

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, July 27, 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) submit written comments by meeting day, (2) submit written comments during the meeting, and (3) attend the meeting live.

1. To submit written comments by meeting day, please email cityclerk@dalycity.org and include “Public Comment” in the subject line. All written comments received by 4:00 pm on meeting day will be provided to the City Council prior to the meeting.

Please note: Any emailed comments received after 4:00 p.m. on the meeting date are not guaranteed to be received by the City Council prior to the meeting. Comments are not read aloud into the record.

2. During the meeting, you may visit www.dalycity.org/agendas to submit comments using the Public Comment form to address the City Council on a specific item, or during the public comment period, and such comments are delivered to the City Council and City Staff during the meeting, and may be read into the record at the time they are received.

3. To speak at the meeting in person, please complete a Speaker Card located at the entrance to the Council Chamber and submit it to a Staff Member as early in the meeting as possible. To speak at the meeting remotely via Zoom, register at https://us06web.zoom.us/webinar/register/WN_FPjUvzD8QK6XFple9217gA.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City Clerk at (650) 991-8078 as soon as possible.

PLEDGE TO THE FLAG:

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.

CALL TO ORDER

The City of Daly City acknowledges that we are on the ancestral lands of the Ramaytush (rah-my-toosh) Ohlone (O-lon-ee) peoples. We recognize their enduring connection to this region and honor their history, culture, and contributions. As the Indigenous protectors of this land, we affirm their sovereign rights as the original inhabitants of this land and pay respects to the Ancestors, Elders, and Relatives of the Ramaytush Ohlone peoples.

ROLL CALL:

PRESENTATIONS:

1. Stanford Medicine's NOURISH Diabetes Research Study Presentation — Minal V. Moharir, MD, Clinical Assistant Professor at Stanford University

APPROVAL OF MINUTES:

2. Regular Meeting of July 13, 2026

APPROVAL OF AGENDA:

3. Regular Meeting of July 27, 2026

ORAL COMMENT:

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

CONSENT AGENDA

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

Resolutions:

4. Set Time and Place for a Public Hearing to Consider a Zone Change ZC-04-26-17042 - Amendments to Chapter 17.04 – Definitions, Chapter 17.35.040 – General Property Development Requirements, and Chapter 17.40.090 – Review of modifications to residential floorplans; Repeal of Chapter 17.40.100 – Secondary Unit Standards and Requirements and 17.40.110 – Certificate of Registration Requirements **(Set Time: 9/14/26)**

5. Accept Daly City Disparate Impact Analysis Report to Give Preference to Households That Live or Work in Daly City in Affordable Units
6. Set Time and Place for a Public Hearing to Consider a Zone Change ZC-06-26-017088 - Amendments to the City's Inclusionary Housing Ordinance to Give Preference to Households That Live or Work in Daly City in Affordable Units **Set Time (9/14/26)**
7. Accept Notice of Completion for the RO 572 Streetlight Conversion Project
8. Accept Public Access Easement from the Eastmoor Multi-Family, LP at 493 Eastmoor Avenue
9. Approve Designation of Entertainment Zones Pursuant to Chapter 5.96 of the Daly City Municipal Code (SB 969)
10. Accept and Appropriate \$4,500,000 in Proposition 64 Public Health and Safety Grant Program (Cohort 4) Funds from the California Board of State and Community Corrections (BSCC) and Authorize the City Manager to Execute the Grant Agreement
11. Accept and Appropriate a \$8,000 Check from Arevon Energy for Supporting Programming and Events to Benefit the Daly City Community through Recreation Services
12. Approve Purchase of Replacement Kinetic Energy Platforms for the Police Department

END OF CONSENT AGENDA

COMMUNICATIONS:

13. Approve Use Permit UPR-03-26-017020 and Design Review DR-03-26-017021 - 3 Serramonte Boulevard, Northwest Quadrant, Restaurant with Drive-Through (Building A)

STAFF: Michael VanLonkhuysen

RECOMMENDATION: Adopt Resolution by Roll Call Vote

14. Approve Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023 - 3 Serramonte Boulevard, Northwest Quadrant, Restaurant with Drive-Through (Building C)

STAFF: Michael VanLonkhuysen

RECOMMENDATION: Adopt Resolution by Roll Call Vote

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

15. Council Committee
16. City Council
17. Staff

ADJOURNMENT:

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

CALL TO ORDER:

Mayor Sylvester called the regular meeting to order at 7:18 P.M. and read the City's Land Acknowledgement:

The City of Daly City acknowledges that we are on the ancestral lands of the Ramaytush (rah-my-toosh) Ohlone (O-lon-ee) peoples. We recognize their enduring connection to this region and honor their history, culture, and contributions. As the Indigenous protectors of this land, we affirm their sovereign rights as the original inhabitants of this land and pay respects to the Ancestors, Elders, and Relatives of the Ramaytush Ohlone peoples.

ROLL CALL: Councilmembers Present
Glenn R. Sylvester, Mayor
Teresa G. Proaño, Vice Mayor
Pamela DiGiovanni
Juslyn C. Manalo

Councilmembers Absent
Dr. Roderick Daus-Magbual

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

PRESENTATIONS:

Proclamation: Parks & Recreation Month
(Christopher Joe, Video Technician, Department of Recreation Services)

APPROVAL OF MINUTES:

Regular Meeting of June 22, 2026

It was moved by Councilmember Manalo, seconded by Vice Mayor Proaño and carried to approve the minutes of June 22, 2026.

APPROVAL OF AGENDA:

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

Note on Public Comments:

To provide public comments, members of the public have the option to- 1) attend in person, 2) email the City Clerk, or 3) submit comments through the public comment portal on the City's website. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting are instructed to call the office of the City Clerk at 991-8078 prior to the meeting.

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CONSENT AGENDA:

It was moved by Councilmember Manalo, seconded by Councilmember DiGiovanni and carried to approve the consent agenda with the exception of item 9, which was pulled for further discussion.

Resolutions:

Accept and Appropriate Grant from County of San Mateo Aging and Disabilities Services for Fiscal Year 2026-2027 Congregate Nutrition Program

Resolution 26-120, Accepting And Appropriating A Grant From The County Of San Mateo Aging And Disabilities Services For Fiscal Year 2026-2027 (Congregate Nutrition Program)

Accept and Appropriate Grant from County of San Mateo Aging and Disabilities Services for Fiscal Year 2026-2027 Senior Center Activities

Resolution 26-121, Accepting And Appropriating Grant From The County Of San Mateo Aging And Disabilities Services For Fiscal Year 2026-2027 (Senior Center Activities)

Approve Position for a Real Time Intelligence Center Operator for the Police Department and Assignment of Real Time Intelligence Center Operator to Range U039 of the Miscellaneous/Unrepresented Salary Schedule

Resolution 26-122, Approving Position For A Real Time Intelligence Center Operator For The Police Department And Assigning To Range U039 Of The Miscellaneous/Unrepresented Salary Schedule

Accept Annual Report – Military Equipment Use for the Police Department

Resolution 26-123, Approving The Annual Report For The Military Equipment In Use By The Daly City Police Department

Authorize the City Manager to Execute a Professional Service Agreement with Zoon Engineering for the Westlake Slurry Seal Project

Resolution 26-124, Authorizing Execution Of Professional Services Agreement With Zoon Engineering For The Westlake Slurry Seal Project

Authorize the City Manager to Execute an Amendment to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for the Daly City Safe Routes to School (SRTS) Project

Joshua Cosgrove introduced himself as the Acting Director of Public Works. Acting City Engineer Shirley Chan provided the staff report and addressed submitted comments expressing concerns about the proposed amendment. Staff also responded to questions about how the amendment affects the original plan, the safety implications of reducing lanes on East Market, and whether the design has been presented to the Bicycle/Pedestrian Advisory Committee (B/PAC).

Alan Uy urged the Council to reject the proposed amendment and requested that the original traffic safety improvements at East Market and Hillside be implemented as promised in the SRTS agreement, in line with the City's Vision Zero Policy. Alan noted the affected streets are part of the high-injury network

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and believed the amendment would water down critical safety improvements for pedestrians and cyclists, stressing that safety should take priority over traffic flow.

Rebecca Truong shared her experience working as a crossing guard at the proposed intersection and supported the original plan for a lane reduction, calling it integral to safety improvements in the area. Rebecca expressed the need to provide alternate, safe, and efficient routes to schools and supported the lane reduction to improve safety and visibility for pedestrians, cyclists, and drivers alike.

The Council provided recommendations regarding the SRTS plan, which included providing opportunities for community engagement and input, a potential presentation of the item to the B/PAC, the possibility of adding flashing lights to the crosswalks and repainting them, and revisiting data results from the Stanford research project presented to Council. Staff addressed questions about the costs related to the proposed amendment, the purpose of a road diet, whether the City has employed road diets in the past, and information regarding high-injury networks.

It was moved by Councilmember Sylvester, seconded by Vice Mayor Proaño and carried to table the item until the first regular Council meeting of September, pending further discussion and community input.

Authorize the City Manager to Execute Amendment No. 11 to the Service Agreement and Appropriate Funds for the Daly City Bayshore Shuttle

Resolution 26-125, Authorizing Execution Of Amendment No.11 To Service Agreement And Appropriate Funds For The Daly City Bayshore Shuttle

END OF CONSENT AGENDA

PUBLIC HEARINGS:

Authorize the City Manager to Execute Agreement with Axon for Unmanned Aerial Systems

Police Chief Cameron Christensen provided the staff report and addressed questions regarding the size of the proposed drones, their intended usage, whether they can be utilized during a fire, how the tool will be used by police officers, whether Axon shares their data with other agencies (such as for immigration purposes), privacy concerns, how Axon stores data, and alternatives to using drones in different scenarios.

Mayor Sylvester opened the hearing. There were no speakers.

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

It was moved by Councilmember DiGiovanni, seconded by Councilmember Manalo and carried by unanimous roll call vote to adopt the resolution.

Resolution 26-126, Authorizing Execution Of Agreement With Axon For Unmanned Aerial Systems For Use By The Police Department

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REPORTS:

Council Committee

Peninsula Clean Energy, rebranded as WestLight Energy (Proaño for Daus-Mabgual)
Emergency Services Council of San Mateo County
→ Finance Committee Meeting (Sylvester)

City Council

Councilmember DiGiovanni attended the Musikang Kalipay performance by Boston-based Iskwelang Pilipino. DiGiovanni referred to a letter from Cow Palace representative Allison, regarding a preliminary presentation given to the Cow Palace Board by Global Stack, but noted that there is no move to have a data center at the Cow Palace. DiGiovanni relayed comments she received regarding the upcoming Magical Bridge playground at Hillside Park and concerns that there was no outreach to certain parts of the Hillside community to discuss issues of parking and alternate locations.

Vice Mayor Proaño attended the following events: the Musikang Kalipay touring play, noting the beautiful performances and music, thanking Assistant to the City Manager Ramos and crew for their efforts; the ribbon-cutting for Penelope's Coffee & Tea, highlighting their orange cake; the Daly City Colma Chamber of Commerce meeting, where Proaño was honored and is currently a board member; and the Council of Cities meeting which took place at the Bloomhouse Center, where the City of East Palo Alto shared concepts for their new city hall.

Councilmember Manalo attended the following events: the Sutter Health Community Wellness Resource Fair, acknowledging the nurses in the community; the ribbon-cutting for Penelope's Coffee & Tea, congratulating the business owners who are also the owners of Nick the Greek; the 2026 Old Shanghai Starlight Gala with Daisy Li of Moonstar; the 20th anniversary of the Jefferson High School Class of 2006, where Manalo was invited as Jefferson alumni and noted the Jefferson Spirit; the 13th year celebration for the youth summer camp which teaches the traditions of the Philippines, congratulating the UP Alumni Association of the Philippines of San Francisco Bay Area for this milestone at El Camino High School; the iAM Fame Global Educators Night, a national event, where Manalo was the keynote speaker, to honor Filipino teachers who came from the Philippines to teach in the Jefferson Elementary School District; the 250th birthday celebration for the nation, where she joined Congressman Mullin, Mayor Addiego and the South San Francisco Council, along with her daughter Juselle; San Francisco's One City Day event under the leadership of First Lady Becca Prowda; and San Francisco's Rotary Club Installation event along with Daly City residents. Manalo requested information about the community engagement conducted by the City and the Magical Bridge Foundation regarding the playground planned at Hillside Park. Manalo noted the need for a Magical Bridge playground locally, a need that was requested by a parent in the community and acknowledged Assemblymember Ting's support for the project through funding.

Mayor Sylvester attended the Council of Cities meeting in East Palo Alto and acknowledged the City Manager of East Palo Alto for sharing information about development plans in their city. He acknowledged the uniqueness of the cities within the County and the ideas being shared between the cities to address their different needs.

Councilmember Manalo gave kudos to Mayor Sylvester for his leadership on the upcoming Burmese festival on Saturday, July 18th. Mayor Sylvester acknowledged staff for their efforts on Mohinga Day to celebrate Burmese culture. Vice Mayor Proaño also announced the upcoming Samoan Flag-raising on July 25th.

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Staff

City Manager Piccolotti announced upcoming City events including the first annual Burmese cultural celebration, Mohinga, which will be held at City Hall on Saturday, July 18th, and the groundbreaking for the Magical Bridge playground on Thursday, July 16th. Piccolotti reported on the public outreach that has been conducted for the Magical Bridge playground over the past year, including: a town hall meeting for residents in the neighborhood, a dedicated page on the City’s website, social media campaigns and postcard mailers by the Magical Bridge Foundation, a notice in Daly City’s newsletter mailed to every household in the City, as well as outreach efforts from the organization AbilityPath. According to Piccolotti, feedback from the outreach has mostly been favorable, noting that parking concerns will be addressed in the second phase of the project.

ADJOURNMENT:

Mayor Sylvester adjourned the meeting at 9:30 P.M. in memory of Austray Caragan Davidson and Maria “Cuca” Padilla.

Approved as submitted, this _____ 27th _____
day of _____ July _____ 2026 _____.

City Clerk

Glenn R. Sylvester
Mayor



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Set Time and Place for a Public Hearing to Consider a Zone Change ZC-04-26-17042 - Amendments to Chapter 17.04 – Definitions, Chapter 17.35.040 – General Property Development Requirements, and Chapter 17.40.090 – Review of modifications to residential floorplans; Repeal of Chapter 17.40.100 – Secondary Unit Standards and Requirements and 17.40.110 – Certificate of Registration Requirements

Recommended Action

Staff is requesting that the City Council set the time and place for a public hearing to consider Zone Change ZC-04-26-17042.

Background

The City of Daly City proposes amendments to the Zoning Ordinance essentially repealing the City's existing "second unit" regulations, the definitions of what constitutes an accessory dwelling unit, and the requirements pertaining to Certificates of Registration, which are no longer a requirement because owner occupancy is no longer required. In review of the regulations proposed for repeal, staff has recognized that it is necessary to retain the following requirements, which would be relocated to other sections within the Zoning Ordinance, which would also be considered by the City Council.

The City Council had initially set Time and Place for this item on June 22, but the State Department of Housing and Community Development had not issued an opinion on the proposed amendments by that date, so staff recommended the item be tabled. The State HCD has since issued comment and the public hearing to discuss the proposed amendments can now move forward.

Summary/Conclusion

Staff recommends that the City Council set September 14, 2026, at 7:00 p.m. as the date and time for a public hearing to consider Zone Change ZC-04-26-17042.

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

Respectfully submitted,

Acting Director
Department of Economic and Community Development



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Accept Daly City Disparate Impact Analysis to Give Preference to Households That Live or Work in Daly City in Affordable Units

Recommended Action

Staff is requesting that the City Council accept the findings of the Daly City Disparate Impact Analysis.

Background

Staff have determined that it is appropriate for the City Council to amend the City's Inclusionary Housing Ordinance to implement a local preference policy for affordable units. Prior to adopting the proposed amendments, the City conducted a Disparate Impact Analysis to evaluate whether the proposed local preference policy could have an unlawful disparate impact on protected classes under applicable federal and state fair housing laws. The purpose of the analysis is to evaluate whether the proposed amendments could have a disparate impact on members of a protected class under fair housing laws. Protected classes include, among others, race, color, religion, sex, disability, familial status, national origin, and other characteristics protected by applicable federal and state law. 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).

Summary/Conclusion

Staff recommends that the City Council review and accept the findings of the Disparate Impact Analysis.

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

Respectfully submitted,

Acting Director
Department of Economic and Community Development

Attachment A – Daly City Disparate Impact Analysis



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



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Set Time and Place for a Public Hearing to Consider a Zone Change ZC-06-26-017088 - Amendments to the City's Inclusionary Housing Ordinance to Give Preference to Households That Live or Work in Daly City in Affordable Units

Recommended Action

Staff is requesting that the City Council set the time and place for a public hearing to consider ZC-06-26-017088.

Background

Staff has determined that it is appropriate for the City Council to amend the City's Inclusionary Housing Ordinance to implement a local preference policy for affordable units. Prior to adopting the proposed amendments, the City conducted a Disparate Impact Analysis to evaluate whether the proposed local preference policy could have an unlawful disparate impact on protected classes under applicable federal and state fair housing laws. The purpose of the analysis is to evaluate whether the proposed amendments could have a disparate impact on members of a protected class under fair housing laws. Protected classes include, among others, race, color, religion, sex, disability, familial status, national origin, and other characteristics protected by applicable federal and state law. 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). Consideration of the DIA is separate agenda item for tonight's meeting.

Summary/Conclusion

Staff recommends that the City Council set September 14, 2026, at 7:00 p.m. as the date and time for a public hearing to consider Zone Change ZC-06-26-017088.

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

Respectfully submitted,

Acting Director
Department of Economic and Community Development



City Council Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Accept Notice of Completion for the RO572 Streetlight Conversion Project

Recommended Action

Staff recommends that the City Council authorize the filing of the Notice of Completion and accept the improvements completed for the RO572 Streetlight Conversion Project.

Background

On February 24, 2025, the City Council authorized the award of a construction contract to Mike Brown Electric Co. of Cotati, California, in the amount of \$1,469,564.00 to complete the RO572 Streetlight Conversion Project. The project replaced the high voltage lights with standard 120/240 volt multiple service parallel circuit for the RO 572 streetlight system, which consisted of 38 streetlights surrounding the Westlake Shopping Center. Conversion of the series circuit streetlights to parallel circuit will reduce maintenance cost, power consumption, minimize large area streetlight outages and increase lighting reliability.

Discussion

Mike Brown Electric Co. has completed all improvements required by the construction contract documents for a total amount of \$1,532,976.70, including five change orders in the amount of \$63,412.70. The total dollar value of the change orders is 4.3% of the original contract award of \$1,469,564.00. The change orders were issued for alternate construction method, change in streetlight pole material, addition of a Rectangular Rapid Flashing Beacon system on Park Plaza Drive and differences between estimated bid quantities and actual quantities.

Fiscal Impact

The construction contract was completed in the amount of \$1,532,976.70 with funds available in Transportation Fund CIP project account 21767400 RO572 Streetlight Conversion Project.

Summary/Conclusion

The contractor's work is now complete and acceptable for City maintenance. Staff recommends that the City Council authorize the filing of the Notice of Completion and accept the improvements completed with the construction contract for the RO572 Streetlight Conversion Project.

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

**Notice of Completion for the
RO 572 Streetlight Conversion Project
Meeting Date: July 27, 2026
Page 2 of 2**

Respectfully submitted,



Shirley Chan
Acting City Engineer

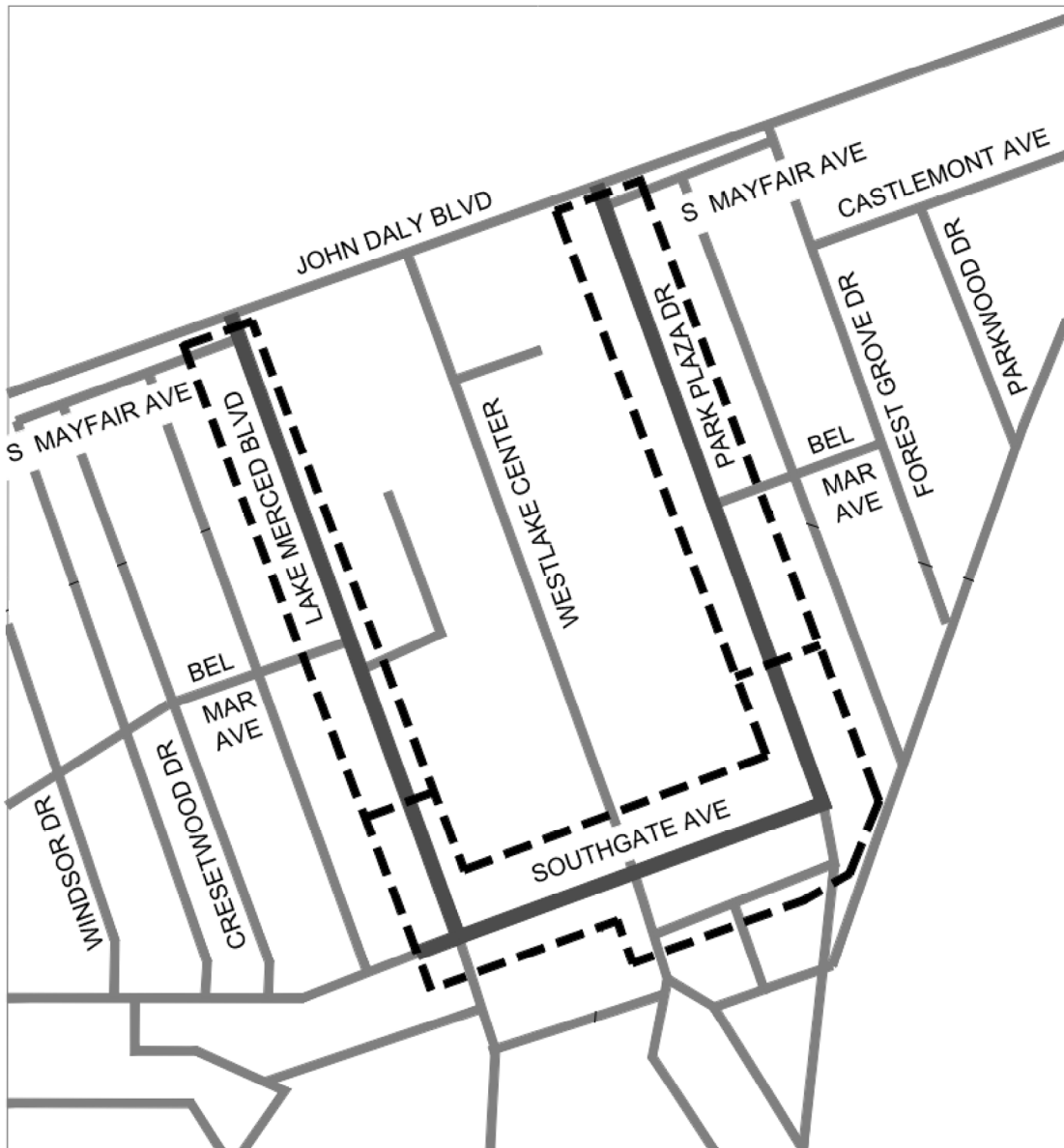


Joshua Cosgrove
Acting Director of Public Works

Attachments:

1. Project Location Map
2. Resolution
3. Notice of Completion

RO 572 STREET LIGHT CONVERSION



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY ACCEPTING
COMPLETION OF CERTAIN PROJECT IN THE
DEPARTMENT OF PUBLIC WORKS

(RO 572 Streetlight Conversion Project)

A. The Project Manager has advised that the project set forth hereinafter has been completed in accordance with the terms of the contract with the City of Daly City and Mike Brown Electric Co.

