

10'-5"
sign "C"
19" **Car Wash**

**Signs B & C:
Illuminated Individual P/C Signs
nts**

Scope of Work:
order-receive-install



Led P/C Letter Mounting Detail

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DATE: 12-27-11
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DALY CITY, CA

SALESPERSON: BRIAN CAMPBELL
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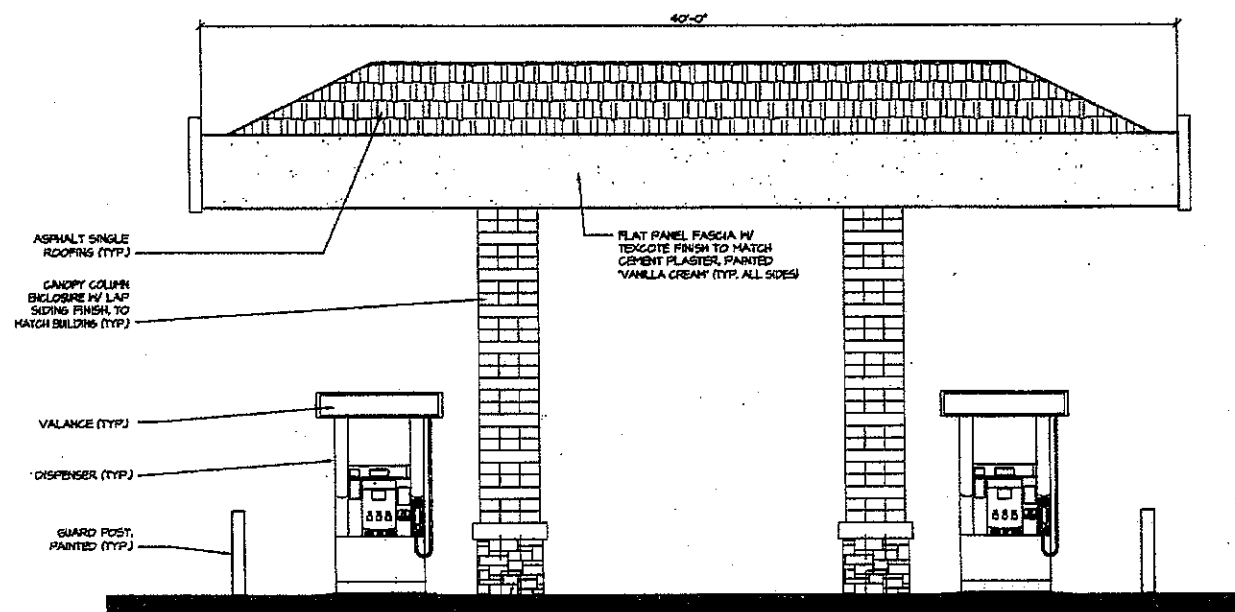
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120 Volt ☐
277 Volt ☐
Other ☐
one box above
MUST be checked
prior to any mfg.

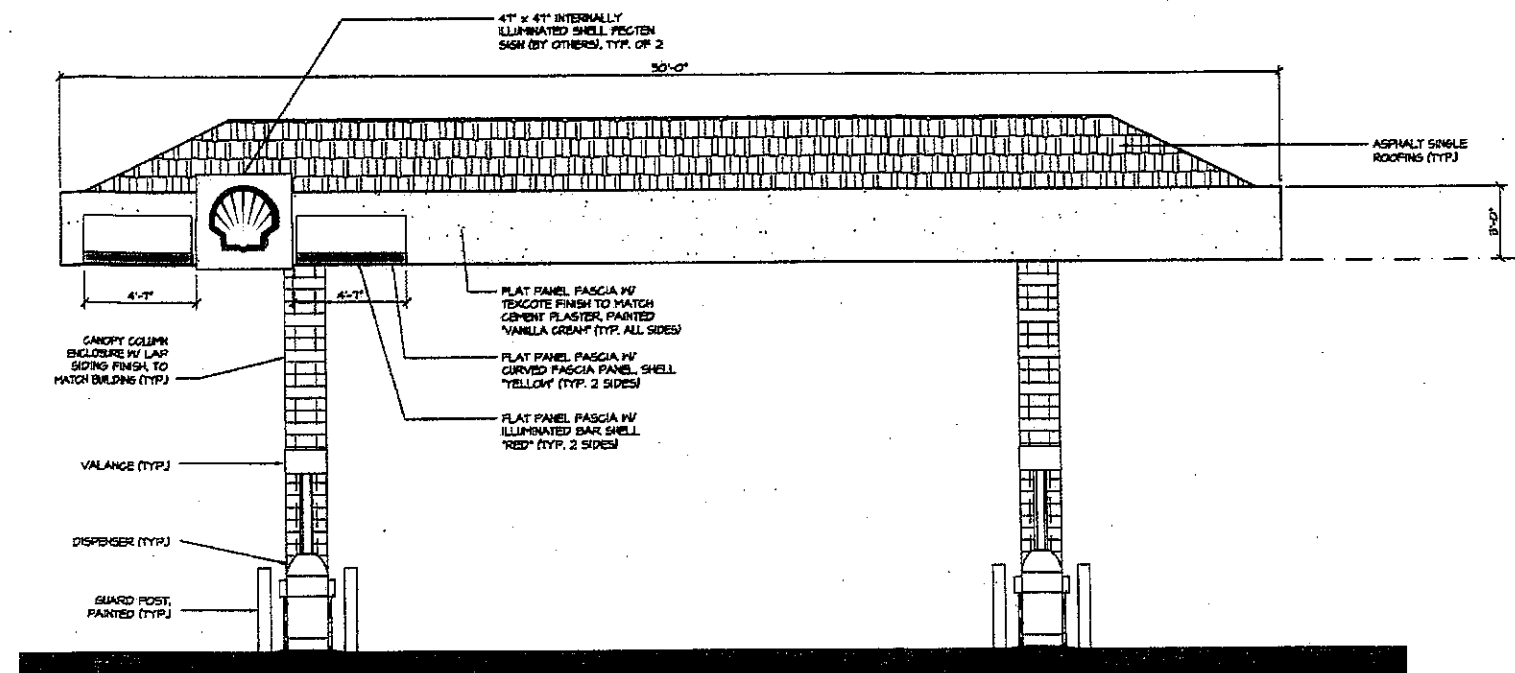
SPECIFICATIONS

See Drawing for Specifications

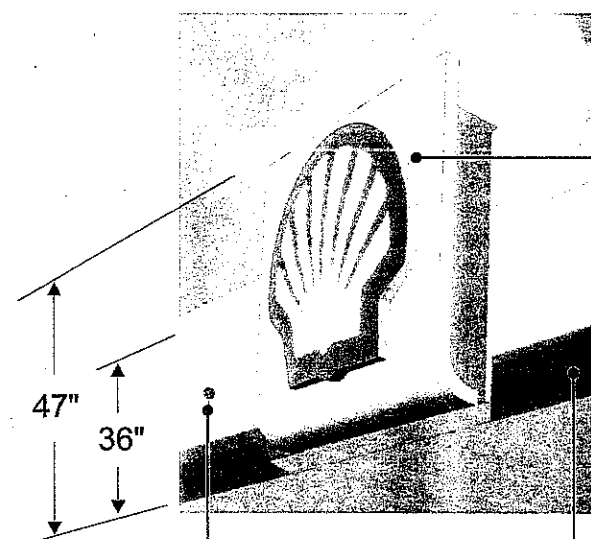
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Canopy Elevation (facing market street)



Canopy Elevation (facing hillsdale blvd)



Signs D & E: Illuminated Pecten Logos

Scope of Work:
order-receive-install (total: 2 signs)
new canopy & fascia (fascia to have texcoat finish)

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CONTACT:
DATE: 12-27-11
PROJECT LOCATION:
950 HILLSDALE BLVD
DALY CITY, CA

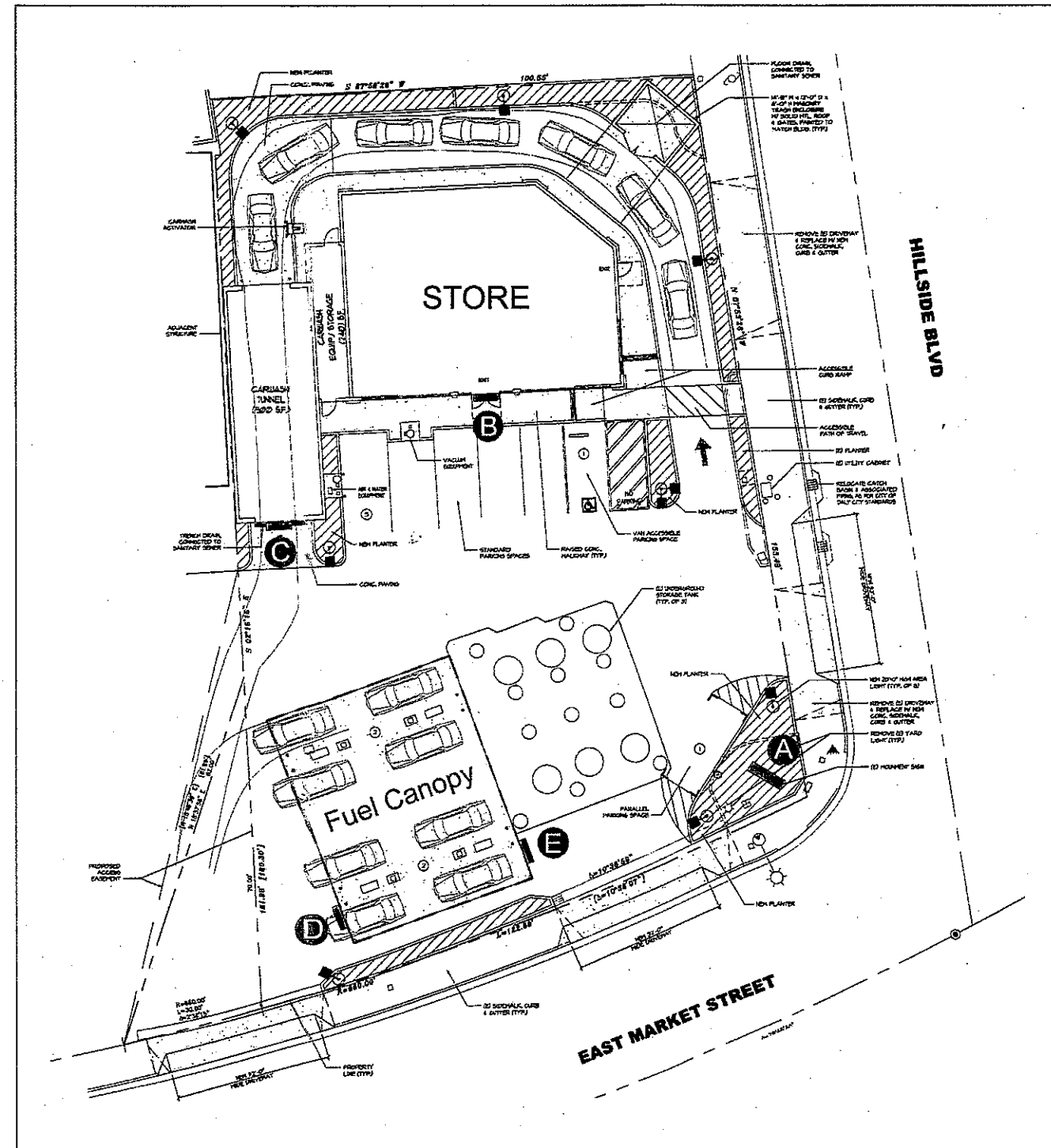
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DRAWN BY: BAM
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12-29-11 bam

SCALE:
NOTED
FILE NAME:
SHELL daly city

ELECT.
120 Volt ☐
277 Volt ☐
Other ☐
one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS
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SITE PLAN

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FAX (209) 543-1326

JOB INFO

JOB #: 000
CLIENT: VINTNERS DIST. SHELL
CONTACT:
DATE: 12-27-11
PROJECT LOCATION:
950 HILLSDALE BLVD
DALY CITY, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 4 OF 4

CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

FILE

REVISIONS:
12-29-11 bam

SCALE:
NOTED
FILE NAME:
SHELL daly city

ELECT.

120 Volt ☐
277 Volt ☐
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MUST be checked
prior to any mfg.

SPECIFICATIONS

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City Council Meeting Agenda Report

Item #

Meeting Date: April 23, 2012

**Subject: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999
Establishment of a new Taco Bell restaurant with a Drive-Thru
7255 Mission Street, Daly City**

RECOMMENDED ACTION

Approve Use Permit UPR-1-12-4998, Design Review DR-1-12-4999 and the project environmental assessment, subject to the findings and conditions outlined herein.

PLANNING COMMISSION DISCUSSION

On April 3, 2012, the Planning Commission voted 3-0 to recommend approval of Use Permit UPR-1-12-4998 and Design Review DR-1-12-4999 to the City Council, with an amendment requiring all building elevation Taco Bell insignia bell tower portico features match the north elevation design. This would result in lowering the Taco Bell insignia. See Condition #12. (Attachment-D Plan Elevations) Four Planning Commissioners were present: Commissioners Kelly, Edelman, Crump and Sylvester. Commissioner Sylvester was recused, as his residence is in proximity to the project site. The project applicant Robert Huntsberry spoke at the meeting requesting approval of the project and asked that the proposed pylon sign along Mission Street be allowed. The Planning Commission maintained the staff recommendation requiring a monument sign instead of a pylon sign and the applicant agreed to the use of a monument sign.

INTRODUCTION

The applicant, Robert Huntsberry of VMI Architecture representing Taco Bell, is proposing a new drive-thru Taco Bell restaurant at 7255 Mission Street. The proposal includes a new 1,974 square foot restaurant building with drive-thru, and associated parking lot and frontage improvements. Staff is recommending approval of Use Permit UPR-1-12-4998 and Design Review DR-1-12-4999, subject to the attached conditions.

Background

The project site is vacant and the previous use of the site was the City Toyota auto sales lot. The site has been vacant for a few years since City Toyota relocated to its current location on San Pedro Road. The project site is comprised of three parcels that will need to be merged to construct the project. (See Attachment A – Location Map)

City Council Agenda Report

Subject: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999

New Taco Bell Restaurant with Drive -Thru

Meeting Date: April 23, 2012

Page 2 of 11

PROJECT EVALUATION

Discussion

The applicant proposes to construct a new Taco Bell drive-thru restaurant of approximately 1,974 square feet in area, with a seating capacity of thirty-eight (38), a drive-thru queuing lane that can accommodate six to seven cars, a 20 space parking lot, landscaping, frontage improvements, and signage on the existing vacant lot.

The subject property is located on the east side of Mission Street between Price and Castle Streets. The site is zoned C-1 (Light Commercial) and has a General Plan Land Use Designation of Retail and Office. Restaurant uses with a drive-thru are conditionally permitted in the C-1 zoning district. The proposed use conforms to the General Plan Land Use designation. The Mission Street Urban Design Plan identifies the site as a potential development site situated at the southern end of the “Middle of the Hill” area. The area is a mixed-use residential, commercial and retail district serving the neighboring area, with a wide variety of uses, including small and large markets, auto repair services, professional services, bars, and restaurants. Most of the buildings are one or two-story structures with various frontage sizes with retail and general commercial at street level and office or residential uses above. The Schoolhouse Station housing development is located across Mission Street from the project site. (Attachment A- Location Map)

Land Use	Zoning
North: Commercial	C-1: Light Commercial District
South: Commercial and Residential	R-3 & C-1: Light Commercial District
West: Mixed Use, Commercial & Residential	C-1: Light Commercial District
East: Residential, Single Family and Multi Family Dwellings	R-3: Multifamily Residential

Use Permit

While the restaurant is allowed in the C-1 Light Commercial, the drive-thru requires use permit approval. The purpose of the use permit is to ensure that the proposed use will not have an adverse effect on surrounding properties.

The proposed use conforms to the goals, objectives and policies adopted in the Commercial Retail and Office land use designation. Specifically, the intent of the Commercial Retail and Office land use designation is to “encourage commercial retail and office development that can support the intensive uses that are compatible with the surrounding land uses...” The proposed restaurant use on the existing commercial corridor of Mission Street will provide service to the nearby residential uses and other commercial uses consistent with the land use designation and Land Use Objectives and Policies of the General Plan.

City Council Agenda Report

Subject: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999

New Taco Bell Restaurant with Drive -Thru

Meeting Date: April 23, 2012

Page 3 of 11

Parcel Configuration and Site Design

The project site is 19,271 square feet and is bounded by Mission Street to the west, Price Street to the north, First Avenue to the east and multifamily residential use as well as the O'Reilly's (Kragen) uses to the south. The irregular shape of the lot creates design challenges; however, the applicant worked with staff to evaluate various alternative layouts to propose a configuration that best meets both the applicant needs and the City requirements.

The northern portion of the lot is the most suitable for development and the layout includes the building, drive-thru and some parking on the north half of the parcel where the lot dimensions better accommodate the improvements. The southerly portion of the parcel is proposed for access, parking and some landscaping improvements. (Attachment B- Plans)

The proposed layout and design also takes advantage of existing grade differentials and results in a building pad and drive-thru lane that is approximately six to eight (6-8) feet below the grade of the sidewalk along First Avenue and Price Street. The result is that the drive-thru lane queuing vehicles, menu board, and speaker will be less visible and audible from the residential units to the south of the project site on First Avenue. (Attachment C- Preliminary Grading Plan)

Frontage improvements for the project site include landscaping, new street trees and a new sidewalk with decorative brick banding along Mission Street.

Parking

Section 17.34.020(Q) of the Zoning Ordinance requires that one parking space be provided for each 125 square feet of the building area for restaurant uses. Based on this ratio, Taco Bell would be required to provide sixteen (16) parking stalls and they are proposing to provide a total of twenty (20) spaces, exceeding the minimum required. The proposed parking layout also includes permeable pavers along the southern portion of the parking area that will both visually enhance the site and provide adequate area for storm water infiltration. (Attachment B- Project Plans)

Drive-Thru & Circulation Plan

There are three driveways proposed to serve the project. The two primary driveways provide ingress/egress along Mission Street. There is also an exit-only driveway encroachment onto First Avenue. The proposed driveway locations meet City requirements and are designed in such a way as to provide adequate access and also minimize potential traffic impacts to City streets. The City Engineering Division required that the First Street drive aisle be one way exit to minimize any traffic congestion that could occur at the drive-thru lane entrance. The queuing lane for the drive-thru accommodates approximately six to seven vehicles and is sufficient for the proposed use. The applicant located the speaker as far as practicable from the nearest residences to minimize noise impacts. Noise generated from the proposed 24 hour-a-day drive-thru has to comply with the Daly City General Plan Noise Element for nearby multifamily residential homes at no greater than 65 dB for the applicable acceptable Community Noise Exposure Level.

City Council Agenda Report

Subject: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999

New Taco Bell Restaurant with Drive -Thru

Meeting Date: April 23, 2012

Page 4 of 11

Architectural Design

The proposed building incorporates an architectural design with features unique to the Taco Bell branding scheme. Included in the design are plaster/stucco surface walls, stone wainscoting and column trim, enhanced arched entrance and drive-thru wall features, metal canopies, a porte cochere structure over a portion of the drive-thru lane and parapet wall with paint trim band.

The applicant worked with staff to modify the original proposal in order to provide a building entrance layout with a more prominent Mission Street presence and to meet the intent of the Mission Street Urban Design Plan to serve both vehicular and pedestrian traffic. There are two main restaurant entrances, one along the Mission Street frontage and one at the southern elevation. The Mission Street frontage entrance has a brick pedestrian pathway that will match the required sidewalk improvements along the Mission Street frontage. The northern elevation along Price Street includes a porte cochere structure with a lattice feature that is designed to enhance the building and reduce the visibility of queuing vehicles from the right-of-way.

The proposed building design is compatible with the neighborhood by incorporating stucco/plaster finishes, stone treatments, decorative steel canopies, decorative lighting and a paint scheme that complements the Mission Street Urban Design Plan color palette. (Attachment D- Plan Elevations)

The proposed lighting enhances the building design and improves safety. All lighting is required to minimize off-site light pollution and glare on nearby residences and as well meet minimum safety requirements for the site.

Retaining Walls and Fences

The retaining walls along the First Avenue and Price Street property lines and replacement along the eastern and southern property lines are proposed to be plaster surface walls that include pilasters with cap blocks and trim materials such as stone veneer. The proposed retaining walls along First and Price Street are minimally visible from the right-of-way, but the walls are more visible within the site. The proposed retaining walls include a decorative steel railing on top with pilasters proposed every eight feet thereby providing articulation for a functional design feature. (Attachment D-Plan Elevations)

Landscaping

Approximately 3,000 square feet of new landscaping that includes a variety of plants, shrubs and shade trees are proposed. The project exceeds the 1,000 square feet of landscaped area and is therefore subject to specific requirements for outdoor water use efficiency and Tier 1 landscape requirements of the Daly City Landscaping Ordinance.

Litter Control and Site Maintenance

An approved litter control and site maintenance plan is required prior to building permit issuance. The plan must include a schedule of maintenance for the site and adjacent sidewalks and a graffiti abatement program.

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Signage

There are three signage categories proposed for the site: business identification; way finding; and informational/menu board signage. Menu board and way finding signs are not included in the square footage calculations for the overall sign area. However, all illuminated menu boards and way finding signage will be required to be shielded to reduce glare for the surrounding neighborhood.

DCMC Chapter 17.32.200 regulates allowable sign area. Lots containing primary frontages of 100 feet or greater are permitted a maximum 125 square feet of signage, plus an additional 62.5 square feet of signage for secondary frontages. Therefore, a maximum of 187.5 square feet is allowed for the site.

Approximately 120 square feet of signage is proposed and it includes the installation of a new pylon sign near the southernmost driveway entrance on the Mission street frontage with approximately 45 square feet of signage.

	North	South	East	West	Total
Proposed Building Signage	~25 s.f.	~25 s.f.	0	~25 s.f.	~ 75s.f.
Pylon Sign	~45 s.f.				

All building and canopy mounted signage will be illuminated, individual channel letters which meets the DCMC Chapter 17.32.200 regulations for sign area and also meets the intent of the Mission Street Urban Design Plan.

Staff does not support the proposed pylon sign and recommends it be replaced with a monument sign at the same location or at the corner of Price and Mission Streets. Due to its unique branding, the Taco Bell site will be easily visible to both pedestrian and vehicle traffic. The City policy has been to approve monument signs along the Mission Street corridor rather than pole or pylon signs and is consistent with the most recent Council approvals for Auto Zone, Walgreens and the Mission Plaza shopping center. Staff has included a condition that the pylon sign be replaced with a monument sign. (Attachment E- Signage)

Fiscal Analysis

The proposed project consists of a new commercial building and site improvements. Prior to project completion, the applicant will be required to pay building permit, plan check and AB1600 fees to the City. Additionally, the value of the new commercial uses will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County, a portion of which would be distributed to the City. Ongoing retail sales tax will also result in additional tax revenue distributions to the City.

City Council Agenda Report**Subject: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999****New Taco Bell Restaurant with Drive -Thru****Meeting Date: April 23, 2012****Page 6 of 11****Stormwater Requirements**

The proposed project must meet storm water management requirements. The applicant has submitted required NPDES Project Application Checklist, C.3 and C.6 Development Review Checklist forms for the project and has included some preliminary designs and treatments for storm water management. Additional information and updated forms may be required during the building permit review stage when more construction details are known.

ENVIRONMENTAL ASSESSMENT

CEQA Determination	Categorical Exemption – Section 15303(c), New Construction or Conversion of Small Structures
---------------------------	--

Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt as a new structure of less than 2,500 square feet in an urban area.

FINDINGS

The Planning Commission finds that, as conditioned, the proposed project is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-1-12-4998 and Design Review DR-1-12-4999, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on April 3, 2012; notice of said hearing was by newspaper publication on March 23, 2012 posting and first class mailing to property owners within 300 feet. The City Council conducted a public hearing on April 23, 2012; notice of said hearing was by newspaper publication April 19, 2012, posting and first class mailing to property owners within 300 feet from the site.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorical Exempt per Section 15303(c), New Construction or Conversion of Small Structures;
3. The subject property is zoned C-1 (Light Commercial) which requires a Use Permit for the establishment of a drive-thru restaurant;

City Council Agenda Report

Subject: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999

New Taco Bell Restaurant with Drive -Thru

Meeting Date: April 23, 2012

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4. The subject use is consistent with the General Plan and the C-1 standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood;
5. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance;
6. General architectural considerations including consistent building materials have been incorporated into the design and façade treatments will be applied, to ensure the compatibility of the development to the surrounding neighborhood.

CONDITIONS OF APPROVAL:

The Planning Commission recommends approval of Use Permit UPR-1-12-4998, Design Review DR-1-12-4999 based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. Within ten (10) days of City Council approval, the applicant shall file with the Planning Division a Declaration of Acceptance of all conditions. Until said Declaration is filed, the use shall not be valid and no permits may be issued for this business.
2. The Use Permit 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 or if the applicant fails to obtain a valid business license.
3. An approved litter control and site maintenance plan is required prior to building permit issuance. The plan must include a schedule of maintenance for the site and adjacent sidewalks and a graffiti abatement program.
4. The lighting fixtures proposed shall minimize glare for the surrounding neighborhood.
5. The use permit and design review shall be valid only in conjunction with plans submitted and approved by the City Council. Any significant modifications and changes to the plans shall be treated as an amendment and shall be subject to review by a Council Committee appointed by the Mayor.
6. The proposed pylon sign shall be omitted from the sign package and a monument sign may be proposed. Any plans for a monument sign shall be submitted and approved by the Planning Division prior to sign permit issuance. A separate sign permit shall be required for all proposed signage.

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7. The project landscaping exceeds the 1,000 square feet of landscaped area is subject to the Daly City Landscaping Ordinance. The landscaping plans shall be required to meet all applicable requirements including water efficient irrigation and will incorporate Bay Area Friendly species that are drought tolerant. Irrigation systems will incorporate water efficiency measures and shall show the details on the building permit plans. No building permit may be issued until this condition is met.
8. All conditions from various Departments that may be required prior to obtaining building permits shall apply.
9. All buildings, retailing walls, fences and trash enclosure materials and colors must match those as approved. High quality materials shall be utilized and final finishes shall be approved by the Director of Economic and Community Development.
10. Additional Stormwater information and updated forms may be required during the building permit review stage when more details of the construction drawings are known. Information and/or designs that may be required if there are any changes that impact the forms submitted for the subdivision application. No building permit may be issued until acceptable storm water requirements are met.
11. A Parcel Merger is required for merger of the parcels that comprise the project site and shall be completed prior to issuance of a Certificate of Occupancy.
- 12. All portico entrances shall match the proposed north elevation portico design, with a cap feature that is flush mounted to the portico and with the Taco Bell insignia lowered. Plans shall be submitted and approved by the Planning Division prior to sign permit issuance.***

B. ENGINEERING DIVISION

13. An Encroachment permit shall be required for the project.
14. 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.
15. All utility services shall be installed through underground service laterals. There shall be no aerial service drops
16. 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

City Council Agenda Report

Subject: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999

New Taco Bell Restaurant with Drive -Thru

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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.

