

CITY OF DALY CITY

Regular Meeting - PLANNING COMMISSION

AGENDA

Tuesday, July 7, 2026 - 7:00 PM
City Hall Council Chambers – 2nd Floor
City Hall 333 – 90th Street
Daly City, CA 94015

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PUBLIC PARTICIPATION

There are three ways to submit public comments: (1) email your comment directly to the Planning Division, (2) submit written comments via the City's website and (3) attend the meeting in person.

1. To email your comment, simply email a comment to the planner identified in the public hearing notice or send the email to mvanlonkhuysen@dalycity.org. Public Comments may also be emailed to mvanlonkhuysen@dalycity.org by including "Planning Commission Public Comment" in the subject line.
2. To submit a comment via the City's website, please visit www.dalycity.org/agendas to complete the Public Comment form. In the comment field box, include the item number and/or title of the item as well as your comments.
3. To speak at the meeting in person, please complete a "Speaker Card" located at the entrance to the Council Chambers and submit it to a staff member as early in the meeting as possible.

Please note: All written comments received by 4:00 pm on the meeting day will be provided to the Planning Commission prior to the meeting. Comments are not read aloud into the record. Any written comments received after 4:00 p.m. on the meeting date are not guaranteed to be received by the Planning Commission prior to the meeting.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of Michael Van Lonkhuysen at 991-8158 as soon as possible.

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

AVAILABILITY OF PUBLIC RECORDS:

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

APPROVAL OF MINUTES:

1. The May 5, 2026 and June 3, 2026 Planning Commission Minutes are not available at this time.

PUBLIC HEARINGS:

2. **Zone Change ZC-06-26-017088** - Amendments to Chapter 17.47 - Inclusionary Housing to give preference to households that live or work in Daly City when selecting residents for income-restricted affordable housing units,

STAFF: Michael VanLonkhuysen, Acting Director

RECOMMENDATION:

3. **Use Permit UPR-03-26-017020 and Design Review DR-03-26-017021** - Restaurant with Drive-Through, NW Quadrant

STAFF: Sam C. Fielding, Senior Planner

RECOMMENDATION:

4. **Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023** - Restaurant with Drive-Through, NW Quadrant

STAFF: Sam C. Fielding, Senior Planner

RECOMMENDATION:

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

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

ADJOURNMENT:



Daly City Planning Commission Agenda Report

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

<u>Meeting Date:</u>	July 7, 2026
<u>Application:</u>	Zone Change ZC-06-26-017088
<u>Project Location:</u>	Citywide
<u>Project Description:</u>	Amendments to Chapter 17.47 – Inclusionary Housing to give preference to households that live or work in Daly City when selecting residents for income-restricted affordable housing units.
<u>Applicant/Owner:</u>	City of Daly City 333 90 th Street Daly City, CA 94015
<u>Environmental Assessment:</u>	Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061 – Review for Exemption

Background

Adopted in 2021, Senate Bill SB649 (codified in the California Government Code in Section 7061) establishes a State policy to prevent the displacement of lower-income households. Among other things, this legislation allows local governments to adopt an affordable housing preference ordinance to assist residents facing gentrification, allowing them to continue living and working in the community. More specifically, the City of Daly City can require that at initial lease-up or sale that preference be given to households who live and/or work in Daly City when deciding the occupants of affordable residential units that have been constructed under the City's Inclusionary Housing Ordinance. Households who occupy affordable units must also meet strict income qualifications. For affordable units targeting Low Income households, for example, a four person household can not make more than \$168,100.

Staff has determined that it is most appropriate that the Planning Commission and City Council amend the City's Inclusionary Housing Ordinance to implement a local preference policy for affordable units. Because the ordinance exists within the Zoning Ordinance, Planning Commission recommendation and approval is required prior to advancing to the City Council for final approval.

Discussion

When considering such amendments to the City’s Inclusionary Housing Ordinance, the City is required under federal law to conduct an analysis that ensures the amendments are not discriminatory. More specifically, the City is required to determine if the changes could cause a “disparate impact” on a protected class, i.e., if the amendment would place individuals at a disadvantage in obtaining housing based on “protected characteristics,” such as race, gender, age, or family status. To undertake this analysis, the City of Daly City, in cooperation with HEART of San Mateo County, secured a consultant to complete a Disparate Impact Analysis (DIA) (see Attachment A – Daly City Disparate Impact Analysis).

A DIA is a statistical method used to determine if a neutral policy or practice unintentionally excludes or disproportionately harms protected groups (race, gender, age, disability). It focuses on the discriminatory effect rather than intent. It is used in employment hiring tests, credit checks, or housing, and includes the Four-Fifths Test (also called the 80% Test) and the Z-Test to identify outcomes that result in disadvantaging one or more groups by a statistically significant amount. To review the local preference policy, the DIA incorporated local race and ethnicity data of those who live or work in Daly City who might be income qualified to apply for affordable housing, compared to the race and ethnicity of those who might be income qualified and live anywhere in San Mateo County.

The DIA completed for the City of Daly found evidence of a statistically significant disparate impact for the proposed preference policy if it were applied to all units in a project. However, applying the preference to 70 percent of affordable units rather than 100 percent mitigates this concern and results in outcomes that do not appear to represent a disparate impact for any racial group.

Given the results of the DIA, staff is recommending a local preference policy that will apply to 70 percent of the affordable units in residential developments. In addition, to address Fair Housing concerns, no duration requirement would be included as part of the preference criteria. The Department of Housing and Urban Development (HUD) does not allow durational requirements for units they fund, and the legal literature on the topic makes it clear that such a requirement raises the possibility of legal challenges.

Staff feel that the proposed amendment to the Inclusionary Housing Ordinance will help to minimize the potential for disparate impact and is a legally defensible approach to achieving the City's desire to provide local preferences to City’s residents seeking to rent or own affordable housing. A preference policy does not guarantee that fulfilling the requirements will result in a housing unit or that certain households will “skip to the front of the line,” but it does ensure affordable housing units will be offered first to those who work or reside in Daly City.

Based on a review of other local policies, staff is recommending the following amendments to Chapter 17.47 – Inclusionary Housing:

- 1) Seventy (70) percent of the following affordable housing units would be made available to households living or working in Daly City:
 - a) Any City-assisted affordable units; and

- b) Any income-restricted units resulting from enforcement of Chapter 17.47 – Inclusionary Housing. The Policy would be applicable to both for-sale and rental units, applying at initial lease-up and upon each subsequent resale or new tenancy.
- 2) Applicants would be allowed to claim and document one preference, even if they are eligible for more than one preference, from the following list of preferences:
 - a) Currently lives in Daly City and has done so continually for the six months preceding the application to occupy the affordable unit.
 - b) Currently works in Daly City and has done so continually for the six months preceding the application to occupy the affordable unit.
 - c) Currently works for the and has done so continually for the six months preceding the application to occupy the affordable unit.
 - 3) Applicants would self-certify their eligibility for the preference when applying for development. As a result, only those ranked high in the list will have to provide documentation, along with their other eligibility certification documentation.
 - 4) The City’s local preference policy would be compatible with other preferences and set asides. For example, if a developer is seeking funding from the County of San Mateo to fund an affordable housing project, the developer and that project would be subject to the County’s set-aside requirements. These set aside units are filled through referral from certain programs, such the homelessness coordinated entrance system.
 - 5) In addition, where the County of San Mateo is funding an affordable housing project, the City’s local preference policy may be further restricted based on the proportion of funding provided by the County and the City. This funding could include direct funds, as well as land costs and fee waivers.
 - 6) Units with accessibility features intended to help those with mobility needs, visual impairment, and/or a hearing impairment must be made available to a household with a household member with a documented need for the specific features included in the available accessible unit. If no applicant has a documented need for an accessible unit, the units will be offered to other eligible applicants according to the same preference ranking used for other City Supported and Inclusionary Housing units.

Staff has developed draft amendments to the City’s Inclusionary Zoning Ordinance, based on the above (see Attachment B – Proposed Amendments to Chapter 17.47 – Inclusionary Housing). If City Council approves the proposed Resolution and Ordinance and directs staff to develop guidelines, staff will finalize the guidelines for approval by the City Manager. Staff are developing supplemental guidelines to provide greater detail on requirements such as the selection process, waitlist management, marketing plan, compliance monitoring, and data collection.

Environmental Assessment

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

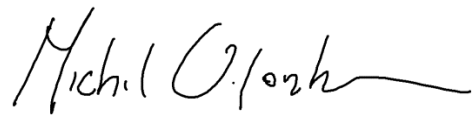
Recommendations

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

1. Adopt the Findings as outlined herein;
2. Find that the proposed rezonings are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section of 15061 - Review for Exemption; and
3. Recommend to the City Council the approval of Zone Change ZC-06-26-017088, Amending Amendments to Chapter 17.47 – Inclusionary Housing.

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

Respectfully submitted,



Acting Director
Department of Economic and Community Development

Attachments

Attachment A – Daly City Disparate Impact Analysis

Attachment B – Proposed Amendments to Chapter 17.47 – Inclusionary Housing



Daly City, California

Proposed Live/Work Preference Policy

Disparate Impact Analysis

May 2026

Executive Summary

HEART of SMC engaged Street Level Advisors to conduct a Disparate Impact Analysis (DIA) on behalf of seven jurisdictions across San Mateo County, including Daly City. Daly City's proposed policy would give preference to households that live or work in the jurisdiction when selecting residents for income-restricted affordable housing units. The purpose of this analysis is to determine whether the proposed preference could disproportionately disadvantage any racial or ethnic group in violation of Fair Housing law.

Using census data, the analysis compared the racial composition of households likely to benefit from the preference against the broader market-area population of income-eligible households. Two established statistical tests—the Four-Fifths (80%) Test and the Z-Test—were applied to a hypothetical lottery of 75 affordable units with 4000 applicants (of which 500 would be preference-eligible), following the methodology endorsed by the court in *Langlois v. Abington Housing Authority*.

We found evidence of a statistically significant disparate impact for the proposed preference policy if it were applied to all units in a project. However, applying the preference to 70% of affordable units rather than 100% mitigates this concern and results in outcomes that do not appear to represent a disparate impact for any racial group.

I. Daly City's Proposed Preferences

Affordable housing preferences offer priority to certain qualifying applicants in the lottery-selection process for income-restricted affordable housing projects. Several jurisdictions in San Mateo County have adopted or are considering the adoption of local preference policies. Daly City does not currently have a local preference policy, but the jurisdiction has used local preferences in affordable housing project agreements for mixed-income and 100% affordable projects. Daly City is considering adopting a preference for households that live or work in Daly City.

Preference would then be offered to applicants for affordable housing that include at least one adult (18 or over) that:

- currently lives within Daly City, or
- works within Daly City.

The preference is expected to apply to all newly developed, income-restricted rental or for-sale units in the jurisdiction. The preference would not be expected to be applied to project-based voucher units or supportive-housing units filled through the Coordinated Entry System.

Table 1: Daly City, Local Preference Policy Summary

Jurisdiction	Current, formalized local preference policy?	Local preference used in the past?	If yes, for what kinds of projects?	If yes, which preferences?	Which preferences for new policy?
Daly City	No.	Yes.	BMR ownership and rental projects. Only initial sales thus far; only applies to initial lease up.	Live/work.	Live/work in Daly City.

II. Defining Disparate Impact

Disparate impact is discrimination that occurs when seemingly neutral policies and practices have a disproportionate, adverse impact on any protected class. The legal precedent for disparate impact was established in the 1971 Supreme Court case *Griggs v. Duke Power Co.* The justices determined that Title VII of the Civil Rights Act “proscribes not only overt discrimination, but also practices that are fair in form, but discriminatory in operation.”

Under the Fair Housing Act, policies that generate a disparate impact on protected classes of applicants are illegal unless the “challenged practice is necessary to achieve one or more substantial, legitimate, non-discriminatory interests.”¹

In the context of fair housing, courts have generally looked to employment law guidelines to provide a model for evaluating whether housing preferences have the effect of adversely

¹ Texas Department of Housing and Community Affairs v. Inclusive Communities Project.

impacting any racial group. No policy will result in a perfectly even representation of all racial groups, so courts have used somewhat complex statistical tests including the Four-Fifths Test (also called the 80% Test) and the Z-Test to identify outcomes that result in under-serving one or more groups by a statistically significant amount.

III. Summary of Methodology

To conduct the DIA, we first constructed estimates of the demographics of the overall applicant pool and of the preference-eligible applicant pool for future affordable housing projects. We then compared the racial composition of the population of potential applicants to the composition of households that would benefit from the proposed preference. We used Census Bureau data, as described below, to estimate the likely racial demographics of households that would benefit from a proposed preference and those of the general population of income eligible households in the broader market area (the households that would be expected to be selected if there were no preference).

Following the logic applied in the Langlois v. Abington Housing Authority case², we used this data to conduct two distinct statistical tests: the Four-Fifths Test and the Z-Test.

1. The Four-Fifths Test (or 80% Test) was established and defined in federal labor guidelines and applied to the context of housing in a modified form by the Langlois decision. The Langlois version of this test finds disparate impact if the selection rate for any group in a lottery conducted with the preference would be less than 80% of the rate we would expect for that group in a lottery with no preference.

$$\text{Impact Ratio for Group X} = \frac{\text{Selection rate for Group X w/ preference}}{\text{Selection rate for Group X w/o preference}}$$

2. The Z-Test is a common test of statistical significance. The Langlois decision found that a preference selection rate for a given racial group that was two or more standard deviations from what would be expected with no preference would constitute evidence of disparate impact.

$$Z = \frac{\text{Difference}}{\text{Standard Deviation}}$$

Using this methodology, a proposed preference would be considered to represent a potential disparate impact if it ‘failed’ both tests. The four-fifths test indicates whether there is a meaningful difference in selection rates but, because for smaller population groups, even very small changes in outcome can represent large changes in the selection rate, ‘failing’ this test may not always indicate a fair housing problem. The Z-Test is also necessary to identify outcomes that would be unlikely to happen by pure chance. Only an outcome that is both

² Langlois v. Abington Housing Authority, 207 F.3d 43, 50 (1st Cir. 2000).

meaningful and unlikely is considered to be potentially a fair housing concern. We are only concerned about the Z-scores for results that ‘fail’ the Four-Fifths Test.

Data Sources

Market-Area Residents (comparison group)

We used the Census Bureau’s 2023 5-Year American Communities Survey Public Use Microdata Sample (PUMS) to create custom Census data tables that estimate the number and percentage of renter households earning less than 80% of Area Median Income (AMI) adjusted for household size for each racial group living in San Mateo County. Using PUMS data allowed us to more precisely estimate the income-eligible population in each racial group and to remove lower-income households that already own homes and are unlikely to be eligible for affordable housing (rental or ownership).

Local Residents

We used the Census Bureau’s 2023 5-Year American Communities Survey Public Use Microdata Sample (PUMS) to create custom Census data tables that estimate the number and percentage of households earning less than 80% of Area Median Income (AMI) by race living in Daly City. Because the PUMS data does not provide geographic location by city, but at the Public Use Microdata Area (PUMA) level, we used Census-published tables of households by race and income band for Daly City to proportionally assign PUMS household records to this geography. Using PUMS data allowed us to more precisely estimate the income-eligible population in each racial group and to remove lower-income households that already own homes and are unlikely to be eligible for affordable housing (rental or ownership).

Local Workers

We utilized 2023 data from LEHD Origin-Destination Employment Statistics (LODES) database to estimate the number of households that have at least one member who works in each jurisdiction. Because Census workforce data, including LODES data, is available at the individual level and not the household level, we used countywide data on the number of adult workers per household to convert the individual worker counts into estimates of the number of households in each racial group that work in Daly City. The data does not enable us to identify the race of workers and also know their household income. We thus used the countywide income distribution by race to estimate the share of each group of workers that are lower income. This data does not allow us to exclude households that also live in the jurisdiction, though it is likely that many of the households that qualify as local workers are also eligible for the local resident preference.

Table 2: Data Sources for Preference Pools and Broader Market Estimates

Category	
Market-Area Residents	Households earning less than 80% of AMI (adjusted for household size) located in San Mateo County, per 2023 ACS 5-year PUMS data.
Local Residents	Households earning less than 80% of AMI (adjusted for household size) located within Daly City, per 2023 ACS 5-year PUMS data.
Local Workers	Estimated low-income households (<80% AMI) with at least one member employed within Daly City, based on LODES data.

Combined Pool

We combined the household total estimates for each racial group from the separate analyses to construct a single table that estimates the likely racial composition of the pool of people who would be eligible for the proposed preference in each jurisdiction (for either of the two reasons). To do this we simply added the estimated number of households from each pool and calculated new percentages.

Hypothetical Lottery

In order to illustrate the impact of preferences on a realistic lottery scenario and to evaluate the statistical significance of the results, we have assumed a potential low-income housing project of 75 affordable housing units. We assumed a pool of 4000 applicants of which 500 (or 12.5%) would qualify for the local preference.

The assumed number of applicants eligible for the preference pool has no impact on results. The size of the affordable housing projects does: Smaller projects are less likely to have statistically significant Z scores, while larger projects are more likely to have statistically significant Z scores. We selected a project size towards the high end of the typical range.

IV. Results

Table 3 shows preference-pool demographics relative to market-area demographics. There is a higher share of Asian households in the local-resident pool than in the comparison group. There are lower shares of White and Hispanic households in the local-resident pool than in the comparison group. The shares of Black and Other/Multiple households are comparable across the local-resident pool and the comparison group.

There are higher shares of Black and Asian households in the local-worker pool than in the comparison group. There are lower shares of White and Other/Multiple households in the local-worker pool than in the comparison group. The share of Hispanic households of the local worker pool is comparable to its share of the comparison group.

Table 3: Demographic Estimates for Preference Pools and Broader Market

Comparison Group		Local Residents	Local Workers
	Low Income residents of the broader Market Area	Low Income residents of the City	Low income households with a local worker
Non Hispanic			
White	30%	16%	24%
Asian	22%	48%	26%
Black	4%	3%	8%
Other or Multiple	5%	7%	1%
Hispanic	39%	26%	41%
Total	100%	100%	100%

We used these demographic estimates to simulate the lottery results for a hypothetical affordable housing project lottery in each jurisdiction and compare results between two scenarios – one where the preference policy is applied and units are allocated randomly to preference-eligible households and one where it is not applied and units are allocated randomly to households from the broader market area.

We conducted the 4/5ths test to assess whether selection rates for racial groups fall below 80% of the expected rate with no preference and the z-test to measure statistical significance of observed differences. The selection rate is the share of all applicants (preference and non-preference) that would likely be offered housing through a lottery. For example, in our hypothetical lottery with 4000 applicants for 75 units, the overall selection rate will be 1.8% (i.e., 1.8% of applicants will win a unit). If applicants are selected truly randomly, we would expect that each racial group would also have a 1.8% selection rate. However, when we apply the preference, wherever the preference pool includes relatively more applicants of one racial group and fewer of others, the overall selection rates for each racial group will differ. We evaluated each of the potential preference categories (current residents and local workers) alone and also evaluated a combined pool including applicants from all categories. The combined preference has been weighted according to the ratio of households to workers in Daly City (i.e., 81% residents and 19% workers).³

We found evidence of a statistically significant disparate impact for the proposed preference policy. However, applying the preference to 70% of affordable units rather than 100% mitigates this concern. Below, we've included results summaries for the combined preference, the live preference, and the work preference, all applied to 100% of affordable units. We've also shown results for the combined preference applied to 70% of affordable units. The

³ As described above, under data sources for local workers, people who live and work in Daly City are being counted twice.

proposed design of Daly City's preference policy is the combined preference; the live and work preferences are shown as standalone preferences for informational purposes.

With the Combined Preference applied to 100% of units:

- White applicants are underrepresented in the preference pool and do not meet the 80% selection rate standard of the 4/5 test. This result is statistically significant with a Z score of 2.38.
- Hispanic applicants are also underrepresented in the preference pool and do not meet the 80% selection rate standard of the 4/5 test. This result is not statistically significant, but the Z score of 1.79 is fairly high.
- ***Applying the combined preference to 70% of affordable units mitigates this disparate impact, bringing the Z score for White applicants down to 1.66 (see Table 5 below). This is a more cautious application of the preference given the statistically significant results at higher applications of the preference.***

Table 4: Combined Preference applied to 100% of units

Summary Table - Combined Preference

	Comparison Group Low Income renters in the broader Market Area	Preference Group Low Income renter households that live or work in the jurisdiction	Selection Rate (5K apps)		Impact Ratio (4/5ths test) Preference rate as % of no preference	Z=Score Number of Standard Deviations from mean
			No Preference Applied	Preference on 100% of units		
Non Hispanic						
White	30%	18%	1.9%	1.1%	59%	Z=2.38
Asian	22%	44%	1.9%	3.8%	202%	Z=4.66
Black	4%	4%	1.9%	1.8%	94%	Z=0.11
Other or Multiple	5%	6%	1.9%	2.2%	116%	Z=0.3
Hispanic	39%	29%	1.9%	1.4%	74%	Z=1.79

Table 5: Combined Preference applied to 70% of units

Summary Table - Combined Preference

	Comparison Group Low Income renters in the broader Market Area	Preference Group Low Income renter households that live or work in the jurisdiction	Selection Rate (5K apps)		Impact Ratio (4/5ths test) Preference rate as % of no preference	Z=Score Number of Standard Deviations from mean
			No Preference Applied	Preference on 70% of units		
Non Hispanic						
White	30%	18%	1.9%	1.3%	71%	Z=1.66
Asian	22%	44%	1.9%	3.2%	171%	Z=3.26
Black	4%	4%	1.9%	1.8%	96%	Z=0.07
Other or Multiple	5%	6%	1.9%	2.1%	111%	Z=0.21
Hispanic	39%	29%	1.9%	1.5%	82%	Z=1.25

With the Live Preference applied to 100% of units:

These results, and those below, are included for informational purposes only; the proposed preference would be a combined live/work preference.

- White and Hispanic applicants are underrepresented in the preference pool relative to the broader market area, so their selection rates fall below 80% of what they would otherwise be. These results are statistically significant, with Z scores of 2.66 and 2.88, respectively.
- Black applicants also fail the 4/5 test because they are underrepresented in the preference pool relative to the broader market area. Because this group represents a very small share of the population, both in the preference pool and in the broader market area, any variation in selection would result in disproportionately large changes in selection rate. The results are not statistically significant.
- If the jurisdiction were to adopt a preference for residents alone without also including a workforce preference, we found evidence of disparate impact at 100% preference. However, the combined preference applied to a share of affordable units resolves this problem.

Table 6: Live Preference alone applied to 100% of units

Resident Preference

	Comparison Group	Preference Group	Selection Rate (5K apps)		Impact Ratio (4/5ths test)	Z=Score
	Low Income renters living in San Mateo County	Low Income residents of the City	No Preference Applied	Preference on 100% of units	Preference rate as % of no preference	Number of Standard Deviations from mean
Non Hispanic						
White	30%	16%	1.9%	1.0%	54%	Z=2.66
Asian	22%	48%	1.9%	4.1%	221%	Z=5.54
Black	4%	3%	1.9%	1.3%	67%	Z=0.59
Other or Multiple	5%	7%	1.9%	2.6%	138%	Z=0.75
Hispanic	39%	26%	1.9%	1.3%	67%	Z=2.28

With the Work Preference applied to 100% units:

- Other/Multiple applicants do not meet the 80% selection rate standard of the 4/5 test. Because this group represents a very small share of the population, both in the preference pool and in the broader market area, any variation in selection would result in disproportionately large changes in selection rate. The results are not statistically significant.

Table 7: Work Preference alone applied to 100% of units

Workforce Preference

	Comparison Group Low Income residents of the broader Market Area	Preference Group renter households with individuals that work in the City	Selection Rate (5K apps)		Impact Ratio (4/5ths test) Preference rate as % of no preference	Z=Score Number of Standard Deviations from mean
			No Preference Applied	Preference on 100% of units		
Non Hispanic						
White	30%	24%	1.9%	1.5%	80%	Z=1.17
Asian	22%	26%	1.9%	2.2%	118%	Z=0.84
Black	4%	8%	1.9%	4.0%	211%	Z=1.96
Other or Multiple	5%	1%	1.9%	0.3%	18%	Z=1.6
Hispanic	39%	41%	1.9%	2.0%	104%	Z=0.31

DRAFT REVISIONS

Chapter 17.47 INCLUSIONARY HOUSING¹

17.47.010 Purpose.

- A. The purpose of this chapter is to enhance the public welfare by establishing policies that require the development of housing affordable to households of low- and moderate-incomes, meet the city's regional share of housing needs, and implement the goals and objectives of the city's general plan and housing element.
- B. The adoption of a city-wide inclusionary housing program will also assist in alleviating the use of available residential land solely for the benefit of households that are able to afford market-rate housing because such market-rate development will be required to contribute to the provision of affordable housing for the entire Daly City community.
- C. The city council desires to provide incentives in this chapter for inclusionary units to be located on the same site as market-rate residential development to provide for integration of low- and moderate-income households with households in market-rate neighborhoods and to disperse inclusionary units throughout the city where new residential development occurs.
- D. The city council desires to provide and maintain affordable housing opportunities in the community through an inclusionary housing program for both ownership and rental housing.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.020 Findings.

The city council finds and determines:

- A. Lack of access to affordable housing has a direct impact upon the health, safety and welfare of the residents of the city. The city will not be able to contribute to the attainment of state housing goals or retain a healthy environment without additional affordable housing. The housing affordability problem has an impact upon a broad range of income groups, and no single housing program will be sufficient to meet the housing need.
- B. A lack of new affordable units will have a substantial negative impact on the environment and economic climate because:
 - 1. Housing will have to be built elsewhere, far from employment centers and therefore commutes will increase, causing increased traffic and transit demand and consequent noise and air pollution; and
 - 2. City businesses will find it more difficult to attract and retain the workers they need. Affordable housing policies contribute to a healthy job and housing balance by providing more affordable housing close to employment centers.

¹Ord. No. 1423, § 1, adopted Dec. 10, 2018, repealed Ch. 17.47, §§ 17.47.010—17.47.180, and enacted a new Ch. 17.47 as set out herein. Former Ch. 17.47 pertained to affordable housing and derived from Ord. No. 1377, § 2, 4-28-2014; Ord. No. 1405, §§ 1—6, 1-11-2016.

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- C. The California legislature has required each local government agency to develop a comprehensive, long-term general plan establishing policies for future development. As specified in the Government Code (at Sections 65300, 65302(c), and 65583(c)), the plan must:
1. "Encourage the development of a variety of types of housing for all income levels, including multifamily rental housing;"
 2. "[A]ssist in the development of adequate housing to meet the needs of low- and moderate-income households;" and
 3. "Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action."
- D. The citizens of the city seek a well-planned, aesthetically pleasing and balanced community, with housing affordable to low- and moderate-income households. Affordable housing should be available throughout the city, and not restricted to a few neighborhoods and areas.
- E. Federal and state funds for the construction of new affordable housing are insufficient to fully address the problem of affordable housing within the city. Nor has the private housing market provided adequate housing opportunities affordable to low- and moderate-income households.
- F. The city is aware that there may be times when affordable housing requirements make market-rate housing more expensive. In weighing all the factors, including the significant need for affordable housing, the city has made the decision that the community's interests are best served by the adoption of the inclusionary housing ordinance.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.030 Definitions.