B. The City Council of the City of Daly City desires to acknowledge the completion of such project so that notice of completion may be given.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City that pursuant to the above, the City of Daly City does hereby accept as complete the following described project:

RO 572 STREETLIGHT CONVERSION PROJECT

BE IT FURTHER RESOLVED by the City Council of the City of Daly City that said project be, and it is hereby accepted as complete, and at the expiration of fifty-five (55) days from this date, final payment in connection with this project be, and it is hereby authorized, provided that all statutory liens, claims and withholds are satisfied pursuant to law.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a regular meeting thereof held on the _____ day of _____, 2026, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: _____

NOES, Councilmembers: _____

ABSENT, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

OFFICE OF THE CITY CLERK
CITY OF DALY CITY
333 - 90th Street
Daly City, California 94015

Notice of Completion

NOTICE IS HEREBY GIVEN as follows:

1. The date of completion of the work of improvement is: July 27, 2026
2. The owner of the work of improvements is: City of Daly City, a Municipal Corporation.
3. The address of the owner of the work of improvement is: City Hall
333 - 90th Street
Daly City, California 94015
4. The nature of the owner's interest or estate is: In fee.
5. The work of improvement is located in Daly City, California, and is particularly described as follows:

RO 572 STREETLIGHT CONVERSION PROJECT

The name of the original contractor for the work of improvement is:

Mike Brown Electric Co.
561 A Mercantile Drive
Cotati, CA 94931-3040

Dated: _____

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that he has read the same, and knows the contents thereof, and that the facts stated therein are true.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CITY OF DALY CITY, OWNER

Joshua Cosgrove, Acting Public Works Director

STATE OF CALIFORNIA,

COUNTY OF SAN MATEO } ss.

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 2026,

by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

Name (Typed or Printed)
Notary Public in and for said County and State



City Council Agenda Report

Item # _____

Meeting Date: July 27, 2026

**Subject: Accept Public Access Easement from the EASTMOOR MULTI-FAMILY, LP
at 493 Eastmoor Avenue**

Recommended Action

Staff recommends that the City Council approve and authorize the City Manager to accept, on behalf of the City, the Public Access Easement Deed from Eastmoor Multi-Family, LP for sidewalk access located on the west side of Sullivan Avenue adjacent to 493 Eastmoor Avenue.

Background

Eastmoor Multi-Family, LP (Grantor) applied to the Engineering Division for a Site Improvement permit, SIMP-12-22-095249, on December 14, 2022 for general site and utility improvements at 493 Eastmoor Avenue. City staff required sidewalk improvements along the property frontage as part of the site improvements which included one (1) curb ramp and traffic signal improvements at the Eastmoor Avenue and Sullivan Avenue intersection. As conditioned on the permit SIMP-12-22-095249, Eastmoor Multi-Family, LP was to dedicate a Public Access Easement to the City of Daly City for the portion of the sidewalk improvements within private property.

Discussion

Acceptance of the Public Access Easement will allow for the public's rights of ingress, egress access and the right to use a portion of the Grantor's property solely for the purpose of pedestrian access over, along, upon, and across the portion of sidewalk located within private property at 493 Eastmoor Avenue.

The attached legal description and plat maps for the Public Access Easement Deed have been reviewed and approved by staff.

Fiscal Impact

There is no fiscal impact associated with this recommendation.

Summary/Conclusion

Staff recommends that the City Council approve and authorize the City Manager to accept, on behalf of the City, the Public Access Easement Deed from Eastmoor Multi-Family, LP for sidewalk access located on the west side of Sullivan Avenue adjacent to 493 Eastmoor Avenue.

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

**Accept Public Access Easement
from the EASTMOOR MULTI-FAMILY, LP
Meeting Date: July 27, 2026
Page 2 of 2**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shirley Chan".

Shirley Chan
Acting City Engineer

A handwritten signature in blue ink, appearing to read "Joshua Cosgrove".

Joshua Cosgrove
Acting Director of Public Works

Attachment:

1. Public Access Easement Deed to the City of Daly City at 493 Eastmoor Avenue

Exhibit 'A'
Legal Description
Public Access Easement
493 Eastmoor Avenue, Daly City, California
Doc#2020025623

An easement over the land referred to herein below is situated in the City of Daly City in the County of San Mateo, State of California, and is described as follows:

All that real property situated in the Daly City, County of San Mateo , State of California, being a portion of Lot 9, as shown on that certain map entitled "*Map of Pierce, Van Winkle and Patten Tracts*", filed December 19, 1883 in Book B of Maps, Page 3 (also recorded in Book 1 of Maps at Page 20), Official Records of said County, and being a portion of the lands described in that certain Grant Deed recorded March 20, 2020 as Document No. 2020025623, Official Records of said County, more particularly described as follows:

Beginning at the northeasterly corner of said lands described in said Grant Deed, said point lying on the westerly right-of-way line of Sullivan Avenue; thence along the northerly line of said lands South 57°26'09" West, 2.42 feet to the beginning of a curve concave to the right, to which a radial line bears North 89°57'52" West; thence leaving said northerly line along said curve, having a radius of 1,068.00 feet, through a central angle of 3°02'41", for an arc length of 56.75 feet to a point on the easterly line of said lands; thence northerly along said easterly line to the beginning of a curve concave to the left, to which a radial line bears North 74°53'30" West; thence along said curve, having a radius of 73.01 feet, through a central angle of 1°48'55", for an arc length of 2.31 feet to a point of compound curvature, to which a radial line bears North 83°22'30" West; thence along said compound curve concave to the left, having a radius of 450.00 feet, through a central angle of 6°30'00", for an arc length of 51.05 feet; thence North 00°07'30" East, 4.85 feet to the **point of beginning**.

Containing 86 square feet, more or less.

The bearings used in this description are based on the monument line of Pierce Street, taken as North 89°52'30" East, as shown on that certain Parcel Map filed in Book 80 of Parcel Maps at Pages 60 through 62, San Mateo County Records.

This legal description is depicted on the plat entitled "Exhibit 'B': Plat to Accompany Legal Description Public Access Easement" attached hereto and made a part hereof by this reference.

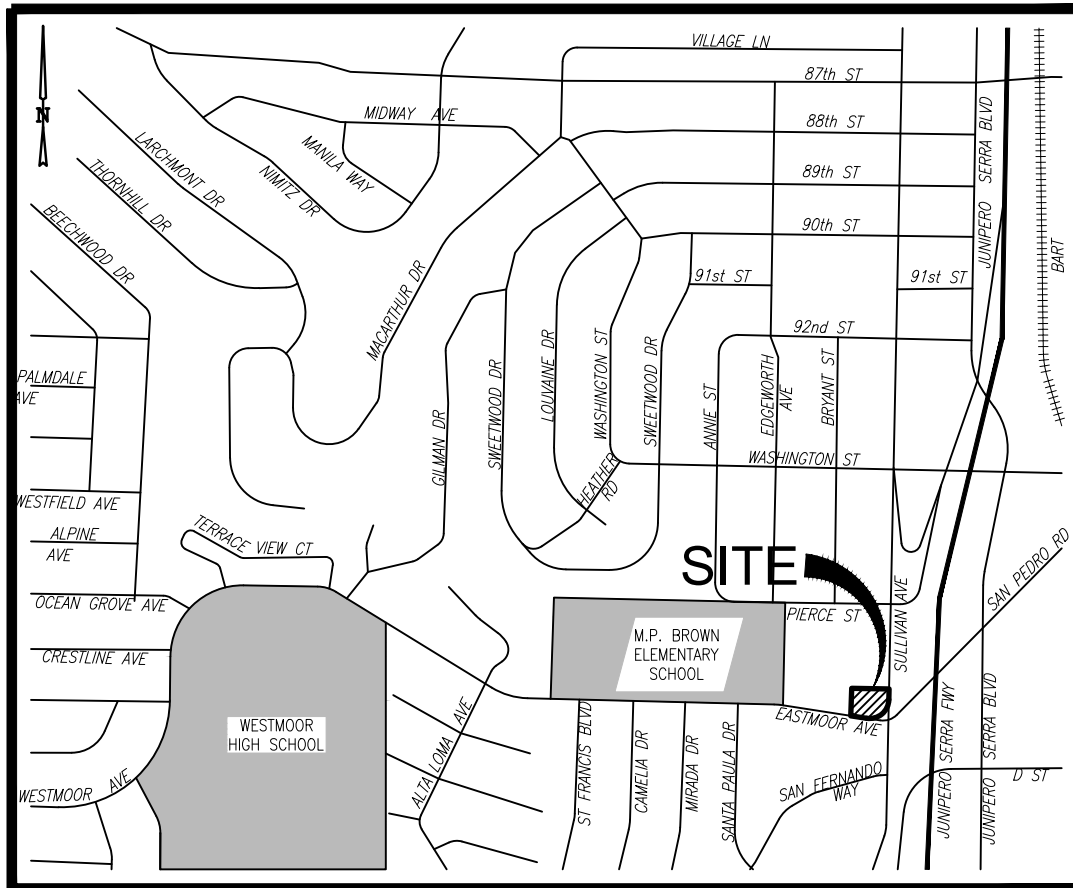


Kevin R. Weiss

06-18-2026

Date





VICINITY MAP

NTS

BASIS OF BEARINGS:

THE BEARING OF THE MONUMENT LINE OF PIERCE STREET, SOUTH 89°52'30" EAST, AS SAID MONUMENT LINE IS SHOWN ON THAT PARCEL MAP FILED IN BOOK 80 OF PARCEL MAPS AT PAGES 60-62, SAN MATEO COUNTY RECORDS.

PROPERTY OWNER:

EASTMOOR MULTIFAMILY, L.P.,
A CALIFORNIA LIMITED PARTNERSHIP
470 S. MARKET ST
SAN JOSE, CA 95113

LEGEND & ABBREVIATIONS

— — — — —	PROPERTY LINE – SUBJECT PARCEL
— — — — —	PROPERTY LINE – ADJACENT PARCEL
— — — — —	EASEMENT – NEW
275 M 33	BOOK AND PAGE OF MAPS
P.O.B.	POINT OF BEGINNING
— — — — —	TIE
N 46°51'00" W 359.21'	BEARING AND DISTANCE



KEVIN R. WEISS, LS 7139

DATE

EXHIBIT 'B'

PLAT TO ACCOMPANY LEGAL DESCRIPTION
PUBLIC ACCESS EASEMENT

SCALE: AS SHOWN | DATE: APRIL 1, 2026 | BY: TK

SHEET 1 OF 3 | JOB NO. 5147

J M H
weiss

Real Estate Development Consultants
Planning and Engineering

1731 Technology Dr, Ste #880
San Jose, CA 95110
Phone: (408) 286-4555
www.jmhweiss.com

PIERCE STREET
BASIS OF BEARINGS: N 89°52'30" E

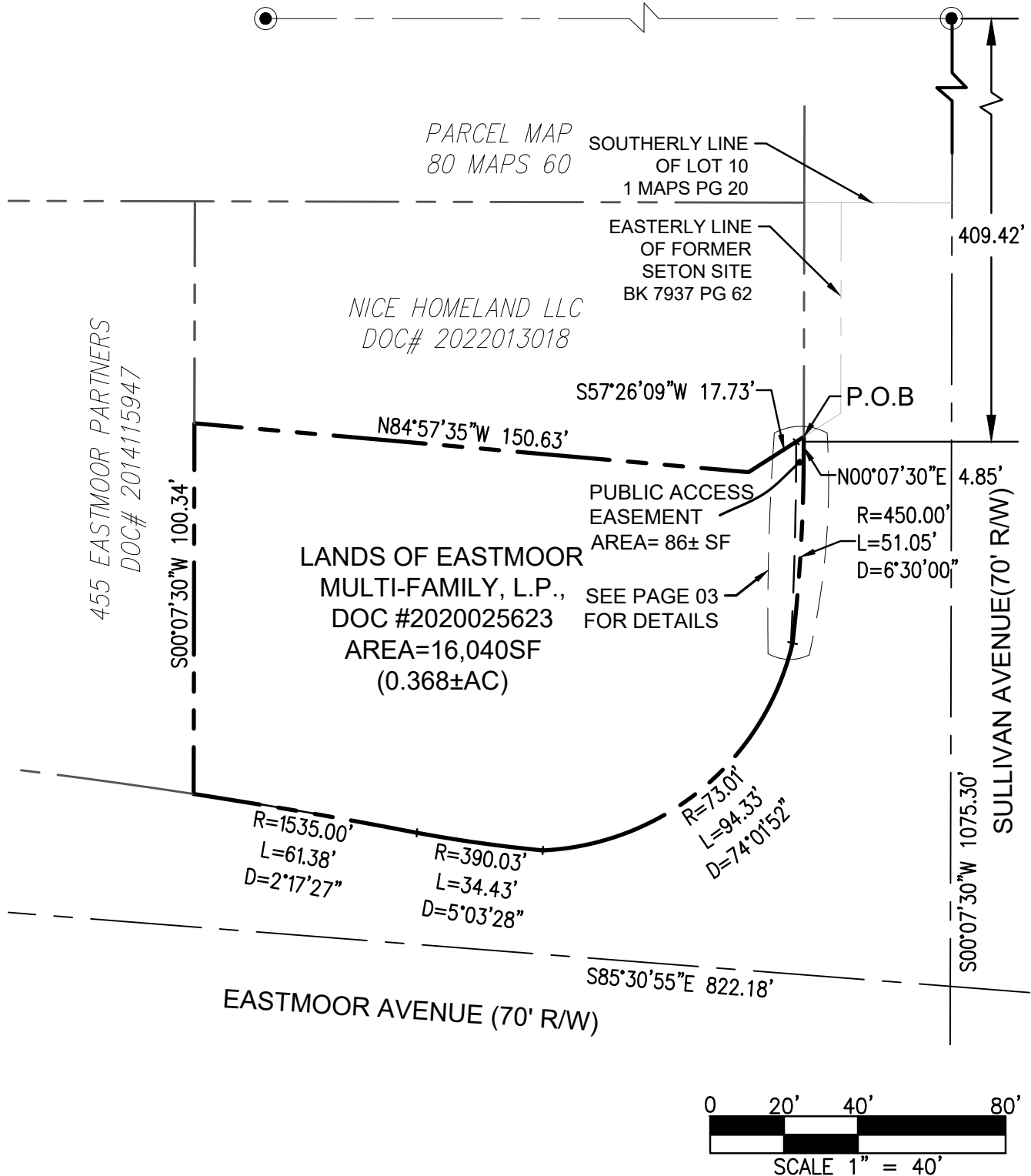


EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PUBLIC ACCESS EASEMENT

SCALE: AS SHOWN	DATE: APRIL 1, 2026	BY: TK
SHEET 2 OF 3	JOB NO. 5147	

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Real Estate Development Consultants
Planning and Engineering

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San Jose, CA 95110
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DOC# 2022013018

SEE SHEET 2

LANDS OF EASTMOOR
MULTIFAMILY, L.P.,
DOC #2020025623
AREA=16,040SF
(0.368±AC)

SULLIVAN AVENUE

N 89°57'52" W (R)
N00°07'30"E 4.85'
2.42'
P.O.B.
S57°26'09"W 17.73'
15.31'

PUBLIC ACCESS
EASEMENT
AREA= 86± SF

R=1068.00'
L=56.75'
D=3°02'41"

R=450.00'
L=51.05'
D=6°30'00"

N 74°53'30" W (R)
N 83°22'30" W (R)
R=73.01'
L=2.31' D=1°48'55"

R=73.01'
L=92.02' D=72°12'57"

SEE SHEET 2

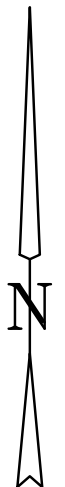
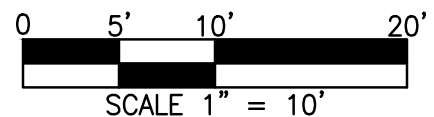


EXHIBIT 'B'
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PUBLIC ACCESS EASEMENT

SCALE: AS SHOWN | DATE: APRIL 1, 2026 | BY: TK

SHEET 3 OF 3 | JOB NO. 5147

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City Council Meeting Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Approve Designation of Entertainment Zones Pursuant to Chapter 5.96 of the Daly City Municipal Code (SB 969)

Recommended Action

Adopt a resolution designating the Mission Corridor/Top of the Hill Area, Gellert Park, Civic Center/City Hall Area, and Marchbank Park as Entertainment Zones pursuant to Chapter 5.96 of the Daly City Municipal Code.

Background

On February 23, 2026, the City Council adopted Ordinance No. 1487 establishing Chapter 5.96 of the Daly City Municipal Code and authorizing the creation of Entertainment Zones pursuant to Senate Bill 969. While Chapter 5.96 establishes the regulatory framework governing Entertainment Zones, individual Entertainment Zones must be designated by resolution of the City Council.

The proposed resolution designates four initial Entertainment Zones located within the Mission Corridor/Top of the Hill Area, Gellert Park, Civic Center/City Hall Area, and Marchbank Park, as depicted on the attached boundary maps. These locations were selected based upon their suitability for community events, cultural programming, recreational activities, civic gatherings, and economic activation opportunities, while allowing for coordinated public safety oversight and event management.

Discussion

Proposed Entertainment Zones:

The proposed resolution designates four Entertainment Zones. The specific boundaries of each zone are depicted on the attached exhibits and shall serve as the official Entertainment Zone boundaries for future activations, event planning, and administrative purposes.

The Mission Corridor / Top of the Hill Entertainment Zone encompasses portions of the Mission Street commercial corridor and adjacent public rights-of-way. The Gellert Park Entertainment Zone encompasses Gellert Park and surrounding public recreational areas. The Civic Center / City Hall Entertainment Zone encompasses the Civic Center campus and surrounding public gathering areas. The Marchbank Park Entertainment Zone encompasses Marchbank Park and adjacent public gathering areas. The precise boundaries of each Entertainment Zone are depicted on the attached maps, which shall control in the event of any inconsistency between the maps and descriptive text.

Entertainment Zone Activation:

Entertainment Zones may only be activated through an approved Special Event Permit and in accordance with Chapter 5.96 of the Daly City Municipal Code, applicable permit conditions, and California Department of Alcoholic Beverage Control requirements. Designation of an Entertainment Zone does not authorize alcohol service or outdoor consumption on a permanent basis. Establishment of a zone identifies an area eligible for future activation and does not independently authorize alcohol-related activities.

Applicants seeking activation of an Entertainment Zone shall submit a Special Event Permit application and any supporting documentation required by Daly City. Depending upon the nature and scope of the proposed event, Daly City may require submission of an Event Management Plan addressing event boundaries, alcohol service areas, security staffing, crowd management, emergency access, sanitation, traffic control, vendor operations, alcohol service operations, and other public safety considerations.

Participation and Operations:

Businesses located within an Entertainment Zone may apply to participate in approved activations. The City may provide priority consideration to businesses located within a designated zone where operationally feasible and consistent with approved event plans and public safety requirements. Participation remains subject to City approval and applicable permit conditions.

The City retains discretion to approve event-specific alcohol service models, including participation by licensed premises, centralized beverage concession operations, exclusive concession structures, or other approved operational models where necessary to support public safety, crowd management, operational efficiency, and event administration.

Fiscal Impact

There is no fiscal impact associated with the designation of the zones. Costs associated with individual events will be addressed through the existing special event permitting process and applicable cost recovery measures.

Summary/Conclusion

Adoption of the proposed resolution will designate the City's initial Entertainment Zones and establish a framework for future Entertainment Zone activations consistent with Chapter 5.96 of the Daly City Municipal Code and applicable state law.

Staff is available to answer any questions for the Mayor and City Council.

Respectfully submitted,



Maybelle Manio
Economic Development Program Manager



Timothy J. Nevin
Assistant City Manager/Interim Director of
Financial & Administrative Services

Attachments:

Attachment A – Resolution Designating Entertainment Zones Pursuant to Chapter 5.96
Exhibit A – Mission Corridor / Top of the Hill Area Entertainment Zone Boundary Map
Exhibit B – Gellert Park Entertainment Zone Boundary Map
Exhibit C – Civic Center / City Hall Area Entertainment Zone Boundary Map
Exhibit D – Marchbank Park Entertainment Zone Boundary Map

**CITY OF DALY CITY
RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
ESTABLISHING THE MISSION CORRIDOR / TOP OF THE HILL
ENTERTAINMENT ZONE, THE GELLERT PARK ENTERTAINMENT ZONE, THE
CIVIC CENTER / CITY HALL ENTERTAINMENT ZONE, AND THE MARCHBANK
PARK ENTERTAINMENT ZONE PURSUANT TO DALY CITY MUNICIPAL CODE
CHAPTER 5.96**

WHEREAS, the California Legislature adopted Senate Bill 969 authorizing local governments to establish Entertainment Zones pursuant to California Business and Professions Code sections 23039.5, 25690, 25691, and 25692; and

WHEREAS, the Daly City City Council adopted Ordinance No. 1487 establishing Chapter 5.96 of the Daly City Municipal Code authorizing the creation and regulation of Entertainment Zones within Daly City; and

WHEREAS, Section 5.96.030 of the Daly City Municipal Code authorizes the City Council to establish Entertainment Zones by resolution and identify the applicable geographic boundaries, activation procedures, operational standards, management requirements, and operational conditions applicable to each Entertainment Zone; and

WHEREAS, the City Council finds that establishment of the Entertainment Zone will support economic vitality, cultural programming, tourism, pedestrian-oriented public gatherings, commercial activation, and community activities while maintaining appropriate operational safeguards and public safety protections; and

WHEREAS, the City Council further finds that establishment of the Entertainment Zone is consistent with Daly City Municipal Code Chapter 5.96 and all applicable provisions of the California Alcoholic Beverage Control Act; and

WHEREAS, Exhibits A through D attached hereto depict the proposed boundaries of the Mission Corridor/Top of the Hill Area Entertainment Zone, Gellert Park Entertainment Zone, Civic Center/City Hall Area Entertainment Zone, and Marchbank Park Entertainment Zone, and are incorporated into this Resolution by reference.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City as follows:

SECTION 1. ESTABLISHMENT OF ENTERTAINMENT ZONE.

The City Council hereby establishes the Mission Corridor/Top of the Hill Area Entertainment Zone, Gellert Park Entertainment Zone, Civic Center/City Hall Area Entertainment Zone, and Marchbank Park Entertainment Zone pursuant to Daly City Municipal Code Chapter 5.96 and California Business and Professions Code sections 23039.5, 25690, 25691, and 25692.

SECTION 2. GEOGRAPHIC BOUNDARIES.

The Mission Corridor/Top of the Hill Area Entertainment Zone, Gellert Park Entertainment Zone, Civic Center/City Hall Area Entertainment Zone, and Marchbank Park Entertainment Zone are hereby established as depicted on Exhibits A through D attached hereto and incorporated herein by reference.

Exhibit A shall depict the boundaries of the Mission Corridor/Top of the Hill Area Entertainment Zone.

Exhibit B shall depict the boundaries of the Gellert Park Entertainment Zone.

Exhibit C shall depict the boundaries of the Civic Center/City Hall Area Entertainment Zone.

Exhibit D shall depict the boundaries of the Marchbank Park Entertainment Zone.

The attached exhibits shall constitute the official Entertainment Zone boundaries for all permitting, activation, operational, and enforcement purposes.

