

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, August 11, 2014 - 7:00 PM
City Hall Council Chambers – 2nd Floor
333 – 90th Street, Daly City, CA 94015

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

Webcast: www.dalycity.org/meetings

DRAFT

For those wishing to address the City Council on any Item on the Agenda or under Public Appearances/Oral Communications, please complete a Speaker Card located at the entrance to the Council Chambers and submit to a Staff Member as early in the meeting as possible.

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

CALL TO ORDER:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENTATIONS:

Actuary's Report on City Pension Liabilities

APPROVAL OF MINUTES:

Special Meeting of May 27, 2014 and Regular Meetings of June 9, June 23, and July 14, 2014

APPROVAL OF AGENDA:

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the City Council. There shall be no separate discussion of the

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.

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:

1. Authorizing Bay Area Water Supply and Conservation Agency to Initiate, Defend and Settle Arbitration on behalf of Daly City Related to the Water Supply Agreement with the City and County of San Francisco
2. Authorizing Expansion of Existing Work Scope with HydroFocus Inc. to Update Existing Groundwater Model of the Westside Basin Aquifer
3. Adopting Composite Summary Memorandum of Understanding and Salary Schedules between the City of Daly City and Specific Employee Organizations
4. Accepting and Appropriating a \$5,000.00 Grant from the Thelma Doelger Charitable Trust
5. Accepting and Appropriating a \$1,000 Donation from the Lapachet Family
6. Authorizing Contract with CDW-G and Hewlett-Packard for Network Storage Equipment
7. Approving Assignment of Assistant Director of Public Works/City Engineer classification to Range 346 of Executive Management Salary Schedule
8. Amending Traffic Regulations as Follows: (a) Remove Yellow Curb in Front of 45 Washington and Convert to Two (2) 1-Hour Metered Parking Spaces (TSR 15/04); (b) Install STOP Sign on East Market Street at Price Street (TSR 15/06); and (c) Designate 20-Minute Limited Time (Green) Parking Zones on West Side of Santa Barbara and North Curb of Los Olivos (TSR 15/07)
9. Setting Time and Place of Public Hearing to Amend Daly City Ordinances Concerning Parking Meters, Permits and Fees
10. Concerning the Potential Sale of the Daughters of Charity Health System and Seton Medical Center

END OF CONSENT AGENDA

PUBLIC HEARINGS:

11. Adoption of Urgency Ordinance on Rules and Regulations for Rationing Outdoor Water Use During a Water Shortage Emergency and Penalties for Violation

Staff:

Sweetland

Recommended Action:

Open/Close Hearing

Motion for City Attorney to Read by Title Only

Councilmember Introduce Ordinance

Adopt Ordinance

Roll Call

COMMUNICATIONS:

12. Major Subdivision SUB-3-14-8806 and Design Review DR-3-14-8807 – Subdivision of four parcels into 25 lots on the south side of Washington Street between Annie Street and Edgeworth Avenue (Signature Land Advisors)

A. EA (Categorical Exemption)

B. Findings

C. SUB-3-14-8806, DR-3-14-8807

Staff:

Flint

Recommended Action:

Motion on A

Adopt Resolutions B & C

Roll Call

AWARD OF BIDS/CONTRACTS:

13. Award of Construction Contract for Callan Boulevard and King Drive Resurfacing

Staff:

Ritchie

Recommended Action:

Adopt Resolution

Roll Call

14. Award of Construction Contract for Reservoir 3 Low Roof & Facility Rehabilitation - Phase II

Staff:

Sweetland

Recommended Action:

Adopt Resolution

Roll Call

ORDINANCES:

15. Second Reading, Ordinance No. 1382, Amending Title 17 of the Daly City Municipal Code, Re: Payday Lending Establishments

Staff:

Schott

Recommended Action:

Adopt Ordinance

Roll Call

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

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

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

16. Council Committee
 - A Council Committee Meetings, July 14 - August 10, 2014
17. City Council
18. Staff

ADJOURNMENT:

CITY OF DALY CITY
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JUNE 9, 2014

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

ROLL CALL: Councilmembers Present:

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

Councilmember Absent:

Sal Torres

Staff Present:

Patricia E. Martel, City Manager
Rose L. Zimmerman, City Attorney
Julie T. Underwood, Assistant City Manager
K. Annette Hipona, City Clerk

Mayor Canepa stated that Councilmember Torres was out sick.

PRESENTATIONS:

Report by North County Prevention Partnership's Be The Change Youth Coalition Youth Access Survey Project

Ingrid Mapanao, North County Prevention Partnership and Asian American Recovery Services, stated the Youth Coalition members will give a presentation on the Youth Access Survey Project.

The North County Prevention Partnership's Be the Change Youth Coalition members gave a presentation on the Youth Access Survey Project. They encouraged the City to adopt and enforce a mandatory Responsible Beverage Service Training Policy and a Social Host Ordinance.

APPROVAL OF AGENDA:

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

CONSENT AGENDA

RESOLUTIONS:

Authorizing City Manager to Execute Amendment #3 to Existing Professional Services Contract with G&E Engineering Systems for Seismic Upgrade Design

Resolution No. 14-93, Authorizing Execution of Amendment #3 to the Professional Services Agreement with G & E Engineering Systems, Inc.

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MINUTES – REGULAR MEETING - CITY COUNCIL
JUNE 9, 2014

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CONSENT AGENDA: Continued

RESOLUTIONS: Continued

Requesting Use of State Asset Forfeiture Funds to Purchase "Say No to Drugs" Promotional Items

Resolution No. 14-94, Authorizing Use of Asset Forfeiture Funds to Support Purchase "Say No To Drugs" Promotional Items

Calling for Daly City Municipal Election on November 4, 2014, Consolidation with San Mateo County in the Statewide General Election and Requesting for Specified Election Services in Accordance with the Election Code of the State of California

Resolution No. 14-95, Requesting the County Clerk of San Mateo County to Render Specified Election Services in Accordance with the Election Code of the State of California (Consolidation of General Municipal Election with the Statewide General Election of November 4, 2014)

Setting Time and Place of Public Hearing – Purchase and Sale Agreement for 499 Santa Barbara, Hearing 6/23/14

Resolution No. 14-96, Setting Time and Place of Public Hearing Re: Purchase and Sale Agreement for 499 Santa Barbara Avenue (Hearing Date: June 23, 2014, Time: 7:00 P.M.)

Check Registers:

Check Registers for the Month of April 2014

END OF CONSENT AGENDA

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

COMMUNICATIONS:

Update on Request for Voluntary 10% Water Conservation

Director of Water and Wastewater Resources Patrick Sweetland gave a PowerPoint presentation on the request for voluntary 10% water conservation. He stated staff's update follows up the Department of Water and Wastewater Resources budget presentation where we discussed the local drought response and the call to voluntarily conserve 10% to lengthen our limited water supply. Staff's intent is to provide an update to the Council on obtaining the target along with the primary issues, and potential actions that may be brought forward should the regional target not be achieved.

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AWARD OF BIDS/CONTRACTS:

Awarding of Construction Contract for the Sullivan Avenue Well - Phase II

Director of Water and Wastewater Resources Patrick Sweetland stated Well No. 4, located across the street from City Hall, has been in service since 1992. The bid specifications were developed last year with Brown and Caldwell. We completed Phase I for the new Sullivan Avenue well, which is east of City Hall. Phase II is the final phase of work that involves the installation of piping, valves, telemetry controls and a standby emergency generator.

Staff recommends that the City Council accept the three bids, waive any irregularities and award a construction contract to Anderson Pacific Engineering Construction, Inc., in the amount of \$864,435.

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

Resolution No. 14-97, Authorizing Execution of Construction Contract with Anderson Pacific Engineering Construction, Inc., (Sullivan Avenue Well – Phase II)

ORDINANCES:

Second Reading, Ordinance No. 1381, Amending Chapter 2.44 of the Daly City Municipal Code Re: Temporary Disability

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

Ordinance No. 1381, Amending Chapter 2.44 of the Municipal Code Re: Temporary Disability

Second Reading, Ordinance No. 1380, Amending Chapter 8.36 of the Daly City Municipal Code Re: Regulation of Smoking

Shaunda Scruggs, Director of Tobacco Prevention in San Mateo County Health System, stated should this ordinance pass this evening, her office and Tobacco Coalition is ready to assist with education implementation of the retailers that would be impacted by the change in the tobacco product.

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

Ordinance No. 1380, Amending Chapter 8.36 of the Daly City Municipal Code Re: Regulation of Smoking

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PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Norma Heid stated the red zone in her residential neighborhood needs to be repainted for better visibility at night. She presented pictures of the red zone.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

It was moved by Vice Mayor Klatt, seconded by Councilmember Buenaventura and carried to appoint Lynne Shubunka to the Library Board of Trustees to fill the unexpired term of Bradley Roxas. Her term expires March 22, 2016.

It was moved by Councilmember Guingona, seconded by Mayor Klatt and carried to appoint Pauline B. Fong-Martinez to the Arts & Culture Commission with term expiring June 9, 2016.

REPORTS:

Council Committee

There were no reports.

City Council

Councilmember Guingona and Mayor Canepa reported, they invited the new Counsel General of the Philippines to attend the Philippine Flag raising event in honor of Philippine Independence.

Staff

There were no reports.

ADJOURNMENT:

It was moved by Vice Mayor Canepa, seconded by Councilmember Guingona and carried to adjourn the meeting at 8:02 P.M. in memory of the two Las Vegas Police Officers Igor Soldo and Alyn Beck, who were killed while eating lunch, the six students at Santa Barbara who were killed, the victims from the gun violence at Seattle Pacific University, and Mark Van Tassel.

City Clerk

Approved as submitted, this _____

day of _____, 2014.

Mayor

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
JULY 14, 2014

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

ROLL CALL: Councilmembers Present:

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

Staff Present:

Patricia E. Martel, City Manager
Rose L. Zimmerman, City Attorney
Julie T. Underwood, Assistant City Manager
K. Annette Hipona, City Clerk

APPROVAL OF AGENDA:

CONSENT AGENDA

Mayor Canepa requested Item No. 5, Accepting and Appropriating a \$16,000 Grant from the Daly City Public Library Associates, would be taken at the end of the Consent Agenda.

RESOLUTIONS:

Adopting Composite Summary Memorandum of Understanding and Salary Schedules between the City of Daly City and Specific Employee Organizations

Resolution No. 14-113, Adopting Composite Summary Memorandum of Understanding with the Daly City Police Management Association (July 1, 2014 to Sunset June 30, 2015)

Resolution No. 14-114, Adopting Composite Summary Memorandum of Understanding with Teamsters Local 856 Public Safety Dispatchers and Police Assistants Unit (September 1, 2014 to Sunset August 31, 2015)

Resolution No. 14-115, Adopting Composite Summary Memorandum of Understanding with the Plant Maintenance Association (September 1, 2014 To Sunset August 31, 2015)

Amending Traffic Regulations

Resolution No. 14-116, Establishing Traffic Regulations

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CONSENT AGENDA: Continued

RESOLUTIONS: Continued

Noticing of Completion for Lake Merced Boulevard Crosswalk Improvements Project

Resolution No. 14-117, Accepting Completion of Certain Project in the Department of Public Works (Lake Merced Boulevard Crosswalk Improvements)

Authorizing City Manager to Contract Crossing Guard Services with All City Management Services

Resolution No. 14-118, Authorizing Execution of Contract with all City Management Services to Provide Crossing Guard Services in Daly City

Accepting and Appropriating Grant from San Mateo County Aging and Adult Services for the 2014-15 Congregate Nutrition Program

Resolution No. 14-119, Accepting a Grant from the San Mateo County Aging and Adult Services Department and Authorizing Appropriation of Grant Funds (Congregate Nutrition Program)

Approving the Annual Agreement Between the City of Daly City and the Daly City/Colma Chamber of Commerce for Fiscal Year 2014-15

Resolution No. 14-120, Authorizing Execution of Agreement with Daly City/Colma Chamber of Commerce (Fiscal Year 2014-2015)

Appropriating Asset Forfeiture Funds to Purchase Portable Radios

Resolution No. 14-121, Authorizing Use of Asset Forfeiture Funds to Purchase Portable Radios

Authorizing City Manager to Amend Contract for Professional Services to Complete Process for Award of Solid Waste Franchise

Resolution No. 14-122, Authorizing Amendment to a Professional Services Agreement with HF&H Consultants LLC

CHECK REGISTERS:

Check Registers for the Month of June 2014

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END OF CONSENT AGENDA

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

RESOLUTIONS:

Accepting and Appropriating a \$16,000 Grant from the Daly City Public Library Associates

John Zirelli, President, and Susan Brissenden-Smith, Executive Director of Daly City Public Library Associates, presented a check to Daly City in the amount of \$16,000. Mr. Zirelli stated, at our Annual St. Patrick's Day luncheon, we raised \$16,000, with \$6,000 going towards post rings for the reading chairs at the Westlake Library, \$5,000 for display enhancements for the Serramonte Main Library, and \$5,000 for E-Books.

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

Resolution No. 14-123, Accepting and Appropriating Grants Funds from the Daly City Public Library Associates

PUBLIC HEARINGS:

Zone Change ZC-5-14-9057 – Amendment to Title 17 Zoning Locational Standards for Payday Loan Businesses

Interim Planning Manager Michael Van Lonkhuyzen gave a PowerPoint presentation and review on the zone change amendment for Locational Standards for Payday Loan Businesses. He stated payday loan businesses issue short-term loans and defer deposits until payday. These businesses are regulated by State law and the maximum loan is \$300 with a 14 day APR that equals 460%. The research conducted on payday loan establishments conclude that these establishments add chronic financial instability for persons who receive the loans.

Presently, payday loan establishments are not defined in the City's zoning ordinance. These establishments are permitted by right under a "bank" land use. They do not have a separation requirement and payday lending is tied to many check cashing businesses.

Staff also recommends that the City Council find the project exempt from California Environmental Quality Act and approve Zoning Change ZC-5-14-9057, adopting an ordinance amending Title 17 of the Daly City Municipal Code, establishing the definition locational standards for payday loan businesses.

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PUBLIC HEARINGS: Continued

Zone Change ZC-5-14-9057 – Amendment to Title 17 Zoning Locational Standards for Payday Loan Businesses – Cont'd.

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

The following individuals were in support of this ordinance:

Ray Concepcion, Youth Leadership Institute
Alex Camansay, Youth Leadership Institute
Dario Romero, Mission Street San Francisco Organization Youth Development
Fahad Qurashi, Youth Leadership Institute
Jessica Dabit, Youth Leadership Institute
Fernando Aguilar, Youth Leadership Institute
Anthony Calejari-Heimuli, Youth Leadership Institute
Zalaiya Hussein, Youth Leadership Institute
Jessica Martinez-Escobar, California Reinvestment Coalition
Janetha Dorhaim, Youth Leadership Institute
Moises Cevantes-Cabrera, Youth Leadership Institute
Monica Sosa, Youth Leadership Institute

Ms. Martinez-Escobar urged the Council to incorporate two more provisions: one, a conditional use permit, and two, to increase the locational separation from 1,000 feet to 1,320 feet.

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

Councilmember Torres suggested increasing the locational separation from 1,000 feet to 2,000 feet, with the Council concurring to the increase.

It was moved by Vice Mayor Klatt, seconded by Councilmember Torres and carried to affirm the Environmental Assessment.

It was moved by Vice Mayor Klatt, seconded by Councilmember Torres and carried that Ordinance No. 1382 be read by title only by the City Attorney.

Ordinance No. 1382, Amending Title 17, Zoning Ordinance of the Daly City Municipal Code Re: Payday Lending Establishments

Mayor Canepa introduced the ordinance.

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COMMUNICATIONS:

Review of Administrative Draft Housing Element

Interim Planning Manager Michael Van Lonkhuysen gave a PowerPoint presentation and review on the Administrative Draft Housing Element covering the new Regional Housing Need Allocation (RHNA) 2014 – 2022 Planning Period. His presentation included the review of the implementation of the 2013 Housing Element, the New Populations and Housing Statistics from the 2010 U.S. Census, the new Regional Housing Need Allocation, and Constraints to Housing Production. It also included a review of the Potential Housing Sites to accommodate the new Regional Housing Need Allocation and the Goals, Objectives and Policies that are included in the new element.

Diana Reddy, a community builder for Housing Leadership Council, explained her role is to reach out to Daly City residents and inform them of different housing issues. She asked the Council to consider adding to the housing element the opportunity for rental stabilization.

AWARD OF BIDS/CONTRACTS:

Contract Award for 2014-15 Annual Sidewalk Safety Improvement Program

Director of Public Works John Fuller stated the project includes a contracting for on-call repair of sidewalks, driveways and other concrete services, as well as installing handicapped improvements as needed through the year. This is a 12-month contract with an option to extend the contract for an additional 12-month period.

Staff recommends that the City Council accept all bids and award a construction contract to Bay Area Lightworks of San Francisco in the amount of \$245,640 for the subject project. Staff further recommends that the City Council affirm the CEQA determination of Categorical Exemption.

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

Resolution No. 14-124, Authorizing Execution of Construction Contract with Bay Area Lightworks (2014-15 Annual Concrete Safety Improvement Program)

RESOLUTIONS:

Notice of Lien and Special Assessment to Real Property

Director of Finance and Administrative Services Lawrence Chiu stated the municipal code requires all commercial and residential property owners to pay business license tax for gross rental income.

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RESOLUTIONS: Continued

Notice of Lien and Special Assessment to Real Property – Cont'd.

On June 18, 2014, Notices of Intent to Lien Real Property were mailed to past due property owners. This notice provided the property owners the opportunity to pay the past due business license tax. All the unpaid business license taxes will be assessed on the upcoming 2014-2015 property tax bill.

Staff recommends that the City Council approve the Notice of Lien and Special Assessment to Real Property.

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

Resolution No. 14-125, Approving the Intent to Lien Real Property for all Unpaid Business License Rental Property Taxes and Penalties

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

There were no speakers.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

It was moved by Councilmember Guingona, seconded by Councilmember Torres and carried to reappoint Laurie Rosa Lubiano to the Planning Commission with term expiring July 1, 2017.

It was moved by Councilmember Torres, seconded by Councilmember Buenaventura and carried to reappoint Olga Stavinskaya-Velasquez to the Personnel Board with term expiring July 28, 2020.

REPORTS:

Council Committee

There were no reports.

City Council

Mayor Canepa reported this past weekend he attended the Daly City Athlete League and Sports Tech free football camp for kids ages 6 to 12 years old at the Westmoor High School.

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REPORTS: Continued

Staff

City Manager Patricia Martel updated the Council on the status of the sale of Seton Medical Center and Seton Coastside.

ADJOURNMENT:

It was moved by Councilmember Torres, seconded by Vice Mayor Klatt and carried to adjourn the meeting at 8:34 P.M. in memory of Mary Byrne, Ira Ruskin, Sandy DeBono, and Susan Whiting.

City Clerk

Approved as submitted, this _____
day of _____, 2014.

Mayor

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
JUNE 23, 2014

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

ROLL CALL: Councilmembers Present:

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

Councilmembers Absent:

Michael P. Guingona

Staff Present:

Patricia E. Martel, City Manager
Rose L. Zimmerman, City Attorney
Julie T. Underwood, Assistant City Manager
K. Annette Hipona, City Clerk

PRESENTATION:

Mayor Canepa added a presentation by California Nurse Association.

Debra Amour, ICU Nurse, and Steve Bates, RN with Seton Medical Center, submitted a petition signed by the nurses at the hospital regarding their deep concern with the sale of the hospital. We respectfully request the City's support to keep Seton open to provide the critical care this community needs.

APPROVAL OF MINUTES:

Regular Meeting of May 12, 2014

It was moved by Councilmember Torres, seconded by Councilmember Buenaventura and carried to approve the minutes of May 12, 2014.

APPROVAL OF AGENDA:

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

CONSENT AGENDA

Mayor Canepa requested that Item No. 6, Approving Elimination of Library Materials Hold Fees, and Item No. 8, Approving Notice of Completion and City Council Acceptance of the Mission Street Enhancement (Top of the Hill) Project, be taken at the end of the Consent Agenda.

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CONSENT AGENDA: Continued

RESOLUTIONS:

Approving Application to California Department of Housing and Community Development (HCD) for CalHome Program Funds

Resolution No. 14-98, Authorizing the Submittal of an Application to the California State Department of Housing and Community Development for Funding Under the CalHOME Program; the Execution of a Standard Agreement if Selected for Funding and Any Amendments Thereto; and Any Related Documents Necessary to Participate in the CalHOME Program

Setting Time and Place for a Hearing on Proposed Zone Change ZC-5-14-9057– Amendment to Title 17 Zoning Locational Standards for Payday Loan Businesses Hearing 07/14/14

Resolution No. 14-99, Setting Time and Place of Public Hearing Regarding Zone Change ZC-5-14-9057 (Hearing Date: Monday, July 14, 2014, Time: 7:00 P.M)

Authorizing Provision of \$337,000 in Additional Subsidy Financing for Mid Peninsula the Farm Development at 6800 Mission Street

Resolution No. 14-100, Approving Allocation of \$337,000 HOME CHDO Funds For Mid Peninsula the Farm Inc. for Development at 6800 Mission Street

Approving Analysis of Impediments to Fair Housing Choice Required by HUD

Resolution No. 14-101, Approving 2012 San Mateo County Analysis of Impediments (AI) to Fair Housing Choice

Renewing Lease Agreement with Sprint Spectrum for Communications Facilities at Reservoir #2

Resolution No. 14-102, Authorizing Execution of Renewal of Lease Agreement with Sprint Spectrum for Lease of Reservoir #2 Site Re: Communications Facilities (600 Pointe Pacific Drive, Daly City, California)

Revising the Daly City Public Library Fines and Fees Policy

Resolution No. 14-103, Revising the Daly City Public Library Fines and Fees Policy

CHECK REGISTERS:

Check Registers for the Month of May 2014

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END OF CONSENT AGENDA

It was moved by Vice Mayor Klatt, seconded by Councilmember Torres and carried to approve and adopt the Consent Agenda, as amended.

RESOLUTIONS:

Approving Elimination of Library Materials Hold Fees

Director of Library and Recreation Services Joseph Curran stated we are requesting Council's approval to eliminate the hold fee in our public library system. Currently, in the Peninsula Library System (PLS), library patrons can request to hold a book at another library and have it moved to Daly City. Recently, the Peninsula Library System eliminated the 75¢ hold fee across the system.

Daly City and Menlo Park resisted the elimination of the hold fee because of the loss of approximately \$17,000 a year in revenue. We looked at ways to maintain an independent hold system apart from the Peninsula Library System. However, there is no way to independently notify a user that a fee is being imposed.

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

Resolution No. 14-104, Eliminating Library Materials Hold Fees

Approving Notice of Completion and City Council Acceptance of the Mission Street Enhancement (Top of the Hill) Project

Director of Public Works John Fuller asked to pull this item, in order to correct an error in one sentence of the Agenda Report. In the fiscal impact section of the report the sentence that begins "An additional \$344,866.04 from fund 17-312-672-4509 Gas Tax" needs to be replaced with this sentence: "An additional \$344,866.04 from unallocated Gas Tax reserves needs to be encumbered and appropriated to account 17-312-672-4509 to complete the funding for this project."

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

Resolution No. 14-105, Accepting Completion of Certain Project in the Department of Public Works (Mission Street Enhancement – Top of the Hill)

Mayor Canepa recused himself from the following item. Vice Mayor Klatt will chair. Mayor Canepa left the chambers at 7:09 p.m.

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PUBLIC HEARINGS:

Purchase and Sale Agreement for 499 Santa Barbara Avenue

Interim Director of Economic and Community Development Tatum Mothershead stated in response to a request for proposals that was released last year, three perspective buyers presented their proposals for purchasing surplus property 499 Santa Barbara Avenue.

In January the City Council considered the proposals and selected Mr. Mogannam's proposal to relocate Burgermeister, Inc.'s corporate office from 6824 Mission Street. The Council authorized the City Manager to execute an Exclusive Right to Negotiate and city staff has been negotiating since that time.

The Purchase and Sale Agreement has three substantive points: the City of Daly City would sell the property to Amir Mogannam for \$321,500; the buyer would purchase the property in an "as is" condition with the intention of locating their corporate office with ancillary storage at the site, and the buyer would have interim occupancy rights to the site for the purpose of initiating site improvements while in escrow.

Vice Mayor Klatt opened the public hearing.

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

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

Resolution No. 14-106, Purchase and Sale Agreement for 499 Santa Barbara Avenue

Mayor Canepa returned to the meeting at 7:11 p.m.

Approval of Benefit Assessments for Linda Vista Area for Fiscal Year 2014-2015

Director of Public Works John Fuller stated staff requests Council approval of the engineer report and adopt the assessments for the Linda Vista Area Benefit, which includes two areas, the Linda Vista area and Bay Ridge area. These two districts serve the drainage from the Bay Ridge, Bay Vista and Linda Vista subdivisions. The Bay Ridge area serves 177 lots and the Linda Vista drainage area serves 176 lots.

The assessments that we are proposing for fiscal year 2014-15 are \$151.13 for Linda Vista and \$100.46 for Bay Ridge.

It was moved by Councilmember Torres, seconded by Councilmember Buenaventura and carried to open the public hearing.

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PUBLIC HEARINGS: Continued

Approval of Benefit Assessments for Linda Vista Area for Fiscal Year 2014-2015 – Cont'd.

Rachel Garibaldi, property owner, stated we need to educate the community in both Linda Vista and Bay Ridge concerning the assessment rates.

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

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

Resolution No. 14-107, Approving Engineer's Report and Imposing a Benefit Assessment for Fiscal Year 2014-2015

COMMUNICATIONS:

Adoption of Composite Summary Memorandum of Understanding and Salary Schedule between the City of Daly City and Police Officers Association

Director of Human Resources Shawwna Maltbie stated staff is recommending that the Council adopt the Memorandum of Understanding (MOU) between the City of Daly City and Police Officers Association.

The management representatives met with the representatives of the Police Officers Association and have arrived at a MOU concerning wages, hours and conditions of employment. It is a one-year MOU during which time members will be receiving an increase in cafeteria amounts and a small increase in salary to off-set their contribution to the employer share of PERS.

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

Resolution No. 14-108, Adopting Composite Summary Memorandum of Understanding with the Daly City Police Officers Association (July 1, 2014 through June 30, 2015)

Adoption of Appropriations Limitation for Fiscal Year 2014-2015

Director of Finance and Administrative Services Lawrence Chiu stated the City's annual Appropriations Limitation for Fiscal Year 2014-2015 is adopted in accordance with the State Constitution. The total appropriation for the City is \$97.1 million. The estimate proceed of taxes is around \$57.4 million. We expect to be under the appropriations limit by \$39.7 million.

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COMMUNICATIONS:

Adoption of Appropriations Limitation for Fiscal Year 2014-2015 – Cont'd.

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

Resolution No. 14-109, Establishing City's Appropriations Limitation for Fiscal Year 2014-2015

Adoption of Comprehensive Biennial Operating and Capital Budget for Fiscal Years 2015 and 2016

Director of Finance and Administrative Services Lawrence Chiu gave a PowerPoint presentation on the Biennial Budget for 2015-2016. He reviewed the adjustments made to the proposed budget since the Council Budget Study Sessions in April, as outlined in the Agenda Report.

City Manager Patricia Martel presented a two year balanced budget for Council approval. She stated we continue to maintain a number of vacant positions and provide many services to the public as we can, but there have been impacts. There has been a reduction in library hours, and some other services. We have reduced our workforce by approximately 20%.

There are on-going structural deficit in the City's budget. Our expenses, even at a reduced level, are exceeding the growth of revenue in Daly City and this is compounded by CalPERS increasing rate contributions for our employee retirements as well as having an unfunded liability for retiree health benefits. We are not using resources for capital improvement projects, and it is having an impact on our facilities, even our newest facilities.

We will be about \$3 million out of balance by the end of the two year budget. We must have a plan in place to deal with the on-going structural deficit by July 1, 2016. Over the course of next year, we will have a series of public meetings with the Council to talk about the impact of eliminating or reducing services in order to reduce our expenses and get our budget into alignment with the revenue.

Discussion ensued with staff answering Council's questions regarding how CalPERS increasing rate contributions will affect the City and how we will fund the retiree health benefits.

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

Resolution No. 14-110, Adopting Comprehensive Biennial Operating Budget and Capital Budget for Fiscal Years 2015 and 2016

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COMMUNICATIONS: Continued

Amendment to Use Permit UPR-12-13-8329 — Amend the Parking Configuration for a Mixed-Use Building at 6800 - 6834 Mission Street

Contract Associate Planner Adam Petersen gave a PowerPoint presentation on the project site and a request for a use permit amendment to the project at 6800 Mission Street. He stated on April 28, 2014, the City Council approved an application to construct 52 affordable housing units and 2,400 square feet of street-level commercial retail at a mixed-use project. The project included 87 parking spaces divided between two garages. One of the garages is located on Miriam Street and is proposed to have up to eight parking stalls with two stalls designated as flex spaces. The remaining six were to be used for staff and property manager.

There were concerns expressed by the City Council and by residents that the parking plan would negatively impact parking in the project area. In response, the Council directed staff and applicant to explore options that would improve parking along Miriam Street.

The applicant proposes to dedicate six diagonal parking spaces along Miriam Street for public use. These spaces will be dedicated to the City in perpetuity. The result of this dedication would eliminate the parking garage along Miriam Street as well as reducing the parking in the Westlake garage by one space, taking it down to 78 spaces provided.

Ed Mixco was still concerned about parking in his neighborhood. He did not agree with the metered parking but suggested there should be limited parking.

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

Resolution No. 14-111, Adopting Findings of Fact on Amendment to Use Permit UPR-12-13-8329 for the Parking Configuration for a Mixed-Use Building (6800-6834 Mission Street, Daly City, California)

Use Permit UPR-4-14-8941 – Allow a Daycare at an Existing Church at 50 Northridge Drive

Contract Associate Planner Adam Petersen gave a PowerPoint presentation on the project site and reviewed the applicant's request to allow the operation of Little Ones Christen Academy Daycare Center at the existing Korean Central Presbyterian Church at 50 Northridge Drive.

Mr. Petersen stated the daycare facility will operate between September 1st to June 1st and the hours of operation will be 7:30 a.m. to 6:00 p.m. There will be 30 children ages 18 months to 4 years. They will have 6 teachers and 2 maintenance staff. They will use the church garage as a play area. There would be no overlap between the church and day care and no outdoor use.

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COMMUNICATIONS: Continued

Use Permit UPR-4-14-8941 – Allow a Daycare at an Existing Church at 50 Northridge Drive – Cont'd.

Staff received a letter expressing concern about heavy traffic on Sundays, no parking at residents own homes and use of driveways for U-turns. The letter also expressed no objections if the church guarantees that drop-offs and pick-ups would occur in the parking lot.

The Planning Commission expressed concerns over the garage play area in regards to safety. At the Planning Commission meeting, neighbors expressed concerns over parking, street drop-offs and pick-ups, traffic, noise and band practices. There was one neighbor from the homeowners association who spoke in favor of the project.

Staff added the following conditions of approval to ensure there is no conflict between the existing church use and the use of the day care facility as well as consistency with the surrounding neighborhood. The conditions require no overlap of church operations with day care, prohibits street drop offs, prohibits use of garage by vehicles during day care hours, supervision of children play area and barrier/gate in play area.

The following individuals were concerned about erosion, parking, street drop-offs and pick-ups, traffic, noise, band practices and the opening and closing of the center:

Norm MacKenzie
Jessie MacKenzie
JoAnn Babcock
Anna Louie

Ms. Babcock asked the Council to look into the Church's activities and how it is affecting our lives. She also asked the Council to deny the application.

Ms. Louie was okay with the daycare center as long as they guaranteed the pick-ups and drop-offs are done in the parking lot.

Ji Ae Jeong, applicant, was present to answer Council's questions and address the concerns of the neighbors.

Councilmember Buenaventura motioned to adopt the resolution and Vice Mayor Klatt seconding the motion with an amendment to add a condition for a six month review after commencement of operation of the day care facility if any complaints on parking are reported and Councilmember Buenaventura seconded the amendment.

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Klatt and carried with Councilmember Torres voting "No" to concur with the Categorical Exemption under CEQA requirements.

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COMMUNICATIONS: Continued

Use Permit UPR-4-14-8941 – Allow a Daycare at an Existing Church at 50 Northridge Drive – Cont’d.

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Klatt and carried with Councilmember Torres voting “No” to affirm the findings of the Planning Commission as contained in their communication on file in the Office of the City Clerk.

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Klatt and carried with Councilmember Torres voting “No” to adopt the following resolution, with the amendment:

Resolution No. 14-112, Adopting Findings of Fact and Imposing Conditions of Approval on Use Permit (UPR-4-14-8941), to Allow a Daycare at an Existing Church (50 Northridge Drive, Daly City, California)

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

There were no speakers.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

There were no appointments.

REPORTS:

Council Committee

Council Committee Meetings, June 9 - 22, 2014

The Council heard the report on the Mid-Peninsula Parking, 6800 Mission Street earlier.

City Council

Mayor Canepa reported he attended the Relay for Life Event on Saturday and the Second Annual Pride Celebration at San Mateo County Central Park last week.

Staff

There were no reports.

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ADJOURNMENT:

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Klatt and carried to adjourn the meeting at 8:40 P.M. in memory of Nerilyn Batara Arellano, Miguel Mallorca, Lenore Martel, the newborn twins of Maurice Hawkins, and Francisco Valasco.

City Clerk

Approved as submitted, this _____
day of _____, 2014.

Mayor

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

ROLL CALL: Councilmembers Present:

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

Staff Present:

Patricia E. Martel, City Manager
Rose L. Zimmerman, City Attorney
Julie T. Underwood, Assistant City Manager
K. Annette Hipona, City Clerk

PRESENTATIONS:

Public Financial Management, Inc. (PFM) Daly City Budget Forecasting Model

Director of Finance and Administrative Services Lawrence Chiu stated in the Budget Study Sessions in April staff presented the budget for the next two fiscal years. During the process, we engaged Public Financial Management, Inc. to put together a much longer term aspect for the City budget, possibly four to five year or even ten year budgets.

Russ Branson and Adam Benson, Senior Managing Consultants from Public Financial Management, Inc., gave a PowerPoint presentation on Daly City's long-range planning, economic challenges and alternative budget outcomes.

Joel Abelson, President of the Daly City Firefighter's Union Local No. 1879, suggested having a study session to have a more meaningful discussion about the budget with the employees and the community. He talked about the city using the reserves. Mr. Abelson stated the Council needs to take the human capital into consideration.

APPROVAL OF MINUTES:

Regular Meetings of March 24, 2014 and April 14, 2014 and Regular Meeting of April 28, 2014

It was moved by Councilmember Buenaventura, seconded by Councilmember Torres and carried to approve the minutes of March 24, April 14 and April 28, 2014

APPROVAL OF AGENDA:

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CONSENT AGENDA

RESOLUTIONS:

Adopting Appropriations Limitation (Gann Limit) for Fiscal Year 2014-2015 on June 23, 2014

Resolution No. 14-82, a Resolution of Intention of the City Council of the City of Daly City to Adopt Its Appropriations Limitation for the Fiscal Year 2014-2015 on June 23, 2014

Requesting Use of State Asset Forfeiture Funds for Support of the Library and Recreation Services Volunteer Leadership Program

Resolution No. 14-83, Authorizing Use of Asset Forfeiture Funds To Support the Library and Recreation Services Volunteer Leadership Program

Approving Purchase of Six 2015 Ford Utility Interceptors

Resolution No. 14-84, Authorizing Purchase of Six 2015 Ford Utility Interceptors

Approving Time Extension for Use Permit UPR-3-12-5312 — Public Storage Office Space Conversion to Storage Use at 6676 Mission Street

Resolution No. 14-85, Approving Extension of Use Permit UPR-3-12-5312 for Public Storage Office Space Conversion to Storage Use (6676 Mission Street Daly City, California)

Accepting Measure A Library Improvements Grant and Authorizing a City Match

Resolution No. 14-86, Accepting Receipt of Measure A Grant Funds and Appropriating Grant Funds for Serramonte Library Improvements Project

END OF CONSENT AGENDA

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

PUBLIC HEARINGS:

Introduction of Ordinance Amending Chapter 2.44 of the Daly City Municipal Code Regarding Temporary Disability and Resolution to Amend Rules and Regulations of the Classified Service Rule XVII, Section 9 on Job Injury Leave

Director of Human Resources Shawna Maltbie stated staff is requesting that the City Council adopt a resolution to amend rules and regulations of the classified service related to on the job injury leave and introduce an ordinance amending Chapter 2.44 of the Daly City Municipal Code regarding Temporary Disability.

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PUBLIC HEARINGS: Continued

Introduction of Ordinance Amending Chapter 2.44 of the Daly City Municipal Code Regarding Temporary Disability and Resolution to Amend Rules and Regulations of the Classified Service Rule XVII, Section 9 on Job Injury Leave – Cont'd.

Currently, miscellaneous employees who are disabled by injury or illness arising during the course of duty are entitled to a full salary for up to one year. This policy is outside the norm and creates a disincentive for employees to return to work.