17. The applicant shall submit grading plans, soil investigation report and storm water pollution prevention plan.
18. The retaining walls adjacent to the right-of-way, supporting the First Avenue and Pierce Street, must be designed for a minimum of a 100-year life. They must be located entirely on private property without ties, nails or other supports extending into the public right of way. The walls must be accessible for maintenance by the owner. Wall design shall include barriers, rails and/or other supports to prevent vehicles or pedestrians from going over the walls. The aesthetic barrier design is subject to Planning Division approval. must be esthetically acceptable.

C. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

19. Based on the City's current water maps, there is an existing 12-inch water main on: the same side of the street. Pipe size shall be verified by the applicant prior to construction. A fire flow may be required to determine if this main is adequate to supply water for this project. All costs for verification of pipe size and fire flow shall be borne by the applicant.
20. Water meters shall be located in landscaped areas only. Water meters shall be located in landscaped areas only. No water meters shall be located in sidewalks or driveways.
21. Sewer System Improvements: All costs associated with any sewer system improvements required as a result of the proposed construction shall be borne by the applicant.
22. Plans shall include water conservation devices. Outdoor landscaping shall be drought tolerant, native vegetation or hardscapes. Irrigation in non-turf areas shall be drip, micro-spray or micro-jet. No water features shall be permitted.
23. A set of utility plans is required for DWW's next review at the time of building permit application. The plans need to include the domestic, fire and irrigation service connections and the sizes of each these services.
24. Backflow Devices: Per City of Daly City Standard Drawing SS-12, due to the sewer lateral having a desired slope of less than 2%, a backflow device (swing check) shall be installed in an appropriate location within the private property. The backflow device shall be contained in a vault that shall remain accessible at all times.
25. Sewer Lateral Inspection: Applicant needs to verify the intent to abandon or reuse the existing sewer lateral. If the intent is to reuse, applicant must video inspect and perform a watertight test that is subject to review by DWW. A DWW representative shall be on site during the testing and televising. If the lateral is not to be used, the lateral shall be abandoned per Section 02720, 3.08 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building.

City Council Agenda Report

Subject: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999

New Taco Bell Restaurant with Drive -Thru

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All costs associated with the testing, video inspection and abandonment shall be borne by the applicant.

26. Water System Improvements: All costs associated with any water system improvements required as a result of the proposed construction shall be borne by the applicant.
27. Water Service Inspection: Applicant needs to verify the intent to abandon or reuse the existing water service. Only copper or ductile iron services shall be reused. If the intent is to reuse, applicant must provide evidence of the material type to DWWRE/Engineering. If the service is not to be used, the service shall be abandoned per Section 02710, 3.15 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building. All costs associated with the abandonment shall be borne by the applicant.
28. Plans shall include water conservation devices. Indoor-All domestic fixtures shall be low flow with toilets 1.28 gpf or less and "HE" urinals 0.5 gpf or less are required.
29. A certified Distribution System Operator must be present for all hydrostatic testing, chlorination, flushing, bacteria testing and connections to the existing system, per California Department of Public Health, Operator Certification Regulations, Section 63770. The City of Daly City Engineer must receive the request for the certified Operator to be present for these operations in writing no less than six (6) working days prior to the anticipated date of work. Include in plan notes.
30. The grease interceptors required for the project must be sized per the current plumbing codes. The interceptor location and sizing calculations must be shown on the next set of drawings for review.
31. The trash enclosure will also require a sanitary drain to be installed and it must be plumbed to the grease interceptor. The floor for the enclosure must be sloped to prevent runoff and out of the enclosure. Currently sheet DD1.1 shows a 1% slope allowing runoff etc. to flow out towards the parking lot.

C. NORTH COUNTY FIRE AUTHORITY

32. Fire sprinklers that meet NFPA standards are required and shall be included on the building permit plan submittal.

RECOMMENDATIONS

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

1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt per Section 15303(c), of the California Environmental Quality Act;

City Council Agenda Report

Subject: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999

New Taco Bell Restaurant with Drive -Thru

Meeting Date: April 23, 2012

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3. Approve Use Permit UPR-1-12-4998, Design Review DR-1-12-4999 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



Brian Millar
Director of Economic and Community Development

Attachments

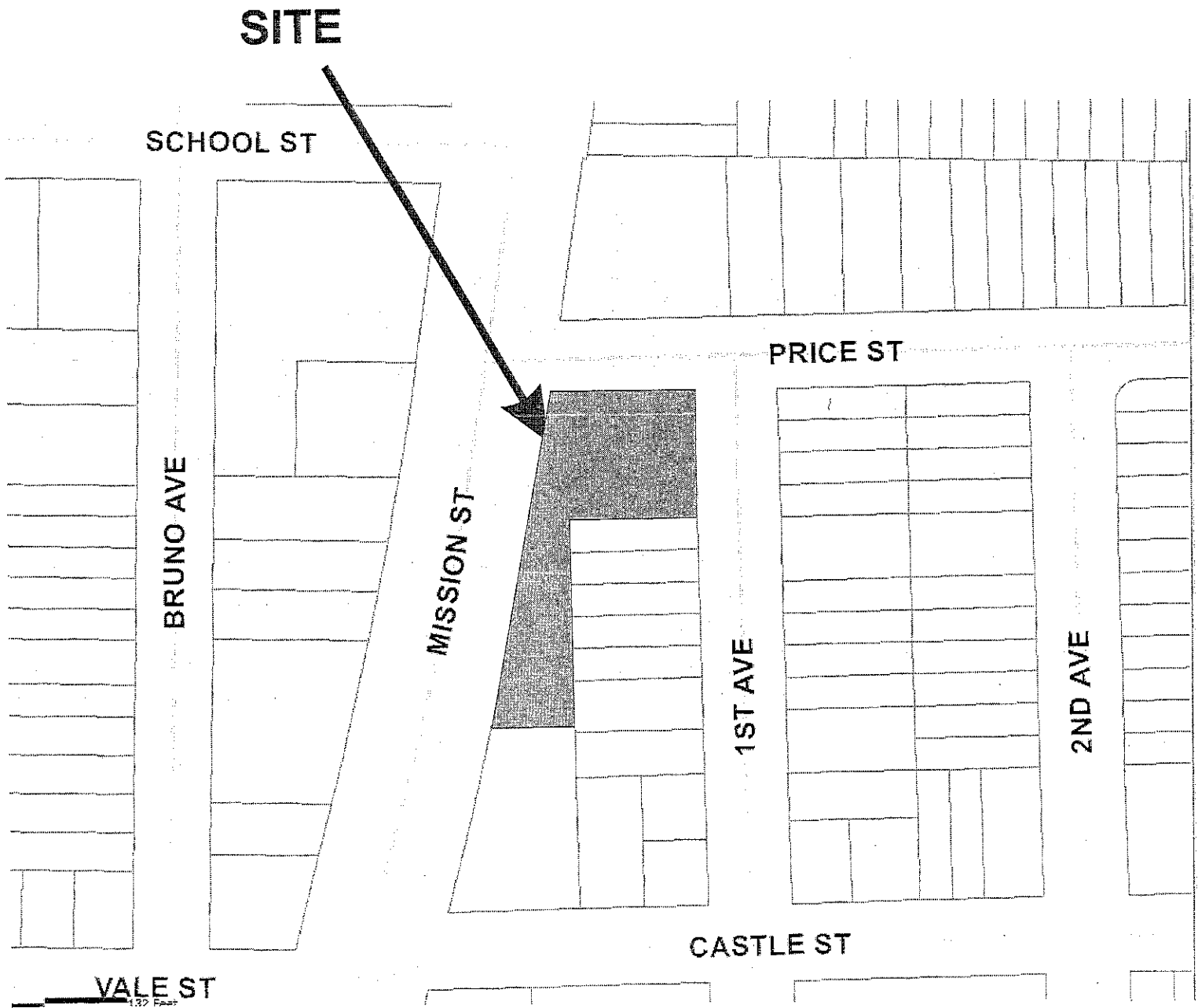
- Attachment A – Location Map
- Attachment B – Project Plans
- Attachment C – Preliminary Grading Plan
- Attachment D – Plan elevations
- Attachment E – Signage Plan
- Attachment F – Site photos

LOCATION MAP

UPR-1-12-4998 DR-1-12-4999

7255 MISSION STREET

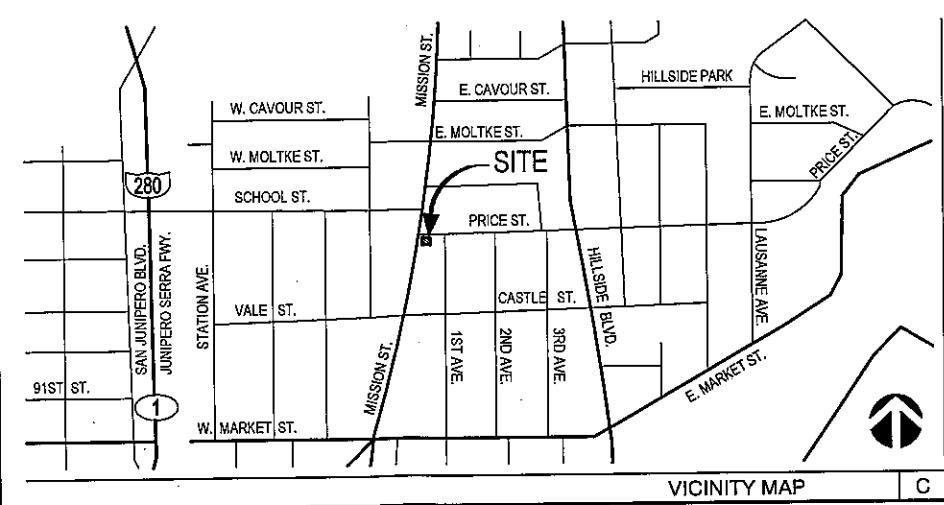
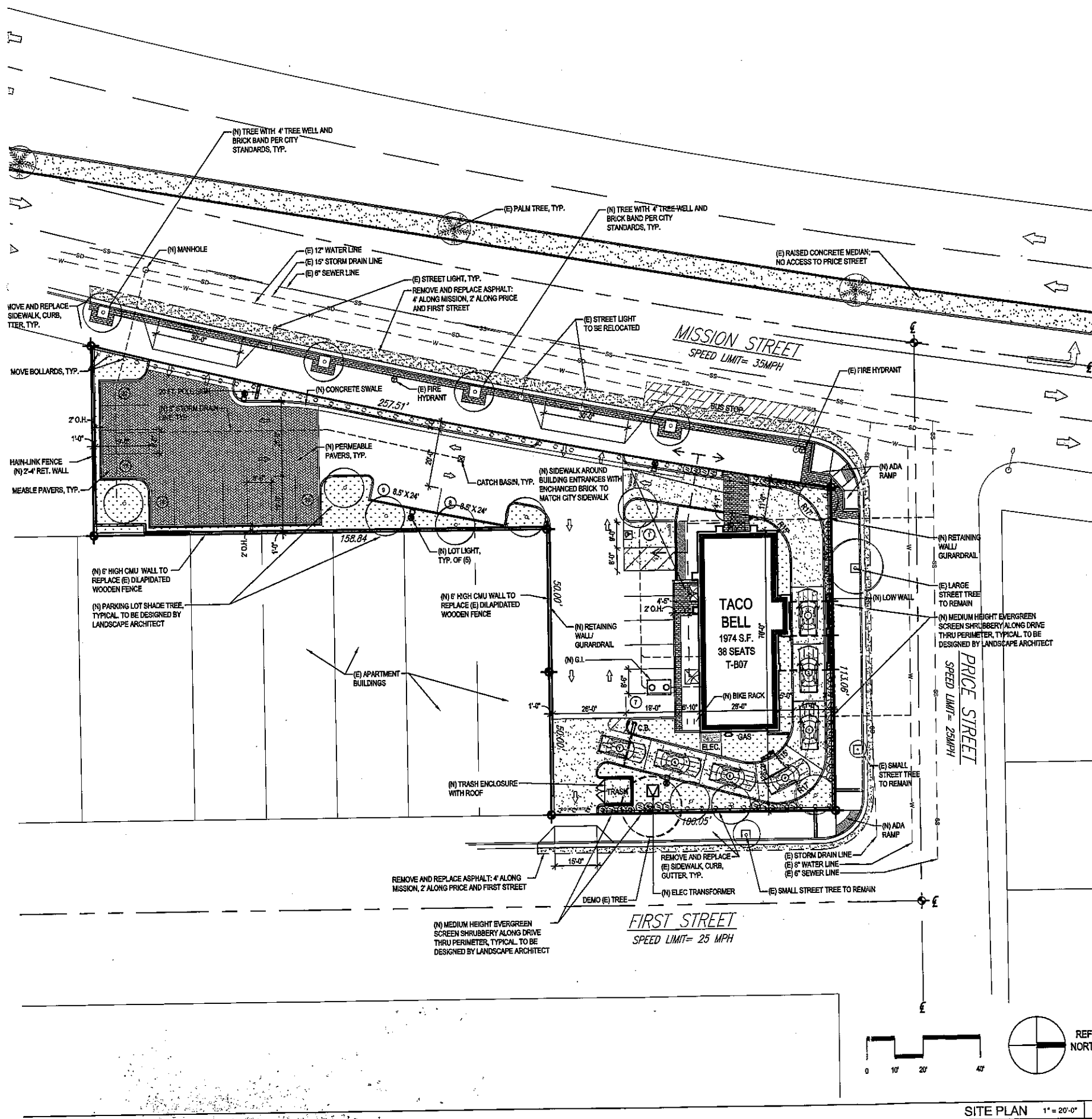
NEW DRIVE-THRU TACO BELL



ATTACHMENT A

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ALL IDEAS, DESIGN, INFORMATION, AND MATERIALS SHOWN ON THIS DRAWING ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY ANY PERSONS USING THIS DRAWING IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY ANY PERSONS USING THIS DRAWING IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



PROJECT ADDRESS

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7255 MISSION AVENUE
DALY CITY, CA 94104

OWNER

TACO BELL CORP.
1 GLEN BELL WAY, MD #534
IRVINE, CA 92618
CONTACT: STEVE PULCHEON
PHONE: (949) 863-3864

ARCHITECT / APPLICANT

VMI ARCHITECTURE, INC.
637 5TH AVENUE
SAN RAFAEL, CA 94901
CONTACT: ROBERT HUNTSBERRY
PHONE: (415) 451-2500

UTILITIES

ELECTRIC	PG&E	(800)743-5000
GAS	PG&E	(800)743-5000
TELEPHONE	AT&T	1-888-944-0447
WATER	DALY CITY DEPT. OF WATER	(650)991-8200
STORM DRAINAGE	DALY CITY DEPT. OF WATER	(650)991-8200
SANITARY SEWER	DALY CITY DEPT. OF WATER	(650)991-8200
FIRE	DALY CITY FIRE ADMIN.	(650)991-8138
POLICE	DALY CITY POLICE DEPT.	(650)991-8092
SCHOOL DISTRICT		

PARKING DATA

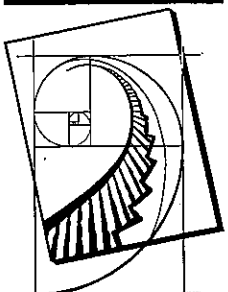
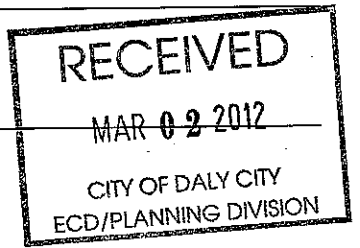
REQUIRED PARKING:		PROVIDED PARKING:	
1 PARKING SPACE PER 75 GROSS SQ. FT.		STANDARD:	19 SPACES
1974 / 75 =	26 SPACES	DISABLED:	1 SPACES
1 PARKING SPACE PER 125 GROSS SQ. FT.		TOTAL PARKING PROVIDED:	20 SPACES
1974 / 125 =	16 SPACES	DRIVE THRU STACKING PROVIDED:	7 SPACES
INDOOR DINING =	38 SEATS		

LOT DATA

A.P.N.:	006-232-100
ZONING:	COMMERCIAL
AREA:	19,271 S.F.
LANDSCAPE:	2,890 S.F. (14.99 %)

LIST OF DRAWINGS

DD1.0	SITE PLAN / PROJECT DATA / VICINITY MAP
DD1.1	SITE DETAILS
DD1.2	SITE DETAILS
DD2.0	FLOOR PLAN / ROOF PLAN / BUILDING SECTION
DD3.0	EXTERIOR ELEVATIONS
DD3.1	EXTERIOR ELEVATIONS



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VMI JOB NUMBER
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RECORD DATES	
DO SUBMITTAL	08/08/11
BLDG. SUBMITTAL	
BID SET	
CONTRACT SET	

REVISIONS	

CLIENT
TACO BELL CORP.
1 GLEN BELL WAY, MD 534
IRVINE, CA 92618
STEVE PULCHEON
949-863-3864

PROJECT
TACO BELL RESTAURANT
7255 MISSION STREET
DALY CITY, CA 94104
APN #: 006-232-100



ATTACHMENT B

SITE PLAN

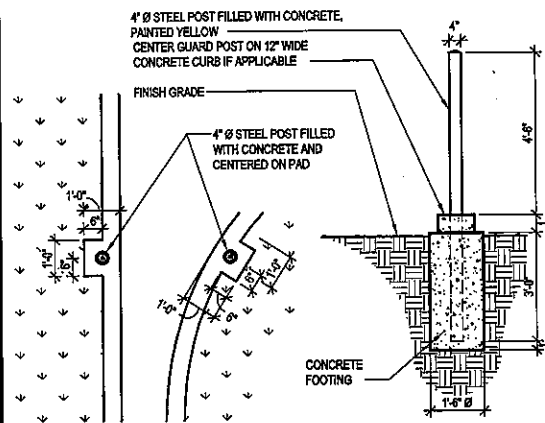
DD1.0

SITE PLAN 1" = 20'-0" A

PROJECT DATA B

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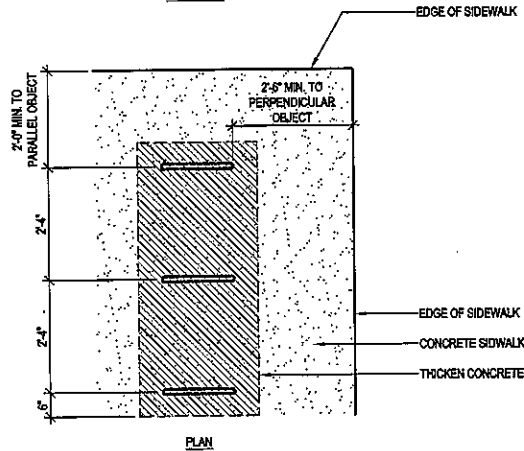
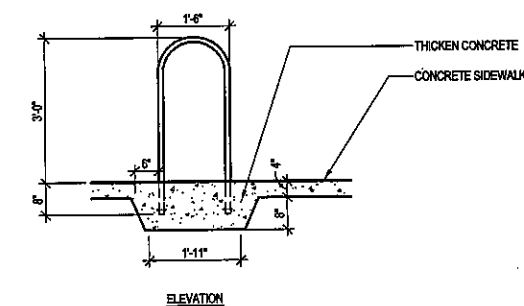


NOT USED

17

BOLLARD 3/8" = 1'-0"

18



NOTES:
COLOR GALVANIZED STEEL MANUFACTURER COLOR.

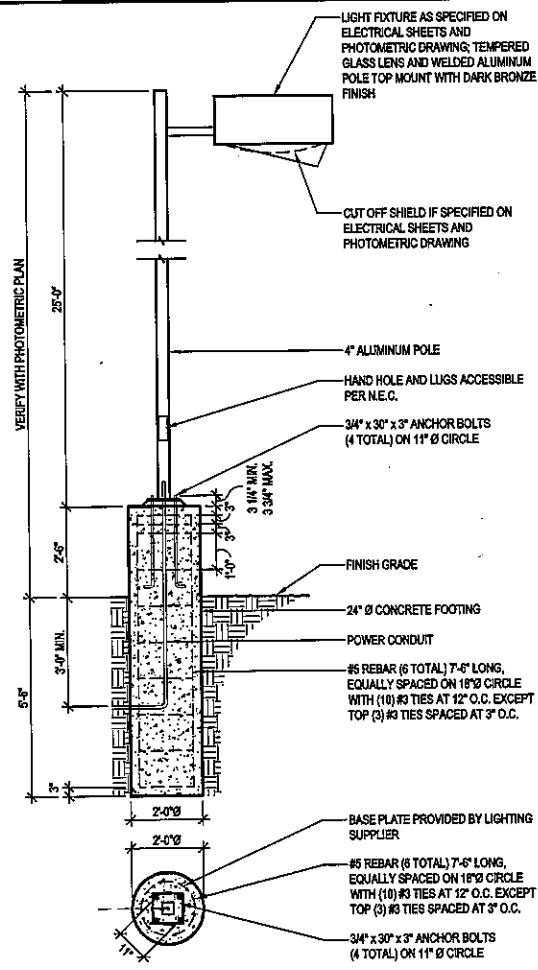
FUNCTION FIRST BIKE SECURITY
CORVALLIS, OR 97339

PHONE: (888) 245-3742
FAX: (503) 325-4901

MODEL #: BR8
CAPACITY: 8 BIKES
LENGTH: 72"

BIKE RACKS 1/2" = 1'-0"

20

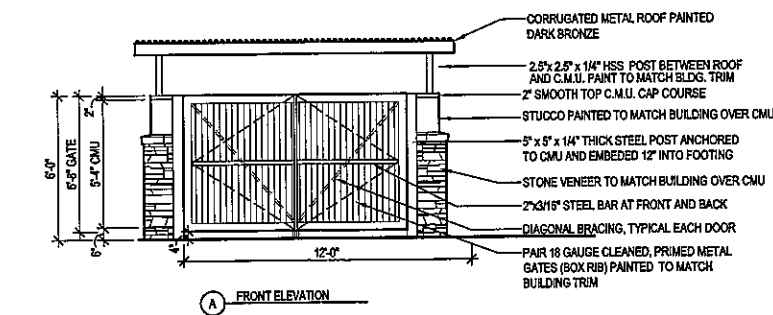


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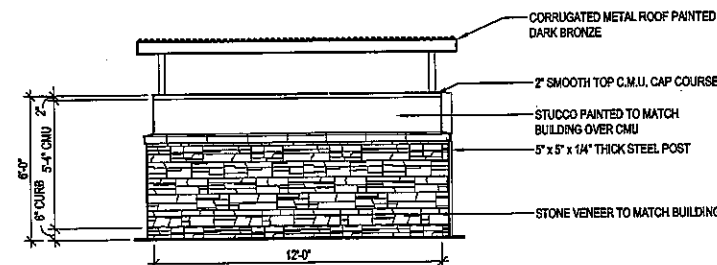
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POLE LIGHT 3/8" = 1'-0"

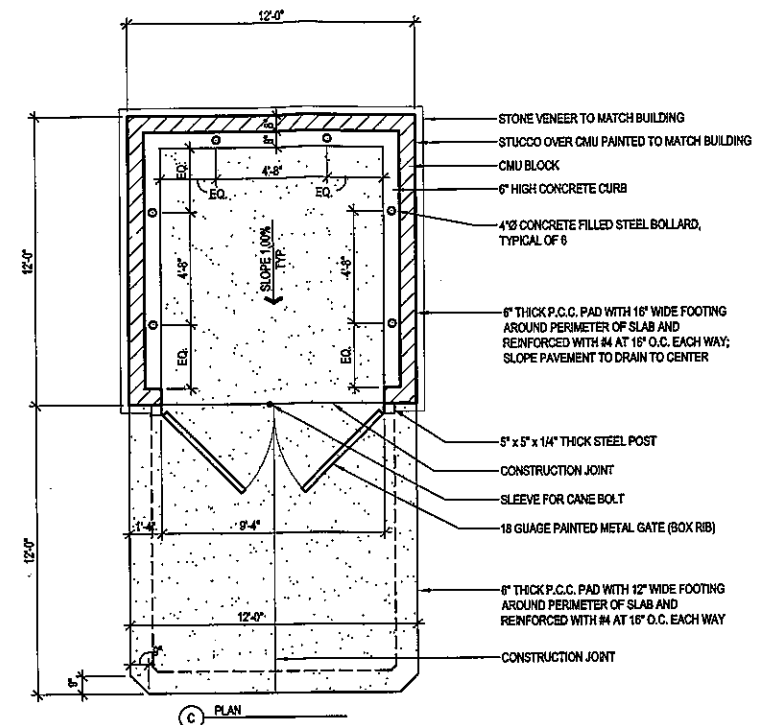
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A FRONT ELEVATION



B SIDE ELEVATION

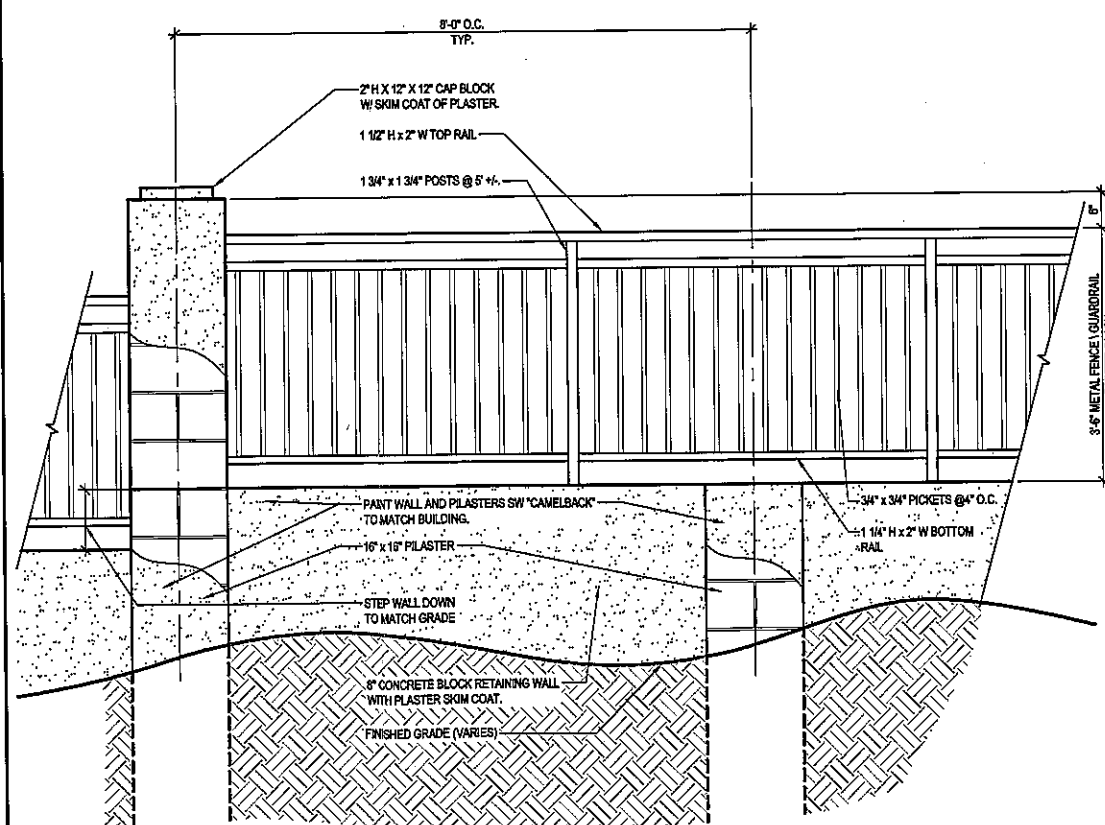


C PLAN

TRASH ENCLOSURE

N.T.S.