SECTION 3. ACTIVATION OF ENTERTAINMENT ZONE.

Designation of an Entertainment Zone does not independently authorize alcohol service, outdoor consumption of alcoholic beverages, or event activities within the designated area.

Entertainment Zone activations may occur only through an approved Special Event Permit issued pursuant to Chapter 5.96 of the Daly City Municipal Code and all applicable federal, state, and local laws.

The City Manager or designee may require submission and approval of an Event Management Plan and such additional operational documents as are reasonably necessary to address public safety, crowd management, security operations, emergency access, sanitation, alcohol service operations, vendor activities, and event administration.

SECTION 4. PARTICIPATION.

Businesses located within an Entertainment Zone may apply to participate in approved Entertainment Zone activations. The City may provide priority consideration to businesses located within a designated Entertainment Zone where operationally feasible and consistent with approved event plans and public safety requirements. Participation remains subject to City approval and applicable permit conditions.

SECTION 5. ADMINISTRATIVE AUTHORITY AND NO VESTED RIGHTS.

The City Manager or designee is authorized to administer this Resolution and Chapter 5.96 of the Daly City Municipal Code, approve Event Management Plans where required, impose operational conditions, approve event-specific alcohol service structures, and take such actions as are reasonably necessary to protect public health, safety, and welfare.

Nothing in this Resolution shall be construed to create a vested right, guaranteed participation interest, mandatory selection preference, protected entitlement, or automatic authorization for any business, vendor, organizer, concessionaire, or licensee to participate in any Entertainment Zone activation.

SECTION 6. CEQA.

The City Council finds that this Resolution is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines sections 15378 and 15061(b)(3).

SECTION 7. Effective Date.

This Resolution shall become effective immediately upon adoption.

DRAFT

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of
Daly City, California, at a regular meeting thereof held on the _____ day of _____
, 2026, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: _____

NOES, Councilmembers: _____

ABSENT, Councilmembers: _____

CITY

CITY CLERK OF THE CITY OF DALY

APPROVED:

MAYOR OF THE CITY OF DALY CITY

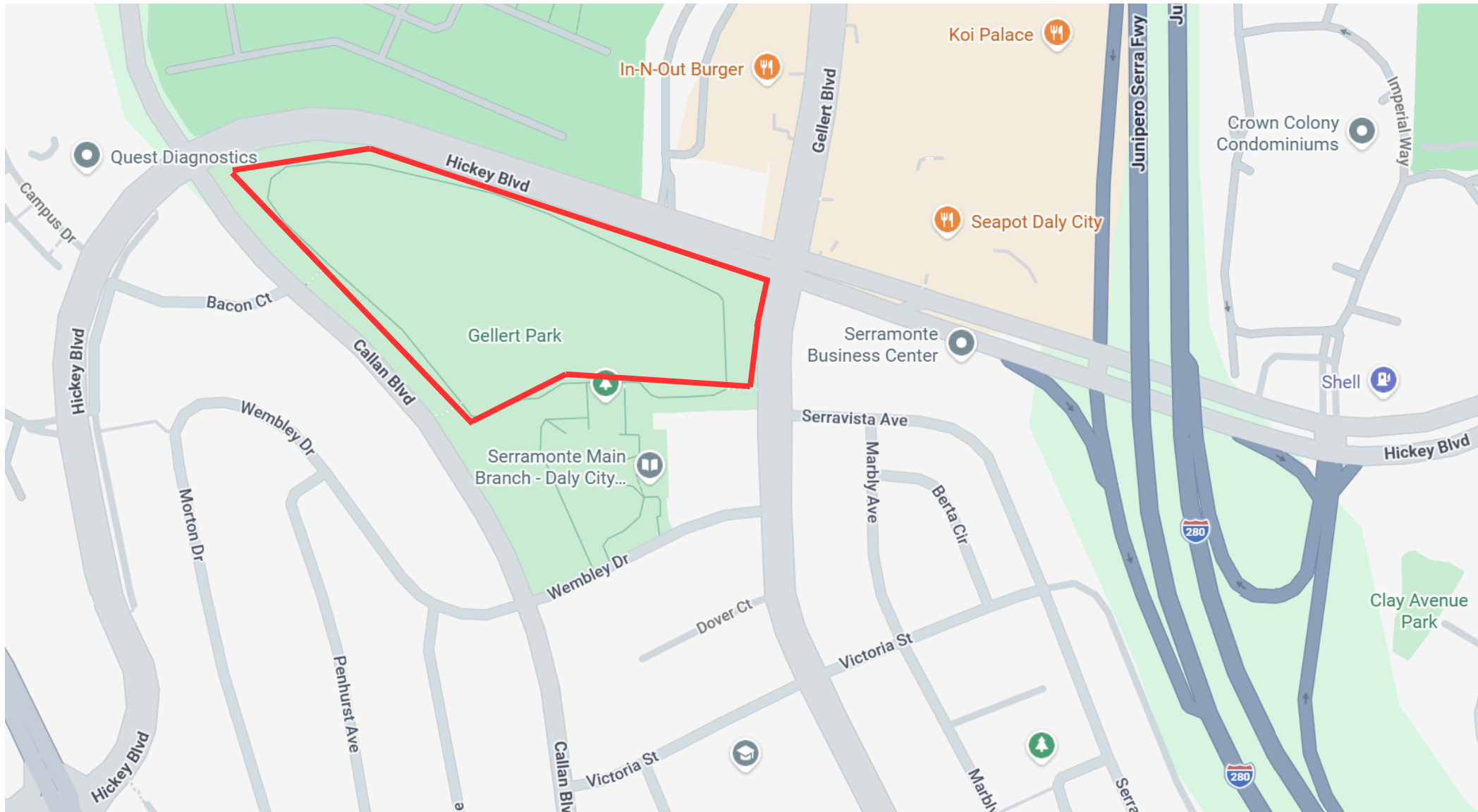


Entertainment Zone: Mission Corridor/Top of the Hill





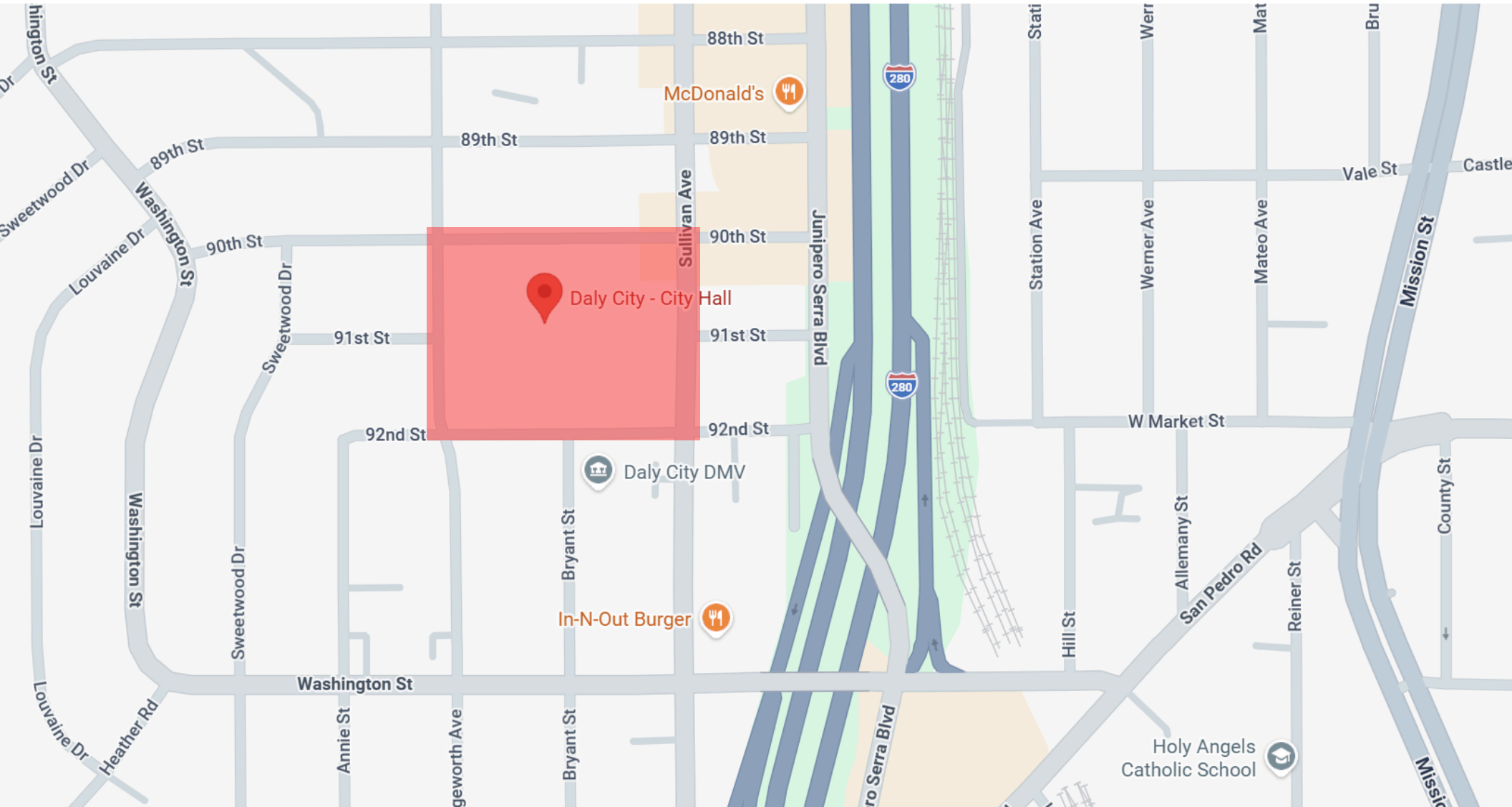
Entertainment Zone: Gellert Park



Entertainment Zone



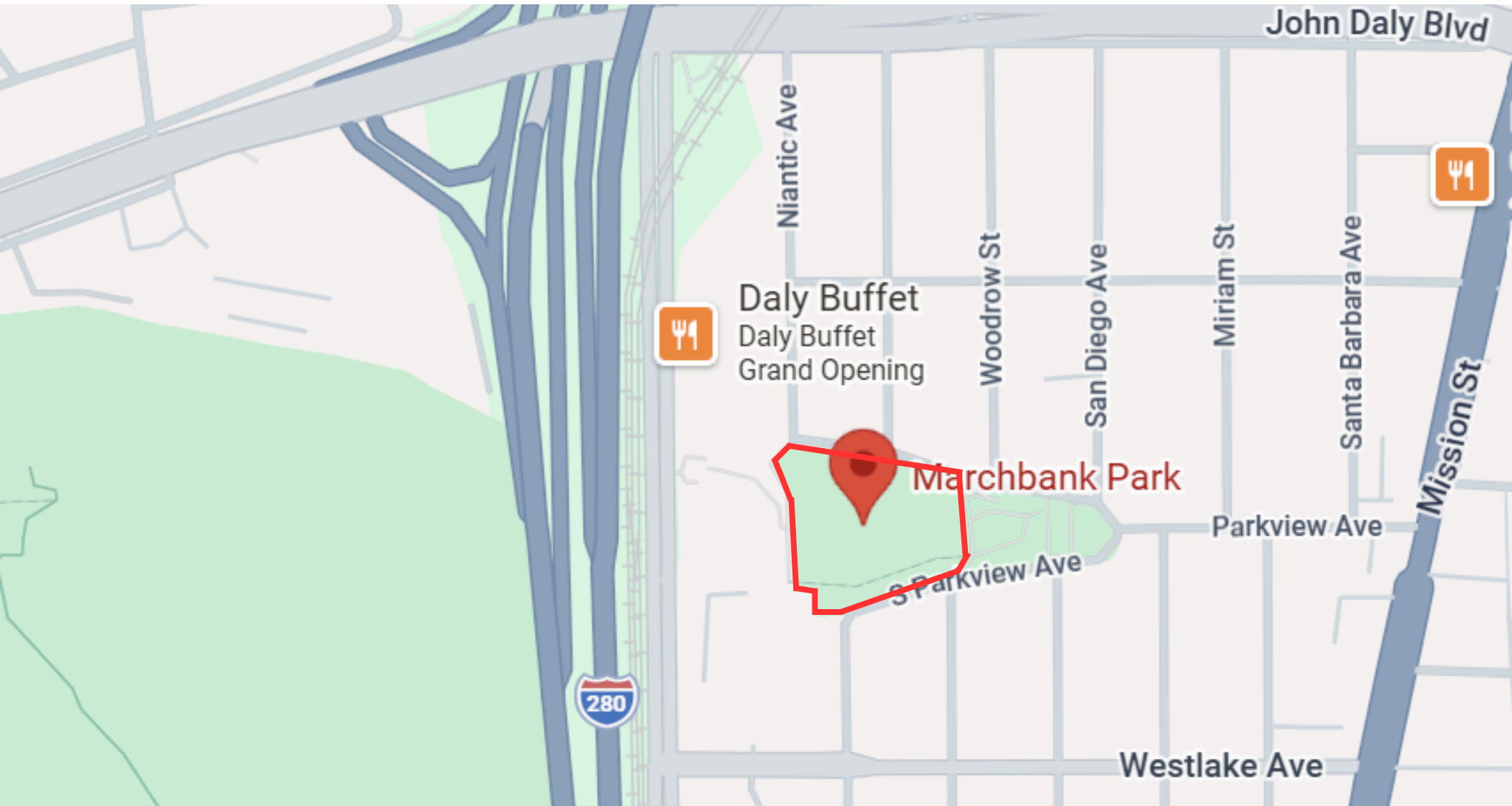
Entertainment Zone: Civic Center/City Hall



Entertainment Zone



Entertainment Zone: Marchbank Park



Entertainment Zone



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Accept and Appropriate \$4,500,000 in Proposition 64 Public Health and Safety Grant Program (Cohort 4) Funds from the California Board of State and Community Corrections (BSCC) and Authorize the City Manager to Execute the Grant Agreement

Recommended Action

Staff recommends that the City Council:

1. Adopt a Resolution accepting \$4,500,000 in Proposition 64 Public Health and Safety Grant Program (Cohort 4) funds from the California Board of State and Community Corrections (BSCC);
2. Appropriate \$4,500,000 in grant revenue and corresponding expenditures
3. Authorize the City Manager, or designee, to execute the grant agreement and all related documents, including future amendments that do not increase the City's financial obligations, and administer the grant in accordance with BSCC requirements.

Executive Summary

The City of Daly City has been recommended to receive **\$4.5 million**, the maximum award available for medium-sized jurisdictions, through the California Board of State and Community Corrections' Proposition 64 Public Health and Safety Grant Program (Cohort 4). The recommendation is subject to final approval by the BSCC Board and execution of the grant agreement.

The City's proposal, **INSPIRE Daly City**, is a comprehensive youth cannabis prevention, behavioral health, and community wellness initiative that brings together the City of Daly City, YouthPoint /Daly City Youth Health Center, Jefferson Union High School District, San Mateo Medical Center, and numerous community partners.

Over a five-year implementation period, the program will expand prevention education, youth leadership, behavioral health counseling, substance use treatment, creative workforce development, and early intervention services designed to reduce youth cannabis use while improving health outcomes and increasing protective factors for Daly City's youth.

This award represents one of the largest competitive grants ever secured by the City's Economic and Business Development Division.

Background

In November 2016, California voters approved Proposition 64, the Control, Regulate and Tax Adult Use of Marijuana Act. Revenue generated through cannabis taxation funds statewide grant programs intended to address local public health and safety impacts associated with legalization.

The Proposition 64 Public Health and Safety Grant Program is administered by the California Board of State and Community Corrections (BSCC). Eligible jurisdictions compete for funding through a statewide competitive process.

For Cohort 4, the State made **\$125 million** available to cities and counties across California. Medium-sized jurisdictions, including Daly City, were eligible to compete for awards up to **\$4.5 million**.

The grant supports projects in four areas:

- Public Safety and Enforcement
- Public Health
- Youth Development, Prevention, and Intervention
- Environmental Impacts

The grant period begins July 1, 2026 and continues through December 31, 2031, including a five-year implementation period followed by six months dedicated to evaluation and closeout activities.

Discussion

Project Overview

While INSPIRE Daly City is centered on youth prevention, behavioral health, and community wellness, the project also represents a strategic economic development investment in Daly City's future workforce.

Economic vitality depends not only on attracting businesses, but also on cultivating a healthy, resilient, and prepared workforce. Substance use among youth can create long-term barriers to educational attainment, workforce participation, and economic mobility. By investing in prevention, behavioral health services, leadership development, and workforce-oriented programming, the City is strengthening the human capital that supports Daly City's long-term economic competitiveness.

The City's Economic and Business Development Division serves as the Lead Public Agency because of its demonstrated success administering complex state grant programs, convening cross-sector partnerships, and leveraging external funding to expand services that would otherwise rely on local resources. The Division routinely coordinates initiatives involving public agencies, educational institutions, healthcare providers, nonprofit organizations, and private sector partners to advance community-wide outcomes.

INSPIRE Daly City reflects this collaborative approach by bringing together the City of Daly City, YouthPoint /Daly City Youth Health Center, Jefferson Union High School District, San Mateo Medical Center, and community organizations under a single coordinated initiative. Through this partnership, the City is leveraging \$4.5 million in state funding to improve public health, strengthen educational outcomes, expand behavioral health access, develop youth leadership, and prepare young residents for future workforce opportunities while reducing future public costs associated with substance use and untreated behavioral health needs.

Community Need

Although cannabis legalization has created new economic opportunities throughout California, it has also presented significant challenges for local governments, particularly regarding youth prevention, behavioral health, and public health education. Daly City has identified increasing youth exposure to cannabis, declining perception of cannabis-related risks, and growing behavioral health needs as critical community issues requiring a coordinated response.

These issues extend beyond public health. Youth substance use contributes to lower educational attainment, decreased workforce readiness, reduced productivity, increased healthcare expenditures, and greater demand for public services. Investing in prevention and early intervention reduces long-term societal costs while improving economic opportunity for future generations.

Research consistently demonstrates that prevention and early intervention programs yield measurable long-term economic benefits by reducing future expenditures associated with healthcare, criminal justice involvement, school absenteeism, and lost workforce participation. By intervening early, communities improve graduation rates, strengthen workforce participation, and increase lifetime earning potential.

Recognizing these interconnected outcomes, the Economic and Business Development Division pursued this grant not only as a public health initiative, but also as an investment in Daly City's future workforce and economic resilience. The City's role extends beyond grant administration by coordinating cross-sector partnerships, securing external funding, and ensuring that public investments create lasting community and economic benefits.

Major Program Components

Cannabis Prevention Education

The project will provide comprehensive prevention education to students, parents, educators, and community members using evidence-based curricula and prevention strategies.

Educational programming will include:

- Classroom presentations
- Parent workshops
- Community forums
- School staff training
- Public awareness campaigns

These efforts are intended to improve knowledge regarding cannabis risks, increase refusal skills, and strengthen protective factors that reduce substance use.

Youth Leadership

One of the signature components of INSPIRE Daly City is expansion of the **Be The Change Youth Coalition**.

Youth participants will:

- Conduct community research
- Lead peer-to-peer education
- Participate in civic engagement
- Evaluate cannabis advertising exposure
- Develop policy recommendations
- Present recommendations to community leaders

This youth-driven model allows students to become active participants in creating healthier communities.

YouthPoint Sound Lab

Through YouthPoint, the program will establish the **Sound Lab**, providing youth with creative programming centered on:

- Music production
- Audio engineering
- Digital media
- Creative expression
- Mentorship
- Workforce readiness

The Sound Lab creates positive alternatives for youth at elevated risk while integrating prevention messaging into engaging, youth-centered activities.

Behavioral Health Services

The Daly City Youth Health Center will significantly expand behavioral health services through:

- Individual counseling
- Substance use treatment
- Family engagement
- Brief intervention
- Case management
- Motivational Interviewing
- Teen Intervene

Services will be provided through schools, clinic settings, community locations, and telehealth to improve accessibility.

Community Partnerships

The project represents one of the largest collaborative initiatives assembled by the City around youth health.

Major partners include:

- Jefferson Union High School District
- YouthPoint/Daly City Youth Health Center
- San Mateo Medical Center
- Community-based organizations
- Behavioral health providers
- Local schools

Each partner contributes specialized expertise while the City serves as the Lead Public Agency responsible for grant administration, fiscal oversight, reporting, and coordination.

Expected Outcomes

By June 2031, the project is expected to:

- Serve more than 3,000 youth, parents, educators, and community members.
- Deliver hundreds of prevention education presentations.
- Expand behavioral health access for youth.
- Increase youth leadership participation.
- Improve protective factors associated with healthy decision making.
- Increase awareness of cannabis-related risks.
- Reduce youth cannabis use through evidence-based prevention and early intervention.

The project includes rigorous performance measurement, quarterly reporting, and an independent evaluation to measure long-term outcomes.

Project Timeline

Year 1

- Execute grant agreement
- Hire staff
- Execute partner agreements
- Launch prevention education
- Begin Sound Lab development
- Begin behavioral health expansion
- Develop evaluation framework

Years 2 through 4

- Full implementation
- Community outreach
- Prevention programming
- Youth leadership activities

- Behavioral health services
- Continuous evaluation
- Quarterly BSCC reporting

Year 5

- Sustain services
- Evaluate outcomes
- Complete local evaluation report
- Final performance reporting
- Independent financial audit

Fiscal Impact

Staff is recommending to accept and appropriate **\$4,500,000** in State grant funding. There is **no required local match**. Major expenditure categories approved in the BSCC budget include:

Category	Purpose
Personnel	Program management, prevention staff, behavioral health staff
Professional Services	YouthPoint, evaluation, behavioral health partners
Prevention Programming	Curriculum, outreach, educational materials
Behavioral Health	Counseling, treatment, intervention
Youth Leadership	Coalition activities and civic engagement
Sound Lab	Equipment, programming, workforce development
Evaluation	Independent evaluation and reporting
Administration	Fiscal management, compliance, reporting

The City will comply with all BSCC fiscal reporting, auditing, and performance requirements throughout the grant period.

Conclusion

The Proposition 64 Public Health and Safety Grant Program provides Daly City with an unprecedented opportunity to expand youth prevention, behavioral health, and community wellness services through a collaborative, evidence-based approach. By securing the maximum award available for medium-sized jurisdictions, the City has successfully leveraged \$4.5 million in external funding to address critical community needs without increasing the burden on local taxpayers.

Beyond its public health objectives, INSPIRE Daly City represents a strategic investment in the City's long-term economic vitality. Healthy, engaged, and resilient youth are essential to developing a skilled future workforce, supporting educational attainment, strengthening economic mobility, and reducing long-term public costs associated with substance use and untreated behavioral health needs. The program also exemplifies the Economic and Business Development Division's role in securing competitive funding, building cross-sector partnerships, and advancing initiatives that improve quality of life while strengthening Daly City's economic resilience.

Approval of the attached resolution will authorize the City to accept and appropriate the grant funding, execute the grant agreement, and begin implementation of this transformative initiative. Through collaboration with education, healthcare, nonprofit, and community partners, INSPIRE Daly City will position the City to deliver measurable improvements in youth outcomes while making a lasting investment in the future workforce, economic competitiveness, and overall well-being of the Daly City community.

Staff is available to answer any questions for the Mayor and City Council.