As used in this chapter, the following terms shall have the following meanings:

"Affordable housing plan" means a plan containing all of the information specified in and submitted in compliance with Section 17.47.140 of this chapter and describing the manner in which inclusionary units will be provided in conformity with this chapter and the inclusionary housing guidelines.

"Affordable housing project" means a residential development that is subject to a deed restriction with a term of at least fifty-five years that restricts all of the residential units other than manager's units for occupancy by, or sale to, low-, very low-, or moderate-income households at affordable rents or affordable sales prices.

"Affordable rent" means a monthly rent plus utility allowance that does not exceed one-twelfth of thirty percent of seventy percent of area median income for a household of the assumed household size for the dwelling unit.

"Affordable sales price" means a sales price that results in a monthly housing cost (including mortgage payments, mortgage insurance, (if any), homeowners' insurance, property taxes, homeowners' association costs, assessments (if any), and a utility allowance, that does not exceed one-twelfth of thirty percent of one hundred ten percent of area median income for households of the assumed household size for the dwelling unit.

"Alternative in lieu fee" means the in-lieu fee that is paid when the developer elects to pay a fee as an alternative to building an inclusionary unit.

"Area median income" means the annual median income for San Mateo County, adjusted for household size, as published periodically in the California Code of Regulations, Title 25, Section 6932, or its successor provision, or as established by the City of Daly City in the event that such median income figures are no longer published in the California Code of Regulations.

"Assumed household size" means, for the purpose of establishing affordable sales prices and affordable rent, a household with a total number of members equal to the number of bedrooms in the dwelling unit, plus one, consistent with Section 50052.5(h) of the California Health and Safety Code and subject to applicable federal rules (if any). For example, the assumed household size for a three-bedroom home is a four-person household.

"City" means the City of Daly City, City Manager of the City of Daly City or his or her designee.

"City council" means the elected legislative body of the City of Daly City.

"Condominium conversion" means the conversion of the ownership of the units in a rental project from a single ownership to an ownership in which the dwelling units may be sold individually. Such condominium conversions may include, but are not limited to, the conversion of existing multiple unit residential development projects to any of the following, all as defined Civil Code Section 1351; (a) a community apartment project; (b) a condominium project; and (c) a stock cooperative.

"Density bonus units" means dwelling units approved in a Residential Development pursuant to California Government Code Section 65915 et seq. that are in excess of the maximum residential density otherwise permitted by the Daly City general plan or zoning ordinance.

"Developer" means any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities, that seeks city approvals for all or part of a residential or commercial development.

"First approval" means the first of the following approvals to occur with respect to a residential development: development agreement, general plan amendment, specific or area plan adoption or amendment, zoning, rezoning, pre-zoning, annexation, planned development permit, tentative map, parcel map, conditional use permit, special use permit, or building permit.

"For-sale" means and refers to any dwelling unit, including a condominium, stock cooperative, community apartment, or attached or detached single-family home, for which a parcel or tentative and final map is required for the lawful subdivision of the parcel upon which the dwelling unit is located or for the creation of the unit in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.), or any residential development including such for-sale dwelling units.

"For-sale project" means a residential development, or portion thereof, that includes the creation of one or more dwelling units that may be sold individually, including a condominium, stock cooperative, community apartment, or attached or detached single-family home, and also includes a residential condominium conversion and the creation of dwelling units that may be sold individually, but are initially rented rather than sold.

"Impact fee" means a fee that may be due for residential developments for which a planning permit or an affordable housing plan has been approved by the city prior to July 1, 2018. The impact fee, based on a 2014 Nexus Study, was required for rental projects and was an alternative for for-sale projects pursuant to the former affordable housing ordinance.

"Inclusionary housing agreement" means a written agreement between a developer and the city as provided by Section 17.47.130.

"Inclusionary housing guidelines" means the written administrative guidelines detailing procedures and guidelines to ensure the orderly and efficient administration of the requirements of this chapter.

"Inclusionary unit" means a dwelling unit that pursuant to this chapter is required to be offered at affordable rent or affordable sales price to low-income households or moderate-income households, and that is subject to a deed restriction as required by this chapter.

"Low-income household" means a household whose annual income does not exceed the qualifying limits set for "lower income households" in Section 50079.5 of the California Health and Safety Code.

"Market-rate unit" means a dwelling unit in a residential development that is not an inclusionary unit.

"Moderate-income household" means a household whose income does not exceed the qualifying limits set for "persons and families of low or moderate income" in Section 50093(b) of the California Health and Safety Code.

"Planning permit" means a tentative map, parcel map, conditional use permit, site development permit, planned development permit, development agreement, or special use permit, or any discretionary permit excluding general plan amendments, zoning and rezoning, annexation, specific plans, and area development policies.

"Rental project" means a residential development, or portion thereof, that creates dwelling units that cannot be sold individually.

"Rental" means and refers to a dwelling unit that is not a for-sale dwelling unit, and does not include any dwelling unit, whether offered for rental or sale, that may be sold as a result of the lawful subdivision of the parcel upon which the dwelling unit is located or creation of the unit in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.), or any residential development including such rental dwelling units.

"Required in lieu fee" means the in lieu fee required to be paid for residential developments below the threshold for providing Inclusionary Units. This threshold is fifteen units for for-sale projects, and twenty units for rental projects.

"Residential development" means any project that requires a building permit for which an application must be submitted to the city, and that would create five or more new additional, or modified dwelling units by: (i) the construction or alteration of structures, (ii) the conversion of a use to residential from any other use, or (iii) the conversion to for-sale residential use from rental residential use.

"Utility allowance" means an allowance for utilities reflecting the figures for the applicable unit type in the most recent utility allowance schedule published by the San Mateo County Housing Department.

"Utilities" means garbage collection, sewer, water, electricity, gas and other heating, cooling, cooking and refrigeration fuels.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.040 Operative date of chapter.

The provisions of this chapter shall be operative on July 1, 2018.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.050 Applicability.

The provisions of this chapter shall apply to all residential developments, except for any residential development that is exempt under Section 17.47.060 of this chapter.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.060 Exemptions.

The requirements of this chapter do not apply to:

- A. The reconstruction of any structures that have been destroyed by fire, flood, earthquake or other act of nature provided that the reconstruction of the site does not increase the number of residential units by five or more units.

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- B. Projects that are not Residential Developments as defined in Section 17.47.030.
 - C. Residential Developments for which a planning permit or an affordable housing plan has been approved by the city prior to July 1, 2018. For such residential developments, the affordable housing requirements set forth in the approved planning permits or affordable housing plan shall apply; provided however, upon the expiration of any planning permit, the residential development shall be subject to the requirements of this chapter, and shall not proceed until such time as an affordable housing plan is approved in conjunction with any other required planning permit or amendment thereto for the residential project. Developers of residential developments for which a planning permit or an affordable housing plan has been approved by the city prior to July 1, 2018, who are subject to payment of an impact fee shall be required to pay the impact fee in effect as of the date of the city's approval of the planning permit or affordable housing plan for the residential development; provided however, if the impact fee is not paid within twelve months from February 1, 2019, then the impact fee shall be payable in the amount that is in effect on the date of issuance of building permits for the residential development.

Residential developments for which neither a planning permit nor an affordable housing plan has been approved prior to July 1, 2018 are subject to the requirements of this chapter.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.070 Affordable housing requirements.

Residential developments with fewer than twenty rental units or fifteen ownership units will pay the required in lieu fees established in the city's affordable housing fee schedule.

- A. Except as otherwise permitted by this chapter, all new residential developments not subject to the required in lieu fees above shall include inclusionary units. Calculations of the number of inclusionary units required by this section shall be based on the number of dwelling units in the residential development excluding any density bonus units.
- B. On-Site Inclusionary Requirement. Unless otherwise exempted or excepted from this chapter, residential developments shall include inclusionary units on the same site as the residential development as follows:
 - 1. For-sale projects: Twenty percent of the dwelling units in the residential development shall be sold at an affordable sales price to households whose annual income does not exceed moderate income.
 - 2. Rental projects: Ten percent of the dwelling units in the residential development shall be made available for rent at an affordable rent to households whose annual income does not exceed low income.
 - 3. In the event tenure-type is not known at the time of entitlement, developers shall submit an affordable housing plan that describes how they will comply with affordable housing requirements under both rental and ownership scenarios.
- C. Fractional Units. In computing the total number of inclusionary units required in a residential development, fractions of one-half or greater shall be rounded up to the next highest whole number, and fractions of less than one-half shall be rounded down to the next lowest whole number.
- D. Residential Development With Both For-Sale and Rental Units. When a residential development includes both for-sale and rental dwelling units, the provisions of this chapter that apply to for-sale residential developments shall apply to that portion of the development that consists of for-sale dwelling units, and the provisions of this chapter that apply to rental residential developments shall apply to that portion of the development that consists of rental dwelling units.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.080 On-site inclusionary housing incentives.

- A. The developer of a residential development that will provide all required inclusionary units on the same site as the market-rate units may, at the developer's option, submit a written request for a density bonus, waivers, incentives, or concessions pursuant to California Government Code Section 65915 et seq. and Chapter 17.52 of this Code if the residential development includes on-site affordable dwelling units that meet the thresholds for density bonus pursuant to California Government Code Section 65915 et seq.
- B. Affordable Housing Plan. Any requests for waivers, concessions or incentives shall be included in the proposed affordable housing plan submitted at the time of application for the first approval, and any incentives authorized by the city pursuant to Chapter 17.52 of this Code shall be included in the affordable housing plan, if approved by the city, for the residential development.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.090 Timing of construction of inclusionary units.

- A. All required inclusionary units shall be constructed and made available for occupancy prior to or concurrently with the market-rate units in the residential development. To implement this requirement, the city will not issue building permits for more than a proportional number of the market-rate units within a residential development until it has issued building permits for the proportional number of inclusionary units to be included in the development. In addition, the city will not approve final inspections or certificates of occupancy for more than a proportional number of the market-rate units within a residential development until it has approved final inspections or certificates of occupancy for a proportional number of the inclusionary units within the development.
- B. For phased developments, the city will not issue building permits for more than a proportional number of the market-rate units within a construction phase in a residential development until it has issued building permits for the proportional number of Inclusionary Units to be included in that construction phase. In addition, the city will not approve final inspections or certificates of occupancy for more than a proportional number of the market-rate units within a construction phase until it has approved final inspections or certificates of occupancy for a proportional number of the inclusionary units within that construction phase.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.100 Development and design standards for inclusionary units.

- A. Single-family detached inclusionary units shall be dispersed throughout the residential development. Townhouse, row-house, and multifamily inclusionary units shall be located so as not to create a geographic concentration of inclusionary units within the residential development.
- B. The quality of design and overall quality of construction of the inclusionary units shall be consistent with the design of all market-rate units in the residential development and meet all site, design, and construction standards included in Title 15 (Buildings and Construction), Title 16 (Subdivisions), and Title 17 (Zoning) of this Code, including, but not limited to, compliance with all design guidelines included in applicable specific plans or otherwise adopted by the city council, and the inclusionary housing guidelines. Inclusionary units shall have functionally equivalent parking when parking is provided to the market-rate units.
- C. The inclusionary units shall have the same amenities as the market-rate units, including the same access to and enjoyment of common open space and facilities in the residential development.

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- D. The inclusionary units shall have the same proportion of unit types as the market-rate units in the residential development.
 - E. The inclusionary units shall have a comparable square footage and the same bedroom count and bedroom count ratio as the market-rate units.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.110 Minimum requirements.

The requirements of this chapter are minimum requirements and shall not preclude a residential development from including additional affordable units or affordable units with lower rents or sales prices than required by this chapter.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.120 Compliance alternatives.

- A. Alternative In-Lieu Fees. In lieu of constructing the on-site inclusionary units required by this chapter, a developer may elect to pay an alternative in lieu fee in accordance with this section.
 - 1. Alternative in lieu fees shall be payable in full at the time of issuance of building permits for the residential development or applicable phase thereof. No application for a rezoning, tentative map, parcel map, conditional use permit, design review, or building permit shall be approved, nor shall any residential development be constructed, or condominium conversion approved without compliance with this section. For phased developments, payments may be made for each phase of the residential development prior to issuance of a building permit for that phase.
 - 2. Rental Residential Developments. The alternative in lieu fee for rental residential developments shall be equal to the total livable square footage of the development multiplied by the alternative in lieu fee established in the city's affordable housing fee schedule an amount equal to the approximate per unit cost that the city would incur to subsidize the development of an equal number of rental inclusionary units such that they could be offered for rent at affordable rent.
 - 3. Fractional Units. In calculating the amount of the alternative in lieu fee, any fractional unit obligation will be rounded up to the nearest whole number.
 - 4. The amount of alternative in lieu fees shall be established by resolution of the city council and may include without limitation estimated costs of (1) administration, (2) construction, (3) land, (4) financing, (5) professional fees (including without limitation architecture, engineering, and other costs), and (6) indirect costs.
 - 5. The city shall not issue building permits for any market-rate unit in the residential development prior to the payment in full of all applicable alternative in lieu fees.
 - 6. All alternative in lieu fees collected under this section shall be deposited in the city's affordable housing trust fund established pursuant to Section 17.47.150 of this chapter.
- B. Combination of Fees and Units. If the residential development consists of more than fifty rental units, a developer may elect to provide a combination of on-site inclusionary units and payment of required in lieu fees.
 - 1. The number of on-site inclusionary units provided must be at least half of the required number of inclusionary units, or at least five percent of the total units in the project.

2. The required in lieu fees shall be paid for the remaining balance of required on-site inclusionary units.
(Ord. No. 1423, § 2, 12-10-2018)

17.47.130 Continuing affordability and initial occupancy.

- A. The inclusionary housing guidelines shall include standard documents, in a form approved by the city attorney, to ensure the continued affordability of the inclusionary units approved for each residential development. The documents may include, without limitation, inclusionary housing agreements, regulatory agreements, deeds of trust, resale restrictions, rights of first refusal, options to purchase, and/or other documents that shall be recorded against the residential development and the inclusionary units.
- B. Unless otherwise specified by the chapter, all inclusionary units shall be subject to recorded restrictions that require the units to remain affordable to the targeted income group for no less than fifty-five years.
- C. Any household that occupies an inclusionary unit must occupy that unit as its principal residence, unless otherwise approved in writing by the city for rental to a third party for a limited period of time due to household hardship, as specified in the inclusionary housing guidelines.
- D. No household may begin occupancy of an inclusionary unit until the household has been determined to be eligible to occupy that unit. Rental inclusionary units shall continue to be rented to income eligible households at an affordable rent for the entire term of the inclusionary housing restriction. The inclusionary housing guidelines shall establish standards for determining household income, minimum and maximum occupancy, affordable housing cost, provisions for continued monitoring of tenant eligibility, and other eligibility criteria.
- E. Officials, employees, or consultants of the city, and members of boards and commissions thereof, shall comply with all applicable laws, regulations, and policies relating to conflicts of interest as to their eligibility to develop, construct, sell, rent, lease, occupy, or purchase an inclusionary unit. The inclusionary housing guidelines may include conflict of interest provisions relating to the administration of this chapter and the eligibility of persons to occupy inclusionary units.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.140 Affordable housing plan and inclusionary housing agreement.

- A. An affordable housing plan shall be submitted as part of the application for first approval of any residential development. no application for a first approval for a residential development may be deemed complete unless an affordable housing plan is submitted in conformance with the provisions of this chapter. Approval of an affordable housing plan is a condition of any tentative map, parcel map or building permit for any development for which this chapter applies. This section does not apply to projects where the requirements of the chapter are satisfied by payment of a fee under Section 17.47.180.
- B. For each construction phase, the affordable housing plan shall specify, at the same level of detail as the application for the residential development, at least all of the following information:
 - 1. Whether the development is for sale or rental and the type of structure (attached; semi-attached, detached);
 - 2. How the inclusionary housing requirement will be satisfied pursuant to this chapter;
 - 3. For all inclusionary units, the number of units, unit type, tenure, number of bedrooms and baths, approximate location/floor plan, size and design, construction and completion schedule;
 - 4. Phasing of inclusionary units in relation to market-rate units in compliance with Section 17.47.090;

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5. Marketing plan, including the manner in which inclusionary units will be offered to the public in a nondiscriminatory and equitable manner;
 6. Specific methods to be used to verify household incomes, and to maintain the affordability of the inclusionary units;
 7. A reliable financing mechanism for the ongoing administration and monitoring of rental inclusionary units;
 8. Any other information that is reasonably necessary to evaluate the compliance of the affordable housing plan with the requirements of this chapter and the inclusionary housing guidelines.
- C. Upon submittal, the city shall determine if the affordable housing plan is complete and conforms to the provisions of this chapter and the inclusionary housing guidelines. If the affordable housing plan is incomplete or not in compliance, it will be returned to the developer with a list of deficiencies or the information required. Any decision deeming the affordable housing plan to be out of conformity with this chapter may be appealed to the city council in accordance with procedures for notice and hearing contained in this title.
- D. The affordable housing plan shall be reviewed as part of the first approval of any residential development. The affordable housing plan shall be approved if it conforms to the provisions of this chapter and the inclusionary housing guidelines. A condition shall be attached to the first approval of any residential development to require recordation of the inclusionary housing agreement described in subsection (G) of this section prior to the approval of any final or parcel map or building permit for the residential development.
- E. A request for a minor modification of an approved affordable housing plan may be granted if the modification is substantially in compliance with the original affordable housing plan and conditions of approval. Other modifications to the affordable housing plan shall be processed in the same manner as the original plan.
- In the event the tenure type of a development changes, a revised affordable housing plan, compliant with the requirements described in this chapter for the new tenure type must be approved by the city.
- F. Following the first approval of a residential development, the city shall prepare an inclusionary housing agreement providing for implementation of the affordable housing plan and consistent with the inclusionary housing guidelines. Prior to the approval of any final or parcel map or issuance of any building permit for a residential development subject to this chapter, the inclusionary housing agreement shall be executed by the city and the applicant and recorded against the entire residential development property to ensure that the agreement will be enforceable against any successor in interest. The inclusionary housing agreement will include, without limitation (i) a description of the development, including whether the affordable units will be rented or owner-occupied; (ii) the number, size and location of the inclusionary units; (iii) incentives provided by the city (if any), including the nature and amount of any local public funding; (iv) provisions and/or documents for resale restrictions, deeds of trust, rights of first refusal or rental restrictions; (v) provisions for monitoring the ongoing affordability of the units, and the process for qualifying prospective resident households for income eligibility; and (vi) any additional obligations relevant to the compliance with this chapter. The inclusionary housing agreement shall not be amended without the prior written consent of the city and shall not be amended prior to any necessary amendments to applicable planning permits.
- G. The city council, by resolution, may establish fees for the ongoing administration and monitoring of the inclusionary units, which fees may be updated periodically, as required.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.150 For-sale units.

For-sale inclusionary units shall be subject to the following requirements:

- A. Initial Sale. For-sale inclusionary units must be initially sold at an affordable sales price to households whose income is no greater than moderate-income and shall be subject to recorded resale restrictions.
- B. Transfer. Upon any transfer of a for-sale inclusionary unit prior to the expiration of the fifty-five year affordability period, renewed restrictions will be entered into with a fifty-five year renewal term.
- C. Resale. The maximum sales price permitted upon resale of an inclusionary unit designated for owner-occupancy shall be the greater of:
 - 1. The sum of the original purchase price the owner paid for the home plus the depreciated value of any capital improvements purchased and installed by the owner and approved in writing by the city prior to their installation pursuant to the city's capital improvements policy described in the below market-rate ownership unit program guidelines and information manual; or
 - 2. The current affordable sales price for the unit based on current area median income limits plus the depreciated value of any capital improvements purchased and installed by the owner and approved in writing by the city prior to their installation pursuant to the city's capital improvements policy described in the below market-rate ownership unit program guidelines and information manual.
- D. Maintenance of Unit. The owner of the inclusionary unit will be responsible for compliance with housing maintenance standards as described in the inclusionary housing guidelines.
- E. Changes in Title. Subject to reasonable procedures that the city may require, title to the inclusionary unit may be transferred pursuant to the below market-rate ownership unit program guidelines and/or inclusionary housing guidelines.
- F. Annual Certifications. The owner of the affordable unit shall certify annually that the owner occupies the unit as the owner's primary residence.
- F. Failure of an owner to comply with the requirements of this section shall be a violation of this chapter, and the city shall be permitted to seek enforcement against an owner in violation pursuant to Section 17.47.190, in addition to any other remedy available to it under law or equity.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.160 Affordable housing trust fund.

- A. Unless otherwise required by law, all in lieu fees, fees, promissory note repayments, shared appreciation payments, and other funds collected under this chapter shall be deposited into a separate account to be designated as the City of Daly City affordable housing trust fund. The city may elect to deposit funds from other sources into the fund.
- B. The moneys in the affordable housing trust fund and all earnings from investment of the moneys in the affordable housing trust fund shall be expended exclusively to provide housing affordable to extremely low-income, very low-income, lower income, and moderate-income households in the City of Daly City and administration and compliance monitoring of the inclusionary housing program.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.170 Compliance monitoring.

The inclusionary housing guidelines and each inclusionary housing agreement shall include provisions for the monitoring by the city of each inclusionary unit for compliance with the provisions of this chapter, the inclusionary housing guidelines, and the applicable inclusionary housing agreement. Such provisions shall require annual compliance reports to be submitted to the city by the owner, and the city shall conduct periodic on-site audits to ensure compliance with all applicable laws, policies, and agreements. The city council may adopt fees for the costs of monitoring and compliance by the city, which shall be deposited into the affordable housing trust fund for that purpose.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.180 Waiver.

- A. Notwithstanding any other provision of this chapter, the requirements of this chapter may be waived, adjusted, or reduced if an applicant shows, based on substantial evidence, that applying the requirements of this chapter would take property in violation of the United States or California Constitutions.
- B. Any request for a waiver, adjustment, or reduction under this section shall be submitted to the city concurrently with the affordable housing plan required by Section 17.47.070 of this chapter. The request for a waiver, adjustment, or reduction shall set forth in detail the factual and legal basis for the claim.
- C. The request for a waiver, adjustment, or reduction shall be reviewed and considered in the same manner and at the same time as the affordable housing plan and is subject to the appeal process for affordable housing plans in Section 17.47.140.
- D. In making a determination on an application for waiver, adjustment, or reduction, the applicant shall bear the burden of presenting substantial evidence to support the claim. The city may assume each of the following when applicable:
 - 1. That the applicant will provide the most economical inclusionary units feasible, meeting the requirements of this chapter and the inclusionary housing guidelines.
 - 2. That the applicant is likely to obtain housing subsidies when such funds are reasonably available.
- E. The waiver, adjustment or reduction may be approved only to the extent necessary to avoid an unconstitutional result, after adoption of written findings, based on substantial evidence, supporting the determinations required by this section.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.190 Implementation and enforcement.

- A. The city shall adopt guidelines to assist in the implementation and administration of all aspects of this chapter.
- B. The city shall evaluate the effectiveness of the ordinance codified in this chapter one year after the operative date of this chapter.
- C. The city attorney shall be authorized to enforce the provisions of this chapter and all inclusionary housing agreements, regulatory agreements, covenants, resale restrictions, promissory notes, deed of trust, and other requirements placed on inclusionary units by civil action and any other proceedings or methods permitted by law.

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- D. Failure of any official or agency to fulfill the requirements of this chapter shall not excuse any applicant or owner from the requirements of this chapter. No permit, license, map, or other approval or entitlement for a residential development shall be issued, including without limitation a final inspection or certificate of occupancy, until all applicable requirements of this chapter have been satisfied.
- E. The remedies provided for herein shall be cumulative and not exclusive and shall not preclude the city from any other remedy or relief to which it otherwise would be entitled under law or equity.

(Ord. No. 1423, § 2, 12-10-2018)

17.47.200 Local preference when assigning lease or sale of affordable units.

A. Seventy (70) percent of the following affordable housing units shall be made available to households living or working in Daly City:

- 1) Any City-assisted affordable units; and
- 2) Any income-restricted units resulting from enforcement of Chapter 17.47 – Inclusionary Housing. The Policy would be applicable to both for-sale and rental units, applying at initial lease-up and upon each subsequent resale or new tenancy.

B. Applicants seeking local preference shall be allowed claim and document one preference, even if they are eligible for more than one preference, from the following list of preferences:

- 1) Currently lives in Daly City and has done so continually for the six months preceding the application to occupy the affordable unit.
- 2) Currently works in Daly City and has done so continually for the six months preceding the application to occupy the affordable unit.
- 3) Currently works for the and has done so continually for the six months preceding the application to occupy the affordable unit.

C. Applicants shall self-certify their eligibility for the preference when applying for development. This certification shall be verified by the City prior to resident selection.

D. The City's local preference policy would be compatible with other preferences and set asides. For example, if a developer is seeking funding from the County of San Mateo to fund an affordable housing project, the developer and that project would be subject to the County's set-aside requirements. These set aside units are filled through referral from certain programs, such the homelessness coordinated entrance system.

E. In addition, where the County of San Mateo is funding an affordable housing project, the City's local preference policy may be further restricted based on the proportion of funding provided by the County and the City. This funding could include direct funds, as well as land costs and fee waivers.

F. Units with accessibility features intended to help those with mobility needs, visual impairment, and/or a hearing impairment must be made available to a household with a household member with a documented need for the specific features included in the available accessible unit. If no applicant has a documented need for an accessible unit, the units will be offered to other eligible applicants according to the same preference ranking used for other City Supported and Inclusionary Housing units.



Daly City Planning Commission Agenda Report

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

Meeting Date: July 7, 2026

Application: Use Permit UPR-03-26-017020 and Design Review DR-03-26-017021

Project Planner: Sam Fielding, Senior Planner

Project Location: 3 Serramonte Center (APN 091-240-350)

Project Description: Restaurant with Drive-Through, NW Quadrant

Applicant: Kevin Pickerel, Field Paoli Architects
711 Market Street, 2nd Floor
San Francisco, CA 94103

Property Owners: Regency Centers
2999 Oak Road, Suite 1000
Walnut Creek, CA 94597

Environmental Assessment: Categorically Exempt per Section 15332, In-Fill Development Projects

Applicable Daly City Municipal Code Sections: Chapter 17.28 – PD Planned Development District
Chapter 17.44 – Use Permits
Chapter 17.45 – Design Review

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
5,250 sq. ft. site on 80-acre property	Parking lot	Restaurant with Drive-Through	Commercial - Retail and Office (C-RO)	Planned Development (PD-69)

Area Information

Land Use	Zoning
North: Parking Lot, Proposed Restaurant with Drive Through (UPR-03-26-017020 and DR-03-26-017021)	Office Commercial (C-O)
South: Serramonte Shopping Center	Planned Development PD-69
West: Callan Boulevard, Highway 1	Residential High (R-H)
East: Parking, Restaurants with Drive Through	Planned Development PD-69

Background

In June 2015, the City Council approved a request by Daly City Serramonte Center, LLC to rezone Serramonte Shopping Center from C-1 Light Commercial and C-2 Heavy Commercial to Planned Development PD-69 to secure long-term land use allowances for the shopping center. The approval of PD-69 included a maximum of 72,000 sq. ft. of new retail square footage in addition to 12,500 sq. ft. of existing retail (formerly Denny's and Firestone in the northwest quadrant) for a total of 84,500 sq. ft. of retail. PD-69 also included 12,000 sq. ft. of restaurant space east of the existing Macy's building.