2



RETAINING WALL & GUARDRAIL DETAIL 3/4" = 1'-0"

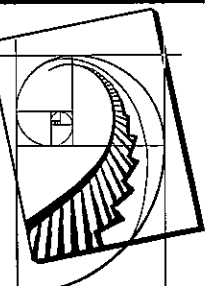
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NOT USED

3

NOT USED

4



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RECORD DATES
DD SUBMITTAL 01/18/2012
BLDG. SUBMITTAL
BID SET
CONTRACT SET

REVISIONS

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949-863-3884

PROJECT
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APN #: 006-232-100

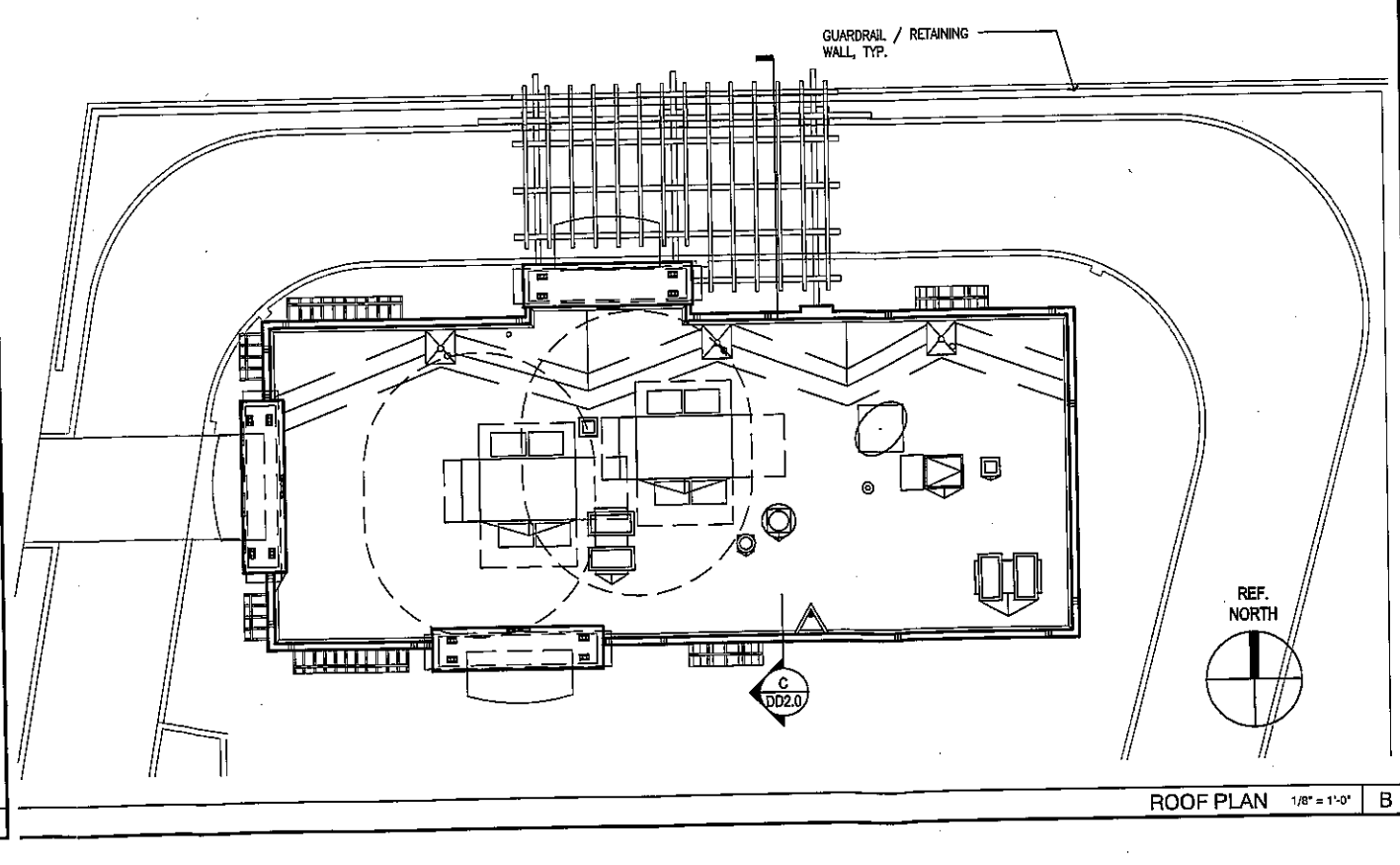
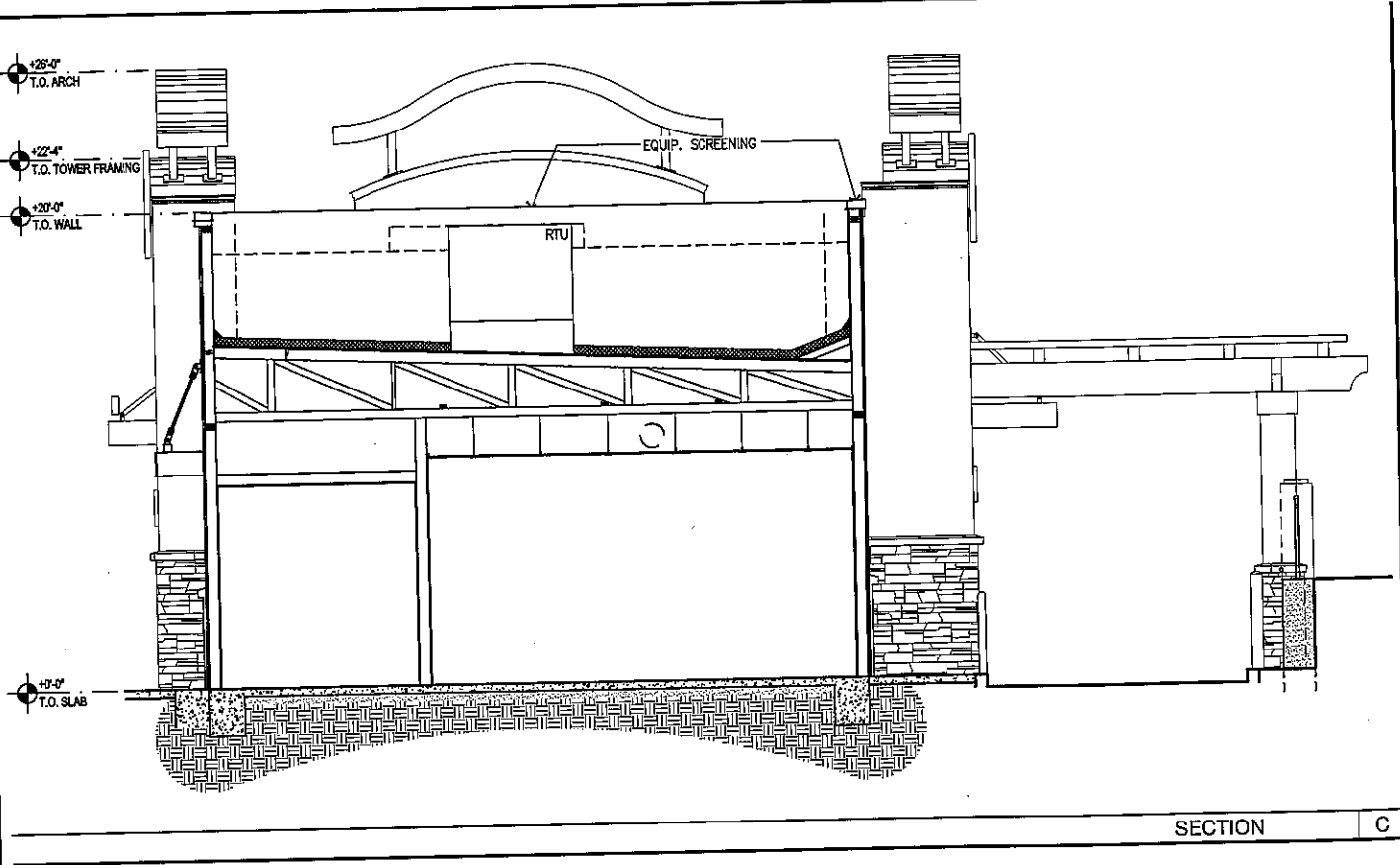
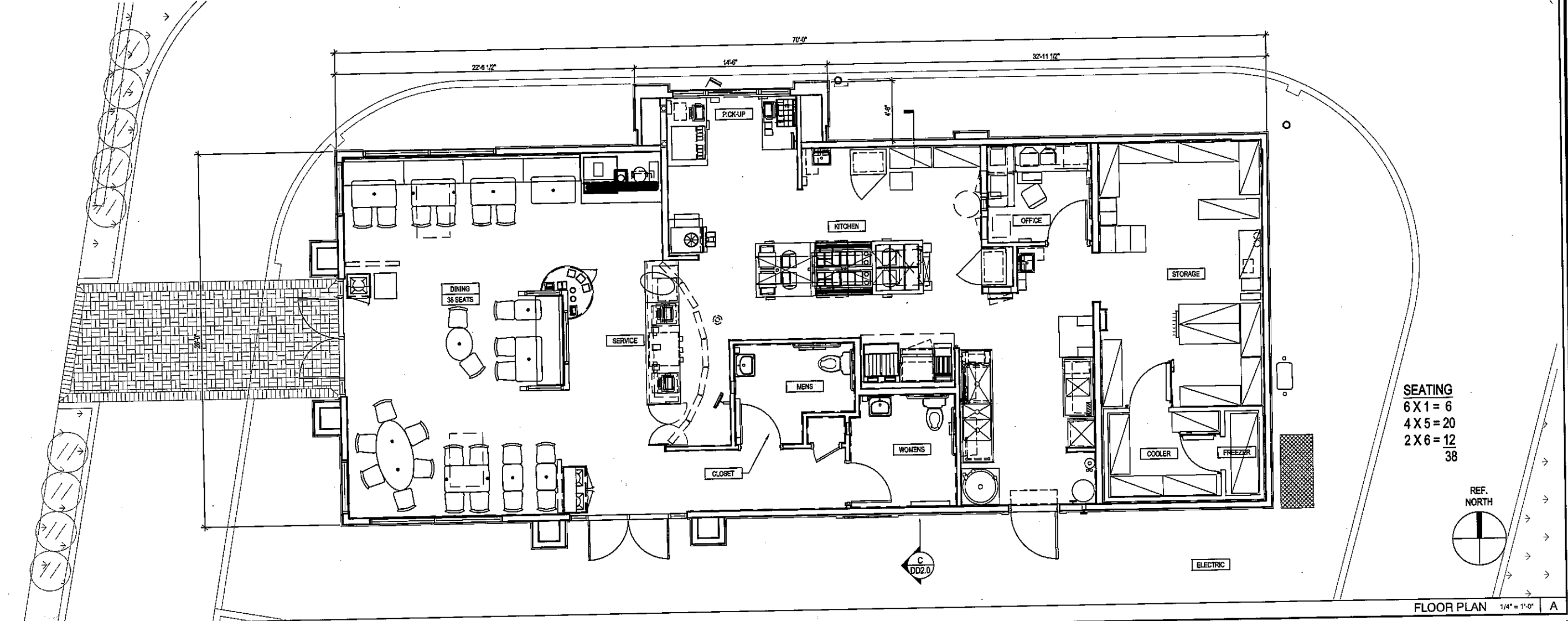


T-B07

SITE DETAILS

DD1.1

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RECORD DATES
DD SUBMITTAL 01/18/2012
BLDG. SUBMITTAL
SD SET
CONTRACT SET

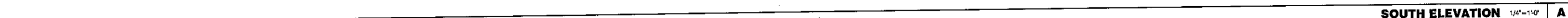
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PROJECT
TACO BELL RESTAURANT
7255 MISSION STREET
DALY CITY, CA 94104
APN #: 006-232-100

T-B07

FLOOR PLAN, ROOF PLAN, SECTION
DD2.0



SOUTH ELEVATION	$1/4"=1'-0"$	A
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A

NOT USED	N.T.S.	J
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NOT USED	N.T.S.	H
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NOT USED	N.T.S.	F
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NOT USED	N.T.S.	D
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NOT USED	N.T.S.	B
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EXTERIOR FINISH SCHEDULE	I
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GENERAL NOTES	G
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SIGN SCHEDULE	N.T.S.	E
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SIGN SCHEDULE	N.T.S.	E
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APPURTENANCES SCHEDULE	N.T.S.	C
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APPURTENANCES SCHEDULE	N.T.S.	C
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VMI JOB NUMBER
Y1120

RECORD DATES	
DO SUBMITTAL	01/18/2012
BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

REVISIONS

CLIENT
TACO BELL CORP.
1 GLEN BELL WAY, MD 534
IRVINE, CA 92618
STEVE PULCHEON
949-863-3864

PROJECT
TACO BELL RESTAURANT
7255 MISSION STREET
DALY CITY, CA 94104
APN #: 006-232-100

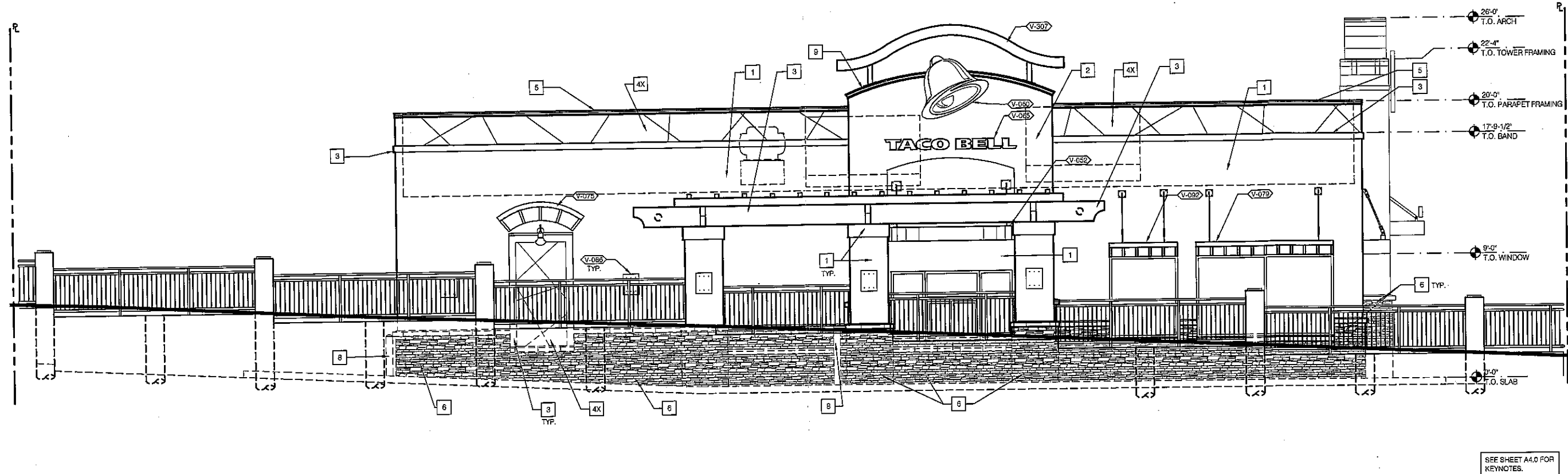


T-B07

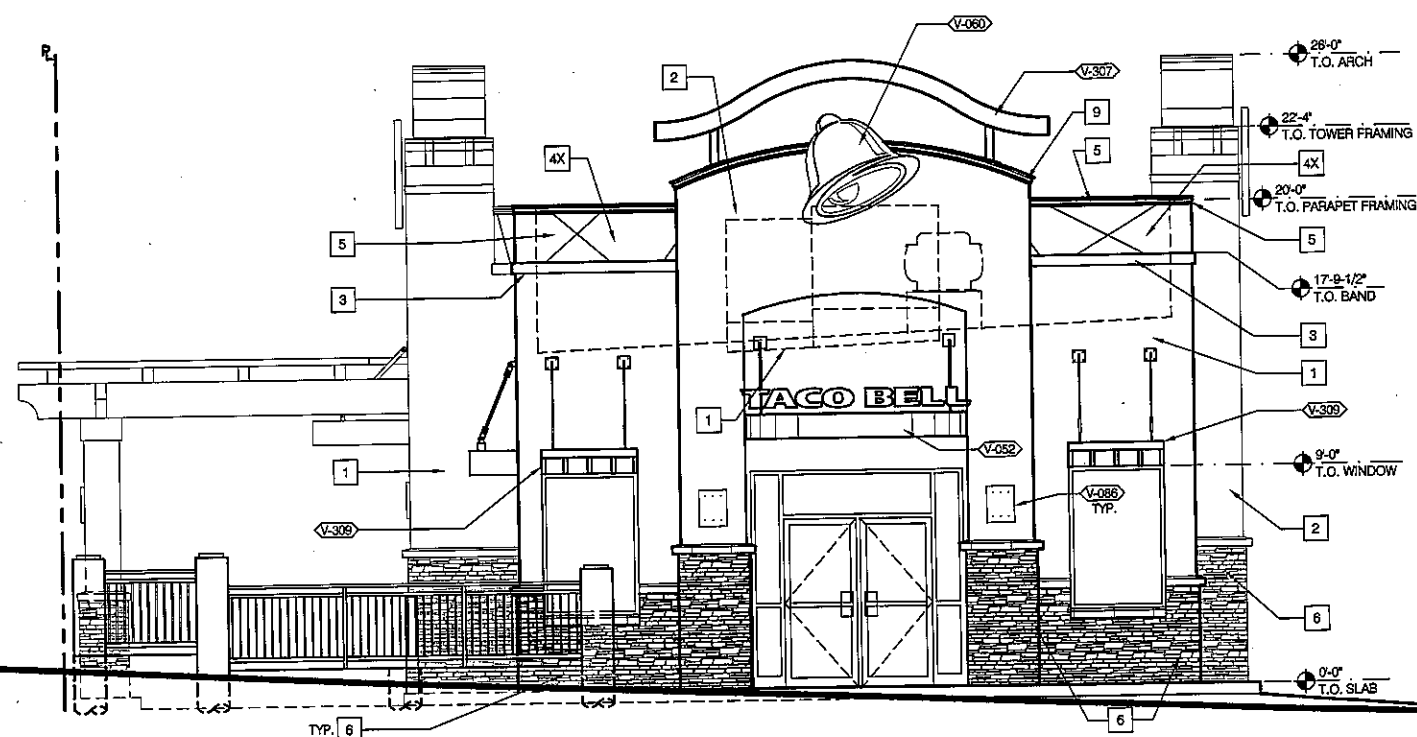
EXTERIOR ELEVATIONS

DD3.0

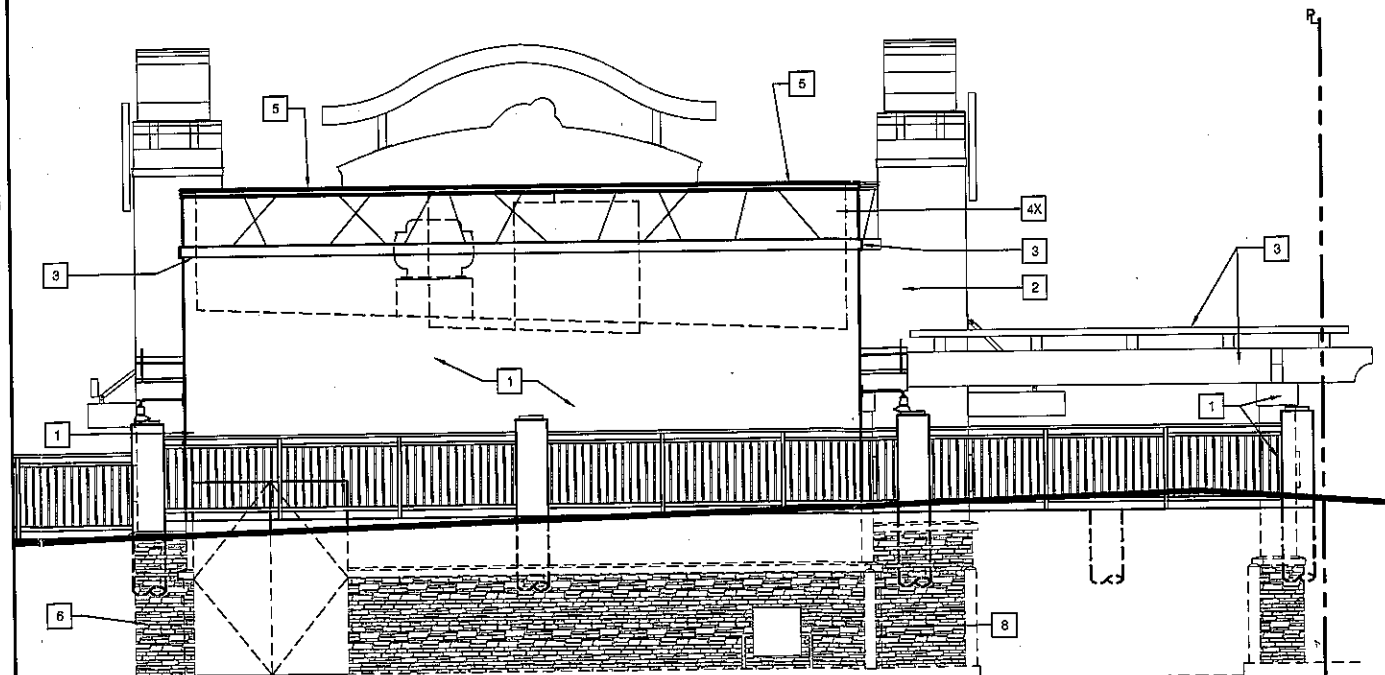
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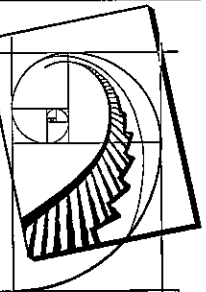
NORTH ELEVATION 1/4" = 1'-0" A



WEST ELEVATION 1/4" = 1'-0" C



EAST ELEVATION 1/4" = 1'-0" B



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949-863-3864

PROJECT
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7255 MISSION STREET
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APN #: 006-232-100



EXTERIOR
ELEVATIONS

DD3.1

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
AB	AGGREGATE BASE	JPOLE	JOINT UTILITY POLE
AC	ASPHALT CEMENT	LF	LINEAR FEET
ACP	ASBESTOS CEMENT PIPE	LP	LOW POINT
BC	BEGIN CURVE	MATCH	MATCH EXISTING CONDITIONS
BFP	BACKFLOW PREVENTION ASSEMBLY	MAX	MAXIMUM
BSBL	BUILDING SETBACK LINE	MH	MANHOLE
BSW, BSW, BW	BACK OF SIDEWALK	MIN	MINIMUM
BVC	BEGIN VERTICAL CURVE	N	NORTH, NEW
C, CONC	CONCRETE	NG	NATIVE GROUND
CB	CATCH BASIN	NTS	NOT TO SCALE
C&G	CURB AND GUTTER	OE	OILED EARTH
CIP	CAST IRON PIPE, CAST IN PLACE	O/H	OVER-HEAD UTILITIES
CL	CENTERLINE	O.L.R.P.	OVERLAND RELEASE POINT
CLF	CHAIN LINK FENCE	P	PAVEMENT
CO	CLEAN OUT	PCC	POINT OF COMPOUND CURVE
COR	CORNER	PCC	PORTLAND CEMENT CONCRETE
DEM	DEMOLISH	PL	PROPERTY LINE
DET	DETAIL	PNT	POINT
DI	DROP INLET	POC	POINT ON CURVE
DIAM	DIAMETER	PP	POWER POLE
DIP	DUCTILE IRON PIPE	PRC	POINT OF REVERSE CURVE
DW	DRIVEWAY, DRY WELL	PRVC	POINT OF REVERSE VERTICAL CURVE
E	EAST, EXISTING	PT	POINT, POINT OF TANGENT
EC	ELECTRICAL	PUE	PUBLIC UTILITY EASEMENT
ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE
EP	EDGE OF PAVEMENT	R	RADIUS, RADIAL BEARING
ER	END OF CURB RETURN	RCP	REINFORCED CONCRETE PIPE
ES	EXTRA STRENGTH	RDS	RIDGE
ESMT	EASEMENT	REDD	REQUIRED
EVC	END VERTICAL CURVE	R.O.W.	RIGHT-OF-WAY
EX	EXISTING	RP	RADIUS POINT
FE	FENCE	S	SOUTH, SLOPE
FF	FINISH FLOOR	SD	STORM DRAIN
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
FL	FLOWLINE	SS	SANITARY SEWER
FOC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FOV	FACE OF WALK, FRONT OF WALK	SSMH(T)	TERMINAL SEWER MANHOLE
FTS	FOOTING, TOP OF FOOTING	STD	STANDARD
FUT	FUTURE	SW	SOUTHWEST, SIDEWALK
G	GAS	TBC	TOP BACK OF CURB
GB	GRADE BREAK	TC	TOP OF CURB
GS	GROUND SHOT	TEMP	TEMPORARY
GV	GAS VALVE, GATE VALVE	TFC	TOP FACE OF CURB
HDP	HIGH DENSITY POLYETHYLENE	THRU	THROUGH
HORIZ	HORIZONTAL	VERT	VERTICAL
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
INV	INVERT	VLLY	VALLEY
IR, IRR	IRRIGATION	W	WEST, WATER
		WM	WATER METER
		WV	WATER VALVE