Respectfully submitted,



Maybelle Manio
Economic Development Program Manager



Timothy J. Nevin
Assistant City Manager/Interim Director of
Financial & Administrative Services

Attachment: Draft Resolution

**CITY OF DALY CITY
RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
ACCEPTING \$4,500,000 IN PROPOSITION 64 PUBLIC HEALTH AND SAFETY
GRANT PROGRAM (COHORT 4) FUNDS FROM THE CALIFORNIA BOARD OF
STATE AND COMMUNITY CORRECTIONS, APPROPRIATING THE FUNDS, AND
AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE THE GRANT
AGREEMENT AND ADMINISTER THE GRANT PROGRAM**

WHEREAS, the California Board of State and Community Corrections ("BSCC") administers the Proposition 64 Public Health and Safety Grant Program pursuant to Revenue and Taxation Code section 34019(f)(3)(C), which provides competitive grant funding to eligible local jurisdictions for programs that address public health and safety impacts associated with the implementation of the Control, Regulate and Tax Adult Use of Marijuana Act; and

WHEREAS, the City of Daly City submitted a competitive grant application entitled INSPIRE Daly City, requesting funding to implement a comprehensive youth cannabis prevention, behavioral health, youth leadership, and community wellness initiative through partnerships with the Daly City Youth Health Center, Jefferson Union High School District, YouthPoint, San Mateo Medical Center, and other community organizations; and

WHEREAS, the City of Daly City has been recommended by the BSCC to receive \$4,500,000, the maximum funding available to medium-sized jurisdictions under Cohort 4 of the Proposition 64 Public Health and Safety Grant Program, subject to final approval by the BSCC Board and execution of a grant agreement; and

WHEREAS, the proposed INSPIRE Daly City initiative advances the City's goals of improving public health, supporting youth development, expanding behavioral health services, strengthening educational outcomes, and investing in the future workforce and long-term economic vitality of Daly City; and

WHEREAS, the Economic and Business Development Division coordinated development of the grant application in collaboration with public agencies, educational institutions, healthcare providers, nonprofit organizations, and community stakeholders, demonstrating the City's commitment to leveraging external funding and strategic partnerships to improve community outcomes; and

WHEREAS, acceptance of the grant will allow the City to implement the INSPIRE Daly City initiative without requiring additional local tax revenues, while ensuring compliance with all applicable BSCC grant requirements, reporting obligations, and fiscal controls; and

WHEREAS, it is in the best interest of the City of Daly City to accept the grant funds, appropriate the revenue and expenditures, and authorize the City Manager, or designee, to execute the grant agreement and administer the program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City as follows:

SECTION 1. Grant Acceptance.

The City Council hereby accepts \$4,500,000 in Proposition 64 Public Health and Safety Grant Program (Cohort 4) funding from the California Board of State and Community Corrections, contingent upon final approval by the BSCC Board and execution of the grant agreement.

SECTION 2. Appropriation.

The City Council hereby appropriates \$4,500,000 in grant revenue and corresponding expenditures into the appropriate Special Revenue Fund for implementation of the INSPIRE Daly City program in accordance with the approved grant budget.

SECTION 3. Authorization.

The City Manager, or designee, is hereby authorized to execute the grant agreement and all related documents, certifications, amendments, budget modifications, and other instruments necessary to carry out the purposes of this Resolution, provided such actions do not materially increase the City's financial obligations.

SECTION 4. Grant Administration.

The City Manager, or designee, is authorized to administer the grant, execute agreements with project partners and consultants as necessary and consistent with applicable procurement requirements, submit all reports and reimbursement requests, and take all administrative actions reasonably necessary to implement the grant in accordance with BSCC requirements.

SECTION 5. CEQA.

The City Council finds that acceptance and administration of grant funding is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines section 15378 because it consists of organizational, administrative, and fiscal activities that will not result in a direct or reasonably foreseeable physical change in the environment.

SECTION 6. Effective Date.

This Resolution shall become effective immediately upon adoption.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of
Daly City, California, at a regular meeting thereof held on the _____ day of _____
, 2026, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: _____

NOES, Councilmembers: _____

ABSENT, Councilmembers: _____

CITY

CITY CLERK OF THE CITY OF DALY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Accept and Appropriate a \$8,000 Check from Arevon Energy for Supporting Programming and Events to Benefit the Daly City Community through Recreation Services

Recommended Action

It is recommended the City Council accept a \$8,000 check from the Arevon Energy and appropriate this amount for items shared below.

Background/Discussion

Arevon Energy, through their Corporate Good Will funding has chosen to provide funds in the following manner to support the Department of Recreation Services programming and events to benefit the community.

The Bayshore Community Center budget will receive \$3,000 to improve existing or new programs within that space. The amount of \$5,000 will go towards the expense of the Senior Prom and Field Trips provided to our Older Adults.

Fiscal Impact

These monies from Arevon Energy were not anticipated in the current Fiscal Year budget. Appropriation of the \$8,000 donation will reconcile in the following manner: \$3,000 into account number 10113300-51016 and \$5,000 into account number 10146000-51016.

Summary/Conclusion

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

Respectfully submitted,

Denise Brown
Director



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Approve Purchase of Replacement Kinetic Energy Platforms for the Police Department

Recommended Action

Staff recommends Council approve the purchase of replacement kinetic energy platforms for use by the Police Department.

Background

The Police Department's kinetic energy (less lethal) platforms are over 20 years old and are no longer reliable or serviceable. Kinetic energy platforms are listed in AB 481 – Military Equipment Use (Daly City Municipal Code 9.56), and as such require Council approval for acquisition and use of in a law enforcement capacity.

Discussion

Kinetic energy platforms are used by police departments for direct impact munitions. They fire a drag stabilized impact round or irritant intended to gain compliance as a less lethal option during critical incidents where other options are ineffective or not reasonable. Police issued shotguns have been utilized for decades as dedicated kinetic energy platforms as they are easy to convert for use and are equipped with bright orange components identifying them as a less lethal option. For standardization in training and use, staff selected the Mossberg 590A1 as the best replacement.

Training, use of, and reporting are covered under the Use of Force and Control Devices and Techniques police policies. Acquisition and operational use will be reported to the Council annually as legally required.

Fiscal Impact

Funding is available in the Police Department Operating Budget for (40) Mossberg 590A1 shotguns, specifically converted for use as a kinetic energy platform, in the amount of \$28,114.87.

Summary/Conclusions

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

Respectfully submitted,

Cameron Christensen
Chief of Police



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Approve Use Permit UPR-03-26-017020 and Design Review DR-03-26-017021 - 3 Serramonte Boulevard, Northwest Quadrant, Restaurant with Drive-Through (Building A)

Recommended Action

The Planning Commission recommends that the City Council approve the Use Permit and Design Review for the construction of a restaurant with drive-through (Building A).

Planning Commission Discussion

On July 7, 2026, the Planning Commission voted 3-0 to recommend that the City Council approve the Use Permit and Design Review for a Restaurant with Drive-through (Building A). The following issues were raised at the meeting:

Public Comment: Staff received an email from Melinda Hue on July 1 and July 5, 2026, regarding concerns about California Environmental Quality Act (CEQA) traffic impact analysis and pedestrian and bicycle improvements. These emails were forwarded to the Planning Commission prior to the meeting.

Chair Nuris acknowledged Planning Commission receiving Melinda Hue's emails. Chair Nuris asked staff if a traffic study was required under CEQA. Staff informed the Commission that a project determined Categorical exempt under Class 32, Section 15332 – In-Fill Development Projects, does not mandate a full traffic study. Based on traffic counts and level of service data collected for the traffic study conducted for the Serramonte Master Plan Transportation Analysis, the proposed restaurant with drive-through, staff determined the project would not cause significant traffic impacts.

Commissioner Catuar asked about bicycle and American with Disability Act (ADA) parking requirements. Staff stated that Daly City follows CalGreen State requirements for bicycle and ADA parking and applicant would need to comply with these requirements.

The applicant, Regency Centers, described the recent restaurant and retail developments occurring at the shopping center and explained the proposal will bring jobs and economic activity to benefit the community. Commission Satorre commented that the project will stimulate economic growth and business activity in Daly City and to Serramonte Shopping Center and will benefit the community. He noted that increased traffic means Daly City is attracting economic activity and supports the project.

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 re-evaluate the traffic study prepared for this area based on the new restaurant drive-through uses including queuing analysis and updated traffic counts.

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.

Pedestrian Safety

The proposed project includes new landscaping and sidewalks adjacent to the project area parking lot and restaurants' and retail building, pedestrian connections from Callan Boulevard to the project site and pedestrian connection across the parking lot (see Attachment B – Landscape Plan L1).

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 re-evaluate the previously prepared traffic study with updated traffic counts and drive-through cueing analysis for this area, based on the proposed changes in use (two restaurant's with drive-throughs and commercial building C) at the site. Based on the traffic analysis previously done for a proposed hotel use, the project is anticipated to have less of a traffic impact and provide more than adequate parking spaces, vehicular site access and on-site circulation. The proposed restaurant drive-throughs are not expected to generate queueing that would cause significant traffic circulation issues.

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 Ginkgo 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-03-26-017020 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 City Council 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 City Council will conduct a public hearing on July 27, 2026; notice of said hearing was by newspaper publication on July 17, 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 three years from the date of City Council approval (Ordinance 1489, 17.44.100 and 17.45.150 Expiration of permit). The approval shall terminate if a building permit has not been obtained and construction commenced within three years 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 to the approved Operation and Maintenance Plan.
36. The applicant shall arrange and pay for final inspection of installed treatment measures 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. Prior to issuance of any building permit, the applicant shall retain a traffic engineer, subject to the City's approval, to prepare a traffic analysis evaluating the unsignalized shopping center driveway on Southgate Avenue (just east of Callan Boulevard) to determine whether installation of a traffic signal is warranted. The applicant and the City shall collaborate in developing the scope of work for the study, including the criteria to be used in determining whether signalization is warranted. If the study concludes that a traffic signal is warranted, it shall include a cost estimate for the signal improvements and recommendations regarding the allocation of costs between the applicant and the City of Daly City. The applicant's allocated share of the costs shall be paid prior to the permit final of any approved building.

The traffic analysis shall also evaluate safe vehicular egress from the shopping center driveway (just south of Southgate Avenue) to northbound Callan Boulevard and recommend any necessary improvements. Any improvements determined by the analysis to be necessary shall be installed prior to issuance of a certificate of occupancy for any approved building.

64. A trip generation analysis shall be conducted for the shopping center to update the trip generation estimates in the adopted 2015 EIR, reflecting the land uses that have been constructed or are currently under construction since its approval, as well as the proposed development for the AM Peak, PM Peak and Saturday Peak Hours.

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 DIVISON

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

STAFF RECOMMENDATION

The Planning Commission recommends the City Council approve the following actions:

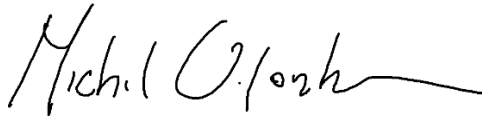
1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt per Section 15332 of the California Environmental Quality Act; and
3. Approve Use Permit UPR-03-26-017020 and Design Review DR-03-26-017021, subject to the Conditions of Approval outlined herein.

Staff is available to provide any additional information requested by the City Council.

Respectfully submitted,



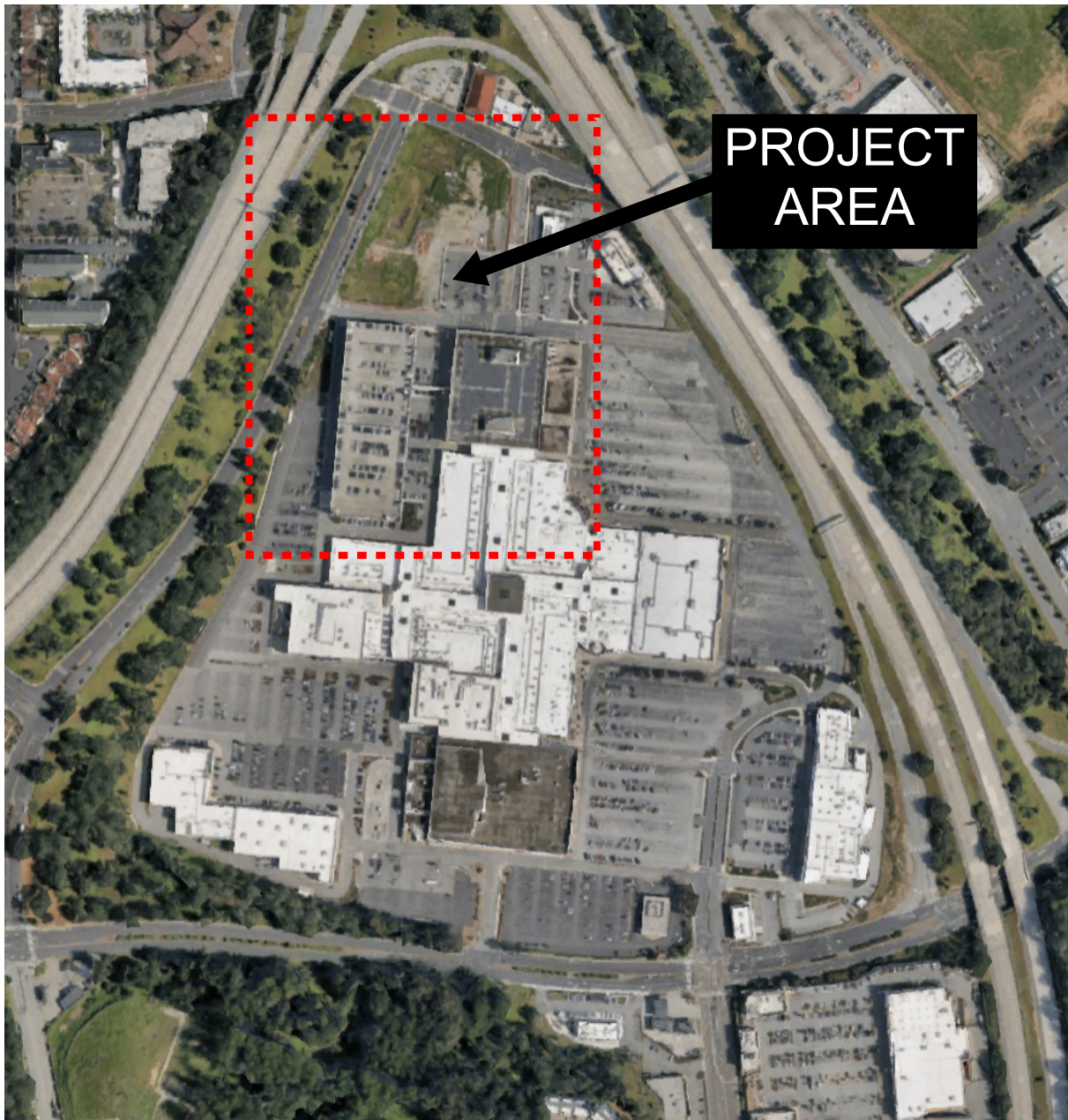
Sam Fielding
Senior Planner



Michale Van Lonkhuysen
Acting Director of Economic and Community
Development

Attachments

Attachment A – Site Location
Attachment B – Project Plans



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

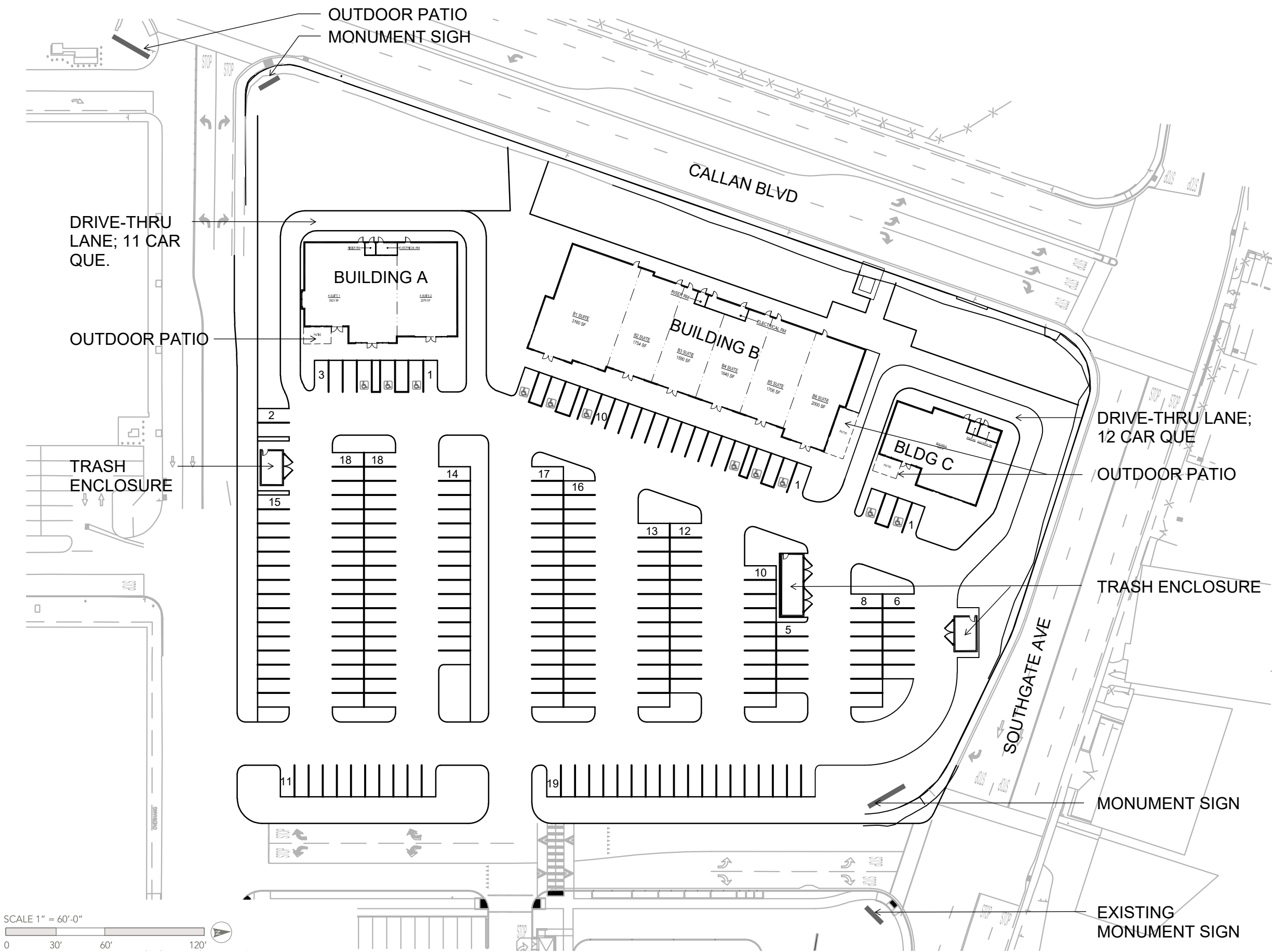
SHEET #	SHEET NAME
A0	COVER SHEET
A1	PROJECT DESCRIPTION + TEAM CONTACTS
A2	SITE PLAN
L1	LANDSCAPE PLAN - OVERALL
L2	LANDSCAPE PLANT PALETTE
A3	BUILDING A DRIVE-THRU - FLOOR PLAN
A4	BUILDING A DRIVE-THRU - ELEVATIONS
A5	BUILDING A DRIVE-THRU - ELEVATIONS
A6	MATERIAL PALETTE
A7	OVERALL VIEW
A8	PERSPECTIVE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

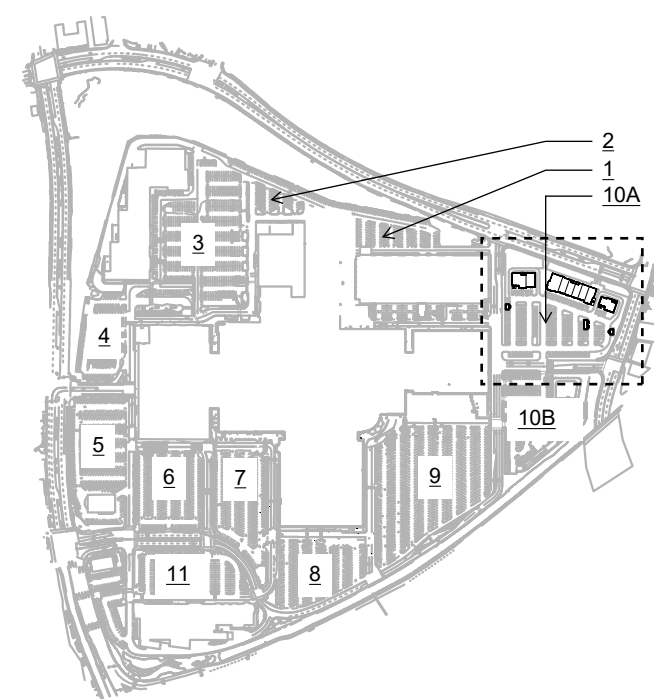
LANDSCAPE ARCHITECT: MERRIL MORRIS PARTNERS
CONTACT: VENUS YUAN
PHONE: 415-291-8960 X7010
EMAIL: vyuan@merrill-morris.com

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

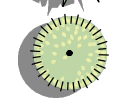
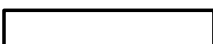
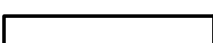


PARKING SUMMARY	
GROSS BUILDING AREAS	
BUILDING A DRIVE-THRU:	5,250 SF
BUILDING B:	12,100 SF
BUILDING C DRIVE-THRU:	2,800 SF
TOTAL:	20,150 SF
TOTAL PARKING REQUIRED (SF/250) = 81 SPACES	
ACCESSIBLE SPACES REQUIRED = 7 MINIMUM PER CBC TABLE 11B-208.2	
PARKING PROVIDED AT LOT 10A:	
STANDARD PARKING:	200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