In 2018, there was a hotel proposed by the applicant and approved by the City Council for the Northwest Quadrant. That project was withdrawn by the applicant due to the challenging economic conditions resulting from the COVID epidemic. The applicant is now requesting a Use Permit UPR-03-26-017020 and Design Review DR-03-017021, for the project site that would include three buildings. Building A, the subject property, would be 5,250 sq. ft. restaurant and drive through. Building B, a 12,100 sq. ft. would be a retail building with two corner restaurants and Building C, is a proposed 2,800 sq. ft. restaurant and drive through (see Attachment B – Plans, Site Plan A2).

Project Description

The applicant and property owner, Regency Centers, propose to construct an approximately 5,250 square foot (sq. ft.) restaurant with a drive-through at the northwest quadrant of Serramonte Shopping Center (see Attachment A – Site Location). The proposed building would include an outdoor patio area, trash enclosure and a 11-car single lane drive-through that would wrap around the south and north sides of the building (see Attachment B – Plans, Site Plan A2). There is also an option for the site that would have the use be a retail center with loading dock instead of restaurant with drive-through. At this time the applicant is marketing the property to perspective restaurants; therefore, the seating capacity, operational hours and number of employees has not been determined yet.

This restaurant is proposed in conjunction with a second drive-through restaurant, Building C (under Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023). A total of 81 parking spaces is required (SF/250) and 7 accessible parking spaces per CB table 11B-208.2, for Building A, restaurant with drive-through.

The restaurant would be located in Lot 10A, located in the Northwest Quadrant of Serramonte Center. A new parking lot that would provide a total of 81 parking spaces for the restaurant. The new parking lot would provide 200 regular parking spaces (including six employee parking spaces) and 11 accessible parking spaces for a total of 211 parking spaces. The applicant will provide a traffic study that evaluates the impacts of the proposed project including queuing, traffic circulation and pedestrian safety.

Use Permit

The PD-69 zoning district permits a drive-through restaurant with a use permit and design review. The purpose of the use permit is to ensure that the proposed use will not have an adverse effect on

surrounding properties. The applicant will be addressing pedestrian safety and queuing and circulation in a traffic study submitted for the project as a Condition of Approval for the project.

Pedestrian Safety

The applicant will submit a traffic study that includes a Pedestrian Plan for both proposed drive-through restaurants and shows the proposed major and minor pedestrian links. The queuing and circulation analysis should also include an exhibit illustrating the pedestrian access routes that connect the site with the walkways to the shopping center.

Parking and Circulation

The PD-69 zoning district requires 1 parking space for every 250 sq. ft. of area. With the two proposed drive-through restaurants totaling 8,050 sq. ft., an additional 32 parking spaces would be required on the property resulting in a requirement of 81 parking spaces for the property to accommodate the retail pad with two corner restaurants (Building B), and the proposed drive-through restaurants (Buildings A and C). A total of 211 at grade parking spaces will be provided for the Building A Drive-Through, Building B retail and two restaurants and Building C Drive-Through. The proposed drive-through restaurant would include an 11-car single lane drive-through accessed from the southern corner of the site.

The applicant will be required to submit a traffic study for the proposed restaurant and drive-through. A traffic study was prepared previously for the project site that included a pedestrian plan. The applicant will be required to update the traffic study or submit a new traffic study to analyze the proposed changes in use at the site. Based on the drive-through queuing and circulation analysis previously conducted for the site, the project is anticipated to provide adequate drive through storage capacity, pedestrian connectivity, and vehicular site access and on-site circulation.

Design Review

The proposed building would have a contemporary architectural design. Staff requested changes to the original building design to include a well-defined entry and additional façade and wall articulation. The applicant responded to staff's recommendations by providing additional architectural articulation, specifically at the main entrance and windows, additional masonry, and contrasting earth tone paint colors including grey, charcoal and tan. The parapet walls and varying materials and colors add architectural interest. Exterior materials include blue stone, wood cladding and painted charcoal and grey concrete. Façade articulation is also achieved through the combination of materials and colors and cantilevered window and door awnings (see Attachment B – Plan, Elevations A6-A7). Furthermore, the conceptual signage would complement the building design, and the applicant has confirmed will be in alignment with the signage design intent of the future tenant. Staff is satisfied with the overall building and site design.

Landscaping

The proposed restaurant and drive-through is located in parking lot 10A which includes landscaping with trees for the entry drive, parking lot and pedestrian areas. Proposed trees include Binkgo biloba, Golden rain tree, Autumn Blaze Maple, Elegant water gum, Coast live oak, Sawleaf

Zelkova, Bowhall maple and Strawberry tree. A variety of shrubs/perennials and ground are also included (see Attachment B – Plans L1 and L2).

Environmental Assessment

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and determined that the project is categorically exempt pursuant to Class 32, Section 15332 – In-Fill Development Projects. The project is characterized as in-fill development and meets the conditions described in this section.

Findings

Approval of the proposed Use Permit UPR-03-26-017020 and Design Review DR-03-26-017021 as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. Staff recommends that the Planning Commission adopt findings based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on July 7, 2026; notice of said hearing was by newspaper publication on June 26, 2026, and first class mailing to property owners within 300 feet;
2. The Planning Commission has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt pursuant to Section 15332, In-Fill Development Projects;
3. The subject property is zoned Planned Development PD-69 which requires a Use Permit for the establishment of a drive-through restaurant;
4. The subject use is consistent with the General Plan and the PD-69 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 Section 17.45 (*Design Review*) of the Zoning Ordinance;
6. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of other adjacent buildings. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors; and
7. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-

DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

Conditions of Approval

Staff recommends approval of Use Permit UPR-03-26-017020 and Design Review DR-03-017021 based on the following conditions as specified by each Department and Division. These conditions shall be complied with prior to, or as part of, any building permit for the proposed improvements and on-going operations.

A. PLANNING DIVISION

1. The Use Permit and Design Review 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.
2. The Use Permit and Design Review shall be valid only in conjunction with the detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major site or architectural modifications shall be treated as an amendment and shall be subject to review by the Council Committee appointed by the Mayor.
3. The City shall reserve the right to revisit and review Use Permit UPR-03-26-017020 the onsite prevailing conditions periodically to ascertain that no adverse impacts are being generated by the business operations in the area and along the surrounding City streets.
4. The applicant shall comply with all Conditions of Approval and Mitigation Measures adopted by the City Council for Planned Development PD-69, Design Review DR-03-26-017020, and Environmental Review CEQA-10-13-8022.
5. The applicant shall comply with all applicable development standards specified in the Planned Development zoning for this site.
6. The applicant shall provide utility, grading, and landscape plans at the time of building permit submittal. The Planning Division shall not begin review of the building permit application without the provision of these items.
7. All buildings, any applicable retaining 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.
8. All Conditions of Approval identified herein shall be satisfied prior to final Certificate of Occupancy, unless otherwise specified.

Building and Site Design

9. All roof equipment shall be screened from view from the surrounding streets in a manner acceptable to the Planning Division.
10. The restaurant shall include a state-of-the-art, low-noise, air-filtration system to remove odors from air emissions caused by cooking.
11. All ground- and roof-mounted appurtenances, such as transformers or air conditioning units shall be fully screened with decorative screening.
12. All mechanical equipment shall be continuously painted the color of the adjacent wall.
13. Parapet walls proposed at building corners shall return along the adjacent perpendicular wall at least 10 feet. All non-continuous parapet walls shall return at least 10 feet.
14. A finalized lighting plan or photometric plan for the site and proposed buildings is required at building permit submittal.
15. All proposed sidewalks shall be designed in conformance with the Architecture/Site Design standards outlined in PD-69.
16. The parking lots at the Serramonte Shopping Center shall be designed to maximize safe pedestrian travel from perimeter sidewalks and parking lots to and between storefronts. If determined necessary by the City Engineer or Planning Division, the applicant shall make pedestrian safety improvements in the parking lots. A pedestrian safety plan shall be reviewed and approved by the City Engineer and Planning Division.

Landscaping

17. A detailed landscape and irrigation plan shall be submitted for review by the Planning Division prior to building permit issuance, which shall comply with DCMC Chapter 17.41 (*Water Conservation in Landscaping*).
18. All landscaping shall be installed, inspected and approved prior to the issuance of occupancy permits.
19. The applicant shall provide long-term irrigation to all trees, shrubs, and groundcover.

Operational Requirements

20. Any exterior speakers used shall have a volume adjustment. The specific speaker model identifying volume adjustment shall be included in the building permit submittal. Should the Planning Division determine that exterior speakers are causing adverse noise, as determined by the City, the applicant may be required to make adjustments to the speaker volume to comply with this Condition.

21. The use of exterior lighting shall not result in adverse glare to adjacent residential neighbors. Should the Planning Division determine that exterior lighting is causing adverse glare, as determined by the City, the applicant may be required to make adjustments to lighting, provide additional shielding to lights, or reduce or eliminate the use of certain lights to comply with this Condition.

Signs

22. All signs proposed for construction and modification within the project site shall be consistent with the approved sign program for Serramonte Shopping Center.

Site Maintenance

23. The applicant and property owner shall continually coordinate with Republic Services to develop and maintain an effective refuse management program and service schedule for the drive-through restaurant.
24. The applicant shall maintain the building in a manner that enhances the life and character of the building through routine cleaning of the site and building facades in response to prevent premature aging and wear due to the harsh climatic conditions.
25. The buildings and appurtenances shall be painted as often as necessary to maintain a weatherproof coating.
26. The site shall be maintained in a safe, sanitary and litter free condition at all times.
27. All sidewalks, walkways, driveways, parking lot facilities, and easements within and adjacent to the property, including weeds shall be maintained in a safe, sanitary and litter free condition at all times. This requirement shall not apply to the adjacent State-owned highway.
28. No outside storage shall be allowed, except in the approved trash enclosure area.
29. Garbage storage areas are to be kept sanitary and free of litter and debris.
30. Doors to the trash enclosure area shall be kept closed except when necessary to dispose of trash or to store material to be recycled.
31. The accumulation of trash in the garbage dumpster or located anywhere on the premises shall be removed and disposed of in a proper manner. Motor oil that has accumulated in parking stalls and driveway areas shall be cleaned as soon as possible to prevent oil from entering the storm drain system.

Stormwater Treatment

32. The applicant shall develop and submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2-2009-0074 NPDES Permit No. CAS612008. The project must comply with Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.
33. The applicant shall receive approval of the stormwater management plan from a third-party reviewer appointed by the City prior to building permit issuance. The applicant shall pay the entire cost of the third-party reviewer.
34. All stormwater treatment facilities shall be inspected during construction to ensure eventual compliance with the stormwater management plan. The applicant shall pay the entire cost of these inspections.
35. The applicant shall enter into an Operation and Maintenance Agreement with the City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according the approved Operation and Maintenance Plan.
36. The applicant shall arrange and pay for final inspection of installed treatment measure by the City's Special Inspector within 45 days of installation or project construction completion, whichever comes first.

B. PUBLIC WORKS - ENGINEERING DIVISION

General

37. All on- and off-site improvements, and all public service and utility facilities required to serve the project, shall be completed by the applicant before issuance of any Building Certificate of Occupancy. The improvements shall be consistent with the plans approved by, and to the satisfaction of the City Engineer and the Conditions of Approval. All construction shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code and the City Standard Specifications and Drawings. Securities for all required improvements, and applicable fees and charges, shall be submitted prior to permit issuance. The applicant shall obtain all required permits before commencing work. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement. Grading and improvement plan review and approval by the City Engineer are required before any Building Permit is issued. The improvement plans shall include details for on-site and off-site improvements for vehicular and pedestrian access, parking, traffic signs and markings, utility service connections, modifications and extension of the City's sewer, water, storm drain, safety lighting, landscaping, and other public service and common facilities. All utility services shall be underground unless otherwise approved. Said improvements shall conform to Daly City and affected Agency's standards. Plans shall be accompanied by all required calculations and studies including geotechnical and impact studies to justify design.

38. 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”, in effect at the time of subdivision and design review application submittal, final map submittal and/or at the time of building permit application.
39. The Applicant and/or Contractor shall have a project sign with Project contact information for public concerns such as off-site tracking, dust control, noise complaints, ground shaking and any related construction activities. The complaints and responses shall be logged and copies provided to the City Engineer with action status on a weekly basis.
40. An encroachment permit shall be required to be issued by the Public Works Department for all work proposed within the public right-of-way.
41. The project’s electrical transformer(s) shall not be installed within the public right-of-way, PG&E shall approve the location of on-site transformers and configuration of PG&E easements.
42. The applicant shall enter into a Landscape Maintenance Agreement in a form acceptable to the City Attorney to ensure the Property Owner will provide long term maintenance of all street trees, landscaping, and irrigation installed in the public right-of-way. Design of planting and irrigation system shall minimize the extent of irrigation lines, controllers, and valves in the public right-of way and shall be reviewed and approved by the City Engineer.
43. As-built record plans of all improvements shall be submitted in a form acceptable to the City Engineer prior to issuance of occupancy permits.

Site

44. Sidewalk width shall be 5’ minimum measured from the back of curb to the back of sidewalk (5.5’ including the curb). All curb, gutter, and sidewalk improvements in the public right-of-way shall be designed to current ADA standards and current Daly City Standards. The limits of the curb, gutter, and sidewalk replacement shall span the entire frontage of the proposed development to the nearest expansion joints or score lines.
45. All on-site and off-site project improvements shall be ADA compliant to current ADA Standards and City Standards.
46. Following new utility installation, the applicant shall replace areas of street pavement, sidewalk, curb, and gutter damaged by construction. Such repair shall be per City Standard Plans and Specifications. If multiple lateral connections are required along the same street, the City Engineer may require a full width two-inch overlay for the entire length of the street along the project frontage.
47. Republic Services shall review and approve the circulation route for their solid waste collection services vehicles.

48. The applicant shall provide minimum road turning radii to satisfy fire engines and other emergency vehicle requirements; Daly City Fire Department shall review and approve on-site emergency vehicle access and other Fire Department issues including, but not limited to, the domestic fire service line and fire hydrant locations.
49. Provide pedestrian access from the southwest corner of the driveway on Southgate Avenue into the project site.
50. Provide pedestrian access from the northeast and southeast corners of the driveway on Callan Boulevard into the project site.

Grading

51. Grading exceeding 50 cubic yards shall require a grading permit. A licensed Civil Engineer shall prepare any grading plans and erosion control plans in conformance with a soil report prepared by a licensed soil engineer or geologist in compliance with NPDES requirements prior to any development on the property.
52. Concurrent with each demolition, grading and drainage permit submittal or as a part of the Improvement Plan package, the Applicant shall prepare a dust control plan. The plan shall conform to the City Standards and comply with the requirements of the Bay Area Air Quality Management District (BAAQMD) Best Management Practices for dust control.
53. Provide erosion and storm water pollution plan incorporating the best management practices, including operation and maintenance provisions per the requirements applicable at the time of construction permit application. During the wet season (October 1 to April 30) the developer shall submit a revised erosion control plan as necessary/requested.

Stormwater

54. Prior to building permit issuance, the applicant shall perform pre-construction video inspection of the 7' arch culvert and other affected storm drains running through the site. Prior to certificate of occupancy, the applicant shall provide post-construction video inspection of the 7' arch culvert and other affected storm drains. The applicant agrees to repair at its sole cost any damage to the 7' arch culvert that impacts the integrity of the arch culvert running through the site, so long as the damage is a direct result of the applicant's construction activities.
55. The applicant shall ensure that all buildings foundations and structures are designed so that they do not impact the integrity of City utilities and structures. The structural engineer of record shall provide letter stating that neither the design nor the physical construction of Buildings A, B, and C will impact the new or existing storm drain pipes or arch culverts running through the site.
56. The applicant shall submit a deposit to pay for the costs of a third-party peer review of the foundation design of buildings A, B, and C. The third-party peer review shall review the buildings' impacts on new or existing storm drain pipes or arch culverts running through

the site to ensure the building design and physical construction will not impact their integrity.

57. Storm runoff discharged shall be less than or equal to the pre-development runoff and supported by satisfactory hydraulic calculations along with a letter from the engineer of record indicating that the proposed storm drain system does not increase runoff above the pre-development condition. The hydraulic calculations and letter shall be submitted for review and approval by the City Engineer prior to approval of the Improvement Plans.
58. 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.
59. The development shall provide fail-safe emergency drainage conditions for worse-case events that may occur during the life of the project for a 100-year storm event.
60. The applicant shall be financially responsible for all project-related storm drainage improvements on- and off-site, as required and approved by the City Engineer in accordance with City Standards.
61. Full trash capture devices approved by the City Engineer shall be installed on the drainage system.

Mapping

62. The applicant shall provide all required public utility easements for any new or relocated public utilities and shall request abandonment of any easements that are proposed to no longer be in use. All public utility easement language, their width and location shall be reviewed and approved by affected utility companies and the City Engineer.

Traffic

63. The applicant shall provide a traffic study that evaluates the impacts of the proposed project, including projects under construction within Serramonte Shopping Center. The study shall include an all-way stop control and/or traffic signal warrant analysis for the unsignalized driveways on Callan Boulevard (just south of Southgate Avenue) and on Southgate Avenue (just east of Callan Boulevard). The traffic study shall be prepared by a consultant/specialist in coordination with the City's Traffic Engineer.
64. Provide a queuing analysis that evaluates the drive-thru queue area(s) needed for the site based on observations of at least three (3) drive thru restaurants of similar size.

C. FIRE DEPARTMENT

65. The applicant shall be required to meet all Fire Department Code requirements at building permit submittal.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

Water

66. The development shall be supplied from the private Serramonte water system, however, all water system construction shall follow the Daly City Standard Conditions and Drawings.
67. Domestic, fire suppression, and irrigation water systems shall be designed based on the flow that can be provided from the private Serramonte water system. Demand shall not exceed the supply from the private system.
68. All water services shall incorporate reduced pressure principle back flow devices.

Sewer

69. The sewage effluent from the development shall pass through the private Serramonte collection system prior to discharge into the North San Mateo County Sanitation District collection system, however, all sewer system construction shall follow the Daly City Standard Conditions and Drawings.
70. Design flow cannot exceed the existing collection system capacity. Flows exceeding system capacity may require funding of North San Mateo County Sanitation District collection system improvement projects, necessary to support the project.

E. BUILDING DIVISION

71. The applicant shall be required to meet all Building Department Code requirements at building permit submittal.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward to the City Council the following actions:

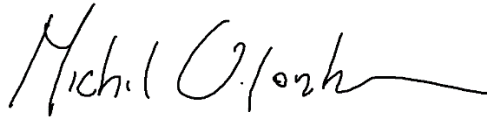
1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt per Section 15332 of the California Environmental Quality Act; and
3. Approve Use Permit UPR-03-26-017020 and Design Review DR-03-26-017021, subject to the Conditions of Approval outlined herein.

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

Respectfully submitted,



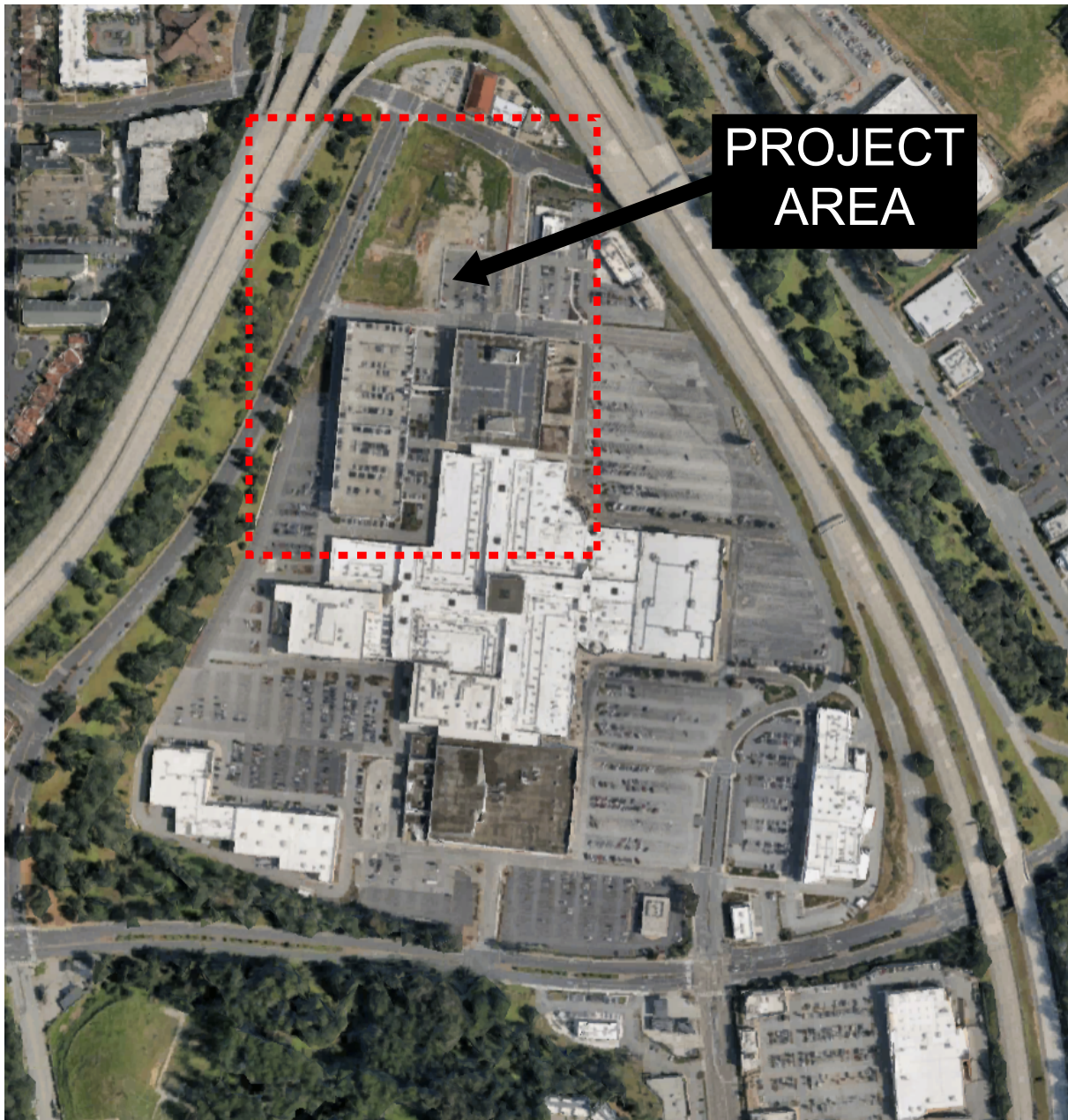
Sam Fielding
Senior Planner



Michale Van Lonkhuysen
Acting Director of Economic and Community
Development

Attachments

Attachment A – Site Location
Attachment B – Project Plans



PROJECT
AREA

SERRAMONTE REDEVELOPMENT

NORTHWEST QUADRANT
DESIGN REVIEW SUBMITTAL
DRIVE-THRU BUILDING A



PROJECT DESCRIPTION

Serramonte Shopping Center occupies an approximately 80-acre site bounded by Southgate Avenue to the north, I-280 to the east, Serramonte Boulevard to the south, and Callan Boulevard to the west. Originally constructed in 1968, a multi-year redevelopment of the Southern portion of the site was recently completed in 2017. The following describes a proposed redevelopment plan for a new drive-thru restaurant building at BUILDING A.