18 ABBREVIATIONS

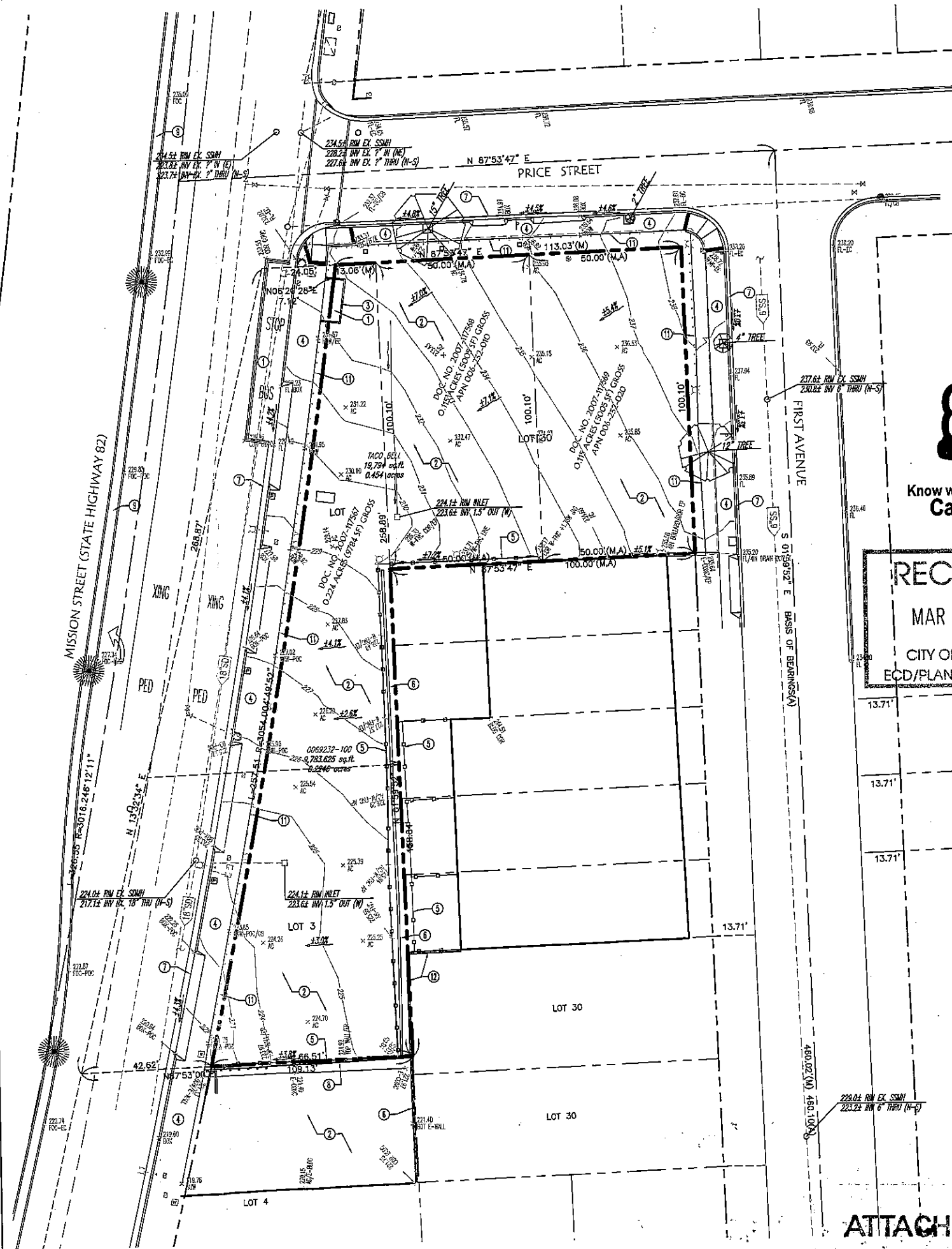
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
GAS LINE	G	G
WATER LINE	W	W
TELEPHONE	TEL	TEL
OVERHEAD UTILITIES	O/H	O/H
ELECTRICAL CONDUIT	E	E
IRRIGATION LINE	IR	IR
GAS VALVE	GV	GV
WATER VALVE	WV	WV
GRADES/ELEVATIONS	XX.XX	XX.XX
SLOPE/FLOW DIRECTION	XX.XX	XX.XX
CONTOUR LINE	---	---
CENTERLINE	---	---
RIGHT OF WAY	---	---
MANHOLE	●	○
DROP INLET	●	○
WATER METER	■	■
CURB AND GUTTER	▬	▬
SIDEWALK	▬	▬
DRIVEWAY	▬	▬
FIRE HYDRANT	●	●
SIGN	●	●
SANITARY SEWER CLEAN OUT	●	●
UTILITY POLE	●	●
FENCE	▬	▬
WHEELCHAIR RAMP	▬	▬
ELECTROLIER	●	●
ELECTRICAL SERVICE PEDESTAL	■	■

20 SYMBOLS

15 VICINITY MAP

- CONCRETE PAVING
- ASPHALT PAVING
- CONCRETE VERTICAL CURB
- CONCRETE WALK
- WOOD FENCE
- CONCRETE RETAINING WALL
- CONCRETE CURB AND GUTTER
- WOOD RETAINING WALL
- CONCRETE TRAFFIC MEDIAN
- UTILITY VAULT
- BOLLARDS
- CONCRETE RETAINING WALL WITH 6" CHAIN LINK FENCE
- DOMESTIC WATER SERVICE AND METER

16 KEY NOTES

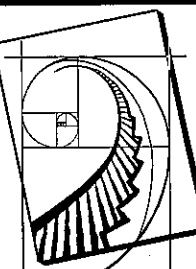


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JOB NO. 120410

RECORD DATES

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REVISIONS

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CLIENT
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1 GLEN BELL WAY, MD 534
IRVINE, CA 92618
STEVE PULCHERON
949-063-3804

PROJECT
SITE #308342, ENTITY#405852
7255 MISSION STREET
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APN: 006-232-100



EXISTING
TOPOGRAPHY

C0

ATTACHMENT C

SCALE: 1"=20'



17
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS IN THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. BEST CONDITIONS OF THE PROJECT SHALL PREVAIL.

5



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ALY CITY, CA 94104
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T-B07

PRELIMINARY GRADING PLAN

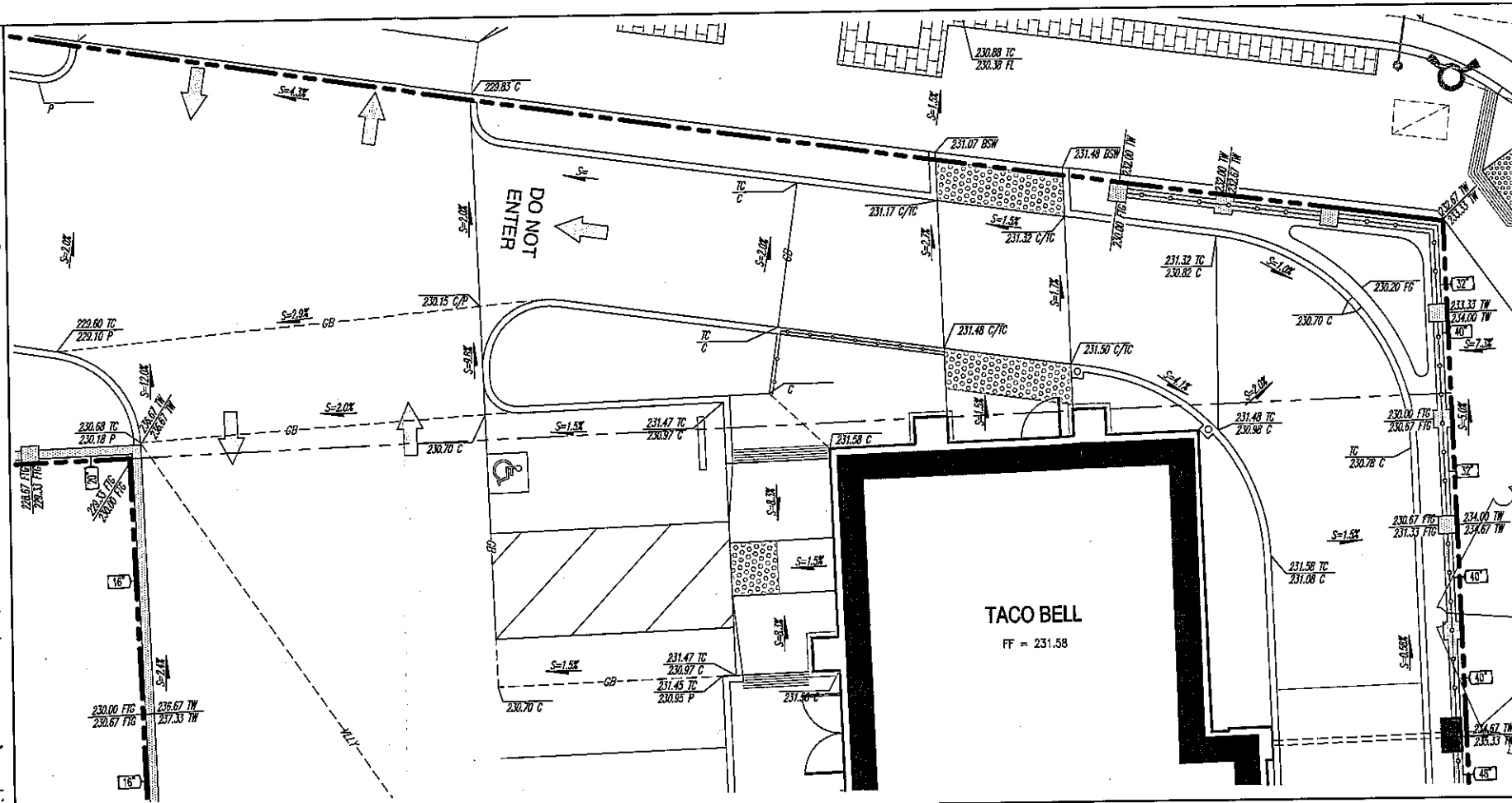
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NORTH

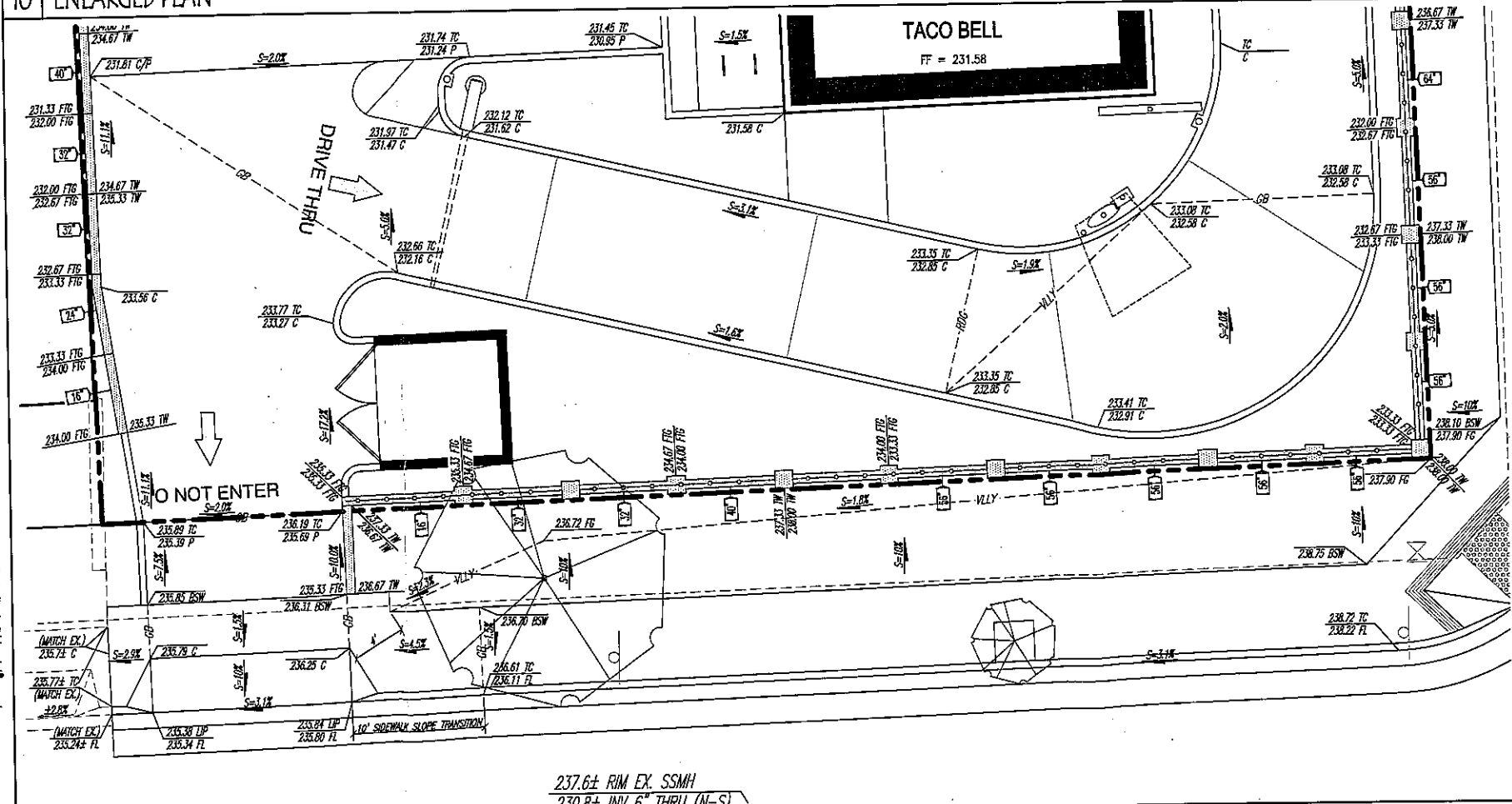
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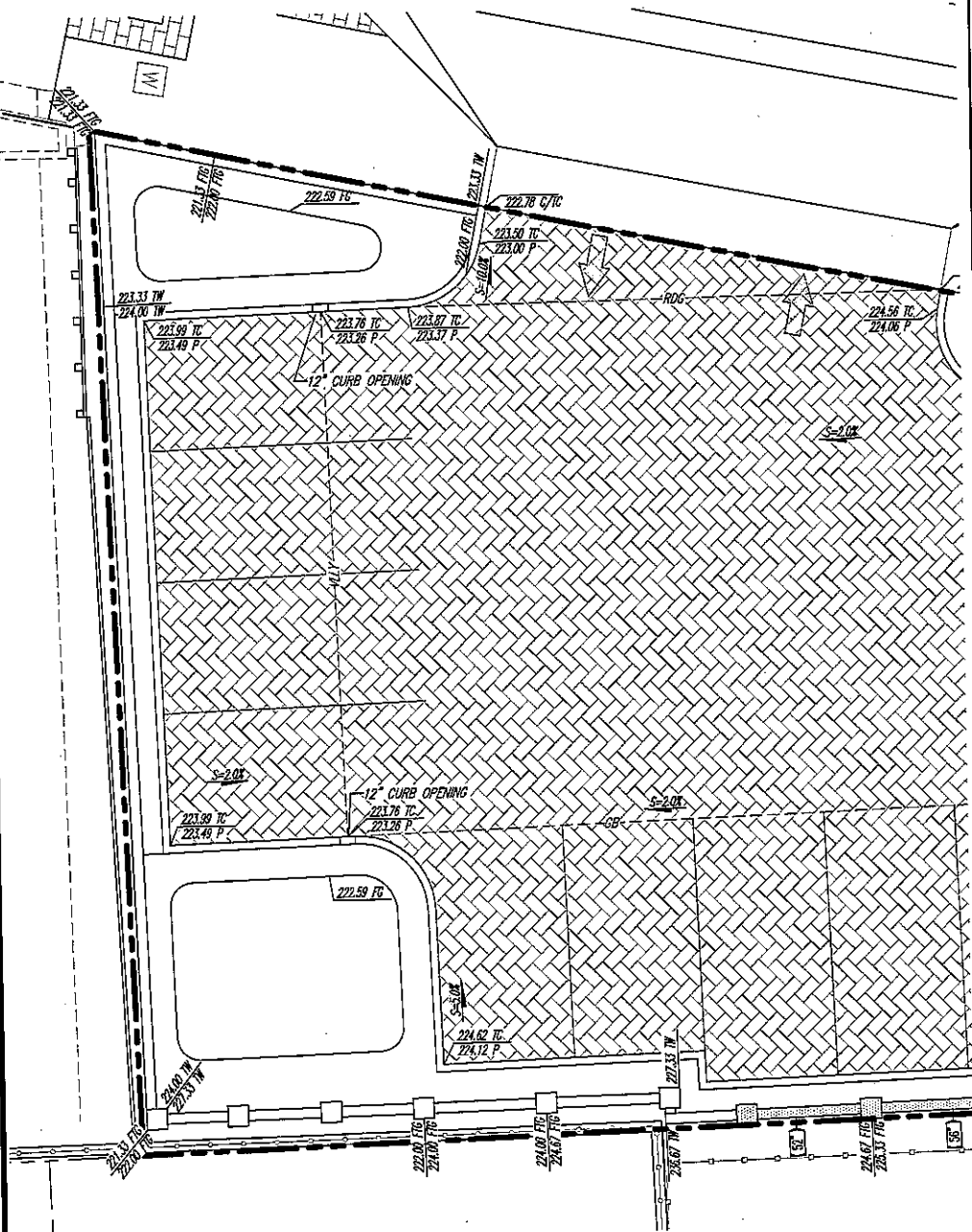
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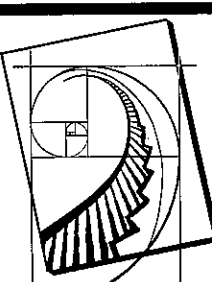
10 ENLARGED PLAN



12 ENLARGED PLAN



20 ENLARGED PLAN



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REVISIONS	
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1 GLEN BELL WAY, MD 534
IRVINE, CA 92618
STEVE PULCHON
949-883-3864

PROJECT
SITE #308342, ENTITY#405852
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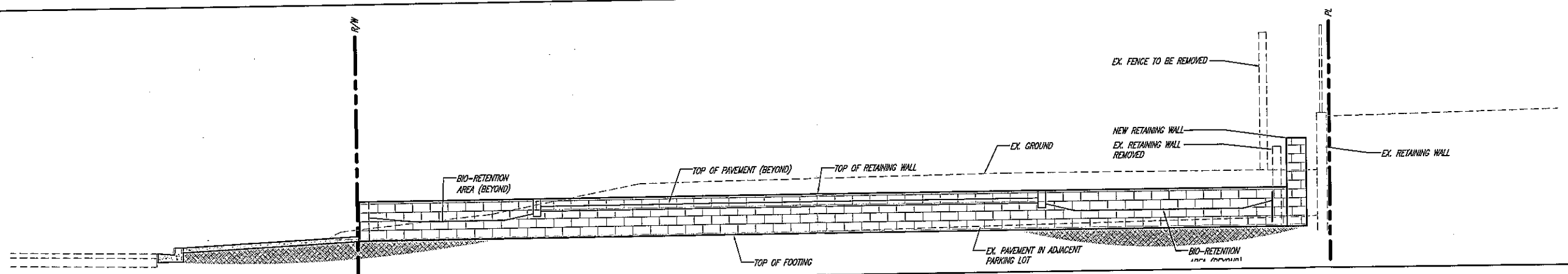


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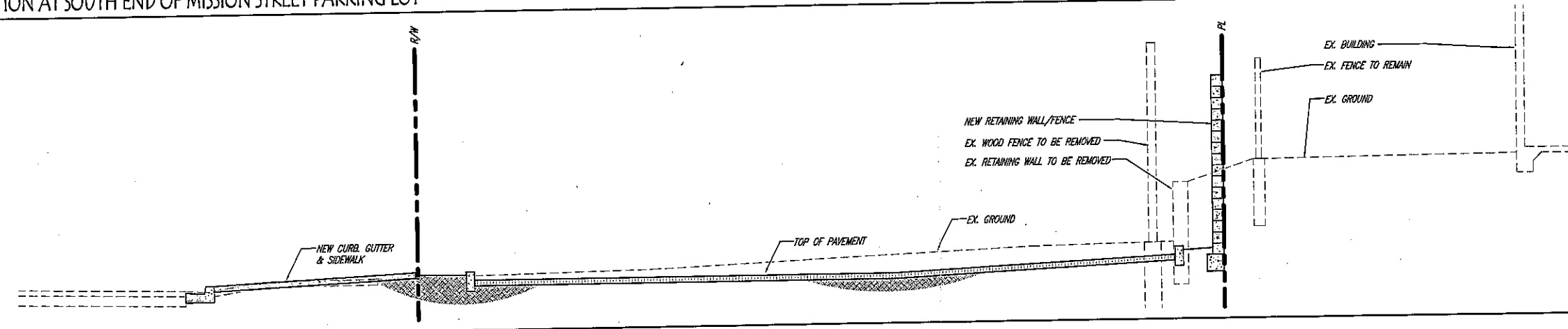
ENLARGED
PRELIMINARY
GRADING PLAN

C2

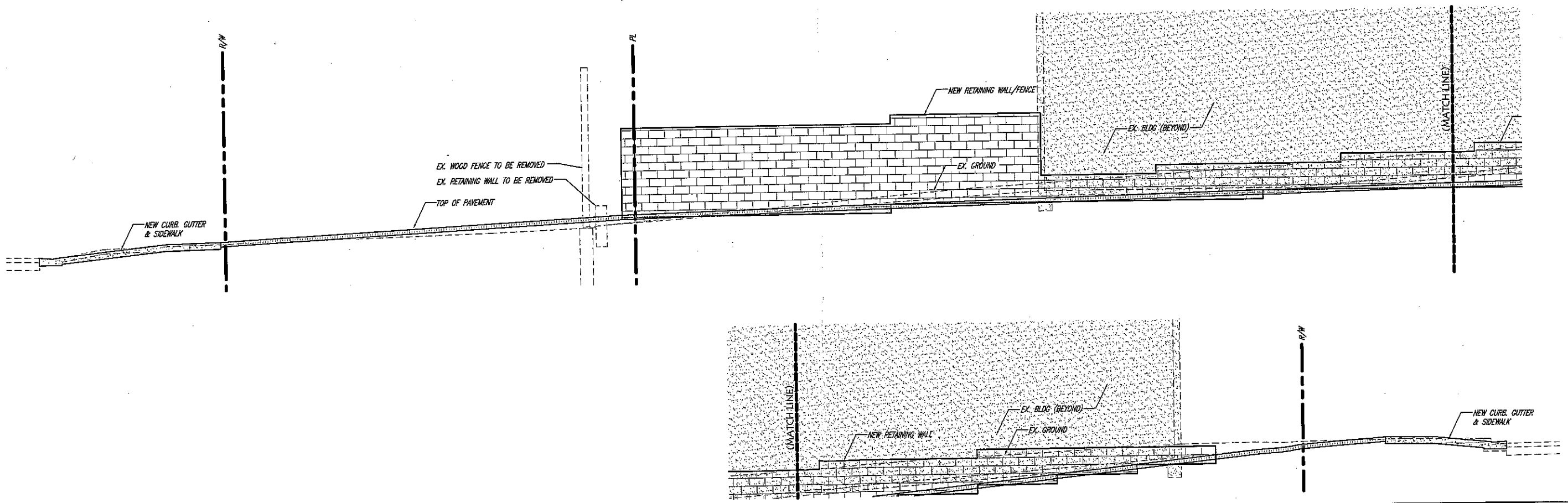
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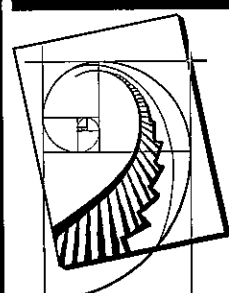
SCALE: 1" = 4'



SCALE: 1" = 4'



C SITE SECTION AT MISSION STREET DRIVEWAY



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1 GLEN BELL WAY, MD 534
IRVINE, CA 92618
STEVE PULCHON
949-863-3884

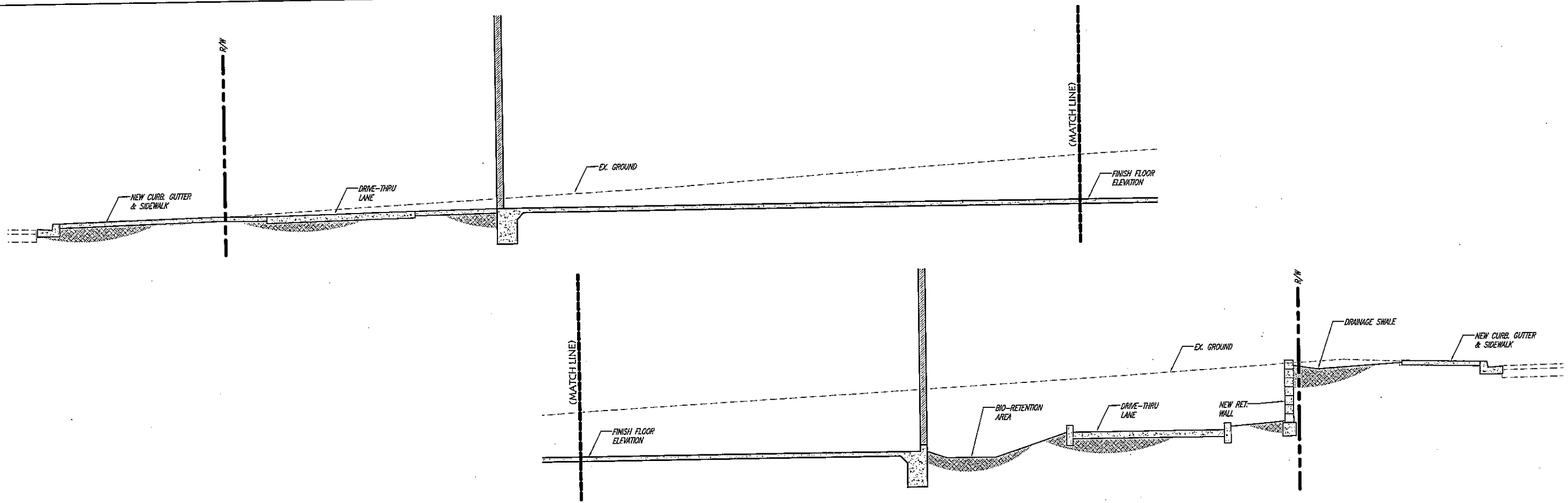
PROJECT
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7255 MISSION STREET
DALY CITY, CA 94104
APN: 006-232-100