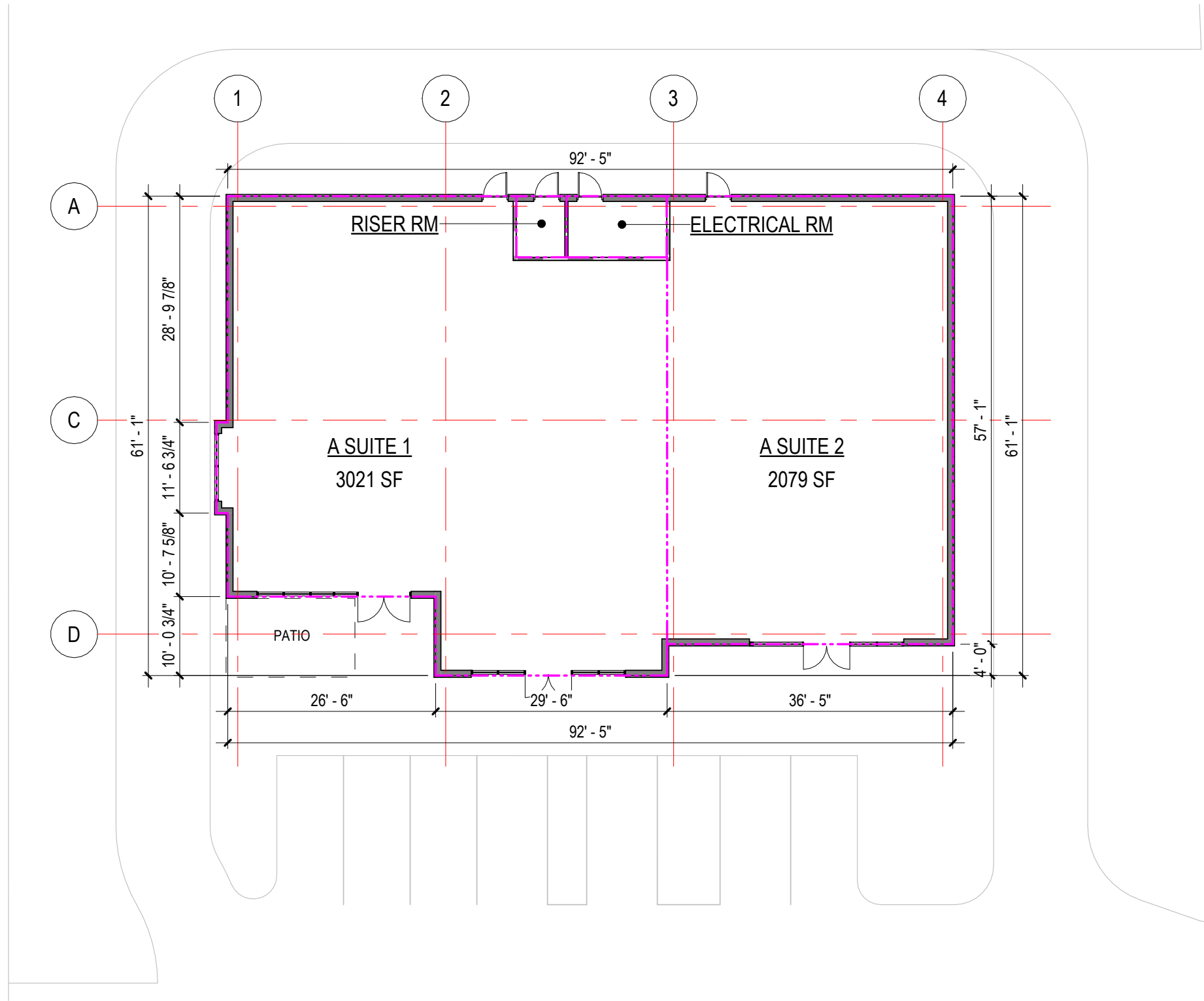
CAT'S CLAW CREEPER
MACFADYENA UNGUIS-CATI



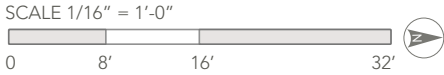
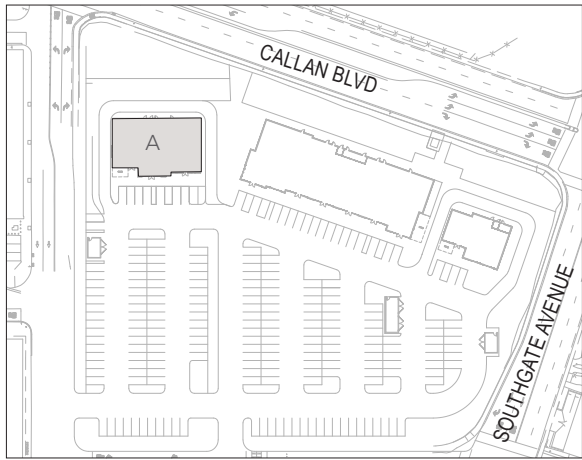
POTATO VINE
SOLANUM LAXUM

VINES

KEYNOTES



KEYPLAN



Regency
Centers.

serramonte

FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

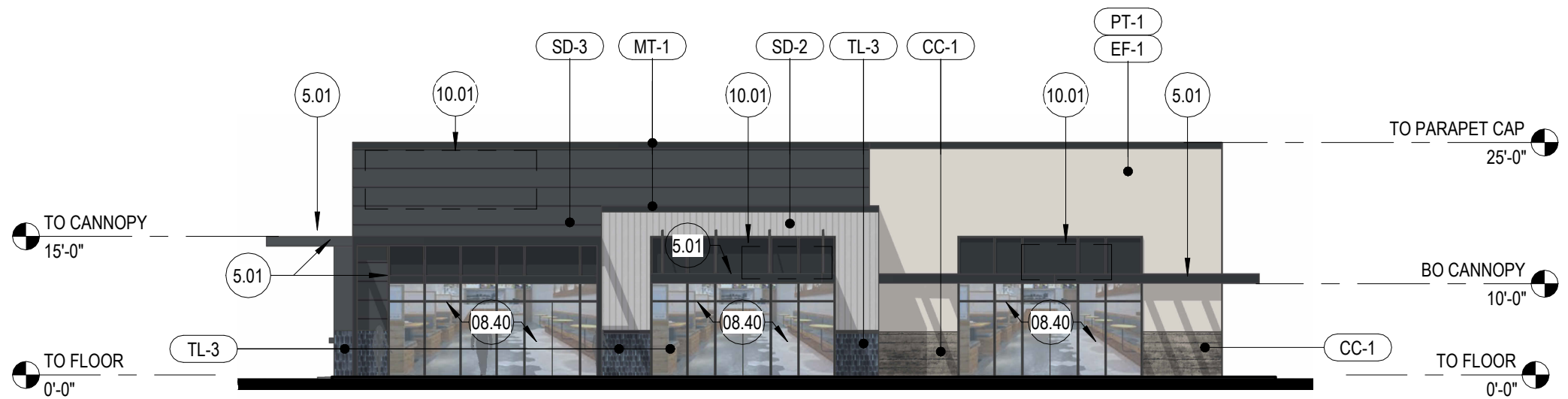
BUILDING A DRIVE-THRU - FLOOR PLAN
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | DRIVE-THRU BUILDING A

A3



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.

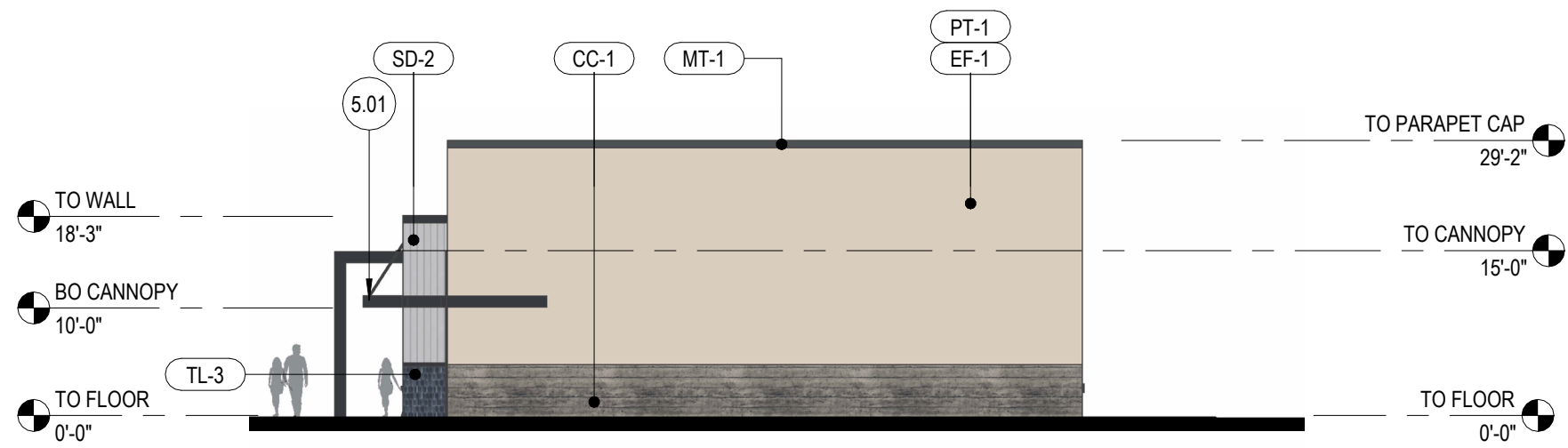
serramonte

FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

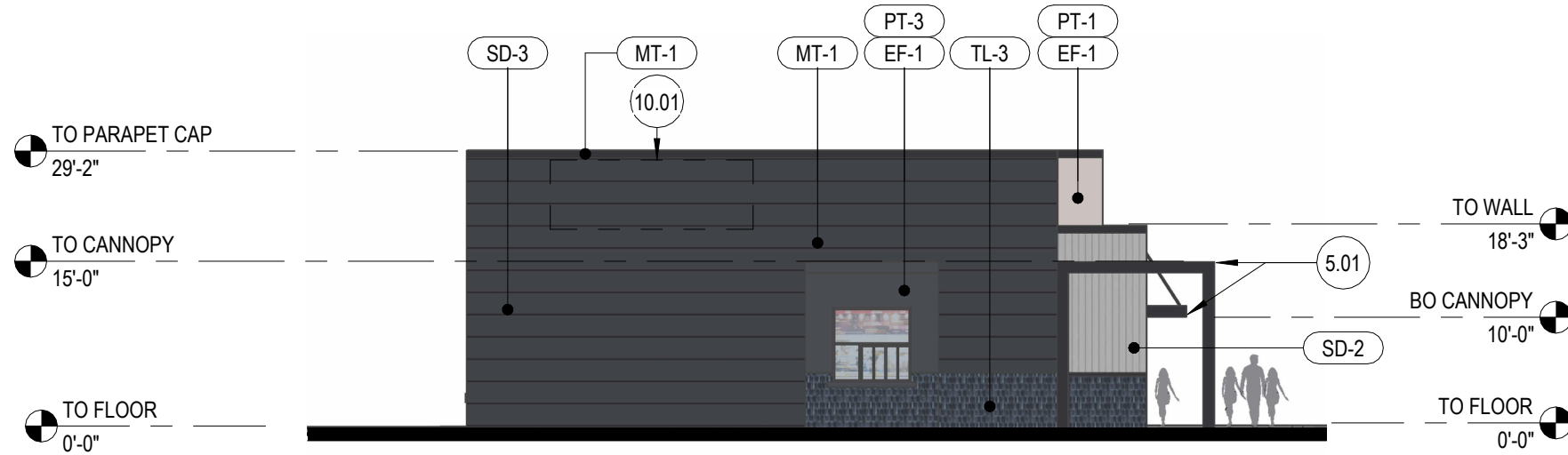
BUILDING A DRIVE-THRU - EXTERIOR ELEVATIONS
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | DRIVE-THRU BUILDING A

A4



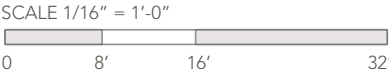
NORTH ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"



KEYNOTES

- 5.01 CANOPY OR AWNING
- 10.01 TENANT SIGNAGE BY OTHERS

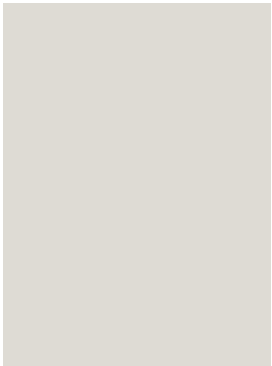
FINISH SCHEDULE

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

KEYPLAN



PAINT

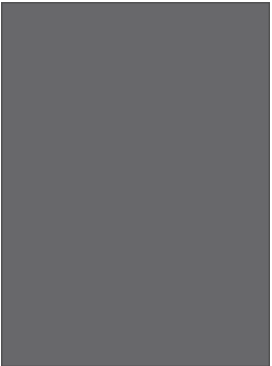


P1 - PAINT
BENJAMIN MOORE
WIND'S BREATH
*OR SIMILAR

METAL



MT-1
BRAKE METAL
DARK BRONZE
*OR SIMILAR

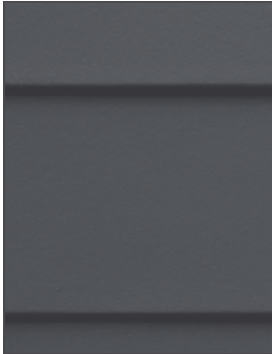


MT-2
BRAKE METAL
MEDIUM GREY
*OR SIMILAR

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

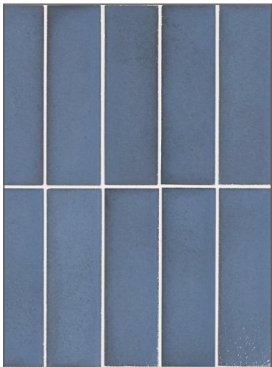


P3 - PAINT
BENJAMIN MOORE
DEEP INDIGO
*OR SIMILAR



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

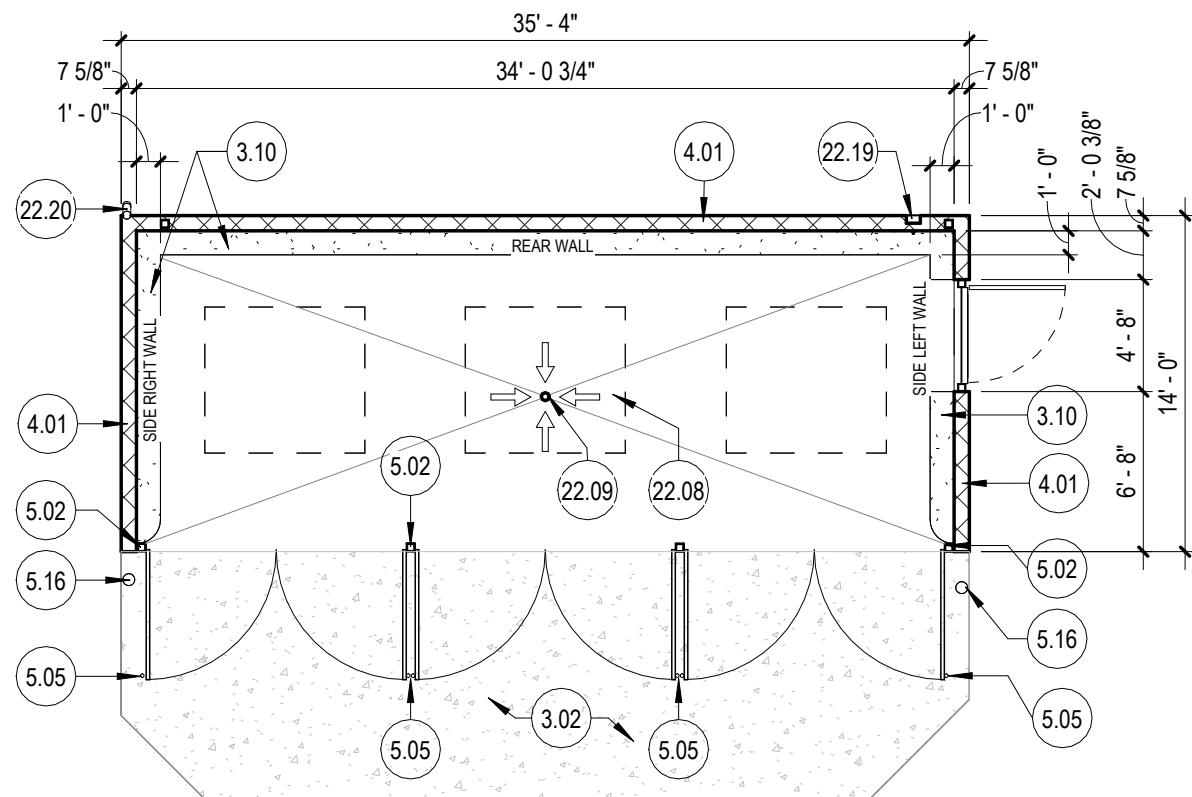




PERSPECTIVE 1 - DRIVE-THRU LOOKING NORTH

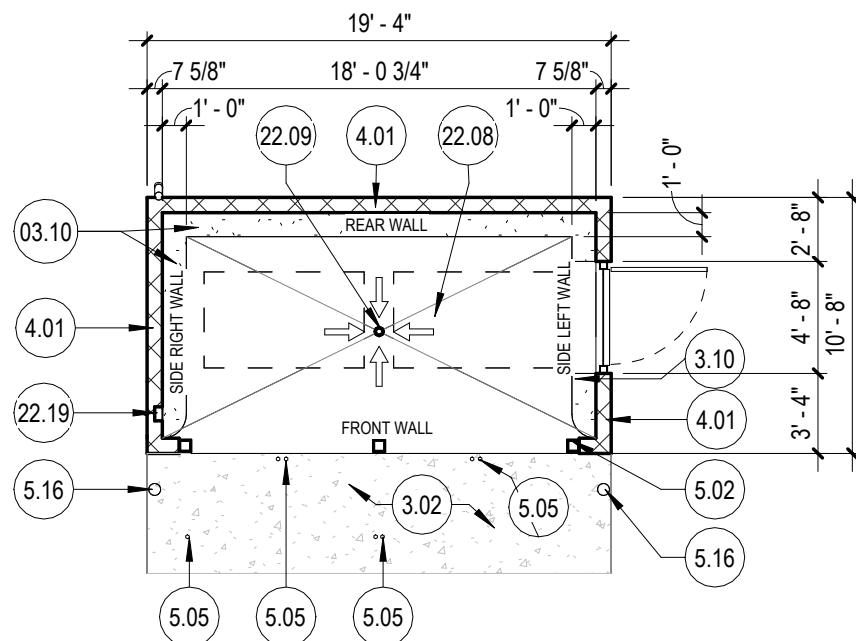


PERSPECTIVE 2 - DRIVE-THRU LOOKING SOUTH



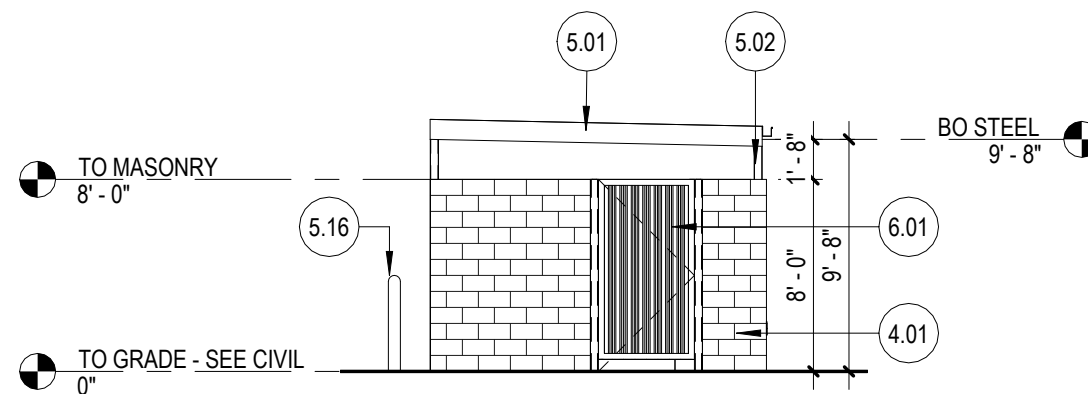
TRASH ENCLOSURE - ENLARGED

1/8" = 1'-0"



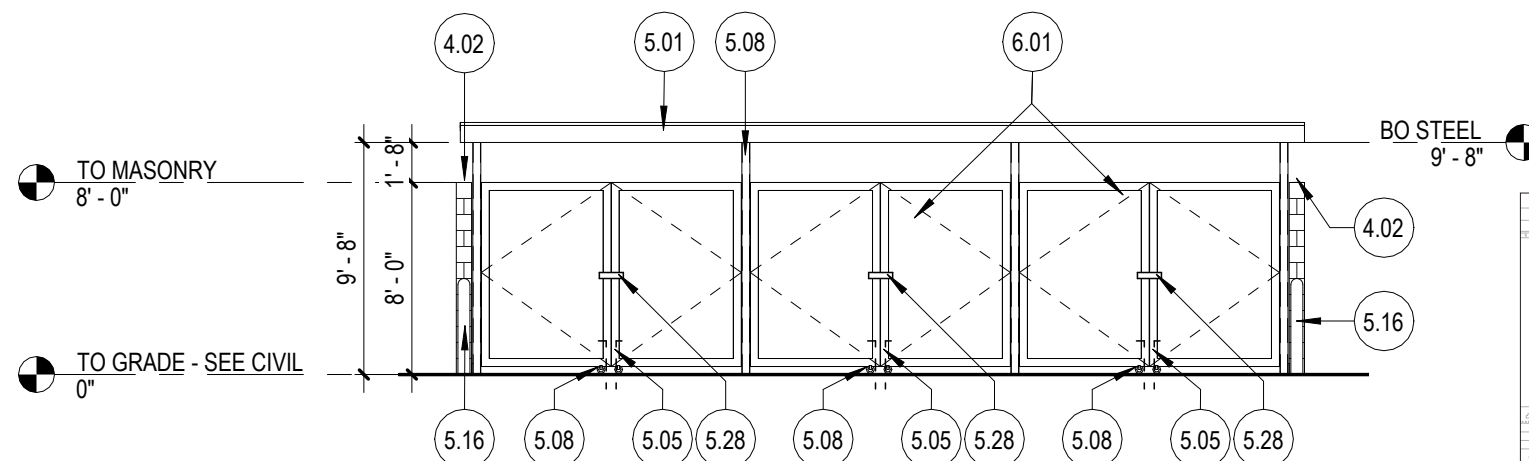
TRASH ENCLOSURE - STANDARD

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



City Council Meeting Agenda Report

Item # _____

Meeting Date: July 27, 2026

Subject: Approve Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023 - 3 Serramonte Boulevard, Northwest Quadrant, Restaurant with Drive-Through (Building C)

Recommended Action

The Planning Commission recommends that the City Council approve the Use Permit and Design Review for the construction of a restaurant with drive-through (Building C).

Planning Commission Discussion

On July 7, 2026, the Planning Commission voted 3-0 to recommend that the City Council approve the Use Permit and Design Review for a Restaurant with Drive-through (Building A). The following issues were raised at the meeting:

Public Comment: Staff received an email from Melinda Hue on July 1 and July 5, 2026, regarding concerns about California Environmental Quality Act (CEQA) traffic impact analysis and pedestrian and bicycle improvements. These emails were forwarded to the Planning Commission prior to the meeting.

Chair Nuris acknowledged Planning Commission receiving Melinda Hue's emails. Chair Nuris asked staff if a traffic study was required under CEQA. Staff informed the Commission that a project determined Categorical exempt under Class 32, Section 15332 – In-Fill Development Projects, does not mandate a full traffic study. Based on traffic counts and level of service data collected for the traffic study conducted for the Serramonte Master Plan Transportation Analysis, the proposed restaurant with drive-through, staff determined that the project would not cause significant traffic impacts.

Staff noted that Daly City follows state law regarding bicycle parking requirements, and the applicant would need to install the bicycle parking as required. In addition, the two pedestrian access routes from Callan Boulevard would need to meet state ADA requirements.

The applicant requested the traffic analysis condition be removed, as the proposed project will not cause significant traffic impacts. They noted that a traffic study was completed for Serramonte Shopping Center and the traffic will be less than the previously proposed hotel at the project site. They also indicated the plan includes pedestrian improvements throughout the project site area. Staff informed the applicant that Public Works - Engineering included the traffic analysis in the conditions of approval, but they are welcome to request to rescind this condition at the City Council Hearing.

Commission Satorre commented that the project will stimulate economic growth and business activity in Daly City and will benefit the community and he supports the project.

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.

Pedestrian Safety

The proposed project includes new landscaping and sidewalks adjacent to the project area parking lot and restaurants' and retail building, pedestrian connections from Callan Boulevard to the project site and pedestrian connection across the parking lot (see Attachment B – Landscape Plan L1).

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 re-evaluate the previously prepared traffic study with updated traffic counts and drive-through cueing analysis for this area, based on the proposed changes in use (two restaurant's with drive-throughs and retail building B) at the site. Based on the traffic analysis previously done for a proposed hotel use, the project is anticipated to have less of a traffic impact and provide more than adequate parking spaces, vehicular site access and on-site circulation. The proposed restaurant drive-throughs are not expected to generate queueing that would cause significant traffic circulation issues.