Staff proposes instead of full salary, employees would receive 80% of their salary for the first 90 days of injury leave. After 90 days, if the employee is still out, they would receive benefits at the current rate of temporary disability payments under the California Workers Compensation Act and allowed to use sick and vacation hours in order to continue to full salary. The employee would also continue to receive any cafeteria or other city paid health benefits during this time.

The proposed language would not affect police officers or firefighters as they are covered by labor code 4850. However, the City has reached an agreement on these proposed revisions with AFSCME, ECDPSA, Operating Engineers Local 39, and Plant Maintenance Association. We are still in the process of meeting and conferring with the Teamsters bargaining units regarding these revisions.

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

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

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

Resolution No. 14-87, Amending Rule Xvii, Section 9 – On the Job Injury Leave of the Rules and Regulations of the Classified Service

It was moved by Vice Mayor Klatt, seconded by Councilmember Buenaventura and carried that Ordinance No. 1381 be read by title only by the City Attorney.

Councilmember Guingona introduced the following ordinance:

Ordinance No. 1381, Amending Chapter 2.44 of the Municipal Code Re: Temporary Disability

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PUBLIC HEARINGS: Continued

Proposed New Fee Schedule for the Police Department

Police Captain Patrick Hensley stated in 2008 the police department last reviewed the fees for police services and adopted a new fee schedule. Staff conducted a comprehensive review of the fees for police services. The proposed fees requested are based on the actual cost for city staff to perform these services. The proposed changes are attached to the agenda report.

It was moved by Councilmember Torres, seconded by Vice Mayor Klatt and carried to open the public hearing.

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

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

Resolution No. 14-88, Updating Fees for the Police Department

Urgency Ordinance to Approve an Extension to the Development Agreement Between the City of Daly City and Al Baldini and Ottorino Pasian

Interim Director of Economic and Community Development Tatum Mothershead gave a PowerPoint presentation. She stated in 2004, the property owners of the El Rancho Market site at 2665 Geneva Avenue received approval for a mixed use development of 87 affordable senior units and ground floor retail as well as eight single-family lots. Subsequent to this zoning approval, a development agreement was approved between the City and the developer. In 2005, the property owners sought a revision to this project and the revision was approved, which includes 72 condominium units and ground floor retail. The eight single-family lots were still included in that development.

The existing Development Agreement is set to expire on June 8, 2014 and because the eight single-family lots have not been fully developed, staff is requesting that this development agreement be extended to allow the City to work with the developer to negotiate the terms.

It was moved by Councilmember Torres, seconded by Vice Mayor Klatt and carried to open the public hearing.

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

It was moved by Vice Mayor Klatt, seconded by Councilmember Guingona and carried that Ordinance No. 1379 be read by title only by the City Attorney.

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PUBLIC HEARINGS: Continued

Urgency Ordinance to Approve an Extension to the Development Agreement Between the City of Daly City and Al Baldini and Ottorino Pasian – Cont'd.

Ordinance No. 1379, an Urgency Ordinance of the City Council of the City of Daly City Approving a First Amendment to that Certain Development Agreement Between the City of Daly City and Al Baldini and Ottorino Pasian Dated June 8, 2004, to Extend the Term and Declaring the Urgency Thereof

Councilmember Torres introduced the urgency ordinance.

It was moved by Councilmember Buenaventura, seconded by Vice Mayor Klatt and carried by unanimous roll call vote to adopt the urgency ordinance.

Introduction of Ordinance Amending Chapter 8.36 of the Daly City Municipal Code Regarding Regulation of Smoking

City Manager Patricia Martel stated staff requests the City Council to introduce an ordinance to amend Daly City Municipal Code Chapter 8.36 regarding regulations of smoking to include electronic cigarettes. The current ordinance does not address the use of electronic cigarettes. Electronic cigarettes, which resemble real cigarettes, are electronic devices that turn nicotine and other chemicals into a vapor inhaled by the user.

The Food and Drug Administration (“FDA”) have tested and determined that electronic cigarettes contained samples of carcinogens and other toxic chemicals that can affect users and bystanders. Although no clinical studies have been submitted to the FDA regarding the efficacy of these products, it is believed that consumers currently have no way of knowing whether or not electronic cigarettes are safe for their intended use.

Because of the FDA’s concerns and others in the medical profession have raised about e-cigarettes, the potential to increase nicotine use particularly among young people may lead to regular tobacco products, including cigarettes. Electronic cigarettes complicate law enforcements ability to enforce anti-smoking regulations in public places because they look similar to real tobacco products.

We are adding the definition of electronic cigarettes to the existing ordinance and defining electronic cigarettes as falling into those categories of a whole variety of tobacco products. The addition of electronic cigarettes to the definition of what constitutes a tobacco product would require any retailer, individual or other entity who wish to offer electronic cigarettes for sale to secure a valid tobacco retailer license from San Mateo County’s Environmental Health Division.

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PUBLIC HEARINGS: Continued

Introduction of Ordinance Amending Chapter 8.36 of the Daly City Municipal Code Regarding Regulation of Smoking – Cont'd.

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

Pamela DiGiovanni thanked the Council for addressing the issue of e-cigarettes. She stated the filters contain diethylene glycol, which is in anti-freeze. She was concerned about the environmental effects of these new devices.

Shaunda Scruggs, Director of Tobacco Prevention for San Mateo County Health System, provided background information on this issue.

Councilmember Guingona suggested adding the word “vaping” in the first paragraph of the ordinance to provide some clarity.

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

Councilmember Guingona requested that he be allowed to introduce the ordinance.

It was moved by Councilmember Guingona, seconded by Councilmember Torres and carried that Ordinance No. 1380 be read by title only by the City Attorney.

Ordinance No. 1380, Amending Chapter 8.36 of the Daly City Municipal Code Re: Regulation of Smoking

Mayor Canepa introduced the ordinance.

COMMUNICATIONS:

Consideration of Support for HR 29

City Manager Patricia Martel stated in July 2013, In The Public Interest released the Taxpayer Empowerment Agenda, which is intended to rein in “predatory contracting and help local governments reclaim control of their public services and assets”. This agenda is a series of specific recommendations that include 1) information about state contracts is publicly available; 2) companies that avoid paying taxes or break the law cannot receive State contracts; 3) contracting companies pay a living wage; and 4) savings for taxpayers, not corporate profits, should be guaranteed.

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COMMUNICATIONS: Continued

Consideration of Support for HR 29 – Cont'd.

HR 29, a resolution that was adopted by the California Assembly on April 3, 2014, mirrors the Taxpayer Empowerment Agenda. It makes a number of findings about the problems associated with outsourcing public services and assets, including that taxpayers often no longer know how their tax dollars are being spent, and that the Taxpayer Empowerment Agenda could be one model that could help ensure transparency, accountability, shared prosperity, and competition in the operations of public services and assets. It resolves that the California State Assembly opposes outsourcing of public services and assets which harms transparency, accountability, shared prosperity and competition.

The League of California Cities opposed HR 29 and urged all membered cities to do the same. Daly City joined the League of California Cities and other cities throughout the State in opposing HR 29 when the resolution was considered in a hearing on April 2, 2014.

Local governments, in particular Daly City, have a long history of addressing service delivery challenges with creativity, self-reliance and innovation. We face unique challenges, limited resources and shrinking budgets, and we continue to fuel innovative efforts to obtain expertise and provide high quality services for our residents.

Daly City and other cities continue to face difficult budget decisions. The fiscal constraints are compounded by the State's takeaways, including redevelopment, as well as growing pension and retiree healthcare obligations. This resolution would limit the ability of the Council to consider alternative methods of providing services after objective, transparent, and accountable review.

The City joined the League of California Cities in opposing HR 29 because we believed that, in order to remain in fiscal survival mode, we could not take a position that ties the Council's hands in the way we deliver services to the community.

When alternative service models or contracted services have been implemented in Daly City, it has always been done in a transparent and accountable manner with full City Council review and approval. Cost benefit analysis have been conducted prior to implementing any alternative service plan or model. We have provided detailed information regarding operational efficiencies and the resulting cost savings from outsourcing on the limited bases that we have done in the past and currently do in various places in the city.

The following individuals were concerned about outsourcing jobs and eliminating positions:

Karen Engle, AFSCME and Library employee
Robert Strain, Public Works employee
Cheryl Brown, AFSCME Council 57
Angela Waters, AFSCME

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COMMUNICATIONS: Continued

Consideration of Support for HR 29 – Cont'd.

Steve Hatting, Public Works Custodian
Tina Acree, AFSCME
Joel Abelson, President of the Daly City Firefighter's Union Local No. 1879
Shelley Kessler, San Mateo County Labor Council

Mayor Canepa motioned to adopt the resolution and seconded by Councilmember Buenaventura. However, Councilmember Torres proposed an amendment to HR 29 that we set in motion a process to have the community dialogue with management, labor and community. Mayor Canepa was not in favor of adding the amendment. The motion failed by the following vote:

Ayes: Buenaventura, Canepa
Noes: Guingona, Klatt, Torres

Councilmember Torres motioned to adopt the spirit of HR 29 with the amendment to establish that the Council work with management, labor groups, and the community to discuss the issues and then develop a method of codifying the process to do responsible outsourcing or not.

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

Resolution No. 14-89, Supporting HR 29

Minor Subdivision SUB-2-14-8644 — Approval of a Parcel Map to Subdivide 0.34 acres into four lots at 1564 Annie Street

Contract Associate Planner Adam Petersen gave a PowerPoint presentation on the request for a parcel map to subdivide 0.34 acres into four parcels at 1564 Annie Street. No development is proposed at this time. The subject project is located due west of the civic center along Annie Street. The project is surrounded by residential development to the west, storage space to the north, assembly properties to the east and residential properties to the south.

The three parcels located on the southern end are 3,000 square feet in size, whereas parcel four is 6,000 square feet in size. The density provided with this project is consistent with the zone that it is located in and the project meets the findings of the Subdivision Map Act.

Staff routed the project to all affected agencies. We have standard conditions of approval which require any structures to be removed that would cross property lines, resurface street frontages, underground utilities, verify adequacy of water supply and prepare sewer capacity study.

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

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COMMUNICATIONS: Continued

Minor Subdivision SUB-2-14-8644 — Approval of a Parcel Map to Subdivide 0.34 acres into four lots at 1564 Annie Street – Cont'd.

It was moved by Vice Mayor Klatt, seconded by Councilmember Buenaventura and carried to affirm the findings of the Planning Commission as contained in their communication on file in the Office of the City Clerk.

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

Resolution No. 14-90, Affirming Categorical Exemption Under CEQA, Adopting Findings of Fact and Imposing Conditions of Approval on Minor Subdivision SUB-2-14-8644 to Subdivide 0.34 Acres Into Four Lots (1564 Annie Street, Daly City, California)

Mayor Canepa recused himself because he lives within the project area and left the Council Chambers at 9:50 p.m. Vice Mayor Klatt chaired the meeting.

Use Permit UPR-1-14-8470 and Design Review DR-1-14-8472 — Allow Reconstruction of Automobile Service Station at 390 Hickey Boulevard

Contract Associate Planner Adam Petersen gave a PowerPoint presentation on the applicant's request for a use permit and design review to demolish and rebuild a gas station that will be comprised of 2,800 square foot convenience store, 700 square foot second story office, ten fueling pumps, drive through car wash and outdoor vacuum pad.

As part of the request, the station will have four full-time employees per shift, the convenience store will operate 24 hours a day, and the car wash and fuel delivery five times a week. The existing car wash operates from 8:00 a.m. to 8:00 p.m. and the applicant requests the car wash operate from 7:00 a.m. to 10:00 p.m. There are existing vacuums on the site. The applicant is reducing the number of fuel pumps. In 1994 there was approval for a 10,000 square foot food mart and the applicant is currently requesting a 2,800 square foot convenience store with a 700 square foot office attached to the store.

The use permit complies with the parking requirements. The driveways meet the city's requirements for access and location. Signage for the project site meets with city standards. The project also meets the city's landscape ordinance and its requirement to be water efficient.

The primary concern is the noise from the car wash. Staff requested a noise study to better understand the potential effects of the project. The noise study demonstrated that the project would operate at six decibels less than the existing conditions. Overall, the project would only contribute to a one decibel increase in noise level in the vicinity. The design of the project is situated in a way that the adjacent resident would not be impacted due to noise.

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COMMUNICATIONS: Continued

Use Permit UPR-1-14-8470 and Design Review DR-1-14-8472 — Allow Reconstruction of Automobile Service Station at 390 Hickey Boulevard - Cont'd.

Staff proposed a condition of approval to limit hours of operation from 8:00 a.m. to 8:00 p.m. This is consistent with the existing use permit in the Chevron Gas Station to the left of the project site.

Staff received a letter from the Crown Colony Homeowners Association requesting that the station entrance on Imperial Way nearest Hickey Boulevard be an entrance only, the car wash hours be limited from 8:00 a.m. to 8:00 p.m., the equipment be the same as Chevron and limit supply deliveries from 9:00 a.m. to 4:00 p.m. Staff received one phone call concerning noise and one letter from an adjacent homeowner in support of the project while expressing concern regarding parking.

Vice Mayor Klatt was concerned about closing the car wash at 8:00 p.m. because the people that get off late will not have a chance to wash their cars. Vice Mayor Klatt stated she was not against allowing the car wash to remain open until 9:00 p.m. during the summer. She asked whether we can add an amendment to close at 8:00 p.m. if we receive a lot of complaints.

Muthana Ibrahim of MI Architect's Inc. felt this project would be good for the community, and we agreed with the conditions of approval. He was present to answer Council's questions.

Nick Goyal, owner, thanked the Planning staff for their help and was present to answer Council's questions. He asked to be allowed to keep the car wash open until 9:00 p.m. during the summer.

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

It was moved by Councilmember Torres, seconded by Councilmember Guingona and carried to affirm the findings of the Planning Commission as contained in their communication on file in the Office of the City Clerk.

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

Resolution No. 14-91, Adopting Findings of Fact and Imposing Conditions of Approval on Use Permit UPR-1-14-8470 and Design Review DR-1-14-8472 for the Reconstruction of Automobile Service Station (390 Hickey Boulevard, Daly City, California)

Mayor Canepa returned the Chambers at 10:06 P.M.

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AWARD OF BIDS/CONTRACTS:

Appropriate Funds and Award of Construction Contract for the 2014-15 Serramonte Slurry Seal Project

Traffic Engineer Shirley Chan stated this project includes slurry sealing approximately nine miles of city streets in the Serramonte neighborhood, plus a section of Junipero Serra, Delong Street, Cottonwood Drive and Teresa Street.

Staff is recommending that the City Council accept all bids and award a construction contract to American Asphalt Repair and Resurfacing Co. in the amount of \$737,263.76 for this project. In addition, staff is requesting the City Council appropriate funds in the amount of \$900,000 for the project, ahead of adopting the 2014-15 Capital Improvement Project budget. The full cost of this project with contingency and administration costs is approximately \$100,000 below the amount allocated in the 2014/2016 CIP budget.

It was moved by Councilmember Torres, seconded by Councilmember Guingona and carried with Vice Mayor Klatt abstaining, to adopt the following resolution:

Resolution No. 14-92, Authorizing Execution of Construction Contract with American Asphalt Repair and Resurfacing Co. of Hayward, California (2014-15 Serramonte Slurry Seal Project)

ORDINANCES:

Second Reading, Ordinance No.1378, Amending Title 17 of the Daly City Municipal Code, Re: Zoning Ordinance

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

Ordinance No. 1378, Amending Title 17 of the Municipal Code Re: Zoning Ordinance

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Peter Leiser was concerned about a traffic safety issue when pulling out of his driveway onto Hillside Boulevard across from the north intersection of East Vista Avenue and Hillside Boulevard. He stated the configuration of the driveway makes it impossible to see on-coming southbound traffic on Hillside Boulevard. He asked for a red zone or mirrors to aid drivers.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

It was moved by Mayor Canepa, seconded by Councilmember Torres and carried to appoint Manūfou Liaiga-Anoa'i to the Arts and Culture Commission with term expiring May 27, 2016.

CITY OF DALY CITY
MINUTES – SPECIAL MEETING - CITY COUNCIL
MAY 27, 2014

Page 12

REPORTS:

Council Committee

Council Committee Meetings, May 12 - 26, 2014

The Council Committees reported on the North County Fire Authority Board Meeting (Guingona/ Klatt)

City Council

Councilmember Torres reported on the Jobs for Youth Breakfast that he attended last Thursday.

Councilmember Guingona reported on the Daly City Walk-a-thon that was held on Thursday, May 22nd at Gellert Park.

Staff

There were no reports.

ADJOURNMENT:

It was moved by Councilmember Buenaventura, seconded by Councilmember Guingona and carried to adjourn the meeting at 10:17 P.M. in memory of Gustavo A. Samayoa.

City Clerk

Approved as submitted, this _____

day of _____, 2014.

Mayor



City Council Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Execution of Resolution Authorizing Bay Area Water Supply and Conservation Agency to Initiate, Defend and Settle Arbitration on behalf of Daly City Related to the Water Supply Agreement with the City and County of San Francisco

Recommended Action

That the City Council approve and adopt a resolution authorizing the Bay Area Water Supply and Conservation Agency (BAWSCA) to initiate, defend and settle arbitration related to the Water Supply Agreement with the City and County of San Francisco.

Background

The Water Supply Agreement, in place until at least June 30, 2034, sets forth the terms in which Daly City along with 25 other Wholesale Customers comprising 1.7 million residents in Alameda, San Mateo and Santa Clara Counties purchase water from the San Francisco Regional Water System. The Water Supply Agreement was unanimously approved by the City Council at its May 11, 2009 meeting.

Discussion

All but three questions or disputes arising out of the Water Supply Agreement (WSA) are subject to judicial determination. The three questions or disputes not subject to judicial determination are subject to mandatory, binding arbitration under article 8.01A of the WSA to include:

1. The determination of the Wholesale Revenue Requirement, which shall include both the calculations used in the determination and the variables used in those calculations;
2. The SFPUC's adherence to accounting practices and conduct of the compliance audit; and
3. The SFPUC's classification of new assets for purposes of determining the Wholesale Revenue Requirement.

Article 8.04C of the WSA stipulates a Wholesale Customer may, with the consent of BAWSCA, delegate to BAWSCA the initiation, defense, and settlement of arbitration proceedings set forth under 8.01 and BAWSCA has consented to accept this authority as set forth. Staff concurs with the delegation of this authority to BAWSCA as a means to represent a consistent and unified front should the need ever exist so that issues arbitrated are done in manner to protect the interests of all the Wholesale Customers to ensure payment of no more than their fair share of regional water system costs.

Staff is available to answer any questions of the Mayor or members of the City Council.

Respectfully submitted,

Patrick Sweetland
Director of Water and Wastewater Resources

Attachment: Draft Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
AUTHORIZING THE BAY AREA WATER SUPPLY AND CONSERVATION AGENCY TO
INITIATE, DEFEND AND SETTLE ARBITRATION RELATED TO
THE WATER SUPPLY AGREEMENT
WITH THE CITY AND COUNTY OF SAN FRANCISCO

WHEREAS, in April 2003, the City of Daly City (City) and other water suppliers in Alameda, San Mateo and Santa Clara counties established the Bay Area Water Supply and Conservation Agency (BAWSCA) as authorized by Water Code Section 81300 *et seq.* pursuant to State legislation enacted in 2002 (AB 2058); and

WHEREAS, the City is represented on the BAWSCA Board of Directors; and

WHEREAS, the City Council has previously approved the Water Supply Agreement between the City and County of San Francisco and Wholesale Customers in Alameda County, San Mateo County and Santa Clara County (Agreement); and

WHEREAS, the Agreement specifically delegates, pursuant to Section 8.04.A., Wholesale Revenue Requirement review to BAWSCA; and

WHEREAS, all questions and disputes related to the Agreement are subject to judicial determination, except for the following matters, specified in Section 8.01.A., which are subject to mandatory, binding arbitration: (1) the determination of the Wholesale Revenue Requirement, (2) San Francisco Public Utilities Commission's (SFPUC's) adherence to accounting practices and conduct of the Compliance Audit, and (3) the SFPUC's classification of new assets for the purposes of determining the Wholesale Revenue Requirement and

WHEREAS, the Agreement, pursuant to Section 8.04.C., provides that the Wholesale Customers may, with the consent of BAWSCA, delegate the authority to initiate, defend and settle arbitration of the matters provided for in Section 8.01.A. set forth above; and

WHEREAS, the BAWSCA Board of Directors has requested that the City delegate this authority to initiate, defend and settle arbitration solely for those limited matters in the Agreement that must be resolved through binding arbitration in order to protect the financial

DRAFT

interests of the Wholesale Customers by ensuring they pay no more than their fair share of regional water system costs; and

WHEREAS, BAWSCA has the capabilities required to serve in this capacity by virtue of the expertise and qualifications of BAWSCA staff and consultants in relevant disciplines including civil engineering, water supply planning, finance, economics, accounting, and law; and

WHEREAS, BAWSCA will also finance the costs associated with such binding arbitration.

NOW THEREFORE BE IT RESOLVED:

1. City appoints BAWSCA, acting through its Board of Directors, or its authorized designee, as its authorized representative to initiate, defend and settle arbitration for the matters that are subject to mandatory, binding arbitration in the Water Supply Agreement between the City and County of San Francisco and Wholesale Customers in Alameda County, San Mateo County and Santa Clara County.
2. This appointment shall continue through the term of the Agreement, as extended or renewed, or until revoked by the City Council.

PASSED AND ADOPTED this _____ day of _____, 2014, by the following vote.

AYES:

NOES:

ABSENT:

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

DRAFT

MAYOR OF THE CITY OF DALY CITY



City Council Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Authorization to Expand Existing Work Scope with HydroFocus Inc. to Update Existing Groundwater Model of the Westside Basin Aquifer

Recommended Action

Authorize the City Manager to expand existing work scope with a Professional Services Agreement with HydroFocus Inc. of Davis, California to conduct and perform model refinement and calibration for an updated groundwater basin model at a cost not to exceed \$97,800.

Background

The existing professional services agreement with HydroFocus was authorized by the City Council at its February 11, 2013 meeting in the amount of \$101,370 for technical assistance associated with San Francisco's Regional Groundwater Storage and Recover Project. That work continues with a project balance of \$54,686 remaining. HydroFocus Inc. has been actively involved with Daly City in managing groundwater supply issues since March 1999 and is the principal architect of the Westside Basin Groundwater Model, current version 3.1, last updated in 2011.

Discussion

The Westside Basin Groundwater Flow Model, version 3.1 updated in 2011, simulates hydrolic conditions through September 2009. Additional model input and calibration data sets have been updated through September 2012 but the results have not undergone critical analysis to be accomplished by the expanded work scope. In addition, a number of new extraction wells have been constructed since the version 3.1 update along with ongoing bi-annual well assessments on basin conditions that should be incorporated to improve understanding of basin conditions.

The amended work scope also augments a Department of Water Resources local grant assistance program scheduled this November to collect stable isotope samples to assess water recharge with the basin. This work will help determine and verify rate of aquifer recharge from rainfall percolation and in-lieu recharge from non-pumping due to higher use of surface water. All of the components are expected to help calibrate model results from the expanded data collection efforts to then be vetted in completing version 4.0 of the groundwater model.

Fiscal Impact

Sufficient funds are available in Water Capital Fund Project 41-385-705 Westside Basin Aquifer Modeling and 41-385-710 Groundwater Management Plan.

Staff is available to answer any questions of the Mayor or members of the City Council.

Respectfully submitted,

Patrick Sweetland
Director of Water and Wastewater Resources

Attachment: Proposed Scope of Work

HydroFocus Proposed Scope of Work to Conduct Model Post Audit and Calibration Refinements

June 9, 2014

Background

The Westside Basin Groundwater Flow Model (version 3.1, 2011) simulates hydrologic conditions during the period October 1958 through September 2009 (Water Year 1959-2009). During the past two years (2012 and 2013), the model input and calibration data sets have been updated annually. The updated model simulates hydrologic conditions during the period October 1958 through September 2012, but the results have not been critically reviewed nor has any effort been made to adjust the calibration. Additionally, replacement extraction wells have been constructed in some locations, and new information is becoming available on basin conditions that provide an opportunity to assess model performance and improve understanding of basin conditions. These new conditions and new information are summarized below.

- Replacement extraction wells constructed in California Water Service's South San Francisco District and the City of San Bruno need to be incorporated into the model.
- Climatic, water use, and calibration data to extend the model data sets through September 2014, which represents a 5-year extension since the release of version 3.1.
 - The Annual Groundwater Monitoring Report, which will be published by the SFPUC in the spring of 2015, will include water level, recycled water use, well extraction volumes, and groundwater quality data for conditions up to December, 2014.
 - The Annual Water Use Summary Report, which will be published by BAWSCA in the spring of 2015, which includes monthly water use data by agency for the previous Fiscal Year (reported data up to June 2014).
- In November 2014, well-water samples will be collected and analyzed for oxygen and deuterium stable isotopes and tritium/helium as part of the City of San Bruno's Local Groundwater Assistance Grant (SBLGAG). The analytical data are expected from the different laboratories in the spring of 2015. The oxygen and deuterium isotope results can be utilized to assess the simulated proportional contribution of local rainfall and municipal or self-supplied water to basin recharge; the tritium/helium results can be used to determine the time required for the percolating water to migrate from the water table to the depth of the monitoring well screen (the time-of-travel or age-dating result). Time-of-travel estimates from the tritium/helium data can be utilized to evaluate simulated recharge rates and groundwater fluxes.
- As part of the SBLGAG, shallow well data (defined as wells tapping the water table aquifer) will be assembled and analyzed to better define the extent and thickness of shallow fine-grained units. The results can be useful for improving the spatial distribution of aquifers and confining beds

represented in the model, and develop an improved understanding of water table conditions and the estimated quantity and distribution of water table recharge simulated in the model.

- Aquifer tests have been conducted on 6 new test wells at various basin locations, and the results can be considered to improve the reliability of calibrated model parameter values.
- New monitoring wells are available in the Golden Gate Park model subarea. These wells and associated data will provide additional control for model calibration and increase model reliability in that portion of the basin.

Model Update and Post Audit

The model input data sets will be updated to simulate hydrologic conditions through September 2014 and then run to simulate conditions during 1958-2014. The comparison of simulated and observed water levels during the 5-year extension period (2010-2014) provides an opportunity to examine the accuracy of model predictions (this type of comparison test is referred to as a “model post audit”). The post audit results provide feed-back on the accuracy of the conceptual model and associated model calibration. In this particular situation, the post audit will likely be enhanced by the fact that the basin and available water supplies experienced unprecedented dry weather conditions during 2013 and 2014 (the last 2 years of the model post audit period). Extreme hydrologic and water supply conditions can increase the relative magnitude of discrepancies that might exist between observed and simulated conditions, thereby providing a more sensitive and useful evaluation. A detailed description of the update and post audit tasks are described below.

Update Input Data Sets

Data shall be obtained from the responsible agencies and processed and compiled into the various model input files. The work tasks include: (a) update climate and water use data used to calculate monthly recharge for the model; and (b) update calibration data (observed water levels) and associated model post-processing procedures. These tasks are described below.

Update Monthly Climate and Water Use Data

Climate and water use data shall be updated to extend the simulated water use and pumping data sets through September 2014. The following data shall be obtained and processed for the model.

- Average monthly rainfall and temperature data from San Francisco International Airport (SFIA) and Lake Merced Pump Station (LMPS).
- Municipal water use as reported in BAWSCA’s Annual Survey, Fiscal Year 2012-2013 (July 2012 through June 2013) and 2013-2014 (July 2013 through June 2014). Monthly water use for July, August and September 2014 shall be estimated using the historical monthly data set with the expectation that the estimated values can be replaced by actual values as part of future model updates.

- Monthly municipal pumping rates shall be obtained from Daly City, California Water Service (South San Francisco), and San Bruno. Lake Merced area golf course and Golden Gate Park pumping rates and water use shall be updated using information from the 2013 and 2014 Basin Monitoring Reports and revised assumptions utilized by SFPUC as part of the Groundwater Storage and Recovery Project and San Francisco Groundwater Project.
- Construction information for California Water Service (South San Francisco) and City of San Bruno replacement wells shall be obtained and the wells added to the input file used to specify municipal groundwater extractions.
- The Soil Moisture Budget Model (SMBM) will be implemented to estimate monthly extractions from private wells using the updated climate and water use data sets.

Utilize Oxygen and Deuterium Stable Isotope Data to Refine Simulated Monthly Recharge (Optional)

The magnitude and geographical distribution of simulated recharge is calculated by the SMBM using historical climate, water use, and land use data. As part of its output, the SMBM reports the relative quantities of percolating rainfall and municipal supplied or self-supplied water that recharges the groundwater basin. The different water sources (local rainfall, imported surface water, and local groundwater) have different isotopic compositions, and their relative mixtures represented by the isotopic composition of groundwater samples collected near the water table. As part of the SBLGAG project, the composition of stable oxygen and deuterium isotopes will be measured in monitoring well-water samples. The observed isotopic composition of the shallow well-water samples (water table aquifer samples) can be compared against the composition determined from their simulated mixture in the modeled recharge, and the results of this comparison utilized to develop a more reliable recharge data set for the model.

The SMBM results and isotope data will be used to first define the expected isotopic composition of shallow groundwater. This will be accomplished using representative isotopic values for local rainfall, municipal supply, and self-supplied water and their proportional mixture simulated by the SMBM. The expected composition shall then be compared to the measured isotopic composition of shallow well-water samples. Discrepancies between the expected and measured compositions can help identify model areas where the SMBM input can be adjusted so that the simulated mixture of water sources in recharge agree with the corresponding measured isotopic composition, and thus more reliably represent basin conditions. For example, the analysis may indicate that the relative contribution of rainfall to simulated groundwater recharge should increase thereby increasing estimated recharge in the basin. A technical memorandum (TM) describing the isotope data set and adjustments made to the SMBM shall be prepared and included as an appendix in the Post Audit and Model Calibration report.

The refinement of simulated monthly recharge is dependent on data collection and analyses conducted as part of the SBLGAG project. This task is therefore considered "*Optional*" because it is contingent on the results of the SBLGAG.

Update Calibration Data and Associated Post-Processing Procedures

New monitoring wells shall be incorporated into the model, monthly observed water level data available for the new and previously utilized monitoring wells shall be updated, and the model post-processing

procedures updated to accommodate the extended simulation period. The specific tasks include the following.

- Incorporate new Golden Gate Park monitoring wells as calibration points in the model.
- Obtain and update water level data for basin monitoring wells and enter monthly values into model calibration files.
- Update water level data for Lake Merced and enter monthly values into model calibration files.
- Update model post-processing programs and spreadsheets to extract and compare the extended period of simulated and observed water level and volumetric water budget information.

Conduct Model Post Audit and Update Calibration

The extended model simulation shall be run and results compared to observed conditions during the period October, 2009 through September 2014. Observed conditions include water levels in multi-depth monitoring wells distributed across the basin, water levels in Lake Merced, and simulated groundwater fluxes inferred from age-dating results. Water levels and water level trends shall be quantitatively compared, and sensitivity tests conducted to determine whether conceptual changes and/or calibration adjustments can improve model performance. These changes and adjustments will then be implemented to improve the comparison between simulated and observed conditions. Results from version 3.1 and the updated calibration shall be compared to evaluate the changes in simulated water levels and volumetric groundwater budgets as a result of the model update and re-calibration effort.

2008 No Project Scenario and Pumping Sensitivity Analysis

The updated model shall be utilized to analyze the 2008 No Project Scenario reported previously in 2009 (version 2.1) and 2011 (version 3.1). The simulated long-term balances between recharge and extraction can change considerably as a result of new insights provided by the expanded data collection efforts that have occurred since 2011 and represented by the updated model calibration. The updated calibration can also influence sensitivity tests conducted to determine alternative pumping distributions that result in a zero net groundwater storage change, which can be considered as a starting point for future sustainable yield studies. Comparisons between the updated No Project and Pumping Sensitivity simulation results and similar results reported in 2011 using model version 3.1 will provide important insight into basin conditions that influence water management decisions.

Meetings and Reporting

A report shall be prepared documenting the updated data sets, model post audit results, and updated model calibration (including an update of the simulated volumetric budgets, No Project Scenario, and Pumping Sensitivity test results). Reporting shall include preparation of an initial draft report for circulation among stakeholders for review and comment. As part of this internal review process, a stakeholder meeting will be held where the model update and its key results shall be presented and discussed. Stakeholder review comments shall be considered and incorporated into the report, and a

second draft circulated for final review. When authorized, the report shall be finalized and distributed among the stakeholders along with the updated model files.

Total Cost Estimate \$97,800

Update Model Input Data Sets

Climate, Water Use and Recharge	\$7,000
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Refine Recharge	\$15,300
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Calibration Data and Post-Processing Procedures	\$2,500
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Post Audit and Updated Calibration	\$33,200
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2008 No Project and Pumping Sensitivity Test	\$6,900
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Meetings and Reporting	\$32,900
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City Council Meeting Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Adoption of Composite Summary Memorandum of Understanding and Salary Schedules between the City of Daly City and Specific Employee Organizations

Recommended Action

That the City Council adopt the Composite Summary of Memoranda of Understanding between the City of Daly City and each of the following employee organizations:

- a) AFSCME, Local 829
- b) Teamsters Local 856 Clerical Technical
- c) Teamsters Local 856 Safety Inspectors

Discussion/Fiscal Impact

The management meet and confer representatives designated by the City Council of the City of Daly City have met and conferred in good faith with the representatives of the AFSCME, Local 829, Teamsters Local 856 Clerical Technical and Teamsters Local 856 Safety Inspectors and, as a result, have arrived at Memorandum of Understandings with each affected group concerning wages, hours and conditions of employment. Council authorized one-time adjustments to employee salary and benefits equating to an approximate 2% salary adjustment and a \$50/month increase in cafeteria amounts to sunset at the expiration of each contract. The aforementioned bargaining groups voted to settle their respective contracts as follows:

AFSCME

- Increase cafeteria by \$194.00 per month for all members effective August 1, 2014 and to sunset on November 30, 2015.

Teamsters Local 856 Clerical Technical

- Increase cafeteria by \$205.74 per month effective September 1, 2014 and sunset on August 31, 2015.
- The following 37.5 hour/week classifications shall be converted to 40 hour/week classifications effective September 1, 2014:
 - Senior Center Office Assistant
 - Office Assistant I
 - Office Assistant II
 - Office Assistant III
 - Community Service Center Senior Office Assistant

The City agrees to implement the adjustment in pay from 37.5 hours to 40 hours using the current hourly rates for employees in the above classifications.

City Council Agenda Report

Subject: Adoption of Composite Summary Memorandum of Understanding and Salary Schedules between the City of Daly City and Specific Employee Organizations

Meeting Date: August 11, 2014

Page 2 of 2

Teamsters Local 856 Safety Inspectors

- Increase the cafeteria plan amount by \$477.83 per month. This increase shall begin on August 1, 2014 and will sunset on July 31, 2015.
- Increase comp time accrual cap from 52 hours to 72 hours
- Increase standby pay from \$1.80/hour to \$3.00/hour comparable with other City of Daly City employees who receive standby pay.

Summary/Conclusion

Staff requests that the City Council adopt the Composite Summary Memorandum of Understandings between the City of Daly City and AFSCME, Local 829 for the period of August 1, 2014 through November 30, 2015, between the City of Daly City and Teamsters Local 856 Clerical Technical for the period of September 1, 2014 through August 31, 2015 and between the City of Daly City and Teamsters Local 856 Safety Inspectors for the period of August 1, 2014 through July 31, 2015.

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

Respectfully submitted,



Shawna Maltbie
Director of Human Resources



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Accepting and Appropriating a \$5,000.00 Grant from the Thelma Doelger Charitable Trust

Recommended Action

It is recommended the City Council accept an unrestricted \$5,000.00 grant from the Thelma Doelger Charitable Trust and appropriate this amount for youth library programs.

Background/Discussion

The Thelma Doelger Charitable Trust, an independent foundation, awards grant funds in California to non-profit organizations that provide services to children and youth. As it does each year, the Daly City Public Library applied for this grant to fund a portion of special programming for youth.

Fiscal Impact

The revenue from the grant was not anticipated in the Fiscal Year 2014/15 budget. These grant funds were received and will be expended in the current fiscal year.

Summary/Conclusion

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

Respectfully submitted,

Chela Anderson
Library Services Manager

Joseph Curran
Director
Department of Library and Recreation Services

City of Daly City
Budget Transfer/Adjustment

Department/Division: Library and Recreation Services **Date:** 8/11/2014

Month/Fiscal Year: July / FY15

Explanation/Justification:

The Daly City Public Library has received a \$5,000 unrestricted grant from the Thelma Doelger Charitable Grant that will be used to fund library programs for youth.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on its right side, suggesting it's resting on a surface.

