

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, September 22, 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:

Proclaiming October 2014 as Filipino-American History Month in Daly City
(Perla Ibarrientos)

Proclaiming October 2014 as Fire Prevention Month (Safety Inspector Clyde Preston)

APPROVAL OF MINUTES:

Regular Meetings of August 11, 2014 and September 8, 2014

APPROVAL OF AGENDA:

CONSENT AGENDA

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.

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

Resolutions:

1. Approving FEMA Assistance to Firefighters Grant Funding for Fire Ground Survival Training Mobile Trailer and Instructor Training
2. Accepting the Edward Byrne Memorial Justice Assistance Grant (JAG) Program Grant Funds for Monthly Forensic Lab Fees
3. Setting Time and Place for a Public Hearing on Claim to Lien Property at 4211 Callan Boulevard (APN 091-163-120)
4. Adopting Resolution for One-Time Adjustment to Salary and Benefits for Executive Management
5. Accepting Fiscal Year 2013-14 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant and Home Programs
6. Accepting and Appropriating an Office of Traffic Safety Grant for the Selective Traffic Enforcement Program (STEP) Campaign-2014/2015
7. Amending Resolution No. 12-138 Re: Designated Employees Conflict of Interest
8. Setting Time and Place for a Public Hearing - Proposed Amendment to Daly City Municipal Code Ordinance Chapter 9.23 Re: Loud or Unruly Gatherings

Check Registers:

9. Approving Check Registers for the Month of August 2014

END OF CONSENT AGENDA

COMMUNICATIONS:

10. Major Subdivision SUB-5-14-9004 and Design Review DR-5-14 9007
Garden Valley Residential Subdivision (50 Townhouse Units)

Staff:

Flint

Recommended Action:

Adopt Resolution
Roll Call

ORDINANCES:

11. Second Reading, Ordinance No. 1384, Amending Sections of Title 10 of the Daly City Municipal Code, Re: Parking Meters, Permits and Fees

Staff:

Zimmerman

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:

12. Council Committee
 - A Council Committee Meetings, September 8 - 21, 2014
13. City Council
14. Staff

ADJOURNMENT:

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MINUTES – REGULAR MEETING - CITY COUNCIL
AUGUST 11, 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
Julie T. Underwood, Assistant City Manager
Kelly Schott, Assistant City Attorney
K. Annette Hipona, City Clerk

PRESENTATIONS:

Actuary's Report on City Pension Liabilities

Director of Finance and Administrative Services Lawrence Chiu introduced John Bartel of Bartel Associates, LLC.

Mr. John Bartel gave a PowerPoint presentation on the pension actuary report for the miscellaneous and safety members.

APPROVAL OF MINUTES:

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

It was moved by Councilmember Torres, seconded by Vice Mayor Klatt and carried to approve the minutes of May 27, June 9, June 23 and July 14, 2014.

APPROVAL OF AGENDA:

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

CONSENT AGENDA

Mayor Canepa requested Item 10, Concerning the Potential Sale of the Daughters of Charity Health System and Seton Medical Center be taken at the end of the Consent Agenda.

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MINUTES – REGULAR MEETING - CITY COUNCIL
AUGUST 11, 2014

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CONSENT AGENDA: Continued

RESOLUTIONS:

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

Resolution No. 14-126, 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

Authorizing Expansion of Existing Work Scope with HydroFocus Inc. to Update Existing Groundwater Model of the Westside Basin Aquifer

Resolution No. 14-127, Authorizing Expanding Existing Work Scope with Hydrofocus Inc. (Groundwater Model of the Westside Basin Aquifer)

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

Resolution No. 14-128, Adopting Composite Summary Memorandum of Understanding with AFSCME Local 829 (August 1, 2014 to Sunset November 30, 2015)

Resolution No. 14-129, Adopting Composite Summary Memorandum of Understanding with Teamsters Local 856 Clerical Technical Unit (September 1, 2014 through August 31, 2015)

Resolution No. 14-130, Adopting Composite Summary Memorandum of Understanding with Teamsters Local 856 Safety Inspectors (August 1, 2014 to July 31, 2015)

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

Resolution No. 14-131, Approving Receipt of Grant from the Thelma Doelger Charitable Trust for Youth Library Programs

Accepting and Appropriating a \$1,000 Donation from the Lapachet Family

Resolution No. 14-132, Accepting and Appropriating Donation from the Lapachet Family

Authorizing Contract with CDW-G and Hewlett-Packard for Network Storage Equipment