GROSS BUILDING AREA

- Building A Drive-thru: ~5,250 SF

DRAWING INDEX

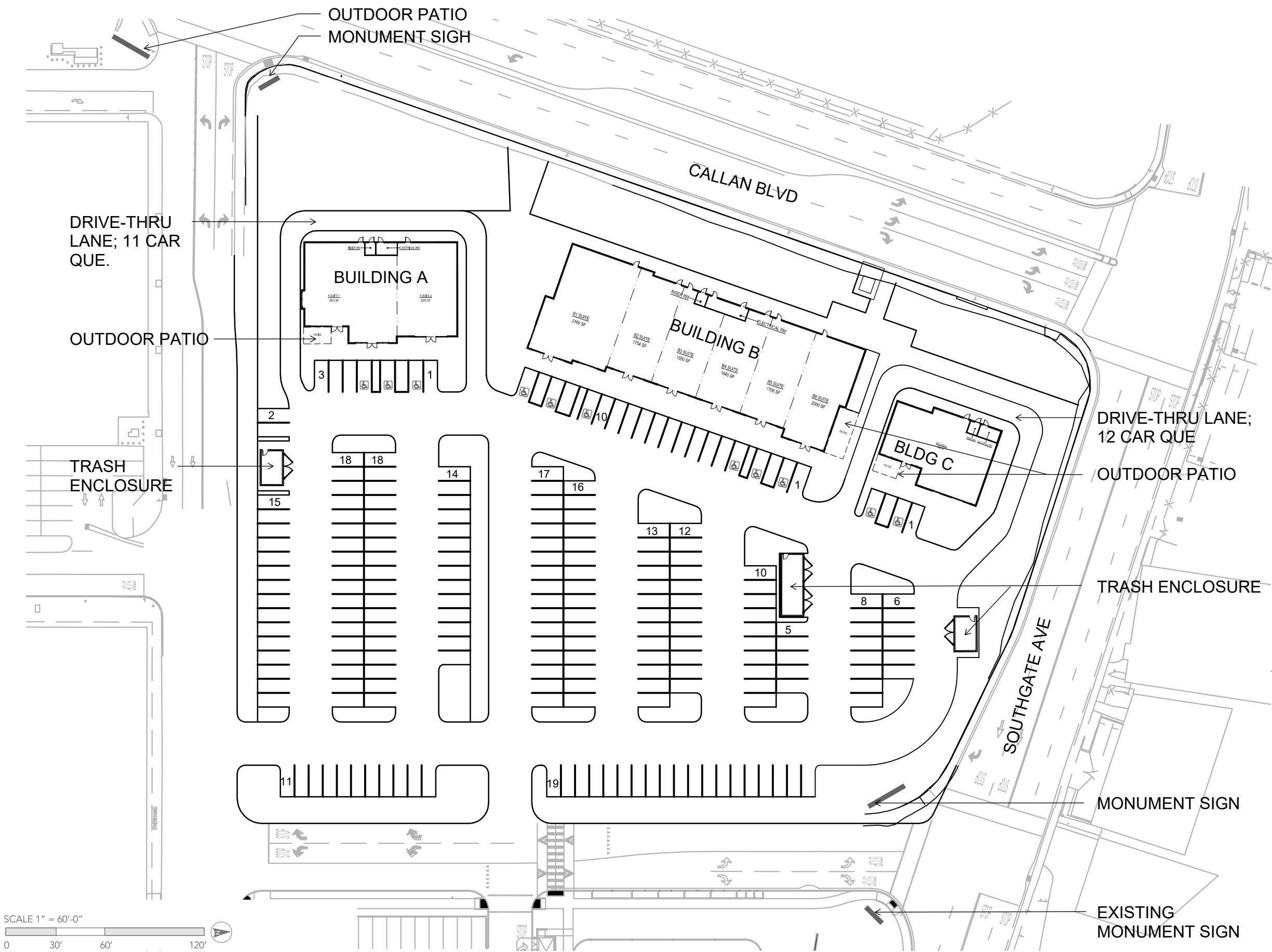
SHEET #	SHEET NAME
A0	COVER SHEET
A1	PROJECT DESCRIPTION + TEAM CONTACTS
A2	SITE PLAN
L1	LANDSCAPE PLAN - OVERALL
L2	LANDSCAPE PLANT PALETTE
A3	BUILDING A DRIVE-THRU - FLOOR PLAN
A4	BUILDING A DRIVE-THRU - ELEVATIONS
A5	BUILDING A DRIVE-THRU - ELEVATIONS
A6	MATERIAL PALETTE
A7	OVERALL VIEW
A8	PERSPECTIVE VIEWS
A9	TRASH ENCLOSURE - PLANS AND ELEVATIONS
A10	EXISTING SITE PHOTOS

OWNER: REGENCY CENTERS
CONTACT: SHAWN TOOLEY
PHONE: 925-279-1811
EMAIL: shawntooley@regencycenters.com

ARCHITECT: FIELD PAOLI ARCHITECTS
CONTACT: KEVIN PICKEREL
PHONE: 415-788-6606 X1021
EMAIL: kmp@fieldpaoli.com

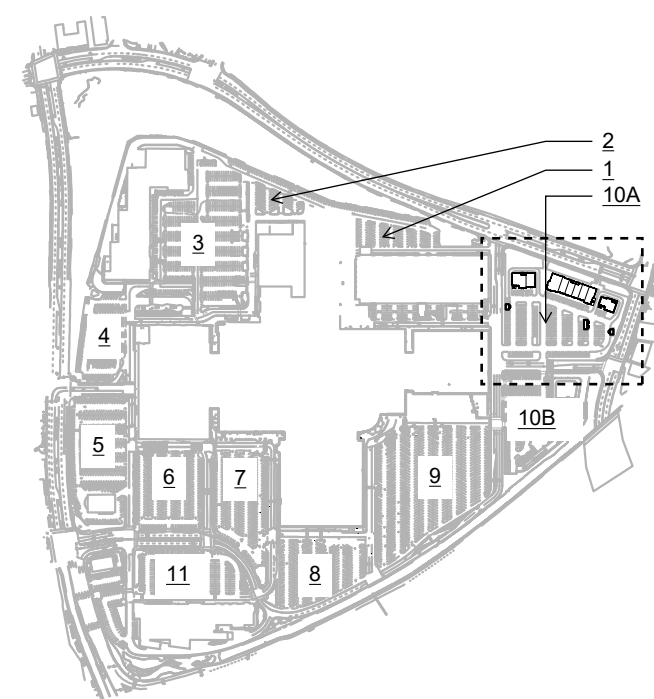
LANDSCAPE ARCHITECT: MERRIL MORRIS PARTNERS
CONTACT: VENUS YUAN
PHONE: 415-291-8960 X7010
EMAIL: vyuan@merrill-morris.com

CIVIL ENGINEER: BKF ENGINEERS
CONTACT: TIM HEFFERNAN
PHONE: 650-482-6427
EMAIL: theffernan@bkf.com

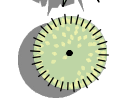
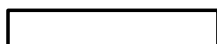
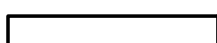


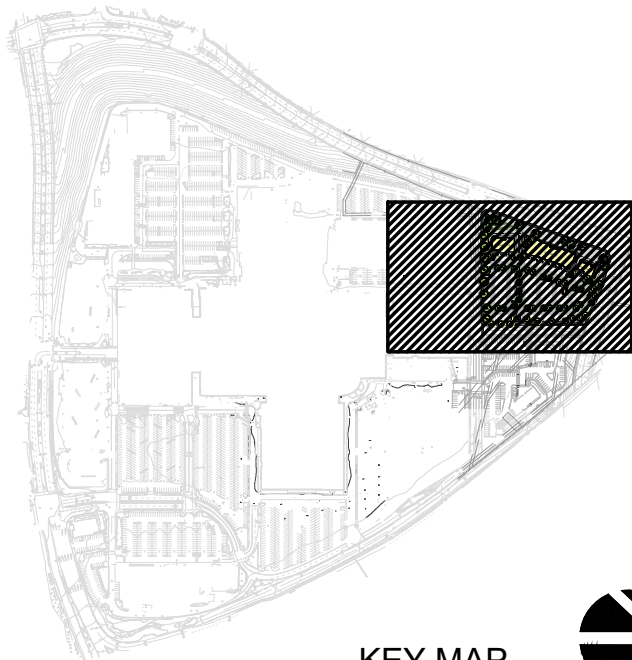
PARKING SUMMARY	
GROSS BUILDING AREAS	
BUILDING A DRIVE-THRU:	5,250 SF
BUILDING B:	12,100 SF
BUILDING C DRIVE-THRU:	2,800 SF
TOTAL:	20,150 SF
TOTAL PARKING REQUIRED (SF/250) = 81 SPACES	
ACCESSIBLE SPACES REQUIRED = 7 MINIMUM PER CBC TABLE 11B-208.2	
PARKING PROVIDED AT LOT 10A:	
STANDARD PARKING:	200
ACCESSIBLE PARKING:	11
TOTAL:	211

PARKING COUNT BY LOT						
LOT#	REGULAR	COMPACT	ADA	EVCS	CAV	TOTAL STALLS
1	190	0	0	4	0	194
2	88	0	0	0	0	88
3	443	0	28	4	0	475
4	149	34	0	0	0	183
5	250	56	8	0	0	314
6	275	0	7	0	0	282
7	259	0	9	0	0	268
8	219	0	7	0	0	226
9	560	28	20	0	0	608
10A	200	0	11	0	0	211
10B	126	12	5	6	12	161
11	254	0	8	0	0	262
GARAGE	1204	24	24	4	0	1256
TOTAL SPACES	4217	154	127	18	12	4528



PLANT LEGEND

	SYMBOL	DESCRIPTION
TREES		ORNAMENTAL TREE
		ORNAMENTAL TREE
		ORNAMENTAL TREE
		PARKING LOT TREE
PLANTING TYPE		PARKING LOT PLANTING
		ORNAMENTAL PLANTING
		SLOPE STABILIZATION PLANTING
OTHER		MONUMENT SIGN WALL



KEY MAP



SCALE: 1/64" = 1'-0"



ENTRY IDENTITY



GINKGO BILOBA 'PRINCETON SENTRY'
PRINCETON SENTRY MAIDENHAIR TREE



ACER RUBRUM 'AUTUMN BLAZE'
AUTUMN BLAZE MAPLE

ENTRY DRIVE



KOELREUTERIA BIPINNATA
GOLDEN RAIN TREE



TRISTANIOPSIS LAURINA 'ELEGANT'
ELEGANT WATER GUM

PARKING LOT



QUERCUS AGRIFOLIA
COAST LIVE OAK



ZELKOVA SERRATA 'GREEN VASE'
SAWLEAF ZELKOVA

ENHANCED PEDESTRIAN AREA



ACER RUBRUM 'BOWHALL'
BOWHALL MAPLE



ARBUTUS 'MARINA'
STRAWBERRY TREE

SHRUBS / PERENNIALS



TREE AEONIUM
AEONIUM ARBOREUM



CORAL ALOE
ALOE STRIATA



KANGAROO PAW
ANIGOZANTHOS HYBRIDS



MUHLENBERGIA LINDHEIMERI
LINDEIMER'S MUHLY



FOXTAIL FERN
ASPARGUS DENSIFLORUS 'MYERS'



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



SEDUM SPECTABILE 'AUTUMN JOY'
AUTUMN JOY SEDUM



MEDITERRANEAN SPURGE
EUPHORBIA CHARACIAS



LANTANA MONTEVIDENSIS
TRAILING LANTANA



BLUE OAT GRASS
HELICTOTRICHON SEMPERVIRENS



MUHLENBERGIA RIGENS
DEER GRASS



RAINBOW MAIDEN NEW ZEALAND FLAX
PHORMIUM 'MAORI MAIDEN'



YELLOW WAVE NEW ZEALAND FLAX
PHORMIUM 'YELLOW WAVE'



ERIOGONUM GRANDE RUBESCENS
RED BUCKWHEAT



BLUE CHALKSTICKS
SENECIO MANDRALISCAE



COAST ROSEMARY
WESTRINGIA FRUTICOSA



CALIFORNIA FUSCHIA
ZAUSCHNERIA CALIFORNICA



BERKELEY SEDGE
CAREX DIVULSA



DOUGLAS IRIS
IRIS DOUGLASIANA



FORTNIGHT LILY
DIETES IRIDOIDES



CALIFORNIA GRAY RUSH
JUNCUS PATENS



CAPE RUSH
CHONDROPETALUM TECTORUM



COAST ROSEMARY
WESTRINGIA FRUTICOSA



CALIFORNIA FUSCHIA
ZAUSCHNERIA CALIFORNICA

GROUNDCOVERS



COASTAL GEM WOOLLY GREVILLEA
GREVILLEA LANIGERA 'COASTAL GEM'



DWARF PLUMBAGO
CERATOSTIGMA PLUMBAGINOIDES



MYOPORUM PARVIFOLIUM 'PROSTRADUM'
CREEPING MYOPORUM



STAR JASMINE
TRACHELOSPERMUM JASMINOIDES



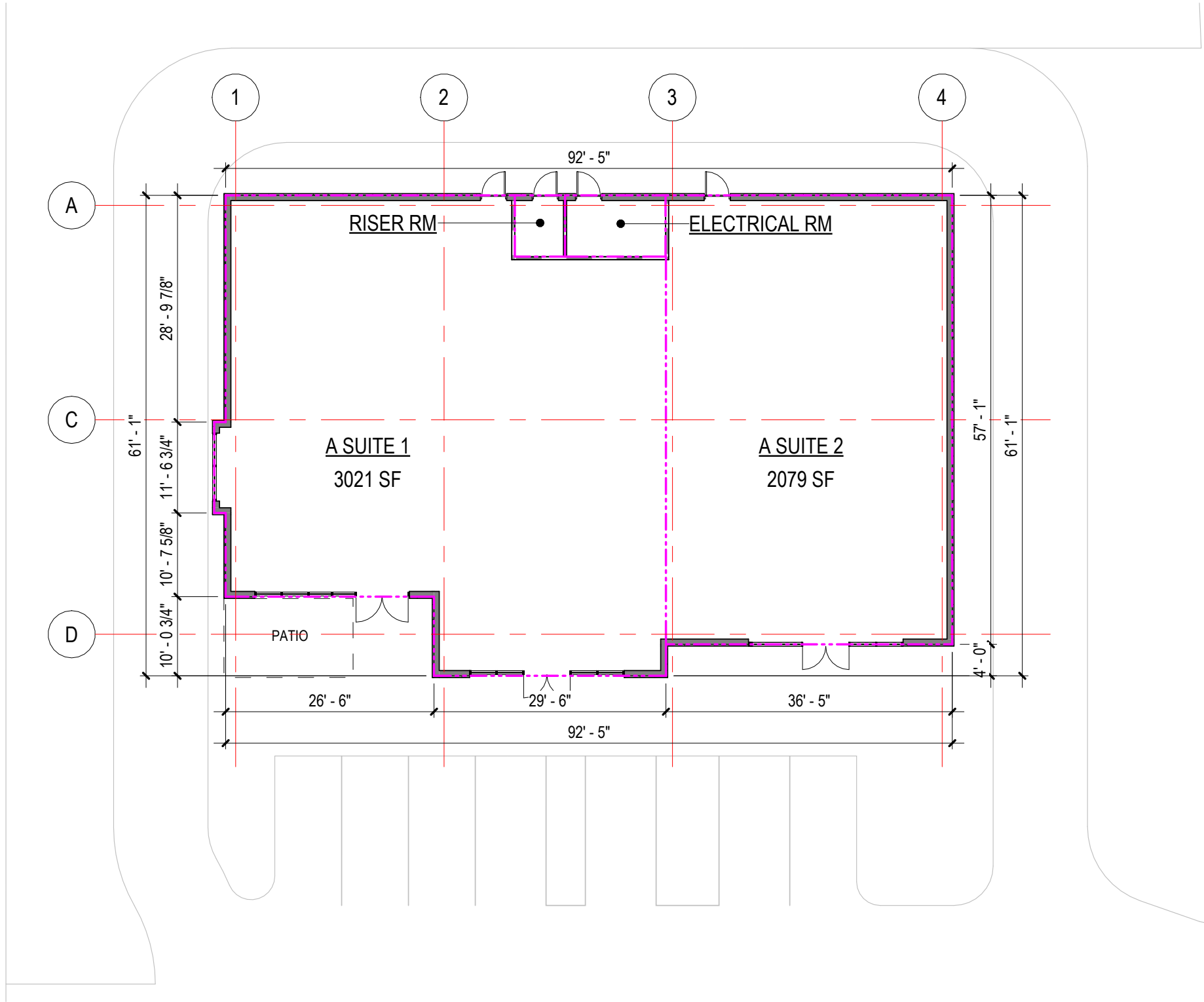
CAT'S CLAW CREEPER
MACFADYENA UNGUIS-CATI



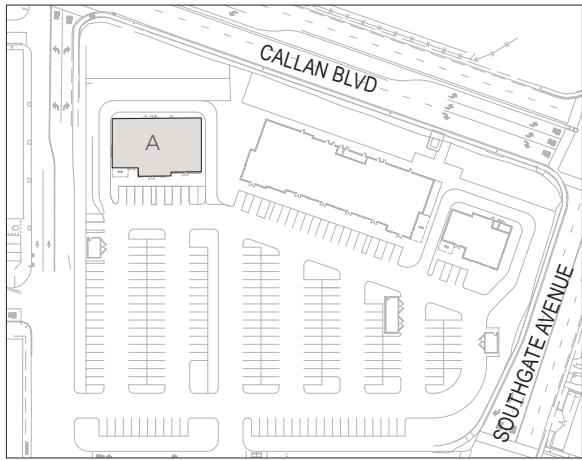
POTATO VINE
SOLANUM LAXUM

VINES

KEYNOTES



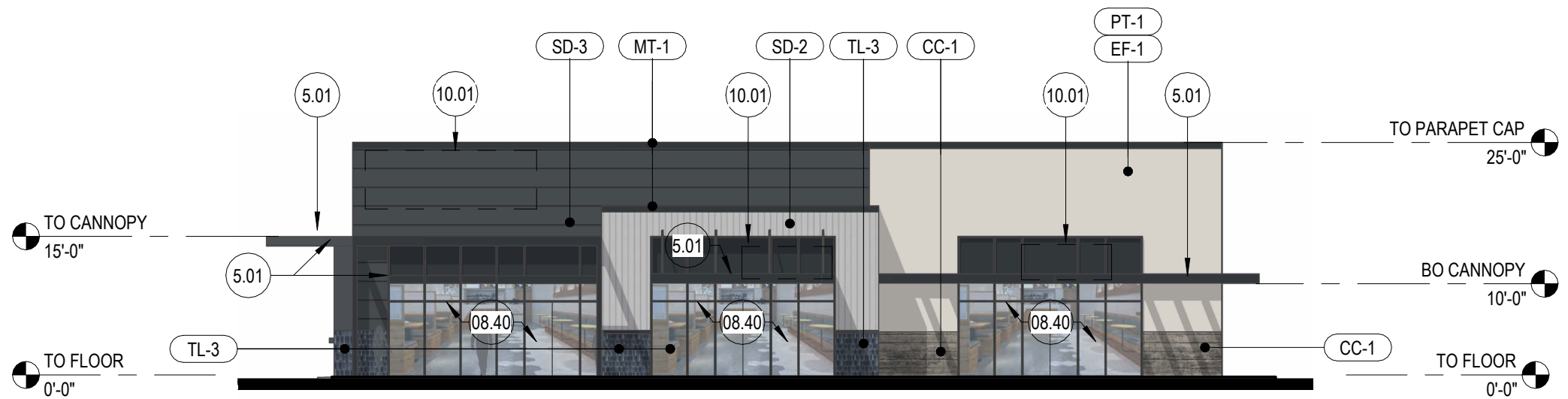
KEYPLAN





WEST ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

KEYNOTES

- 5.01 CANOPY OR AWNING
- 08.10 HOLLOW METAL DOOR & FRAME
- 08.40 (N) STOREFRONT
- 10.01 TENANT SIGNAGE BY OTHERS

FINISH SCHEDULE

TAG	MATERIAL	DESCRIPTION
CC-1	BOARD FORM CONCRETE	CREATIVE MINES CRAFT BOARD FORM - HORIZONTAL ORIENTATION - GREYSKALE COLOR, OR SIMILAR.
EF-1	EIFS, SMOOTH FINISH	INTEGRAL COLOR EIFS FINISH COAT, REFER TO PAINT COLOR, OR SIMILAR.
MT-1	METAL	BRAKE METAL CORNICE - DARK BRONZE, OR SIMILAR.
MT-2	METAL	BRAKE METAL COPING - MEDIUM GREY COLOR, OR SIMILAR.
PT-1	PAINT	BENJAMIN MOORE OC-24 WIND'S BREATH, OR SIMILAR.
PT-3	PAINT	BENJAMIN MOORE 1442 DEEP INDIGO, OR SIMILAR.
SD-2	HARDIE ARTISAN SIDING	V-GROOVE - PAINTED LIGHT GRAY, OR SIMILAR
SD-3	HARDIE ARTISAN SIDING	V GROOVE - PAINTED CHARCOAL GREY, OR SIMILAR.
TL-3	COLOR ONE	GLOSSY LAVA STONE 2X8, STEEL BLUE, OR SIMILAR
WD-1	PARKLEX PRODEMA	EXTERIOR WOOD CLADDING, FLAX, OR SIMILAR

KEYPLAN



SCALE 1/16" = 1'-0"

Regency
Centers.

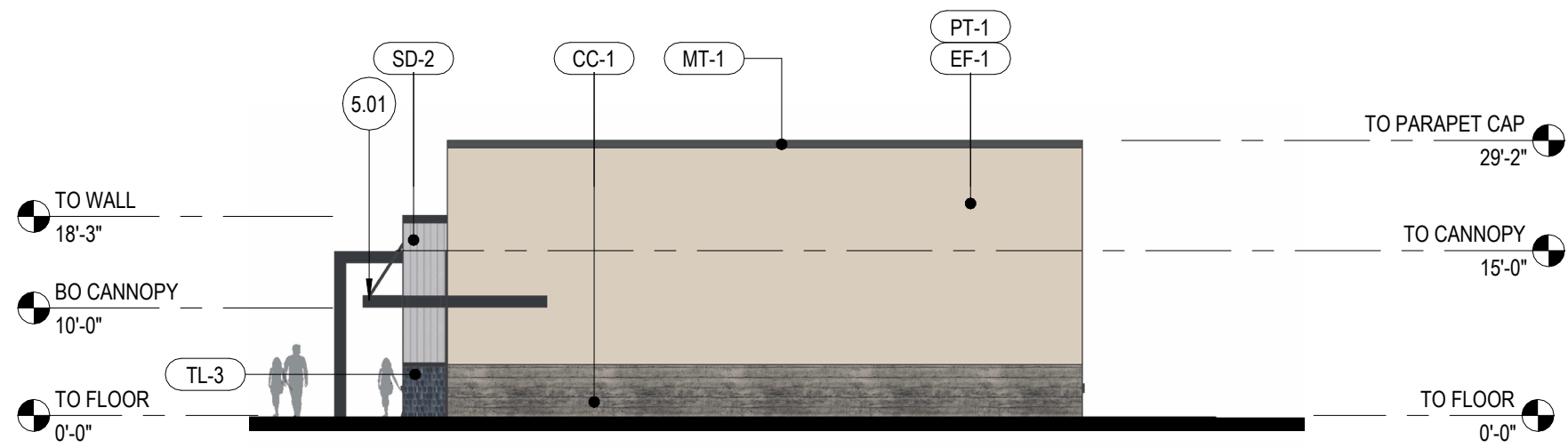
serramonte

FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

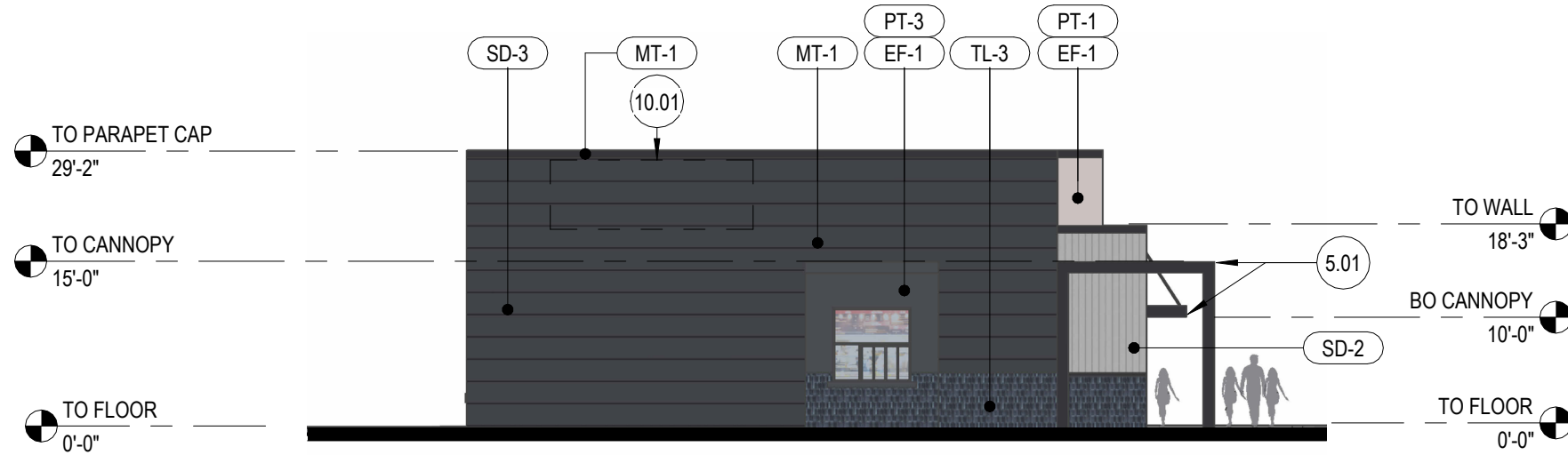
BUILDING A DRIVE-THRU - EXTERIOR ELEVATIONS
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | DRIVE-THRU BUILDING A

A4



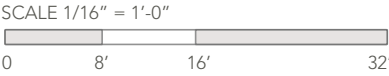
NORTH ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"



KEYNOTES

- 5.01 CANOPY OR AWNING
- 10.01 TENANT SIGNAGE BY OTHERS

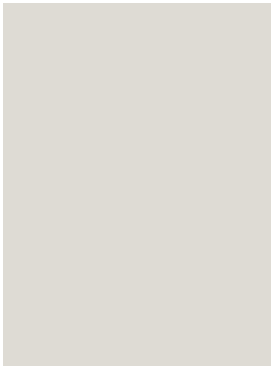
FINISH SCHEDULE

TAG	MATERIAL	DESCRIPTION
CC-1	BOARD FORM CONCRETE	CREATIVE MINES CRAFT BOARD FORM - HORIZONTAL ORIENTATION - GREYSKALE COLOR, OR SIMILAR.
EF-1	EIFS, SMOOTH FINISH	INTEGRAL COLOR EIFS FINISH COAT, REFER TO PAINT COLOR, OR SIMILAR.
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TL-3	COLOR ONE	GLOSSY LAVA STONE 2X8, STEEL BLUE, OR SIMILAR
WD-1	PARKLEX PRODEMA	EXTERIOR WOOD CLADDING, FLAX, OR SIMILAR