Approvals:

Originator

Director of Finance

Department Head

City Manager/City Council

City of Daly City Budget Transfer/Adjustment

[illegible]

Source of Funds:
Reduced Expenditures:

New Revenue:		
01-120-128-3840	Private Contributions	
	Thelma Doelger Grant	\$5,000.00
		\$
	Total Source of Funds	\$5,000.00

For Capital Projects Only - Transfer of Funding Between Projects

From	Account Number	Name/Type Code	To	Account Number	Name/Type Code	Amount	Amount
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Finance Only:

Document No.	Audited By/Date	Entered By/Date	Verified By/Date
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City Council Meeting Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Accepting and Appropriating a \$1,000 donation from the Lapachet Family

Recommended Action

It is recommended the City Council accept a donation of \$1,000.00 from the Lapachet Family and appropriate this amount for new library materials.

Background/Discussion

Jaye Lapachet, a long-time library patron and donor of craft and art books, made a \$1,000 donation to the library to support the quilting and downloadable audiobook collections.

Fiscal Impact

This donation was not anticipated in the Fiscal Year 2014/15 budget. The donation was received late in Fiscal Year 2013/14 and will be expended in current fiscal year.

Summary/Conclusion

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

Respectfully submitted,

Chela Anderson
Library Services Manager

Joseph Curran
Director
Department of Library and Recreation Services

City of Daly City
Budget Transfer/Adjustment

Department/Division: Library and Recreation Services **Date:** 8/11/2014

Month/Fiscal Year: July / FY15

Explanation/Justification:

The Daly City Public Library has received a \$1,000 donation from the Lapachet family to support the quilting and downloadable audiobook collections.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Approvals:

Originator

Director of Finance

Department Head

City Manager/City Council

City of Daly City Budget Transfer/Adjustment

[illegible]

For Capital Projects Only - Transfer of Funding Between Projects

From	Account Number	Name/Type Code	To	Account Number	Name/Type Code	Amount	Amount
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Finance Only:

Verified By/Date	Entered By/Date	Audited By/Date	Document No.
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City Council Agenda Report

Item # _____

Meeting Date: August 11, 2014

**Subject: AUTHORIZATION TO CONTRACT WITH CDW-G AND HEWLETT-PACKARD
FOR NETWORK STORAGE EQUIPMENT**

Recommended Action

Authorize purchases from CDW-G in the amount of \$210,511 and Hewlett-Packard (HP) in the amount of \$10,188 to replace the City's network storage equipment. (Total amount is \$220,699.)

Background

In 2008 the City installed an HP Storage Area Network (SAN) infrastructure to replace legacy file server-based storage. In comparison to the legacy solution, SAN technology allows increased capacity, higher performance and reliability, and faster backup/restore functionality. To meet storage requirements and ensure maximum security, two SAN subsystems were installed, one devoted to Police, and a second for use by all other (Enterprise) City departments.

Discussion

Perpetual improvements in technology require wholesale system replacement as SAN systems become obsolete. HP has announced support end-of-life dates of September 2014 for existing Police equipment and September 2015 for Enterprise subsystem. Simultaneously, department requirements for data storage have grown dramatically. The current systems are above 90% of capacity. After careful analysis and consideration, the City has selected new identical systems, each with a capacity of 20 terabytes. This is a four-fold increase for the Enterprise SAN, and an eight-fold jump for the Police environment. The large Police increase is due to new video and cellular telephone evidence requirements. Forecasts for product life and data consumption point to a six-year useful lifespan for the new equipment, which is consistent with current SAN. Although support for current equipment is coming to an end, the City plans to keep the Enterprise subsystem in use for short-term disaster recovery and testing for a longer-term offsite solution.

Both CDW-G and HP honor General Services Administration (GSA) and Western States Contracting Alliance (WSCA) pricing schedules.

Financial Impact

Adequate funding for these purchases is available in the Information Services budget for Fiscal Year 2015.

**Subject: AUTHORIZATION TO CONTRACT WITH CDW-G AND HEWLETT-PACKARD
FOR NETWORK STORAGE EQUIPMENT**

Page 2 of 2

Meeting Date: August 11, 2014

Summary/Conclusion

This SAN replacement effort will dramatically increase network storage capacity, while ensuring adequate vendor support channels are in place throughout the life of the new equipment.

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

Respectfully submitted,



Jerry Burdick
Information Services Manager



Lawrence Chiu
Director of Finance and Administrative Services

cc: City Manager
City Attorney
City Clerk



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 11, 2014

**Subject: Proposed Assignment of Assistant Director of Public Works/City Engineer
Classification to Range 346 of Executive Management Salary Schedule**

Recommended Action

That the City Council approve the salary assignment of the newly created position of Assistant Public Works Director/City Engineer classification to Range 346 of the Executive Management salary schedule

Background

As recently as 6 years ago the Public Works department simultaneously had the positions of Assistant City Engineer, City Engineer and Assistant to the Director of Public Works. As part of the Public Works Department's restructuring for cost savings and efficiency the positions of Assistant City Engineer and Assistant to the Public Works Director have been eliminated through attrition. In evaluating the future administrative staffing needs of the Public Works Department as it relates to succession planning and recruitment and retention, it has been determined that the responsibilities of the City Engineer and Assistant to the Director of Public Works should be consolidated into one classification. Staff is requesting to combine the existing classifications of Assistant to the Director of Public Works and City Engineer into a newly created position entitled Assistant Director of Public Works /City Engineer and to assign it to Range 346 of the Executive Management Salary Schedule. This change will allow the Public Works Department to effectively recruit at the appropriate staff level to carry the department into the future as senior staff retires.

Fiscal Impact

The need for the Assistant Director of Public Works/City Engineer position was anticipated at budget preparation time. The salary for this position is available in the Public Works operating budget.

Summary/Conclusion

That the City Council approves the assignment of the Assistant Director of Public Works/City Engineer classification to Range 346 of the Executive Management salary schedule.

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

Respectfully submitted,

Shawna Maltbie
Director of Human Resources



City Council Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Amend Traffic Regulations

Recommended Action

Recommend the City Council amend the City's traffic regulations as follows:

1. Remove the commercial loading (yellow) zone in front of 45 Washington Street and convert the yellow zone to two (2) 1-hour metered parking spaces. (TSR 15/04)
2. Install Stop sign on East Market Street at Price Street for the eastbound left-turn movement. (TSR 15/06)
3. Designate a 20-feet, 20-minute limited time (green) parking zones on the west side of Santa Barbara Avenue, north of the curb return of Los Olivos Avenue, enforceable between 8AM to 6PM, Monday through Saturday. (TSR 15/07)

Background

On July 10, 2014, the City's Traffic Safety Committee met and reviewed various requests for traffic improvements, signage and pavement markings, and recommended to the City Manager amending the aforementioned traffic regulation.

Discussion

The amendments to the traffic regulations were recommended for the following reasons:

1. The commercial loading zone in front of 45 Washington Street is not being used by the businesses as the building has on-site loading space. The two additional metered parking spaces would better suit the needs of the businesses in the area. The parking controls would be consistent with the existing parking in the vicinity.
2. Committee recommends installing Stop control for eastbound left-turn movement at East Market Street at Price Street to eliminate confusion between westbound vehicles which now must stop and eastbound left-turning vehicles which currently don't stop. The California Vehicle Code typically requires left-turning vehicles to yield to opposing vehicles traveling through an intersection.
3. The additional green zone at Santa Barbara Avenue and Los Olivos Avenue was requested by the fronting business owner to better meet the needs of his customers. The green zone would provide parking for customers to the businesses in the area while still providing parking for residents at night.

Fiscal Impact

Funding is available for the proposed signs and/or markings in the Street Maintenance operating budget 01-314-330-4241 for the current Fiscal Year 2014-2015.

Summary/Conclusion

Recommend the City Council amend the aforementioned traffic regulation.

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

Respectfully submitted,

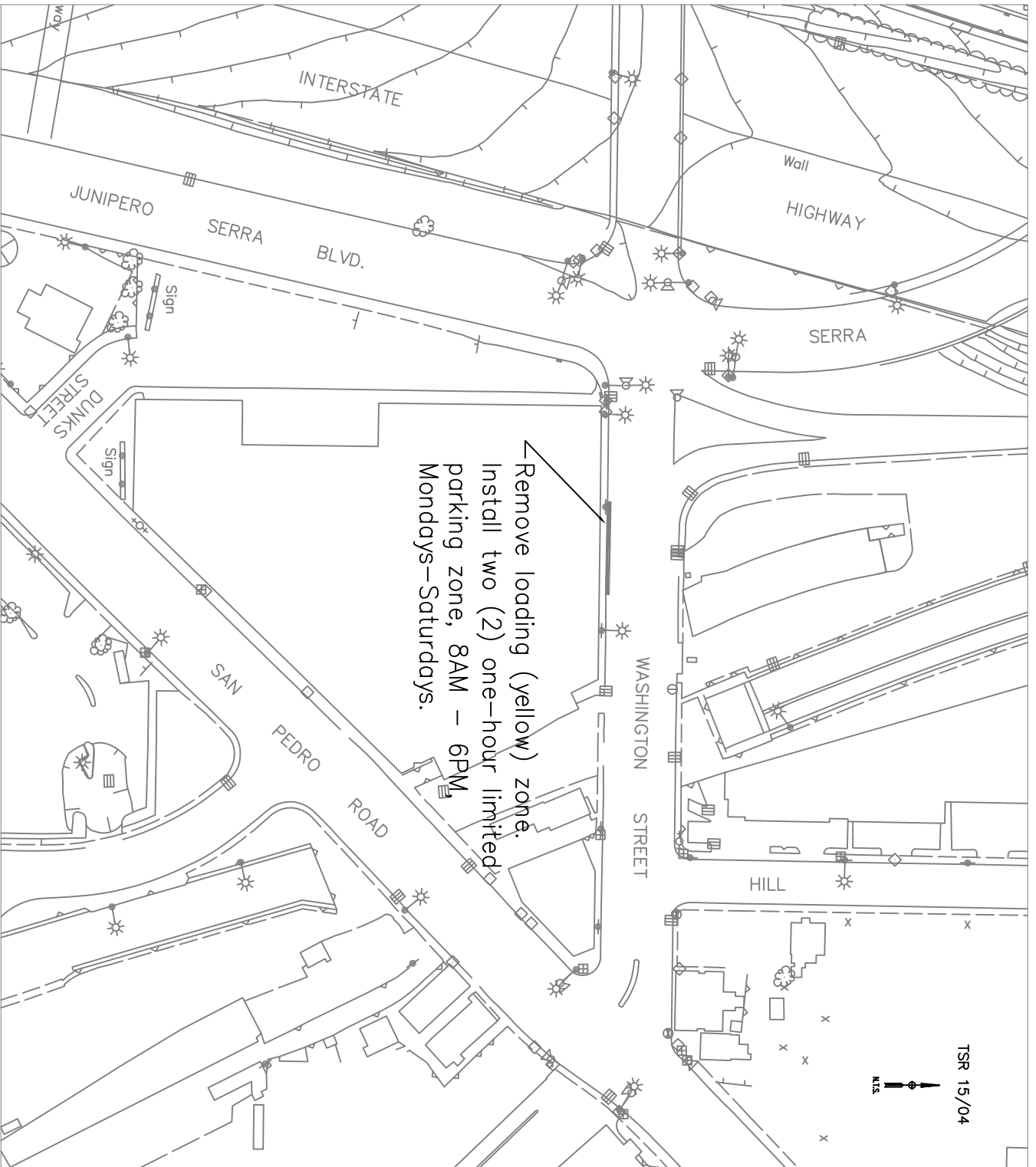


Shirley Chan
Traffic Engineer

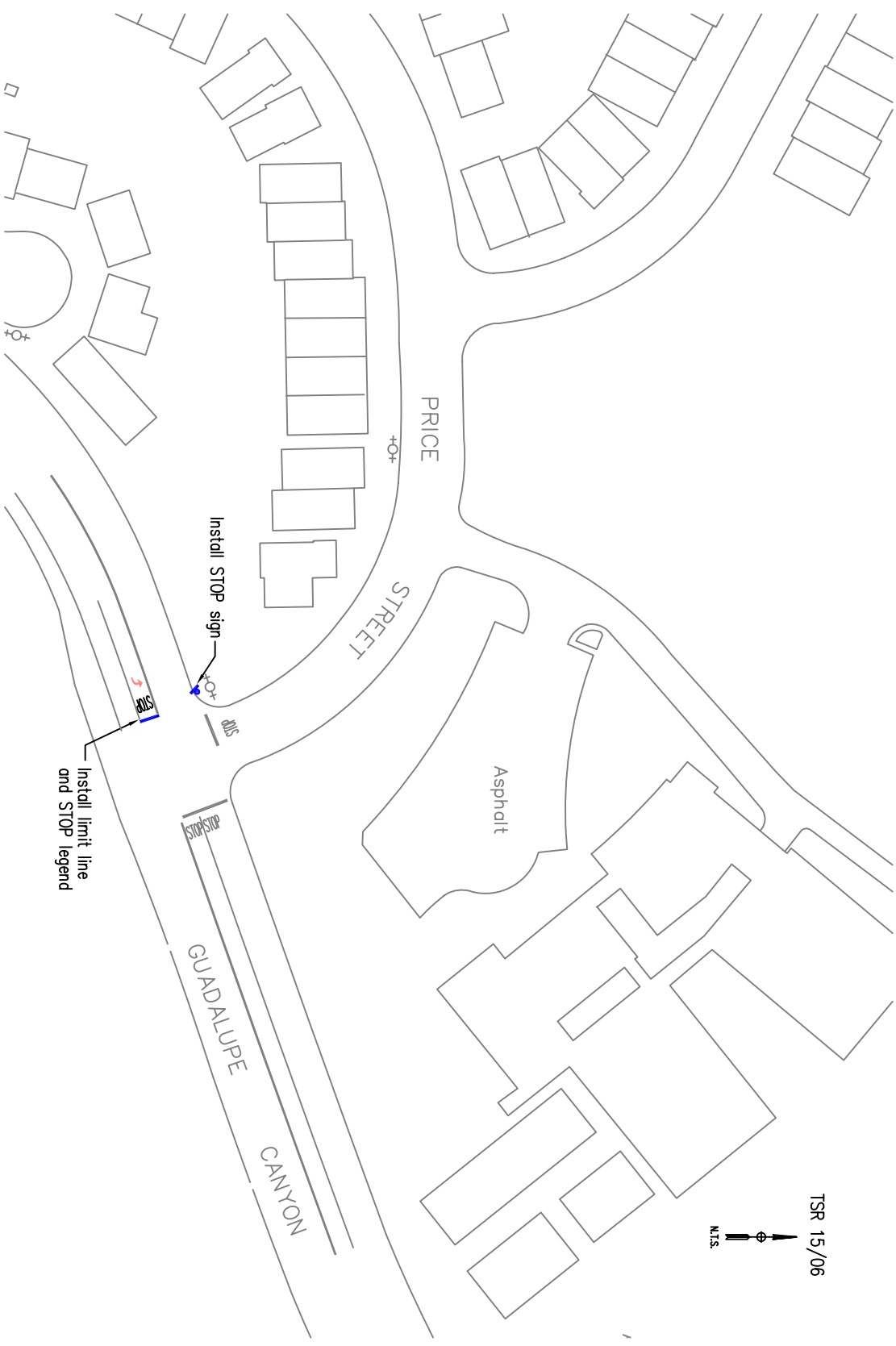


John L. Fuller
Director of Public Works

Attachment: Traffic Improvements Location Maps



THE CITY OF DALY CITY			
CALIFORNIA			
DEPARTMENT OF PUBLIC WORKS			
TRAFFIC IMPROVEMENTS			
45 WASHINGTON STREET			
DATE	08/14	APPROVED	CITY ENGINEER
DESIGNED	JLF	SCALE	NTS
REVISION	SC	SHEET NO.	1 OF 1
		TSR 15-04	REVISION NUMBER
		INT.	

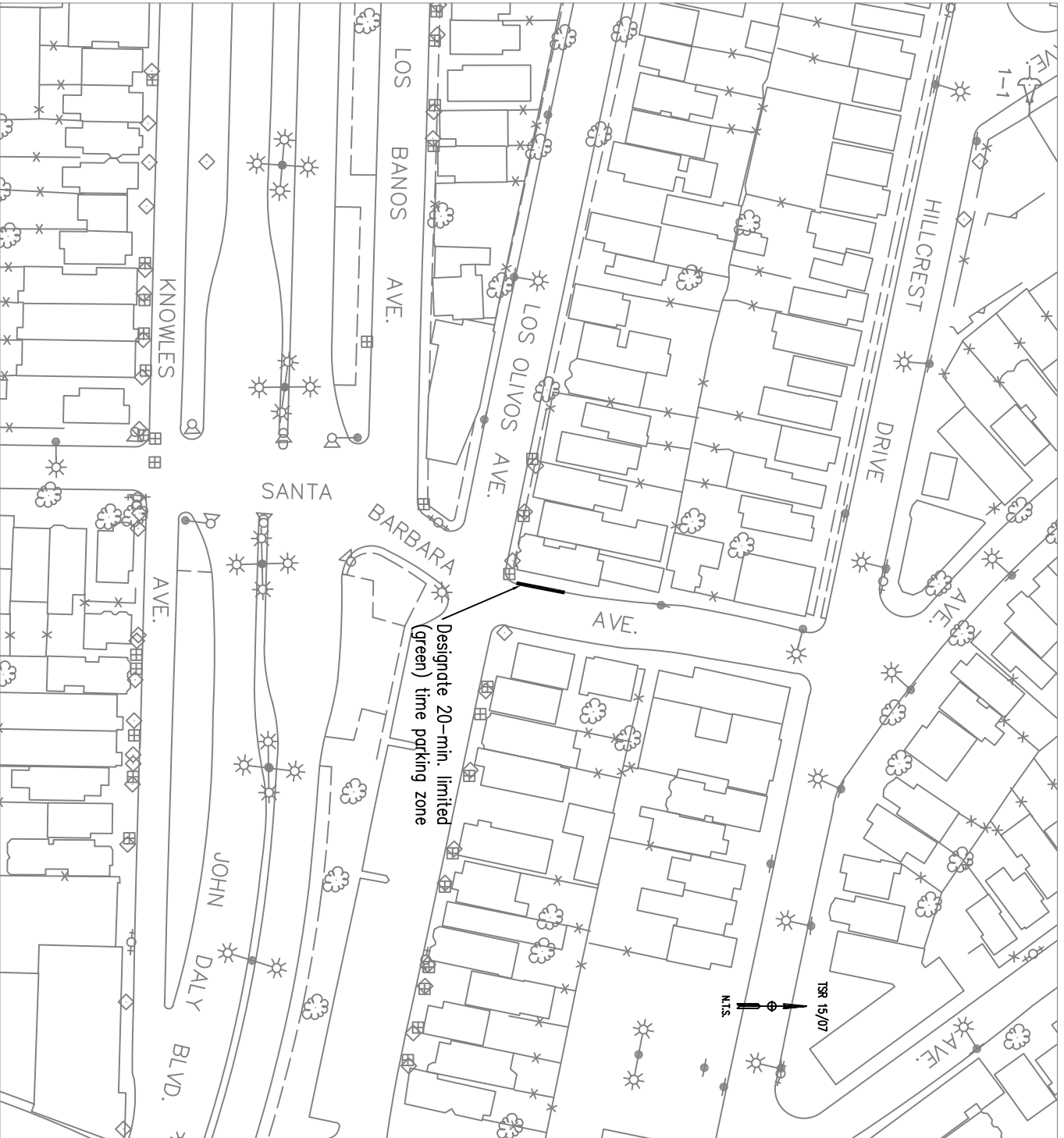


TSR 15/06

THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

TRAFFIC IMPROVEMENTS
E. Market St./Guadalupe Canyon Pkwy
at Price St.

DATE	SC	DATE	08/14	APPROVED	CITY ENGINEER
DRAWN	JLF	SCALE	NTS		
CHECKED	SC	SHEET NO.	1 OF 1	TSR 15-06	REVISION



THE CITY OF DALY CITY			
CALIFORNIA			
DEPARTMENT OF PUBLIC WORKS			
TRAFFIC IMPROVEMENTS			
Santa Barbara Ave.			
at Los Olivos Ave.			
DATE	SCY	08/14	APPROVED
CHECKED	JLF	SCALE	NTS
REVIEWED	SCY	SHEET NO.	1 OF 1
		CITY ENGINEER	TSR 15-07
		DRAWING NUMBER	REV.



City Council Meeting Agenda Report

Item # _____

Meeting Date: 08/11/14

Subject: Setting Time and Place of Public Hearing to Amend Daly City Ordinances Concerning Parking Meters, Permits and Fees

Recommended Action

Set September 8, 2014, as time and City Council Chambers as place of public hearing for proposed municipal code changes concerning metered and permit parking and establishing methods of setting fees for certain parking permits and meters.

Background

Updates to various Daly City parking ordinances will allow the City Council more flexibility when considering rate changes for parking permits and meters. The proposed ordinances would allow the Council to make rate adjustments via resolution rather than having rates codified by ordinance. In addition to the changing the methods by which parking fees are set, administrative fees are proposed to be established for the issuance of multiple residential preferential parking permits.

Discussion

The proposed changes would:

- Amend Section 10.036.60 of the Daly City Municipal code to remove outdated hard coded parking meter rates and allow for rate adjustments by resolution as needed.
- Amend Section 10.40.120 of the Daly City Municipal code to remove the allowable number of Residential parking permits per address and have them set by resolution.
- Amend Section 10.40.130 of the Daly City Municipal code to allow Daly City Police to determine best location of the permit sticker based on current needs.
- Amend Section 10.40.150 of the Daly City Municipal code allowing City to establish and/or adjust residential permit administrative fees by resolution as necessary.

Summary/Conclusion

It is recommended that the City Council set the above matters for hearing on September 8, 2014.

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

Respectfully submitted,

Jannine Nelson

Jannine Nelson
Utility Billing Supervisor

Lawrence Chiu

Lawrence Chiu
Director of Finance and
Administrative Services



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Resolution Concerning the Potential Sale of the Daughters of Charity Health System and Seton Medical Center

Recommended Action

Consider approving the attached resolution urging the Attorney General of California to require a potential buyer of the Daughters of Charity Health System (DCHS) to maintain Seton Medical Center in Daly City as a full-service acute care hospital and sustain the current workforce, honoring existing labor agreements and pension obligations.

Background/Discussion

At the request of the Mayor the attached resolution is offered for your consideration. With the pending sale of the DCHS, the potential impacts on the healthcare delivery system effecting 1.5 million residents in San Mateo and San Francisco Counties may be significant. Additionally, with a system-wide workforce of over 7,500 employees, the potential impact on local jobs (approximately 1,500 in Daly City) could be critical.

Attorney General Kamala Harris will review and consider the impacts of a potential sale to a new healthcare provider. The resolution requests that the Attorney General require a potential buyer to (a) maintain Seton Medical Center as an acute care hospital; (b) retain all current employees; and (c) honor all existing labor agreements and pension obligations for DCHS employees.

Conclusion

It is recommended that the City Council review, deliberate and consider approving the attached resolution concerning the potential sale of the Daughters of Charity Health System and Seton Medical Center.

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

Respectfully submitted,

Patricia E. Martel
City Manager

PEM/rp

Attachment: Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
CONCERNING THE POTENTIAL SALE OF THE DAUGHTERS OF CHARITY
HEALTH SYSTEM AND SETON MEDICAL CENTER

WHEREAS, the Daughters of Charity Health System (DCHS) is a regional healthcare system spanning the State of California from the Bay Area to Los Angeles, and in the spirit of its founders St. Vincent de Paul, St. Louise de Marillac and St. Elizabeth Ann Seton, the DCHS is committed to providing holistic, spiritually centered care to the sick and poor; and

WHEREAS, Seton Medical Center in Daly City, founded as Mary's Help Hospital in 1893 by the Daughters of Charity, has been providing medical care to the people of San Francisco and Northern San Mateo County for over a century; and

WHEREAS, Seton Medical Center's 357-bed facility serves a highly diverse population of 1.5 million residents in San Francisco and San Mateo Counties with a comprehensive range of medical, surgical and emergency services; and

WHEREAS, Seton Coastside, its sister hospital, a 116-bed skilled nursing facility, offers the only 24-hour standby Emergency Department along the 55 mile coastal stretch between Daly City and Santa Cruz; and

WHEREAS, care for the sick and persons living in poverty is central to the mission and values of Seton Medical Center and Seton Coastside, resulting in Seton providing more than \$31 million in community benefit programs and services to needy residents and more than \$47 million in care for the elderly regardless of income or immigration status; and

WHEREAS, DCHS has employed over 7,500 employees to facilitate the comprehensive healthcare delivery system at each of its medical centers in northern and southern California including over 1,500 in Daly City, with compassionate care and attention to the whole person: body, mind and spirit; and

WHEREAS, the healthcare workers employed by DCHS should be acknowledged for their long-standing commitment to implementing the mission of the DCHS by caring for the sick, poor and elderly of the community with gentleness, kindness and professional skill while demonstrating integrity, clarity and honesty in supporting those who lack resources for a healthy life and full human development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Daly City, California does hereby exhort the Attorney General of California, Kamala Harris, who will review the potential sale of the DCHS, to carefully consider the historic commitments of the Daughters of Charity to sustain healthcare for the sick, poor and elderly of San Mateo and San Francisco Counties by insuring that Seton Medical Center will be maintained as a full-service acute care hospital; and, BE IT FURTHER RESOLVED, that the City Council urges Attorney General Harris to ensure that all healthcare workers who staff each of the DCHS medical centers and related facilities will be recognized for their years of dedicated service by requiring a potential buyer to retain all current employees, honor existing labor agreements and pension obligations through the transition to a new health system provider.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
CONCERNING THE POTENTIAL SALE OF THE DAUGHTERS OF CHARITY
HEALTH SYSTEM AND SETON MEDICAL CENTER

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 _____, 2014, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: _____

NOES, Councilmembers: _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Adoption of Urgency Ordinance on Rules and Regulations for Rationing Outdoor Water Use During a Water Shortage Emergency and Penalties for Violation

Recommended Action

That the City Council enact an Urgency Ordinance which repeals and replaces Ordinance 1125, enacted May 14, 1990 and suspended on May 26, 1992, pertaining to rules and regulations associated with outdoor water use to conform with emergency drought regulations and penalties adopted by the State Water Resources Control Board on July 15, 2014.

Background

In response to the adoption of two emergency proclamations pertaining to California's existing drought conditions by Governor Brown calling for statewide voluntary conservation of 20% by all California residents, the State Water Resources Control Board adopted emergency regulations, which in part, call upon urban water suppliers to impose mandatory restrictions on outdoor water use and irrigation consistent with the agency's water shortage contingency plan.

Discussion

The state Board's action set forth three emergency drought regulations. Of pertinence to Daly City was the State Board's action directing individuals not to engage in certain activities to include:

- Application of water to outdoor landscapes in a manner that causes visible runoff;
- Use of a hose to wash an automobile except where the hose is equipped with a shutoff nozzle;
- Application of water to hardscapes;
- Use of potable water in non-recirculating ornamental fountains.

Urban Water Suppliers are also required to:

- Impose mandatory restrictions on outdoor irrigation; and
- Require customers to limit outdoor irrigation to no more than two days per week.

Urban Water Supplies will be directed to submit reports to the State Board by the 15th of each month on the total amount of water produced in the preceding month, an estimate of the gallons of water per person per day used by customers in the preceding month, and the number of persons served.

Ordinance 1125 previously defined non-essential uses of water that provides guidance in order to comply with the mandates set forth by the State Board. This includes the following prohibitions consistent with local water shortage contingency plan to amend existing law to conform with the State Board's regulatory action.

- Use of water which results in flooding or runoff in the gutters or streets.
- Use of water to clean or fill decorative fountains, unless using recycled or recirculated water.

City Council Agenda Report

Adoption of Urgency Ordinance on Rules and Regulations for Rationing Outdoor Water Use During a Water Shortage Emergency and Penalties for Violation

August 11, 2014

Page 2 of 2

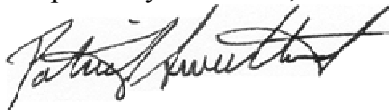
- Use of water to clean sidewalks, driveways, parking lots or other paved-surfaced areas, except where necessary to address an immediate health and safety need or to comply with a term or condition in a permit issued by a state or federal agency.
- Use of water for cleaning cars, boats, trailers or other vehicles unless a positive shutoff valve is used.
- Use of water for irrigation between 11:00 am and 6:00 pm, limited to no more than two (2) days per week (Sunday through Saturday) with outdoor water irrigation meters requested to voluntarily achieve use reduction of 20% of water used over the same billing cycle measured by the preceding 2013 calendar base year.

Although the State Board provides fines of \$500 per day for each violation, local agencies appear to have sufficient latitude to work within their own procedures. For the most part, past experience with local residents is they want to do the right thing when so educated about sustaining water conservation practices. Staff is proposing issuance of a warning notice documenting first time offenders and providing education on nonessential water use prohibitions. Subsequent violations would lead to citation issuance of sequenced fines of \$250, \$500 and \$1,000 for each offense not exceeding a sum of \$10,000. Installation of flow restriction devices, at actual cost, will be reserved for the most egregious violators who fail to remedy water use prohibitions. Failure to pay fines will subject the violator to the filing of a lien to collect payment consistent with current practice of the City Council.

It is expected that reporting requirements to the State Board, to be submitted by the 15th of the month, will begin in October.

Staff is available to answer any questions of the Mayor or members of the City Council.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patrick Sweetland", written over a horizontal line.

Patrick Sweetland
Director of Water and Wastewater Resources

ORDINANCE NO. _____

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
RE: ESTABLISHING RULES AND REGULATIONS FOR RATIONING OUTDOOR WATER
DURING A WATER SHORTAGE EMERGENCY AND ESTABLISHING PENALTIES
FOR VIOLATIONS THEREOF

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

SECTION 1. Daly City Urgency Ordinance No. 1125 is hereby repealed in its entirety and replaced to read as follows:

SECTION 2. **Findings and Determinations.**

A. A water shortage emergency condition prevails within the area served by the City of Daly City.

B. The State Water Resources Control Board “(State Water Board”) adopted emergency regulations requiring all urban water suppliers, including the City of Daly City, to immediately implement a water shortage contingency plan that imposes mandatory restrictions on outdoor irrigation of ornamental landscapes or turf with potable water and establish penalties for violations.

C. In accordance with the State Water Board Resolution No. 2014-0038, the City of Daly City shall impose mandatory restrictions on outdoor irrigation of ornamental landscapes or turf with potable water and establish penalties for violations.

D. The actions taken hereinafter are exempt from the provisions of Section 21000 et. seq., of the Public Resources Code as a project undertaken as immediate action necessary to prevent or mitigate an emergency pursuant to Title 14, California Administrative Code Section 15269.

E. The City Council of the City of Daly City further finds and determines that because of the drought conditions prevailing, it would be in the best interests of the citizens of Daly City and for the immediate preservation of the peace, health or safety that this Ordinance takes effect immediately.

SECTION 3. **Definitions.**

A. 'City' shall mean the City of Daly City.

B. 'City Manager' shall mean the City Manager of the City of Daly City, his or her designated representative.

C. 'Person' means any person, firm, partnership, association, corporation, company, organization or governmental entity.

D. 'Customer' means any person, whether within or without the geographic boundaries of City who uses water supplied by City.

SECTION 4. Prohibition of Nonessential Water use.

It shall be unlawful for any person, firm, partnership, association, corporation or political entity to use water obtained from the water system of City for nonessential uses as hereinafter defined.

SECTION 5. Nonessential Uses Defined.

The following uses of water are hereby determined to be nonessential, except as further provided herein:

A. The application of potable water to outdoor landscapes in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots or structures.

B. The use of a hose that dispenses potable water to wash a motor vehicle, except where the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use.

C. The application of potable water to driveways and sidewalks.

D. The application of potable water in a fountain or other decorative water feature, except where the water is part of a recirculating system.

SECTION 6. Outdoor Water Restrictions.

Outdoor water irrigation of ornamental landscapes or turf with potable water by the persons it serves shall be limited to the hours of 11:00 A.M. to 6:00 P.M. no more than two days per week.

SECTION 7. Exceptions.

Written application for an exception, adjustment or appeal of any action, notice or citation by City under this Ordinance may be made to the City Manager or his or her designee within ten (10) days after receipt.

The City Manager, or his or her designee, may:

A. Grant permits for the uses of water otherwise prohibited; or

B. Any customer may appeal the determination of the City Manager or his or her designee to the City Council by filing a written notice of the appeal within seven (7) days after receipt of the Notice of Determination. The City Council may reverse, modify or uphold the determination of the City Manager, or his or her designee if it determines that a water customer would otherwise experience extreme financial hardship that cannot be mitigated.

SECTION 8. **Enforcement.**

A. The Director of Water and Wastewater Resources, or his or her designee, is authorized to enforce all provisions of this Ordinance and has authority to issue a Warning Notice of Nonessential Water use and subsequent Water Waste Citation for any violation of any provision of this Ordinance.

SECTION 9. **Violations, Notices and Remedies.**

Violation of any provision of this Ordinance will result in the following course of enforcement actions:

A. Written Warning Notice of Nonessential Water Use documenting first violation(s).

B. Written Water Waste Citation of documented non-compliance and imposition of a fine not to exceed two-hundred fifty dollars (\$250) for the second violation.

C. Written Water Waste Citation of documented non-compliance and imposition of a fine not to exceed five-hundred dollars (\$500) for the third violation

D. Written Water Waste Citation of documented non-compliance and imposition of a fine not to exceed one-thousand dollars (\$1,000) for the fourth violation and each subsequent violation thereafter, not to exceed ten thousand dollars (\$10,000) within the calendar year.

E. Installation, at actual cost, of a flow restricting device upon posting advance notice on the property within 24 hours of such action. Posting of such notice shall be made upon the front entrance of the property and upon the garage door.

The City Attorney is authorized to enforce civil and administrative remedies imposed pursuant to this Section.

SECTION 10 **Civil Actions.**

A. In addition to any other remedies provided in the Code, any violation of this Code may be enforced by civil action brought by the City Attorney's Office.

B. In any such action, the City Attorney's Office may seek, and the court may grant, as appropriate, any or all of the following remedies:

1. A temporary and/or permanent injunction;
2. Assessment of the violator for the costs of any investigation, which led to the establishment of the violation, and for the reasonable costs of preparing and bring legal action under this section; and
3. Any other costs incurred in enforcing the provisions of this chapter.

SECTION 11. This Ordinance is hereby declared to be an urgency Ordinance and is adopted under the provisions of the Government Code of the State of California, Section 36937, subsection (b) thereof, and is to take effect immediately.

SECTION 12. **Severability.**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Daly City declares that it would have adopted each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 13. The City Council of the City of Daly City finds and determines that the implementation of measures described in this Chapter is in furtherance police powers of the City of Daly City, and that these purposes are exempt from the provisions of the California Environmental Quality Act (CEQA); Chapter 3 (commencing with Section 21100) of Division 13 of the Public Resources Code, as provided in categorical exemption Classes 1, 4, 5, 7, 8, 9, and or 21 of the CEQA Guidelines (Title 14, *California Code of Regulations*, Sections 15301-15329).

SECTION 14. **Effective Date.** This ordinance is an urgency ordinance enacted under California Government Code sections 36934 and 36937(b). This urgency ordinance is effective upon adoption by a four-fifths (4/5) vote of the City Council.

SECTION 15. **Publication.**

This Mayor shall sign this ordinance and the City Clerk shall attest and certify to the passage and adoption of it, and within fifteen (15) days, publish once in a newspaper of general circulation circulated within the City of Daly City. The City Clerk shall post at City Hall a copy of the full text of this Ordinance in accordance with Government Code Section 65858 and 75090.

The foregoing urgency ordinance was introduced and duly adopted by a four-fifths vote of the City Council of the City of Daly City at a special meeting of the City Council, held on the _

_____ day of _____, 2014, by the following vote:

AYES, Councilmembers: _____

NOES, Councilmembers: _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 11, 2014

**Subject: Major Subdivision SUB-3-14-8806 and Design Review DR-3-14-8807 –
Subdivision of four parcels into 25 lots on the south side of Washington Street
between Annie Street and Edgeworth Avenue (Signature Land Advisors)**

Recommended Action

Approve the Major Subdivision SUB-1-14-8806 and Design Review DR-1-14-8807, subject to the Findings and Conditions as outlined herein.