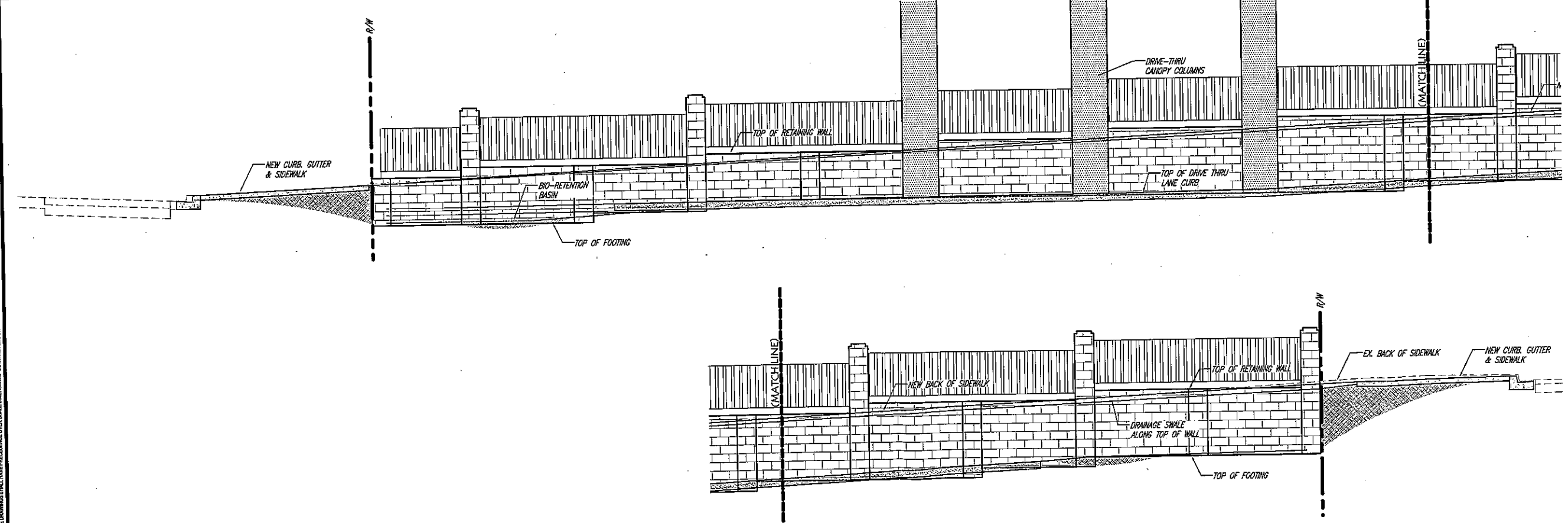
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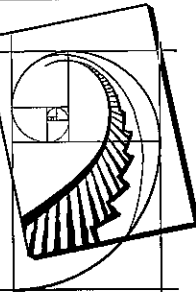


D SITE SECTION AT SOUTH PROPERTY LINE



E SITE SECTION AT NORTH PROPERTY LINE (AT PRICE STREET)

SCALE: 1" = 4'



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REGISTERED PROFESSIONAL ENGINEER
ALLAN V. STEVENSON
No. C41758
exp. 6/30/15
CIVIL
STATE OF CALIFORNIA

skw & associates
architecture · engineering · surveying
227 Main St., Suite 200, San Francisco, CA 94102
P: 415-398-8833 F: 415-398-8834
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NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
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8		
9		
10		

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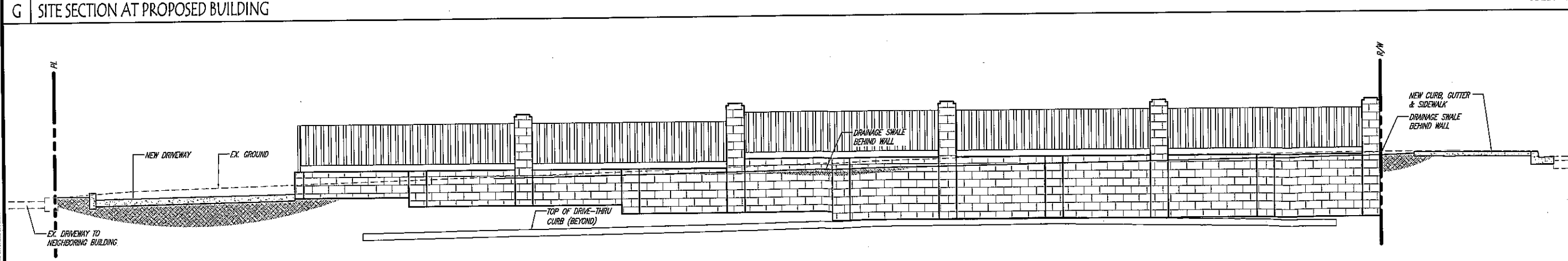
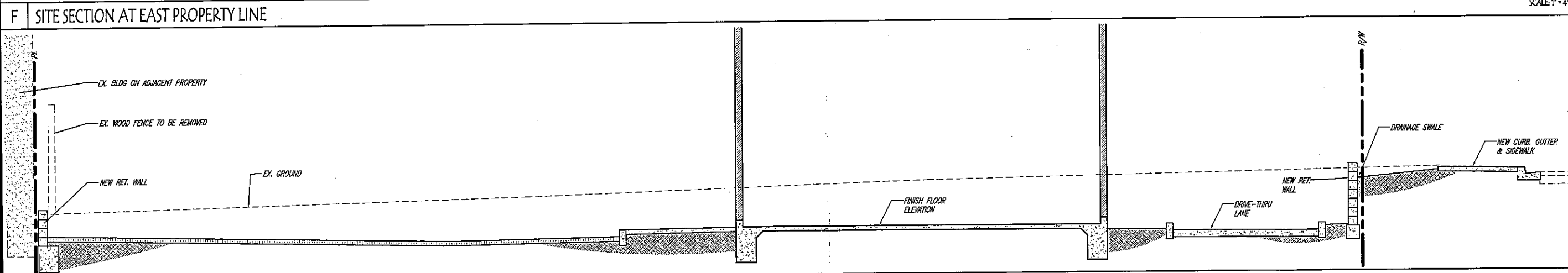
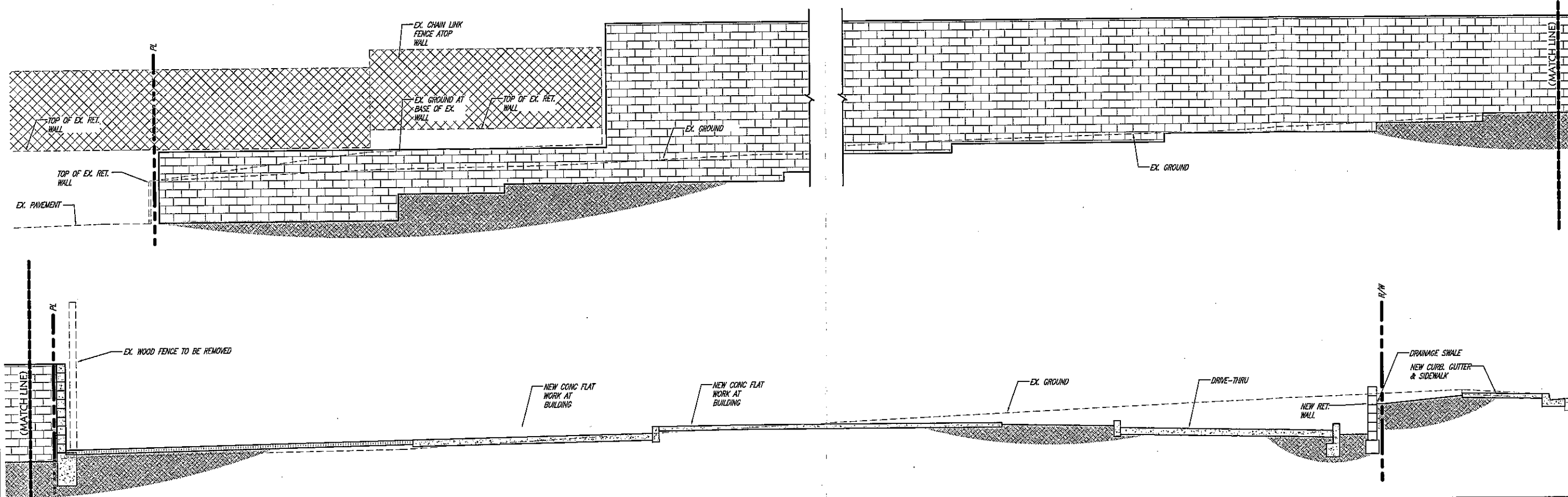


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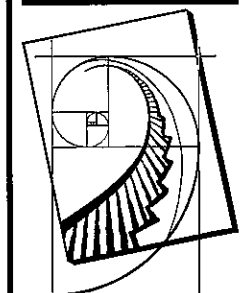
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H SITE SECTION AT EAST PROPERTY LINE (AT FIRST AVENUE)



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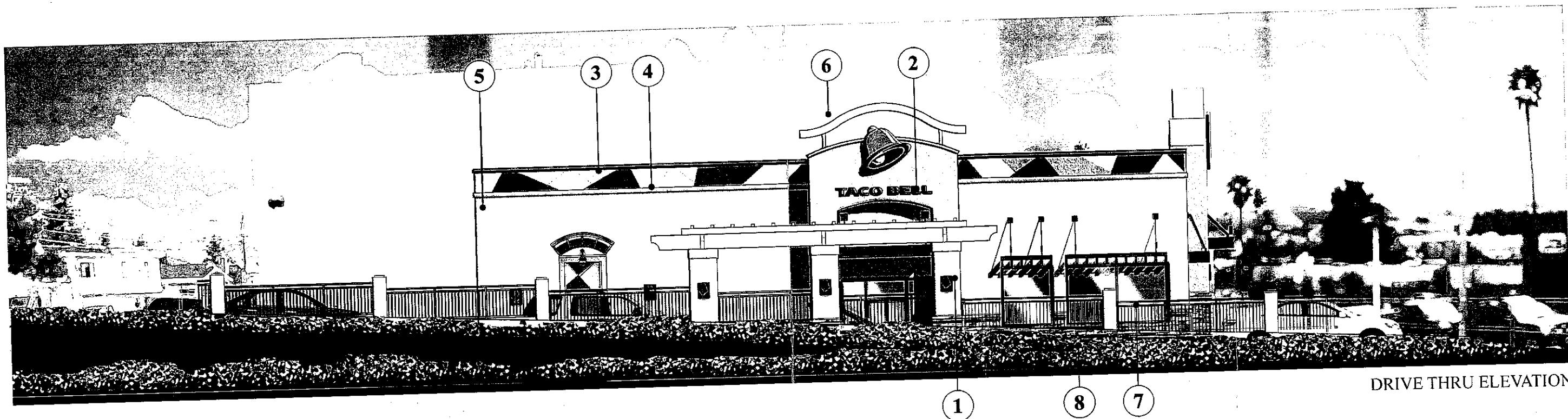
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1 GLEN BELL WAY, MD 534
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949-853-3884

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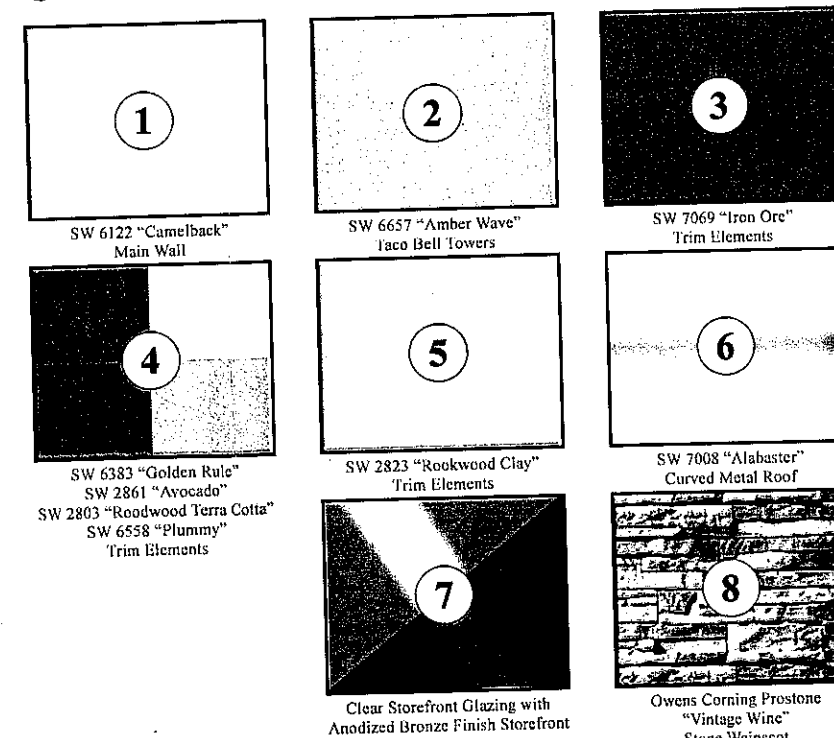
C5



DRIVE THRU ELEVATION



PHOTOGRAPHS OF A SIMILAR TRELLIS



EXTERIOR ELEVATIONS

DATE 3/1/2012

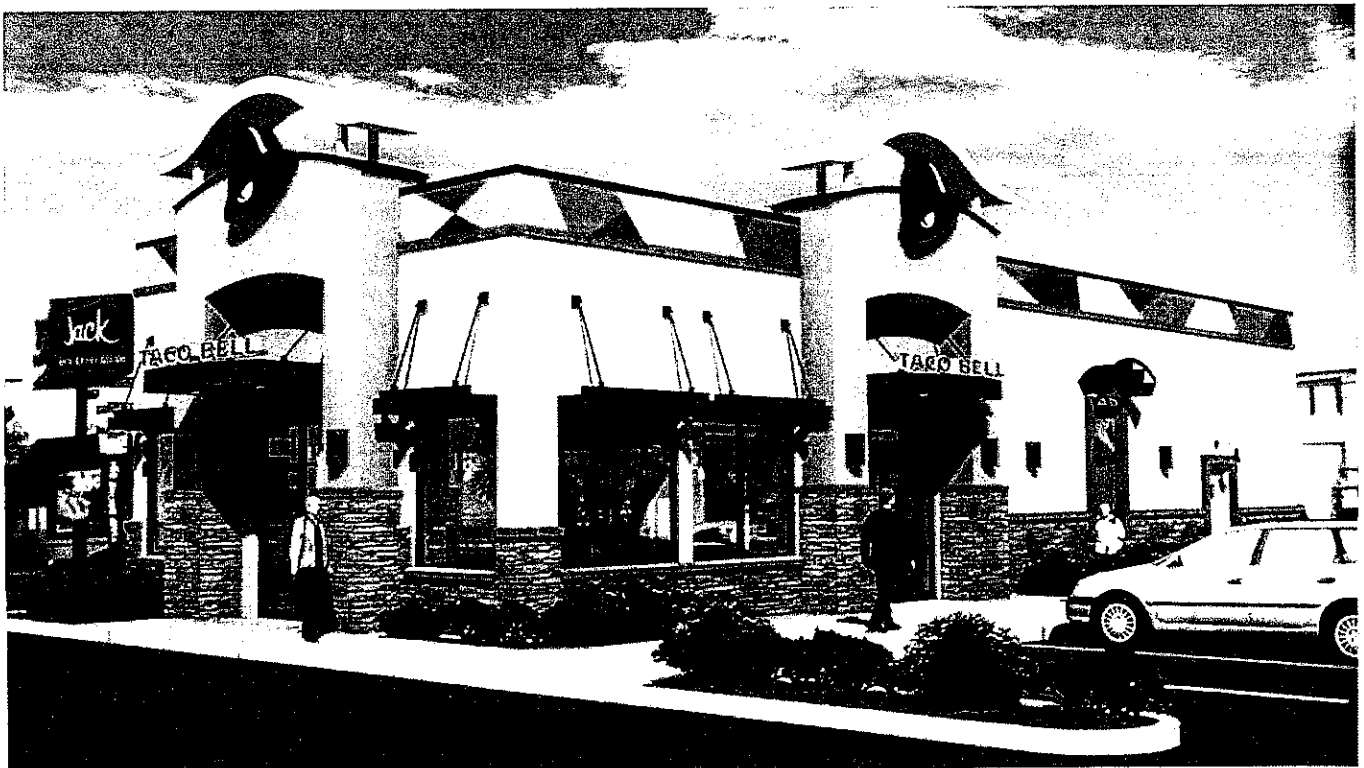
OWNER Taco Bell Corp.
Irvine, CA

Daly City, CA



VMI architecture
San Rafael, CA

ATTACHMENT D



DATE 3/1/2012

TACO BELL RESTAURANT

OWNER Taco Bell Corp.
Irvine, CA

Mission Street
Daly City, CA

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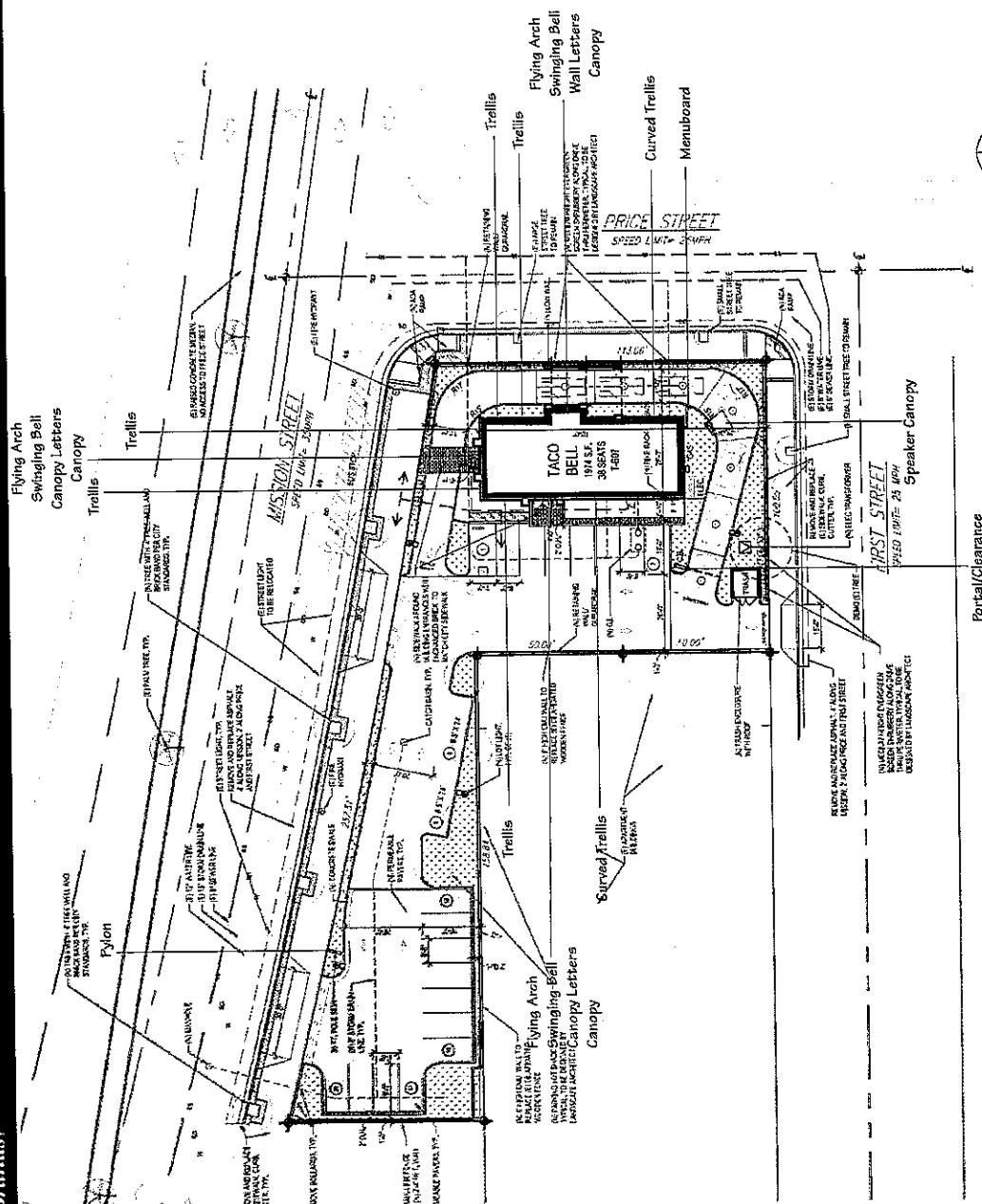


VMI architecture
SAN RAFAEL, CA

ATTACHMENT D

SITE PLAN

SCOPE OF WORK		
SQ. FT.	QTY	ITEM
21.7	3	4'-6" x 4'-10" Swinging Bell Logos
N/A	3	Flying Arches
6.81	2	Sets 9' x 9'-1" Canopy Mounted Letters
6.81	1	Sets 9' x 9'-1" Wall Mounted Letters
N/A	2	9'-2" Canopy
N/A	1	9'-2" Drive Thru Canopy
N/A	2	6'-6" 9/16" Curved Trellis
N/A	2	4'-0" Trellis
N/A	1	5'-0" Trellis
N/A	2	10'-0" Trellis
64.4	1	P64 Pylon @ 20'-0" OAH
N/A	1	Evolution Menuboard (New Style)
N/A	1	Entry Portal
N/A	1	Order Point Canopy
N/A		



D-ORDER# 08350.00

DRAWING NO.
12-053 R
SHEET 1 OF 17

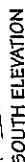
PROJECT: TACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94004
PHONE: *
DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/9/12

REV#	DATE	BY
REV#1		
REV#2		
REV#3		
REV#4		
REV#5		
REV#6		
REV#7		
REV#8		
REV#9		

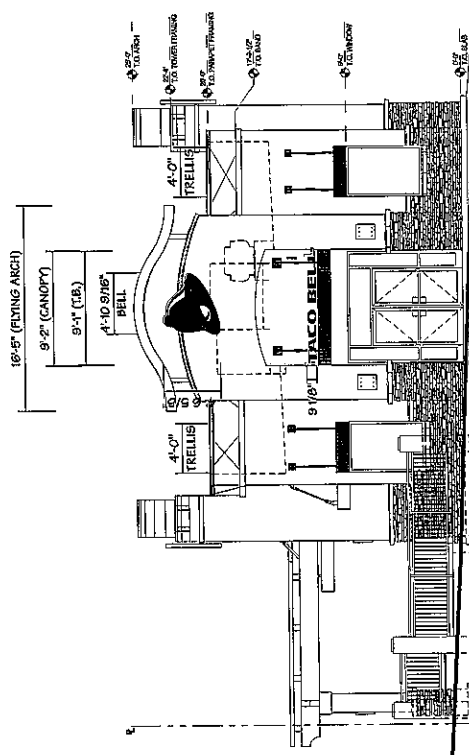
CUSTOMER APPROVAL:
*
DATE: *

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SOUTH ELEVATION



WEST ELEVATION

SCALE: 1/8 = 1-0

D-ORDER# 68350.00

DRAWING NO. 12-053 R 
SHEET 2 OF 17

PROJECT: TACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94104
PHONE: * ACCT. MGR. PATIENCE CASEY
DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/19/12

REV#	DATE	BY
REV#7		
REV#8		
REV#9		

REV#	DATE	BY
REV#4		
REV#5		
REV#6		

REV#	DATE	BY
REV#1		
REV#2		
REV#3		

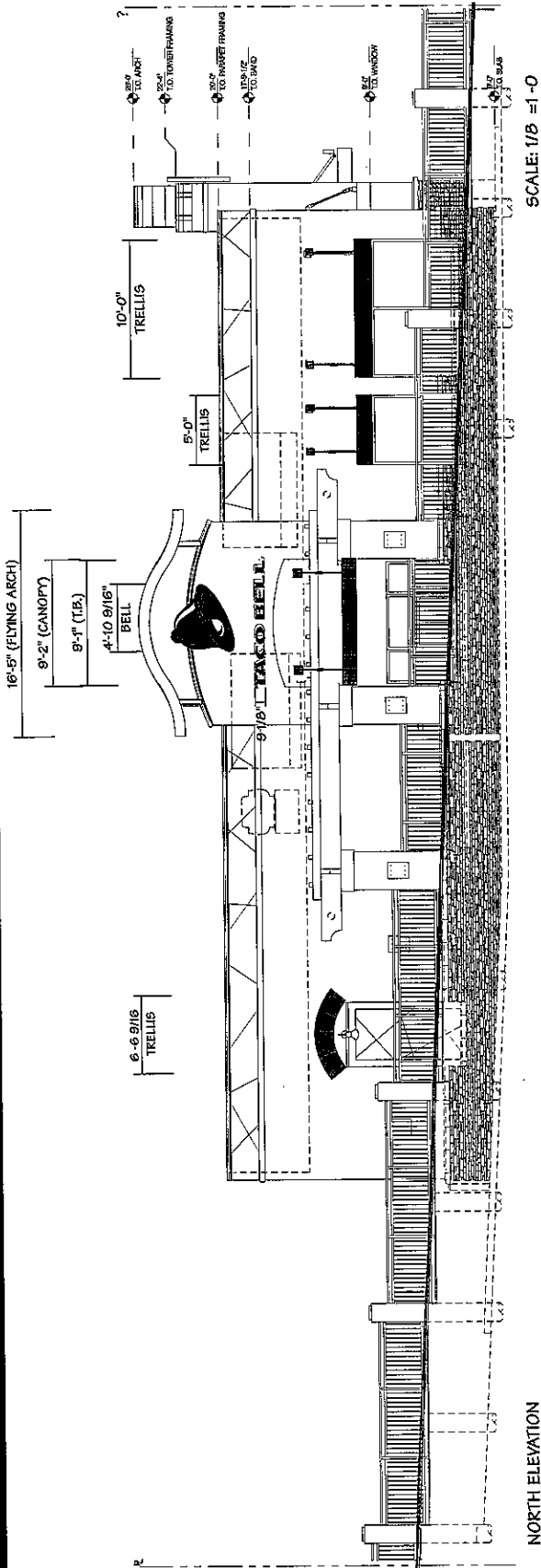
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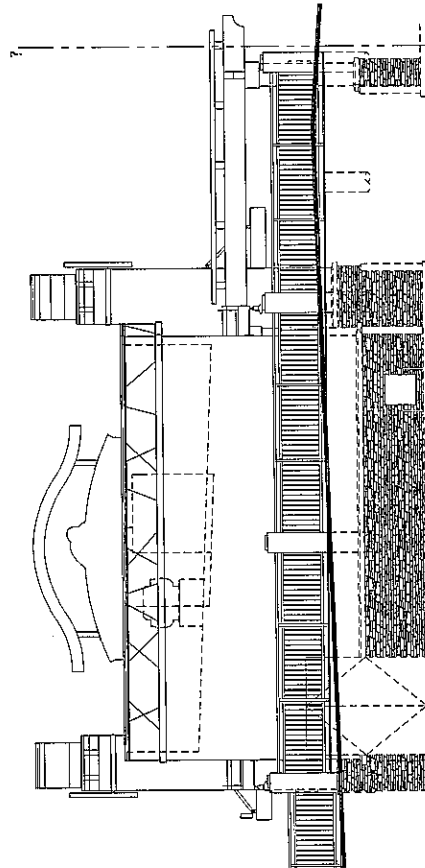


The International Sign Service



NORTH ELEVATION

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



EAST ELEVATION

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

D-ORDER# 68350.00

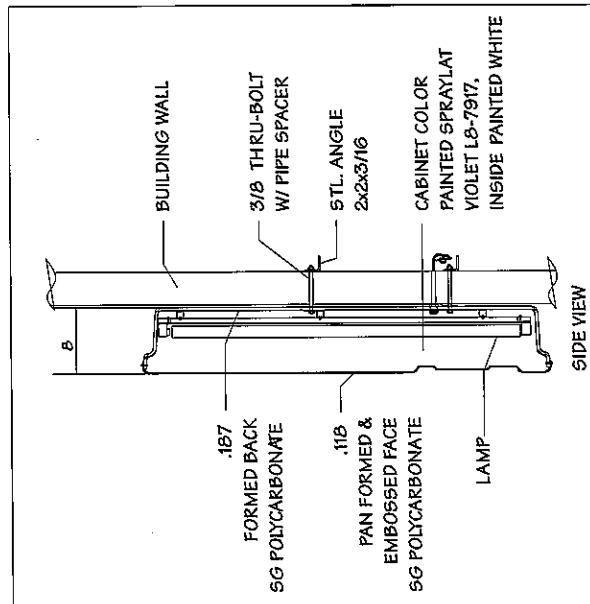
DRAWING NO.
12-053 R
SHEET 3 OF 17

PROJECT: TACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94104
PHONE: *
DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/9/12

REV#	DATE	BY	DATE	BY
REV#1			REV#7	
REV#2			REV#8	
REV#3			REV#9	

CUSTOMER APPROVAL:
*
DATE: *

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Materials

- Return: 8" Deep .187 Formed Polycarbonate
- Face: Formed And Debossed .118 White Polycarbonate

- Return: Painted Violet Spraylat L8-7917
- Face: 2nd Surface Graphics

- **Removable Face**

• Squared 21.73 sqft
Weight (Est.)