KEYPLAN



PAINT

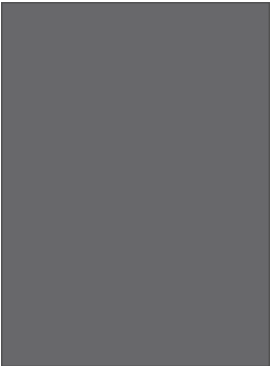


P1 - PAINT
BENJAMIN MOORE
WIND'S BREATH
*OR SIMILAR

METAL



MT-1
BRAKE METAL
DARK BRONZE
*OR SIMILAR

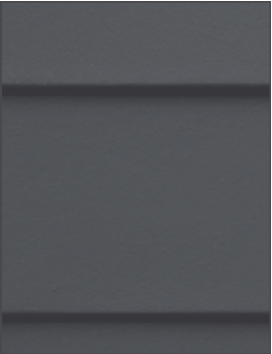


MT-2
BRAKE METAL
MEDIUM GREY
*OR SIMILAR

SIDING



SD-2- SIDING
HARDIE SIDING
PAINTED LIGHT GRAY
*OR SIMILAR



SD-3 - SIDING
HARDIE SIDING
PAINTED CHARCOAL
*OR SIMILAR

WOOD



WD-1 - WOOD CLADDING
PARKLEX
FLAX
*OR SIMILAR

EIFS

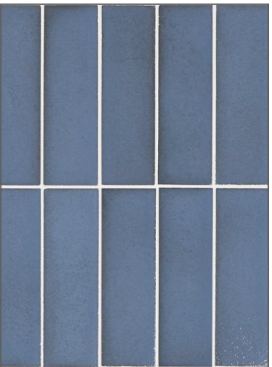


P3 - PAINT
BENJAMIN MOORE
DEEP INDIGO
*OR SIMILAR



EF-1 - EIFS
INTEGRAL COLOR EIFS
REFER TO PAINT COLORS
*OR SIMILAR

TILE



TL-3 - COLOR ONE
2X8 GLOSSY LAVA STONE
STEEL BLUE

*OR SIMILAR

CONCRETE



CC-1 BOARD FORM CONC.
CREATIVE MINES
GREYSCALE
*OR SIMILAR

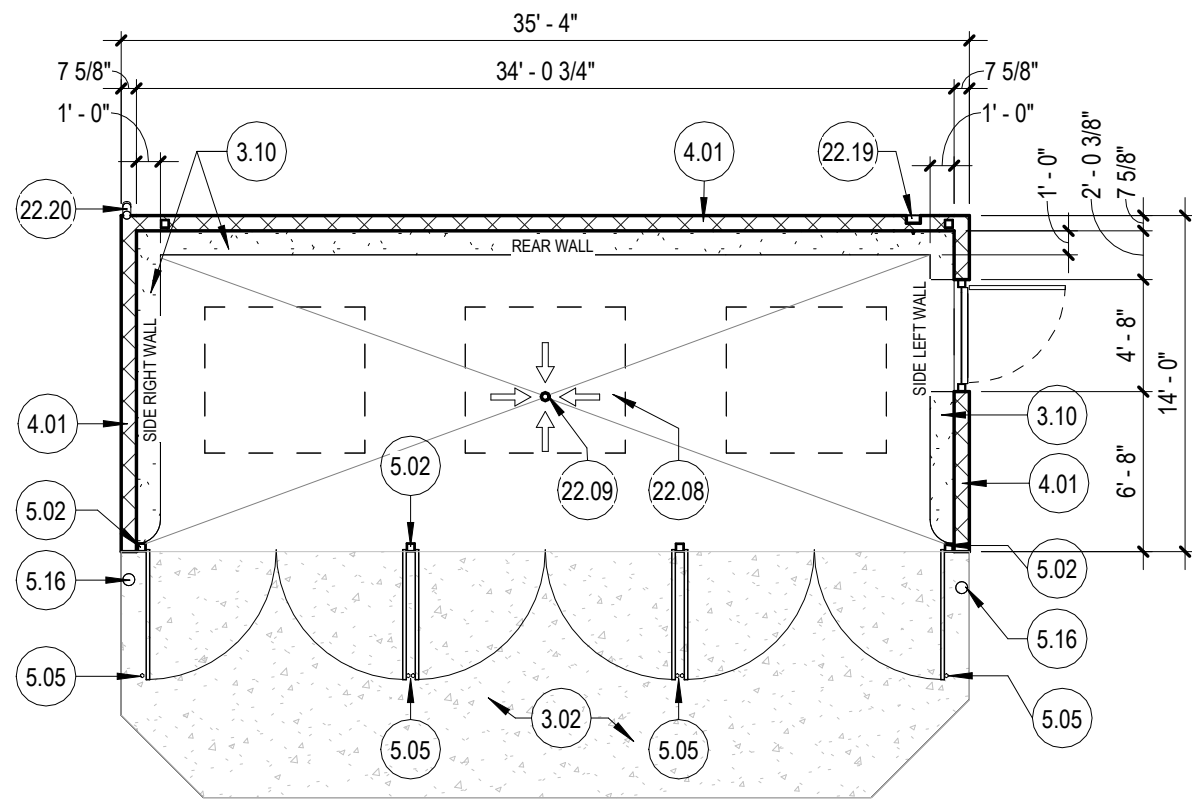




PERSPECTIVE 1 - DRIVE-THRU LOOKING NORTH

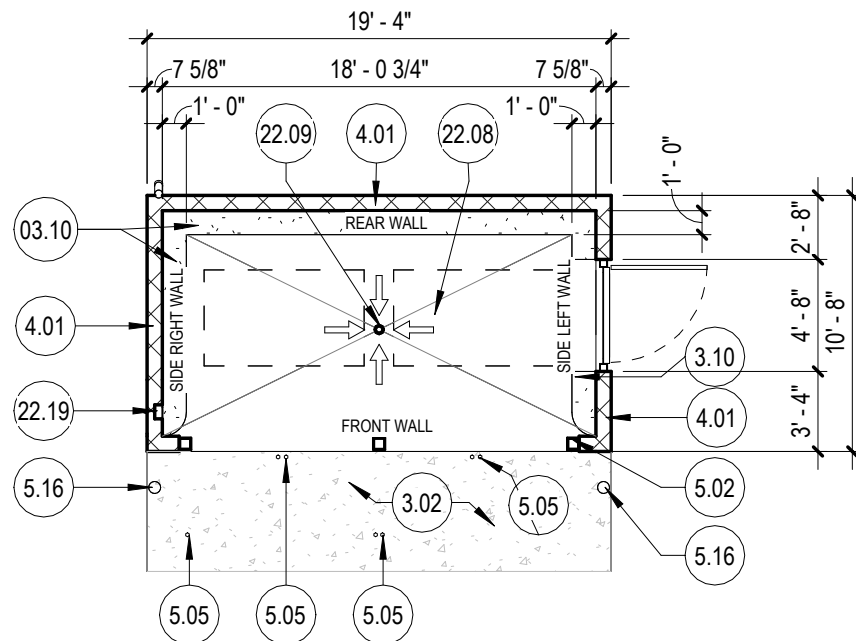


PERSPECTIVE 2 - DRIVE-THRU LOOKING SOUTH



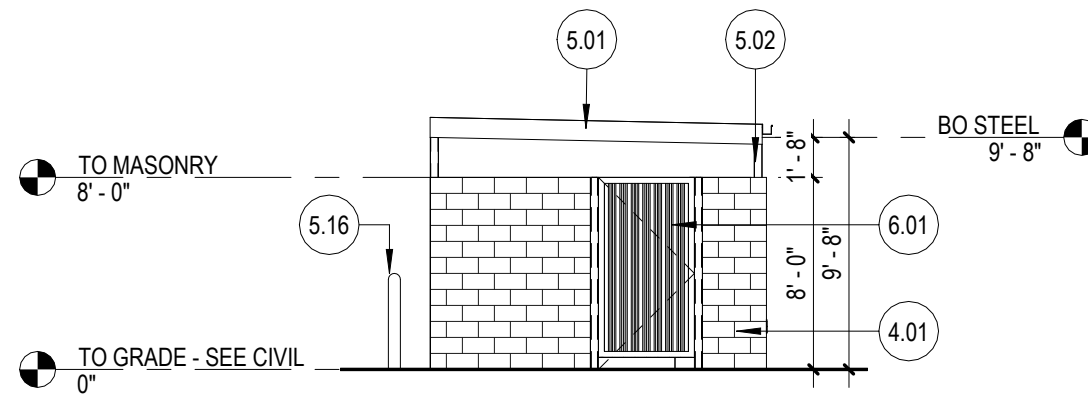
TRASH ENCLOSURE - ENLARGED

1/8" = 1'-0"



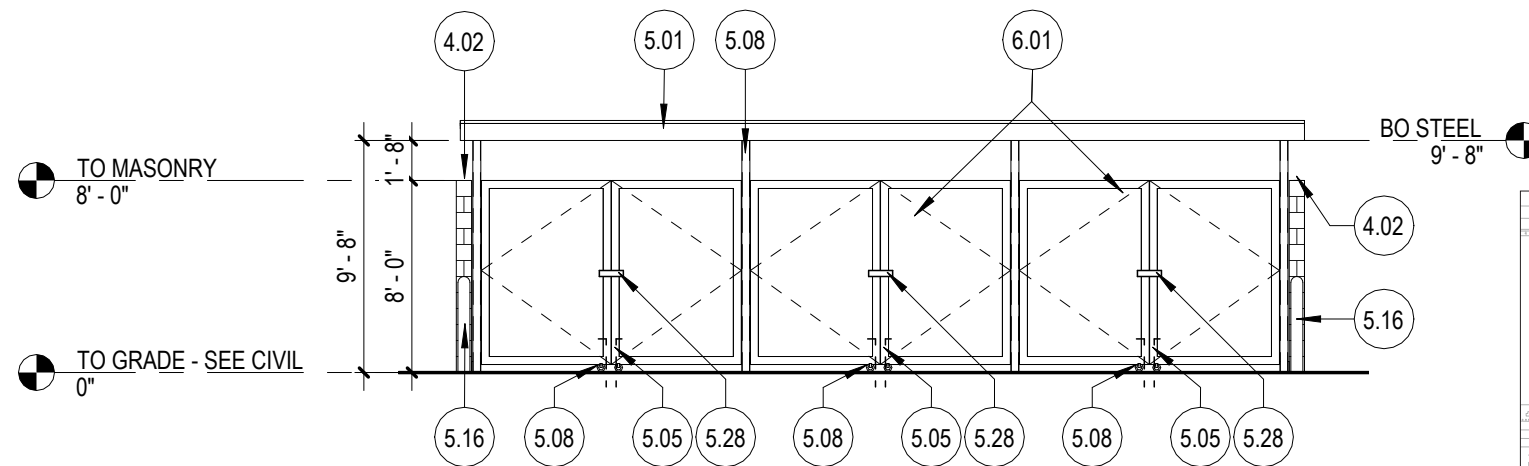
TRASH ENCLOSURE - STANDARD

1/8" = 1'-0"



TYPICAL TRASH ENCLOSURE - SIDE ELEVATION

1/8" = 1'-0"



TYPICAL TRASH ENCLOSURE - FRONT ELEVATION

1/8" = 1'-0"

KEYNOTES

- 3.02 CONCRETE SLAB ON GRADE
- 3.10 6" HIGH CONCRETE CURB
- 4.01 8" SMOOTH FACE INTEGRAL COLOR CMU WITH FLUSH MORTAR JOINTS, PAINT
- 4.02 RADIUES CMU GROUT CAP, PAINT TO MATCH CMU WALL
- 5.01 METAL DECK ROOFING OVER HSS STEEL FRAMING, PAINT
- 5.02 HSS STEEL FRAMING, PAINT
- 5.05 PADLOCKABLE CAN BOLT, WITH CANE BOLT DROPS AT GATE OPEN AND CLOSE POSITIONS
- 5.08 HEAVY DUTY CASTERS, TYP
- 5.16 6" DIA STEEL PIPE BOLLARD
- 5.28 PADLOCKABLE SLIDE BOLT
- 6.01 SOLID METAL ENCLOSURE GATE
- 22.08 SLOPE TO DRAIN 1/8" PER FOOT, TYPICAL
- 22.09 AREA DRAIN
- 22.19 RECESSED WASH DOWN HOSE BIB WITH LOCKABLE COVER
- 22.20 METAL GUTTER TO DOWNSPOUT LEADER, TO SPILL AT GRADE. PAINT TO MATCH ADJACENT FINISH

KEYPLAN



SCALE 1/8" = 1'-0"

0 4' 8' 16'

Regency
Centers.

serramonte

FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

TRASH ENCLOSURE - PLANS AND ELEVATIONS
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | DRIVE-THRU BUILDING A

A9



MALL ENTRY - LOOKING SOUTH



MALL ENTRY - LOOKING SOUTH



MALL ENTRY - LOOKING NORTH



MALL ENTRY - LOOKING SOUTH



SITE - LOOKING WEST



SITE - LOOKING NORTH



RETAIL - LOOKING SOUTH



RETAIL PARKING - LOOKING SOUTH



Daly City Planning Commission Agenda Report

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

Meeting Date: July 7, 2026

Application: Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023

Project Planner: Sam Fielding, Senior Planner

Project Location: 3 Serramonte Center (APN 091-240-350)

Project Description: Restaurant with Drive-Through, NW Quadrant

Applicant: Kevin Pickerel, Field Paoli Architects
711 Market Street, 2nd Floor
San Francisco, CA 94103

Property Owners: Regency Centers
2999 Oak Road, Suite 1000
Walnut Creek, CA 94597

Environmental Assessment: Categorically Exempt per Section 15332, In-Fill Development Projects

Applicable Daly City Municipal Code Sections: Chapter 17.28 – PD Planned Development District
Chapter 17.44 – Use Permits
Chapter 17.45 – Design Review

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
5,250 sq. ft. site on 80-acre property	Parking lot	Restaurant with Drive-Through	Commercial - Retail and Office (C-RO)	Planned Development (PD-69)

Area Information

Land Use	Zoning
North: Parking Lot, Proposed Restaurant with Drive Through (UPR-03-26-017022 and DR-03-26-017023)	Office Commercial (C-O)
South: Serramonte Shopping Center	Planned Development PD-69
West: Callan Boulevard, Highway 1	Residential High (R-H)
East: Parking, Restaurants with Drive Through	Planned Development PD-69

Background

In June 2015, the City Council approved a request by Daly City Serramonte Center, LLC to rezone Serramonte Shopping Center from C-1 Light Commercial and C-2 Heavy Commercial to Planned Development PD-69 to secure long-term land use allowances for the shopping center. The approval of PD-69 included a maximum of 72,000 sq. ft. of new retail square footage in addition to 12,500 sq. ft. of existing retail (formerly Denny's and Firestone in the northwest quadrant) for a total of 84,500 sq. ft. of retail. PD-69 also included 12,000 sq. ft. of restaurant space east of the existing Macy's building.

In 2018, there was a hotel proposed by the applicant and approved by the City Council for the Northwest Quadrant. That project was withdrawn by the applicant due to the challenging economic conditions resulting from the COVID epidemic. The applicant is now requesting a Use Permit UPR-03-26-017022 and Design Review DR-03-01702, for the project site that would include three buildings. Building C, the subject property, is a 2,800 sq. ft. restaurant and drive through. Building A would be 5,250 sq. ft. restaurant and drive through and building B, consist of a 12,100 sq. ft. retail building with two corner restaurants and (see Attachment B – Plans, Site Plan A2).

Project Description

The applicant and property owner, Regency Centers, propose to construct an approximately 2,800 square foot (sq. ft.) restaurant with a drive-through at the northwest quadrant of Serramonte Shopping Center (see Attachment A – Site Location). The proposed building would include an outdoor patio area, trash enclosure and a 12-car single lane drive-through that would wrap around the south and north sides of the building (see Attachment B – Plans, Site Plan A2). At this time the applicant is marketing the property to perspective restaurants; therefore, the seating capacity, operational hours and number of employees has not been determined yet.

This restaurant is proposed in conjunction with a second drive-through restaurant, Building C (under Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023). A total of 11 parking spaces is required (SF/250) for the proposed restaurant with drive-through.

The restaurant would be located in Lot 10A, located in the Northwest Quadrant of Serramonte Center. The new parking lot would provide 200 regular parking spaces (including six employee parking spaces) and 11 accessible parking spaces for a total of 211 parking spaces. A new parking lot that would accommodate a total of 81 parking spaces for Buildings A, B and C. The applicant will provide a traffic study that evaluates the impacts of the proposed project including queuing, traffic circulation and pedestrian safety. Based on the drive-through queuing and circulation analysis previously conducted for the site, the restaurant and drive-through project is anticipated to provide adequate drive through storage capacity, pedestrian connectivity, and vehicular site access and on-site circulation.

Use Permit

The PD-69 zoning district permits a drive-through restaurant with a use permit and design review. The purpose of the use permit is to ensure that the proposed use will not have an adverse effect on

surrounding properties. The applicant will be addressing pedestrian safety and queuing and circulation in a traffic study submitted for the project as a Condition of Approval for the project.

Pedestrian Safety

The applicant will submit a traffic study that includes a Pedestrian Plan for both proposed drive-through restaurants and shows the proposed major and minor pedestrian links. The queuing and circulation analysis should also include an exhibit illustrating the pedestrian access routes that connect the site with the walkways to the shopping center.

Parking and Circulation

The PD-69 zoning district requires 1 parking space for every 250 sq. ft. of area. With the two proposed drive-through restaurants totaling 8,050 sq. ft., an additional 32 parking spaces would be required on the property resulting in a requirement of 81 parking spaces for the property to accommodate the retail pad with two corner restaurants (Building B), and the proposed drive-through restaurants (Buildings A and C). A total of 211 at grade parking spaces will be provided for the Building A Drive-Through, Building B retail and two restaurants and Building C Drive-Through. The proposed drive-through restaurant would include an 11-car single lane drive-through accessed from the southern corner of the site.

The applicant will be required to submit a traffic study for the proposed restaurant and drive-through. A traffic study was prepared previously for the project site that included a pedestrian plan. The applicant will be required to update the traffic study or submit a new traffic study to analyze the proposed changes in use at the site. Based on the drive-through queuing and circulation analysis previously conducted for the site, the restaurant and drive-through project is anticipated to provide adequate drive through storage capacity, pedestrian connectivity, and vehicular site access and on-site circulation.

Design Review

The proposed building would have a contemporary architectural design. Staff requested changes to the original building design to include a well-defined entry and additional façade and wall articulation. The applicant responded to staff's recommendations by providing additional architectural articulation, specifically at the main entrance and windows, additional masonry, and contrasting earth tone paint colors including light grey and tan. The exterior materials include blue stone base façade, wood cladding and painted tan color concrete. The parapet walls and varying materials and colors add architectural interest. Façade articulation is also achieved through the combination of materials and colors and cantilevered window and door awnings (see Attachment B – Plans, Elevations A11-A13). Furthermore, the conceptual signage would complement the building design, and the applicant has confirmed will be in alignment with the signage design intent of the future tenant. Staff is satisfied with the overall building and site design.

Landscaping

The proposed restaurant and drive-through is located in parking lot 10A which includes landscaping with trees for the entry drive, parking lot and pedestrian areas. Proposed trees include Binkgo biloba, Golden rain tree, Autumn Blaze Maple, Elegant water gum, Coast live oak, Sawleaf

Zelkova, Bowhall maple and Strawberry tree. A variety of shrubs/perennials and ground cover plants are also included in the landscaping (see Attachment B – Plans L1 and L2).

Environmental Assessment

Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and determined that the project is categorically exempt pursuant to Class 32, Section 15332 – In-Fill Development Projects. The project is characterized as in-fill development and meets the conditions described in this section.

Findings

Approval of the proposed Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023 as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. Staff recommends that the Planning Commission adopt findings based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on July 7, 2026; notice of said hearing was by newspaper publication on June 26, 2020, and first class mailing to property owners within 300 feet;
2. The Planning Commission has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt pursuant to Section 15332, In-Fill Development Projects;
3. The subject property is zoned Planned Development PD-69 which requires a Use Permit for the establishment of a drive-through restaurant;
4. The subject use is consistent with the General Plan and the PD-69 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 Section 17.45 (*Design Review*) of the Zoning Ordinance;
6. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of other adjacent buildings. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors; and
7. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-

DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

Conditions of Approval

Staff recommends approval of Use Permit UPR-03-26-017022 and Design Review DR-03-017023 based on the following conditions as specified by each Department and Division. These conditions shall be complied with prior to, or as part of, any building permit for the proposed improvements and on-going operations.

A. PLANNING DIVISION

1. The Use Permit and Design Review 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.
2. The Use Permit and Design Review shall be valid only in conjunction with the detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major site or architectural modifications shall be treated as an amendment and shall be subject to review by the Council Committee appointed by the Mayor.
3. The City shall reserve the right to revisit and review Use Permit UPR-03-26-017022 the onsite prevailing conditions periodically to ascertain that no adverse impacts are being generated by the business operations in the area and along the surrounding City streets.
4. The applicant shall comply with all Conditions of Approval and Mitigation Measures adopted by the City Council for Planned Development PD-69, Design Review DR-03-26-017023, and Environmental Review CEQA-10-13-8022.
5. The applicant shall comply with all applicable development standards specified in the Planned Development zoning for this site.
6. The applicant shall provide utility, grading, and landscape plans at the time of building permit submittal. The Planning Division shall not begin review of the building permit application without the provision of these items.
7. All buildings, any applicable retaining 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.
8. All Conditions of Approval identified herein shall be satisfied prior to final Certificate of Occupancy, unless otherwise specified.

Building and Site Design

9. All roof equipment shall be screened from view from the surrounding streets in a manner acceptable to the Planning Division.
10. The restaurant shall include a state-of-the-art, low-noise, air-filtration system to remove odors from air emissions caused by cooking.
11. All ground- and roof-mounted appurtenances, such as transformers or air conditioning units shall be fully screened with decorative screening.
12. All mechanical equipment shall be continuously painted the color of the adjacent wall.
13. Parapet walls proposed at building corners shall return along the adjacent perpendicular wall at least 10 feet. All non-continuous parapet walls shall return at least 10 feet.
14. A finalized lighting plan or photometric plan for the site and proposed buildings is required at building permit submittal.
15. All proposed sidewalks shall be designed in conformance with the Architecture/Site Design standards outlined in PD-69.
16. The parking lots at the Serramonte Shopping Center shall be designed to maximize safe pedestrian travel from perimeter sidewalks and parking lots to and between storefronts. If determined necessary by the City Engineer or Planning Division, the applicant shall make pedestrian safety improvements in the parking lots. A pedestrian safety plan shall be reviewed and approved by the City Engineer and Planning Division.

Landscaping

17. A detailed landscape and irrigation plan shall be submitted for review by the Planning Division prior to building permit issuance, which shall comply with DCMC Chapter 17.41 (*Water Conservation in Landscaping*).
18. All landscaping shall be installed, inspected and approved prior to the issuance of occupancy permits.
19. The applicant shall provide long-term irrigation to all trees, shrubs, and groundcover.

Operational Requirements

20. Any exterior speakers used shall have a volume adjustment. The specific speaker model identifying volume adjustment shall be included in the building permit submittal. Should the Planning Division determine that exterior speakers are causing adverse noise, as determined by the City, the applicant may be required to make adjustments to the speaker volume to comply with this Condition.

21. The use of exterior lighting shall not result in adverse glare to adjacent residential neighbors. Should the Planning Division determine that exterior lighting is causing adverse glare, as determined by the City, the applicant may be required to make adjustments to lighting, provide additional shielding to lights, or reduce or eliminate the use of certain lights to comply with this Condition.

Signs

22. All signs proposed for construction and modification within the project site shall be consistent with the approved sign program for Serramonte Shopping Center.

Site Maintenance

23. The applicant and property owner shall continually coordinate with Republic Services to develop and maintain an effective refuse management program and service schedule for the drive-through restaurant.
24. The applicant shall maintain the building in a manner that enhances the life and character of the building through routine cleaning of the site and building facades in response to prevent premature aging and wear due to the harsh climatic conditions.
25. The buildings and appurtenances shall be painted as often as necessary to maintain a weatherproof coating.
26. The site shall be maintained in a safe, sanitary and litter free condition at all times.
27. All sidewalks, walkways, driveways, parking lot facilities, and easements within and adjacent to the property, including weeds shall be maintained in a safe, sanitary and litter free condition at all times. This requirement shall not apply to the adjacent State-owned highway.
28. No outside storage shall be allowed, except in the approved trash enclosure area.
29. Garbage storage areas are to be kept sanitary and free of litter and debris.
30. Doors to the trash enclosure area shall be kept closed except when necessary to dispose of trash or to store material to be recycled.
31. The accumulation of trash in the garbage dumpster or located anywhere on the premises shall be removed and disposed of in a proper manner. Motor oil that has accumulated in parking stalls and driveway areas shall be cleaned as soon as possible to prevent oil from entering the storm drain system.

Stormwater Treatment

32. The applicant shall develop and submit a stormwater management plan that illustrates full compliance with Section C.3 of Order R-2-2009-0074 NPDES Permit No. CAS612008.

The project must comply with Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

33. The applicant shall receive approval of the stormwater management plan from a third-party reviewer appointed by the City prior to building permit issuance. The applicant shall pay the entire cost of the third-party reviewer.
34. All stormwater treatment facilities shall be inspected during construction to ensure eventual compliance with the stormwater management plan. The applicant shall pay the entire cost of these inspections.
35. The applicant shall enter into an Operation and Maintenance Agreement with the City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according the approved Operation and Maintenance Plan.
36. The applicant shall arrange and pay for final inspection of installed treatment measure by the City's Special Inspector within 45 days of installation or project construction completion, whichever comes first.

B. PUBLIC WORKS - ENGINEERING DIVISION

General

37. All on- and off-site improvements, and all public service and utility facilities required to serve the project, shall be completed by the applicant before issuance of any Building Certificate of Occupancy. The improvements shall be consistent with the plans approved by, and to the satisfaction of the City Engineer and the Conditions of Approval. All construction shall meet the latest California Building Code, California Fire Code, Daly City Municipal Code and the City Standard Specifications and Drawings. Securities for all required improvements, and applicable fees and charges, shall be submitted prior to permit issuance. The applicant shall obtain all required permits before commencing work. All required improvements shall be constructed at no cost to the City except where specifically agreed to by the City under the provisions of a written agreement. Grading and improvement plan review and approval by the City Engineer are required before any Building Permit is issued. The improvement plans shall include details for on-site and off-site improvements for vehicular and pedestrian access, parking, traffic signs and markings, utility service connections, modifications and extension of the City's sewer, water, storm drain, safety lighting, landscaping, and other public service and common facilities. All utility services shall be underground unless otherwise approved. Said improvements shall conform to Daly City and affected Agency's standards. Plans shall be accompanied by all required calculations and studies including geotechnical and impact studies to justify design.
38. 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”, in effect at the time of subdivision and design review application submittal, final map submittal and/or at the time of building permit application.

39. The Applicant and/or Contractor shall have a project sign with Project contact information for public concerns such as off-site tracking, dust control, noise complaints, ground shaking and any related construction activities. The complaints and responses shall be logged and copies provided to the City Engineer with action status on a weekly basis.
40. An encroachment permit shall be required to be issued by the Public Works Department for all work proposed within the public right-of-way.
41. The project’s electrical transformer(s) shall not be installed within the public right-of-way, PG&E shall approve the location of on-site transformers and configuration of PG&E easements.
42. The applicant shall enter into a Landscape Maintenance Agreement in a form acceptable to the City Attorney to ensure the Property Owner will provide long term maintenance of all street trees, landscaping, and irrigation installed in the public right-of-way. Design of planting and irrigation system shall minimize the extent of irrigation lines, controllers, and valves in the public right-of way and shall be reviewed and approved by the City Engineer.
43. As-built record plans of all improvements shall be submitted in a form acceptable to the City Engineer prior to issuance of occupancy permits.

Site

44. Sidewalk width shall be 5’ minimum measured from the back of curb to the back of sidewalk (5.5’ including the curb). All curb, gutter, and sidewalk improvements in the public right-of-way shall be designed to current ADA standards and current Daly City Standards. The limits of the curb, gutter, and sidewalk replacement shall span the entire frontage of the proposed development to the nearest expansion joints or score lines.
45. All on-site and off-site project improvements shall be ADA compliant to current ADA Standards and City Standards.
46. Following new utility installation, the applicant shall replace areas of street pavement, sidewalk, curb, and gutter damaged by construction. Such repair shall be per City Standard Plans and Specifications. If multiple lateral connections are required along the same street, the City Engineer may require a full width two-inch overlay for the entire length of the street along the project frontage.
47. Republic Services shall review and approve the circulation route for their solid waste collection services vehicles.
48. The applicant shall provide minimum road turning radii to satisfy fire engines and other emergency vehicle requirements; Daly City Fire Department shall review and approve on-

site emergency vehicle access and other Fire Department issues including, but not limited to, the domestic fire service line and fire hydrant locations.

49. Provide pedestrian access from the southwest corner of the driveway on Southgate Avenue into the project site.
50. Provide pedestrian access from the northeast and southeast corners of the driveway on Callan Boulevard into the project site.

Grading

51. Grading exceeding 50 cubic yards shall require a grading permit. A licensed Civil Engineer shall prepare any grading plans and erosion control plans in conformance with a soil report prepared by a licensed soil engineer or geologist in compliance with NPDES requirements prior to any development on the property.
52. Concurrent with each demolition, grading and drainage permit submittal or as a part of the Improvement Plan package, the Applicant shall prepare a dust control plan. The plan shall conform to the City Standards and comply with the requirements of the Bay Area Air Quality Management District (BAAQMD) Best Management Practices for dust control.
53. Provide erosion and storm water pollution plan incorporating the best management practices, including operation and maintenance provisions per the requirements applicable at the time of construction permit application. During the wet season (October 1 to April 30) the developer shall submit a revised erosion control plan as necessary/requested.

Stormwater

54. Prior to building permit issuance, the applicant shall perform pre-construction video inspection of the 7' arch culvert and other affected storm drains running through the site. Prior to certificate of occupancy, the applicant shall provide post-construction video inspection of the 7' arch culvert and other affected storm drains. The applicant agrees to repair at its sole cost any damage to the 7' arch culvert that impacts the integrity of the arch culvert running through the site, so long as the damage is a direct result of the applicant's construction activities.
55. The applicant shall ensure that all buildings foundations and structures are designed so that they do not impact the integrity of City utilities and structures. The structural engineer of record shall provide letter stating that neither the design nor the physical construction of Buildings A, B, and C will impact the new or existing storm drain pipes or arch culverts running through the site.
56. The applicant shall submit a deposit to pay for the costs of a third-party peer review of the foundation design of buildings A, B, and C. The third-party peer review shall review the buildings' impacts on new or existing storm drain pipes or arch culverts running through the site to ensure the building design and physical construction will not impact their integrity.