Planning Commission Discussion

On July 1, 2014, the Planning Commission voted 3-0 (Chair Lubiano and Commissioner Crump absent) to recommend that the City Council approve Major Subdivision SUB-1-14-8806 and Design Review DR 1-14-8807 with revised Conditions of Approval. The following issues were raised at the meeting:

- *Commissioner Kelly expressed concern regarding the close proximity of the southernmost dwelling units to the Allied Waste equipment yard. The equipment yard generates considerable amount of noise in the early morning when the trash trucks begin their workday. Several windows located on that side of the dwellings would be most exposed. Tom Quaglia, representing Signature Land Advisors (applicant) stated that seven-foot tall pre-cast masonry wall proposed on the south property line and double pane glass in the windows on the second floor would provide adequate sound attenuation. Commissioner Kelly asked if, as a Condition of Approval, a disclosure could be included in the Covenants, Conditions and Restrictions to advise homebuyers of the potential for noise. Kelly Schott, Assistant City Attorney, indicated that a disclosure could be required as a condition of approval and Mr. Quaglia agreed to add such a disclosure to the CC&Rs.*
- *Two residents living across from the project site on Annie Street raised concerns regarding potential impacts on street parking and traffic generation. The neighbors advised that the church located to the south on Annie Street creates a great deal of traffic congestion and occupies many of the parking spaces on the street. Mr. Quaglia indicated this development would be displacing an existing commercial operation and its employees who now parking along the street. Beyond that, the project would not be able to control use of other properties in the neighborhood. However, all of the proposed dwelling units would have two-car garages as well as driveway space for two additional cars. Further, the Homeowners' Association would have the authority to enforce parking in garages to discourage on-street parking. Commissioner Kelly asked if such a restriction could be included in the CC&Rs and was advised that it could. Mr. Quaglia agreed to this restriction as well.*

Background

The applicant, Signature Land Advisors, Inc., has submitted an application to subdivide four parcels into 25 lots for the development of single family homes at 515 Washington Street. The subject property is located two blocks south of the Civic Center between Edgeworth Avenue and Annie Street, directly south of Washington Street (see Attachment A – Location Map).

In December 2013, the Sullivan Corridor Committee reviewed a proposal by the same applicant for 46 residential townhomes on the same property where vehicular access to each unit would be provided from a private internal driveway connecting Washington Street to Edgeworth Avenue. However, an amendment to the Sullivan Corridor Specific Plan would have been necessary to allow the density of that proposal, i.e., 26.7 dwelling units per acre. In considering its support for such an amendment, the Committee, citing traffic concerns and a lack of surrounding supportive uses for new residents, directed the applicant to revise the project density to conform to the current density allowance provided by the Specific Plan, i.e., up 14.5 dwelling unit per acre *without* a use permit (Low Density) and up 20 dwelling units per acre, *with* a use permit (Medium Low Density).

Discussion

In response to the Committee's direction, the applicant has submitted a subdivision application for 25 units on the 1.72-acre site, equating to 14.5 dwelling units per acre (see Attachment B – Tentative Map and Project Plans). This density is allowed without the requirement for a use permit.

As proposed, each of the 25 lots within the subdivision would be 25 feet wide and 125 feet deep, for a total lot area of 3,000 square feet. While the Zoning Ordinance typically requires a 3,000 square foot minimum lot size and 30-foot minimum width, it also allows lots that existed prior to January 11, 1949, which at that time exceeded the 2,500 square foot area and 25 foot width minimums, to be re-subdivided at a minimum area of 2,500 square feet area and 25 feet in width.

The proposed subdivision therefore meets all of the minimum lot size, frontage, and density requirements of the Zoning Ordinance. All necessary rights-of-way have been dedicated by the previous subdivision and no additional dedication is required or proposed. The Map does delineate easements over the individual lots for drainage and utilities.

General Plan Consistency

The General Plan encourages the development of infill housing development in existing neighborhoods on sites that are underutilized, where residential development represents the highest and best use, and where public infrastructure exists to support the intensity of the proposed development. The subject site is situated adjacent to single family homes, as well as medium density residential development and commercial uses. Residential development is the highest and best use for the subject property given its size and shape, and adjacent uses. The concept for this area in the Sullivan Corridor Specific Plan is to provide a use and development scale transition between the Civic Center area and the adjacent Broadmoor residential area. The development on this site as proposed would achieve this conceptual goal.

The General Plan land use designation is Mixed Use (C-MU), and the Sullivan Corridor Specific Plan land use designation is Residential Retail Commercial (C-R/R), which allows up to 14.5 dwelling units per acre without the requirement for a use permit and up to 20 dwelling units per acre with a use permit. Staff has determined that the net area of the project site is 1.72 acres, resulting in a project density of 14.5 dwelling units to the acre, which is consistent with the allowable density for the C-R/R designation.

Architectural and Site Design

Each of the proposed residences is considered to be a single-family detached dwelling unit for which two different floor plans are provided. Floor Plan 1 consists of 4 bedrooms and 3 bathrooms in 2,106 square feet (gross area). Floor Plan 2 consists of 4 bedrooms and two and one-half bathrooms in 2,099 square feet. Floor plans 1 and 2 are grouped into five four-unit buildings (Building Type 3 as shown in Attachment B), with three buildings facing Edgeworth Avenue and two facing Annie Street; two Floor Plan 1 units are combined into two-unit buildings (Building Type 2) with one facing Edgeworth Avenue and one facing Annie Street; and one stand-alone Floor Plan 1 unit (Building Type 1) is located at the corner of Edgeworth Avenue and Washington Street, for a total of 25 units. Each unit will have a ground floor, two-car garage in a side-by-side configuration, which meets the City's parking requirement for single family residential dwellings.

The Zoning Ordinance for Sullivan Corridor Specific Plan District requires properties designated Residential Retail Commercial to maintain minimum front yard setbacks of 15 feet, rear yard setbacks of 20 feet, and side yard setbacks of 10 feet for lots 100 feet in width or greater. Each residence conforms to the mandated front and rear setbacks, and since each of the lots will be 30 feet wide, no side yard setbacks are required.

The overall building height of the development is shown as 25'4", which is less than the 30-foot height limit allowed for properties designated Residential Retail Commercial. Urban Design Guideline MU-4 for the Mixed-Use Neighborhood area of the Sullivan Corridor Specific Plan states that, "Buildings at the street frontages should be kept at two stories and below, and building mass above that up to a maximum height of three stories should be visibly stepped back from the street (page 53)." The two-story project complies with this and all other guidelines pertaining to building height, articulation and roofline variation in the Mixed-Use Neighborhood.

The proposed residences incorporate a contemporary architectural design that includes smooth stucco walls and flat roofs below parapet walls, with front façades articulated by shed and gable roof elements over second-floor windows, and finished with reddish-brown concrete roofing tiles. Two color schemes combine alabaster, soft tans and light browns on stucco exteriors with darker tones on trim and façade, and garage and front doors.

Although generally supportive of the proposed architecture and community design, staff has recommended several Conditions of Approval to enhance the overall appearance of the subdivision, including the following:

1. Building Types Two and Three shall provide a third elevation offering greater architectural variation within each type. The third elevation shall be approved by the Planning Division

prior to building permit submittal. The final architectural site plan shall provide that no two adjacent homes incorporate the same elevation.

2. All front and street-side elevations shall receive wainscoting veneer. Such veneer shall be of a consistent material (for example, cultured stone and brick should not be intermixed on any single home). Building Type One at the Edgeworth/Washington intersection shall provide veneer at the full street-facing elevation.
3. The subdivision shall provide three color schemes, with colors of greater visual interest. The color schemes shall approved by the Planning Division prior to building permit issuance.
4. The applicant shall construct a walkway with colored concrete or pavers with decorative banding from the portico of the home on Lot One to the adjacent sidewalk on Washington Avenue, with decorative landscaping, so as to accentuate the entry of the home on this corner lot.

Requirements #2 and #4 above are the same as those that were imposed on the subdivision at the southwest corner of Annie Street and Washington Avenue, both of which are intended to enhance the aesthetic appeal at the corners.

Project Affordability

The applicant has submitted an affordable housing plan in accordance with the City's Inclusionary Housing Ordinance, which requires 20 percent of all units to be affordable (see Attachment C – Affordable Housing Plan). The Ordinance also allows the payment of a fee in lieu of providing the total amount of affordable units. Based on the 20 percent requirement, a total of five affordable units would be required (25 d.u. x 0.20). In compliance with the provisions of the Ordinance, the developer has proposed paying an in-lieu fee of \$14.00 per square feet of floor area of all dwellings in the development. Fifteen dwelling units are proposed with a floor area 2,106 square feet (15 d.u. x 2,106 sq. ft. x \$14/sq. ft. = \$442,260). Ten dwelling units are proposed with a floor area of 2,099 square feet (10 d.u. x 2,099 sq. ft. x \$14/sq. ft. = \$293,860). The developer will sell all of the units at market rate prices and pay a total in-lieu fee of \$736,120. The final affordable housing fee due to the City will be based on the actual square footage of floor area determined and paid at the time building permits are issued. Staff has determined that the affordable housing plan meets the intent of the Ordinance. The City Manager, who has the discretion to approve, conditionally approve, or deny the affordable housing plan, approved the plan on June 18, 2014. With the plan approved, the applicant will enter into an affordable housing agreement with the City.

The applicant will be required to establish a Homeowners' Association (HOA) for the purpose of landscape maintenance within any easement areas created, permanently installed stormwater treatment systems, and any infrastructure related to the respective systems. The HOA membership will consist of all residential lot owners and will be professionally managed. In order to address stormwater treatment requirements in the Municipal Regional Permit (MRP), a condition of approval is recommended to require the establishment of a Homeowner's Association and upon submittal of Final Map, the inclusion of a stormwater treatment plan that illustrates full compliance

with Section C.3 of the MRP. The project must also comply with the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit, as the total site area is greater than 1 acre in size.

The existing site is surrounded by developed parcels, and is adjacent to existing infrastructure, which can adequately serve the resulting parcels with all required utilities and services. Upon completion of required water and sewer studies, there may be upgrades required to these lines.

General Plan Consistency

The General Plan encourages the development of infill housing development in existing neighborhoods on sites that are underutilized, where residential development represents the highest and best use, and where public infrastructure exists to support the intensity of the proposed development. The subject site is situated adjacent to single family detached homes, as well as medium and high density residential development. Residential development is the highest and best use for the subject property given its size and shape, and adjacent uses. The concept for this area in the Sullivan Corridor Specific Plan is to provide a use and development scale transition between the Civic Center area and the adjacent Broadmoor residential area. The proposed, intended development on this site would achieve this conceptual goal.

The General Plan land use designation is Mixed Use (C-MU), and the Sullivan Corridor Specific Plan land use designation is Residential Retail Commercial (C-R/R), which allows a maximum density of 14.5 dwelling units to the acre by right and conditionally, up to 20 dwelling units per acre. Staff has determined that the net area of the project site is 1.72 acres, resulting in a project density of 14.5 dwelling units to the acre. This density is within the allowable density for the C-R/R designation.

Utility Providers

The subject property is located within a fully urbanized area with all public services likely capable of serving the new lots. As a Condition of Approval, the City has required that the applicant develop water and sewer studies to identify where upgrades to existing utilities may be required.

Therefore, utilities to serve the project are either in place or will be in place prior to construction. In addition, the California Water Service Company has agreed to service the subject development, upon submittal of modeled water analysis by the applicant, illustrating the existing system can meet the demands of the project. Any upgrades in the system deemed necessary will be the applicant's responsibility and a Condition of Approval has been added to require this analysis.

It is the policy of the City to require that utilities be placed underground in conjunction with new development. Existing above-ground utilities located on Edgeworth Avenue, Annie Street and Washington Street will be required to be installed underground as a Condition of Approval.

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

Fiscal Analysis & Impacts

The proposed project requires entitlement for a Major Subdivision that divides four existing parcels into 25 lots and Design Review for the construction of 25 single-family residences, which will add an incremental demand for City services. Prior to project completion, the project applicant will be required to pay park in-lieu fees as required by Parkland Dedications Ordinance, building permit, plan check, and AB 1600 fees to the City. Upon sale of the residential properties, the future owners will pay property tax to the County, a portion of which will be distributed to the City.

Environmental Assessment

The proposed building is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, (State CEQA Guidelines) Section 15332 – In-fill Development. Section 15332 makes specific findings that must be made in order to qualify for this exemption.

Notwithstanding the project's exemption from CEQA, a Phase I Environmental Site Assessment prepared for the project site identified that the site has an extensive and long-term history of agricultural use. For this reason, staff has incorporated the following Conditions of Approval:

1. Two underground Storage Tanks that were installed in 1986 shall be removed and additional assessment (Phase II) performed to determine if any impacts to the subsurface had occurred, in which case remediation shall be completed prior to site grading.
2. Based on the date of construction, materials within the buildings on the subject property may contain asbestos. As such, prior to demolition, testing for asbestos content of the building materials to be disturbed shall be performed so that ACM, if present, can be properly managed. An asbestos O&M Plan shall be developed for the building if/as necessary, based on testing results on the subject property.
3. Based on the age of the buildings on the site, the potential exists for lead-based paint to be present at the site. Prior to any demolition activities, a lead paint survey shall be performed so that these materials, if present, can be properly managed.

Findings

The Planning Commission has found that, with the adoption of recommended conditions of approval, the Major Subdivision SUB-3-14-8806 and Design Review DR 3-14-8807 will comply with all applicable provisions of Title 16 (Subdivisions) and Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project will not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the City. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on July 1, 2014; notice of said hearing was published in a newspaper of general circulation on June 20, 2014, and by posting and first-class mailing to property owners within 300 feet. 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 August 11, 2014; notice of said hearing was by newspaper publication, and posting and first class mailing to property owners within 300 feet of the site, on August 1, 2014;
2. The City Council has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per CEQA Guidelines Section 15332 In-Fill Development Projects, which requires that: the project is consistent with the applicable general plan designation and all applicable general plan policies and applicable zoning designations; it occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, the site can be adequately served by all required utilities and public services.
3. 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.
4. The proposed subdivision design and improvement is consistent with applicable general and specific plans. The site is designated as Residential Retail Commercial (C/R-R) of the Sullivan Corridor Specific Plan, which permits a maximum of 14.5 dwelling units per net acre. The proposed project will result in a density of 14.5 dwelling units per acre. The density and intensity of the project is consistent with other similar projects in the surrounding vicinity.
5. The site is physically suitable for the type and density of the proposed subdivision. The subject site is situated directly south of Washington Street, between Annie Street on the west side and Edgeworth Avenue on the east side. The area is characterized by a mixture of multi-family and single-family residential, and assembly and service commercial uses in the near vicinity. Given the size and shape of the subject property, together with adjacent land uses, a low-

- density residential development consisting of 25 single family residences represents the highest and best use of the subject property.
6. The design of the proposed subdivision and improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat. The proposed project would be constructed in a fully urbanized area on a previously disturbed property that contains no protected or unprotected habitat and meets all criteria for Categorical Exemption under Section 15332 In-Fill Development Projects per CEQA.
 7. The design of the proposed subdivision will not cause serious public health problems. The proposed project consists of the subdivision of four exiting parcels into 25 lots and Design Review for the construction of 25 new single family residences, which are subject to Building Code requirements that set forth minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk.
 8. The design of the proposed subdivision or improvements will not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. There are no known easements with which the proposed subdivision or subsequent construction would conflict. The project would occur exclusive of the public right-of-way and no new easements for the public at large, or encroachments are known to be required at this time.
 9. The project has received approval for an Inclusionary Housing Plan that meets the requirements of DCMC Chapter 17.47.
 10. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance. 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.

Conditions of Approval

The Planning Commission recommends approval of Major Subdivision SUB-3-14-8806 and Design Review DR-3-14-8807, subject to the following conditions and Daly City General Conditions of Approval. Minor deviations from the conditions of approval may be approved by the Planning Division. Significant deviations will require review and approval by the Planning Commission and City Council.

A. ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

General

1. The applicant shall file a Declaration of Acceptance of the conditions of approval with the City Clerk within thirty (30) days of City Council approval. Until said declaration is filed, the General Plan Amendment and Planned Development shall not be valid for any purpose.

2. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning and Engineering Divisions prior to the change. Major changes to the Tentative Map shall be subject to review by the Planning Commission and City Council.
3. The tentative subdivision map and use permit approvals granted herein shall be valid for a period of two years. If a final map has not been approved within this timeframe, the applicant shall apply for a time extension.
4. All existing buildings on the site shall be demolished and removed prior to recordation of the Final Map.
5. The design review approval granted herein shall be valid for a period of one year. If building permits have not been issued within this timeframe, the applicant shall apply for a time extension.
6. The project shall conform to all applicable City of Daly City General Conditions of Approval.
7. The applicant will be required to pay park-in-lieu fees, in compliance with DCMC Chapter 16.30 Parkland Dedications. Per DCMC Section 16.30.040.A, the required dedication in this specific case is 0.238 acres. Per DCMC Section 16.30.060, the in-lieu fee shall be based upon said dedication requirement. Per DCMC Section 16.30.090, in-lieu fees are required to be paid to the City of Daly City, prior to approval of the Final Map. The project is subject to full compliance with DCMC Chapter 16.30 Parkland Dedications.
8. The applicant shall complete an Inclusionary Housing Agreement with the City for approval of the City Manager. Per DCMC Section 17.47.080.A.1, Inclusionary Housing In-Lieu fees shall be paid in compliance with this section, prior to issuance of building permits.
9. Upon submittal of Final Map, the applicant shall 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.

Architectural Design

10. The front door of the home on Lot One shall receive a portico so as to visually enhance its presence.
11. Within Building Types Two and Three, the applicant shall provide a third elevation offering greater architectural variation within each type. The third elevation shall be approved by

the Planning Division prior to building permit submittal. The final architectural site plan shall provide that no two adjacent homes incorporate the same elevation

12. All pedestrian doors, garage doors, and windows shall receive either EFIS or 2X dimension wood trim, depending on the adjacent surface material.
13. Garage doors shall be of a design and color complimentary to the project, and shall provide greater design interest (lites, sash bars, etc.). This design shall be approved by the Planning Division and indicated on all plans submitted to the Building Division for plan check. Garage doors shall be painted a two-tone color scheme represented on the home.
14. All front and street-side elevations shall receive wainscoting veneer. Such veneer shall be of a consistent material (for example, cultured stone and brick should not be intermixed on any single home). Wainscoting shall not terminate at building corners and shall instead return to the first fence line or other logical conclusion point. Construction drawings shall identify the wainscot material and a decorative cap that is satisfactory to the Planning Division. Building Type One at the Edgeworth/Washington intersection shall provide veneer at the full street-facing elevation.
15. The applicant shall provide three color schemes, with colors of greater visual interest. The color schemes shall approved by the Planning Division prior to building permit issuance.

Site Design

16. Precast walls shall be six-feet in height or less, and shall be provided in a color complimentary to the home colors and found acceptable to the Planning Division prior to installation. Pilasters shall be twenty feet on center.
17. A walkway constructed from colored concrete or pavers with decorative banding shall be constructed from the portico of the home on Lot One to the adjacent sidewalk on Washington Avenue.
18. Concrete banding at the project driveways and walkways shall be colored to match the adjacent paver material.
19. The applicant shall provide a detail for all fencing that is to be construction on the project site. Wood fencing that will be visible from off-site locations shall incorporate a high-quality aesthetic, incorporating six-by-six nominal heavy-timber and overlapping fence panels, and be stained dark brown.

Homeowners' Association

20. The applicant shall establish a Homeowners' Association (HOA) for the purpose of landscape maintenance within any easement areas created, any retaining walls required to be built as part of new development, permanently installed stormwater treatment systems, and any infrastructure related to the respective systems. The HOA membership shall consist

of all residential lot owners. The HOA shall be professionally managed and the HOA bylaws and initial annual operating budget shall be reviewed and approved by the Planning Division/City Attorney's Office prior to submittal to the California Department of Real Estate.

21. Prior to the recordation of a Final Map, the developer shall submit a maintenance plan, which clearly specifies methods and standards for performance of common responsibilities and maintenance for all common areas and equipment and fees to be assessed for such purposes. The maintenance plan shall include a budget acceptable to the City for major repairs and extraordinary expenses, and shall be incorporated into HOA bylaws.
22. The developer shall submit to the City Attorney, for review and approval, a copy of the covenants, conditions, and restrictions (CC&Rs) that will apply to the development prior to recordation of the Final Map. The CC&Rs shall include a disclosure advising homebuyers of the potential for noise created by the adjacent garbage truck yard and the HOA's ability to require parking in garages to discourage on-street parking.
23. The HOA shall enter into a Maintenance Agreement with the City of Daly City to ensure long-term maintenance and servicing by the Property Owner of stormwater site design and treatment control measures according the approved Maintenance Plan.
24. Prior to the issuance of building permits, a detailed landscape and irrigation plan shall be submitted for review by the Planning Division, which shall comply with DCMC Chapter 17.41 Water Conservation in Landscaping. New landscaping required for the subdivision shall incorporate Bay Area Friendly species that are drought tolerant and the irrigation systems shall incorporate water efficiency measures. No landscaped areas shown on the preliminary plan approved by the City Council shall be changed to non-landscaped material such as decorative rock. Alternative plant and tree species may be approved by the Planning Division if it can be shown they would be more appropriate for the site.

Landscaping

25. All landscaping shall be installed, inspected and approved prior to the issuance of occupancy permits.
26. The applicant shall amend the landscape plan to incorporate the entire area located between the home on Lot One and Washington Street. The plan shall identify box-specimen trees at this location, of a variety approved by the Planning Division, which shall be placed at ten-foot on center.
27. The landscape plan shall be amended to identify a enhanced landscape area which includes a raised planter on either side of the walkway to be constructed from the portico of the home on Lot One to the adjacent sidewalk on Washington Avenue. An encroachment permit shall be obtained for this construction prior to placement.

28. The building permit submittal shall provide a utility location plan that identifies lateral locations for all utilities serving the homes. Conflicts between utilities and landscaping shall be rectified prior to building permit issuance.
29. All trees adjacent to the City sidewalk shall be box-specimen and shall provide a root-barrier acceptable to the City.
30. Annual inspection of the landscaping shall be conducted for the first five years following construction completion to ensure the landscaping is adequately maturing in a healthy manner. Should plants be determined to be significantly deficient in growth or health, additional landscaping shall be required to compensate for the lack of vegetation. Annual inspections shall be conducted by the Planning Division. A point of contact within the HOA shall be established to coordinate said annual inspections, and the HOA shall retain responsibility to maintain and, as necessary per the direction of the City, replace landscaping or enhance site and retaining walls.
31. The applicant shall establish an HOA budget item for tree replacement within the first five years for all trees determined by the City to be dead or dying. The applicant shall provide an initial fund for budget item of not less than \$5,000.
32. The landscape plan shall identify an excavation plan for all screen-trees which provide a sufficient trench allowing for root expansion, as determined by the City. Tree trenches shall be inspected by the City for size prior to tree installation.
33. The applicant shall provide establishment, and where necessary, long-term irrigation to all trees, shrubs, and groundcover.
34. The applicant shall triple-stake all trees and this staking shall be subject to initial inspection by the City. Trees shall remain triple-stake through the establishment period and tree staking shall be subject to the annual inspection identified above.

Stormwater Treatment

35. 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.
36. The applicant shall receive approval of the stormwater management plan from a third-party reviewer appointed by the City prior to building permit submittal. The applicant shall pay the entire cost of the third-party reviewer.
37. 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.

38. The applicant shall enter into a 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 Maintenance Plan.
39. The applicant shall arrange and pay for final inspection of installed treatment measure by municipality's Special Inspector within 45 days of installation or project construction completion, whichever comes first.

Site Remediation

40. Two existing Underground Storage Tanks (USTs) shall be removed and additional assessment (Phase II) performed to determine if any impacts to the subsurface had occurred, in which case remediation shall be completed prior to site grading.
41. Prior to demolition, testing for asbestos content of the building materials to be disturbed shall be performed so that Asbestos Containing Materials (ACM), if present, can be properly managed. An asbestos O&M Plan shall be developed for the building if/as necessary, based on testing results on the subject property.
42. Prior to any demolition activities, a lead paint survey shall be performed so that these materials, if present, can be properly managed.

B. WATER AND WASTEWATER RESOURCES DEPARTMENT

43. The applicant shall prepare a Sewer Capacity Study from the site to the collection system trunk main(s). All costs associated with any necessary sewer system studies and upgrades required as a result of this project shall be borne by the applicant
44. Any costs associated with sewer upgrades shall be borne by the applicant.

C. FIRE PREVENTION

45. Fire Flow shall meet 2013 CFC Appendix C based on the largest structure.
46. All structures shall have fire sprinklers per NFPA 13 per 2013 CFC 903 as amended in the Daly City Municipal Code Note: (These are no longer 1 or 2 unit R-3 but four unit buildings thus do not qualify for NFPA 13D sprinklers).
47. Addressing shall be provided per Section 505.1 as amended by DCMC 15.32.070.

D. ENGINEERING DIVISION

48. The applicant shall provide sewer, water, and storm drain studies, and shall construct recommended improvements as required by the City Engineer.

49. Storm runoff shall not exceed pre-development conditions for a 2-hour, 10-year storm. Runoff shall be directed to the gutter through curb drains.
50. All electrical and telecommunications services shall be provided through underground connections. There shall be no overhead drops. All existing overhead services and supporting poles along the project frontage shall be removed, including the pole at the corner of Washington Street and Edgeworth Avenue. Existing above-ground utilities located the Edgeworth Avenue, Annie Street, and Washington Street frontages adjacent to the development shall be placed underground. To the extent feasible, as determined by the City Engineer, existing utility drops from the east side of Annie to existing residences on the west side of Annie shall be fully undergrounded, without the use of a new pole on the west side of Annie, at the applicant's expense.
51. The applicant shall replace curb gutter and sidewalk over the entire frontage of the development to the nearest expansion joints or score lines, including the full frontage of Lot One adjacent to Washington Avenue.
52. The applicant shall resurface existing street frontage pavements with a minimum of two inches of new AC. Coincident with the resurfacing, access ramps shall be installed at the intersection of Washington Street and Edgeworth Avenue to facilitate street crossings.
53. Existing street lights on Annie Street, Washington Street, and Edgeworth Avenue shall be replaced with City Standard street lights with underground service.
54. Prior to requesting approval for the Final Map, all improvements, including on- and off-site improvements, and all public service and utility facilities required to serve the development, shall be completed by the applicant, or the applicant shall enter into an Improvement Agreement with the City to complete the improvements within the time limit specified by the City.
55. Storm water detention systems and storm water treatment systems if required shall be located on private property any maintained by the Home Owners Association.
56. Developer shall provide a "Will Serve Letter" from the CalWater confirming adequate service is available to support the development. The service letter shall indicate if any improvements are required to meet the development demand. The required system improvements shall be constructed at the developers cost in advance of map approval.
57. Retaining walls if any shall be maintained by the Homeowners' Association.

Recommendation

The Planning Commission recommends that the City Council take the following actions:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;

3. Approve Major Subdivision SUB-3-14-8806 and Design Review DR-3-14-8807, as conditioned herein.

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

Respectfully submitted,



Steve Flint
Contract Senior Planner

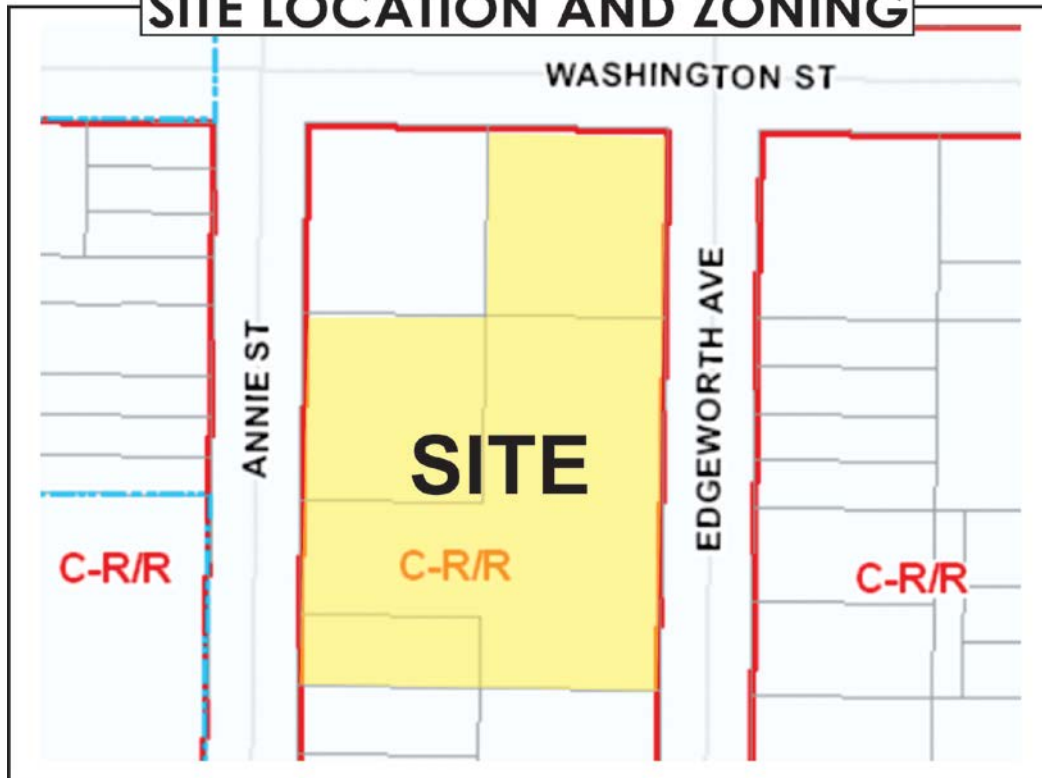


Tatum Mothershead
Interim Director of Economic and Community Development

Attachments

Attachment A – Location Map
Attachment B – Tentative Map and Project Plans
Attachment C – Affordable Housing Plan

SITE LOCATION AND ZONING





BENCHMARK

NATIONAL GEODETIC SURVEY BRASS DISK STAMPED "L 1241 1972" LOCATED AT THE JUNCTION OF EASTMOOR AVENUE AND AN ASPHALT STREET SOUTH TO THE WESTMOOR HIGH SCHOOL PARKING LOT AT DALY CITY , IN THE TOP AND AT THE NORTHEAST CORNER OF A CONCRETE CATCH BASIN AT THE WEST CURB OF THE STREET, 18 FEET SOUTH OF THE SOUTH CURB LINE OF THE AVENUE, 155 FEET WEST OF THE EXTENDED CENTER LINE OF TERRACE VIEW COURT, 255 WEST OF THE EXTENDED CENTERLINE OF GILMAN DRIVE, 0.9 FOOT WEST OF THE WEST CURB OF THE STREET TO THE PARKING LOT, AND ABOUT 1 FOOT HIGHER THAN THE STREET AND THE AVENUE.

ELEVATION: 404.13 FEET (NAVD 88).

LEGEND

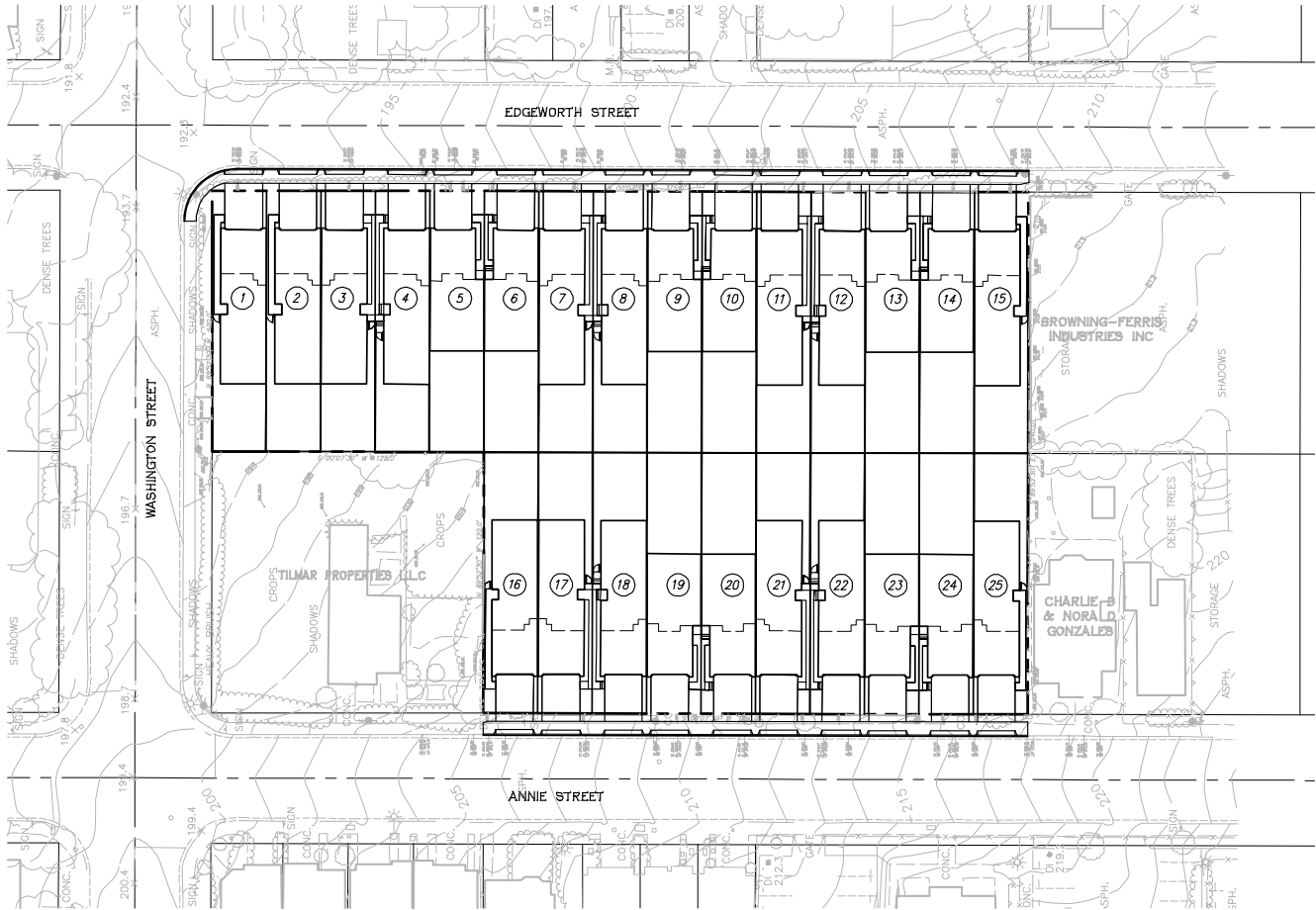
PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	RECYCLED WATER	
	CURB & GUTTER	
	SIDEWALK	
	CONCRETE DITCH	
	STORM WATER INLET	
	FIELD INLET	
	AREA DRAIN	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	SANITARY SEWER LATERAL	
	WATER LATERAL WITH METER	
	WATER VALVE	
	STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	BARRICADE	
	SLOPE	
	HANDICAP RAMP	
	SAVE TREE	
	REMOVE TREE	
	CONTOUR ELEVATIONS	
	SPOT ELEVATION	

ABBREVIATIONS

BNDY	BOUNDARY
BO	BLOW OFF
BW	BOTTOM OF WALL
CL	CENTER LINE
EX	EXISTING
FC	FACE OF CURB
FL	FLOW LINE
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
MH	MANHOLE
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RET	CURB RETURN
RW	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
STA	STATION
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
W	WATER
WLE	WATER LINE EASEMENT
WM	WATER METER

TENTATIVE MAP
EDGEWORTH NURSERY RESIDENCES

CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA
FOR: SIGNATURE LAND ADVISORS



LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET NO. DESCRIPTION

LANDSCAPE PLAN

L1.0 CONCEPTUAL COLOR SITE PLAN

CIVIL PLANS

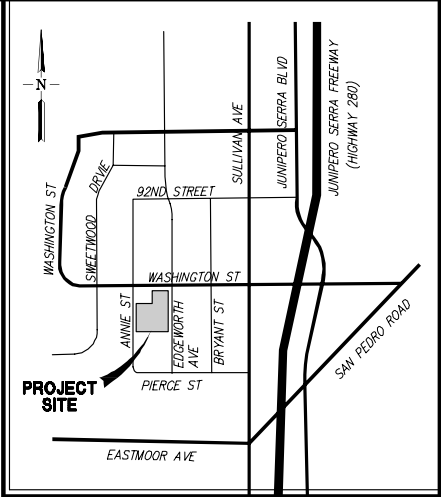
- C1.0 TITLE SHEET
- C2.0 EXISTING SITE PLAN
- C3.0 LOTTING AND EASEMENT PLAN
- C4.0 TECHNICAL SITE PLAN
- C5.0 PRELIMINARY GRADING AND UTILITY PLAN
- C6.1 PRELIMINARY CROSS-SECTIONS
- C6.0 PRELIMINARY STORM WATER TREATMENT PLAN
- C6.1 PERLIMINARY STORM WATER TREATMENT DETAILS

ARCHITECTURAL PLANS

- A1-00 ARCHITECTURAL SITE PLAN
- A2-00 BUILDING TYPE 1A EXTERIOR ELEVATIONS
- A2-10 BUILDING TYPE 2A EXTERIOR ELEVATIONS
- A2-11 BUILDING TYPE 2B EXTERIOR ELEVATIONS
- A2-20 BUILDING TYPE 3A EXTERIOR ELEVATIONS
- A2-21 BUILDING TYPE 3B EXTERIOR ELEVATIONS
- A3-00 BUILDING TYPE 1 FLOOR PLANS
- A3-10 BUILDING TYPE 2 FLOOR PLANS
- A3-20 BUILDING TYPE 3 FLOOR PLANS
- A3-21 BUILDING TYPE 3 FLOOR PLANS
- A4-00 UNIT 1 FLOOR PLANS
- A4-10 UNIT 2 FLOOR PLANS
- A5-00 COLOR & MATERIALS BOARD

LANDSCAPE PLANS

- L1.1 CONCEPTUAL LANDSCAPE PLAN
- L2.0 CONCEPTUAL LANDSCAPE DETAILS
- L3.0 CONCEPTUAL PLANT PALETTE
- L3.1 CONCEPTUAL PLANT IMAGERY
- L4.0 CONCEPTUAL HYDROZONE PLAN



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

- OWNER: ELSIE L. SCHENONE, TRUSTEE OF THE ELSIE L. SCHENONE REVOCABLE TRUST
- DEVELOPER: SIGNATURE LAND ADVISORS, INC. 2201 BROADWAY, STE 604 OAKLAND, CA 94612 CONTACT: TOM QUAGLIA
- ARCHITECT: KTG GROUP, INC. 580 SECOND ST, STE 200 OAKLAND, CA 94607 (510) 272-2910 CONTACT: JILL D. WILLIAMS, AIA
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 (925) 227-9100 CONTACT: JOSEPH N. AZAR, PE
- LANDSCAPE ARCHITECT: VANDORN ABED 81 14TH ST SAN FRANCISCO, CA 94103 (415) 864-1921 CONTACT: ZEKI ABED
- SOILS ENGINEER: ENGE0 6399 SAN IGNACIO AVENUE, STE 150 SAN JOSE, CA 95119 (408) 574-4900 CONTACT: STEFANOS PAPADOPULOS, GE
- CURRENT GENERAL PLAN DESIGNATION: COMMERCIAL - MIXED USE
- CURRENT ZONING: COMMERCIAL - MIXED USE
- PROPOSED ZONING: COMMERCIAL - RESIDENTIAL/RETAIL
- APN: 006-344-020, 006-344-110, 006-344-160, 006-344-170
- GROSS SITE AREA: 1.722± ACRES
- TOTAL NO. OF PROPOSED LOTS: 25
- PARKING: REQUIRED: 50 (2.0 PER UNIT) PROVIDED: 50
- UTILITIES: WATER: CALWATER CITY OF DALY CITY SANITARY SEWER: CITY OF DALY CITY STORM DRAIN: CITY OF DALY CITY FIRE: NORTH COUNTY FIRE AUTHORITY GAS & ELECTRIC: PACIFIC GAS & ELECTRIC CABLE TV: COMCAST TELEPHONE: AT&T
- BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.
- TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC MAP PREPARED BY RADMAN AERIAL SURVEYS IN OCTOBER 2013 AND SUPPLEMENTAL FIELD SURVEY BY RUGGERI-JENSEN-AZAR..