- Windload Designed For 110 mph Wind Zone

illumination

- Ballast: EESB-832-16L
- Lamps: (3) F36 T12 Dsgn 50/HO
(2) F48 T12 Dsgn 50/HO

•Ballast: EESB-832-16L

[illegible]

- Amps: 1.7
- Circuits: (1) 20 amp
- Volts: 120

Graphic & Color Specifications

- | Color | Other | 3M |
|---------|--------------------|-----------|
| White | Spraylat White 801 | 3630-9126 |
| Violet | Spraylat L8-7937 | 3630-015 |
| Yellow | Spraylat L8-7937 | 3630-1412 |
| Magenta | Spraylat L8-7836 | |

PART # 823-FA-BELL

D-ORDER# 68350.00



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IN WRITING FROM GUMMINGS SIGNS.

CUSTOMER APPROVAL:

* _____

DATE: * _____

DATE	BY	DATE	BY
REV#1	_____	REV#4	_____
REV#2	_____	REV#5	_____
REV#3	_____	REV#6	_____
REV#7	_____		_____
REV#8	_____		_____
REV#9	_____		_____

PROJECT: TACO BELL

ADDRESS: 7255 Mission Street Daly City, CA 94104

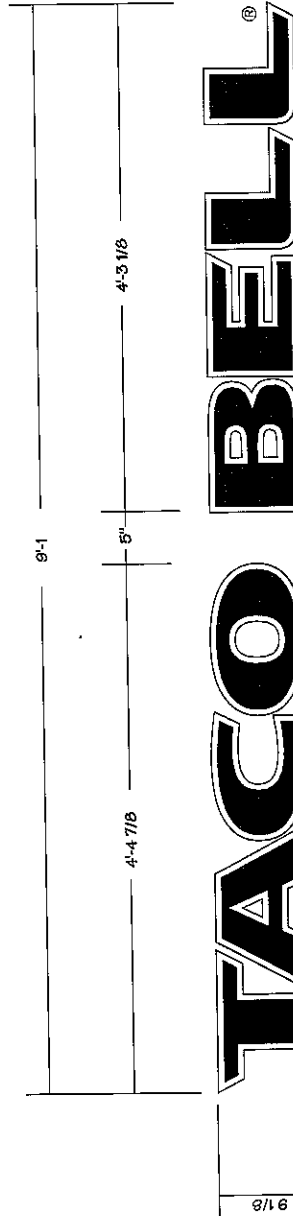
PHONE: _____ **ACT. MGR. PATIENCE CASEY**

DESIGNER: AAAJ **SCALE:** AS NOTED **DATE:** 3/9/92

DRAWING NO.

12-053

SHEET 4 OF 17



6.81 SQ. FT.

SIGN SPECIFICATIONS

- Materials**
- Returns: Formed Polycarbonate
 - Faces: Formed White Polycarbonate
- Decorations**
- Returns: Painted Violet Spraylat L8-7917
 - Faces: 1st Surface Vinyl
 - Letter Stand Offs: Standard Coupling Painted Violet
- Accessories**
- Removable Faces
- Area**
- Squared: 6.81 sqft
 - Weight (Est.): 68 lbs.
- Wind Load**
- Wind Load Is Designed For 110 mph Wind Zone

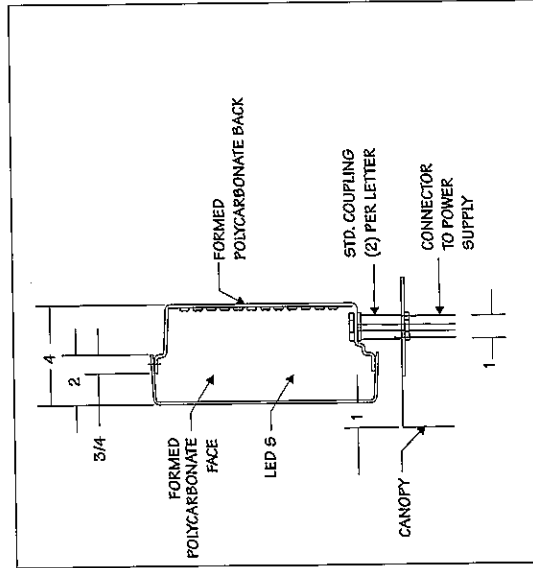
ELECTRICAL SPECIFICATIONS

- Illumination**
- LED'S
- Line Load**
- Amps: 1.7
 - Circuits: (1) 20 amp
 - Volts: 120

COLOR SPECIFICATIONS

- Graphic & Color Specifications**
- Color: Other 3M
- Violet: Spraylat L8-7937 3630-9126

PART # 823-9LTRS-CPY-LED



D-ORDER# 68950.00

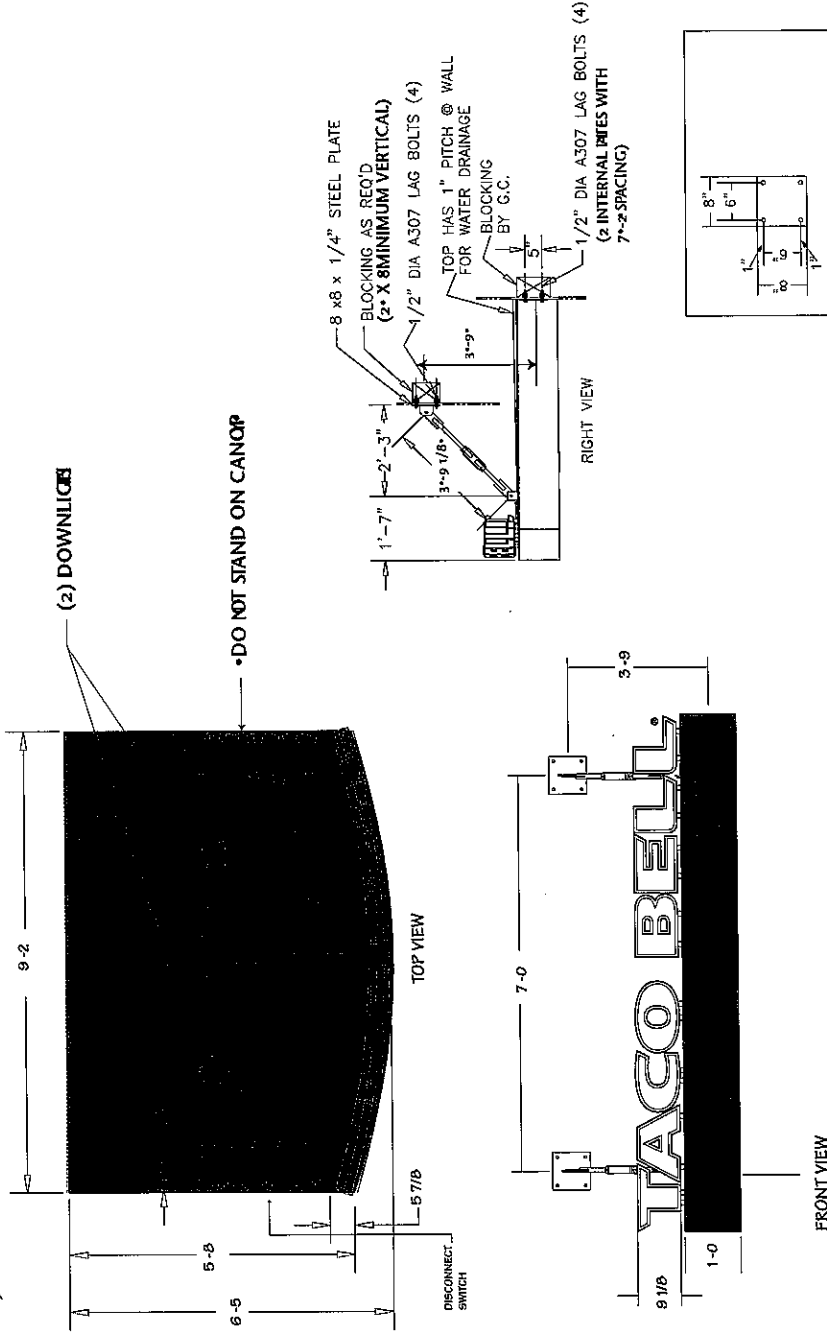
DRAWING NO.
12-053 R
SHEET 5 OF 17

PROJECT: TACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94104
PHONE: *
DESIGNER: AAAJ SCALE: AS NOTED DATE: 9/9/12

REV#	DATE	BY
REV#1		
REV#2		
REV#3		
REV#4		
REV#5		
REV#6		
REV#7		
REV#8		
REV#9		

CUSTOMER APPROVAL:
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DATE: *

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OR, FOR THE REPRODUCTION OF THIS
DRAWING BY ANY OTHER MEANS.



SIGN SPECIFICATIONS

- Materials**
- Canopy: Fabricated Aluminum
 - Frame: Constructed Of Channel And Angle
 - Decoration
 - Canopy: Painted Tiger Drylac Bronze Metallic #49-66230
- Accesses**
- Service Doors Located Bottom Side Of Canopy Area
- T.B.D.**
- Weight (Est.)**
- T.B.D.
- Wind Load**
- Wind Load Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

- DOWNLIGHTS**
- Illumination**
- Incandescent Lamp & Fixture (2)
- Line Load**
- Amps: 3.7
 - Circuits: (1) 20 amp
 - Volts: 120

CHANNEL LETTERS

- Illumination**
- LED'S
- Line Load**
- Amps: 1.7
 - Circuits: (1) 20 amp
 - Volts: 120

COLOR SPECIFICATIONS

- Graphic & Color Specifications**
- Color**
- Tiger Drylac Bronze Metallic

PART # 823-ENT-CNPLY-W/LTRS-BZA

D-ORDER# 68350.00

DRAWING NO.
12-053 R
SHEET 6 OF 17

PROJECT: TACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94104
PHONE: *
DESIGNER: AAAJ
SCALE: AS NOTED
DATE: 3/9/12

REV#	DATE	BY
REV#1		
REV#2		
REV#3		
REV#4		
REV#5		
REV#6		
REV#7		
REV#8		
REV#9		

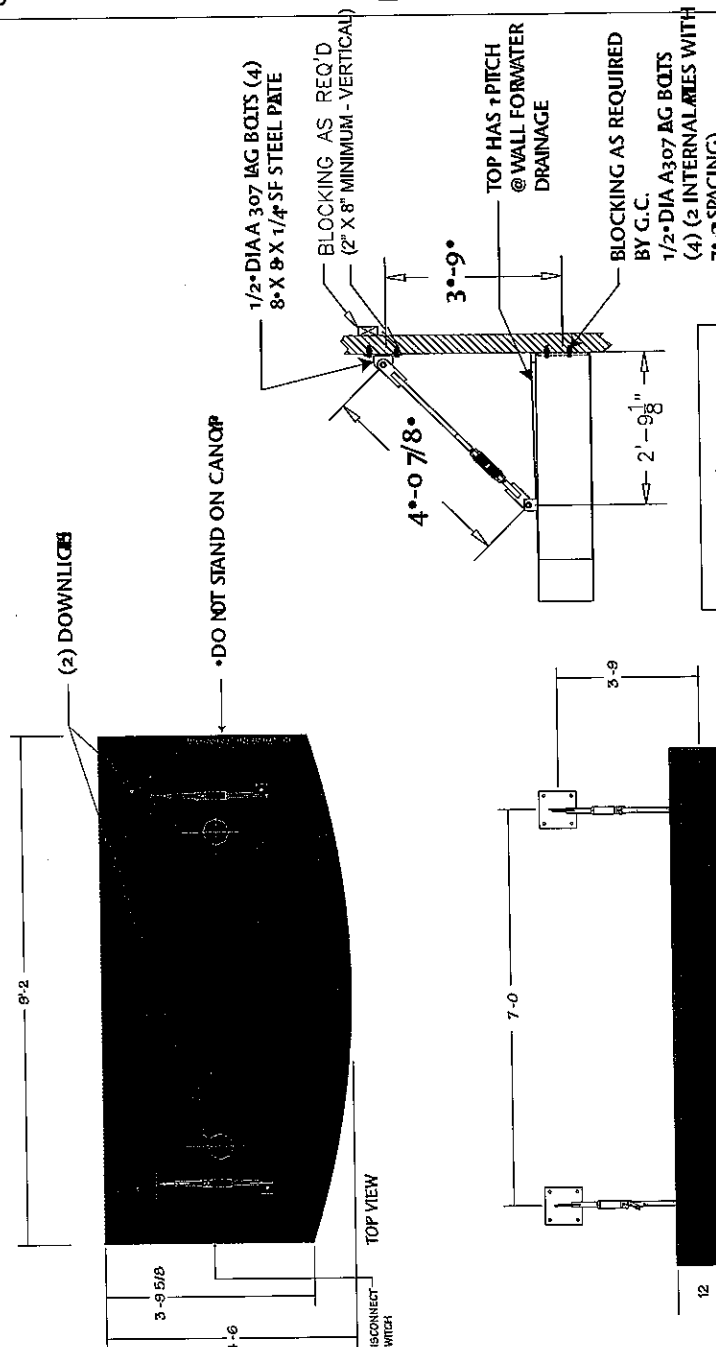
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DATE: *

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9'-2" CANOPY

Yum! Brands



SIGN SPECIFICATIONS

Materials

- Canopy: Fabricated Aluminum
- Frame: Constructed Of Channel And Angle
- Decoration
- Canopy: Painted Tiger Drylac Bronze Metallic #49-66230

Accesses

- Service Doors Located Bottom Side Of Canopy Area

T.B.D.
Weight (Est.)
T.B.D.

Wind Load

- Wind Load Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

Illumination

- Incandescent Lamp & Fixture (2)

Line Load

- Amps: 3.7
- Circuits: (1) 20 amp
- Volts: 120

COLOR SPECIFICATIONS

Graphic & Color Specifications
Color

Tiger Drylac Bronze Metallic

PART # 823-DTCNPY-NQITRS-BZA

D-ORDER# 68350.00

DRAWING NO.
12-053 R
SHEET 7 OF 17

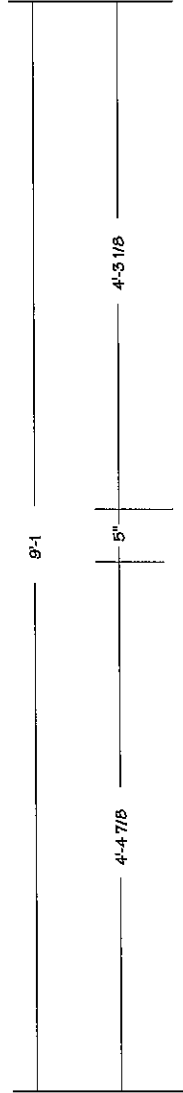
PROJECT: TACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94104
PHONE: * ACCT. MGR. PATIENCE CASEY
DESIGNER: AAJ SCALE: AS NOTED DATE: 3/9/12

REV#	DATE	BY	REV#	DATE	BY
REV#1			REV#7		
REV#2			REV#8		
REV#3			REV#9		

CUSTOMER APPROVAL:
* DATE: *

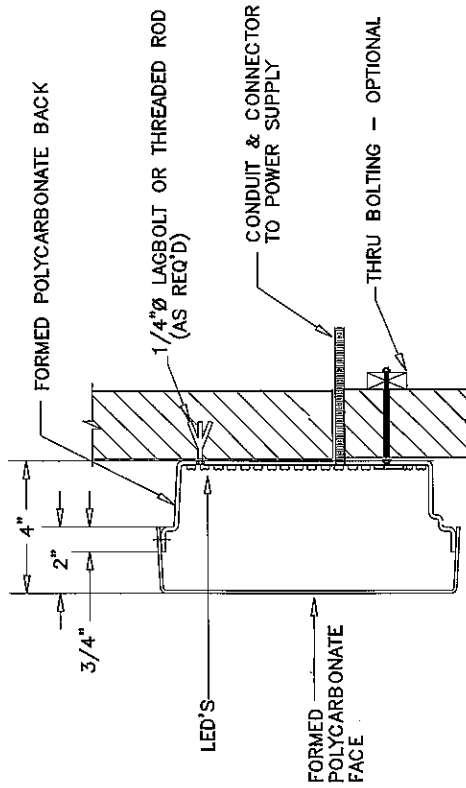
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SIGNAGE.

**CUMMINGS
SIGNAGE**
The International Sign Service



TACO BELL®

6.81 SQ. FT.



SIGN SPECIFICATIONS

- Materials**
- Formed Polycarbonate Backs
 - Faces: Formed Polycarbonate
- Decoration**
- Formed Backs: Painted Violet Spraylat L8-7917
 - Formed Faces Faces: 1st Surface Vinyl
 - Letter Stand Offs: Standard Coupling Painted Violet
- Accesses**
- Removable Faces
- Area**
- Squared 6.81 sqft
 - Weight (Est.)
 - 68 lbs.
- Wind Load**
- Wind Load Is Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

- Illumination**
- LED'S
- Line Load**
- Amps: 1.7
 - Circuits: (1) 20 amp
 - Volts: 120

COLOR SPECIFICATIONS

- Graphic & Color Specifications
- Color: Violet
- Other: 3M
- Spraylat L8-7937
- VQ4153 VINYL

PART # 823-9LTRS-WALL-LED

D-ORDER# 68350.00

DRAWING NO.
12-053 R
SHEET 2 OF 17

PROJECT: TACO BELL
ADDRESS: 7265 Mission Street, Daly City, CA 94104
PHONE: * **ACCT. MGR.** PATIENCE GABEY
DESIGNER: AAAJ **SCALE:** AS NOTED **DATE:** 3/9/12

REV#	DATE	BY	DATE	BY
REV#1			REV#7	
REV#2			REV#8	
REV#3			REV#9	

CUSTOMER APPROVAL:
* **DATE:** *

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16'-5" FLYING ARCH

SIGN SPECIFICATIONS

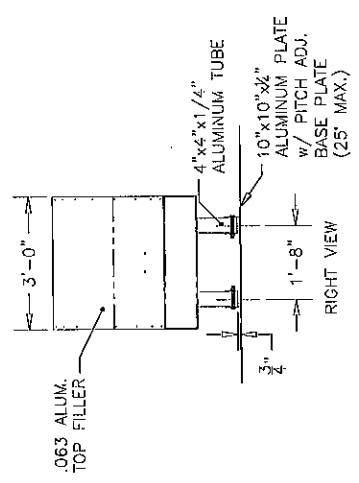
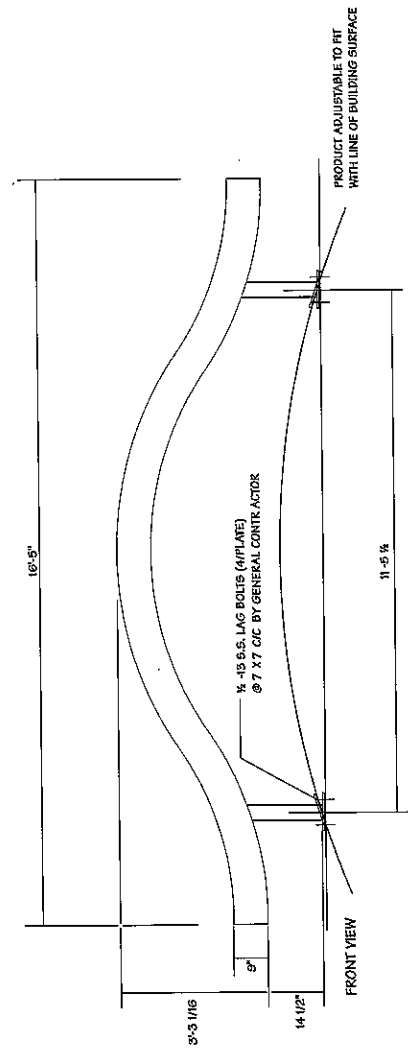
- Materials
- .063 Sheet Aluminum Tube
 - 4" x 4" x 1/4" Aluminum Tube
 - 10" x 10" x 1/2" Aluminum Plate
- Decoration
- Flying Arches: Painted #2146-70 Benjamin Moore Bavarian Creme White Moor Craft
- Accesses
- N/A
- Area
- Squared: 48 sqft
- Weight (Est.)
- 800 lbs
- Wind Load
- Wind Load Is Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

- Illumination
- N/A
- Transformers
- N/A
- Line Load
- N/A

COLOR SPECIFICATIONS

- Graphic & Color Specifications
- Color
- Benjamin Moore Bavarian Creme Weit 2146-70



PART # 823-ARCH-ADJUSTMOUNT

D-ORDER# 68350.00

 CUMMINGS SIGNS The International Sign Service	THIS IS AN ORIGINAL UNREVISED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS NOT TO BE SHOWN, COPIED, YOUR OWN, REPRODUCED, OR OTHERWISE CO. COPIED IN ANY MANNER WITHOUT IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.	CUSTOMER APPROVAL: ★ _____ DATE: ★ _____		DATE	BY	DATE	BY	PROJECT: TACO BELL ADDRESS: 7255 Mission Street, Daly City, CA 94104 PHONE: ★ ACCT. MGR. PATIENCE CASEY DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/9/12				DRAWING NO. 12-053 R SHEET 9 OF 17
				REV#1		REV#4		REV#7				
				REV#2		REV#5		REV#8				
				REV#3		REV#6		REV#9				

SIGN SPECIFICATIONS

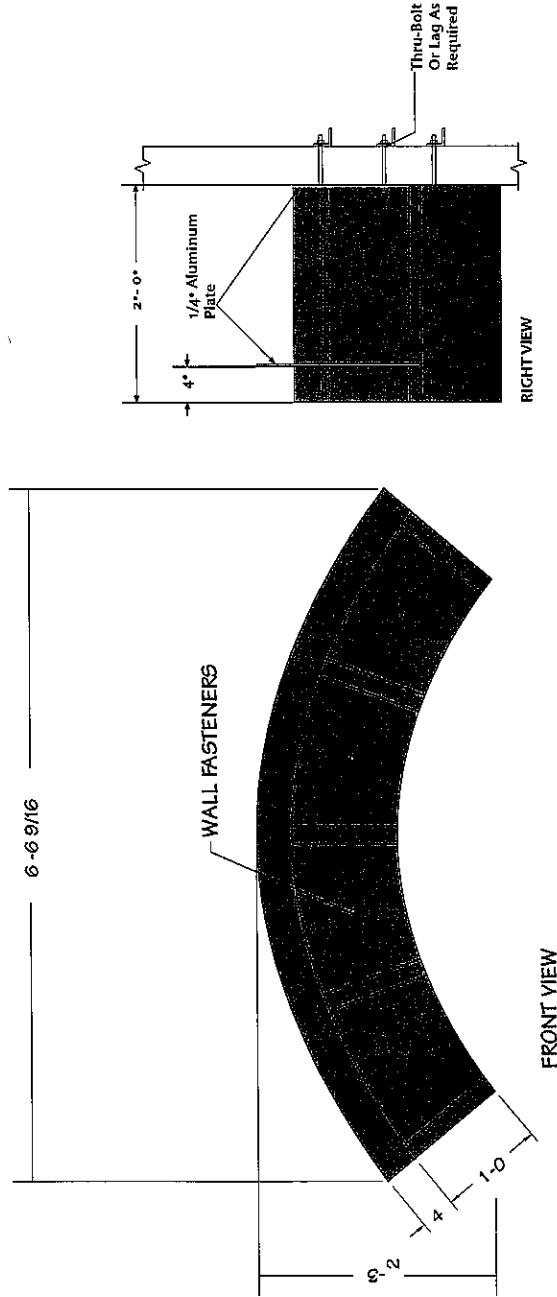
- Materials**
☐ Aluminum Tube Construction
Decoration
☐ Trellis: Painted Tiger Drylac Bronze Metallic #49-66230
Accessories
☐ N/A
Area
☐ Squared: 14.6 sqft
Weight (Est.)
☐ 175 lbs
Wind Load
☐ Wind Load Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

- Illumination**
☐ N/A
Transformers
☐ N/A
Line Load
☐ N/A

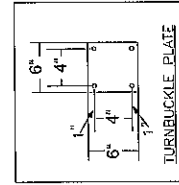
COLOR SPECIFICATIONS

- Graphic & Color Specifications**
Color
 Tiger Drylac Bronze Metallic



PART # 567-16101578-BRZ

D-ORDER# 68350.00



Materials

- Trellis: Aluminum Tube Construction
- Decoration
- Trellis: Painted Tiger Drylac Bronze Metallic #49-6623 o
- Accessories
- "N/A"
- Wind Load
- Wind Load Designed For 110 mph Wind Zone