57. Storm runoff discharged shall be less than or equal to the pre-development runoff and supported by satisfactory hydraulic calculations along with a letter from the engineer of record indicating that the proposed storm drain system does not increase runoff above the pre-development condition. The hydraulic calculations and letter shall be submitted for review and approval by the City Engineer prior to approval of the Improvement Plans.
58. 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.
59. The development shall provide fail-safe emergency drainage conditions for worse-case events that may occur during the life of the project for a 100-year storm event.
60. The applicant shall be financially responsible for all project-related storm drainage improvements on- and off-site, as required and approved by the City Engineer in accordance with City Standards.
61. Full trash capture devices approved by the City Engineer shall be installed on the drainage system.

Mapping

62. The applicant shall provide all required public utility easements for any new or relocated public utilities and shall request abandonment of any easements that are proposed to no longer be in use. All public utility easement language, their width and location shall be reviewed and approved by affected utility companies and the City Engineer.

Traffic

63. The applicant shall provide a traffic study that evaluates the impacts of the proposed project, including projects under construction within Serramonte Shopping Center. The study shall include an all-way stop control and/or traffic signal warrant analysis for the unsignalized driveways on Callan Boulevard (just south of Southgate Avenue) and on Southgate Avenue (just east of Callan Boulevard). The traffic study shall be prepared by a consultant/specialist in coordination with the City's Traffic Engineer.
64. Provide a queuing analysis that evaluates the drive-thru queue area(s) needed for the site based on observations of at least three (3) drive thru restaurants of similar size.

C. FIRE DEPARTMENT

65. The applicant shall be required to meet all Fire Department Code requirements at building permit submittal.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

Water

66. The development shall be supplied from the private Serramonte water system, however, all water system construction shall follow the Daly City Standard Conditions and Drawings.
67. Domestic, fire suppression, and irrigation water systems shall be designed based on the flow that can be provided from the private Serramonte water system. Demand shall not exceed the supply from the private system.
68. All water services shall incorporate reduced pressure principle back flow devices.

Sewer

69. The sewage effluent from the development shall pass through the private Serramonte collection system prior to discharge into the North San Mateo County Sanitation District collection system, however, all sewer system construction shall follow the Daly City Standard Conditions and Drawings.
70. Design flow cannot exceed the existing collection system capacity. Flows exceeding system capacity may require funding of North San Mateo County Sanitation District collection system improvement projects, necessary to support the project.

E. BUILDING

71. The applicant shall be required to meet all Building Department Code requirements at building permit submittal.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward to the City Council the following actions:

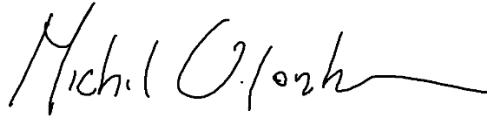
1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt per Section 15332 of the California Environmental Quality Act; and
3. Approve Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023, subject to the Conditions of Approval outlined herein.

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

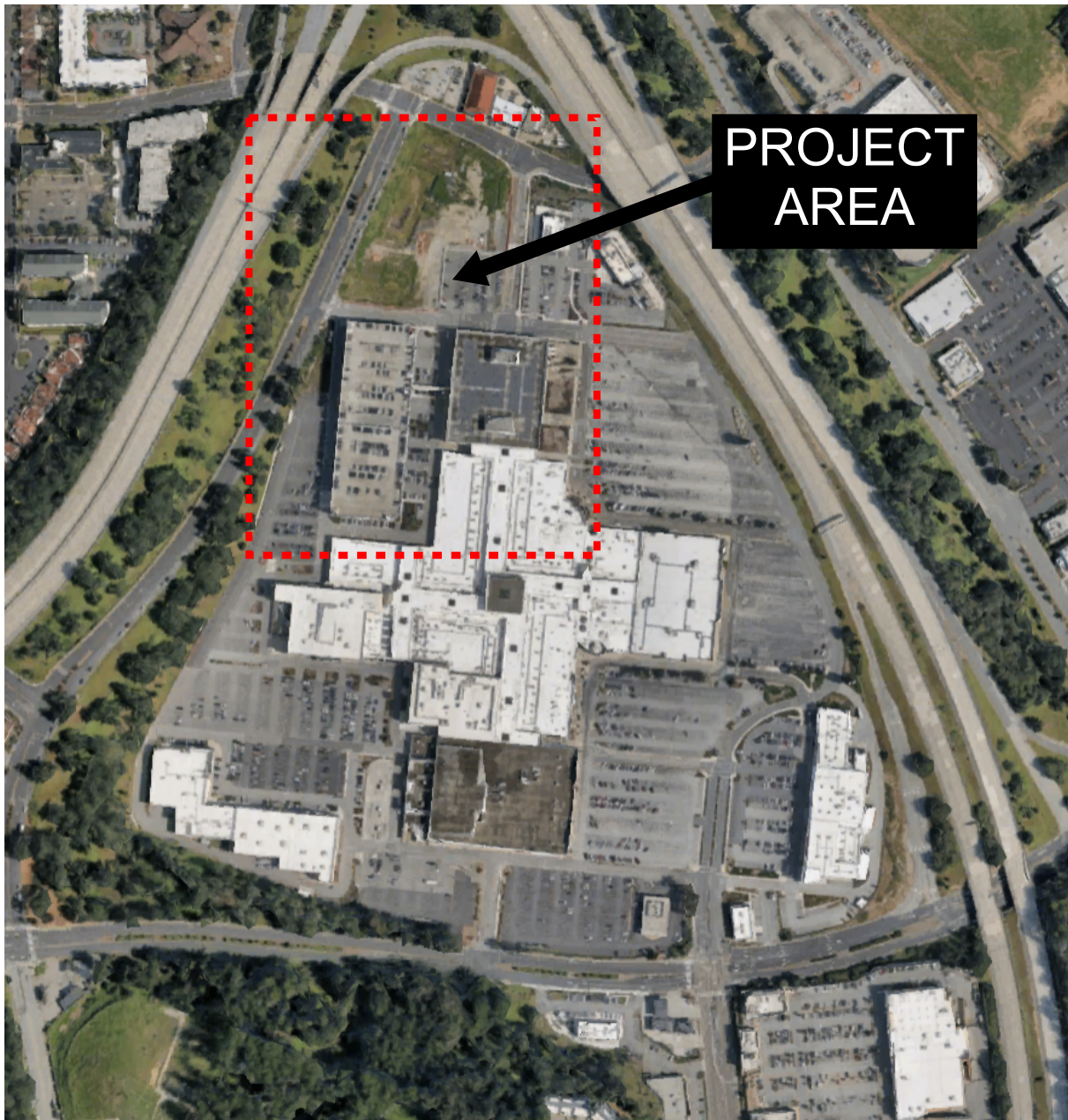
Respectfully submitted,

A handwritten signature in cursive script that reads "Sam Fielding".

Sam Fielding
Senior Planner

A handwritten signature in cursive script that reads "Michael Van Lonkhuysen".

Michael Van Lonkhuysen
Acting Director of Economic and Community
Development



SERRAMONTE REDEVELOPMENT

NORTHWEST QUADRANT
DESIGN REVIEW SUBMITTAL
RETAIL BUILDING A & B, DRIVE-THRU BUILDING C



PROJECT DESCRIPTION

Serramonte Shopping Center occupies an approximately 80-acre site bounded by Southgate Avenue to the north, I-280 to the east, Serramonte Boulevard to the south, and Callan Boulevard to the west. Originally constructed in 1968, a multi-year redevelopment of the Southern portion of the site was recently completed in 2017. The following describes a proposed redevelopment plan for new retail spaces at Buildings A and B, and drive-thru restaurant building at Building C.

GROSS BUILDING AREA

- Building A: ~11,966 SF
- Building B: ~12,100 SF
- Building C Drive-thru: ~2,800 SF

DRAWING INDEX

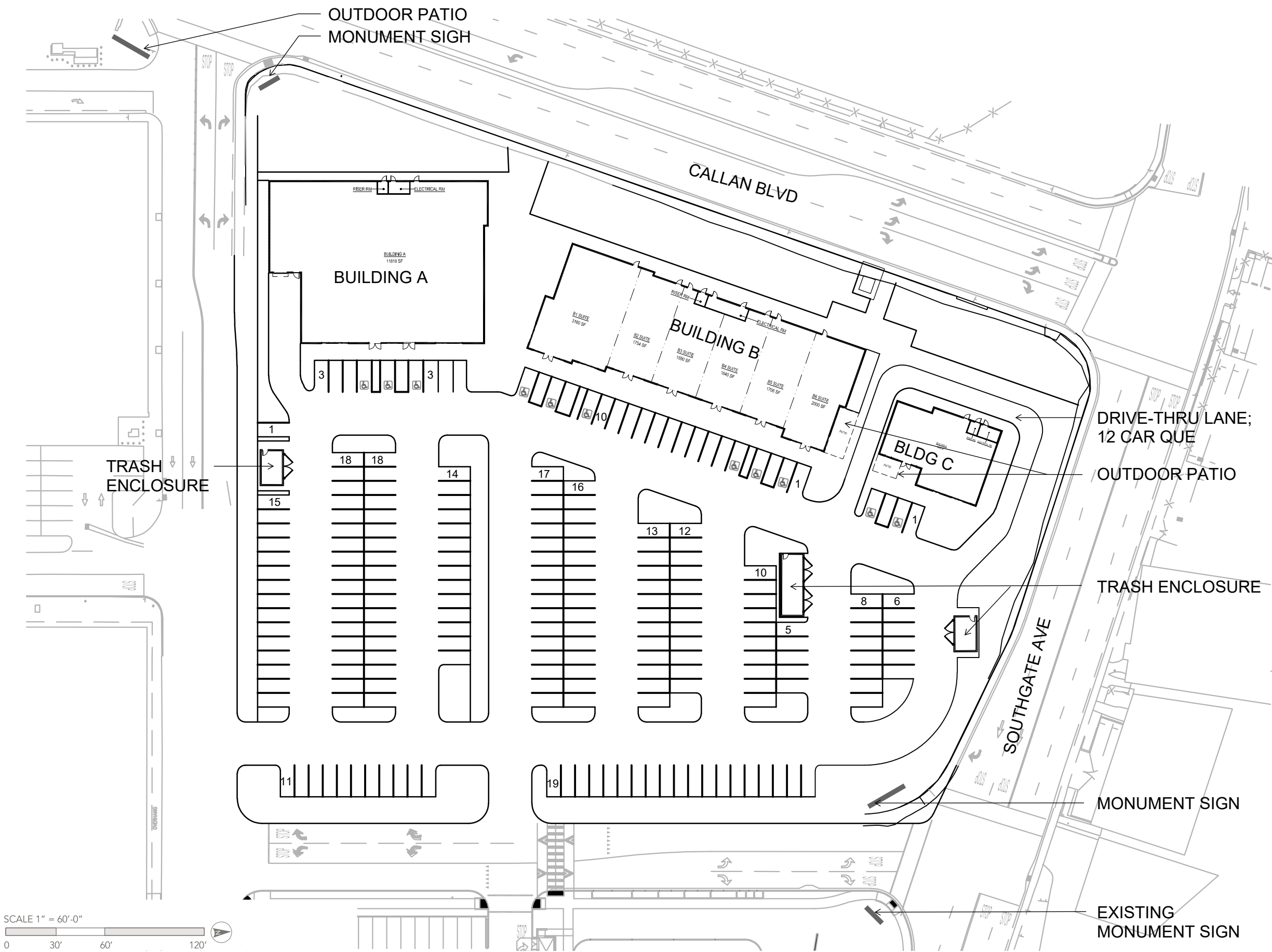
SHEET #	SHEET NAME
A0	COVER SHEET
A1	PROJECT DESCRIPTION + TEAM CONTACTS
A2	SITE PLAN
L1	LANDSCAPE PLAN - OVERALL
L2	LANDSCAPE PLANT PALETTE
A3	BUILDING A - FLOOR PLAN
A4	BUILDING B - FLOOR PLAN
A5	BUILDING C DRIVE-THRU - FLOOR PLAN
A6	BUILDING A RETAIL - EXTERIOR ELEVATIONS
A7	BUILDING A RETAIL - EXTERIOR ELEVATIONS
A8	BUILDING B RETAIL - EXTERIOR ELEVATIONS
A9	BUILDING B RETAIL - EXTERIOR ELEVATIONS
A10	BUILDING B RETAIL - EXTERIOR ELEVATIONS
A11	BUILDING C DRIVE-THRU - EXTERIOR ELEVATIONS
A12	BUILDING C DRIVE-THRU - EXTERIOR ELEVATIONS
A13	MATERIAL PALETTE
A14	OVERALL VIEW
A15	PERSPECTIVE VIEWS
A16	TRASH ENCLOSURE - PLANS AND SECTIONS
A17	EXISTING SITE PHOTOS

OWNER: REGENCY CENTERS
CONTACT: SHAWN TOOLEY
PHONE: 925-279-1811
EMAIL: shawntooley@regencycenters.com

ARCHITECT: FIELD PAOLI ARCHITECTS
CONTACT: KEVIN PICKEREL
PHONE: 415-788-6606 X1021
EMAIL: kmp@fieldpaoli.com

LANDSCAPE ARCHITECT: MERRIL MORRIS PARTNERS
CONTACT: VENUS YUAN
PHONE: 415-291-8960 X7010
EMAIL: vyuan@merrill-morris.com

CIVIL ENGINEER: BKF ENGINEERS
CONTACT: TIM HEFFERNAN
PHONE: 650-482-6427
EMAIL: theffernan@bkf.com



PARKING SUMMARY

GROSS BUILDING AREAS

BUILDING A DRIVE-THRU: 5,250 SF

BUILDING B: 12,100 SF

BUILDING C DRIVE-THRU: 2,800 SF

TOTAL: 20,150 SF

TOTAL PARKING REQUIRED (SF/250) = 81 SPACES

ACCESSIBLE SPACES REQUIRED = 7 MINIMUM
PER CBC TABLE 11B-208.2

PARKING PROVIDED AT LOT 10A:

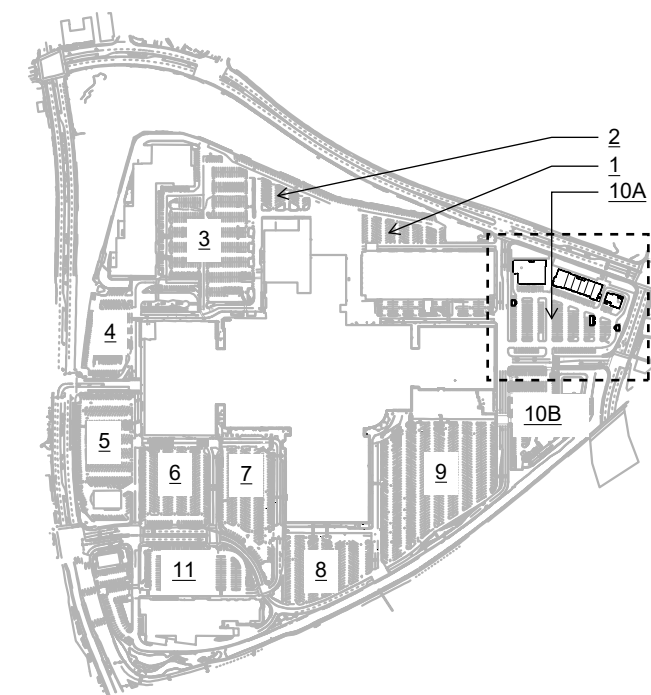
STANDARD PARKING: 201

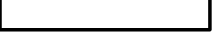
ACCESSIBLE PARKING: 11

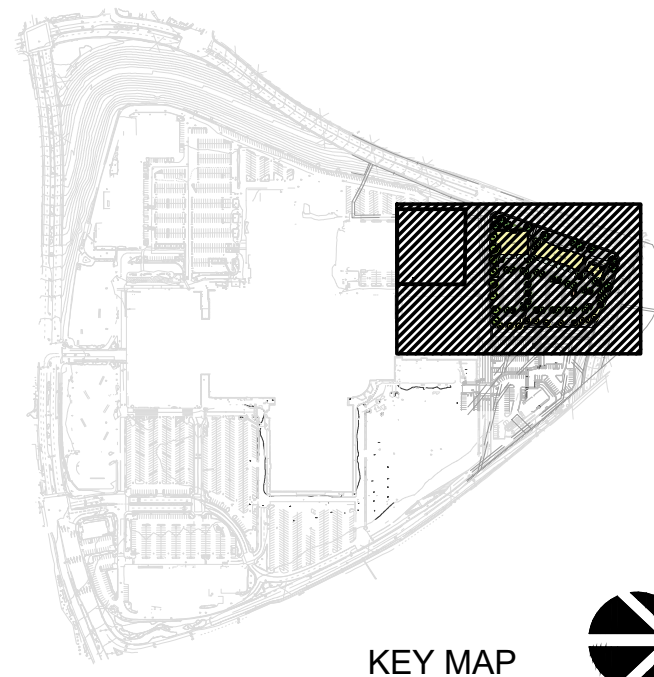
TOTAL: 212

PARKING COUNT BY LOT

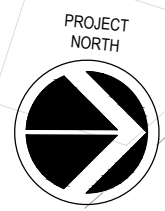
LOT#	REGULAR	COMPACT	ADA	EVCS	CAV	TOTAL STALLS
1	190	0	0	4	0	194
2	88	0	0	0	0	88
3	443	0	28	4	0	475
4	149	34	0	0	0	183
5	250	56	8	0	0	314
6	275	0	7	0	0	282
7	259	0	9	0	0	268
8	219	0	7	0	0	226
9	560	28	20	0	0	608
10A	201	0	11	0	0	212
10B	126	12	5	6	12	161
11	254	0	8	0	0	262
GARAGE	1204	24	24	4	0	1256
TOTAL SPACES	4218	154	127	18	12	4529



PLANT LEGEND	
SYMBOL	DESCRIPTION
TREES	 ORNAMENTAL TREE
	 ORNAMENTAL TREE
	 ORNAMENTAL TREE
	 PARKING LOT TREE
PLANTING TYPE	 PARKING LOT PLANTING
	 ORNAMENTAL PLANTING
	 SLOPE STABILIZATION PLANTING
OTHER	 MONUMENT SIGN WALL



SCALE: 1/64" = 1'-0"



ENTRY IDENTITY



GINKGO BILOBA 'PRINCETON SENTRY'
PRINCETON SENTRY MAIDENHAIR TREE



ACER RUBRUM 'AUTUMN BLAZE'
AUTUMN BLAZE MAPLE

ENTRY DRIVE



KOELREUTERIA BIPINNATA
GOLDEN RAIN TREE



TRISTANIOPSIS LAURINA 'ELEGANT'
ELEGANT WATER GUM

PARKING LOT



QUERCUS AGRIFOLIA
COAST LIVE OAK



ZELKOVA SERRATA 'GREEN VASE'
SAWLEAF ZELKOVA

ENHANCED PEDESTRIAN AREA



ACER RUBRUM 'BOWHALL'
BOWHALL MAPLE



ARBUTUS 'MARINA'
STRAWBERRY TREE

SHRUBS / PERENNIALS



TREE AEONIUM
AEONIUM ARBOREUM



CORAL ALOE
ALOE STRIATA



KANGAROO PAW
ANIGOZANTHOS HYBRIDS



MUHLENBERGIA LINDHEIMERI
LINDEIMER'S MUHLY



FOXTAIL FERN
ASPARGUS DENSIFLORUS 'MYERS'



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



SEDUM SPECTABILE 'AUTUMN JOY'
AUTUMN JOY SEDUM



MEDITERRANEAN SPURGE
EUPHORBIA CHARACIAS



LANTANA MONTEVIDENSIS
TRAILING LANTANA



BLUE OAT GRASS
HELICTOTRICHON SEMPERVIRENS



MUHLENBERGIA RIGENS
DEER GRASS



RAINBOW MAIDEN NEW ZEALAND FLAX
PHORMIUM 'MAORI MAIDEN'



YELLOW WAVE NEW ZEALAND FLAX
PHORMIUM 'YELLOW WAVE'



ERIOGONUM GRANDE RUBESCENS
RED BUCKWHEAT



BLUE CHALKSTICKS
SENECIO MANDRALISCAE



COAST ROSEMARY
WESTRINGIA FRUTICOSA



CALIFORNIA FUSCHIA
ZAUSCHNERIA CALIFORNICA



BERKELEY SEDGE
CAREX DIVULSA



DOUGLAS IRIS
IRIS DOUGLASIANA



FORTNIGHT LILY
DIETES IRIDOIDES



CALIFORNIA GRAY RUSH
JUNCUS PATENS



CAPE RUSH
CHONDROPETALUM TECTORUM



COAST ROSEMARY
WESTRINGIA FRUTICOSA



CALIFORNIA FUSCHIA
ZAUSCHNERIA CALIFORNICA

GROUNDCOVERS



COASTAL GEM WOOLLY GREVILLEA
GREVILLEA LANIGERA 'COASTAL GEM'



DWARF PLUMBAGO
CERATOSTIGMA PLUMBAGINOIDES



MYOPORUM PARVIFOLIUM 'PROSTRADUM'
CREEPING MYOPORUM



STAR JASMINE
TRACHELOSPERMUM JASMINOIDES

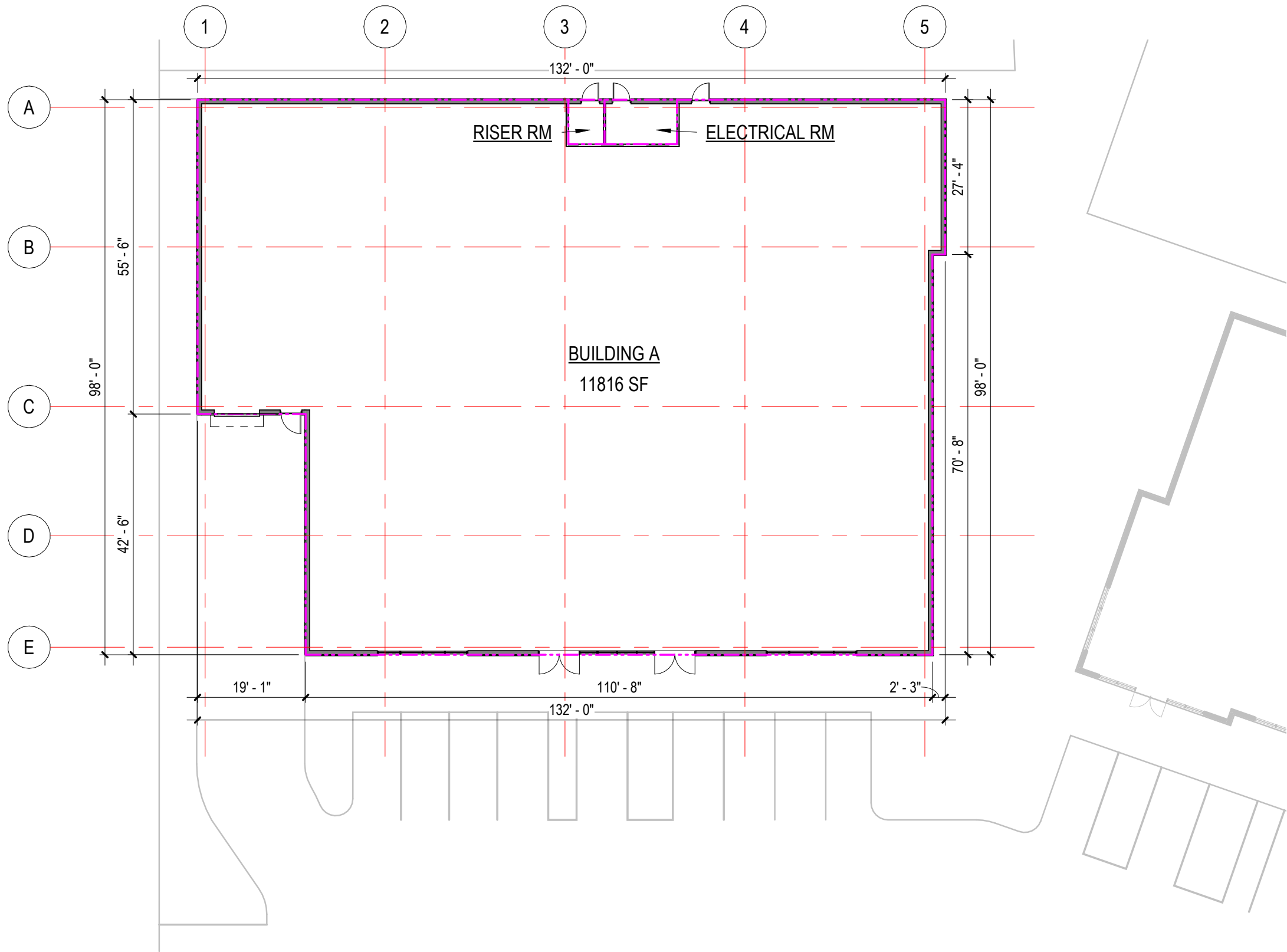


CAT'S CLAW CREEPER
MACFADYENA UNGUIS-CATI



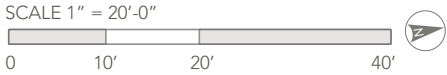
POTATO VINE
SOLANUM LAXUM

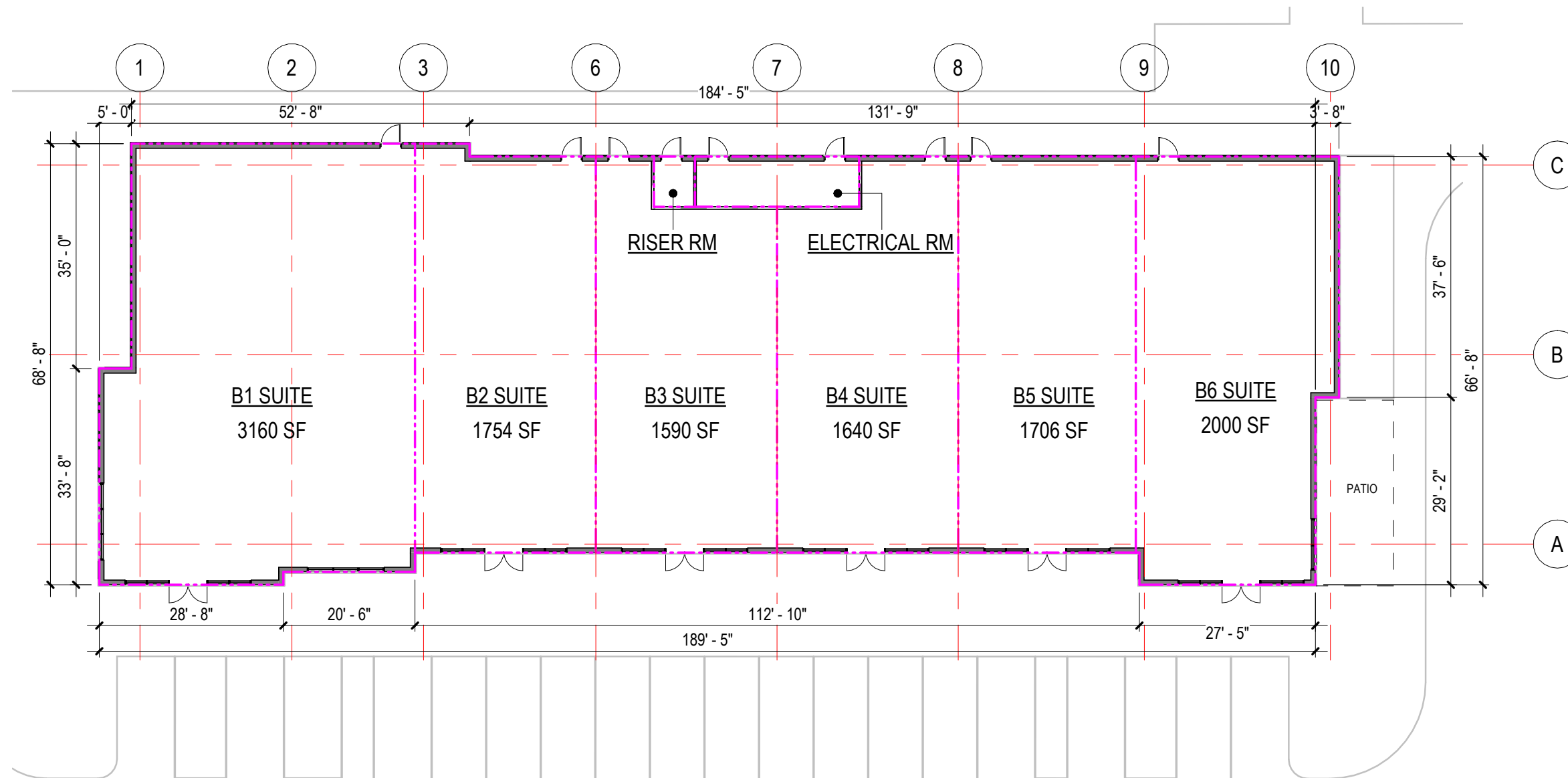
VINES



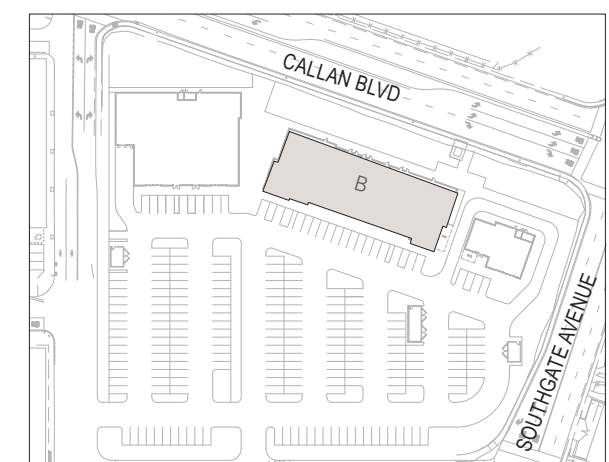
KEYNOTES

KEYPLAN





KEYPLAN



SCALE 1" = 20'-0"