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

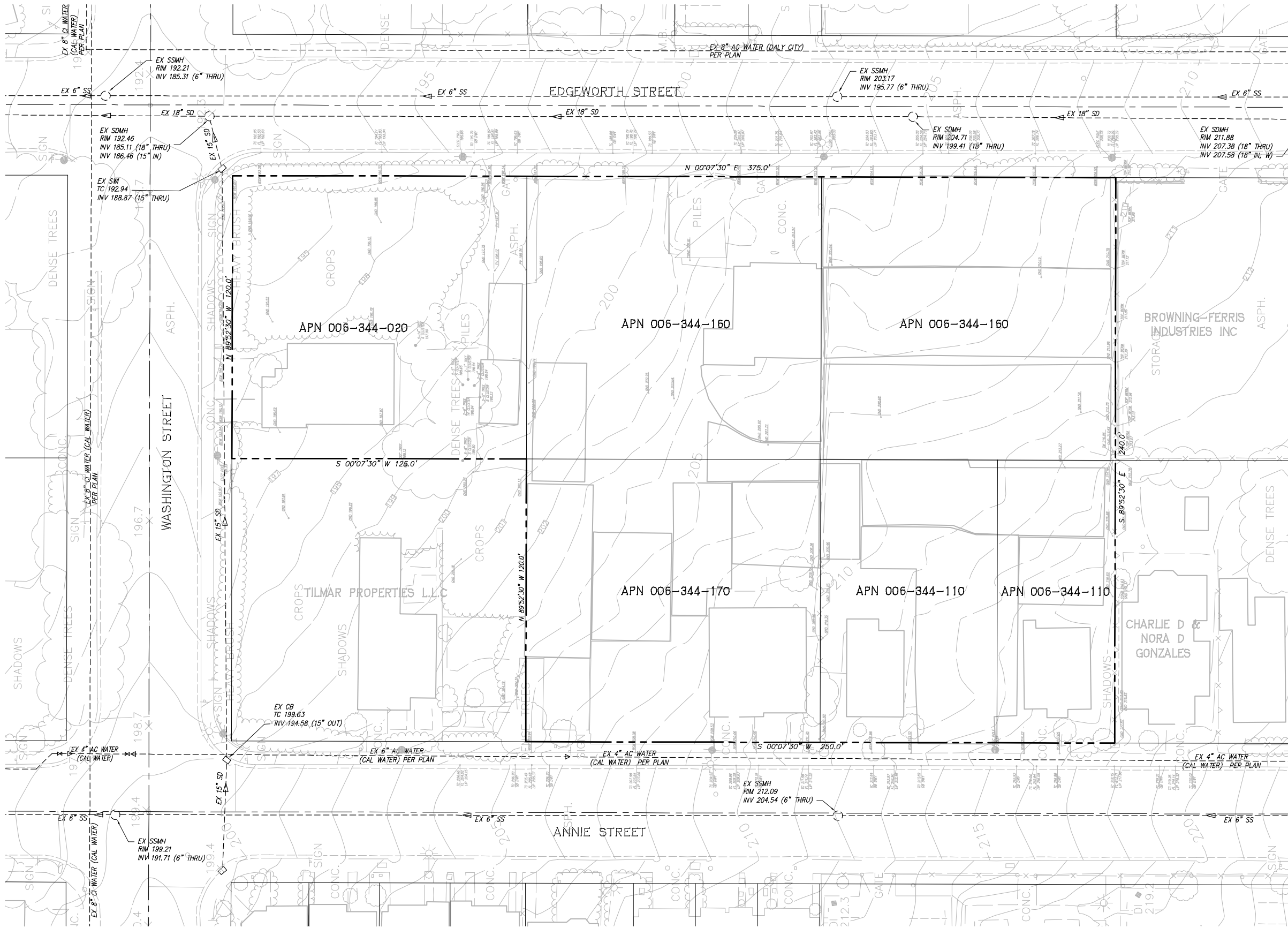
DATE: JUNE 20, 2014

JOB NO.: 131088

SHEET NO.

C1.0

Q:\062015\15088\01\22-EXISTING CONDITION PLANS 6/18/2014 1:51:50 PM ERW MJS(BANDSU)



TENTATIVE MAP
EXISTING CONDITIONS PLAN
CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA
FOR: SIGNATURE LAND ADVISORS



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

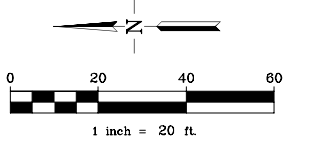
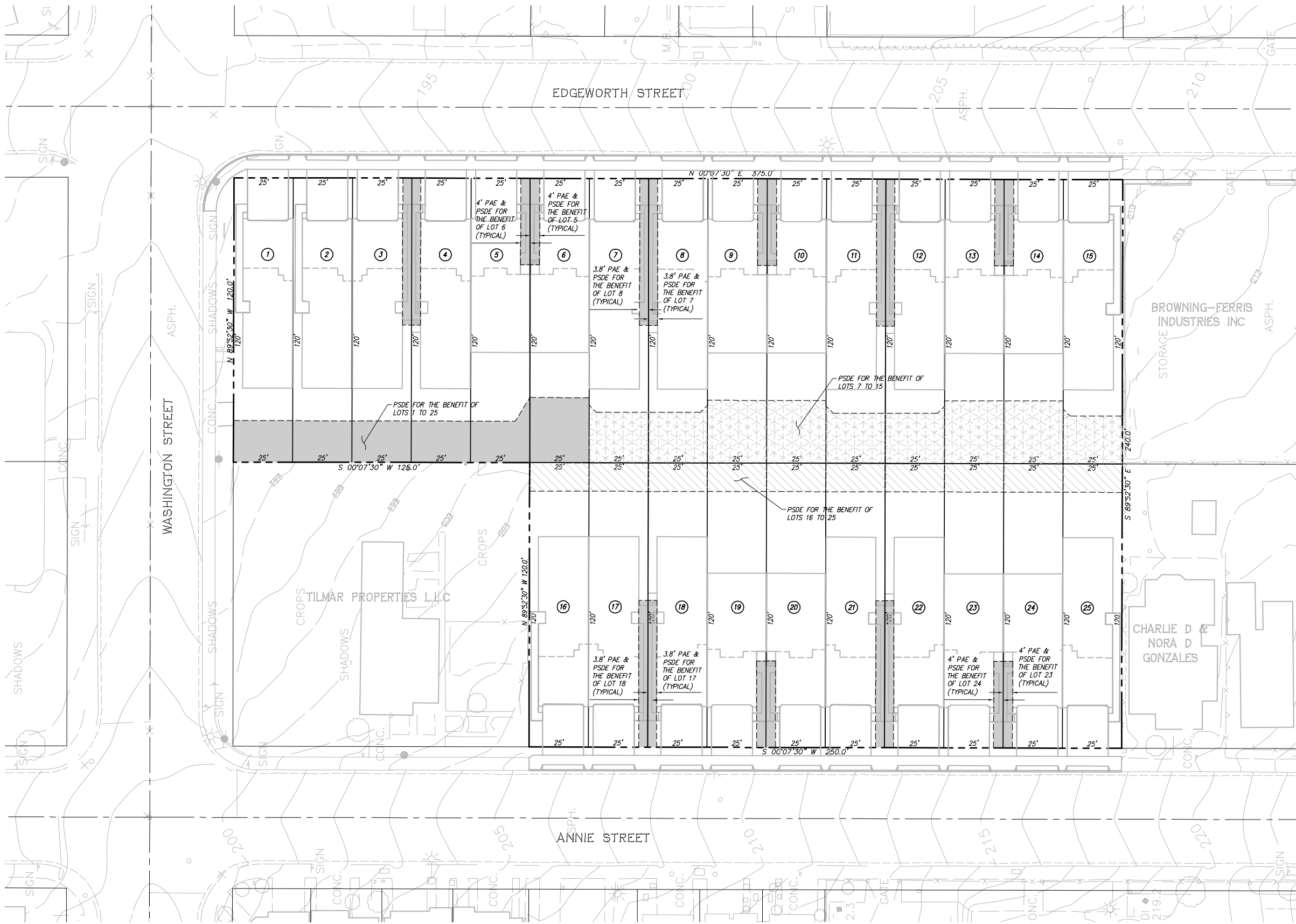
NO.	DATE	DESCRIPTION	BY

DATE: JUNE 20, 2014

JOB NO.: 131088

SHEET NO.

C2.0



LOT AREA TABLE	
LOT NUMBER	AREA (SF)
1	3,000
2	3,000
3	3,000
4	3,000
5	3,000
6	3,000
7	3,000
8	3,000
9	3,000
10	3,000
11	3,000
12	3,000
13	3,000
14	3,000
15	3,000
16	3,000
17	3,000
18	3,000
19	3,000
20	3,000
21	3,000
22	3,000
23	3,000
24	3,000
25	3,000

TENTATIVE MAP
LOTING AND EASEMENT PLAN
CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA
FOR: SIGNATURE LAND ADVISORS



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

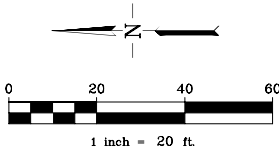
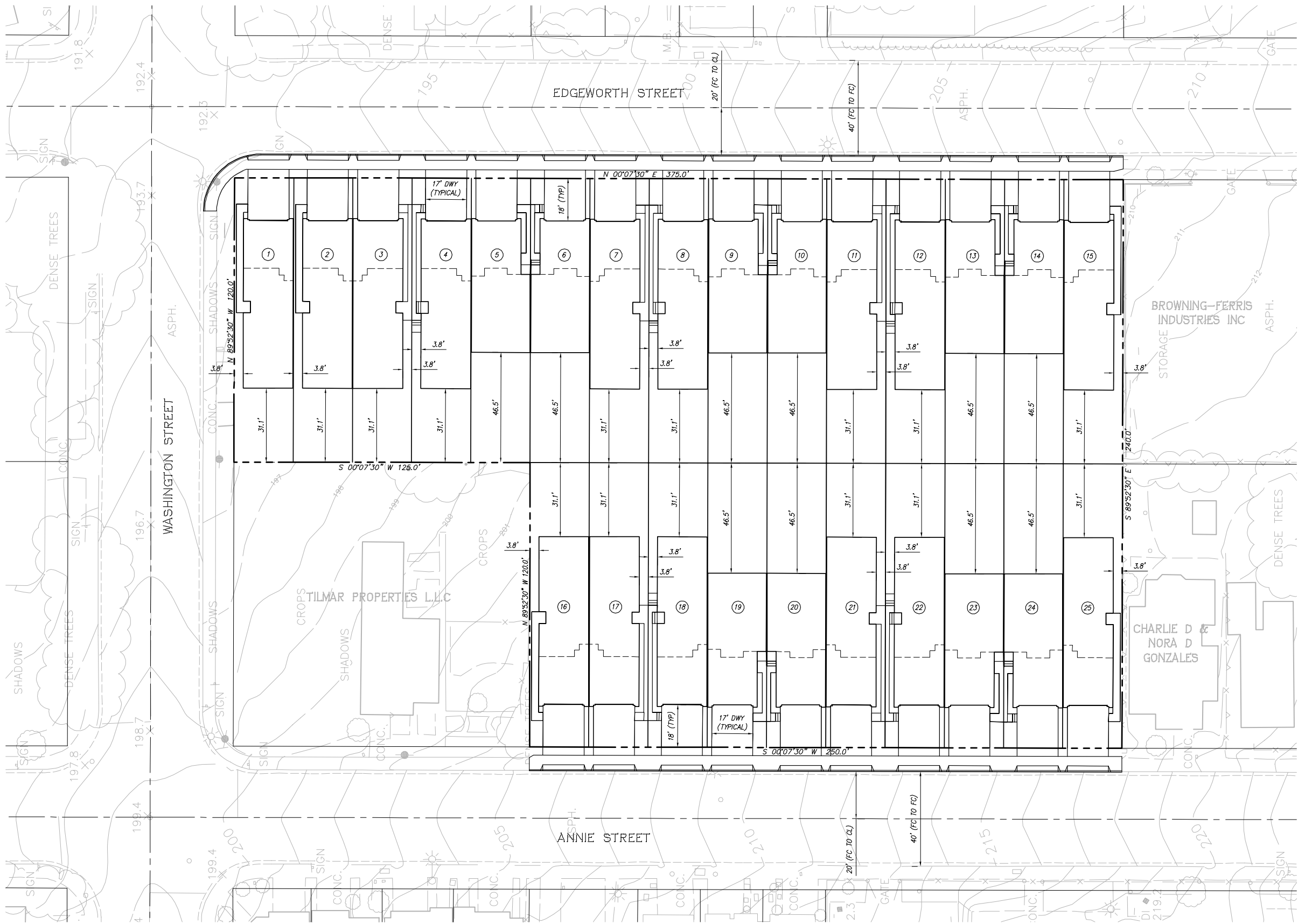
DATE: JUNE 20, 2014

JOB NO.: 131088

SHEET NO.

C3.0

©, APR2015 (13088) P01 C4.0-PRELIMINARY SITE PLANNING & 7/20/2014, 8:20:42 AM ERM MUSABADESI



PROJECT SUMMARY
A. GROSS SITE AREA: 1.722± ACRES
B. PROPOSED # OF UNITS: 25
C. GROSS DENSITY: 14.5 UNITS/AC

UNIT TYPE BREAKDOWN

PLAN 1	15
PLAN 2	10
TOTAL	25

E. BEDROOM (BR) COUNT

	UNITS	BR/UNIT	TOTAL
PLAN 1	15	4	60
PLAN 2	10	4	40
TOTAL	25	TOTAL BR:	100

Edgeworth Street Residences

Lot	Home Plan	Total Lot SF	Bdrn	Bath	Living Area	Garage Size	FAR	Height
1	1	3000	4	3	2,106	400	0.8353	25.33
2	1	3000	4	3	2,106	400	0.8353	25.33
3	1	3000	4	3	2,106	400	0.8353	25.33
4	1	3000	4	3	2,106	400	0.8353	25.33
5	2	3000	4	2.5	2,099	400	0.8330	25.33
6	2	3000	4	2.5	2,099	400	0.8330	25.33
7	1	3000	4	3	2,106	400	0.8353	25.33
8	1	3000	4	3	2,106	400	0.8353	25.33
9	2	3000	4	2.5	2,099	400	0.8330	25.33
10	2	3000	4	2.5	2,099	400	0.8330	25.33
11	1	3000	4	3	2,106	400	0.8353	25.33
12	1	3000	4	3	2,106	400	0.8353	25.33
13	2	3000	4	2.5	2,099	400	0.8330	25.33
14	2	3000	4	2.5	2,099	400	0.8330	25.33
15	1	3000	4	3	2,106	400	0.8353	25.33
16	1	3000	4	3	2,106	400	0.8353	25.33
17	1	3000	4	3	2,106	400	0.8353	25.33
18	1	3000	4	3	2,106	400	0.8353	25.33
19	2	3000	4	2.5	2,099	400	0.8330	25.33
20	2	3000	4	2.5	2,099	400	0.8330	25.33
21	1	3000	4	3	2,106	400	0.8353	25.33
22	1	3000	4	3	2,106	400	0.8353	25.33
23	2	3000	4	2.5	2,099	400	0.8330	25.33
24	2	3000	4	2.5	2,099	400	0.8330	25.33
25	1	3000	4	3	2,106	400	0.8353	25.33

TENTATIVE MAP
TECHNICAL SITE PLAN
CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA
FOR: SIGNATURE LAND ADVISORS

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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

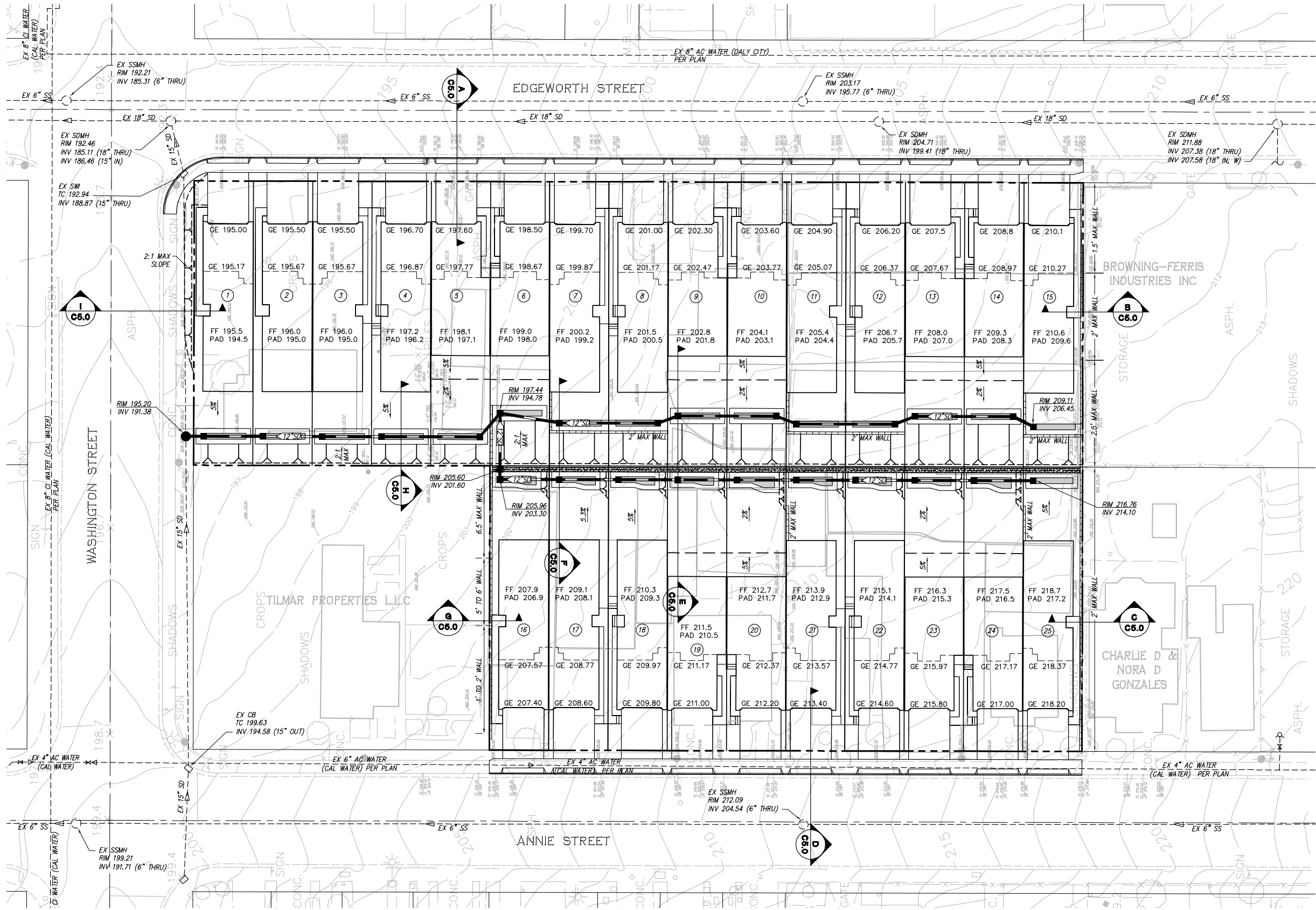
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DATE: JUNE 20, 2014

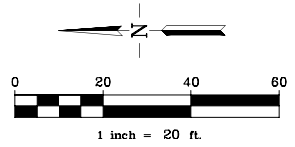
JOB NO.: 131088

SHEET NO.
C4.0

Q:\J020151\J020151\0208\PD\05.0-PRELIMINARY GRADING AND DRAINAGE PLANS 5/16/2014 10:27:57 AM ERN MUSHANESCU



TENTATIVE MAP
PRELIMINARY GRADING AND UTILITY PLAN
CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA
FOR: SIGNATURE LAND ADVISORS





RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

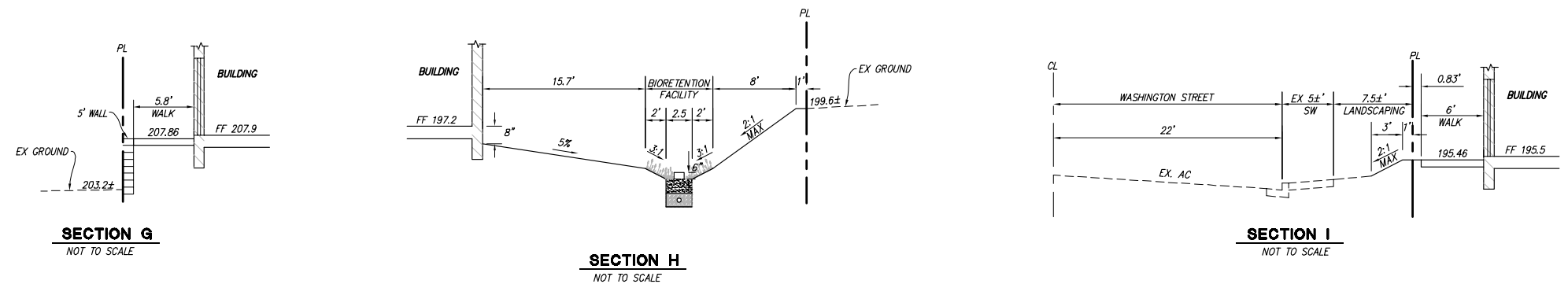
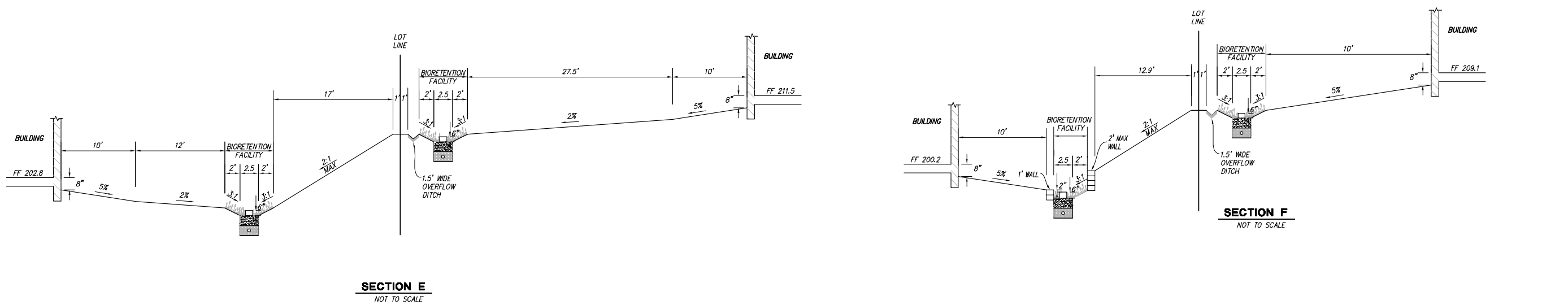
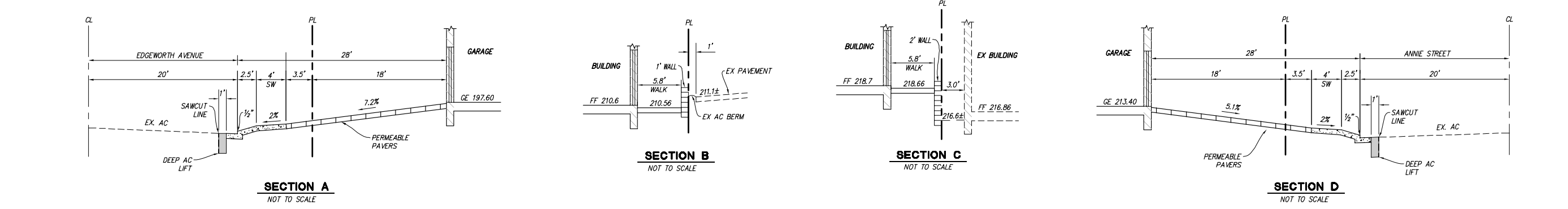
NO.	DATE	DESCRIPTION	BY

DATE: JUNE 20, 2014

JOB NO.: 131088

SHEET NO.

C5.0



TENTATIVE MAP PRELIMINARY CROSS-SECTIONS CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA FOR: SIGNATURE LAND ADVISORS

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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

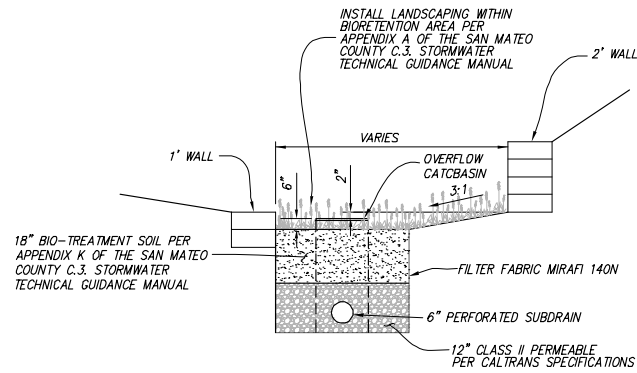
DATE: JUNE 20, 2014

JOB NO.: 131088

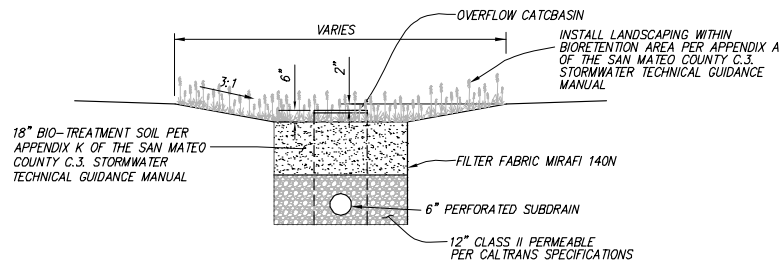
SHEET NO.

C5.1

G:\PROJECTS\131088\PD\CS1-PRELIMINARY GRADING AND DRAINAGE SECTIONS.DWG 5/16/2014 B-01-AJ AN ERN



BIORETENTION ADJACENT TO RETAINING WALL DETAIL
NOT TO SCALE



TYPICAL BIORETENTION DETAIL
NOT TO SCALE

PRELIMINARY STORM WATER TREATMENT CALCULATIONS

AREA ID	TREATMENT ID	SURFACE	IMPERVIOUS AREA (SF)	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA	PROVIDED SURFACE AREA
DMA #1	BR #1	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #2	BR #2	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #3	BR #3	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #4	BR #4	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #5	BR #5	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #6	BR #26	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #7	BR #7	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #8	BR #8	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #9	BR #9	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #10	BR #10	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #11	BR #11	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #12	BR #12	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #13	BR #13	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #14	BR #14	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #15	BR #15	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #16	BR #16	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #17	BR #17	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #18	BR #18	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #19	BR #19	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #20	BR #20	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #21	BR #21	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #22	BR #22	ROOF	1,316	BIO-RETENTION	*	38.2	47
DMA #23	BR #23	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #24	BR #24	ROOF	1,228	BIO-RETENTION	*	37.8	47
DMA #25	BR #25	ROOF	1,316	BIO-RETENTION	*	38.2	47

*COMBINATION FLOW AND VOLUME METHOD

NOTES:

- THE CALCULATIONS ON THIS SHEET ARE BASED ON THE SAN MATEO COUNTY C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK DATED JANUARY 4, 2013 AND THE FOLLOWING CRITERIA:
 - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 - COMBINATION FLOW AND VOLUME METHOD PER SECTION 5.1.

TENTATIVE MAP
PRELIMINARY STORMWATER TREATMENT DETAILS

CITY OF DALY CITY, SAN MATEO COUNTY, CALIFORNIA
FOR: SIGNATURE LAND ADVISORS



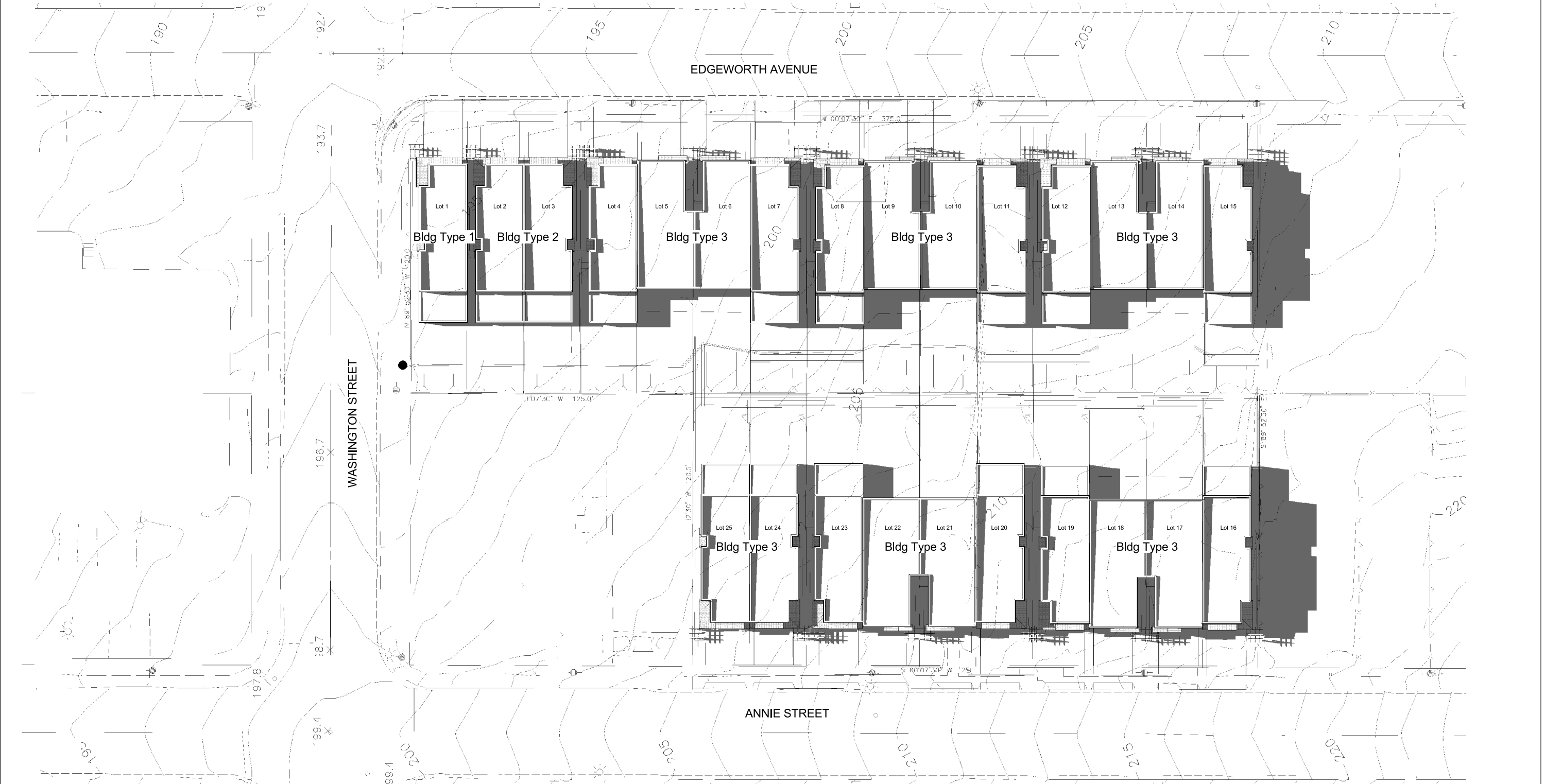
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NO.	DATE	DESCRIPTION	BY

DATE: JUNE 20, 2014

JOB NO.: 131088

SHEET NO.
C6.1



ARCHITECTURAL SITE PLAN

Architecture+Planning
580 Second Street, Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

ktgy

NO.	DATE	DESCRIPTION	BY

DATE: June 20, 2014

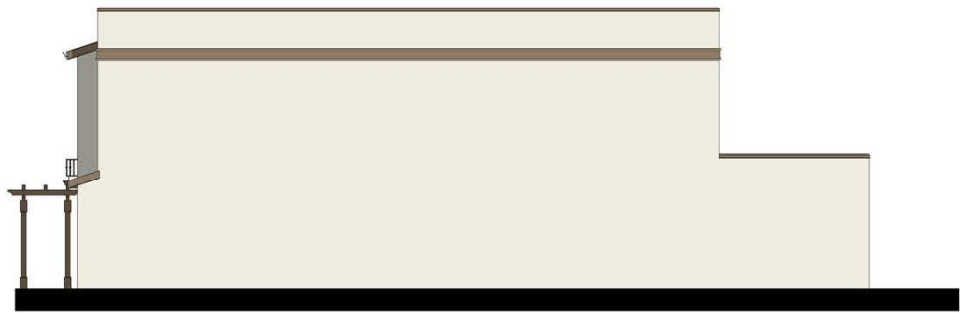
JOB NO: 130719

SHEET NO.

AI-00



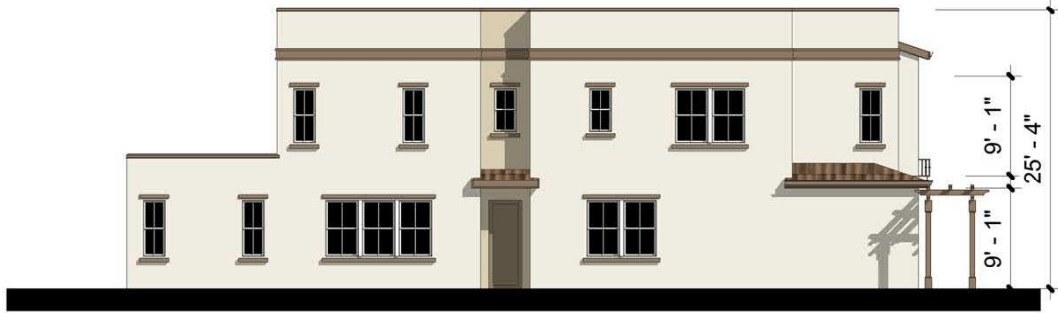
Front



Right



Rear



Left

BUILDING TYPE 1A EXTERIOR ELEVATIONS

Architecture+Planning
580 Second Street, Suite 200
Oakland, CA 94607
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NO.	DATE	DESCRIPTION	BY

DATE: June 20, 2014

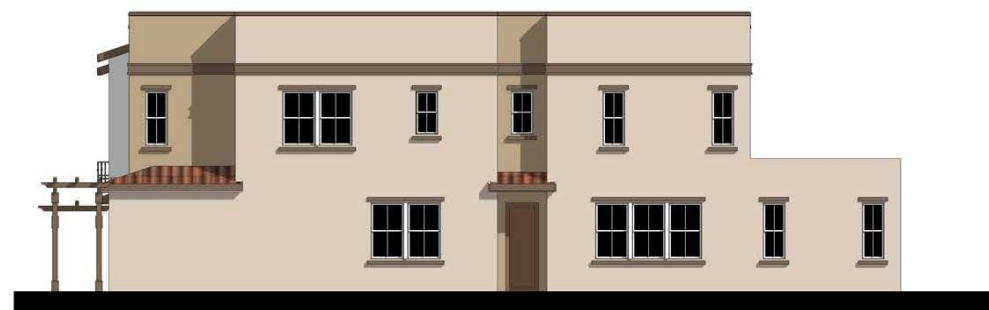
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SHEET NO.