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 Ginkgo 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 City Council 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 City Council will conduct a public hearing on July 20, 2026; notice of said hearing was by newspaper publication on July 10, 2026, and first class mailing to property owners within 300 feet;
2. The City Council has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorical 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 three years from the date of City Council approval (Ordinance 1489, 17.44.100 and 17.45.150 Expiration of permit). The approval shall terminate if a building permit has not been obtained and construction commenced within three years 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, UPR-03-26-017023 and Design Review DR-03-26-017022.
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. Prior to issuance of any building permit, the applicant shall retain a traffic engineer, subject to the City's approval, to prepare a traffic analysis evaluating the unsignalized shopping center driveway on Southgate Avenue (just east of Callan Boulevard) to determine whether installation of a traffic signal is warranted. The applicant and the City shall collaborate in developing the scope of work for the study, including the criteria to be used in determining whether signalization is warranted. If the study concludes that a traffic signal is warranted, it shall include a cost estimate for the signal improvements and recommendations regarding the allocation of costs between the applicant and the City of Daly City. The applicant's allocated share of the costs shall be paid prior to the permit final of any approved building.

The traffic analysis shall also evaluate safe vehicular egress from the shopping center driveway (just south of Southgate Avenue) to northbound Callan Boulevard and recommend any necessary improvements. Any improvements determined by the analysis to be necessary shall be installed prior to issuance of a certificate of occupancy for any approved building.

64. A trip generation analysis shall be conducted for the shopping center to update the trip generation estimates in the adopted 2015 EIR, reflecting the land uses that have been constructed or are currently under construction since its approval, as well as the proposed development for the AM Peak, PM Peak and Saturday Peak Hours.

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 City Council adopt the following actions:

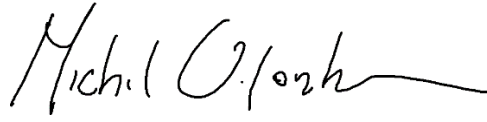
1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt per Section 15332 of the California Environmental Quality Act; and
3. Approve Use Permit UPR-03-26-017022 and Design Review DR-03-26-017023, subject to the Conditions of Approval outlined herein.

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

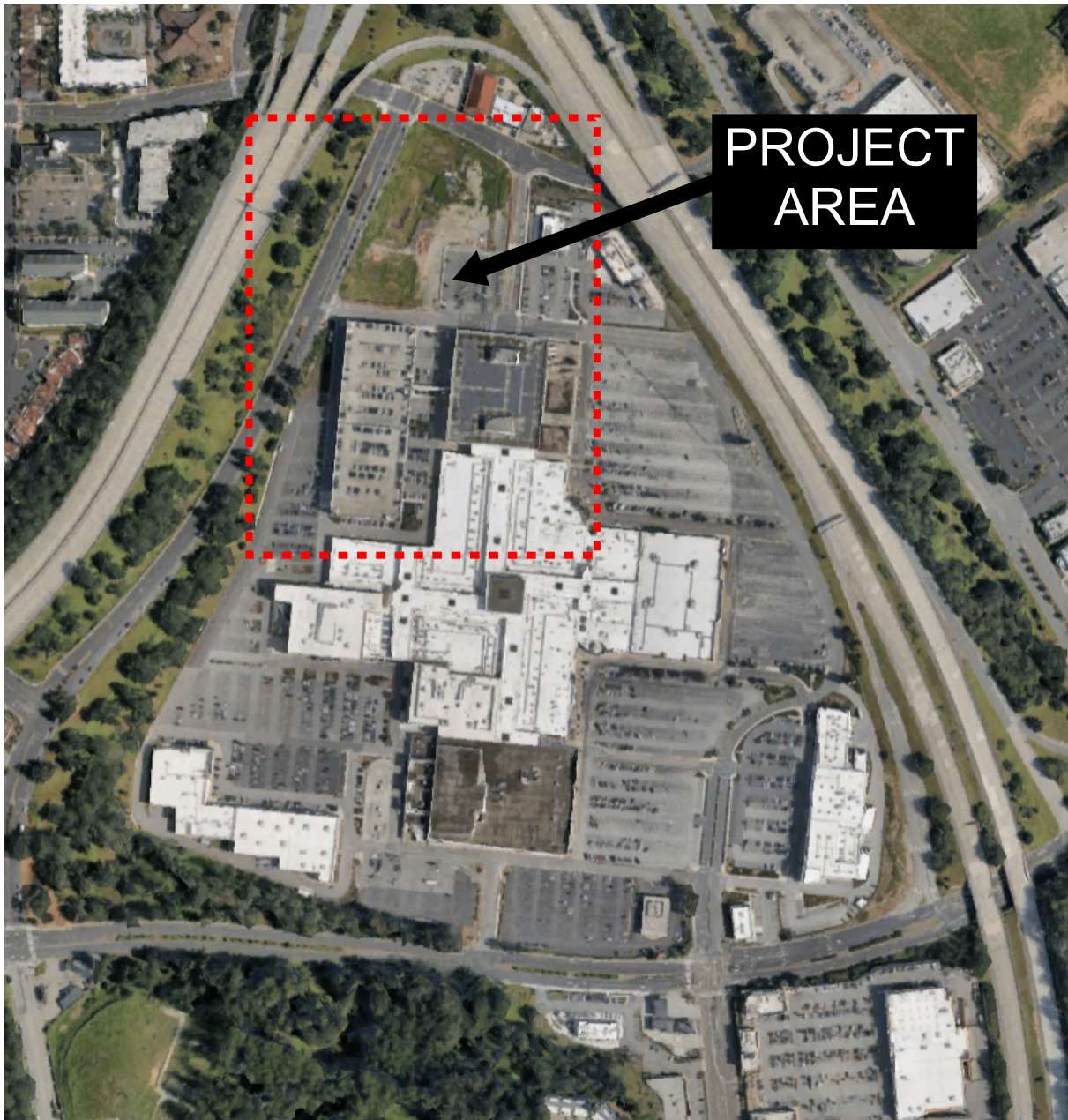
Respectfully submitted,



Sam Fielding
Senior Planner



Michael Van Lonkhuysen
Acting Director of Economic and Community
Development



PROJECT
AREA

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

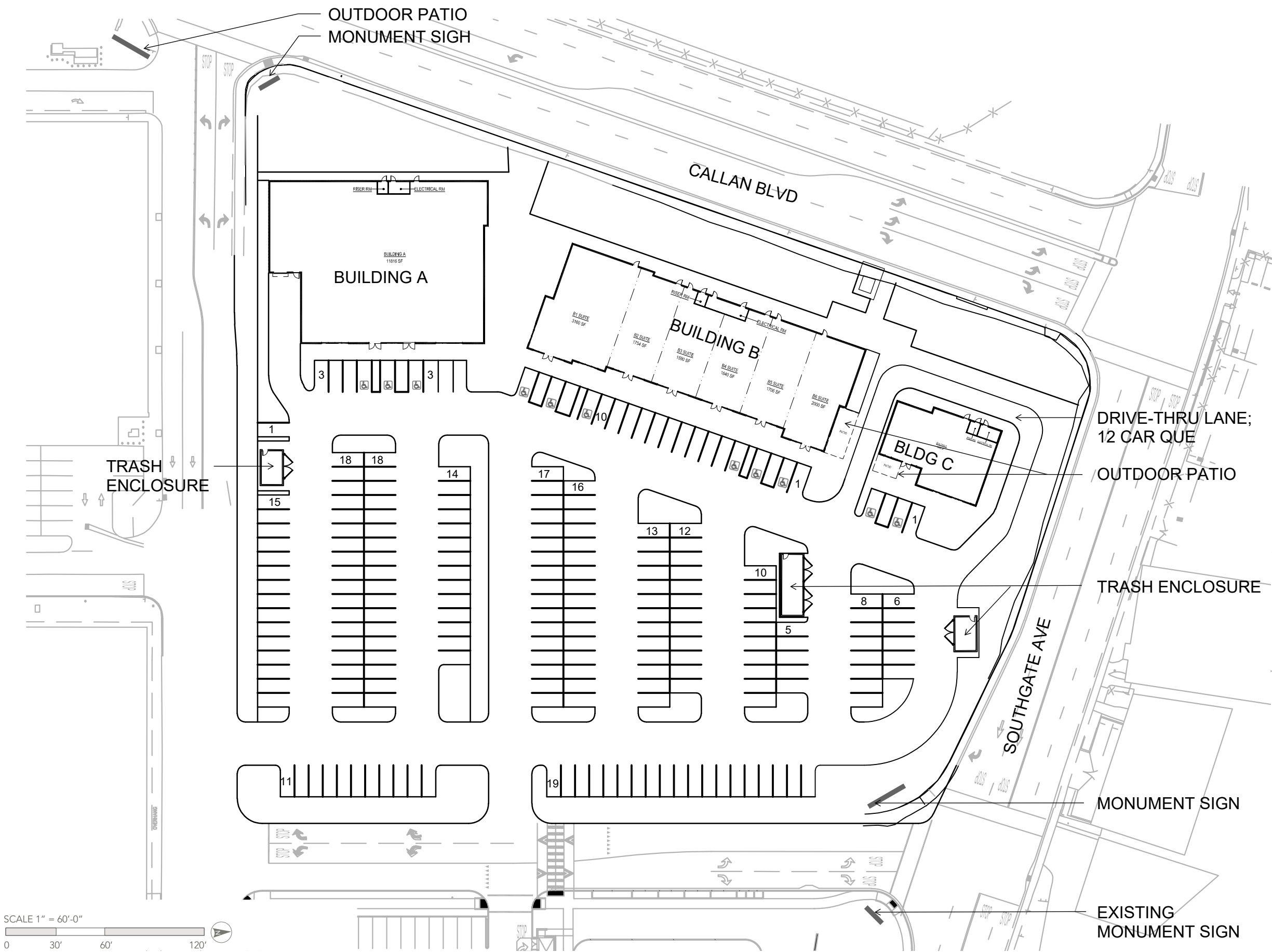
SHEET #	SHEET NAME
A0	COVER SHEET
A1	PROJECT DESCRIPTION + TEAM CONTACTS
A2	SITE PLAN
L1	LANDSCAPE PLAN - OVERALL
L2	LANDSCAPE PLANT PALETTE
A3	BUILDING A - FLOOR PLAN
A4	BUILDING B - FLOOR PLAN
A5	BUILDING C DRIVE-THRU - FLOOR PLAN
A6	BUILDING A RETAIL - EXTERIOR ELEVATIONS
A7	BUILDING A RETAIL - EXTERIOR 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:

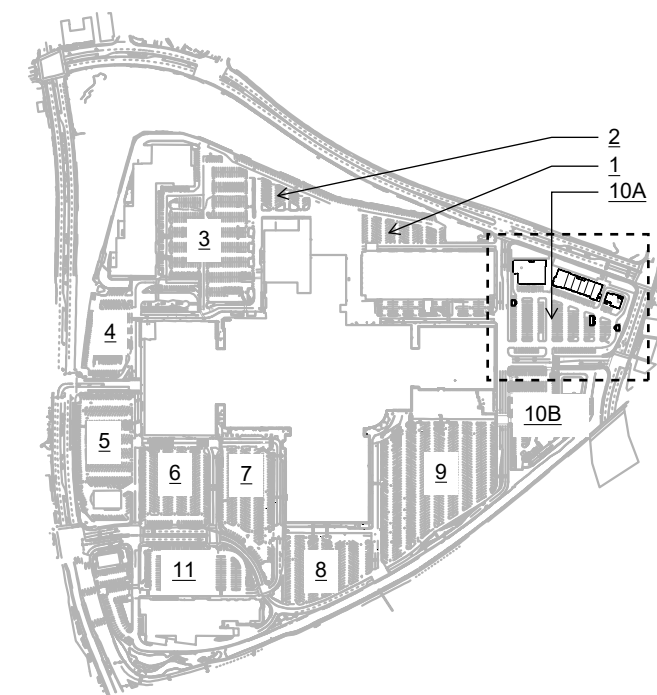
STANDARD PARKING: 201

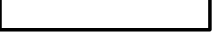
ACCESSIBLE PARKING: 11

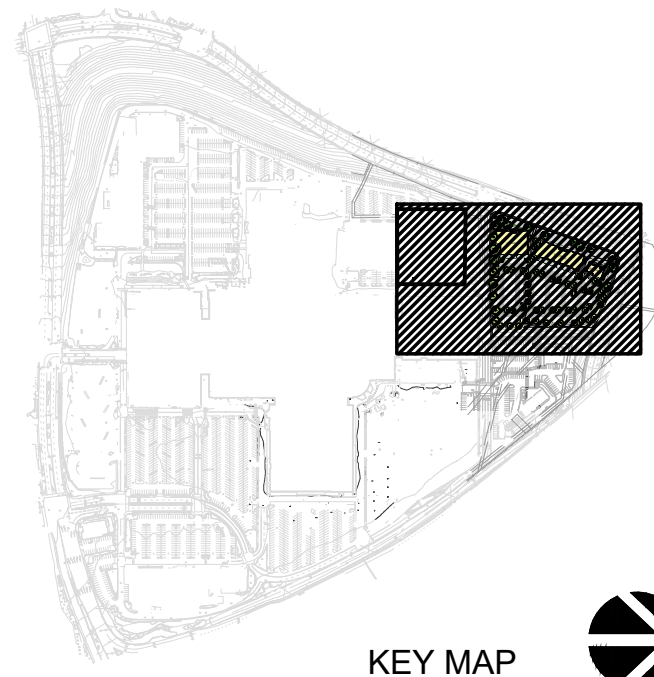
TOTAL: 212

PARKING COUNT BY LOT

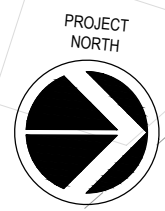
LOT#	REGULAR	COMPACT	ADA	EVCS	CAV	TOTAL STALLS
1	190	0	0	4	0	194
2	88	0	0	0	0	88
3	443	0	28	4	0	475
4	149	34	0	0	0	183
5	250	56	8	0	0	314
6	275	0	7	0	0	282
7	259	0	9	0	0	268
8	219	0	7	0	0	226
9	560	28	20	0	0	608
10A	201	0	11	0	0	212
10B	126	12	5	6	12	161
11	254	0	8	0	0	262
GARAGE	1204	24	24	4	0	1256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

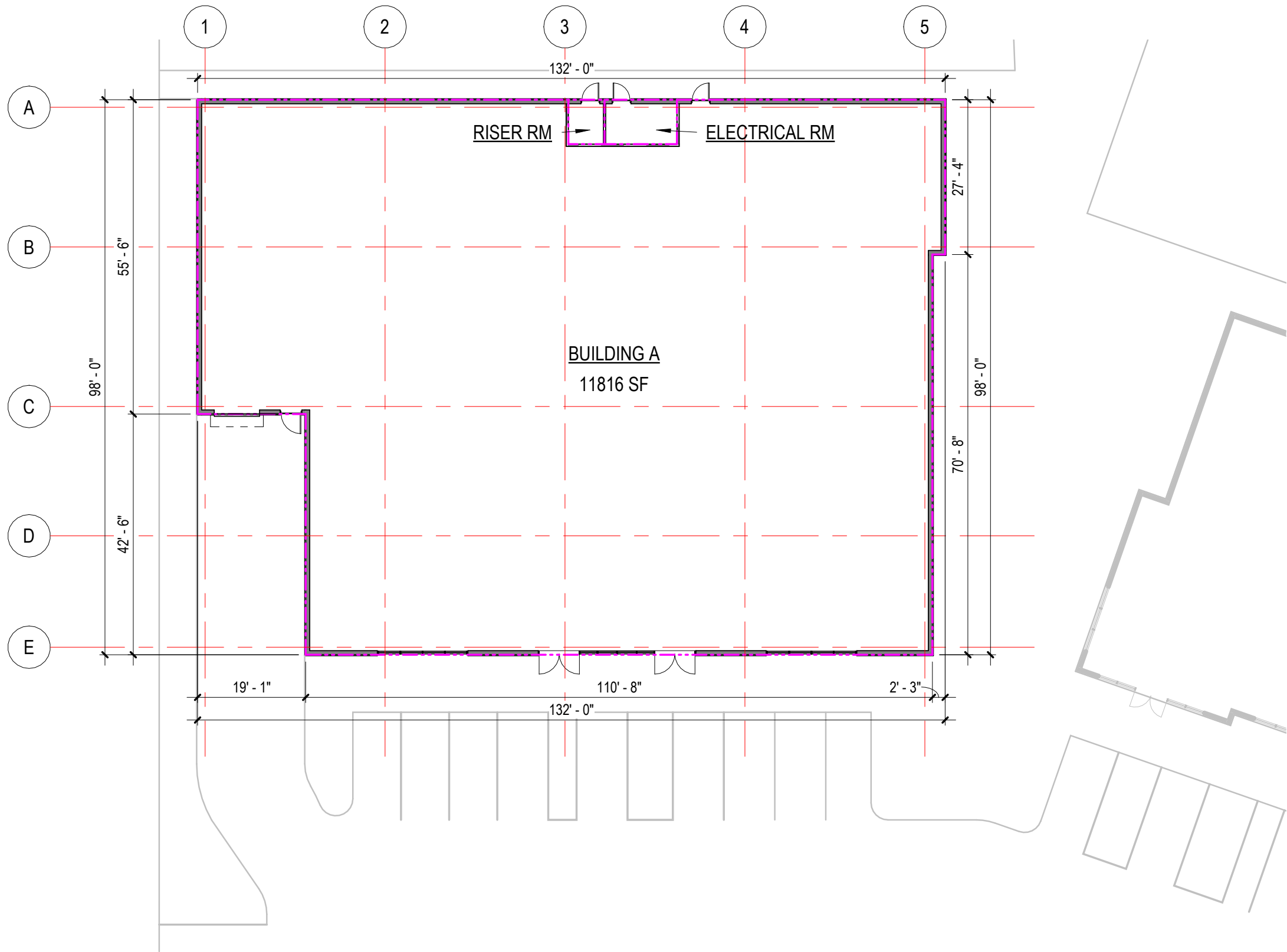


CAT'S CLAW CREEPER
MACFADYENA UNGUIS-CATI



POTATO VINE
SOLANUM LAXUM

VINES



KEYNOTES

KEYPLAN



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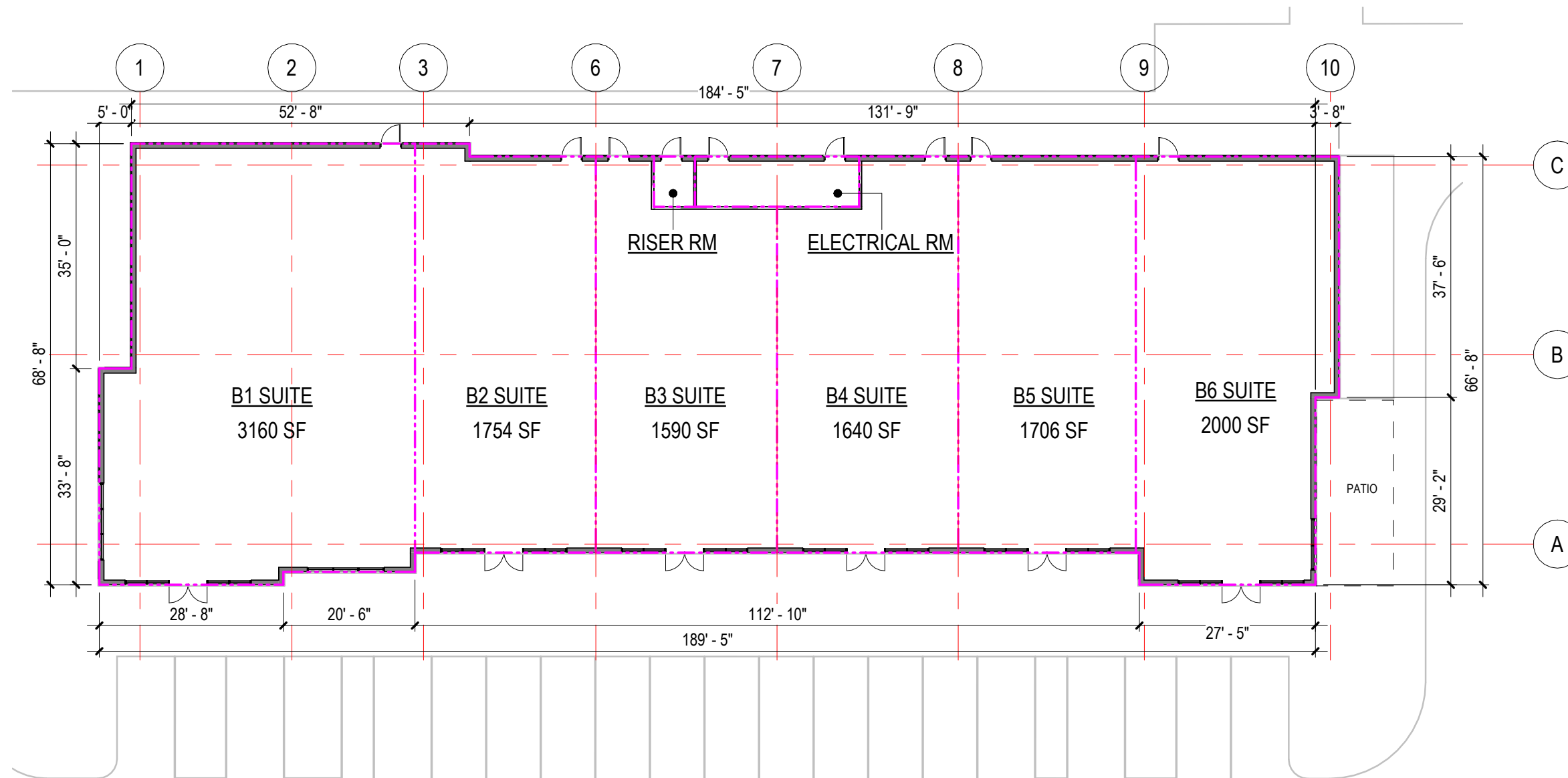
FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

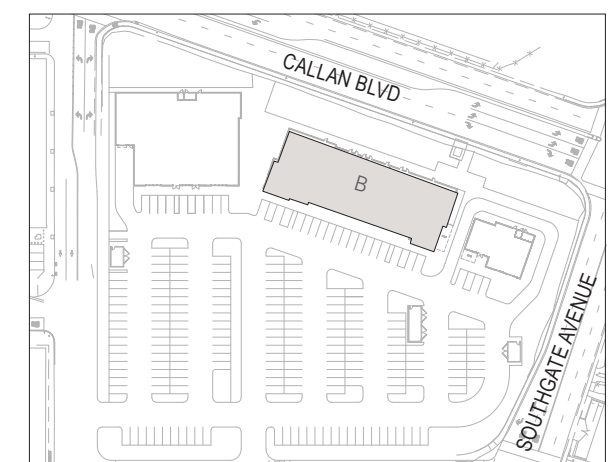
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | RETAIL BUILDING A & B, DRIVE-THRU BUILDING C

BUILDING A - FLOOR PLAN

A3



KEYPLAN



SCALE 1" = 20'-0"

0 10' 20' 40'