Graphic & Color Specifications
Color
Tiger Drylac Bronze Metallic

D-ORDER# 68350.00

PROJECT: TACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94024
PHONE: ACCT. MGR. PATIENCE CABEY
DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/9/12

CUSTOMER APPROVAL: _____
*
DATE: *

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The International Sign Service

The International Sign Service



2'-0" X 5'-0" BRONZE TRELLIS

SIGN SPECIFICATIONS

Materials

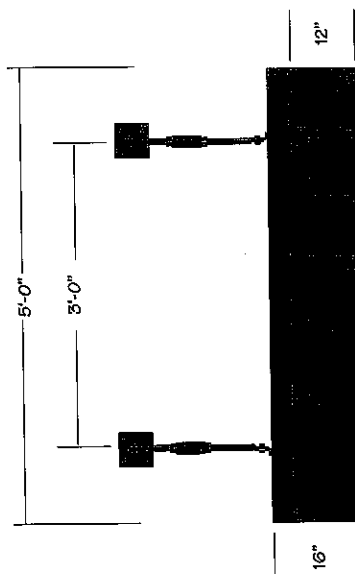
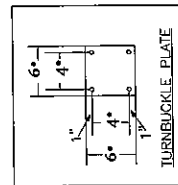
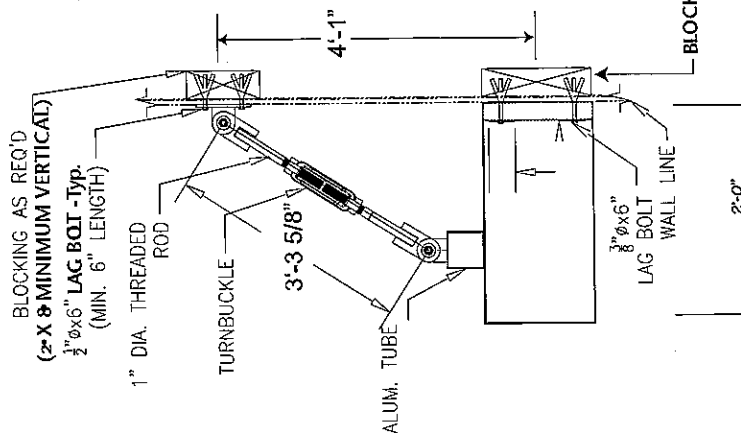
- Trellis: Aluminum Tube Construction
- Decoration
- Trellis: Painted Tiger Drylac Bronze Metallic #49-66230
- Accessories
- N/A

Wind Load

- Wind Load Designed For 110 mph Wind Zone

COLOR SPECIFICATIONS

Graphic & Color Specifications
Color
Tiger Drylac Bronze Metallic



PART # 823-2X5TREL-BRZ

D-ORDER# 68350.00

DRAWING NO.
12-053 R
SHEET 12 OF 17

PROJECT: JACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94104
PHONE: *
DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/9/12

REV#	DATE	BY	DATE	BY
REV#1			REV#7	
REV#2			REV#8	
REV#3			REV#9	

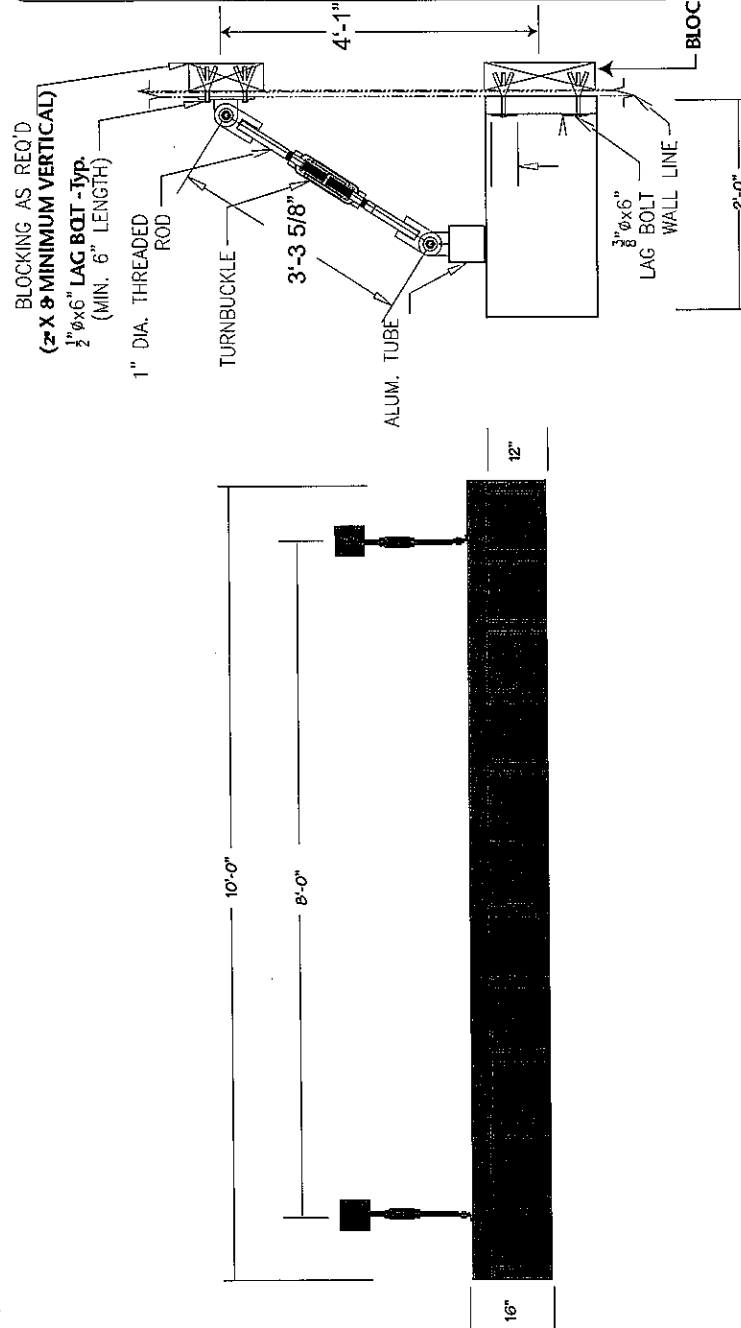
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DATE: *

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2'-0" X 10'-0" TRELLIS



SIGN SPECIFICATIONS

Materials
• Trellis: Aluminum Tube Construction

Decoration
• Trellis: Painted Tiger Drylac Bronze Metallic #49-66230

Accessories
• N/A

Wind Load
• Wind Load Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

Illumination
• N/A

Transformers
• N/A

Line Load
• N/A

COLOR SPECIFICATIONS

Graphic & Color Specifications
Color
Tiger Drylac Bronze Metallic

BLOCKING BY G.C.

PART # 823-2X10-TRELBRZ

D-ORDER# 68350.00

DRAWING NO. **12-053** R
SHEET 13 OF 17

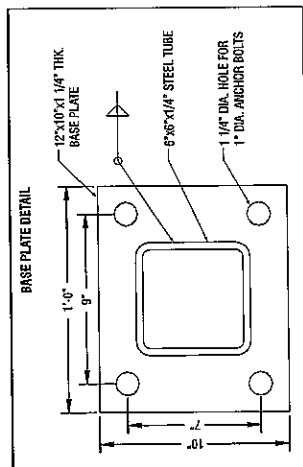
PROJECT: TACO BELL
ADDRESS: 7265 Mission Street, Daly City, CA 94104
PHONE: * ACCT. MGR. PATIENCE CASEY
DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/9/12

REV#	DATE	BY
REV#1		
REV#2		
REV#3		
REV#4		
REV#5		
REV#6		
REV#7		
REV#8		
REV#9		

CUSTOMER APPROVAL:
* DATE: *

INSTALL OR SIGNAGE SHALL BE DONE BY A QUALIFIED PERSON
OR A PERSON TRAINED FOR THE PROJECT
FOR THE SIGNAGE
OR FOR THE SIGNAGE
OR FOR THE SIGNAGE
OR FOR THE SIGNAGE





Materials

Polycarbonate face with screened decorations -
2nd surface.
Aluminum canopy with steel ribs.
Formed aluminum bell.
Removable shroud.

ELECTRICAL SPECIFICATIONS

(2) 70 watt metal halide lamps.
Other electrical specs. T.B.D.

COLOR SPECIFICATIONS

Polycarbonate Cladding:
 ■ Screen second surface: Amber Wave SW6657
 ■ Bell Graphics: Screen second surface
 ■ Light Bell: PMS 131U
 ■ Dark Bell: PMS 138U
 ■ Canopy posts and framing members:
 ■ TB Bronze Tiger Drylac 49-66230 C33
 ■ Metal Bell: Paint to Match PMS 2685
 ■ Canopy: White SW1213 eggshell finish

PART #823-TB-ORDCPY-VE-KIT
PART #823-TB-EVO-CANOPY

D-ORDER# 68350.00

DRAWING NO. 12-053 R 
SHEET 14 OF 17

PROJECT: TACO BELL
ADDRESS: 7255 Mission Street Day City, CA 94104
PHONE: * ACCT. MGR. PATIENCE CA5EY
DESIGNER: AAA1 SCALE: AS NOTED DATE: 3/9/12

REV#	DATE	BY
REV#7		
REV#8		
REV#9		

REV#4	DATE	BY
REV#5		
REV#6		

REV#1	DATE	BY
REV#2		
REV#3		

CUSTOMER APPROVAL: _____

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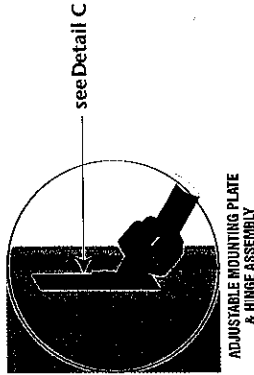
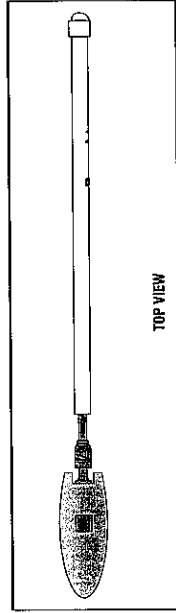
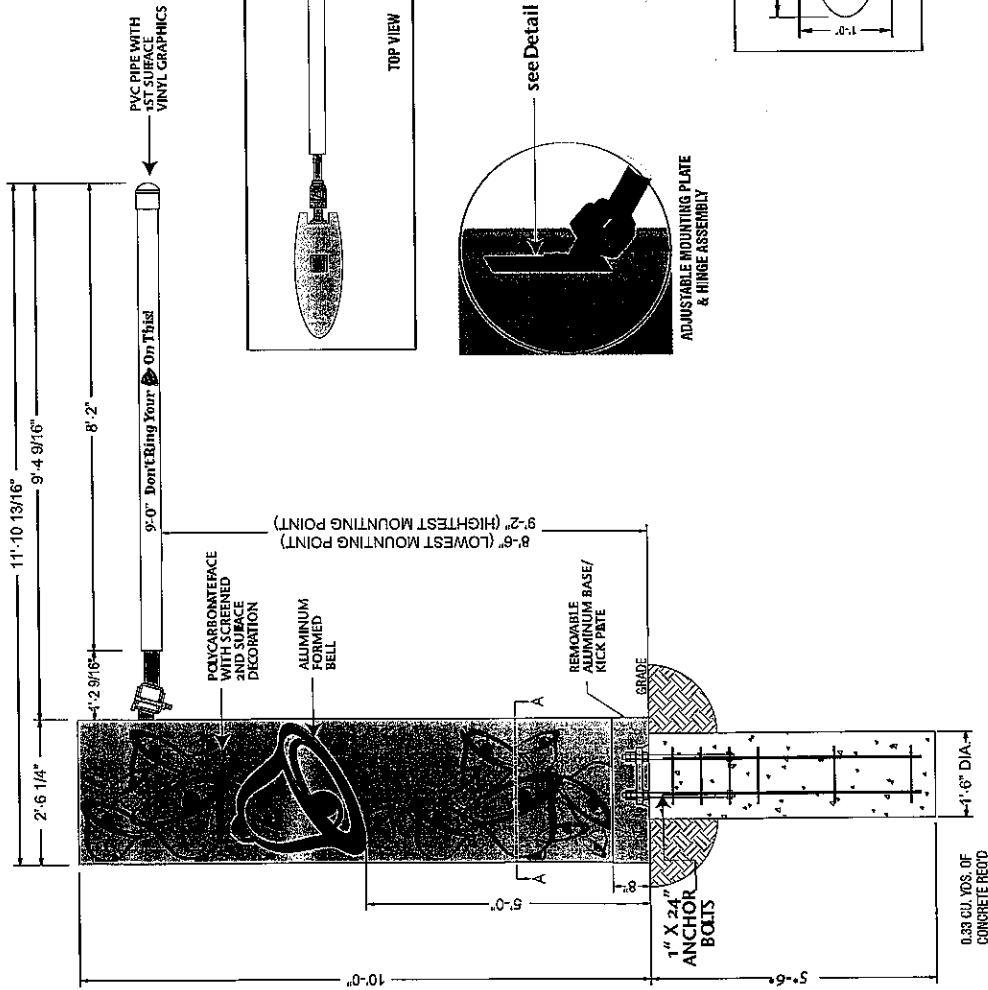


Sutcliffe Signs
SIGNING

The International Sign Service



ENTRY PORTAL



SIGN SPECIFICATIONS

Materials

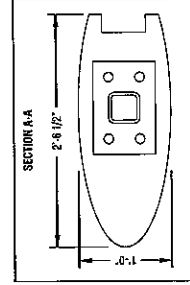
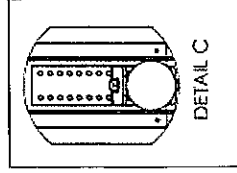
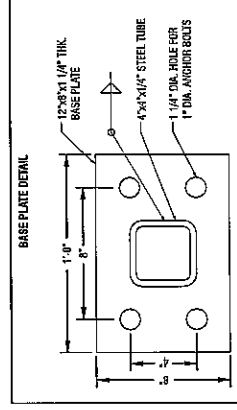
Polycarbonate face with screened decoration - 2nd surface.
Aluminum formed bell.
Removable shroud.
PVC pipe with vinyl graphics applied 1st surface.

ELECTRICAL SPECIFICATIONS

N/A

COLOR SPECIFICATIONS

Polycarbonate Cladding:
■ Screen second surface: Amber Wave SW6857
■ Light Bell: PMS 131U
■ Dark Bell: PMS 139U
■ TB Bronze Tiger Drylac 49-66230 C33
■ Metal Bell: Paint to Match PMS 2685
■ Clearance Bar: Paint to match PMS 108



PART #823-TB-PORT-VE-KIT PART #823-EVO-PORTAL

D-ORDER# 68350.00

DRAWING NO. 12-053 R
SHEET 15 OF 17

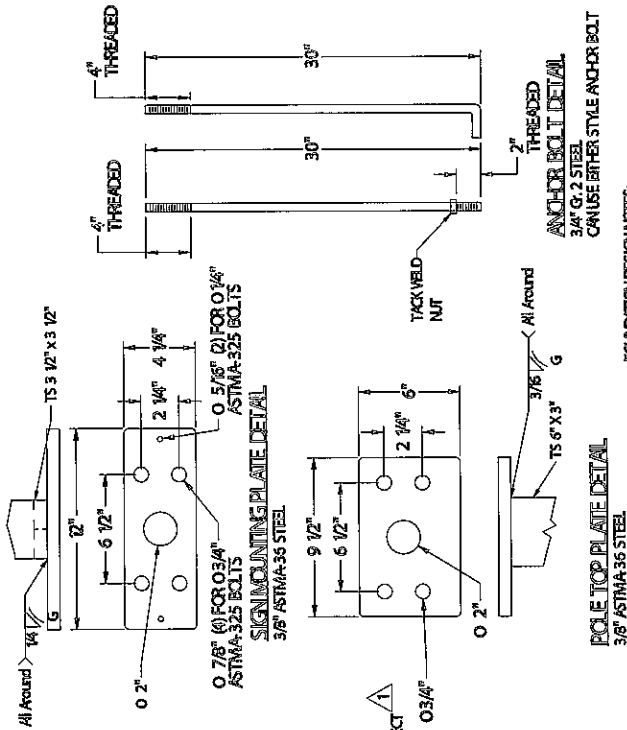
PROJECT: JACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94104
PHONE: ACCT. MGR. PATIENCE CASEY
DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/9/12

REV#	DATE	BY	DATE	BY
REV#1			REV#7	
REV#2			REV#8	
REV#3			REV#9	

CUSTOMER APPROVAL:
DATE: *

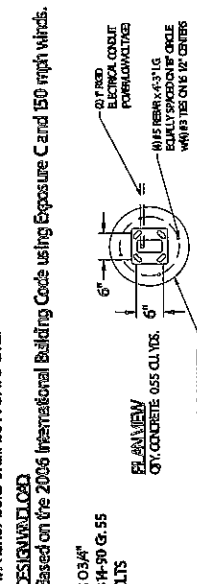
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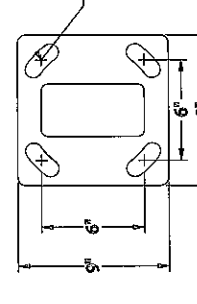
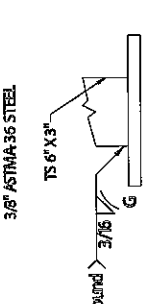


FOUNDATIONS/DESIGN NOTES:

1. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
2. Reinforcing steel shall be ASTM A-615 grade 60
3. Caisson footing designed using a soil bearing force of 400 PSF per foot lateral.
4. If this soil condition does not exist, it is the Erector's responsibility to have a new base design for the existing soil conditions by a Licensed Structural Engineer.
5. Anchor bolts shall be ASTM A-307.



POLE TOP PLATE DETAIL
3/8" x 3" x 3/8" x 3"



823-OM-EVMBMC (magnetic)
823-OM-EVMBLOC (mechanical)

D-ORDER# 65350.00

DRAWING NO. **12-053**
SHEET 16 OF 17

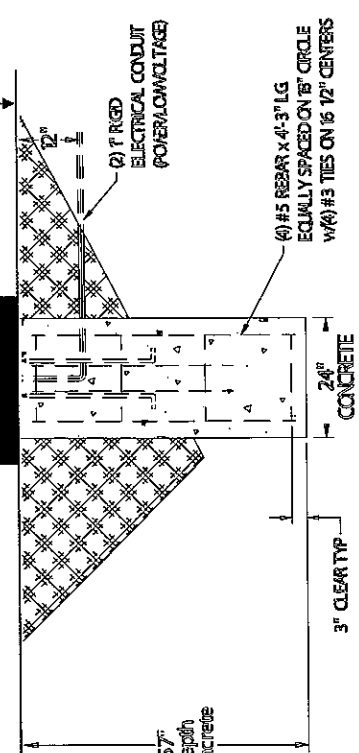
PROJECT: TACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94104
PHONE: *
DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/9/12

REV#	DATE	BY
REV#1		
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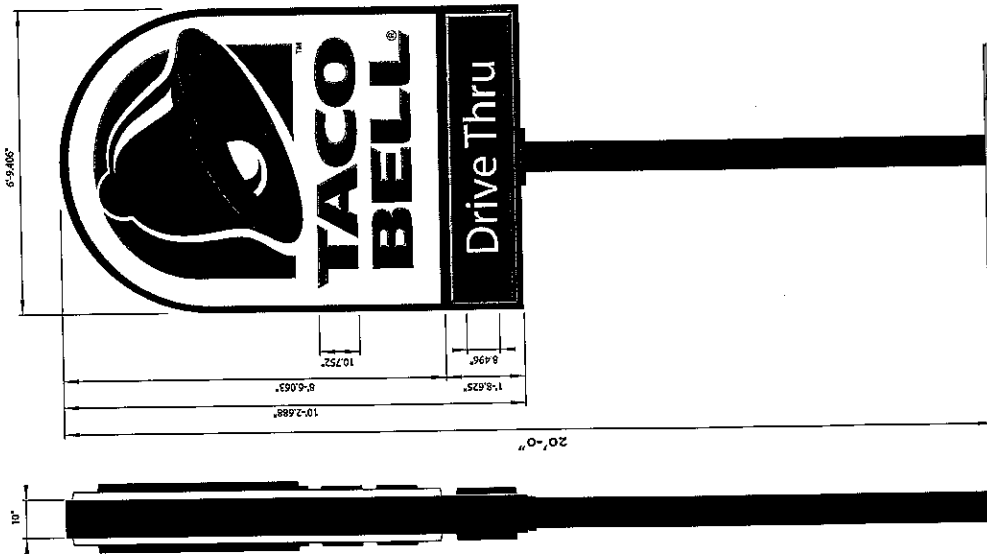
CUSTOMER APPROVAL:
DATE: *

IF THIS DRAWING IS USED FOR ANY OTHER PROJECT, THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ELEVATION VIEW



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



SIGN SPECIFICATIONS

Substrate: .110" colorless solar-grade polycarbonate silk screened on second surface
 Background (White) Formed 2.000"
 Field (Violet and white) Embossed .750" from background
 Bell
 Outside surface (Magenta, violet and white) Embossed 1.000" from field
 Inside surface (bottom) (Violet) Debossed .750" from outside
 Clapper (Yellow only) Embossed .375" from inside
 Wordmark (Violet) Embossed .750"

APPENDAGE FACE

Substrate: .118" colorless solar-grade polycarbonate silk-screened or sprayed on second surface
 Background (Violet) Formed 1.500"

LETTERS

Letters (White) Flat

CABINET

(Painted violet) Extruded aluminum

ILLUMINATION

Internal, with T12/Digital/HO fluorescent lamps

READER BOARD

FACE

.118" colorless solar-grade polycarbonate formed 2.000" and sprayed white on second surface

LETTERS

4 lines of 8" black Zip-Change

CABINET

(Painted violet) Extruded aluminum

ILLUMINATION

Internal, with T12/Digital/HO fluorescent lamps

SUPPORT

(Painted violet) 8" steel square tube

ELECTRICAL SPECIFICATIONS

SIGN HEAD

READERBOARD

AREA

64.4 sq ft

32.8 sq ft

ft

CURRENT

7.00 amps

7.00 amps

FACE COLORS (SILK-SCREENED)

Spray/Violet LB-7917

Spray/Violet LB-7917

Spray/Violet LB-7917

Spray/Violet LB-7917

Spray/Violet LB-7917

Spray/Violet LB-7917

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Spray/Violet LB-7917

PART # 823-P64-S

D-ORDER# 68350.00

DRAWING NO. 12-053 R
 SHEET 17 OF 17

PROJECT: JACO BELL
 ADDRESS: 7255 Mission Street, Daly City, CA 94104
 PHONE: * ACCT. MGR. PATIENCE CASEY
 DESIGNER: AAAJ SCALE: AS NOTED DATE: 3/9/12

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REV#3			REV#9	

CUSTOMER APPROVAL:
 * DATE: *

THIS IS AN ORIGINAL UNREVISED DRAWING FOR CONSTRUCTION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REVISIONS MUST BE APPROVED BY THE DESIGNER AND THE PROJECT MANAGER FOR THE CLIENT.

CUMMINGS SIGNS
 The International Sign Service

April 3, 2012

Site Photos



View from the corner of Price Street and First Avenue looking southwest towards Mission Street.



View from Price Street looking south.

ATTACHMENT F



City Council Meeting Agenda Report

Item # _____

Meeting Date: April 23, 2012

**Subject: Planned Development PD-2-10-1726 (PD-66), General Plan Amendment GPA-2-10-1725 (GPA 08-1), Environmental Assessment CEQA-3-12-5237
Review of the Preliminary Plan for progression to a Precise Plan for a Planned Development allowing 16 residences on a 1.84 acre parcel**

RECOMMENDED ACTION

Approve the Preliminary Plan for Planned Development PD-2-10-1726 (PD-66).

PLANNING COMMISSION DISCUSSION

On April 3, 2012, the Planning Commission voted 3-0 to recommend approval of the Preliminary Plan to the City Council. Four Planning Commissioners were present: Commissioners Kelly, Edelman, Crump and Sylvester. Commissioner Edelman was recused, as his residence is in proximity to the project site. The project applicant, David Beaumont, spoke at the meeting requesting approval of the project and notified the Commission of the intent to move forward with a subdivision map and related entitlement submittals in the next few months.

INTRODUCTION

The applicants, David Beaumont of CKS Environmental and Tom Carey, representing Birma LLC, submitted an application for a General Plan Amendment and Planned Development for a proposed subdivision of an existing 1.84 acre, vacant and undeveloped lot on Martin Street. (Attachment A- Location Map) The proposal is a 16 lot subdivision with lots ranging in size from approximately 1,400 to 2,400 square feet, with the intent to build one detached single-family dwelling per lot. The site will maintain approximately one acre as private open space. The project site has topographical constraints due to an overall site elevation differential of approximately 160 feet, or a 33% grade. The lower portion of the project site, nearest Steve Courter Way, is proposed for the residential development and the remaining upper portion of the site is proposed as private open space. Access would be provided by extending Martin Street, while lots 1-4 have direct access from Martin Street, the remaining lots would obtain access from the private drive that meanders up the grade, with some sections at 18% slope, to a terminus at a "Hammerhead T". (Attachment B- Proposed Preliminary Plan- Land Use and Circulation Plan)

The project requires review and approval of multiple land use entitlements in order to be developed. All of the following are required: A General Plan Amendment to change the land use designation from the existing Commercial Retail and Office to a designation of Low Density Residential; a Planned Development (Zoning District change) from Pre-Planned Development to PD-Planned Development; an environmental review consistent with CEQA; a Subdivision for the proposed 16 lots; and Design Review for consideration of the architectural and landscape designs. At this time only a Preliminary Plan for the PD is under consideration.

City Council Agenda Report

Subject: Preliminary Plan for Planned Development PD-2-10-1726 (PD-66), General Plan Amendment GPA-2-10-1725 (GPA 08-1), Environmental Assessment CEQA-3-12-5237

Meeting Date: April 23, 2012

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Background

History

Members of Birma LLC (formerly Teralena, Inc.) have owned the subject property for over 40 years and have attempted numerous times to develop the site since 1987. Due to a combination of factors, including adverse market conditions, concerns and interests of neighboring property owners, the subject site has not been developed. Although not required for this current application, the applicant has provided documentation chronicling real-estate offers made over the years in an effort to obtain surrounding lands that could potentially be utilized for a larger development project. The City interests were driven towards seeing a more coordinated approach to developing this area and there had been proposals to do so by other developers in the past. However, no land use entitlements have been approved for this aggregate area. Therefore, the City has allowed evaluation of individual project applications.