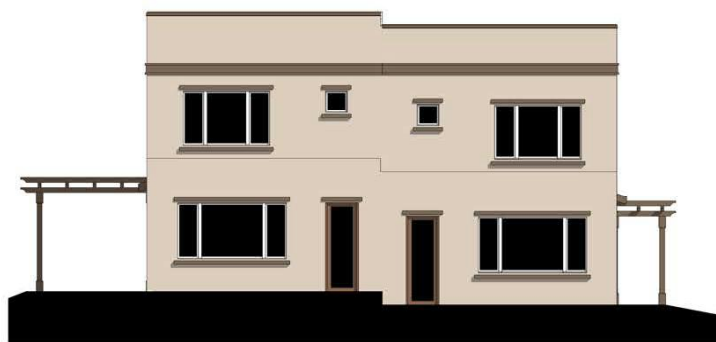
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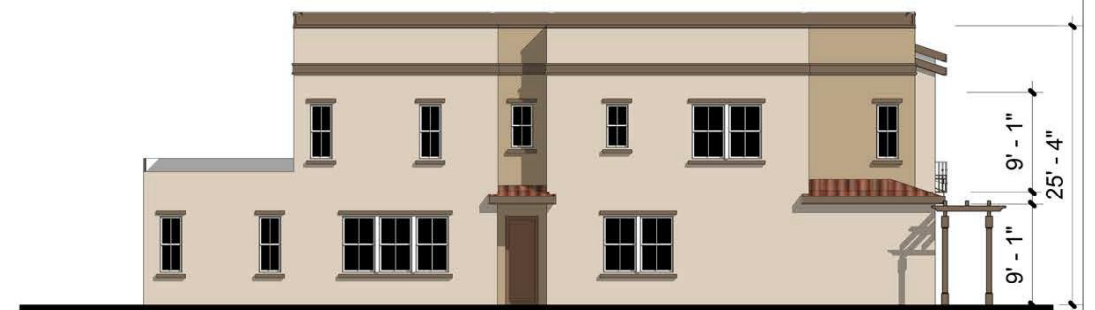
Front



Right



Rear



Left

BUILDING TYPE 2A EXTERIOR ELEVATIONS

Architecture+Planning
580 Second Street, Suite 200
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NO.	DATE	DESCRIPTION	BY

DATE: June 20, 2014

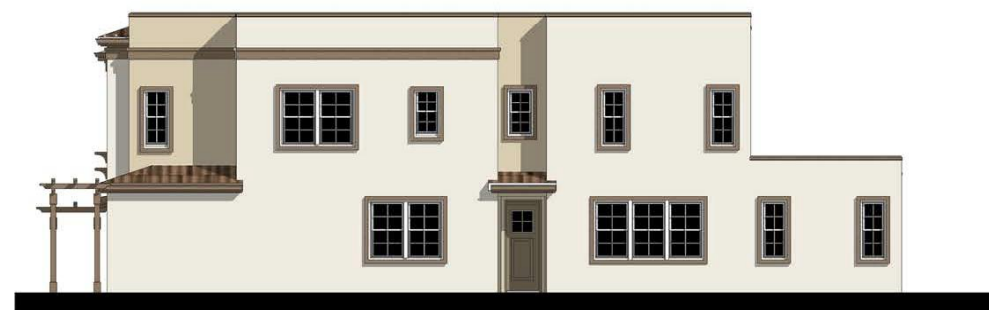
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SHEET NO.

A2-10



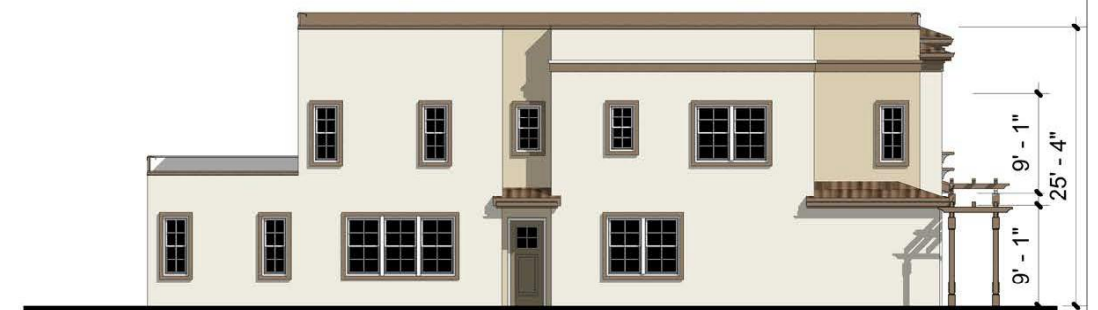
Front



Right



Rear



Left

BUILDING TYPE 2B EXTERIOR ELEVATIONS

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580 Second Street, Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



NO.	DATE	DESCRIPTION	BY
DATE: June 20, 2014			SHEET NO.
JOB NO: 130719			A2-11



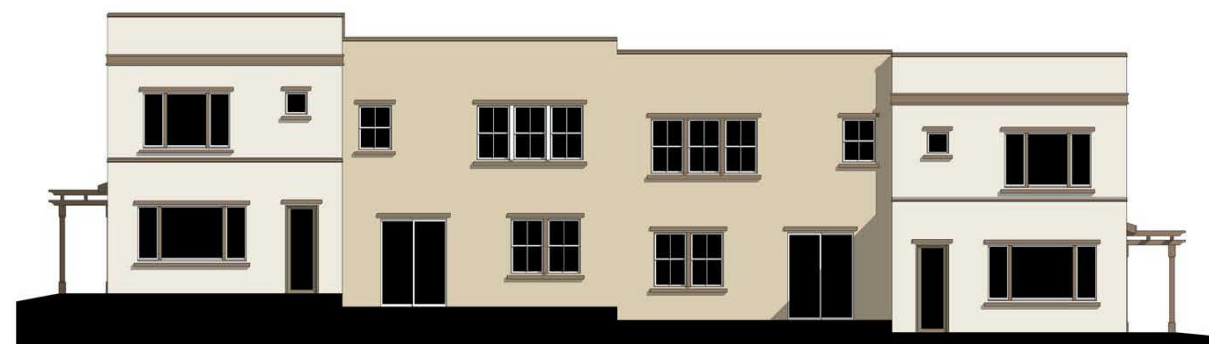
Front



Right



Left



Rear

BUILDING TYPE 3A EXTERIOR ELEVATIONS

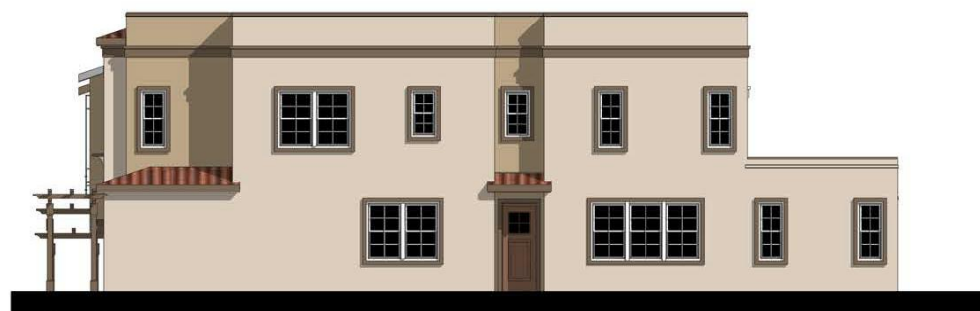
Architecture+Planning
580 Second Street, Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



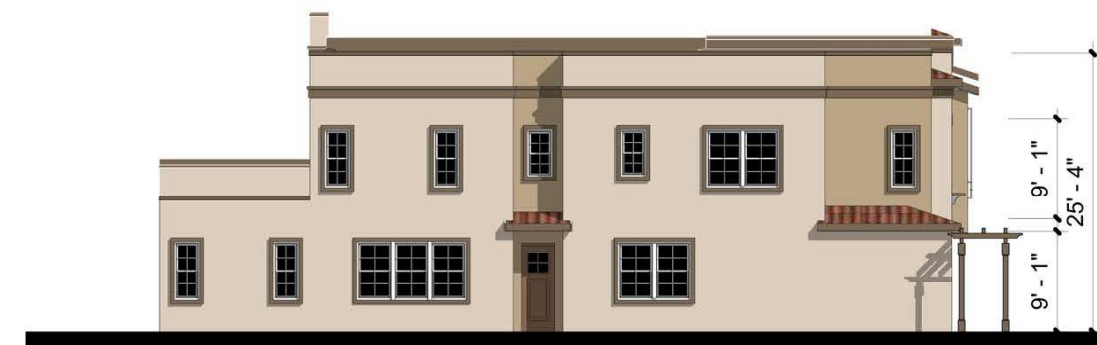
NO.	DATE	DESCRIPTION	BY
DATE: June 20, 2014			SHEET NO.
JOB NO: 130719			A2-20



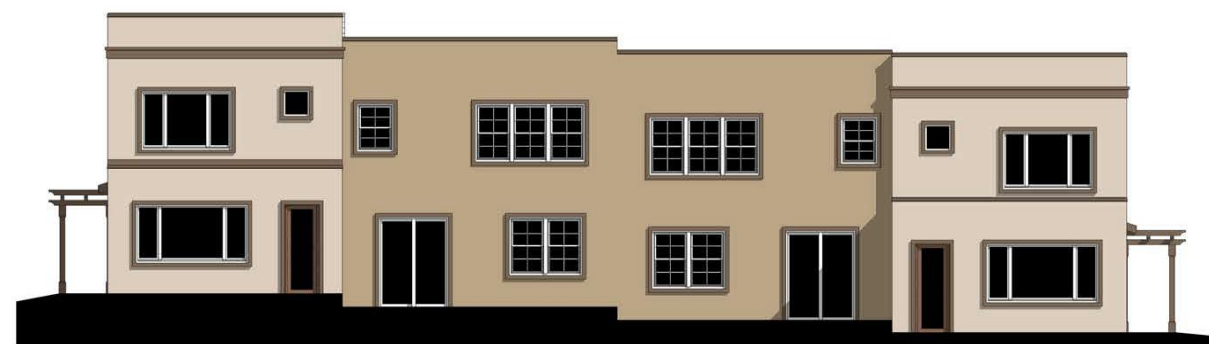
Front



Right



Left



Rear

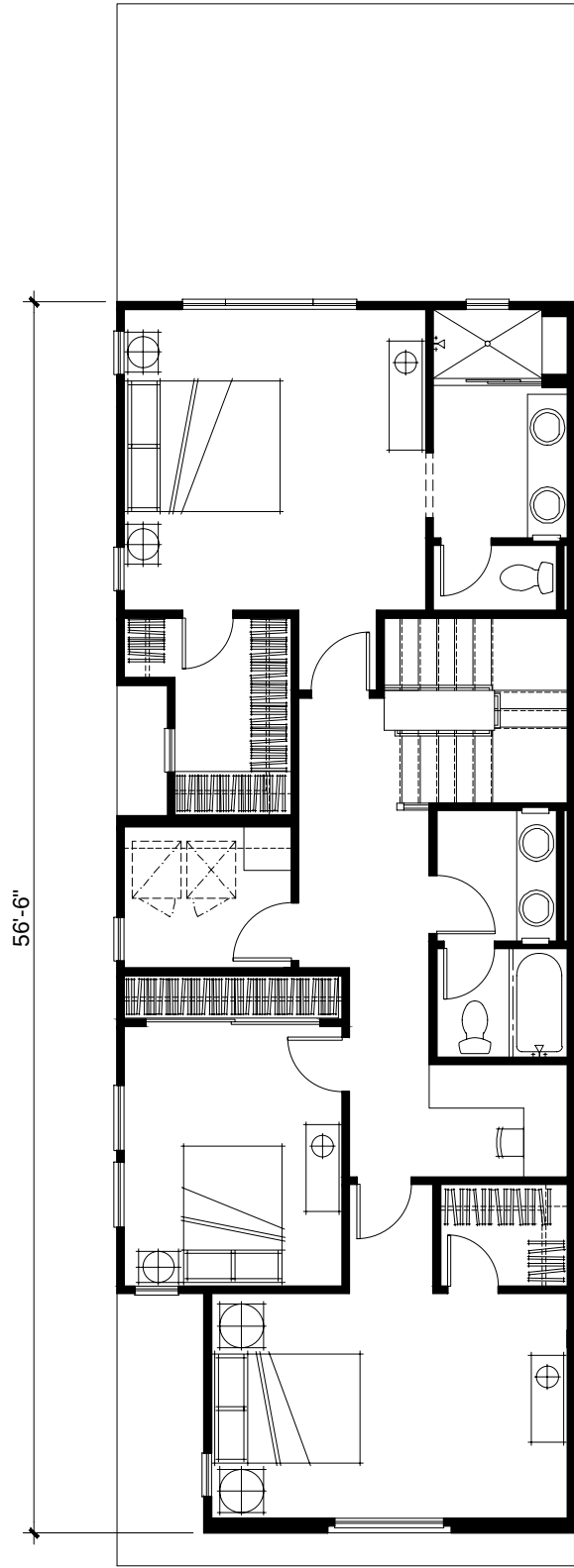
BUILDING TYPE 3B EXTERIOR ELEVATIONS

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Oakland, CA 94607
510.272.2910
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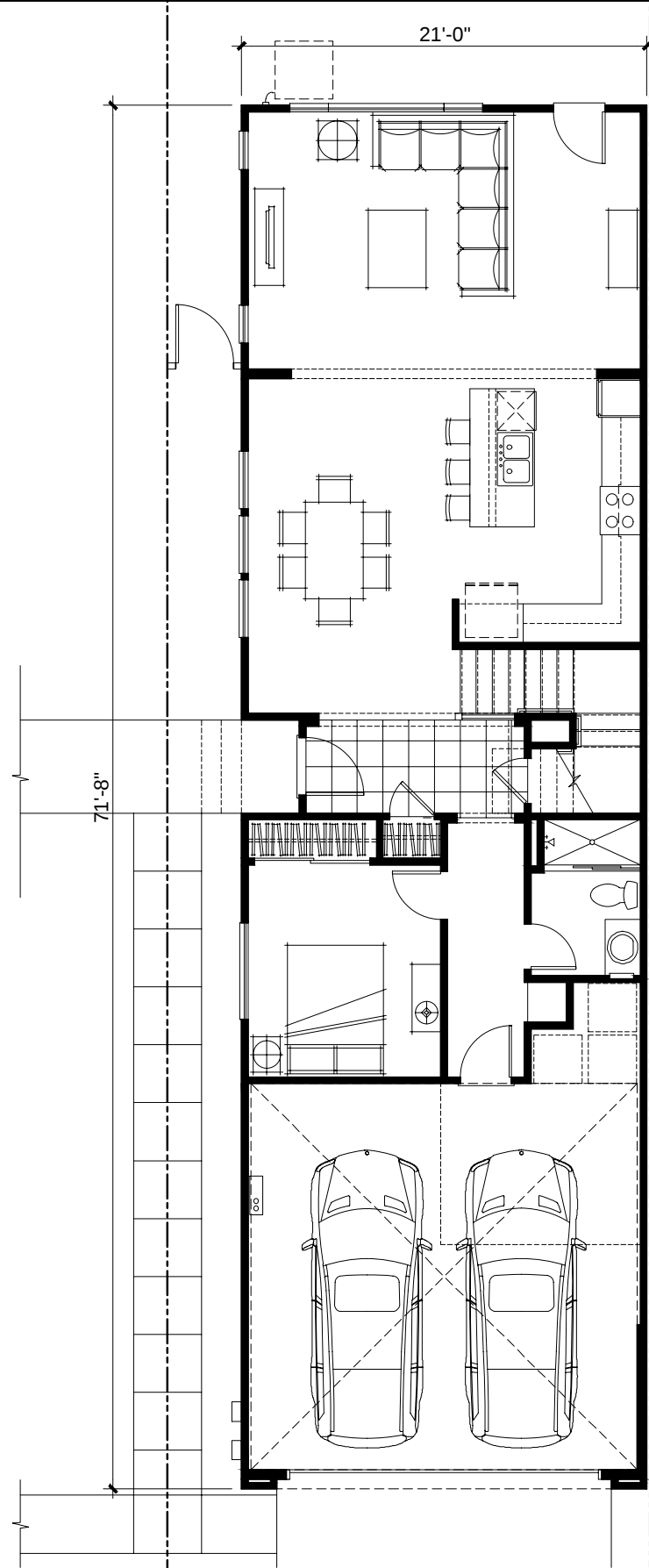


NO.	DATE	DESCRIPTION	BY
DATE: June 20, 2014			SHEET NO.
JOB NO: 130719			A2-21

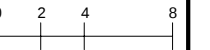
© OAKLAND 2014.11.2019 1620 EDGEWORTH AVENUE, 1620 EDGEWORTH AVENUE, SHEETS 14X8 DESIGN SET 143-00
BUILDING TYPE I FLOOR PLANS 07/2014 10:25:10 AM TESSA WOODWARD



Second Floor



First Floor



BUILDING TYPE I FLOOR PLANS

Architecture+Planning
580 Second Street, Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



NO.	DATE	DESCRIPTION	BY

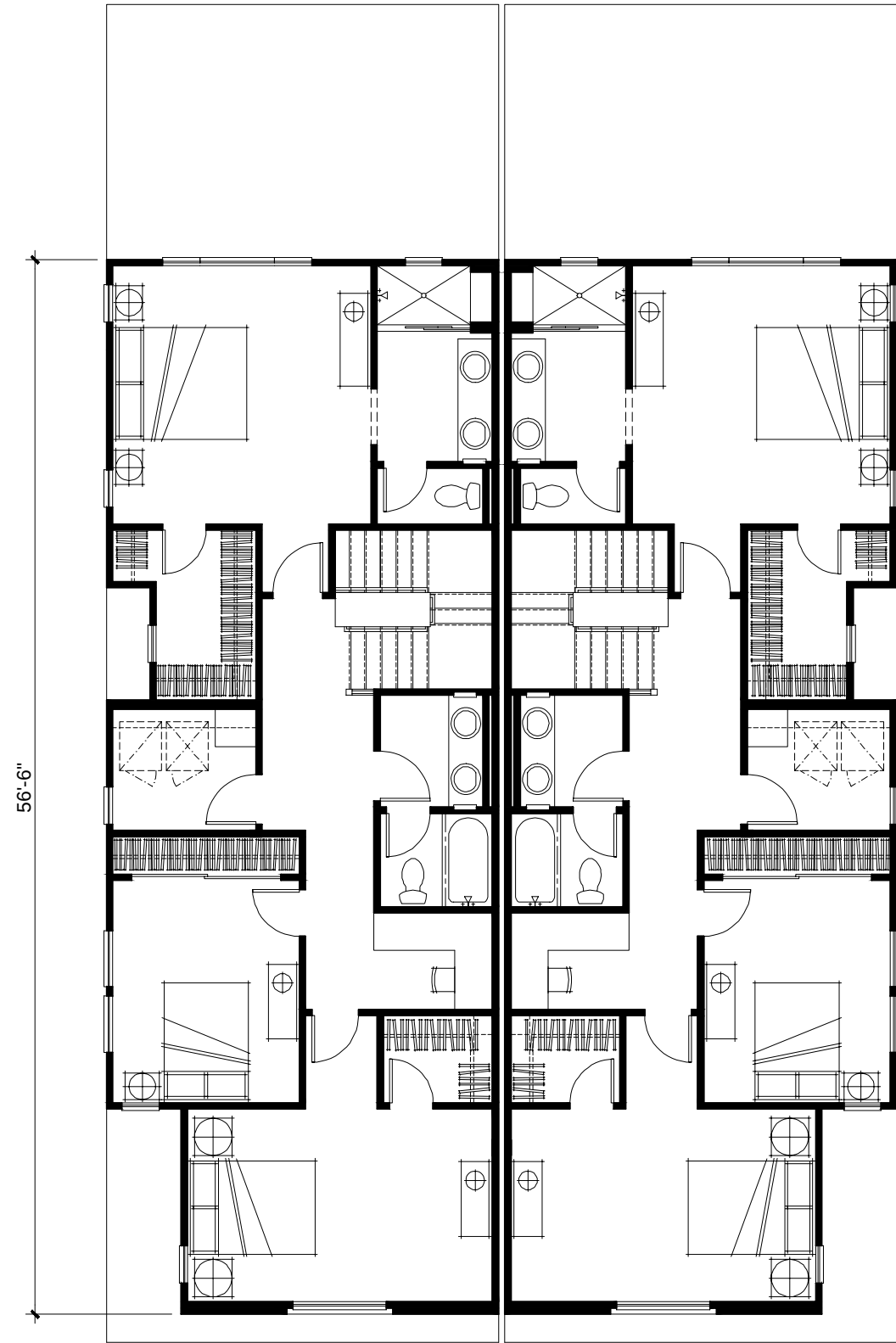
DATE: JUNE 20, 2014

JOB NO.: 130719

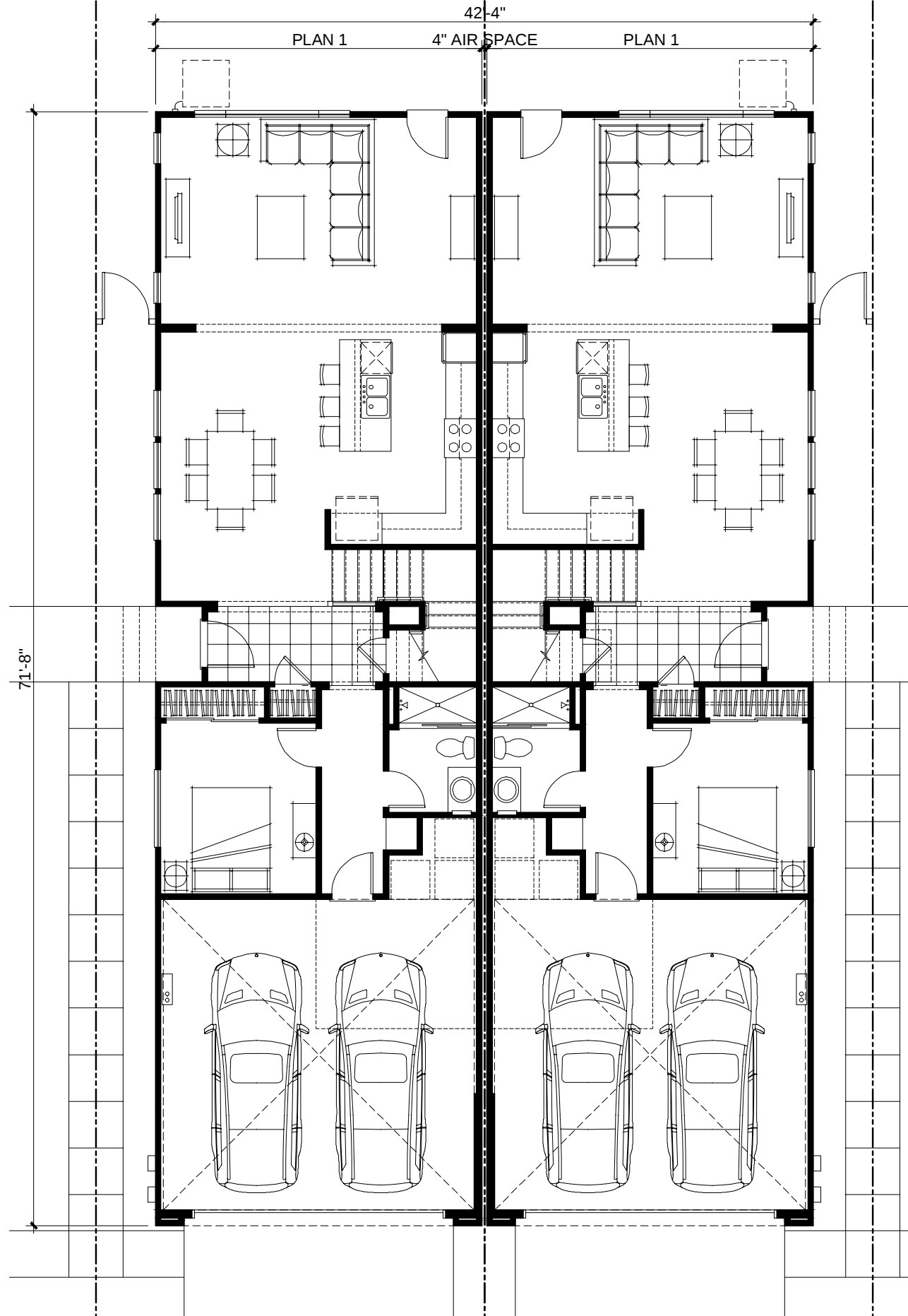
SHEET NO.

A3-00

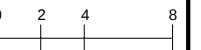
© OAKLAND 2014 130719 425 EDGEWORTH AVENUE, 100% EDGEWORTH AVENUE, SHEETS, LAX & DESIGN SET A3-10
BUILDING TYPE 2 FLOOR PLANS 07/20/2014 11:51 AM (ISSUE 1)



Second Floor

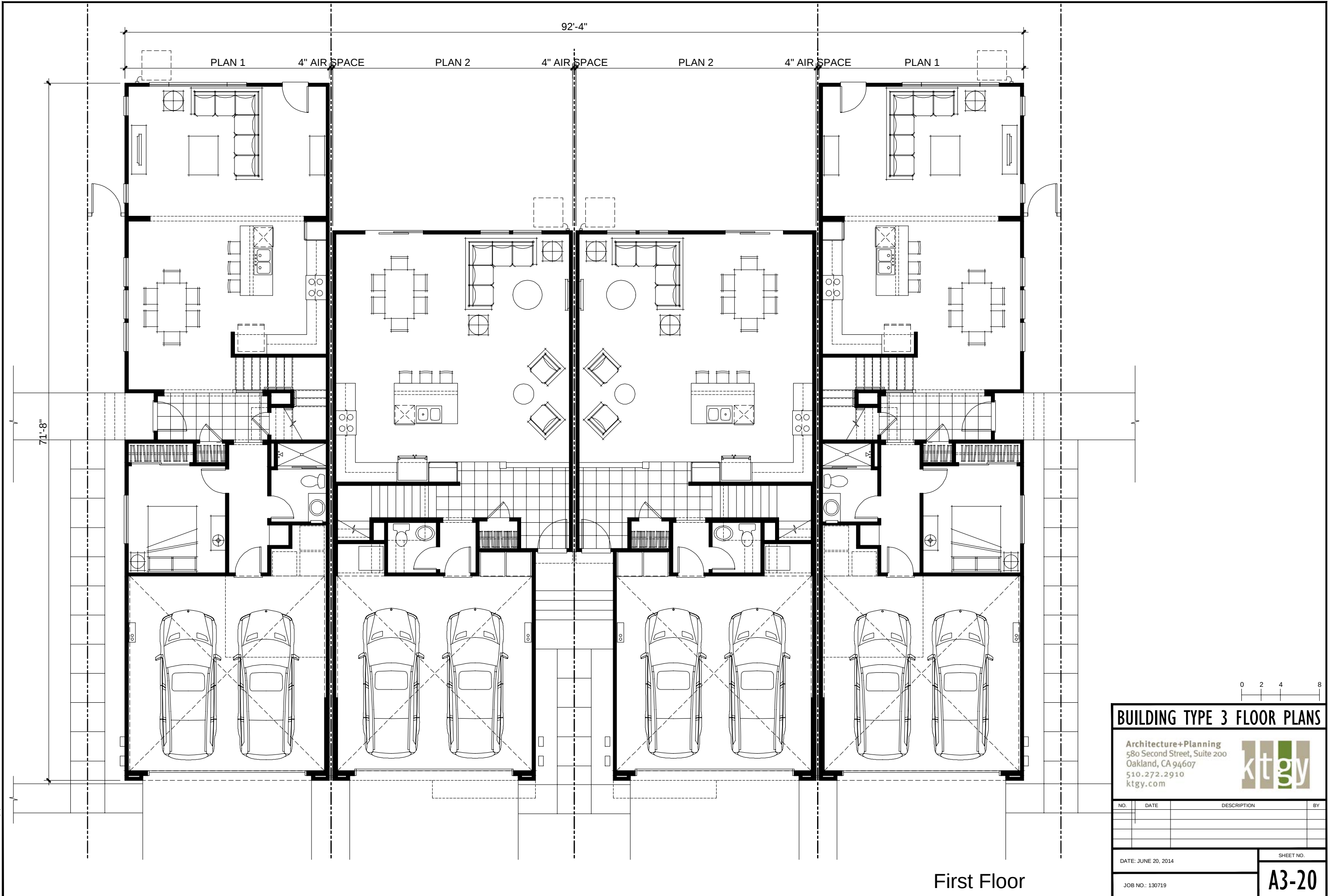


First Floor



BUILDING TYPE 2 FLOOR PLANS			
Architecture+Planning 580 Second Street, Suite 200 Oakland, CA 94607 510.272.2910 ktgy.com ktgy			
NO.	DATE	DESCRIPTION	BY
DATE: JUNE 20, 2014			SHEET NO.
JOB NO.: 130719			A3-10

© OAKLAND 2014 130719 1625 EDGEWORTH AVENUE 1625 EDGEWORTH AVENUE SHEETS 1A06 DESIGN SET 1A3-20
BUILDING TYPE 3 FLOOR PLANS



First Floor

BUILDING TYPE 3 FLOOR PLANS

Architecture+Planning
580 Second Street, Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

ktgy

NO.	DATE	DESCRIPTION	BY

DATE: JUNE 20, 2014

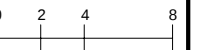
JOB NO.: 130719

SHEET NO.
A3-20

© OAKLAND 2014 11/20/19 1625 EDGEWORTH AVENUE, 1625 EDGEWORTH AVENUE, SHEETS 1A06 DESIGN SET 1A3-21
BUILDING TYPE 3 FLOOR PLANS 07/2014 SIZED FOR PDSST INCH/100



Second Floor



BUILDING TYPE 3 FLOOR PLANS

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580 Second Street, Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



NO.	DATE	DESCRIPTION	BY

DATE: JUNE 20, 2014	SHEET NO.
JOB NO.: 130719	A3-21

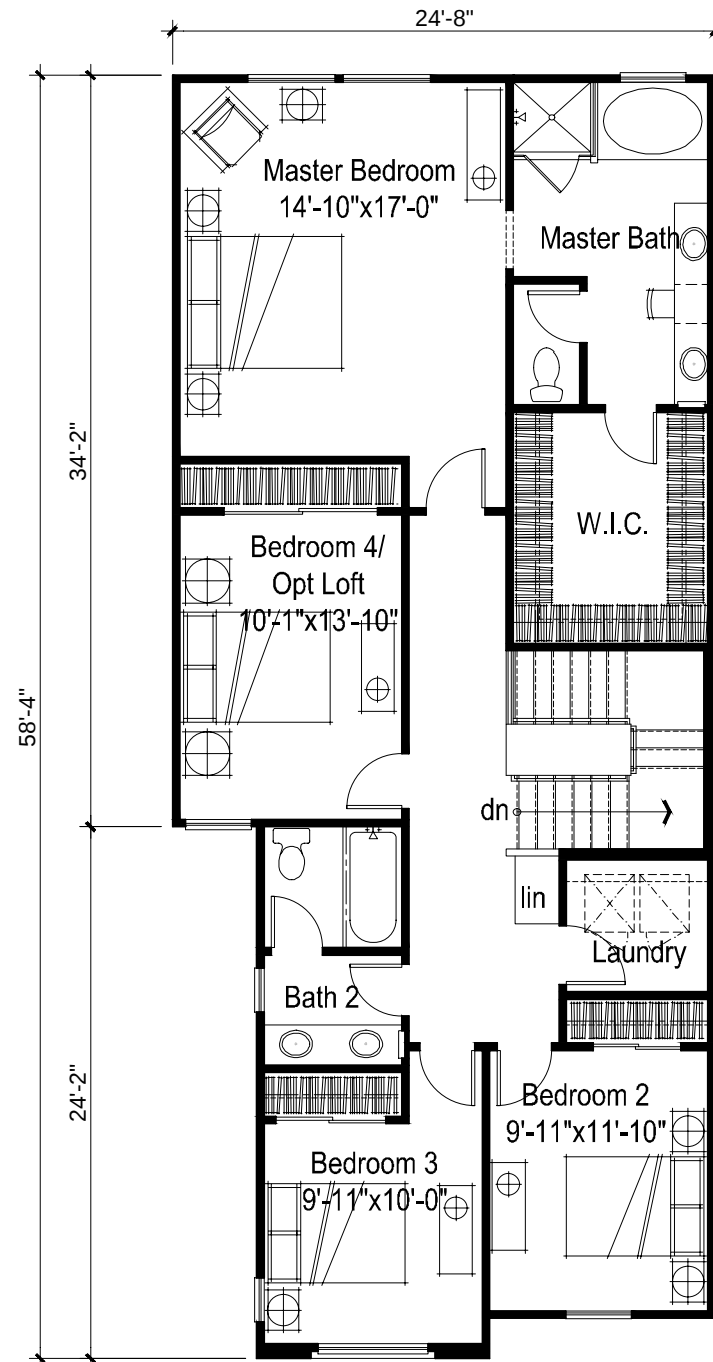
This is a detailed architectural floor plan of a house, oriented vertically. The plan includes the following rooms and features:

- Living Room:** 20'-4" x 13'-4", located at the top of the main living area.
- Dining Room:** 11'-6" x 14'-0", adjacent to the living room.
- Kitchen:** Located to the right of the dining room, featuring a sink, stove, and refrigerator.
- Entry:** A central entryway with a closet.
- Bedroom 4:** 10'-0" x 11'-0", located on the left side of the plan.
- Bath 3:** Located on the right side, near the kitchen.
- Garage:** 20'-0" x 20'-0" (minimum), located at the bottom, with two car spaces and a "Drop Zone".
- Stairs:** Labeled "up" and "down", indicating access to other levels.
- Storage:** Includes a "Drop Zone" and various closets (labeled "lin", "t", "r", "c", "wh", "min").
- Dimensions:** Overall dimensions are 25'-0" wide and 71'-2" deep. Individual room dimensions are provided for most spaces.
- Other Labels:** "ac pad", "p", "Steps per Site Plan", "meters", and "2" AIR SPACE" are also present.

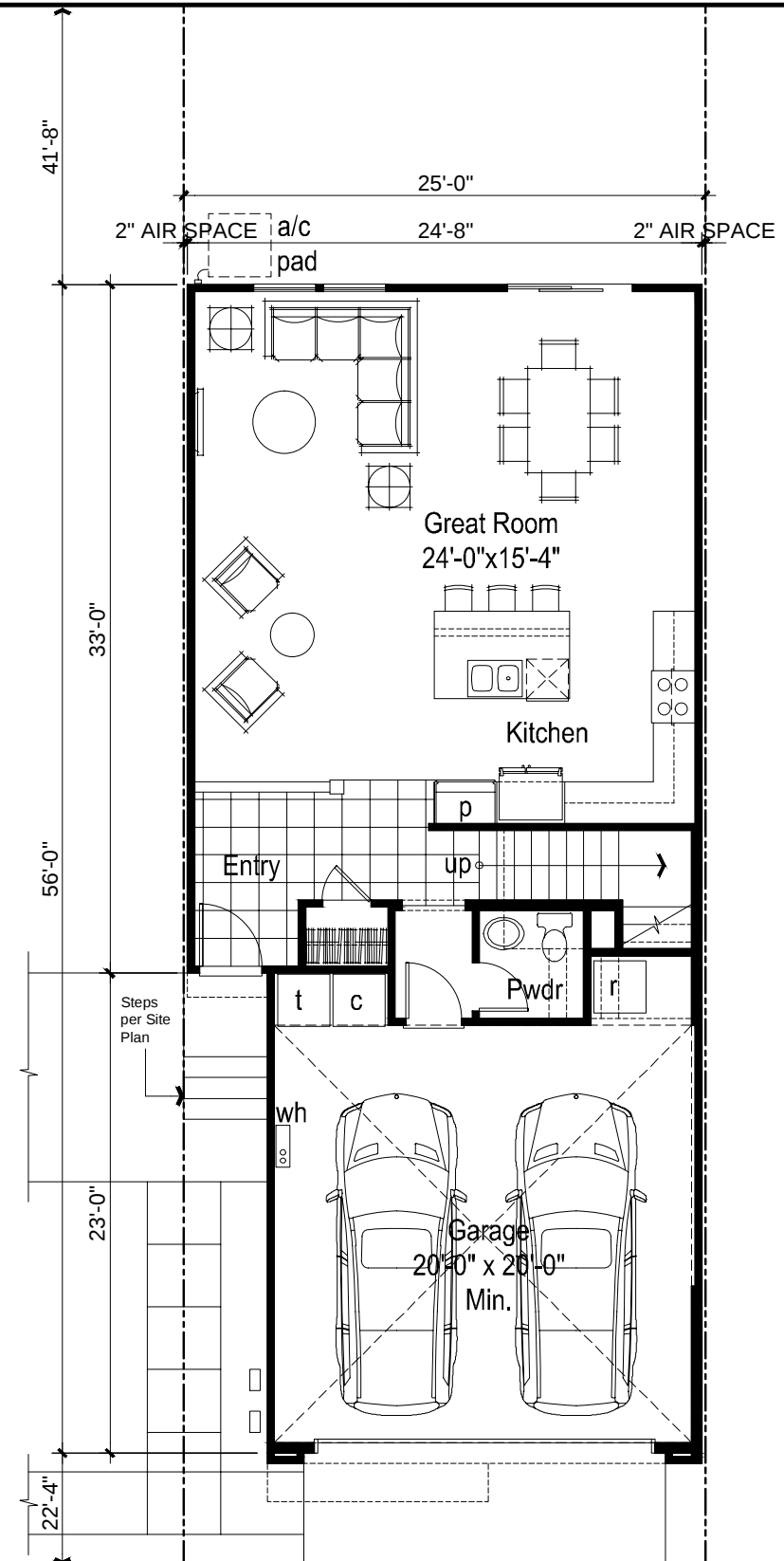
A horizontal number line with four tick marks. The tick marks are labeled 0, 2, 4, and 8 from left to right.