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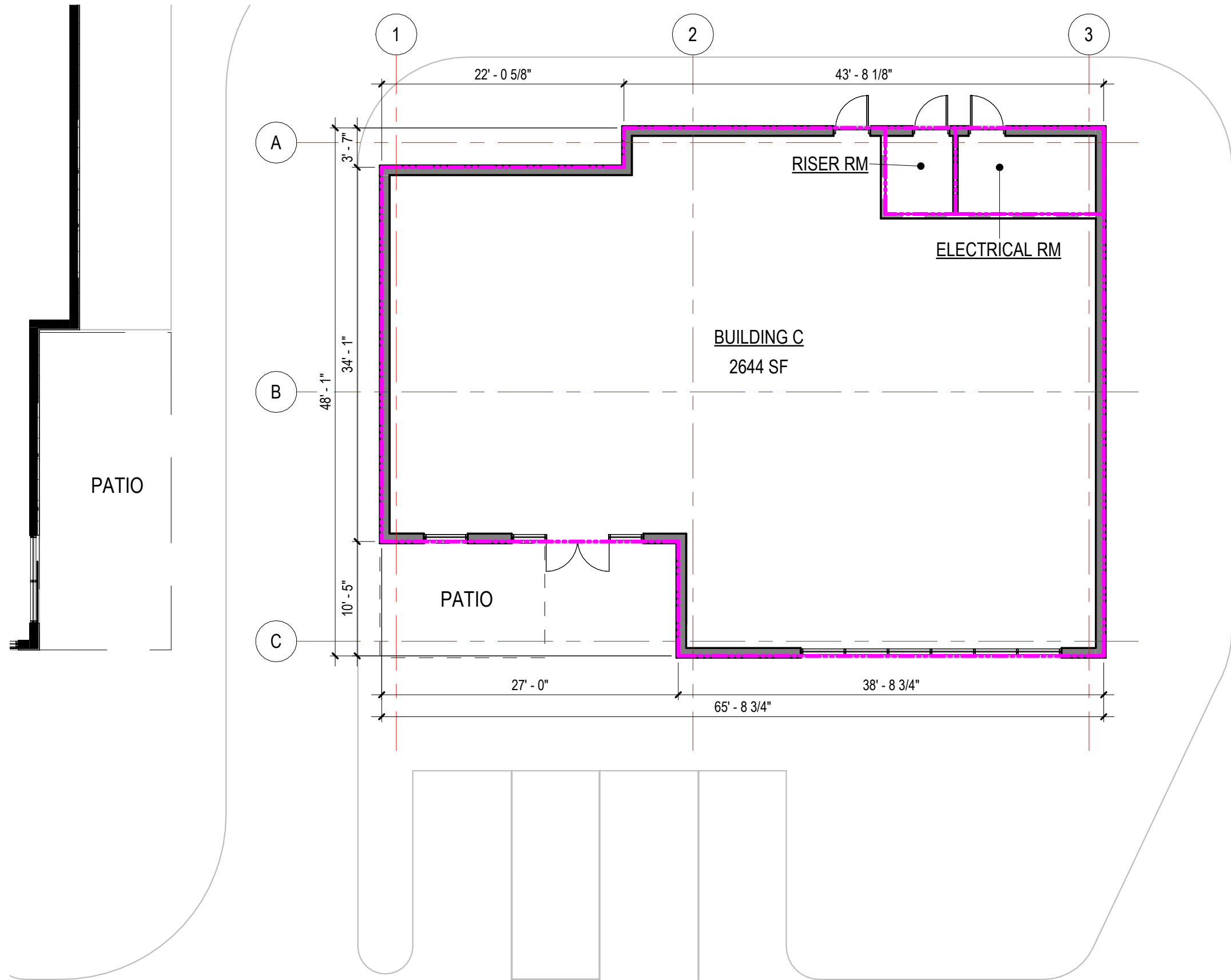
FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

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

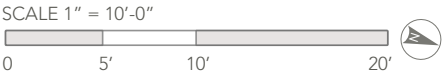
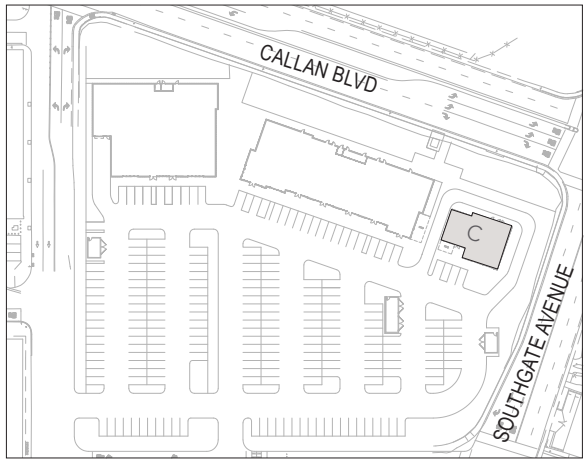
BUILDING B- FLOOR PLAN

A4



KEYNOTES

KEYPLAN



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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

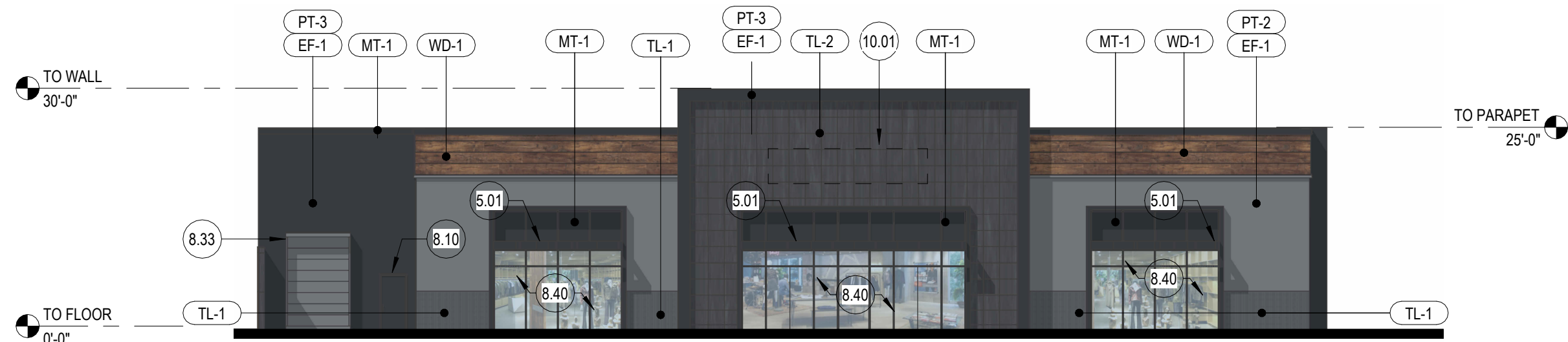
1/16" = 1'-0"

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

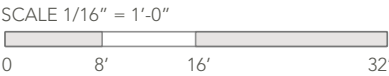
TAG	MATERIAL	DESCRIPTION
CC-1	BOARD FORM CONCRETE	CREATIVE MINES CRAFT BOARD FORM - HORIZONTAL ORIENTATION - GREYSKALE COLOR, OR SIMILAR.
EF-1	EIFS, SMOOTH FINISH	INTEGRAL COLOR EIFS FINISH COAT, REFER TO PAINT COLOR, OR SIMILAR.
MT-1	METAL	BRAKE METAL CORNICE - DARK BRONZE, OR SIMILAR.
MT-2	METAL	BRAKE 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



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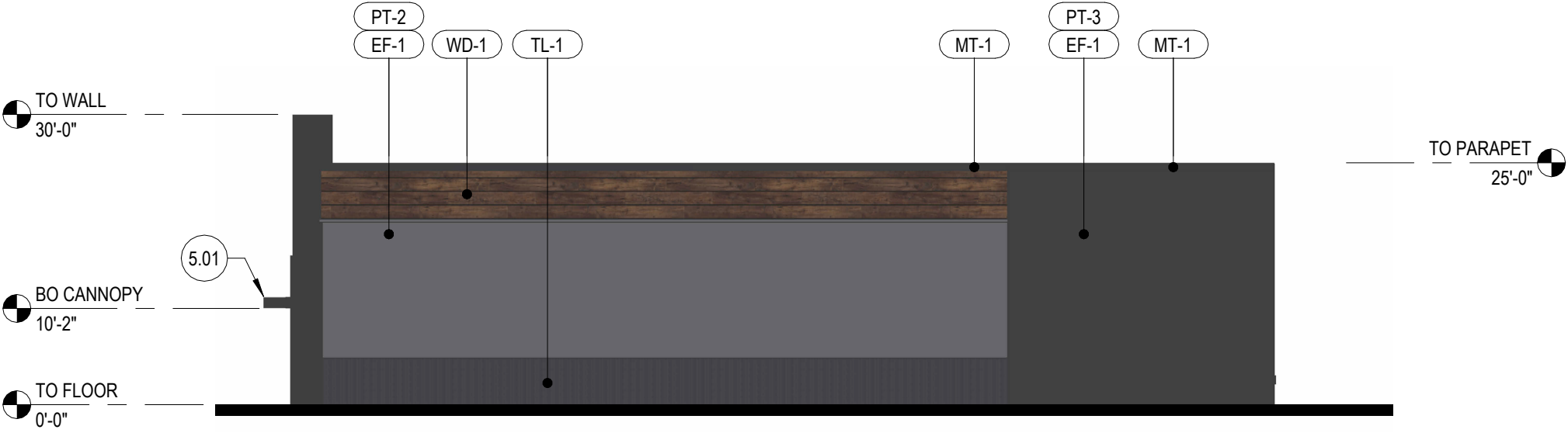
FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

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

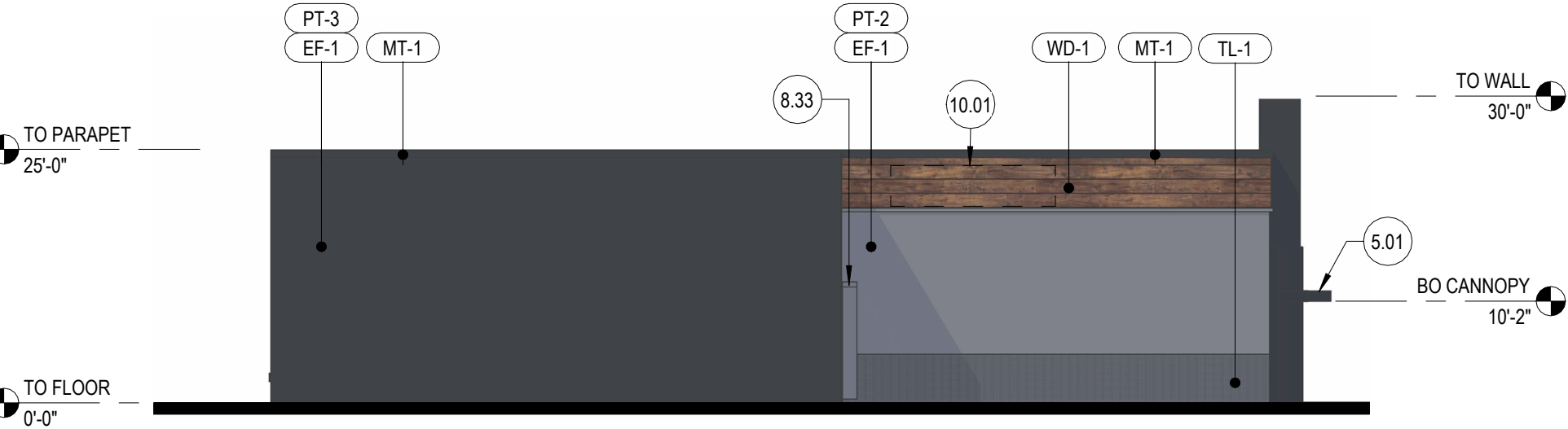
BUILDING A RETAIL - EXTERIOR ELEVATIONS

A6



NORTH ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

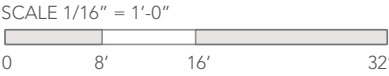
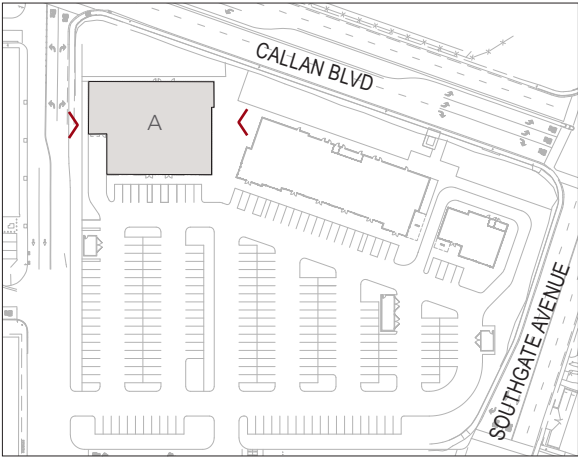
KEYNOTES

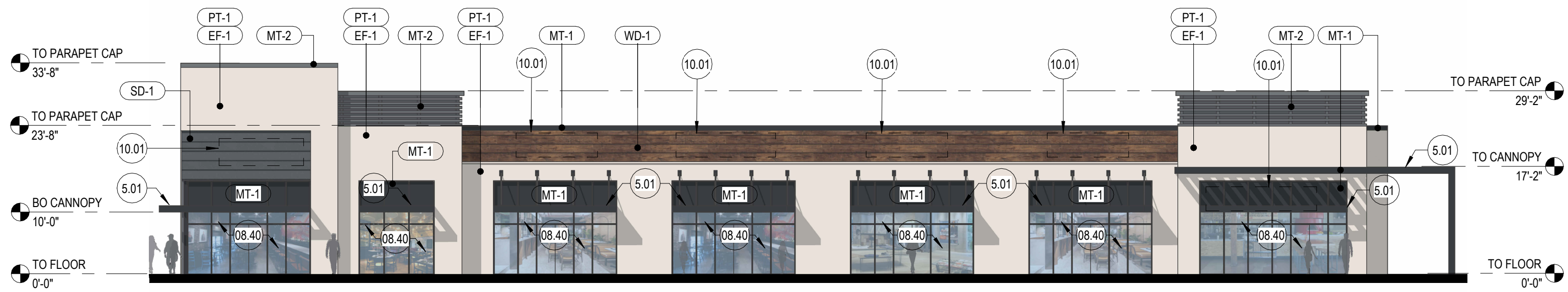
- 5.01 CANOPY OR AWNING
- 8.33 OVERHEAD COILING DOORS AND GRILLES
- 10.01 TENANT SIGNAGE BY OTHERS

FINISH SCHEDULE

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





EAST ELEVATION

1/16" = 1'-0"

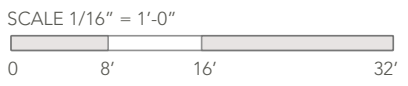
KEYNOTES

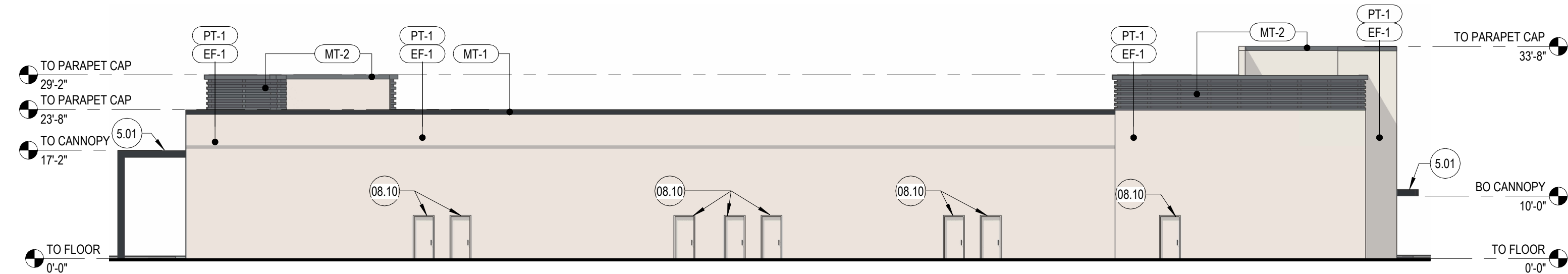
- 5.01 CANOPY OR AWNING
- 08.40 (N) STOREFRONT
- 10.01 TENANT SIGNAGE BY OTHERS

FINISH SCHEDULE

TAG	MATERIAL	DESCRIPTION
CC-1	BOARD FORM CONCRETE	CREATIVE MINES CRAFT BOARD FORM - HORIZONTAL ORIENTATION - GREYS/SCALE 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





WEST ELEVATION

1/16" = 1'-0"

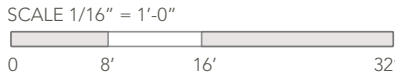
KEYNOTES

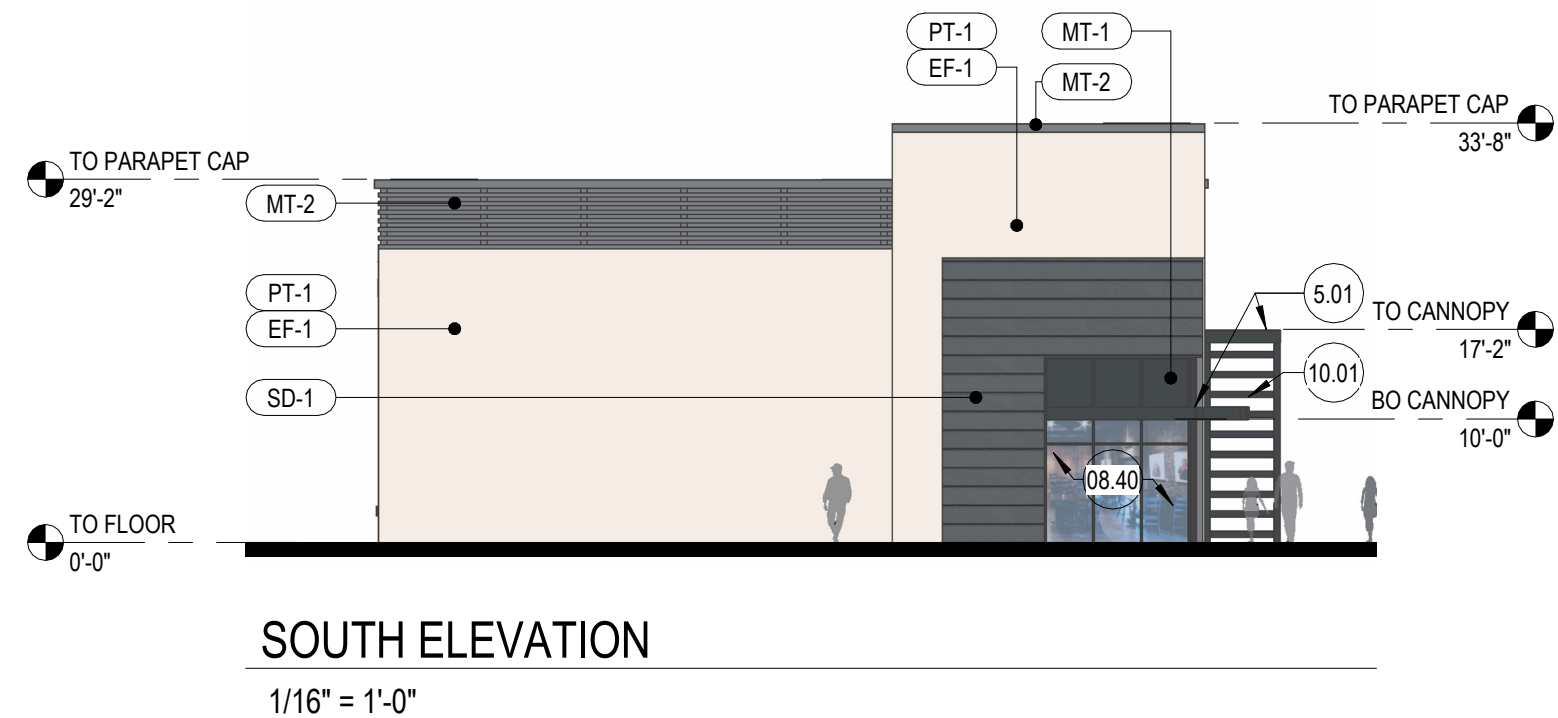
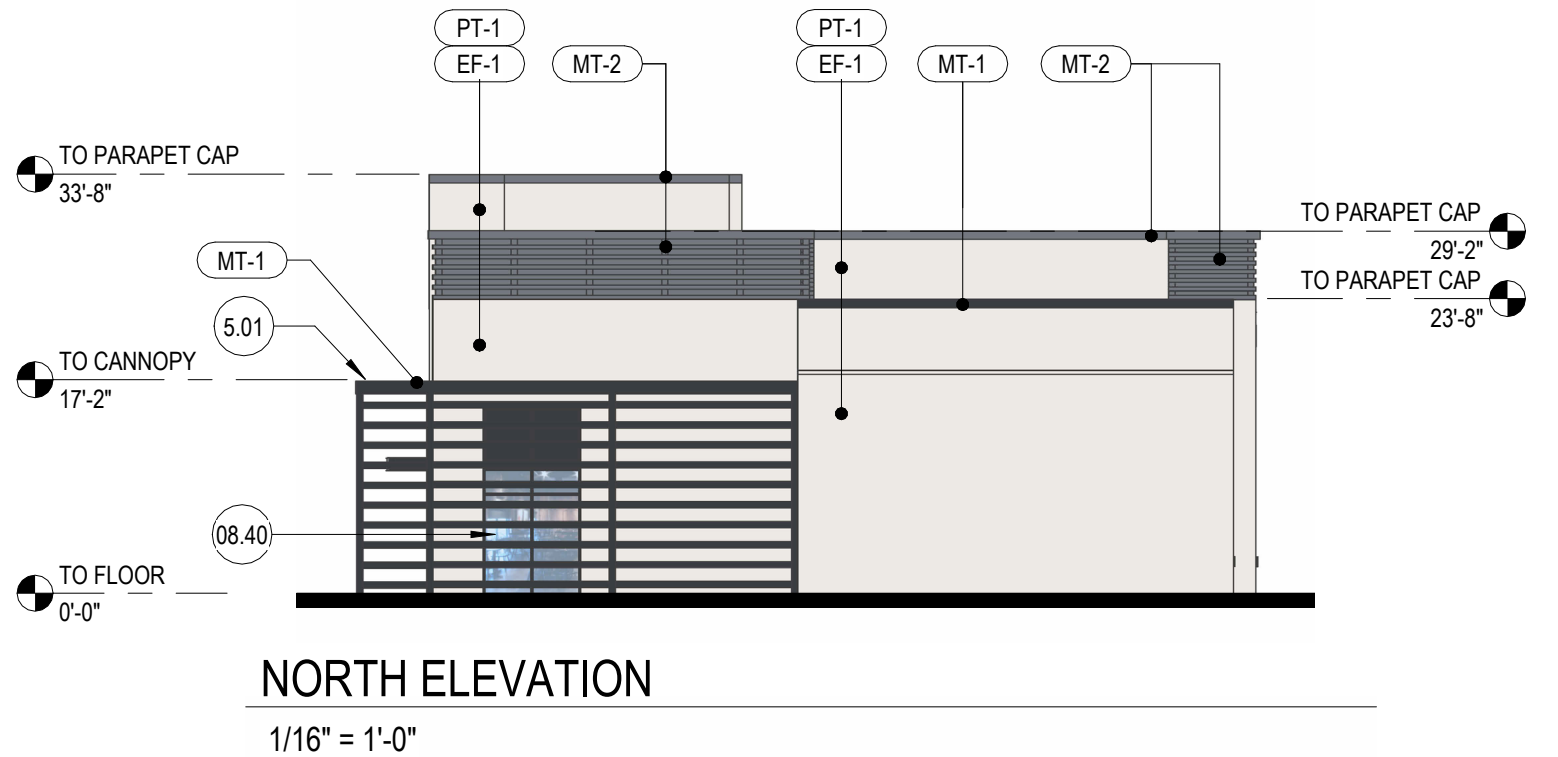
- 5.01 CANOPY OR AWNING
- 08.10 HOLLOW METAL DOOR & FRAME