0 10' 20' 40'

Regency
Centers.

serramonte

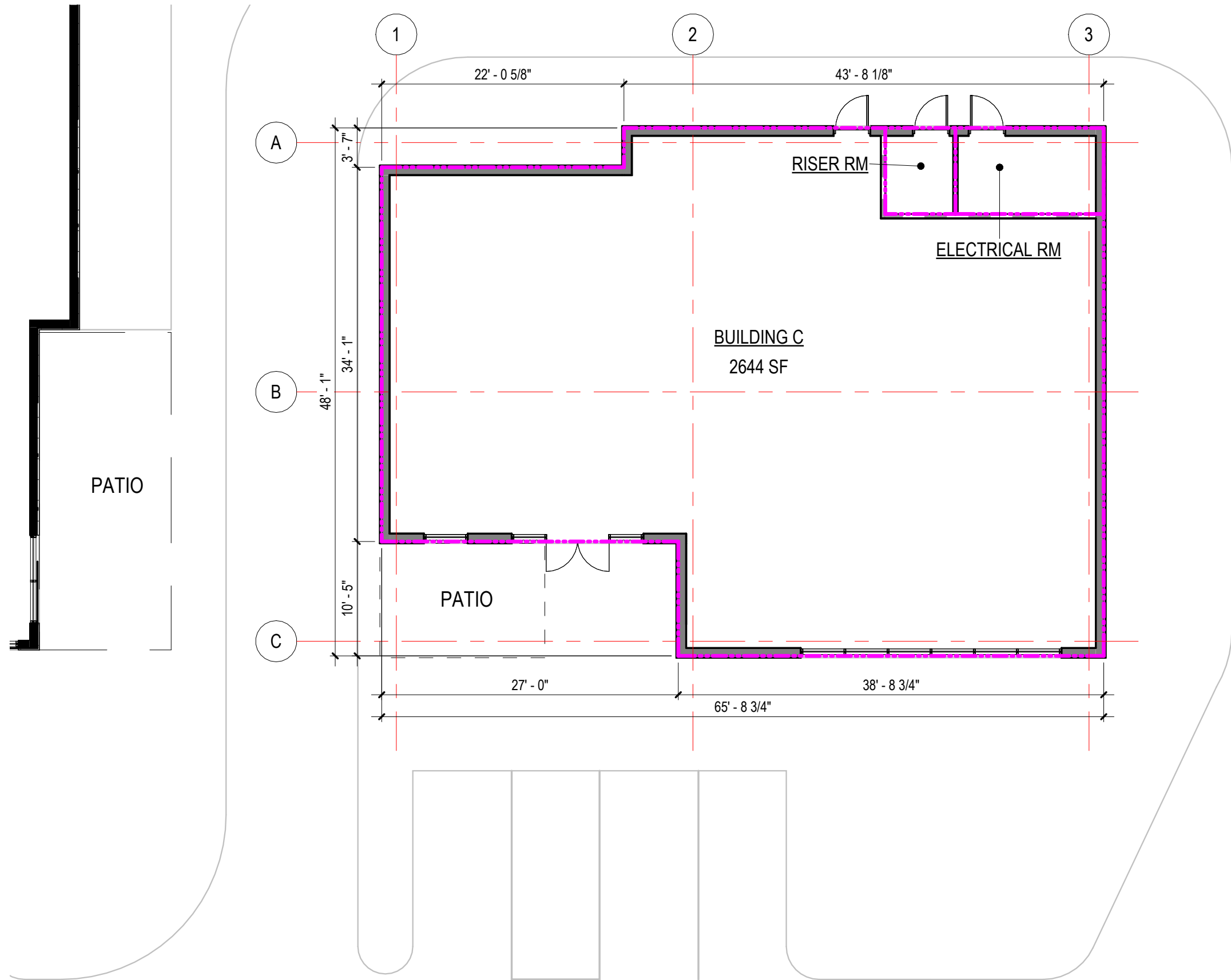
FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | RETAIL BUILDING A & B, DRIVE-THRU BUILDING C

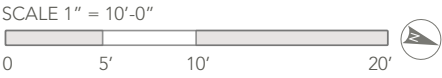
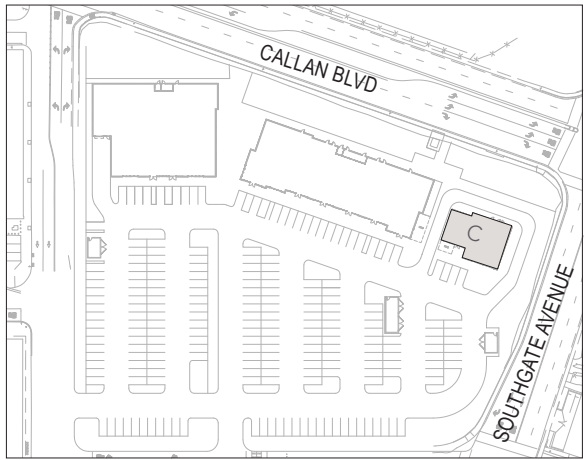
BUILDING B- FLOOR PLAN

A4



KEYNOTES

KEYPLAN



Regency
Centers.

serramonte

FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | RETAIL BUILDING A & B, DRIVE-THRU BUILDING C

BUILDING C DRIVE-THRU - FLOOR PLAN

A5



WEST ELEVATION

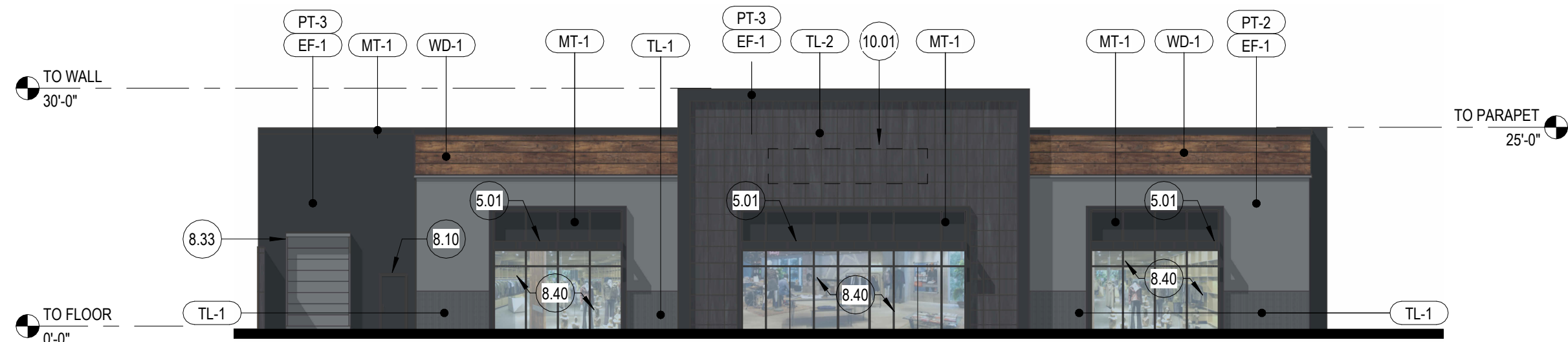
1/16" = 1'-0"

KEYNOTES

- 5.01 CANOPY OR AWNING
- 8.10 HOLLOW METAL DOOR & FRAME
- 8.33 OVERHEAD COILING DOORS AND GRILLES
- 8.40 (N)STOREFRONT
- 10.01 TENANT SIGNAGE BY OTHERS

FINISH SCHEDULE

TAG	MATERIAL	DESCRIPTION
CC-1	BOARD FORM CONCRETE	CREATIVE MINES CRAFT BOARD FORM - HORIZONTAL ORIENTATION - GREYSKALE COLOR, OR SIMILAR.
EF-1	EIFS, SMOOTH FINISH	INTEGRAL COLOR EIFS FINISH COAT, REFER TO PAINT COLOR, OR SIMILAR.
MT-1	METAL	BRAKE METAL CORNICE - DARK BRONZE, OR SIMILAR.
MT-2	METAL	BRAKE METAL COPING - MEDIUM GREY COLOR, OR SIMILAR.
PT-1	PAINT	BENJAMIN MOORE OC-24 WIND'S BREATH, OR SIMILAR.
PT-3	PAINT	BENJAMIN MOORE 1442 DEEP INDIGO, OR SIMILAR.
SD-2	HARDIE ARTISAN SIDING	V-GROOVE - PAINTED LIGHT GRAY, OR SIMILAR
SD-3	HARDIE ARTISAN SIDING	V GROOVE -PAINTED CHARCOAL GREY, OR SIMILAR.
TL-3	COLOR ONE	GLOSSY LAVA STONE 2X8, STEEL BLUE, OR SIMILAR
WD-1	PARKLEX PRODEMA	EXTERIOR WOOD CLADDING, FLAX, OR SIMILAR



EAST ELEVATION

1/16" = 1'-0"

KEYPLAN



SCALE 1/16" = 1'-0"

Regency
Centers.

serramonte

FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | RETAIL BUILDING A & B, DRIVE-THRU BUILDING C

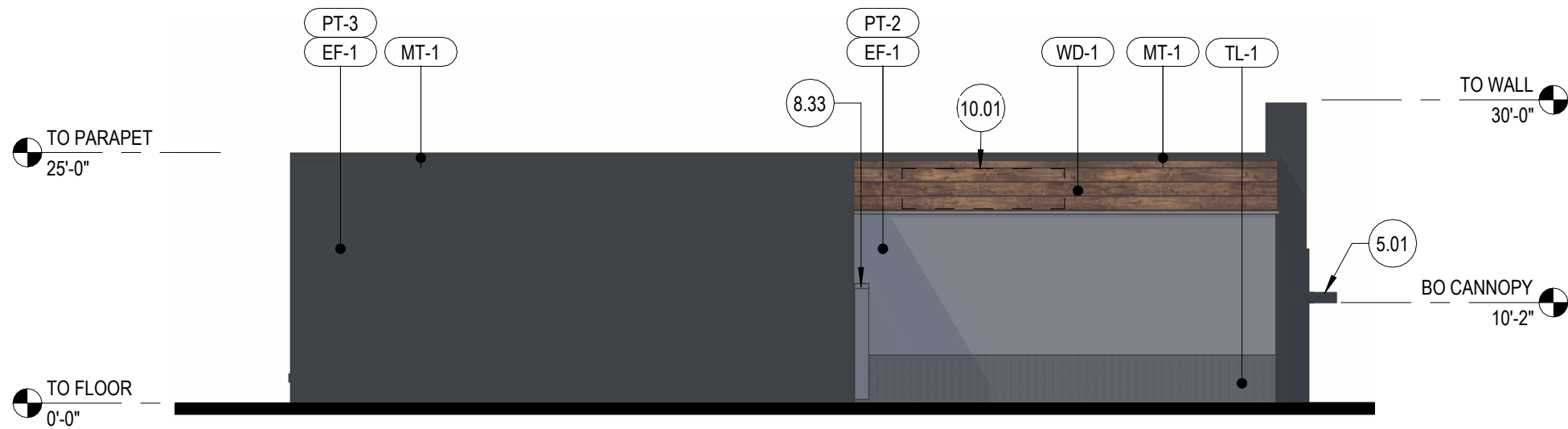
BUILDING A RETAIL - EXTERIOR ELEVATIONS

A6



NORTH ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

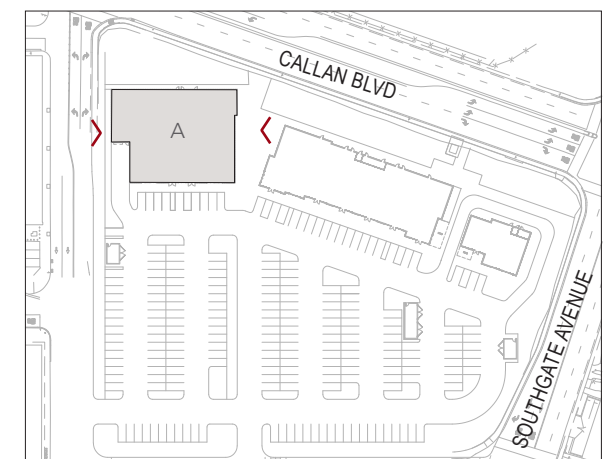
KEYNOTES

- 5.01 CANOPY OR AWNING
- 8.33 OVERHEAD COILING DOORS AND GRILLES
- 10.01 TENANT SIGNAGE BY OTHERS

FINISH SCHEDULE

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WD-1	PARKLEX PRODEMA	EXTERIOR WOOD CLADDING, FLAX, OR SIMILAR

KEYPLAN



SCALE 1/16" = 1'-0"

0 8' 16' 32'

Regency
Centers.

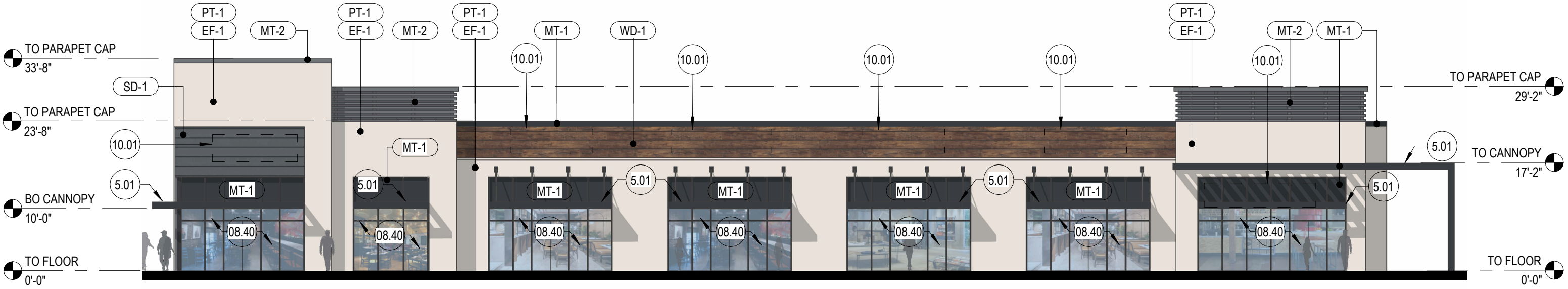
serramonte

FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

BUILDING A RETAIL - EXTERIOR ELEVATIONS
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | RETAIL BUILDING A & B, DRIVE-THRU BUILDING C

A7



EAST ELEVATION

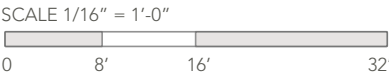
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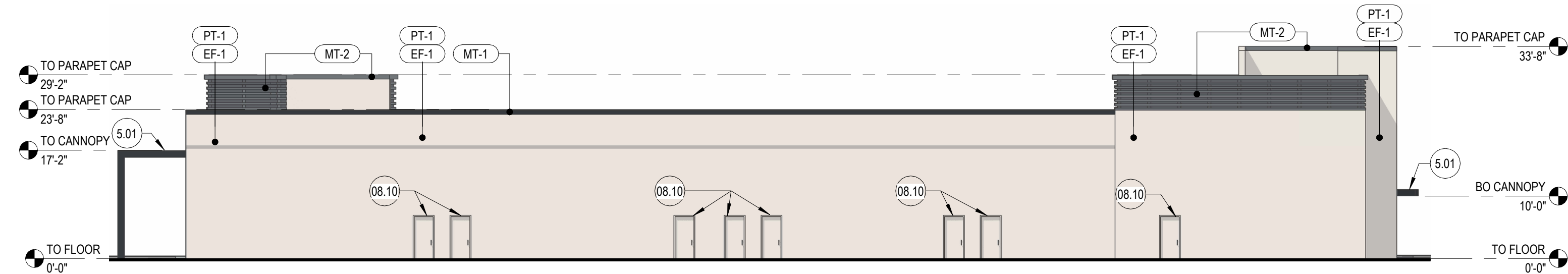
- KEYNOTES**
- 5.01 CANOPY OR AWNING
 - 08.40 (N) STOREFRONT
 - 10.01 TENANT SIGNAGE BY OTHERS

FINISH SCHEDULE

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WD-1	PARKLEX PRODEMA	EXTERIOR WOOD CLADDING, FLAX, OR SIMILAR

KEYPLAN





WEST ELEVATION

1/16" = 1'-0"

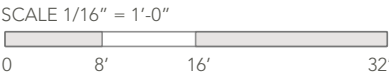
KEYNOTES

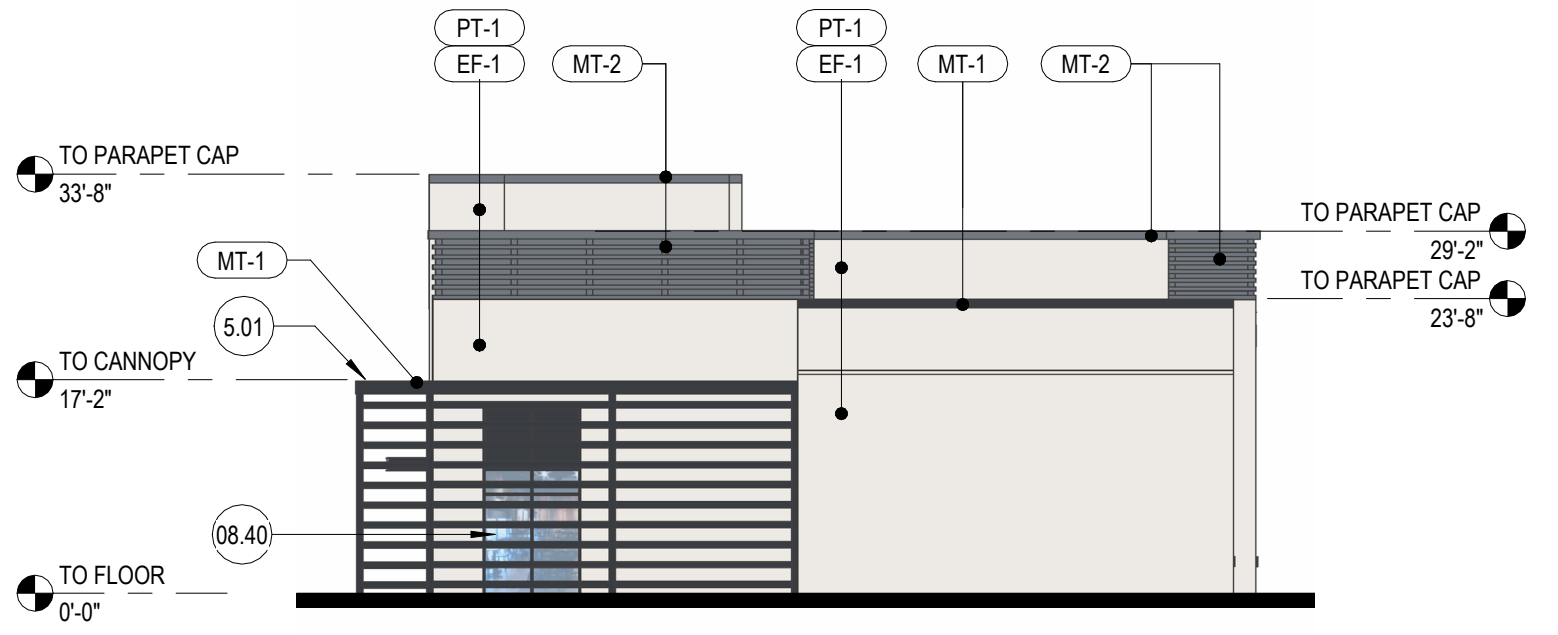
- 5.01 CANOPY OR AWNING
- 08.10 HOLLOW METAL DOOR & FRAME

FINISH SCHEDULE

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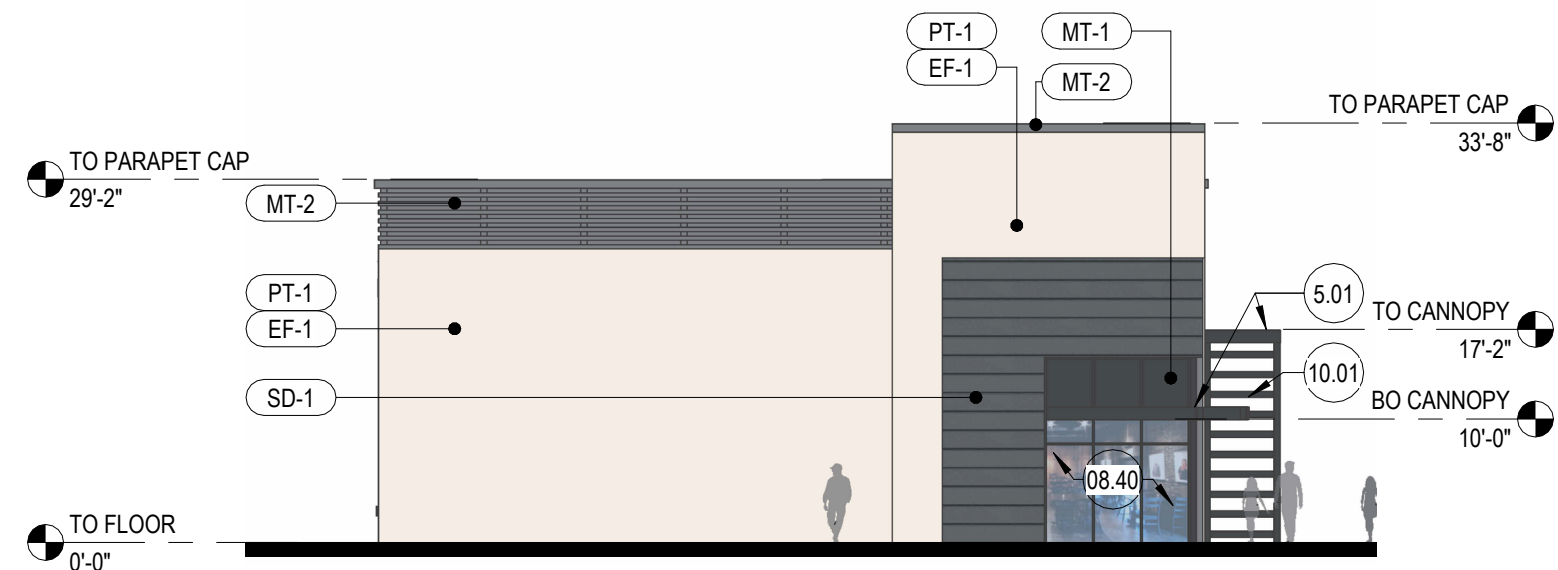
KEYPLAN





NORTH ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

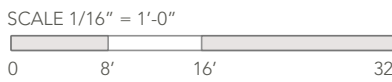
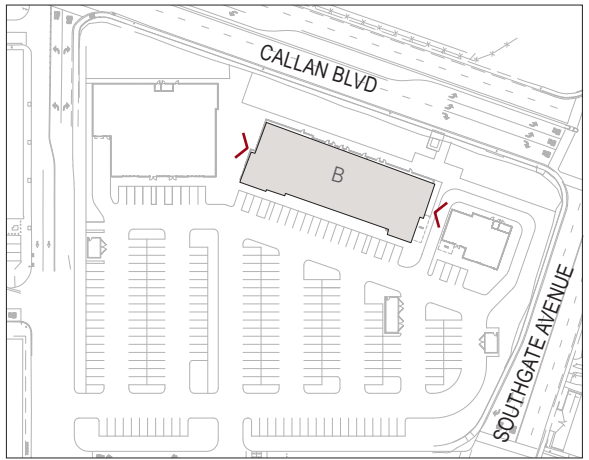
KEYNOTES

- 5.01 CANOPY OR AWNING
- 08.40 (N) STOREFRONT
- 10.01 TENANT SIGNAGE BY OTHERS

FINISH SCHEDULE

TAG	MATERIAL	DESCRIPTION
CC-1	BOARD FORM CONCRETE	CREATIVE MINES CRAFT BOARD FORM - HORIZONTAL ORIENTATION - GREYSCALE COLOR, OR SIMILAR.
EF-1	EIFS, SMOOTH FINISH	INTEGRAL COLOR EIFS FINISH COAT, REFER TO PAINT COLOR, OR SIMILAR.
MT-1	METAL	BRAKE METAL CORNICE - DARK BRONZE, OR SIMILAR.
MT-2	METAL	BRAKE METAL COPING - MEDIUM GREY COLOR, OR SIMILAR.
PT-1	PAINT	BENJAMIN MOORE OC-24 WIND'S BREATH, OR SIMILAR.
PT-3	PAINT	BENJAMIN MOORE 1442 DEEP INDIGO, OR SIMILAR.
SD-2	HARDIE ARTISAN SIDING	V-GROOVE - PAINTED LIGHT GRAY, OR SIMILAR.
SD-3	HARDIE ARTISAN SIDING	V GROOVE -PAINTED CHARCOAL GREY, OR SIMILAR.
TL-3	COLOR ONE	GLOSSY LAVA STONE 2X8, STEEL BLUE, OR SIMILAR
WD-1	PARKLEX PRODEMA	EXTERIOR WOOD CLADDING, FLAX, OR SIMILAR