Resolution No. 14-133, Authorizing Contract with CDW-G and Hewlett Packard for Network Storage Equipment

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MINUTES – REGULAR MEETING - CITY COUNCIL
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CONSENT AGENDA: Continued

RESOLUTIONS: Continued

Approving Assignment of Assistant Director of Public Works/City Engineer classification to Range 346 of Executive Management Salary Schedule

Resolution No. 14-134, Authorizing Establishment of Assistant Director of Public Works/City Engineer

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)

Resolution No. 14-135, Establishing Traffic Regulations

Setting Time and Place of Public Hearing to Amend Daly City Ordinances Concerning Parking Meters, Permits and Fees, Hearing 09/08/14

Resolution No. 14-136, Setting Time And Place of Public Hearing for Proposed Ordinance to Amend Sections 10.36.060, 10.40.120, 10.40.130 and 10.40.150 of the Daly City Municipal Code Re: Parking Meters, Permits and Fees (Hearing Date: September 8, 2014, Time: 7:00 P.M.)

END OF CONSENT AGENDA

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

RESOLUTIONS:

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

City Manager Patricia Martel stated at the request of the Mayor, the Council has been provided with a resolution for your consideration. The Council is aware that the Daughters of Charity Health System has been planning to sell its healthcare system due to financial difficulties in providing services at several hospitals throughout California including Seton Medical Center and Seton Coastside.

As part of the potential sales process for the Daughters of Charity Healthcare System, Attorney General Kamala Harris is required to review the potential sale because the Daughters of Charity Healthcare System is a non-profit healthcare system. The final decision about the potential sale will be reviewed by the Attorney General.

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RESOLUTIONS: Continued

Concerning the Potential Sale of the Daughters of Charity Health System and Seton Medical Center – Cont'd.

The Attorney General will have to comment on the provision of on-going emergency medical services as well as the continuity of care for those who cannot afford care or do not have insurance, also what will happen with all existing employee contracts.

The following individuals were in support of the resolution and were concerned about the potential buyers continuing the commitment and promise to provide full service health care in this community regardless of one's economic status or ability to pay.

Steve Bates, RN at Seton Medical Center
Debra Amour, Nurse at Seton Medical Center
Simpson Sanusi, ER Nurse
Phuong Tran, CNA

Mike Crilly, Board of Directors of Seton Medical Center and Seton Coastside, urged the Council to not support this resolution. He believes the process should go forward. The Daughters of Charity have the interest of all the employees, physicians and community.

The Council expressed support in maintaining the current level of service.

Councilmember Torres proposed amending the second "Be it resolved" as: "Be It Resolved that the City Council urges the Attorney General Kamala Harris, to insure the hospital maintain the same level of service and commitment to its employees and patients".

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

Resolution No. 14-137, Concerning the Potential Sale of the Daughters of Charity Health System and Seton Medical Center

PUBLIC HEARINGS:

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

Director of Water and Wastewater Resources Patrick Sweetland stated tonight's public hearing on the adoption of an urgency ordinance on restricting and rationing certain outdoor water uses has been properly noticed and published. It comes in response of the action of the State Water Resources Control Board and endorsed by the State Office of Administrative Law.

Mr. Sweetland gave a PowerPoint presentation outlining the restrictions and requirements for outdoor water use and defines non-essential uses as well as penalties for violations.

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PUBLIC HEARINGS: Continued

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

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

Marian Mann stated she was asked why the City parks are so green and she told them that the city uses recycled water. When she was asked why they could not use recycled water, she told them it would be impossible to get recycled water.

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

It was moved by Vice Mayor Klatt, seconded by Councilmember Guingona and carried that Ordinance No. 1383 be read by title only by the Assistant City Attorney.

Vice Mayor Klatt introduced the following ordinance:

Ordinance No. 1383, An Urgency Ordinance of the City Council of the City of Daly City
Re: Establishing Rules and Regulations for Water Rationing Outdoor Water Use During a Water Shortage Emergency and Establishing Penalties for Violations Thereof

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

COMMUNICATIONS:

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)

Contract Senior Planner Steve Flint gave a PowerPoint presentation on the project site and review of the applicant, Signature Land Advisors, Inc., 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 Civic Center between Edgeworth Avenue and Annie Street, directly south of Washington Street. As proposed, each lot within the subdivision would be 25 feet wide and 125 feet deep, for a total lot area of 3,000 square feet.

The project is in compliance with the Sullivan Corridor Specific Plan Development Standards. There are two different floor plans, both around 2,100 square feet in size. They are clustered together in different configurations. Each unit has two parking spaces, side-by-side in the garage and two additional spaces in front of the garage.