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





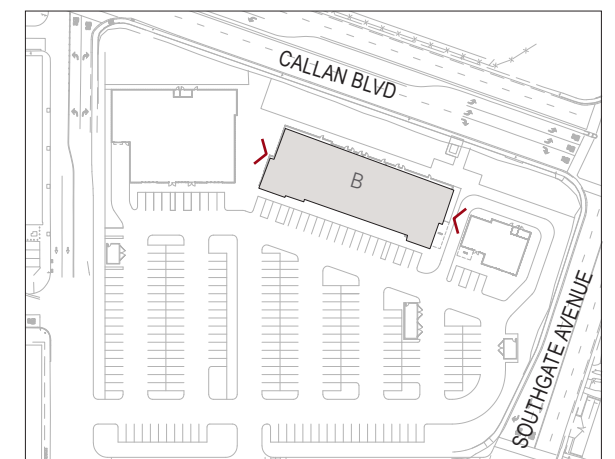
KEYNOTES

- 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.
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PT-1	PAINT	BENJAMIN MOORE OC-24 WIND'S BREATH, OR SIMILAR.
PT-3	PAINT	BENJAMIN MOORE 1442 DEEP INDIGO, OR SIMILAR.
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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"

0 8' 16' 32'

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FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

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

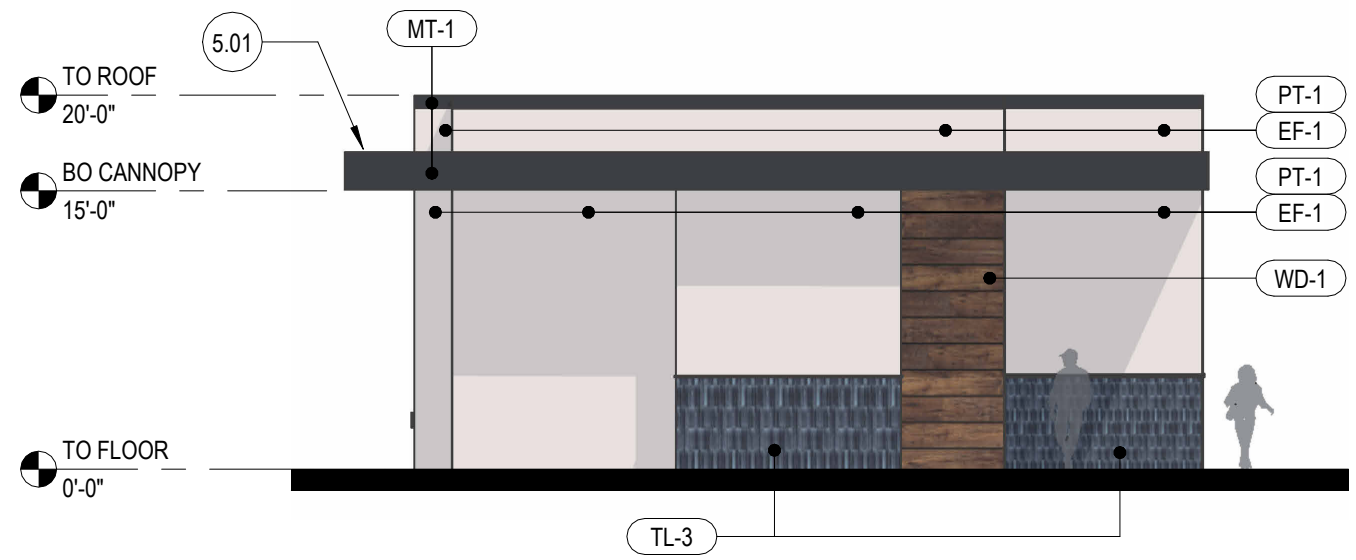
BUILDING B RETAIL - EXTERIOR ELEVATIONS

A10



NORTH ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

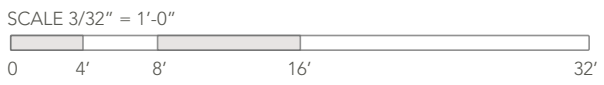
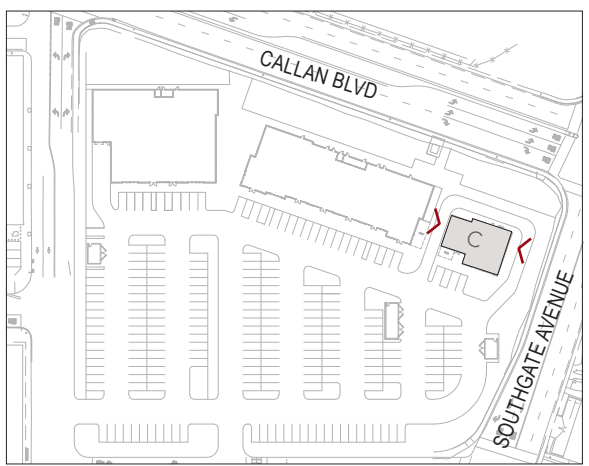
KEYNOTES

- 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 - 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.
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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.

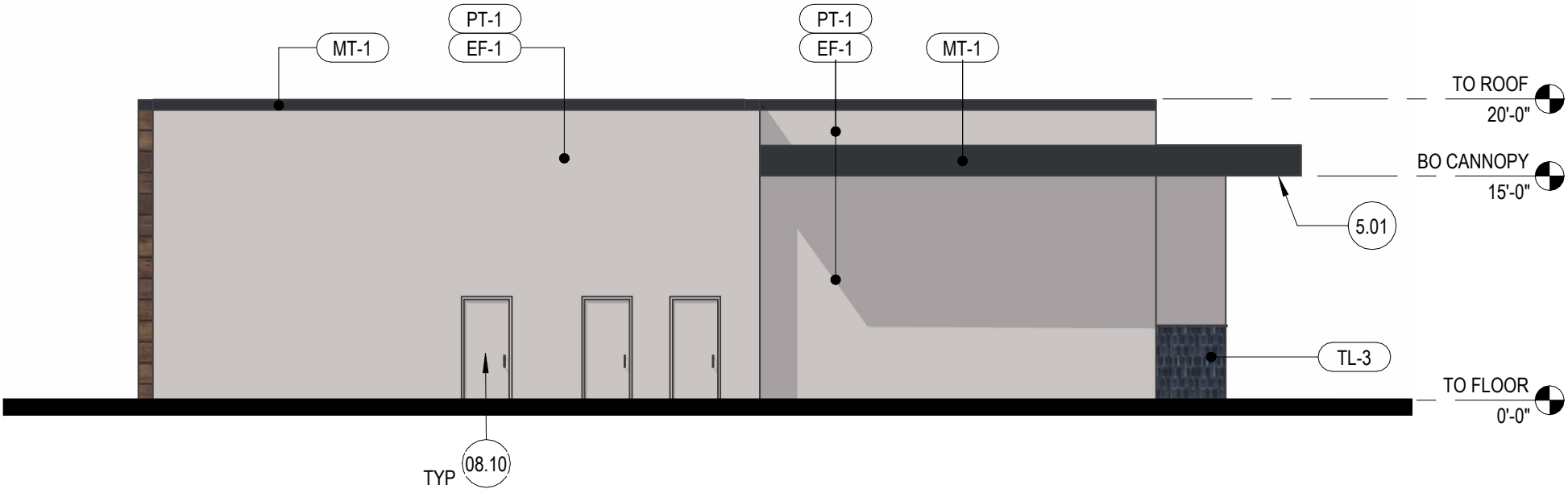
serramonte

FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

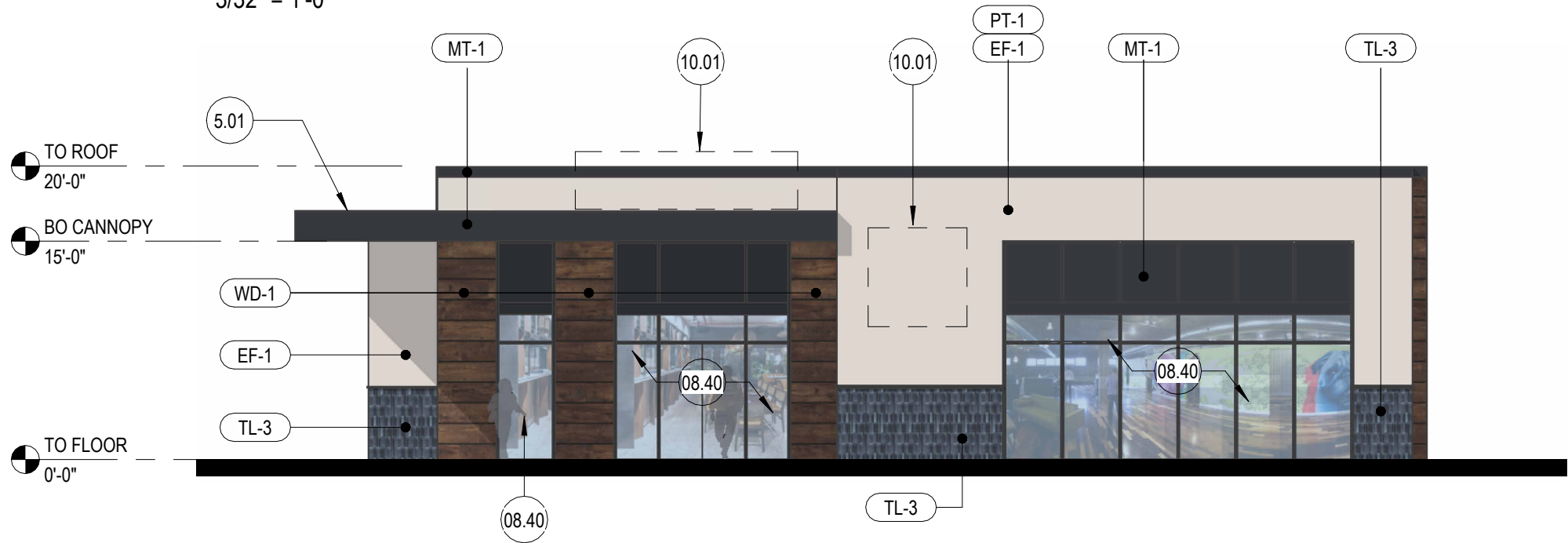
BUILDING C DRIVE-THRU - EXTERIOR ELEVATIONS
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | RETAIL BUILDING A & B, DRIVE-THRU BUILDING C

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 - 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-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

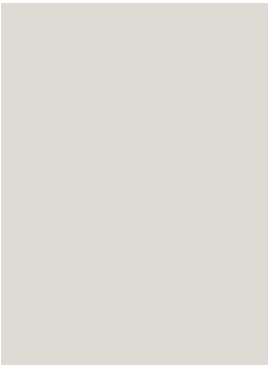
FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

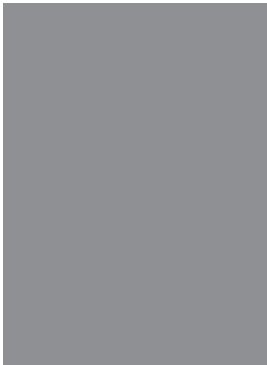
BUILDING C DRIVE-THRU - EXTERIOR ELEVATIONS
SERRAMONTE SITE REDEVELOPMENT | NORTHWEST QUADRANT | RETAIL BUILDING A & B, DRIVE-THRU BUILDING C

A12

PAINT

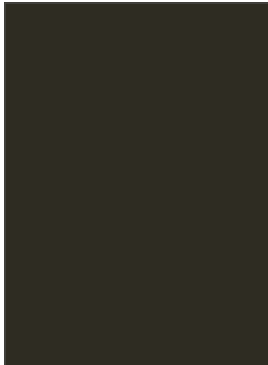


P1 - PAINT
BENJAMIN MOORE
WIND'S BREATH
*OR SIMILAR

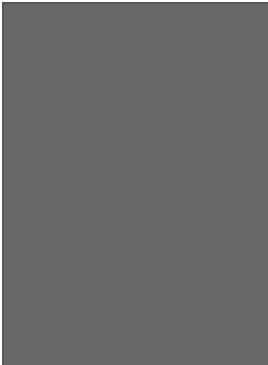


P2 - PAINT
BENJAMIN MOORE
ROCK GRAY
*OR SIMILAR

METAL



MT-1
BRAKE METAL
DARK BRONZE
*OR SIMILAR



MT-2
BRAKE METAL
MEDIUM GREY
*OR SIMILAR

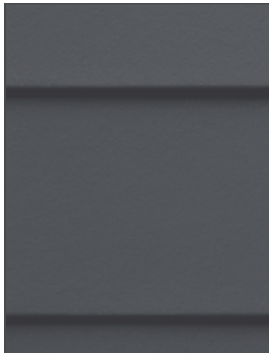
SIDING



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

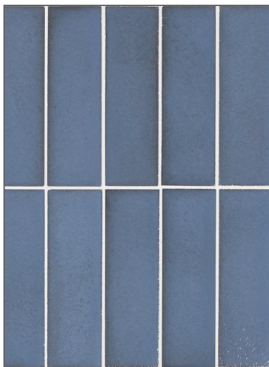
TILE



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



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



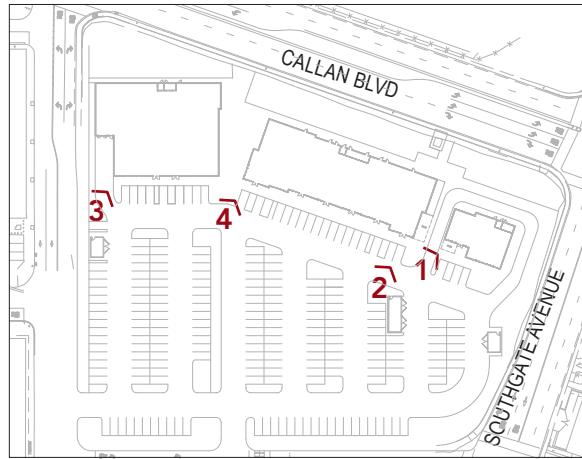
TL-3 - COLOR ONE
2X8 GLOSSY LAVA STONE
STEEL BLUE
*OR SIMILAR

CONCRETE



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





PERSPECTIVE 1 - DRIVE-THRU BUILDING C



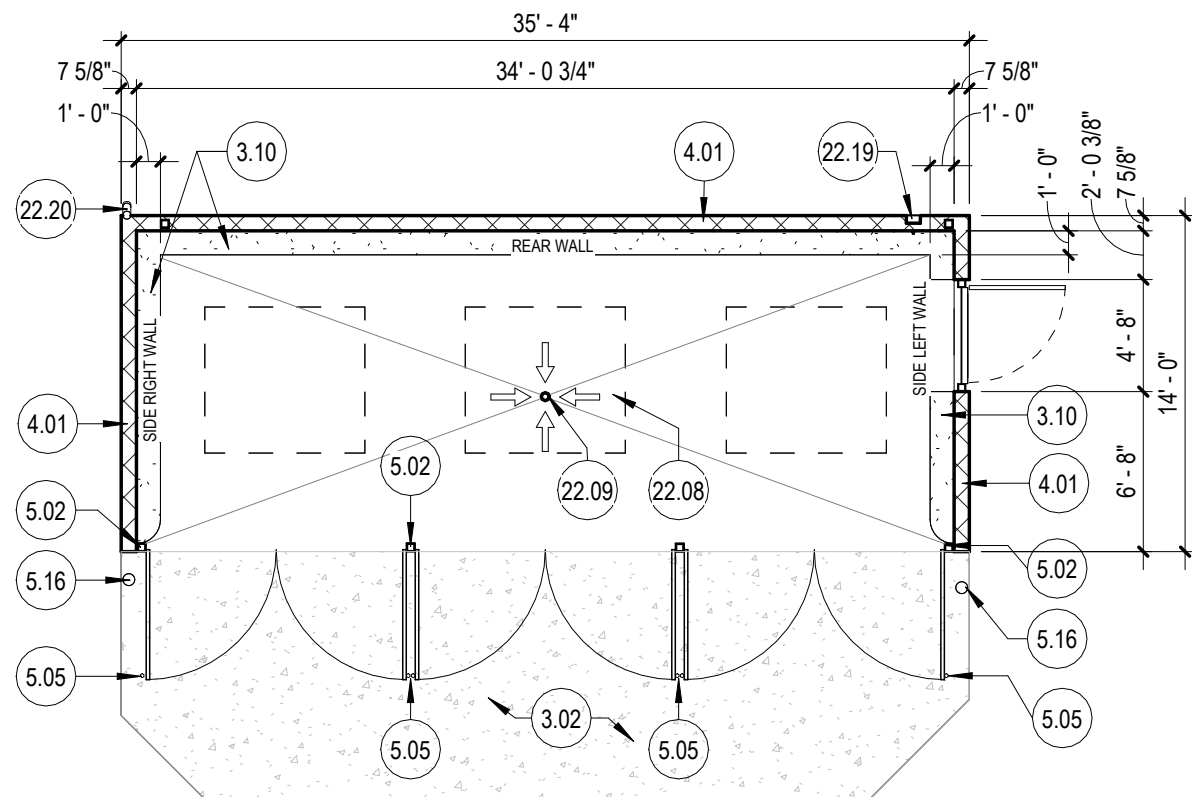
PERSPECTIVE 2 - RETAIL BUILDING B & DRIVE-THRU BUILDING C



PERSPECTIVE 3 - RETAIL BUILDING A LOOKING NORTH

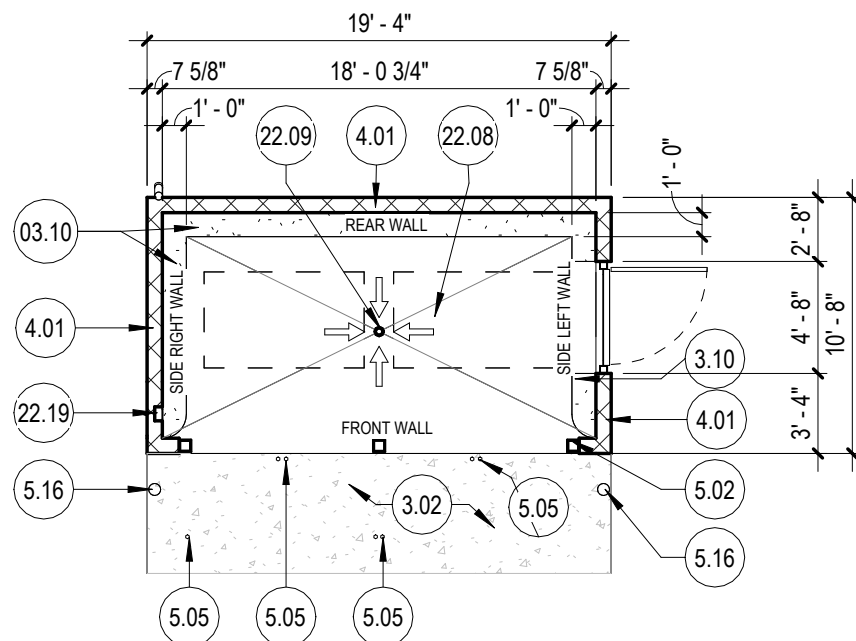


PERSPECTIVE 4 - RETAIL BUILDING B LOOKING NORTH



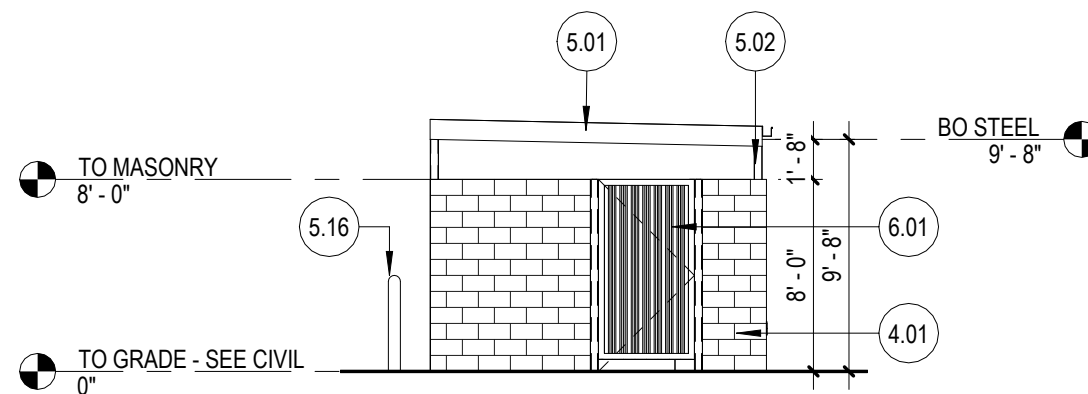
TRASH ENCLOSURE - ENLARGED

1/8" = 1'-0"



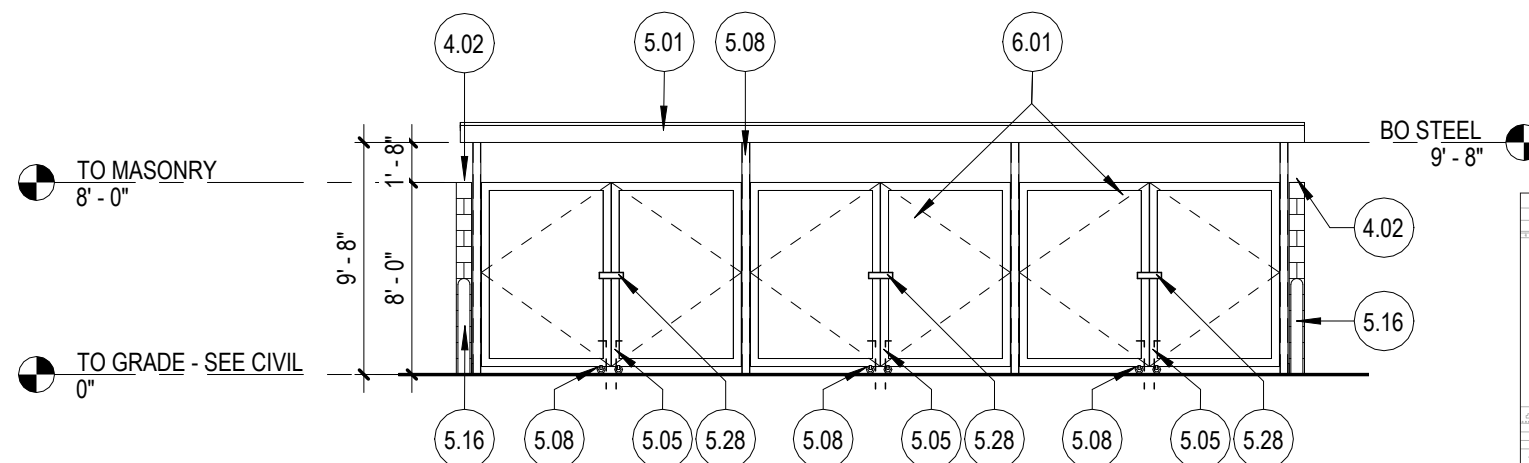
TRASH ENCLOSURE - STANDARD

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"

0 4' 8' 16'

Regency
Centers.

serramonte

FIELD
PAOLI

DESIGN REVIEW
Daly City, CA
06.15.2026

TRASH ENCLOSURE - PLANS AND ELEVATION

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

A16



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