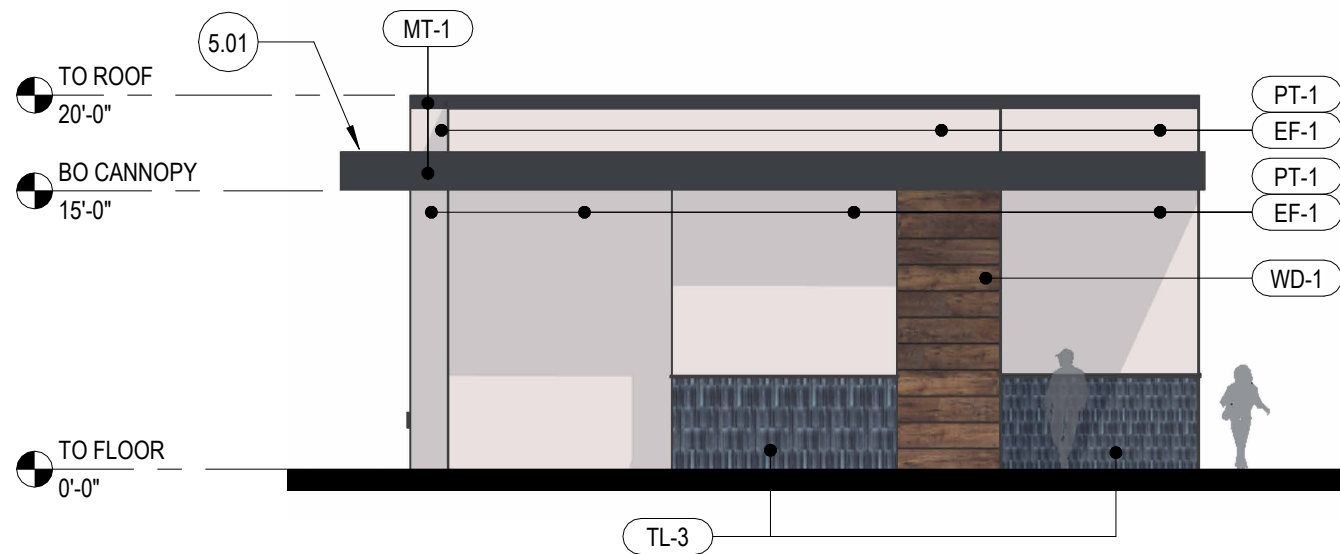
KEYPLAN





NORTH ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

KEYNOTES

- 5.01 CANOPY OR AWNING
- 10.01 TENANT SIGNAGE BY OTHERS

FINISH SCHEDULE

TAG	MATERIAL	DESCRIPTION
CC-1	BOARD FORM CONCRETE	CREATIVE MINES CRAFT BOARD FORM - HORIZONTAL ORIENTATION - GREYSCALE COLOR, OR SIMILAR.
EF-1	EIFS, SMOOTH FINISH	INTEGRAL COLOR EIFS FINISH COAT, REFER TO PAINT COLOR, OR SIMILAR.
MT-1	METAL	BRAKE METAL CORNICE - DARK BRONZE, OR SIMILAR.
MT-2	METAL	BRAKE METAL COPING - MEDIUM GREY COLOR, OR SIMILAR.
PT-1	PAINT	BENJAMIN MOORE OC-24 WIND'S BREATH, OR SIMILAR.
PT-3	PAINT	BENJAMIN MOORE 1442 DEEP INDIGO, OR SIMILAR.
SD-2	HARDIE ARTISAN SIDING	V-GROOVE - PAINTED LIGHT GRAY, OR SIMILAR.
SD-3	HARDIE ARTISAN SIDING	V GROOVE - PAINTED CHARCOAL GREY, OR SIMILAR.
TL-3	COLOR ONE	GLOSSY LAVA STONE 2X8, STEEL BLUE, OR SIMILAR.
WD-1	PARKLEX PRODEMA	EXTERIOR WOOD CLADDING, FLAX, OR SIMILAR.

KEYPLAN



SCALE 3/32" = 1'-0"

0 4' 8' 16' 32'

Regency
Centers.

serramonte

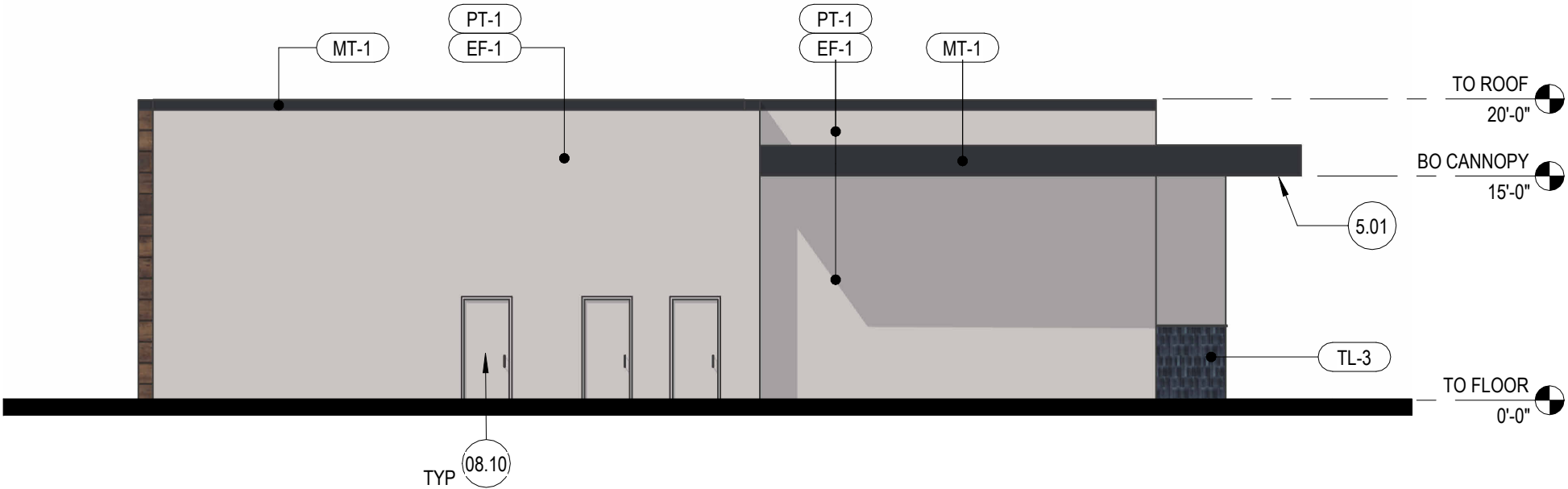
FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

BUILDING C DRIVE-THRU - EXTERIOR ELEVATIONS

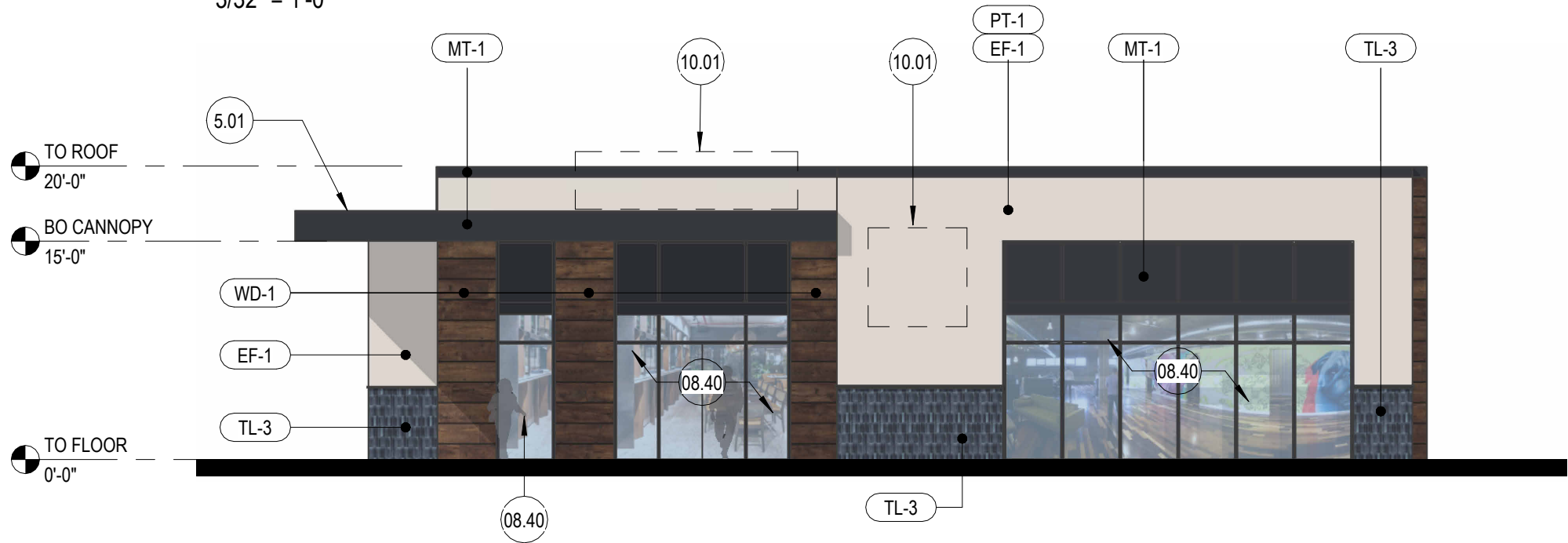
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | RETAIL BUILDING A & B, DRIVE-THRU BUILDING C

A11



WEST ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

KEYNOTES

- 5.01 CANOPY OR AWNING
- 08.10 HOLLOW METAL DOOR & FRAME
- 08.40 (N) STOREFRONT
- 10.01 TENANT SIGNAGE BY OTHERS

FINISH SCHEDULE

TAG	MATERIAL	DESCRIPTION
CC-1	BOARD FORM CONCRETE	CREATIVE MINES CRAFT BOARD FORM - HORIZONTAL ORIENTATION - GREYSCALE COLOR, OR SIMILAR.
EF-1	EIFS, SMOOTH FINISH	INTEGRAL COLOR EIFS FINISH COAT, REFER TO PAINT COLOR, OR SIMILAR.
MT-1	METAL	BRAKE METAL CORNICE - DARK BRONZE, OR SIMILAR.
MT-2	METAL	BRAKE METAL COPING - MEDIUM GREY COLOR, OR SIMILAR.
PT-1	PAINT	BENJAMIN MOORE OC-24 WIND'S BREATH, OR SIMILAR.
PT-2	PAINT	BENJAMIN MOORE 1442 DEEP INDIGO, OR SIMILAR.
SD-2	HARDIE ARTISAN SIDING	V-GROOVE - PAINTED LIGHT GRAY, OR SIMILAR.
SD-3	HARDIE ARTISAN SIDING	V GROOVE -PAINTED CHARCOAL GREY, OR SIMILAR.
TL-3	COLOR ONE	GLOSSY LAVA STONE 2X8, STEEL BLUE, OR SIMILAR
WD-1	PARKLEX PRODEMA	EXTERIOR WOOD CLADDING, FLAX, OR SIMILAR

KEYPLAN



Regency
Centers.

serramonte

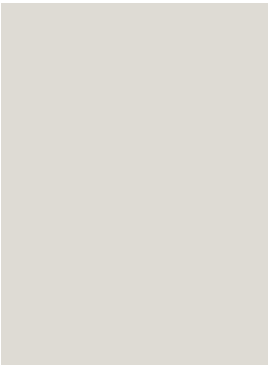
FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

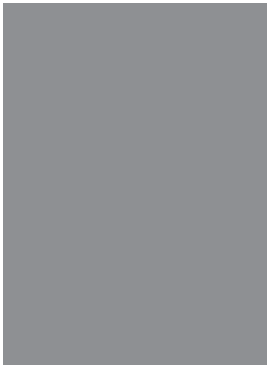
BUILDING C DRIVE-THRU - EXTERIOR ELEVATIONS
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | RETAIL BUILDING A & B, DRIVE-THRU BUILDING C

A12

PAINT

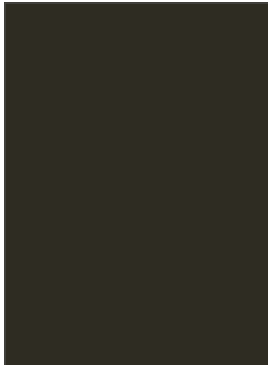


P1 - PAINT
BENJAMIN MOORE
WIND'S BREATH
*OR SIMILAR

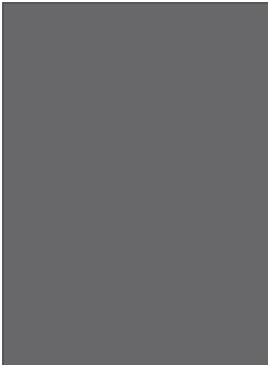


P2 - PAINT
BENJAMIN MOORE
ROCK GRAY
*OR SIMILAR

METAL



MT-1
BRAKE METAL
DARK BRONZE
*OR SIMILAR



MT-2
BRAKE METAL
MEDIUM GREY
*OR SIMILAR

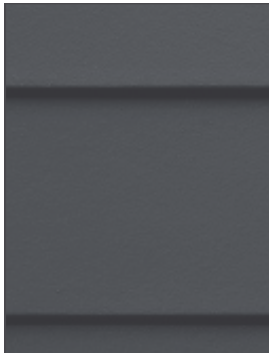
SIDING



SD-1 - SIDING
HARDIE SIDING
PAINTED MEDIUM GRAY
*OR SIMILAR



SD-2- SIDING
HARDIE SIDING
PAINTED LIGHT GRAY
*OR SIMILAR



SD-3 - SIDING
HARDIE SIDING
PAINTED CHARCOAL
GREY
*OR SIMILAR

WOOD



WD-1 - WOOD CLADDING
PARKLEX
FLAX
*OR SIMILAR

EIFS



P3 - PAINT
BENJAMIN MOORE
DEEP INDIGO
*OR SIMILAR



EF-1 - EIFS
INTEGRAL COLOR EIFS
REFER TO PAINT COLORS
*OR SIMILAR

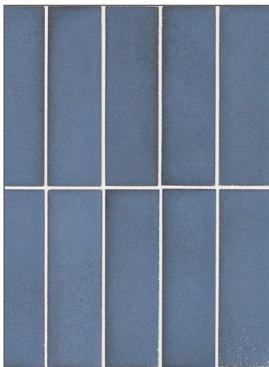
TILE



TL-1 - BROWNSTONE
2X7 MATTE CLAY THIN
BRICK TILE
CHARCOAL BLACK
*OR SIMILAR



TL-2 - DALTILE
24X24 DELEGATE
DARK GREY
*OR SIMILAR



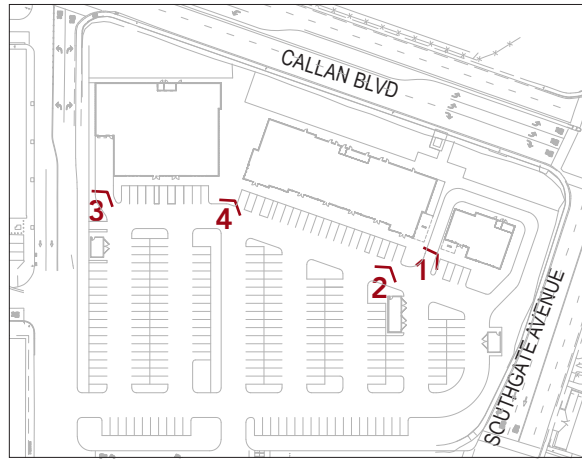
TL-3 - COLOR ONE
2X8 GLOSSY LAVA STONE
STEEL BLUE
*OR SIMILAR

CONCRETE



CC-1 BOARD FORM CONC.
CREATIVE MINES
GREYSCALE
*OR SIMILAR





PERSPECTIVE 1 - DRIVE-THRU BUILDING C



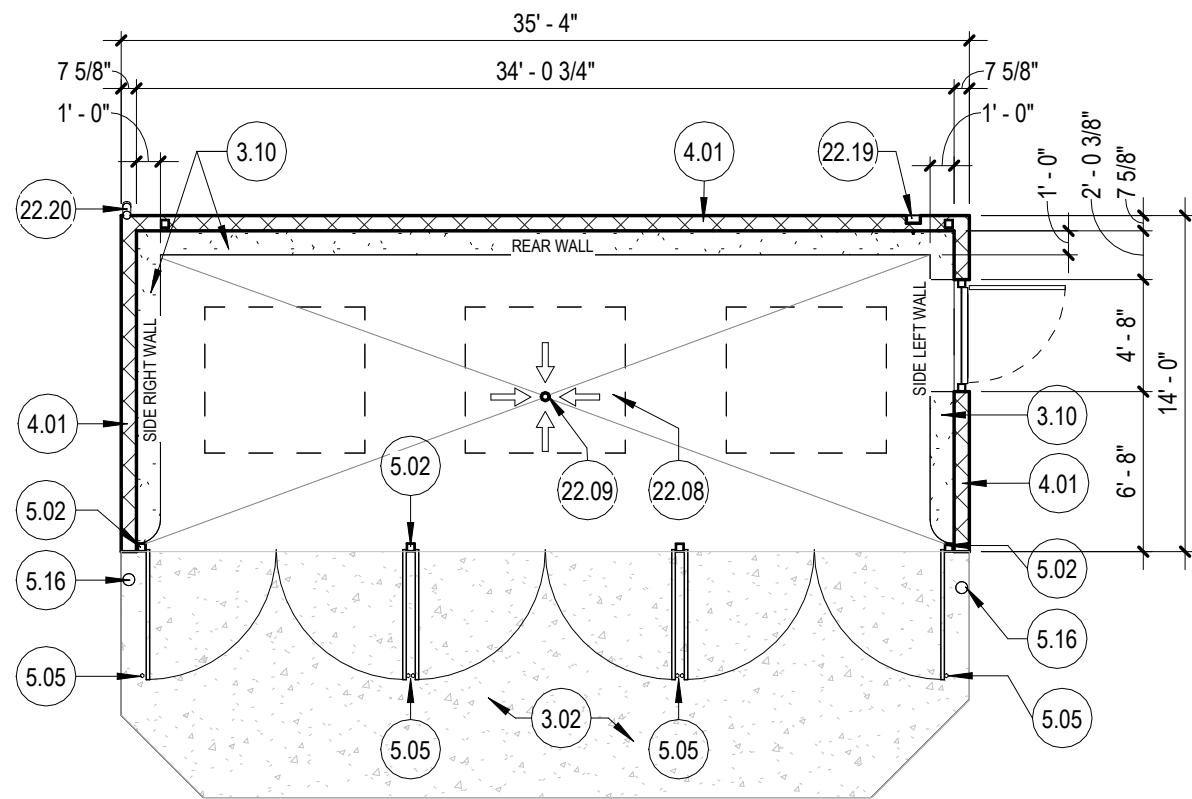
PERSPECTIVE 2 - RETAIL BUILDING B & DRIVE-THRU BUILDING C



PERSPECTIVE 3 - RETAIL BUILDING A LOOKING NORTH

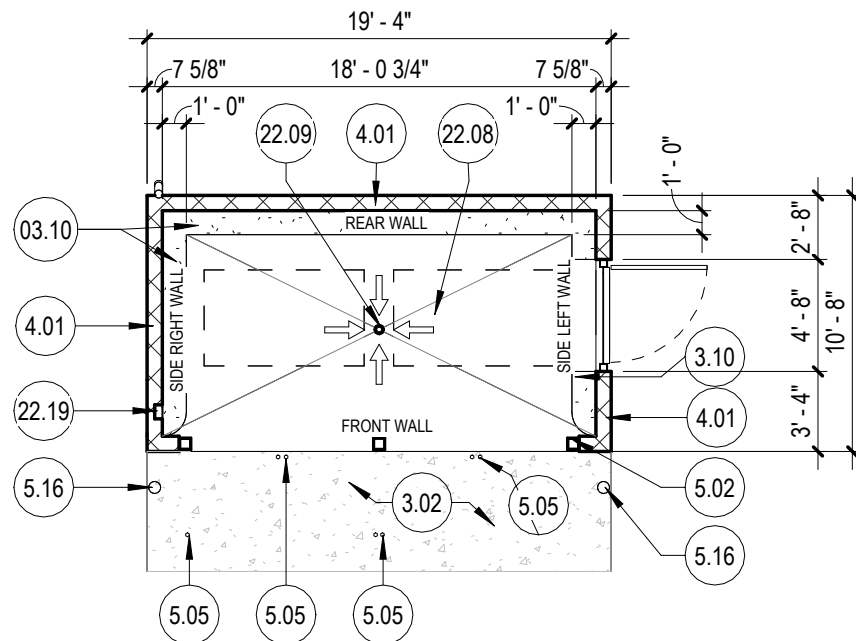


PERSPECTIVE 4 - RETAIL BUILDING B LOOKING NORTH



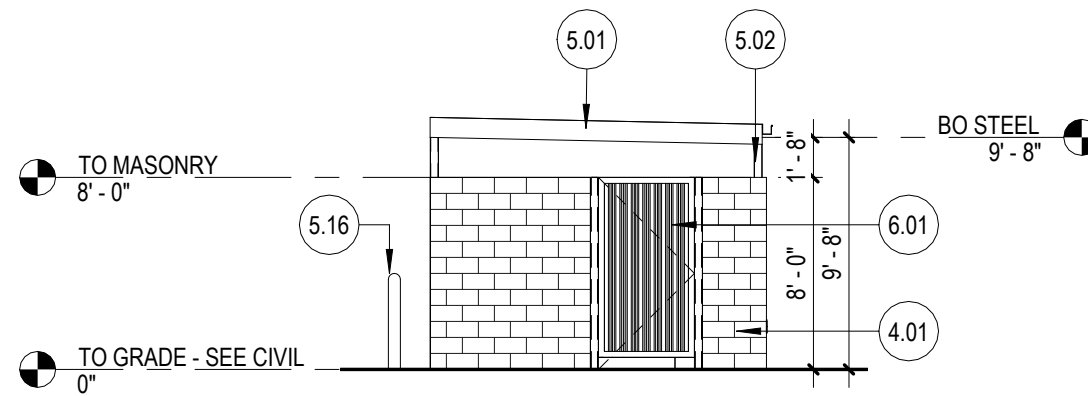
TRASH ENCLOSURE - ENLARGED

1/8" = 1'-0"



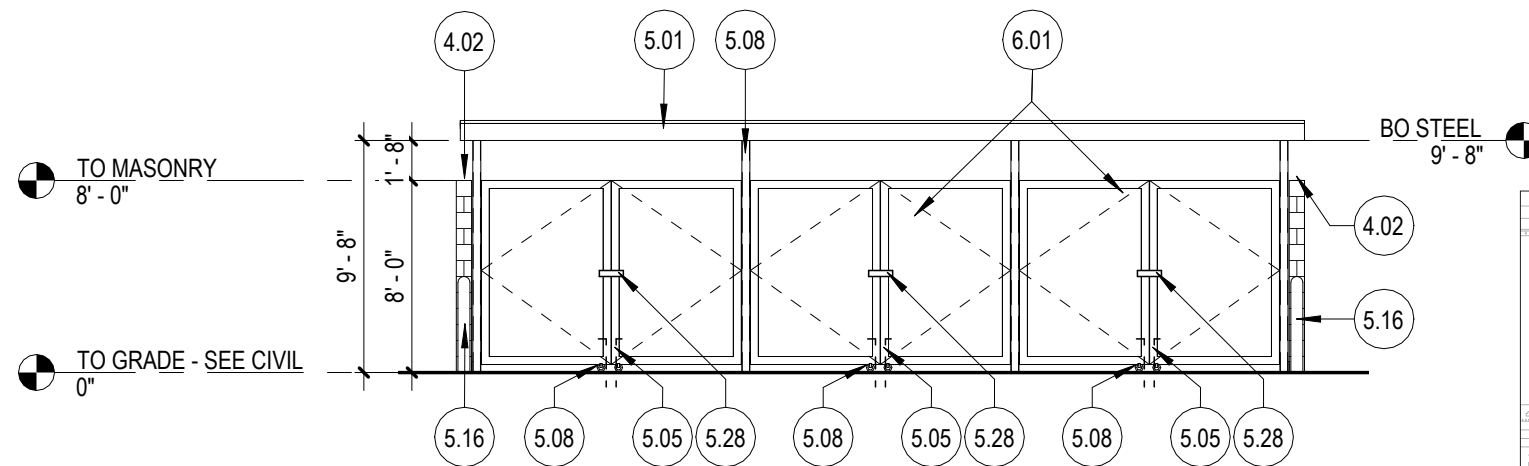
TRASH ENCLOSURE - STANDARD

1/8" = 1'-0"



TYPICAL TRASH ENCLOSURE - SIDE ELEVATION

1/8" = 1'-0"



TYPICAL TRASH ENCLOSURE - FRONT ELEVATION

1/8" = 1'-0"

KEYNOTES

- 3.02 CONCRETE SLAB ON GRADE
- 3.10 6" HIGH CONCRETE CURB
- 4.01 8" SMOOTH FACE INTEGRAL COLOR CMU WITH FLUSH MORTAR JOINTS, PAINT
- 4.02 RADIUS CMU GROUT CAP, PAINT TO MATCH CMU WALL
- 5.01 METAL DECK ROOFING OVER HSS STEEL FRAMING, PAINT
- 5.02 HSS STEEL FRAMING, PAINT
- 5.05 PADLOCKABLE CAN BOLT, WITH CANE BOLT DROPS AT GATE OPEN AND CLOSE POSITIONS
- 5.08 HEAVY DUTY CASTERS, TYP
- 5.16 6" DIA STEEL PIPE BOLLARD
- 5.28 PADLOCKABLE SLIDE BOLT
- 6.01 SOLID METAL ENCLOSURE GATE
- 22.08 SLOPE TO DRAIN 1/8" PER FOOT, TYPICAL
- 22.09 AREA DRAIN
- 22.19 RECESSED WASH DOWN HOSE BIB WITH LOCKABLE COVER
- 22.20 METAL GUTTER TO DOWNSPOUT LEADER, TO SPILL AT GRADE. PAINT TO MATCH ADJACENT FINISH

KEYPLAN



SCALE 1/8" = 1'-0"



MALL ENTRY - LOOKING SOUTH



MALL ENTRY - LOOKING SOUTH



MALL ENTRY - LOOKING NORTH



MALL ENTRY - LOOKING SOUTH



SITE - LOOKING WEST



SITE - LOOKING NORTH



RETAIL - LOOKING SOUTH



RETAIL PARKING - LOOKING SOUTH