The proposed development is located in what previously was the Bayshore Redevelopment Project Area. The Redevelopment Agency granted conceptual approval of a plan for this site, Conceptual Review CR06-7 in April 2007. Although some issues were addressed as a part of the Conceptual Review, the approval of a conceptual review did not relieve the project from meeting City requirements applicable to the project. (See Attachment C– DCRA CR06-7 Resolution)

At the request of the applicant, the Preliminary Plan was brought forward to the Planning Commission on January 4, 2011. The Planning Commission denied the Preliminary Plan as it did not meet City requirements as proposed. Since that time the applicant has worked diligently with City staff to provide a Preliminary Plan that could meet City requirements and thereby be supported with a recommendation for approval. The changes include meeting emergency access design standards for the on-site private drive and hammerhead turnaround, alignment of proposed Martin Street, preliminary on-site looped water system layout, parking, and demonstration of potential connectivity of the proposed Martin Street extension to adjacent properties. The following provides a brief overview of important changes.

Emergency Access

- Hammerhead turnaround, turning radius and street grade at 18% meets Fire Department emergency access design standards.

Public Works and Planning

- The revised plans adjusted the alignment of the street so that the future potential build-out of Martin Street a collector street is not precluded.
- The proposed private drive is sufficient to provide access to the lots and additional design details will be required at Precise Plan and Tentative Map stages.
- The proposed circulation plan included proposed access alignments to neighboring parcels from the proposed Martin Street right-of-way extension that sufficiently demonstrates, in concept, that access could be provided to the neighboring lots.

City Council Agenda Report

Subject: Preliminary Plan for Planned Development PD-2-10-1726 (PD-66), General Plan Amendment GPA-2-10-1725 (GPA 08-1), Environmental Assessment CEQA-3-12-5237

Meeting Date: April 23, 2012

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- On-site parking, as proposed is sufficient to meet the City Zoning ordinance requirements for residential parking.
- All storm water facilities must to meet NPDES, Municipal Regional Permit and City requirements, and more details will be provided as the plan advances through the entitlement process

Water

- Layout for looped water system
 - A partial water system is shown on the preliminary plan along with supporting information sufficient for the preliminary plan stage. The applicant has agreed to provide additional details for the CEQA review, Precise Plan and Tentative Map stages to demonstrate there is water flow adequate for both domestic needs and firefighting needs and that the layout that serves the site.

There are additional design details, such as water infrastructure, stormwater infrastructure, street improvements, retaining wall design and architectural details that will be required at the time of the Precise Plan, CEQA, Major Subdivision and Design Review reviews.

Significant changes have been made to the preliminary plan design and staff is recommending approval of the Preliminary Plan.

PROJECT EVALUATION

The subject site is located off Steve Courter Way and fronts the unimproved Martin Street right-of-way west of the Summit Ridge Subdivision. The General Plan Land Use Designation is Commercial Retail and Office. The Zoning is Pre-Planned Development (Pre-PD).

The concept for the Planned Development project site includes the subdivision and construction of sixteen single family residential units. Twelve of the proposed units will front the proposed new private drive and the remaining four units will front directly on the proposed extension of Martin Street.

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. A General Plan Amendment is necessary to change the land use designation from commercial retail and office to low density residential to allow for the residential units.

<i>Land Use</i>	<i>Zoning</i>
North: Vacant/Hillside	Pre- Planned Development
South: Vacant/Hillside	Pre- Planned Development
West: Vacant/Hillside	Pre- Planned Development
East: Residential Dwellings/Summit Ridge	PD53: Planned Development

City Council Agenda Report

Subject: Preliminary Plan for Planned Development PD-2-10-1726 (PD-66), General Plan Amendment GPA-2-10-1725 (GPA 08-1), Environmental Assessment CEQA-3-12-5237

Meeting Date: April 23, 2012

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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 April 3, 2012; notice of said hearing was by newspaper publication on March 23, 2012 posting and first class mailing to property owners within 300 feet. The City Council conducted a public hearing on April 23, 2012; notice of said hearing was by newspaper publication April 19, 2012, posting and first class mailing to property owners within 300 feet from the site.

General Plan, Zoning and Project Density

The General Plan Land Use Designation for the subject lot is Commercial Retail and Office. This designation allows for retail, service and office uses. As proposed, the General Plan Land Use Designation would be amended to Low Density Residential, which allows a Residential Density Range of 2- 14.5 density units per acre. The proposed density for the 16-lot single-family residential subdivision is 8.7 dwelling units per acre.

The nearby Summit Ridge subdivision has a net density of 7 units per acre on the 10.65 acre site. The residential development consists of 74 single-family residences with lot sizes ranging between 2,500 to 4,750 square feet. The average lot size is 3,245 square feet. The Point Martin Subdivision density and design would be consistent with the existing Summit Ridge neighborhood.

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.

Parking and Circulation

The proposed private drive aisle width meets the Zoning Code requirements by providing a minimum of eight feet in width for each traffic lane. Internal pedestrian circulation is provided by sidewalks and all will be required to be ADA compliant. The proposed Martin Street right-of-way extension is required to meet City standards for a local street and, as proposed, it will not preclude the development of a collector in the future. The proposed Hammerhead T street design was evaluated in detail by the Fire Department and the applicant made adjustments to the plans to meet Fire Department design standards.

The applicant has proposed two in-garage and two in-driveway parking spaces per unit, resulting in a total of four off-street parking spaces per unit. The proposed private drive also includes five additional guest parking spaces. Additional parking spaces on the Martin Street frontage may be accommodated. The total number of parking exceeds the minimum number of spaces mandated by the Zoning Ordinance, which requires two spaces for each unit. A detailed discussion of parking design will be provided when the applicant returns for the Precise Plan, Major Subdivision and Design Review entitlements.

City Council Agenda Report

Subject: Preliminary Plan for Planned Development PD-2-10-1726 (PD-66), General Plan Amendment GPA-2-10-1725 (GPA 08-1), Environmental Assessment CEQA-3-12-5237

Meeting Date: April 23, 2012

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ENVIRONMENTAL ASSESSMENT

Staff is in the process of reviewing the proposal under the requirements of the California Environmental Quality Act (CEQA) and has found the need for additional data to complete the study. Staff will present an initial environmental analysis to the Planning Commission during the Precise Plan review.

RECOMMENDATIONS

The Planning Commission forwarded to the City Council the following recommendation:

1. Approve the Preliminary Plan for Planned Development PD-66.

Respectfully submitted,



Steve Engfer
Assistant Planner



Brian Millar
Director of Economic and Community Development

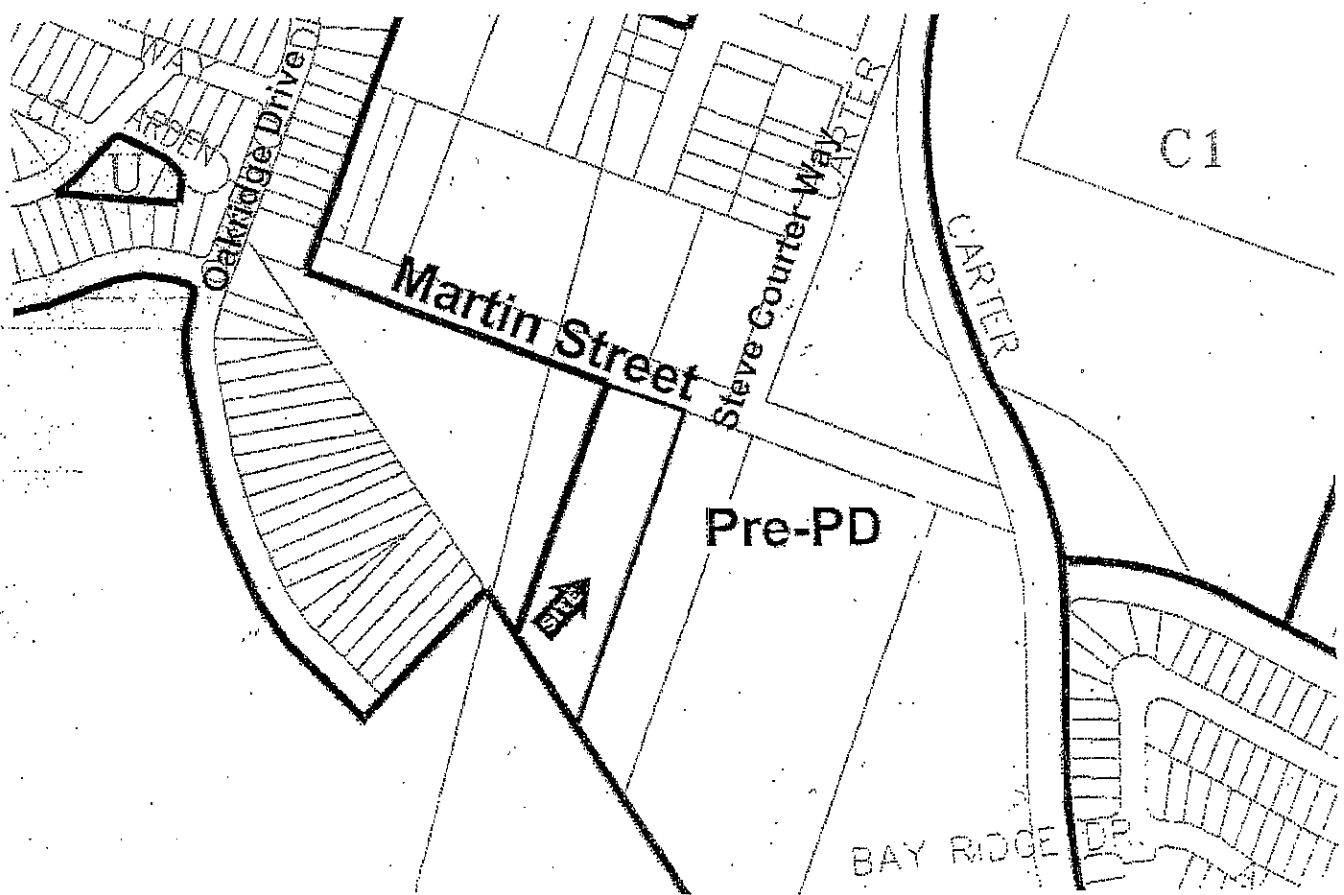
Attachments

Attachment A – Location Map

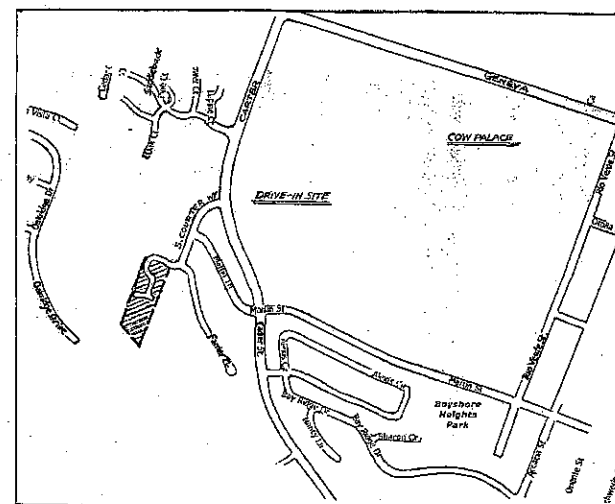
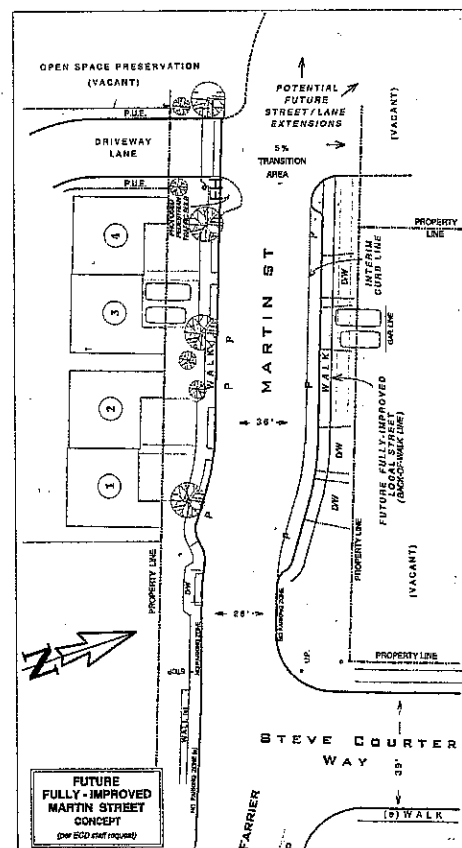
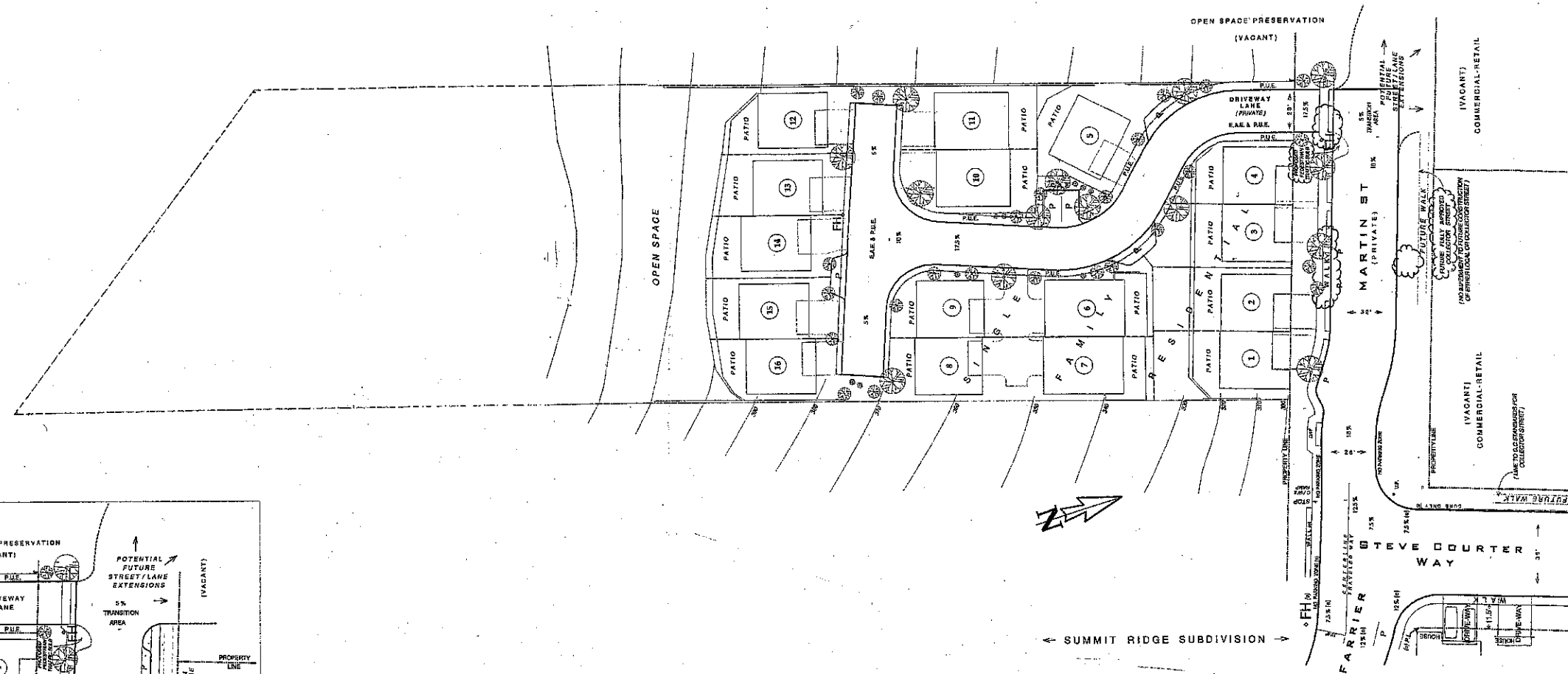
Attachment B – Project Plans

Attachment C – DCRA CR06-7 Resolution

LOCATION MAP
GPA08-1 PD66
PRELIMINARY PLAN
MARTIN STREET
APN 005-042-020



ATTACHMENT A



VICINITY MAP

DALY CITY PLANNED DEVELOPMENT 66 DATA

ZONING (current)	PRE-PD
ZONING (proposed)	PD (Planned Development)
GEN. PLAN (current)	Commercial - Retail
GEN. PLAN (proposed)	Residential - Low Density
AREA [gross]	2.00 acres
AREA [net]	1.88 acres
AREA of Residential PD	0.91 acres
AREA of Buildings Footprint	14,688 S.F.
Building Coverage	17.9 %
DWELLING UNITS	16 units
DENSITY [net]	8.5 / acre
DWELLING SIZES	1,800 - 2,000 sf
PARKING - Dwellings	32 spaces
PARKING - Guest (offstreet)	30 spaces
PARKING - On-Street	9 spaces
PARKING - TOTAL	71 spaces
Parking to Bedroom (ratio)	71:57 = 1.25 spaces / Bedroom

POINT MARTIN

Daly City

PLANNED DEVELOPMENT PD-66
LAND-USE & CIRCULATION PLAN

Parcel : APN # 005 - 042 - 020

Developer : BTM Group LLC

Prepared by : CKS Environmental

Sheet 1 of 2
Scale 1 in. = 30 ft.
Rev no. 7 Dec 2011

RESOLUTION NO. RA07-009

A RESOLUTION OF THE DALY CITY REDEVELOPMENT AGENCY
FOR CONCEPTUAL REVIEW (CR06-7)

RE: POINT MARTIN 14-LOT SUBDIVISION ON MARTIN STREET
WEST OF THE SUMMIT RIDGE SUBDIVISION OFF STEVE COURTER WAY

Preamble:

A. In June 1999, the City of Daly City and the Daly City Redevelopment Agency (hereinafter the "Agency") adopted the Bayshore Redevelopment Plan (Legal Plan) by Ordinance No. 1274.

B. The Bayshore Redevelopment Legal Plan requires conceptual approval by the Daly City Redevelopment Agency before the issuance of any building permit or for any change in use within the project area by a property owner or tenant: conceptual approval is further required for any development, redevelopment, restoration, rehabilitation or construction projects within the Project Area by the City's Zoning Ordinance (Daly City Municipal Code Section 17.40.140).

C. An application has been submitted to the Redevelopment Agency requesting conceptual review for the construction of new Single-Family Dwellings located on Martin Street – West of the Summit Ridge Subdivision off Steve Courter Way.

D. The subject site is located off Steve Courter Way fronting the unimproved Martin Street Right-of-way, to the west of the Summit Ridge Subdivision. The subject site is zoned, Pre-Planned Development (Pre-PD), including the vacant east facing hillside bounded by the Southern Hills Neighborhood/Oakridge Drive to the west and Carter Street to the east.

E. The property has a General Plan land use designation of Commercial Retail and Office. This designation allows for retail, service and office uses. As proposed, the General Plan Land Use Designation would be amended to Low Density Residential, which allows a Residential Density Range of 2-14.5 density units per acre. The proposed density for the 14-lot single-family residential subdivision is 7.6 density units per acre. In addition, the property is within the area covered by the Geneva Avenue Urban Design Plan. Because the property is within the Bayshore Redevelopment Area, conceptual approval is required. In addition, Planned Development, Subdivision and Design Review approvals would also be required.

F. The proposed residential development consists of 14 detached, single-family residences with lot sizes ranging between 2,000 to 2,400 square feet. The average lot size is 2,200 square feet.

G. In March 2007, the Council Committee reviewed the proposal at the subject site and abstained from making a recommendation to the Redevelopment Agency and directed that the project move forward to the Agency for review.

H. The matter was duly noticed and publicly heard by the Daly City Redevelopment Agency on April 23, 2007.

Findings:

NOW, THEREFORE, BE IT RESOLVED, following review of the application for conceptual review, the appended staff reports, relevant documents, writings, ordinances, regulations, as well as the materials submitted by the applicant and the applicant's architect, Agency staff and interested members of the public, the Daly City Redevelopment Agency makes the following findings of fact:

1. That the above recitals, "A" through "H" within the Preamble are accurate, and constitute findings of the Daly City Redevelopment Agency.
2. That the application for conceptual approval was lawfully filed, and properly before the Daly City Redevelopment Agency, and that public notice, published notice and/or posted notice was properly made.
3. That these findings address an application for conceptual approval pursuant to the Daly City Redevelopment Agency Legal Plan and Daly City Municipal Code Section 17.40.140.
4. The Agency finds that while the proposed uses, and proposed zoning designation may be approved conceptually, the Agency is concerned that this particular development site not be overbuilt; and that the Planned Development process and zoning latitude in density, height, lot coverage, and number of units afforded by Planned Development zoning are appropriate mechanisms to permit development of this site, and that by granting Conceptual Approval the Agency is not approving any particular density, number of residential lots, building height, parking availability, or lot coverage.
5. The Agency specifically finds that Conceptual Approval does not pre-determine the number of single-family lots that could ultimately be approved for the project and that the maximum density of the project would be established as part of a Planned Development approval.

BE IT FURTHER RESOLVED that the Daly City Redevelopment Agency, after carefully balancing the competing public and private interests, hereby grants conceptual approval for the proposed construction of Point Martin, 14-lot single-family dwellings on Martin Street, subject to securing the required zoning, general plan amendments, and conditional use permit from the City of Daly City in substantial conformance with the findings above. It is the intent and purpose of the Daly City Redevelopment Agency in granting such conditional conceptual approval to evaluate the proposed project under California Community Redevelopment Law, the Agency's Legal Plan and guidelines and local community redevelopment objectives; such conditional conceptual approval does not limit the discretion of the Daly City Planning Commission, the Daly City City Council, or any Design Review Committee in making independent determinations under environmental law, the City's General Plan, Zoning Ordinance, applicable guidelines, specific area plans or manuals.

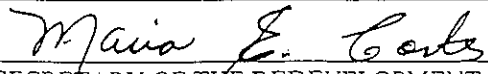
A RESOLUTION OF THE DALY CITY REDEVELOPMENT AGENCY
FOR CONCEPTUAL REVIEW (CR06-7)
RE: POINT MARTIN 14-LOT SUBDIVISION ON MARTIN STREET
WEST OF THE SUMMIT RIDGE SUBDIVISION OFF STEVE COURTER WAY

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Daly City Redevelopment Agency at a regular meeting thereof held on the 23rd day of April, 2007, by the following vote of the members thereof:

AYES, and in favor thereof, Christensen, Gomez, Klatt

NOES, Torres

Absent, Guingona

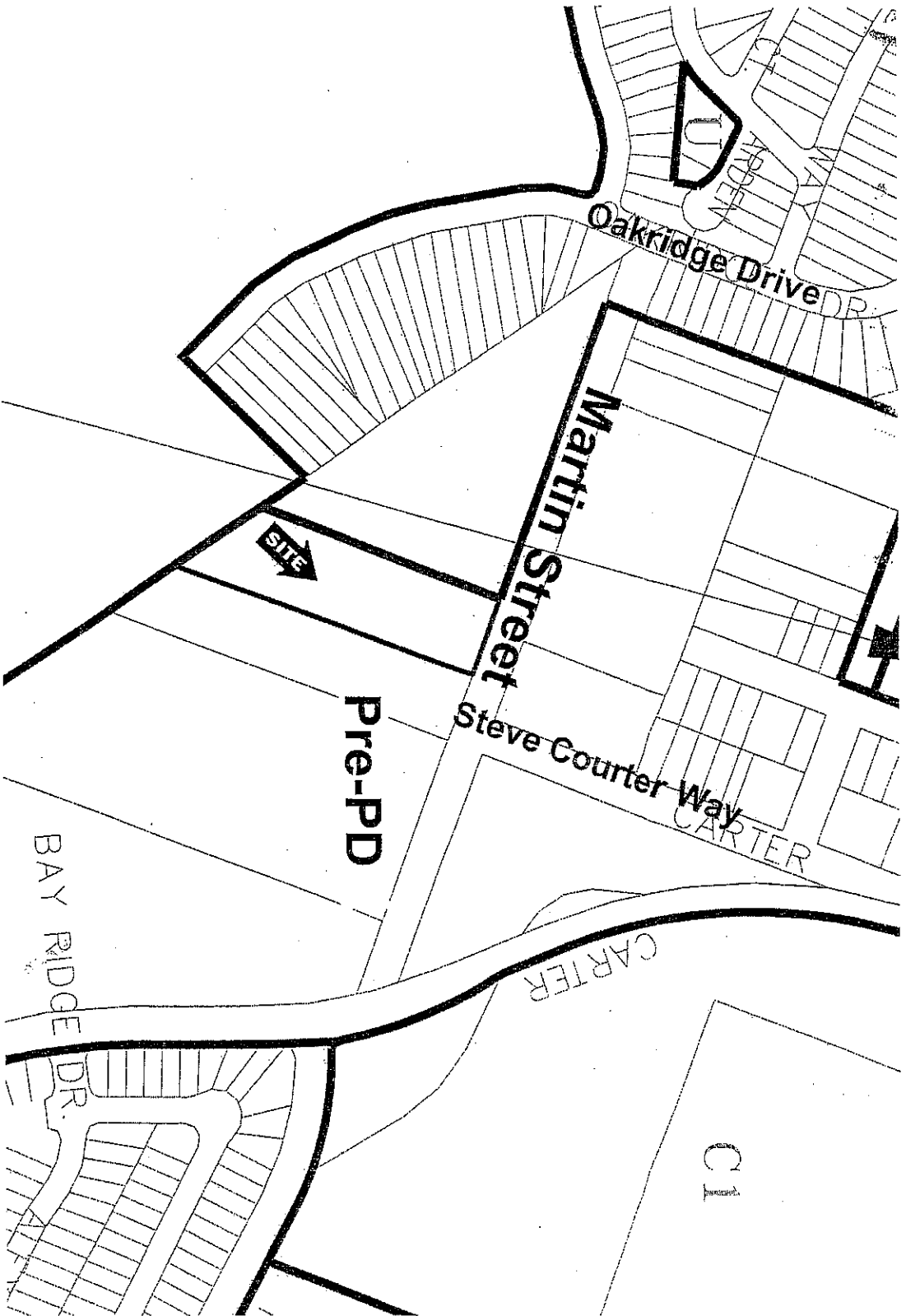


SECRETARY OF THE REDEVELOPMENT
AGENCY OF THE CITY OF DALY CITY

APPROVED:

MAGGIE GOMEZ

CHAIRMAN OF THE REDEVELOPMENT AGENCY
OF THE CITY OF DALY CITY



Location Map