A4-00

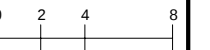
C:\DWG\NO.130719_1426_EDGE NORTH AVENUE\1009_EDGE NORTH AVENUE SHEETS\A4X8 DESIGN SET\A4-10 PLAN 2
TYPED: 6/20/2014 09:27:11 BY: JCS (JCS@KTGY.COM)



Second Floor



First Floor
4 Bedrooms, 2.5 Bathrooms
2,099 gross square feet



PLAN 2 FLOOR PLANS

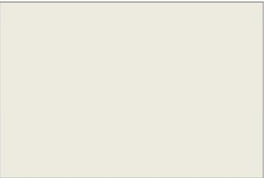
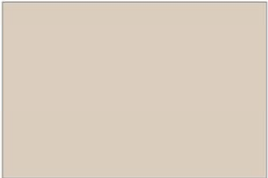
Architecture+Planning
580 Second Street, Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



NO.	DATE	DESCRIPTION	BY

DATE: JUNE 20, 2014	SHEET NO.
JOB NO.: 130719	A4-10

C:\OAKLAND\2013\130719_1625 EDGEWORTH AVENUE\1625 EDGEWORTH AVENUE SHEETS\16X16 DESIGN SET\A1-01 OPEN
DATE: 11/16/14 BY: JACOB L. LUTSEN

	SCHEME 1	SCHEME 2
ROOFING	 RUSTIC CARMEL	 RUSTIC NEWPORT
STUCCO BODY #1	 SW 7008 ALABASTER	 SW 7517 CHINA DOLL
STUCCO BODY #2	 SW 6141 SOFTER TAN	 SW 6108 LATTE
ENTRY DOOR / ACCENT #1	 SW 7737 MEADOW TRAIL	 SW 6061 TANBARK
TRIM / FASCIA	 SW 6081 DOWN HOME	 SW 6082 COBBLE BROWN
GARAGE DOOR / ACCENT #2	 SW 7737 MEADOW TRAIL	 SW 6108 LATTE

COLOR & MATERIALS

Architecture+Planning
580 Second Street, Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

ktgy

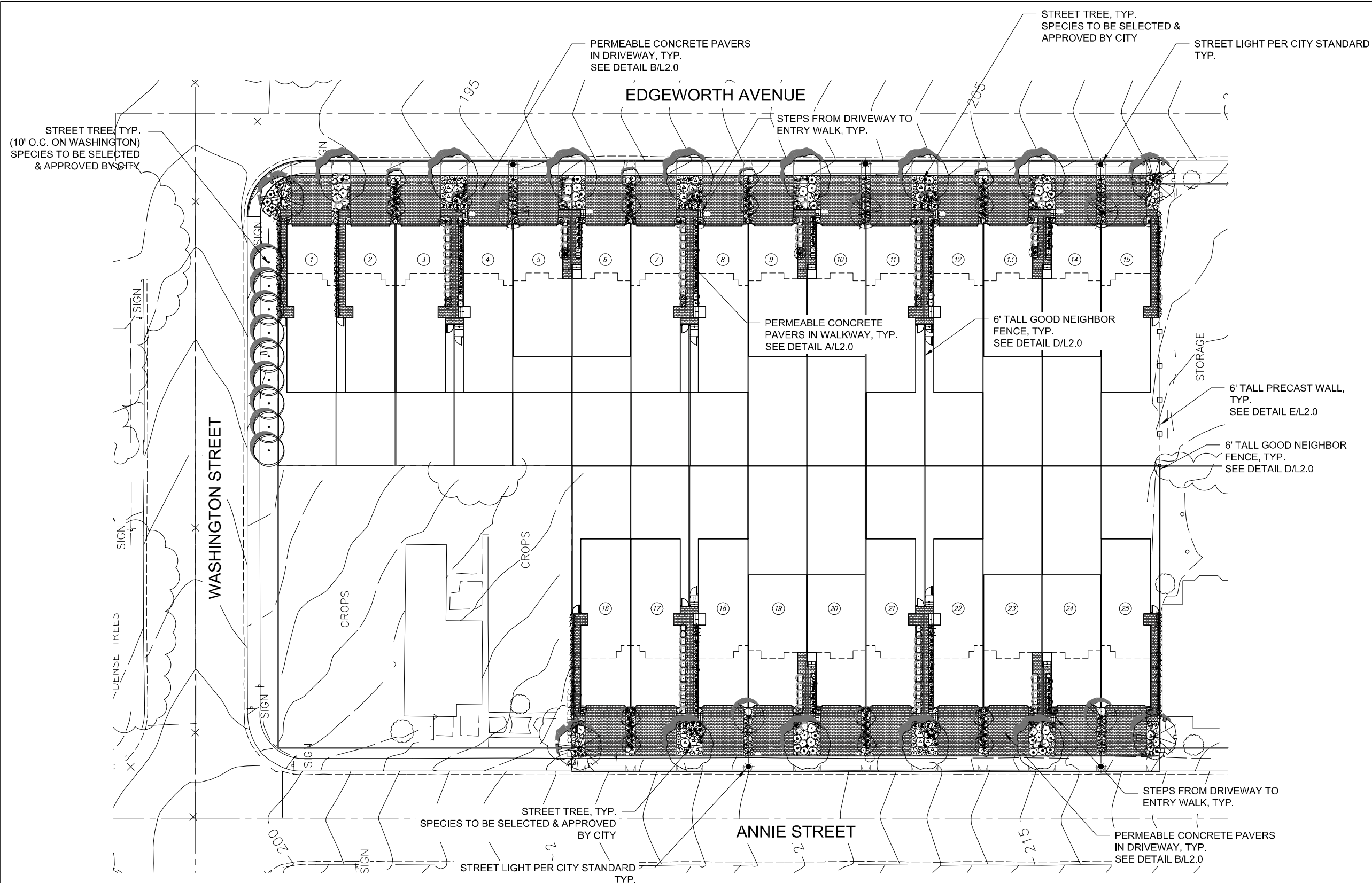
NO.	DATE	DESCRIPTION	BY

DATE: JUNE 20, 2014

JOB NO.: 130719

SHEET NO.

A5-00



PLANTING & WATER EFFICIENCY DESIGN INTENT STATEMENT

LANDSCAPE DESIGN WILL COMPLY WITH CITY OF DALY CITY STANDARDS, GUIDELINES.

LANDSCAPING AND IRRIGATION DESIGN WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPING CHECKLIST.

THE PLANTING DESIGN MINIMIZES TURF/LAWN AREAS TO LESS THAN 25% AND UTILIZES PRIMARILY (80%) LOW WATER USE & NATIVE PLANT SPECIES. PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".

SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS. LAWN AREAS WILL BE "MEDALLION PLUS" SOD WHICH INCLUDES TALL FESCUE FOR DROUGHT TOLERANCE AND DURABILITY.

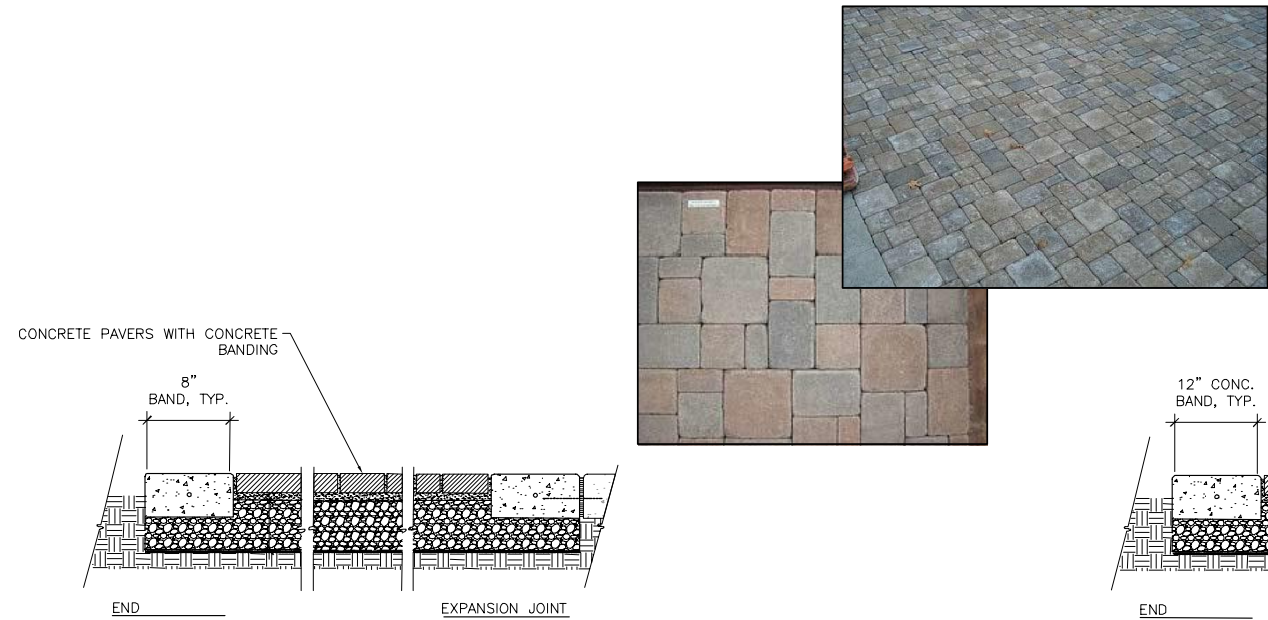
THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. SEE CONCEPTUAL HYDROZONE PLAN FOR ADDITIONAL INFORMATION.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

BUILD IT GREEN LANDSCAPE ITEMS:

THE LANDSCAPE DESIGN WILL INCORPORATE THE FOLLOWING "BUILD IT GREEN" ITEMS TO MAXIMIZE WATER CONSERVATION:

- NO INVASIVE PLANT SPECIES USED ON PROJECT.
- 80% OF PLANTS ARE WATER CONSERVING CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES.
- TURF IS MEDALLION PLUS/TALL FESCUE WITH WATER USE PLANT FACTOR OR 0.8
- TURF IS NOT MORE THAN 25% OF ENTIRE LANDSCAPED AREA.
- PLANTS ARE GROUPED BY WATER NEEDS AND EACH AREA IS IRRIGATED SEPARATELY (I.E., TURF AND SHRUB AREAS HAVE SEPARATE IRRIGATION CIRCUITS).
- LOW FLOW SPRINKLER HEADS ARE USED ON PROJECT.
- 2" COMPOST ADDED INTO SOIL.
- 3" OF MULCH ADDED TO SHRUB AND GROUND COVER PLANTING AREAS.

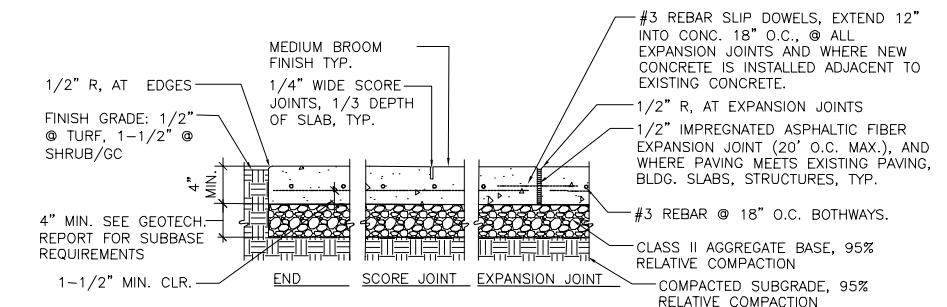


NOTES:
 CALSTONE OR EQUIVALENT. COLOR AND PATTERN TBD.
 COORDINATE COLOR & PATTERN WITH ARCHITECTURE, TYP.

A PERMEABLE CONCRETE PAVERS IN WALKWAY
 NTS

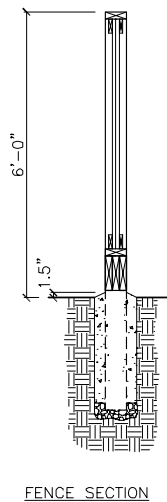
B PERMEABLE CONCRETE PAVERS IN DRIVEWAY
 NTS

C CONCRETE PAVING
 NTS

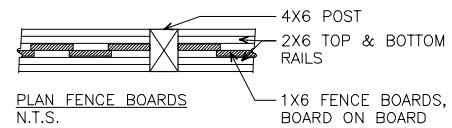


NOTES:

1. ALL WOOD SHALL BE CON. HEART REDWOOD OR RED CEDAR. TO BE SELECTED BY OWNER.
2. POSTS SHALL BE PRESSURE TREATED CEDARTONE.



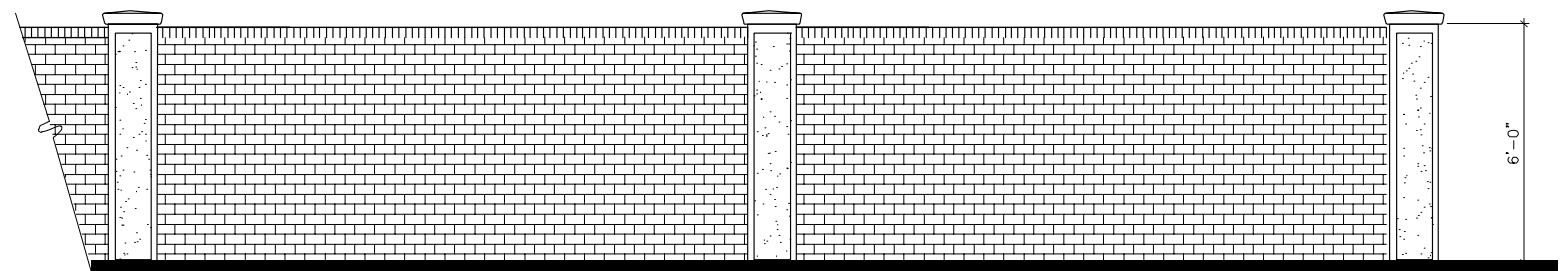
FENCE ELEVATION



D 6' TALL GOOD NEIGHBOR FENCE
 NTS

NOTES:

6' TALL PRECAST SOUNDWALL "SLUMPSTONE" BY OLD CASTLE PRECAST (FORMERLY SIERRA PRECAST)
 COLOR: TO MATCH ARCHITECTURE.



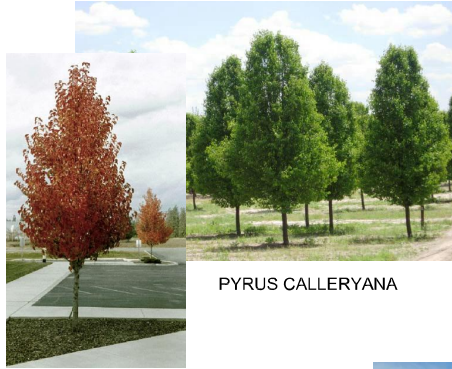
E 6' TALL PRECAST WALL
 NTS

CONCEPTUAL TREES

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	Ginkgo Biloba - Princeton Sentry	Ginkgo	24"box	M
	STREET TREE Species per City	-	15 gal	TBD
	Magnolia stellata	Star Magnolia Multi-Trunk	15 gal	M
	Prunus serrulata 'Amanogawa'	Japanese Flowering Cherry	15 gal	M
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	15 gal	M

CONCEPTUAL SHRUBS/GROUNDCOVER

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Coleonema pulchrum	Pink Breath Of Heaven	5 gal	M
	Dietes bicolor	Fortnight Lily	1 gal	L
	Erigeron glaucus 'Wayne Roderick'	Seaside Daisy	1 gal	L
	Escallonia Compacta	Dwarf Escallonia	5 gal	L
	Festuca ovina glauca 'Elijah Blue'	Blue Fescue	1 gal	L
	Fuchsia hybrida 'Gartenmeister Bonstedt'	Fuchsia	5 gal	M
	Grevillea hybrid 'Noellii'	Grevillea	5 gal	L
	Hebe 'Coed'	Hebe	5 gal	M
	Heuchera elegans 'Bella Blanca'	Alum Root	1 gal	M
	Heuchera x 'Santa Ana Cardinal'	Coral Bells	1 gal	M
	Liriope gigantea	Giant Liriope	5 gal	M
	Phormium tenax 'Gold Sword'	New Zealand Flax	5 gal	L
	Phormium tenax 'Jack Spratt'	New Zealand Flax	5 gal	L
	Phormium tenax 'Yellow Wave'	New Zealand Flax	5 gal	L
	Pittosporum tobira 'Cream De Mint' TM	Cream De Mint Dwarf Mock Orange	5 gal	L
	Rosa floribunda 'Iceberg'	Iceberg Rose (FL) - Shrub Standard	15 gal	M
	Rosa x 'Flower Carpet Appleblossom' TM	Rose	2 gal	M
	Rosa 'Iceberg' Pink	Rose 'Iceberg' Pink	5 gal	M
	Tibouchina urvilleana	Princess Flower	5 gal	M



PYRUS CALLERYANA



DIETES BICOLOR



ESCALLONIA COMPACTA



TIBUCHINA



COLEONEMA



GINKGO BILOBA



ROSA FLOWER CARPET 'APPLE BLOSSOM'



LIRIOPE



FUCHSIA HYBRID 'GARTENMEISTER BONSTEDT'



PRUNUS S. 'AMANOGAWA'



PHORMIUM HYB



DWARF PHORMIUM



PITTOSPORUM TOBIRA 'VARIGATA'



PITTOSPORUM TOBIRA 'WHEELERS DWARF'



ROSA ICEBURG



GREVILLEA



FRAGARIA CHILOENSIS



MAGNOLIA STELLATA



HEBE SPECIOSA



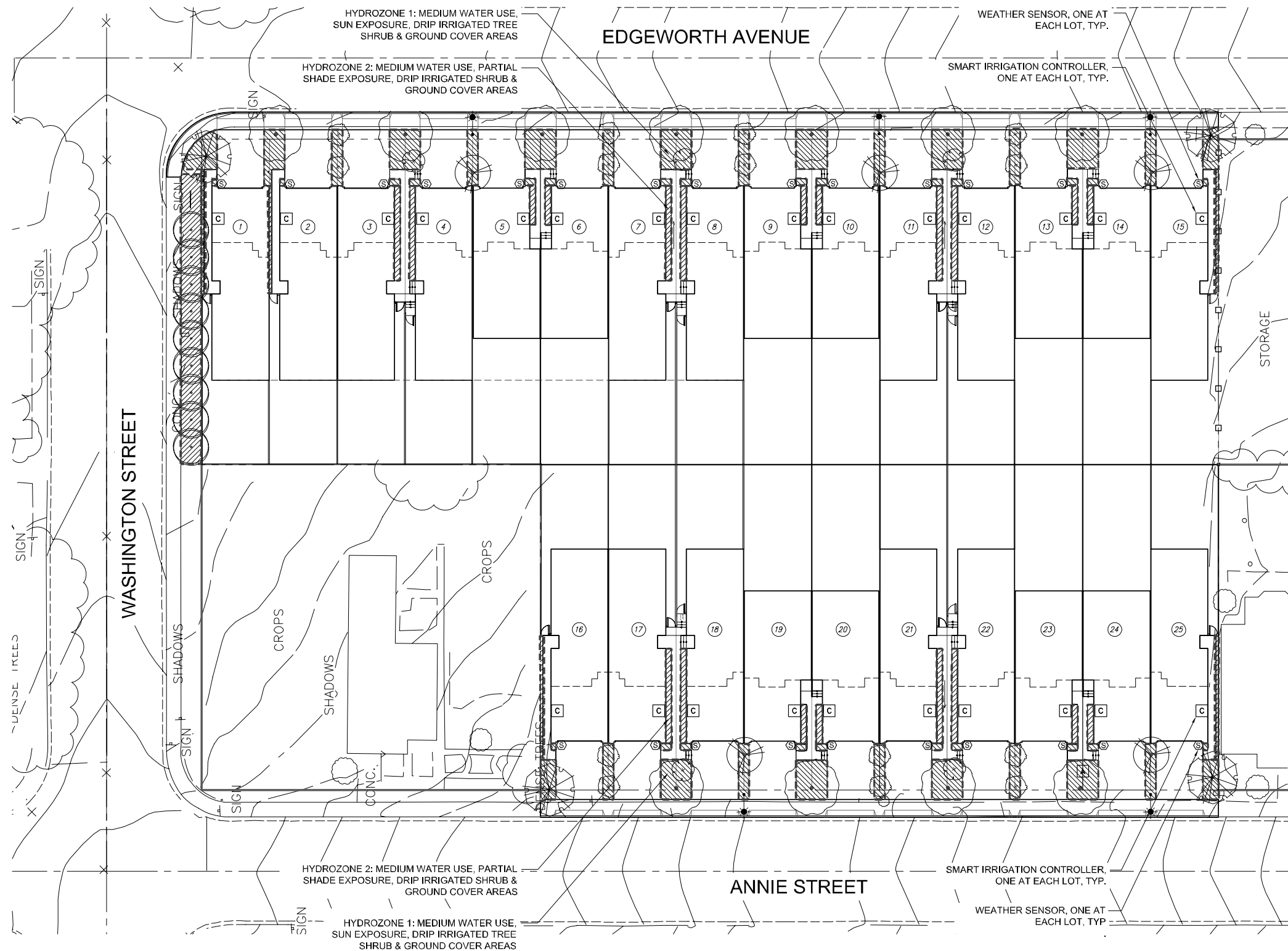
FESTUCA



ROSA ICEBURG PINK



HEUCHERA



HYDROZONE LEGEND

- C SMART IRRIGATION CONTROLLER AT EACH LOT, LOCATED IN THE GARAGE.
- S WEATHER SENSOR AT EACH LOT, LOCATED AT EDGE OF ROOF IN AREA OPEN TO THE SKY.
- HYDROZONE 1: MEDIUM WATER USE, SUN EXPOSURE, DRIP IRRIGATED TREE SHRUB & GROUND COVER AREAS
- HYDROZONE 2: MEDIUM WATER USE, PARTIAL SHADE EXPOSURE, DRIP IRRIGATED SHRUB & GROUND COVER AREAS

IRRIGATION DESIGN INTENT STATEMENT

EACH LOT HAS ITS OWN PRIVATELY MAINTAINED IRRIGATION SYSTEM. EACH LOT WILL ALSO HAVE ITS OWN SMART IRRIGATION CONTROLLER AND WEATHER SENSOR. THE IRRIGATION SYSTEM MAIN LINE AT EACH LOT WILL BE FEED FROM THE LOTS DOMESTIC WATER METER.

THE IRRIGATION SYSTEM AT EACH LOTS TREE, SHRUB, AND GROUND COVER PLANTING AREAS WILL UTILIZE A COMBINATION OF PRESSURE COMPENSATING LOW VOLUME DRIP EMITTERS, AND PRESSURE COMPENSATING LOW FLOW BUBBLERS.

THE MEDIUM WATER USE HYDROZONE AREAS CONTAIN A MIX OF LOW WATER USE PLANTS AND WATER CONSERVING MEDIUM WATER USE PLANTS. THIS PLANT MIX RESULTS IN THE HYDROZONE BEING CLASSIFIED AS MEDIUM WATER USE. THERE ARE NO HIGH WATER USE LAWN AREAS.

SMART E.T. BASED IRRIGATION CONTROLLERS WITH WEATHER SENSORS SHALL BE UTILIZED TO OPTIMIZE EFFICIENT WATER APPLICATION. SMART CONTROLLERS AUTOMATICALLY ADJUST THEIR DAILY WATER SCHEDULE PROGRAMMING BASED UPON THE LOCAL CLIMATE AT THE PROJECT SITE. SMART CONTROLLERS RECEIVE WEATHER DATA DAILY FROM THE ON-SITE WIRELESS WEATHER SENSORS. THE WEATHER SENSORS ALSO HAVE AN AUTOMATIC RAIN SHUTOFF SWITCH TO PREVENT IRRIGATION DURING RAINY PERIODS.

THE IRRIGATION SYSTEM DESIGN WILL COMPLY WITH THE 2010 CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.



DALY CITY INTER-OFFICE MEMORANDUM

TO: Pat Martel, City Manager

FROM: Lenelle Suliguin, Housing Coordinator

VIA: Tatum Mothershead, Interim ECD Director
Betsy Zobell, HCD Supervisor

DATE: 6/13/2014

SUBJECT: Affordable Housing Plan for Edgeworth Nursery Residences

Introduction

Attached is the proposed Affordable Housing Plan (AHP) for the Edgeworth Nursery Residences, a development project of 25 single family detached units located at 1632 Edgeworth Avenue. The City's Affordable Housing Ordinance requires that the developer submit an Affordable Housing Plan as part of the project application, and the City Manager must approve the Plan as a condition of the project's approval. Pursuant to 17.47.050 of the Ordinance, the developer shall build the required number of Affordable Units or, if approved by the City Manager, pay the affordable housing impact fee. The developer may also propose an alternative to these two options.

Signature Land Advisors, the developer, is proposing to pay the affordable housing impact fee which is currently estimated to be \$736,120, based on the affordable housing impact fee of \$14 per square feet. This memo provides analysis of three potential options for the subject project.

Option 1: Pay the affordable housing impact fee

This option would result in an estimated \$736,120 going into the Affordable Housing Trust Fund. These funds could be used for various affordable housing activities such as leveraging multi-unit affordable housing construction targeted to lower income households or to fund a downpayment assistance program. Staff estimates that the funds could be used to serve between 8 and 12 households. Overall, staff believes this option would allow the City to serve more households at both lower and moderate income levels than the development of the five Affordable Units.

Option 2: Build the Affordable Units

This option would result in construction of five units affordable to moderate income households. Like the rest of the units in the development, the Affordable Units would have four bedrooms, 3.5 baths,

and about 2,000 square feet. Homeowners would be required to pay HOA dues. A 55-year deed restriction recorded against the property would limit the resale price of the affordable units.

Staff has some concerns that the resale restricted BMR units created under this option offer very limited opportunity for homebuyer wealth creation than a purchase assistance program (possible under Option #1). In addition, there are concerns that the long term affordability of BMRs could be jeopardized by changing interest rates, HOA dues, etc. and could require new subsidy from the City to maintain affordability levels. Finally, the small number of units for sale under this option may not justify the required marketing and mobilization effort

Option 3: Provide 2 units and a partial impact fee

In the case of Christopher Highlands and the KB Homes Project on Wellington, a compromise hybrid approach was approved in which the developer provided a reduced number of units and paid a partial impact fee. While not requested by the developer of the current project, it is considered here for discussion purposes. This option would result in 2 BMR units and impact fee revenue of \$441,672.

Staff does not recommend this option for the Edgeworth Nursery Residences. There are not enough units to justify a marketing and mobilization effort. It is also not enough fee revenue to accomplish a meaningful outcome or to justify the administrative burden to the City.

Recommendation:

Staff recommends that Signature Land Advisor's Affordable Housing Plan be approved as is. The payment of affordable housing impact fees is the recommended option. Aside from the concerns previously stated above for Options 2 and 3, staff recommends Option 1, the payment of affordable housing impact fees, for the following reasons:

- The Affordable Housing Ordinance has occupancy standards that give priority for four-bedroom units to households of four or more members. Given that the median household size for Daly City is less than four persons, there is the likelihood that there could be an insufficient pool of qualified buyers for the five Affordable Units. We have seen this with the 7555 MS Habitat project. About 20% of the families that were interested in the units were not eligible because they did not meet the occupancy standards for the units.
- The proposed project is located in census tract 6012 which is a low-income census tract. Economic integration is one of the primary reasons for requiring Affordable Units be built on-site. In this case, economic integration is being achieved with the development as-is on the proposed site. Higher-income residents moving into the new market rate units will have access to the same public schools, grocery stores, churches and other neighborhood amenities as the current lower income residents thereby allowing for economic integration.

Option #1 provides the most benefit to the community while minimizing marketing and mobilization efforts.

AFFORDABLE HOUSING PLAN

For
Edgeworth Nursery Residences, Daly City, CA

Developer: Signature Land Advisors
Contact: Scott Zengel, 510-251-9278
Date Submitted: May 16, 2014

Per 17.47.100 of the City's Affordable Housing Ordinance, the City Manager must approve, conditionally approve, or reject the Affordable Housing Plan within 60 days of the date of a complete application for that approval.

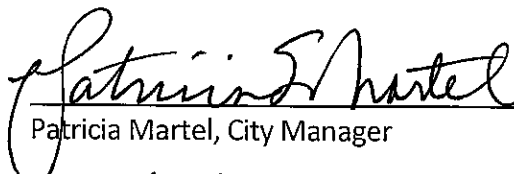
Staff has reviewed this Affordable Housing Plan as attached and recommends approval.

Staff Review:

Betsy Zobell
HCD Supervisor

Tatum Mothershead
Interim ECD Director

Approved by:



Patricia Martel, City Manager
6/18/2014

Date

AFFORDABLE HOUSING PLAN

For
Edgeworth Nursery Residences, Daly City, CA

Developer: Signature Land Advisors
Contact: Scott Zengel, 510-251-9278
Date Submitted: May 16, 2014

- 1. Describe the location, structure (attached, semi-attached, or detached), proposed tenure, and size of the proposed market-rate, commercial space and/or Inclusionary Units and the basis for calculating the number of Inclusionary Units.**

The project is located at 1632 Edgeworth Avenue and is the redevelopment of the business currently known as "John's Nursery". SLA proposes to construct 25 residential single family detached homes that match and enhance the character of the existing neighborhood, increase the amount of neighborhood parking, and provide additional housing units for the City of Daly City.

SLA proposes to the City of Daly City to pay an estimated \$736,120 in affordable housing impact fees to enable creation of affordable housing through the affordable housing trust fund, payable prior to receipt of building permits. Using recently revised DC municipal code 17.47.080.A.1 with an affordable housing impact fee of \$14/sf:

- 15 units x 2106 sf/unit x \$14/sf = \$442,260
- 10 units x 2099 sf/unit x \$14/sf = \$293,860
- \$442,260 + \$293,860 = \$736,120.

The affordable housing impact fee due to the City of Daly City will be based on actual square footage at time of issuance of building permit.

- 2. Provide a floor or site plan depicting the location of the Inclusionary Units.** N/A
- 3. Describe the income levels to which each Inclusionary Unit will be made affordable.** N/A
- 4. Describe the mechanisms that will be used to assure that the units remain affordable for the desired term, such as resale and rental restrictions, deeds of trust, and rights of first refusal and other documents.** N/A
- 5. For phased Development, provide a phasing plan that provides for the timely development of the number of Inclusionary Units proportionate to each proposed phase of development as required by Section 17.47.050(B) of ordinance.** N/A

6. **Describe any alternative means designated in Section 17.47.090 proposed for the Development along with information necessary to support the findings required by Section 17.47.090 for approval of such alternatives; and**

SLA proposes to the City of Daly City to pay an estimated \$736,120 in affordable housing impact fees to enable creation of affordable housing through the affordable housing trust fund, payable prior to receipt of building permits. Using recently revised DC municipal code 17.47.080.A.1 with an affordable housing impact fee of \$14/sf;

- 15 units x 2106 sf/unit x \$14/sf = \$442,260
- 10 units x 2099 sf/unit x \$14/sf = \$293,860
- \$442,260 + \$293,860 = \$736,120.

The affordable housing impact fee due to the City of Daly City will be based on actual square footage at time of issuance of building permit.

7. **Provide any other information reasonably requested by the City Manager to assist with evaluation of the Plan under the standards of the ordinance. N/A**

Patricia Martel

From: Tom Quaglia <tomquaglia@att.net>
Sent: Tuesday, June 17, 2014 4:46 PM
To: Patricia Martel
Cc: Tom Quaglia
Subject: Edgewroth Development Proposal

Categories: CM Staff

City Manager Martel, my name is Tom Quaglia of Signature Development and we are the applicants for the potential development of 25 homes on Edgeworth and Annie. We understand you are still reviewing our affordable housing 'fee-out' proposal as directed. We would ask for your support of this option and ask you to review the memo forwarded to staff, discussing the pros of this option. We are hoping to proceed to the Planning Commission at their July 1 hearing and would like to make ourselves available to answer any questions you might have in order to allow us to proceed. I can be reached at 650-947-4087.

sincerely.
Tom Quaglia
Project Manager/Owner



City Council Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Award of Construction Contract for Callan Boulevard and King Drive Resurfacing

Recommended Action

Staff recommends that the City Council award a construction contract to Granite Rock Company of San Jose, California, in the amount of \$811,547.00, for the subject project and authorize the City Manager to execute the contract. Staff further recommends that the City Council authorize the City Manager to award the contract to the second lowest responsible bidder, C.F. Archibald Paving, Inc., without further action by the City Council, if Granite Rock Company fails to execute the contract within the time limit specified in the bid documents. Staff further recommends the City Council affirm the NEPA determination of a categorical exemption.

Background

The Callan Boulevard and King Drive Resurfacing project includes base failure repair and asphalt concrete (AC) overlay of Callan Boulevard from Hickey Boulevard to Wembley Drive (Bid Schedule A) and King Drive from Verducci Drive to Gellert Boulevard (Bid Schedule B). This work covers a total of approximately 0.7 centerline miles of City street as shown on the attached project location map. These streets were selected for repair by a comprehensive evaluation through the City's Pavement Management Program, recommendations from the Street Maintenance Division, fund availability, and coordination with other planned projects of the City and the utility companies to avoid immediate excavation in the newly rehabilitated streets.

The City was awarded a Federal grant in the amount of \$562,000 through the second cycle of the Surface Transportation Program (STP) under the OneBayArea Grant (OBAG) Program to partially fund this project.

Discussion

Five (5) bids were received for this project on July 21, 2014 with total bids ranging from \$811,547.00 to \$900,884.39. The following table summarizes the three lowest bids and the Engineer's Estimate:

Bidder	Bid Schedule A Callan Blvd	Bid Schedule B King Drive	Total Bid	Comment on Bidder
1. Granite Rock Company	\$299,142.00	\$512,405.00	\$811,547.00	Responsive Bid
2. C.F. Archibald Paving, Inc.	\$302,561.00	\$541,393.00	\$843,954.00	Responsive Bid
3. O'Grady Paving, Inc.	\$318,725.00	\$554,715.00	\$873,440.00	Responsive Bid
Engineer's Estimate	\$344,715.00	\$607,435.00	\$952,150.00	

The apparent low bidder, Granite Rock Company of San Jose, California, has been in business since February 1900. This bidder holds the required Class A contractor's license, which is current

and in good standing. The bidder successfully completed a resurfacing project for Daly City in 2009.

If Granite Rock Company fails to execute the contract C.F. Archibald Paving, Inc. of Redwood City, California would be awarded the contract as the second lowest bidder. C.F. Archibald Paving, Inc. has been in business since 1945. This bidder holds the required Class A contractor's license, which is current and in good standing. The bidder successfully completed a resurfacing project for Daly City in 2009.

If the contract is awarded, then construction is anticipated to commence in September 2014 and be substantially completed in November 2014.

Fiscal Impact

The construction cost for the project is \$811,547.00. The project cost, including a ten percent (10%) contingency and a ten percent (10%) construction inspection and contract administration cost is \$973,856.40.

Adequate funds are available in the FY 2014-15 Gas Tax project Account 17-312-616, Water Fund Account 41-385-617, and Sanitation Fund Account 87-920-617 to cover the total estimated project cost for the award of the project. Water and Sanitation funds are used to finance the necessary relocation and adjustment of Water and Sanitation facilities within the limits of the paving work.

Construction costs will be partially covered by the Federal STP-OBAG grant funding awarded to the City in the amount of \$562,000. The remainder of the project funding will come from Gas Tax funds allocated in the City's Capital Improvement program (CIP).

Summary/Conclusion

Staff recommends that the City Council award a construction contract for the subject project to Granite Rock Company of San Jose, California, for both Bid Schedule A and B in the total bid amount of \$811,547.00. Staff further recommends that the City Council authorize the City Manager to execute contract documents or award the contract to the second lowest responsible bidder, C.F. Archibald Paving, Inc., without further action by the City Council, if Granite Rock Company fails to execute the contract within the time limit specified in the bid documents. Staff further recommends the City Council affirm the NEPA determination of a categorical exemption.

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

Respectfully submitted,

Hae Won Ritchie

Hae Won Ritchie
Civil Engineering Associate

John L. Fuller

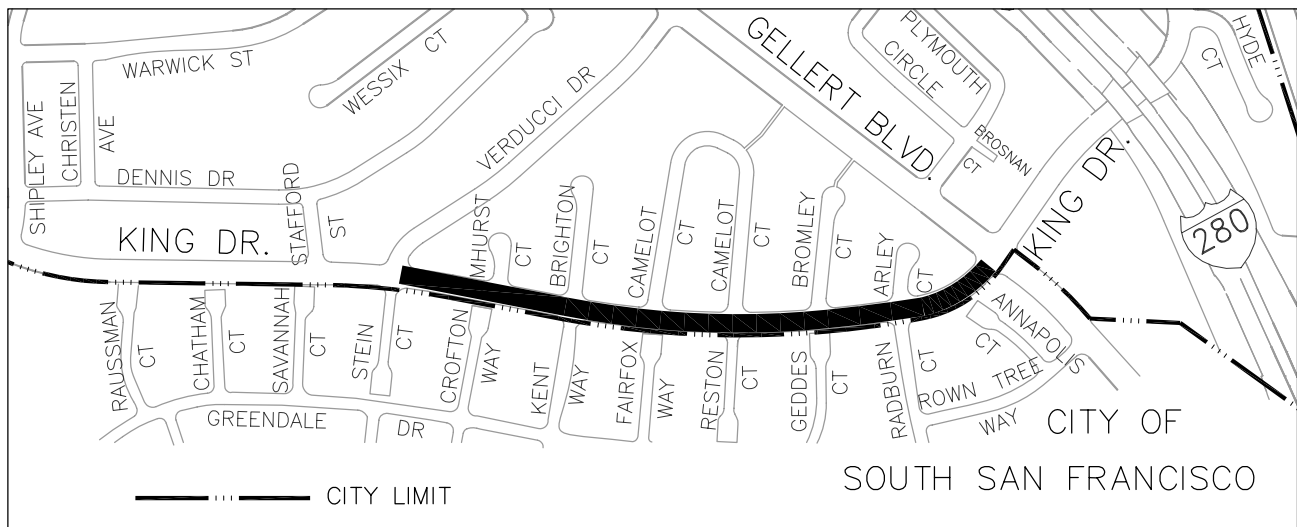
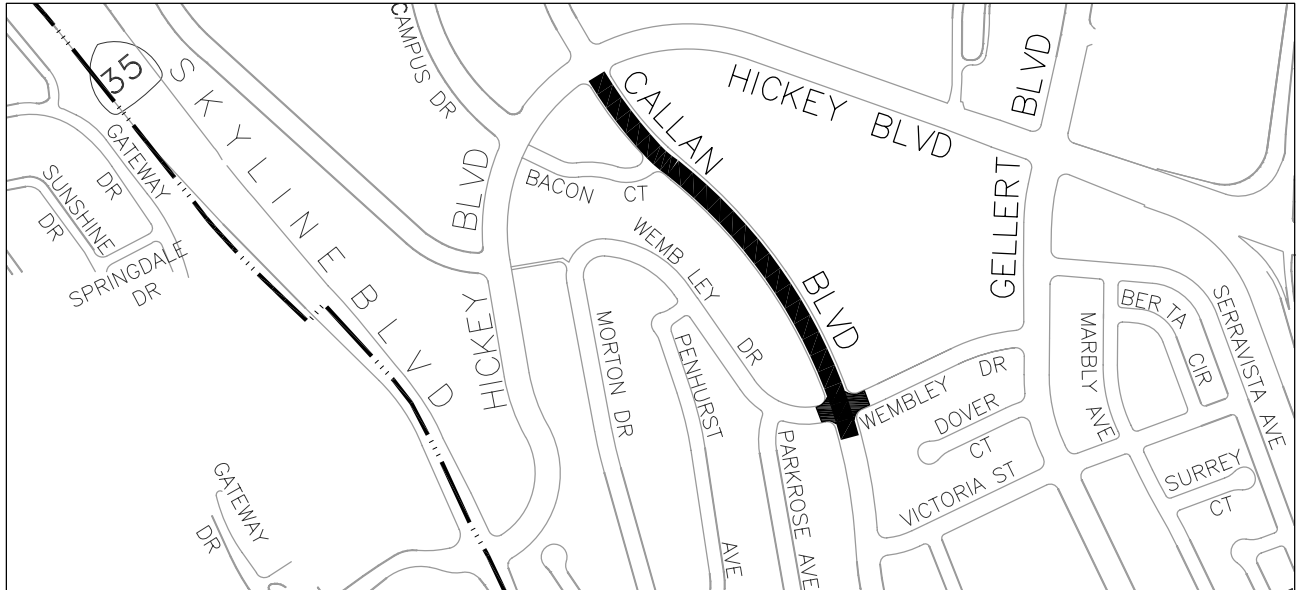
John L. Fuller
Director of Public Works

Attachments: Callan Boulevard and Kin Drive Resurfacing Project Location Map

CITY OF DALY CITY
SAN MATEO COUNTY, CALIFORNIA

PROJECT LOCATION MAP

**CALLAN BOULEVARD AND KING DRIVE
STREET RESURFACING**



0 250 500 750



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 11, 2014

Subject: Award of Construction Contract for Reservoir 3 Low Roof & Facility Rehabilitation – Phase II

Recommended Action

Staff recommends that the City Council accept two bids, waive minor irregularities, and award a construction contract to Southwest Construction & Property Management of San Bruno, California, in the amount of \$528,557, for the subject project and authorize the City Manager to execute the contract.

Background

G&E Engineering Systems of Oakland, CA was retained by Daly City to provide seismic and condition engineering assistance in follow up to its seismic and condition assessment of Daly City water facilities. Reservoir 3, constructed in 1934 with a storage capacity of 934,000 gallons, was ranked as having the highest priority for seismic and rehabilitation retrofits following a 2008 site facilities report.

The Council accepted the first phase of Reservoir 3 seismic work on October 24, 2011. That work scope involved the seismic strengthening of the existing timber roof of Reservoir 3 including the installation of new horizontal structural steel braces between existing concrete beams and concrete sides of the reservoir; new steel wire rope bracing tied into the roof; and new timber bracing placed around the reservoir perimeter along with the strengthening of timber connections. Associated repairs to damaged wood are also part of the work scope.

Discussion

The work scope for phase II of this project follows up on identified improvements after the seismic repair and involves performing a site survey and determine the property boundaries, construction of a 8 foot fence with vehicle and personnel gate entrances, demolition of existing infrastructure where necessary, repair existing redwood (damaged and/or shows signs of dry rot), construct the new low roof, and construct new communications pole and electrical panel.

Two (2) bids were received for this project on June 26, 2014. The following table summarizes the bid results and the Engineer's Estimate:

Bidder	Total Bid	Comment on Bidder
1. Southwest Construction & Property Management	\$528,557	Responsive Bid
2. West Bay Builders	\$688,820	Responsive Bid
Engineer's Estimate	\$ \$529,637	

Southwest Construction & Property Management, of San Bruno, California, has been in business since 1998 and holds the required Class A & C39 contractor's licenses, which are current and in good standing. The bidder's references indicate acceptable roofing and facility work for the Town of Portola Valley, and the City's of San Francisco, and Palo Alto. The City has never contracted with this company; however, all references were contacted and feedback was all positive.

Time of completion for the project is ninety (90) calendar days from Notice to Proceed. Construction is anticipated to commence on or around August 12, 2014 and be completed by December 2014.

City Council Agenda Report

Subject: Award of Construction Contract for Reservoir 3 Low Roof & Facility Rehabilitation – Phase II

Meeting Date: August 11, 2014

Page 2 of 2

Fiscal Impact

The project budget includes a fifteen percent (15%) contingency for a total project construction budget of \$607,841. Sufficient funds are available in Water Fund Capital Improvement Account 41-385-708 – Seismic Upgrades.

Summary/Conclusion

Staff recommends that the City Council accept the two bids, waive minor irregularities, and award a construction contract to Southwest Construction & Property Management of San Bruno, California, in the amount of \$528,577, for the subject project and authorize the City Manager to execute the contract.

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

Respectfully submitted,



Cynthia Royer
Manager of Technical Services



Patrick Sweetland
Director of Water and Wastewater Resources

ORDINANCE NO. 1382

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
AMENDING TITLE 17, ZONING ORDINANCE OF THE DALY CITY MUNICIPAL CODE
RE: PAYDAY LENDING ESTABLISHMENTS

WHEREAS, California law permits deferred deposit transactions, in which the lender defers depositing a customer's personal check of electronically accessing a bank account until a specific date, for a fee or other charge; and

WHEREAS, Deferred Deposit Originators, known as Payday Lending Establishments are licensed by the California Department of Business Oversight pursuant to California Financial Code § 23000, *et seq.*; and

WHEREAS, the fees charged by Payday Lending Establishments are not considered interest and are allowed to be in excess of the annual percentage rate when compared to traditional banking transactions; and

WHEREAS, consumers of Payday Lending Establishments who are unable to repay the loan in the time allowed can become repeat borrowers, thus preventing those consumers from spending funds committed to payday lending fees on good with the local economy; and

WHEREAS, there is currently no known procedure wherein California Department of Business Oversight notifies the City of Daly City prior to issuing a license for Payday Lending Establishment; and

WHEREAS, the current Zoning Ordinance for the City of Daly City does not contain particular provisions related to Payday Lending Establishments; and

WHEREAS, pursuant to California Government Code Section 65850, the City Council of the City of Daly City has the authority to regulate the use of buildings, structures, and land within the City; and

WHEREAS, the City Council desires to formally define Payday Lending Establishments within the Zoning Ordinance and ensure that Payday Lending Establishments are located in areas where their use will be consistent with existing uses in the underlying zoning district and to prevent over-concentration of Payday Lending Establishments.

NOW, THEREFORE, The City Council of the City of Daly City, County of San Mateo, State of California, ORDAINS as follows:

SECTION 1: Section 17.04.010 of Title 17 of the Daly City Municipal Code is hereby amended to add the definition of "Payday Lending Establishment" to read as follows:

"Payday Lending Establishment" means any person or entity that offers, originates, or makes a deferred deposit transaction, whereby a person or entity defers depositing a customer's personal check until a specific date, pursuant to a written agreement. Payday Lending Establishment is equivalent to a "Deferred Deposit Originator" as defined in the California

Financial Code section 23001(f), as may be amended. Payday Loan Establishment does not include a state or federally chartered bank, thrift, savings association, industrial loan company, or credit union.

SECTION 2: Section 17.16.010 of the Daly City Municipal Code is hereby amended to add “Payday Lending Establishment” to 17.16.010(A), to read as follows:

17.16.010 Table of Uses

- A. Administrative, business and professional offices
Banks and savings and loan offices
Bail bonding establishments
Finance companies
Payday Lending Establishment
Telegraph offices
Title companies
Travel agencies
Public uses

SECTION 3: Section 17.17 of Title 17 of the Daly City Municipal Code is hereby amended to add “Payday Lending Establishment” to 17.17.010(A) to read as follows:

17.17.010 Table of Uses

- A. Uses Permitted.
1. Permitted Uses:
Class A office space;
Financial Institutions;
Payday Lending Establishment;
Research and Development;
Administrative, business and professional offices;
Convenience retail, ground level, as allowed in the specific plan.

SECTION 4: Section 17.18 of Title 17 of the Daly City Municipal Code is hereby amended to add “Payday Lending Establishment” to 17.18.010(A) to read as follows:

17.18.010 Table of Uses

A. Art studio, bakery (retail), bank, barber or beauty shop, book or stationery store, business office, clothing or department store, drugstore, retail electrical and household appliance sales and services, florist, grocery store, hardware store, health studio, laundry or cleaning agency (retail), liquor store, manufacturing and assembly of electronic and scientific equipment which requires no use of chemicals, photographic studio, payday lending establishment, restaurant (excluding drive-in), shoe repair, tailor shop, trade or business school, uses permitted in R-4 district, except dwellings or any commercial developments in the coastal zone.

SECTION 5: Chapter 17.21 of Title 17 of the Daly City Municipal Code is hereby amended to add “Payday Loan Business” to Section 17.21.030, Table C-R/O, Table C-O and Table C-N, to read as follows:

17.21.030 Specific plan designations and regulations

Table C-R/O
Retail and Office Commercial

B. Medical, dental and health services, banks and financial institutions, real estate and insurance offices, legal offices, payday lending establishments, printing and photocopying services, administrative, business and professional offices.

Table C-O
Office Commercial

A. Administrative, business and professional offices, banks and financial institutions, payday lending establishments, real estate and title company offices, travel agencies, photocopying services.

Table C-N
Neighborhood Commercial

B. Medical, dental and health services, banks and financial institutions, legal offices, printing and photocopying services, business services (i.e. tax services), payday lending establishments, real estate offices and insurance offices.

SECTION 6: Section 17.40.080 of Title 17 of the Daly City Municipal Code is hereby added to read as follows:

17.40.080 Locational Standards for Payday Lending Establishments and similar uses

Payday Lending Establishments, or similar uses, shall be separated by at least 2,000 feet, as measured directly from the property line to property line, from any parcel on which an existing Payday Lending Establishment is located.

SECTION 7: Severability: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Daly City hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 8: Environmental Determination: The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15378, that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical

change in the environment, directly or ultimately, as provided in Title 14, Section 15378(a), and that it is also exempt under the definition of "project" in Section 15378(b)(3) in that it concern general policy and procedure making. It is also exempt under CEQA Guidelines Section 15061(b)(3).

SECTION 9: Effective Date and Publication: This Ordinance shall be in full force and effect thirty (30) days from and after its passage. This Ordinance shall be published according to law.

Introduced this 14th day of July, 2014.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the _____ day of _____, 2014, by the following vote:

AYES, Councilmembers _____

NOES, Councilmembers _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Meeting Agenda Report

Item # _____

Meeting Date: August 11, 2014

To: Honorable City Council
From: Anna Mostella, City Manager's Office
Date: August 4, 2014
Subject: Council Committee Meetings, July 14 – August 10, 2014

Date of Meeting:

August 4, 2014

Meeting:

Design Review Permit DR-7-14-9375
301 Gellert Boulevard - Gellert Marketplace
Master Sign Program Revisions

In Attendance:

David J. Canepa
Carol L. Klatt
Patricia E. Martel
Tatum Mothershead

/am

DALY CITY INTER-OFFICE MEMORANDUM

DESIGN REVIEW COMMITTEE

DATE: August 4, 2014

TO: Council Design Review Committee
David J. Canepa, Mayor
Carol L. Klatt, Vice Mayor

FROM: Michael Van Lonkhuysen, Interim Planning Manager

SUBJECT: Design Review Permit DR-7-14-9375
301 Gellert Boulevard — Gellert Marketplace Master Sign Program Revisions

RECOMMENDATION

Staff recommends that the Committee approve Design Review Permit DR-7-14-9375, allowing for a minor modification to the approved design concept included in the Gellert Marketplace Master Sign Program.

PROPOSAL

The applicant, Peter Meier (SPI Holdings), has requested a minor design modification to allow the top panel in the redesigned freeway-oriented pylon sign at Gellert Marketplace to deviate from the common-color background requirement graphically communicated in the Gellert Marketplace Master Sign Program. Elevations of the approved sign and the proposed design revision are illustrated in Attachment A.

BACKGROUND

The City Council approved the Master Sign Program for the Gellert Marketplace Shopping Center redevelopment in April 2013. As is the case of all sign programs in the City, the objective of the Gellert Marketplace Sign Program is to ensure that all signs within the shopping center provide visual consistency, design uniformity, and contribute to a positive aesthetic in the center. In this effort, the program includes text and concept drawings to communicate its requirements.

As approved by the City Council, the 60-foot-tall pylon sign identified in the Master Sign Program carried forward some beneficial design aspects of the previous sign (which is actually still in place), including color uniformity in the backgrounds of each of individual tenant panels on the sign. This approved design aspect was, and remains consistent with, the City's current policy requiring that, for primary shopping center pylon signs, tenant panel backgrounds match each other and match the sign structure in color. An exception to this is made when varying background color is a purposeful design feature, as is the case at Serramonte Shopping Center. Aside from the existing Serramonte Plaza/Gellert Marketplace sign, examples of signs conforming to color uniformity requirement include Westlake Shopping Center and Mission Plaza Shopping Center. Most recently, the sign at Skyline Plaza Shopping Center has been renovated in conformance with this requirement.

DISCUSSION

The applicant has requested that a single tenant, at the top-most panel location, be allowed to deviate from the approved sign design. As indicated in Attachment B, this panel on the pylon sign is shown with a dark charcoal background color, in lieu of the tan colored background that will be the background color on all of the other tenant pylon panels. According to the applicant, the charcoal background color with white letters is the trademarked Bed Bath & Beyond logo and the retailer feels very strongly that the success of their retailing operation is greatly dependent on utilizing this logo in all sign messaging to the public.

Staff has researched the retailer's assertion and has found that although sign design variation does exist among Bed Bath & Beyond retail locations, the vast majority of the retailer's signs do employ the charcoal background color with white letters. With respect to the proposal at Gellert Marketplace, staff feels that having a charcoal colored panel below the larger Gellert Marketplace header on the sign does provide visual support for the top of the sign and it is visually consistent with the dark colored Gellert Marketplace letters which will exist at the top of the sign.

Although supportive of the request, staff has proposed modifications to the Master Sign Program to ensure that the design requirement for uniformity in tenant panel background colors remain intact. These modifications are indicated in underline on page four in the Revised Gellert Marketplace Master Sign Program included as Attachment C, which specifically allow only the top panel to receive a charcoal background color and then only when the background color is part of a trademarked logo. A color-elevation of the modified concept drawing is also included in the revised sign program.

ENVIRONMENTAL ASSESSMENT

Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt pursuant to CEQA Guidelines Section 15061(b)(3) – No Potential for Significant Environmental Effect.

FINDINGS

Staff finds that the approval of Design Review DR-7-14-9375, as conditioned, is in accordance with Section 17.45, Design Review, of the Daly City Municipal Code. Approval of the design review application, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to insure compatibility with adjacent buildings and to provide an attractive environment. These findings are based in part on the following:

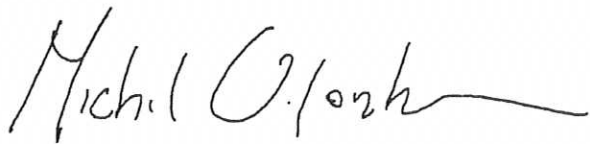
1. Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt pursuant to CEQA Guidelines Section 15061(b)(3) – No Potential for Significant Environmental Effect;

2. The sign modification complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance.
3. The sign modification complies with the Daly City Sign Code, DCMC Chapter 17.32.
4. General architectural considerations have been incorporated in order to insure the compatibility of the tenant sign panel with the design concept and the character of overall pylon sign.
5. The proposal for charcoal colored panel below the larger Gellert Marketplace header on the sign provides visual support for the top of the sign and it is visually consistent with the dark colored Gellert Marketplace letters.
6. The allowance for charcoal colored panel is however only appropriate when the background color is part of a trademarked logo.

STAFF RECOMMENDATION

Staff recommends the Design Review Committee approve Design Review DR-7-14-9375, subject to the findings in this report.

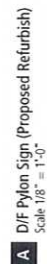
Respectfully submitted,



Michael Van Lonkhuysen
Interim Planning Manager

Attachments

Attachment A – Elevation of Proposed Pylon Sign Design Revision
Attachment B – Amended Text of Gellert Marketplace Master Sign Program



Gellert Marketplace
Daly City, California

Master Sign Program
GRAPHICS AND SIGNAGE CRITERIA

March 4, 2013

Introduction. This document including attached Addendum # 1 Building Mounted Sign Drawings and Addendum # 2 Free Standing Sign Drawings establish the guidelines and criteria ("Criteria") for the design, implementation and regulation of project and Tenant signage at Gellert Marketplace Retail Center ("Shopping Center") in Daly City, California. These sign criteria ("Criteria") have been established to preserve and enhance the appearance of the Shopping Center. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the Shopping Center, on a uniform, consistent and compatible basis as to quality and architectural character. The intent of these Criteria is to insure that Tenant signage in the Shopping Center is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenants and Tenant's businesses, including incorporation of corporate identification where consistent with these Criteria. The design of all graphics will be carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design fabrication, installation and maintenance of all sign, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this Criteria. Any installed non-conforming or unapproved sign, or non-maintained sign must be brought into conformance at the non-conforming Tenant's expense.

SECTION A. SUBITTALS & APPROVALS

1. Submittal to Landlord. Prior to sign fabrication and applying for City approval of permits, each Tenant shall submit to the Landlord for approval at least three (3) complete sets of detailed design and shop drawings including the following:

- a. Elevation of STOREFRONT illustrating the proposed sign design and all dimensions as they relate to the storefront elevation of Tenant's premises;
- b. Fully dimensioned and scaled SHOP DRAWINGS. Sign elevation must specify exact dimensions, copy layout, materials, colors, means of attachment, illumination, electrical specifications and all other details of construction. Section through the letter and/or sign panel shall show the dimensioned projection of the face of the letter and/or sign panel and the illumination. Letters and logo plaques must be accurately dimensioned and spaced.
- c. Approval or disapproval of sign submittals shall remain the sole right of the Landlord or his chosen representative. If submittals are disapproved, then Tenants must submit revised plans until Landlord's approval is obtained.

2. City Submittal. A full set of final plans must be approved by the Landlord prior to permit application submittal or sign fabrication. Following Landlord's approval of propose signage, Tenant or his agent must submit to the City of Daly City applications for all permits for fabrication and installation by sign contractor.

ATTACHMENT B

Tenant and its sign contractor shall not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

- a. A stamped set of final drawings reflecting the Landlord's and the City's approval shall be obtained from each party;
 - b. The Landlord must receive the sign installer's and/or sign company's Certificate of Insurance as set forth herein;
3. Each Tenant shall be responsible for the fulfillment of all requirements of these Criteria and of government agencies with jurisdiction and approved specifications.
4. All City approvals and permits for signs and their installation shall be obtained by the Tenant or their Representative, at their sole expense.
5. All design; Tenant shall perform installation and other work required herein at Tenant's sole cost and expense.
6. No other signage except for that described herein is permitted. Unless a specific type of signage or advertising medium is specifically allowed under these Criteria, it is considered disallowed until the prior written approval of Landlord is obtained.
7. The Landlord reserves the right to revise the Criteria in accordance with the City of Richmond Sign Ordinance. These Criteria may be revised at any time if so required by any government agency having jurisdiction over its contents.
8. If in the event Tenant wishes to change it's exterior sign at anytime during the term of its lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to the Criteria for the Shopping Center after the execution of its Lease Agreement.

SECTION B. DESIGN REQUIREMENTS

Part I: Sign Types

1. Type 1 – Major Pylon Sign – Addendum 2 “A” sign

One (1) Type 1 double faced illuminated pylon sign 60' - 0" high in general accordance with the approved design and as shown on the project site plan. Sign shall be as approved by the City of Daly City and Landlord.

2. Type 2 – Multi-Tenant Monument Sign – Addendum 2 “B-1” signs

Two Type 2 double-faced illuminated monument sign 15' high in general accordance with the approved design and as shown on the project site plan. Sign shall be as approved by the City of Daly City and Landlord.

3. Type 4 – Major Tenant Identification Signs – Addendum 1 “D” signs

Major Tenants with a minimum size of 7,000 square feet shall install internally illuminated individual channel letter signs in general accordance with the approved design. Sign design shall be approved by the City of Daly City and Landlord.

4. Type 5 – Business Identification Signs (Pads 1, 2 & 3) Addendum 1 “E” signs

Each Pad and Shop tenant is allowed two (2) signs of illuminated letters on the building fascia as directed by the Landlord. End cap tenants are allowed a maximum of three (3) signs. Signs may consist of internally illuminated letters; 5” deep for face lit letters or 3” deep for halo-illuminated letters. Signs will be a maximum of 24” high and logos shall be a maximum of 30” high. An additional 6” will be allowed for ascenders and /or descenders. Signs consisting of stacked copy will be limited to 30” combined overall height with a maximum letter height of 15”. The length of wall signs shall not exceed 75% of the length of the building frontage.

The maximum allowed square footage shall not exceed two (2) square feet per lineal foot of wall frontage on each elevation. Square footage cannot be transferred from one elevation to another.

5. Type 6 – Typical Storefront Vinyl Lettering

Each tenant entry shall be identified with a suite number or address on the upper portion of their entry in 3” high white vinyl lettering. Each tenant shall be permitted to place upon or adjacent to their entrance, no more than 144 square inches of vinyl lettering. Lettering shall not exceed 2” in height, indicating store name, hours of business, credit card information, emergency telephone numbers etc.

7. Type 7 – Service Door Signage

Each Tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in a consistent location directed by Landlord, in three-inch (3”) high letters, the Tenant’s suite number. Font and color of these numerals shall be consistently specified and approved by Landlord. This application may vary at the Landlord’s discretion based upon an application on a wood/glass door versus a metal door.

8. Type 8 – Under Canopy Signs - Addendum 1 “G” signs

This space has been intentionally left blank.

Additional Notes

1. The area of signs is the area of the smallest rectangle that can be drawn around the entire sign, as provided by the City of Daly City Sign Ordinance.
2. Stores that have a tower element may utilize the tower as well as the fascia to satisfy its signage requirements, subject to these Criteria.
3. Maximum sign height and width may be limited by architectural conditions at sign's location. The width of any sign shall not exceed 75 percent of the wall, fascia or sign niche on which it is located.
4. Only the top panel of the Major Pylon Sign may receive a charcoal background color and then only when the background color is part of a trademarked logo.

PART II: General Requirements for Fascia Signs

1. The lettering style shall be the choice of the Tenant with approval of the Landlord.
2. Graphic/decorative elements or lettering may be used in addition to the lettering described above.
3. Logos will be permitted on an individual basis.
4. No sign maker's labels or other identification will be permitted on the exposed surface of signs, except those required by the City building department, which shall be located in an inconspicuous location.
5. Creativity is encouraged with regard to style, size, position, length and other design characteristics, but final approval shall be subject to Landlord's sole discretion. Alternative signs to those described above may be permitted if the quality of the design and construction is acceptable to Landlord.
6. Fabrication
 - a. The fabricator shall be responsible for the quality and delivery of all materials and workmanship required for the execution of this contract. It is desirable that the fabricators for work herein have in-house a broad knowledge, diverse shop and field experience, flexibility, coordinating ability, skilled craftsmen and physical plant necessary to produce quality products equivalent to or better than similar type products in use in the industry. These general requirements apply equally to the contractor and to his subcontractors.

- b. Contractors shall be responsible for providing all subcontractors with complete and up-to-date drawings, specifications, message schedules and other information issued by the project manager.

Gellert Marketplace
Signage Criteria
Page 5

- c. The fabricator may make recommendations and/or changes to the details as shown on the drawings, if Landlord approves such recommendations in writing prior to shop drawings or fabrication of prototypes or samples.
- d. All electrical signs shall bear the UL label
- e. The sign contractor shall be responsible for the fulfillment of all the requirements and specifications, completing the installation in a workmanlike manner, and cleaning up, patching and painting any surfaces damaged by the installation.
- f. All sign fabrication work shall be of excellent quality. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. Landlord reserves the right to reject any fabrication work deemed to be below standard.
- g. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
- h. Registered Trademark symbols ® must be cut out of 0.125" aluminum finish to match sign and pinned off face of building.
- i. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, ripples, weld marks, orange peel, drips and runs, and shall have uniform surface conforming to the highest standards of the industry.
- j. All signage lighting should be concealed and light leaks will not be permitted.
- k. The fabricator shall base his proposal on the performance of all services, including all labor, materials and equipment for the complete fabrication and installation of the product at he agreed upon schedule.
- l. Where thickness and/or sizes are not specified, fabricator shall determine said measurements taking into account structural integrity as well as aesthetics. All acrylic sheeting used, if any, is to be of sufficient thickness and weight to prevent concave surfaces.
- m. All metals to be painted with the highest quality automotive polyurethane paint (preferably Matthews Paint, or equal quality alternative), unless otherwise specified. Tenant is required to execute a sign painting application that yields the longest life with the least likelihood of paint fading and peeling. Paint must withstand exterior weather conditions, and be sprayed to a smooth finish, not brushed on.

- n. Details on drawings indicate a design approach for sign structures but do not necessarily include all fabrication details required for the complete structural integrity of the signs, including consideration for static, dynamic and erection loads during

Gellert Marketplace
Signage Criteria
Page 6

handling, erecting and service at the installed locations, nor do they necessarily consider the preferred shop practices of the individual general sign contractors. Therefore, it shall be the responsibility of the fabricator to perform the complete structural design of the signs and to incorporate all the reasonable safety factors to protect the Landlord and sign fabricator against public liability. Designs, which survive rational engineering analysis and conform to all applicable national and local codes, will be acceptable.

- o. Written dimensions on the drawings shall take precedence over scaled dimensions. Fabricator shall verify and be responsible for all dimensions and conditions shown by these drawings and shall be responsible for confirming all field dimensions and conditions prior to beginning fabrication.
- p. Fabricator shall notify the designer of any discrepancies in the drawings or graphics dimensions or conditions, and/or changes required in construction details. All discrepancies shall be brought to the attention of the Landlord.
- q. Sign fabricator's responsibility for deviations in submittals from requirements of contract documents or these design development drawings is not relieved by Landlord's review of submittals unless the Landlord give written acceptance of specific deviations.
- r. A deviation shall be construed to mean a minor change to the sequence indicated on the drawings or specifications. A deviation is not intended to allow substitutions or product options.
- s. In addition to notifying the Landlord in writing of deviation, such deviations shall be circled on the shop drawings.
- t. Sign fabricator shall guarantee entire display for (1) one year from the date of installation against defects in material workmanship. Defective parts shall be replaced without charge.

7. Prohibited Signs

The following signs are provided as examples of prohibited signage applications and not an all-exclusive listing. Signs prohibited by Landlord that do not conform to the Criteria are not limited to those set forth below.

- a. No signs shall be permitted perpendicular to the face of the building;
- b. No off-Premises signage;

- c. No "A" frame sign

Gellert Marketplace

Signage Criteria

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- d. No plastic face box-type cabinets signs or luminous-vacuum formed type plastic letters;
- e. No signs using exposed fastenings;
- f. No paper, cardboard, cloth, form core, gatorboard, inflatable or styrofoam signs, stickers or decals, painted lettering or decals hung around, on or behind storefronts;
- g. No flying signs such as blimps or kites designed to be kept aloft by mechanical, chemical or hot air means;
- h. No stationary or walking sandwich boards or costumed or non-costumed persons shall be utilized for advertising outside of Tenant's premises. No balloons, flags or marketing tents are allowed;
- i. No blade signs or transparent signs of any nature;
- j. No sign which emits odor, noise or visible matter other than light;
- k. No signs identifying secondary businesses except where specifically approved by Landlord;
- l. No signs which move, swing, rotate, flash, blink, scintillate, fluctuate or have animated light areas;
- m. No signage including the project name except as a part of the Tenant's trade name or insignia;
- n. No exposed conduit, tubing, raceways or crossovers shall be permitted;
- o. No person shall exhibit, post or display or cause to be exhibited, posted or displays upon any sign, anything obscene, indecent or immoral nature or unlawful, as determined in the sole discretion of Landlord;
- p. No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which make use of the words, "STOP", "LOOK", "DANGER", or any other words, phrases, symbols or characters in such a manner to interfere with, mislead or confuse traffic;
- q. No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door;

- r. No signs on or affixed to trucks, automobiles, trailers or other vehicles, which advertise, identify, or provide direction to a use or activity not related to the lawful making of deliveries of merchandise or rendering of services from such vehicles;
- s. No external displays (other than holiday decorations) which consist of unshielded light bulbs, open or strings of open light bulbs;
- t. No simulated materials (i.e., wood grained plastic laminates) or wall coverings;
- u. No internally illuminated awnings with or without signage; no cloth awnings will have signage applied to their surfaces;
- v. In no case shall the wording of signs describe prices, or any type of advertising except as part of the occupant's trade name or insignia;
- w. No temporary signs of any nature may be used or installed without Landlord's approval;
- x. Unprofessional hand-lettered sign in public view from the storefront are prohibited. Absolutely no signs are permitted to be taped to the storefront or any other visible surface; and
- y. Any sign that is not in conformance with this Criteria.

SECTION C. INSTALLATION AND USAGE

1. Signs shall be centered in respect to Tenant's storefront or in the event the rooflines of the adjacent building do not permit the sign to be centered as such, shall be centered in respect of the Tenant's entry door into the shop.
2. Notwithstanding the maximum square footage allowed for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. All signs shall fit comfortably into designated architectural spaces; leaving sufficient margin and negative space on all sides. Thickness, height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.
3. All Tenants' signage will be controlled by a Landlord approved time clock with operational hours determined by the Landlord for consistency of presentation.
4. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition and properly maintained.
5. All attachments, conduit, conductors, transformers and other equipment shall be concealed.

6. Electrical service to all signs shall be on Tenant's meters or on house meter per Landlord's discretion and shall be part of Tenant's construction and operational costs

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7. All conduit, raceways, crossovers, wiring ballast boxes, transformers and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials of any type shall be permitted.
8. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from background panel. All mountings connections shall be encased in PCB pipe or similar application in the same color as the wall to which the sign is mounted. Spacer sleeves shall be utilized for rigidity and must be painted to match the building color.
9. All lighting must match the exact specifications of the approved working drawings.
10. Tenant's sign installation and/or sign fabrication contractor (whichever are applicable or required) shall carry workman's compensation and public liability insurance against damage suffered or done by any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. Evidence of this insurance must be provided to Landlord prior to installation naming the Landlord as additional insured.
11. Locations of signs shown on the plans are for general information. The fabricator shall confirm each sign location with the Landlord and general contractor.
12. Ladders, installation equipment and installation crews are not permitted to lean on building and storefront. All installation equipment must be freestanding type to avoid contact with or damage to building or storefront. Rubber wheeled lifts must have wheel padding and must roll over planking to prevent marks on paving areas. Vehicles are not permitted on pedestrian walkways.
13. The installation crew is responsible for removing all debris and cleaning the work area after installation is complete.
14. The installation crew must check sign to ensure proper operation and illumination.
15. Tenant shall be responsible for the performance of its sign contractor.

SECTION D. MAINTENANCE

1. Tenant shall maintain its sign in good working order and repair to include replacement of damaged or burned out neon or LED light source at Tenant's sole cost and expense. In the event Landlord notifies Tenant of an existing defect and Tenant fails to cure said defect within ten days after notification, Landlord may cause the defect to be repaired. Tenant

hereby agrees to reimburse Landlord for the cost of any such repairs within ten days after the receipt of an invoice setting forth those costs incurred by Landlord, plus an overhead charge of 10%.

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2. Upon termination or expiration of the lease, Tenant hereby agrees to remove its sign and repair any holes or damage to the fascia and restore the fascia to its original condition at Tenant's cost and expense to Landlord's sole satisfaction with three (3) days of expiration of term or earlier termination of Tenant's lease. If hole and fascia repairs after sign removal reveal any evidence of prior mounted signage, Tenant may be required to remove and replace plaster and repaint to the original condition before Tenant signage installation, if directed by Landlord. If tenant does not repair the wall surface to Landlord's sole satisfaction, then Landlord shall have the right to perform the repairs at tenant's expense.
3. Landlord reserves the right to periodically hire an independent electrical engineer at Tenant's sole expense, to inspect the installation of all tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Landlord may correct any code violations, requests for sign removals, or discrepancies not corrected within ten (10) days of notice, at Tenant's sole expense, including an overhead charge of 10%.
4. Contractors installing signs are to be qualified, insured and licensed by the State of California and are to have a current City business license.

SECTION E. GENERAL NOTES

1. All signs must be installed and operational prior to new Tenant opening for business per Landlord's discretion.
2. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes and supports of the store windows and doors or upon the exterior walls of the building.
3. One row of letters is strongly advised, but two rows of letters are allowable if approved by Landlord, provided their maximum total height does not exceed the maximum allowable height provided herein. If Landlord approves two rows of letters, the second row shall be at a vertical height less than the first row of letters.
4. All signs shall be reviewed for conformance with these Criteria and overall design quality. Approval or disapproval of sign submittals bases on aesthetics of design shall remain the sole right of the Landlord.
5. Landlord's approval may be withheld in its sole discretion. Landlord's right to deviate from the Criteria set forth herein (1) is clearly and unequivocally subject to and limited to strict conformance with the City of Daly City Sign Ordinance, and (2) shall not obligate Landlord to deviate from the Criteria on subsequent Tenant signage submissions under the "theory of precedence".

End of written Criteria