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COMMUNICATIONS: Continued

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) – Cont'd.

Tom Quaglia, Signature Development, was present to answer Council's questions regarding the architectural design of the homes and the noise complaints about the garbage provider next to the property.

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

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

Resolution No. 14-138, Affirming Categorical Exemption under CEQA, Adopting Findings of Fact and Imposing Conditions of Approval on Major Subdivision SUB-3-14-8806 to Subdivide Four Parcels into 25 Lots and Design Review DR-3-14-8807 (South Side of Washington Street Between Annie Street and Edgeworth Avenue)

AWARD OF BIDS/CONTRACTS:

Award of Construction Contract for Callan Boulevard and King Drive Resurfacing

Civil Engineering Associate Hae Won Ritchie stated staff recommends that the City Council award a construction contract to Granite Rock Company, in the amount of \$811,547.00 for Callan Boulevard and King Drive Resurfacing Project. If Granite Rock is unable to execute the contract in the time limit specified, staff recommends the second lowest bidder, C.F. Archibald Paving, Inc., be awarded the contract. Staff further recommends the City Council affirm the NEPA determination of a categorical exemption, which was made by CalTrans and is due in part to the City receiving federal grants in the amount of \$562,000 as part of the Surface Transportation Program.

This project includes base failure repair and asphalt concrete overlay of Callan Boulevard from Hickey Boulevard to Wembley Drive and King Drive from Verducci Drive to Gellert Boulevard. This work covers a total of approximately 0.7 centerline miles of city streets.

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

Resolution No. 14-139, Authorizing Execution of Contract with Granite Rock Company for Callan Boulevard and King Drive Resurfacing Project

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AWARD OF BIDS/CONTRACTS: Continued

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

Director of Water and Wastewater Resources Patrick Sweetland stated staff recommends that the City Council accept the two bids, waive minor irregularities, and award a construction contract to Southwest Construction & Property Management in the amount of \$528,557 for the Phase II follow up work at Reservoir 3.

Phase II follows up on identified improvements that involve the construction of a new low roof, repair of any existing redwood damage, a site survey on property boundaries and construction of an 8-foot fence with vehicle and personnel gate entrances, as well as a new communications pole and electrical panel.

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

Resolution No. 14-140, Authorizing Execution of Contract for the Reservoir 3 Low Roof & Facility Rehabilitation – Phase II

ORDINANCES:

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

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. 1382, Amending Title 17 of the Daly City Municipal Code, Re: Payday Lending Establishments

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Ray Satorre, representing Pilipino Bayanihan Resource Center, congratulated City Manager Patricia Martel for being elected in the International City Manager Association. He stated after speaking with political leaders, we can have political unity by convincing Joe Otayde not to run for City Council in November.

Joseph Otayde stated after long discussion with community leaders and advice from Ray Satorre, he will not run for Council in November in order to foster the best interest in the community.

Ray Cordoba, representing San Francisco Unified School District, commended Councilmember Guingona for receiving his Second Lieutenant Bars from the California U.S. Military Reserve this past Saturday.

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APPOINTMENTS:

Board/Commission Membership Committee Appointments

It was moved by Vice Mayor Klatt, seconded by Councilmember Buenaventura and carried to appoint Dorie Paniza to the Arts and Culture Commission with term expiring August 11, 2018.

REPORTS:

Council Committee

Council Committee Meetings, July 14 - August 10, 2014

The Council Committee reported on Design Review Permit DR-7-14-9375, 301 Gellert Boulevard - Gellert Marketplace - Master Sign Program Revisions. (Klatt/Canepa)

City Council

There were no reports.

Staff

There were no reports.

ADJOURNMENT:

It was moved by Councilmember Torres, seconded by Vice Mayor Klatt and carried to adjourn the meeting at 8:59 P.M. in memory of Kamal Singh Birak, Noel Malig, Thomas Joseph Callan, Frances Bignardi, Ray Carr and Robin Williams.

City Clerk

Approved as submitted, this _____

day of _____, 2014.

Mayor

CITY OF DALY CITY
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SEPTEMBER 8, 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
Julie T. Underwood, Assistant City Manager
Rose L. Zimmerman, City Attorney
Teresa M. Ricci, Assistant City Clerk

PRESENTATIONS:

Hispanic Heritage Month (September 15 through October 15, 2014)

Councilmember Torres presented a proclamation proclaiming September 15 – October 15, 2014 as Hispanic Heritage Month in Daly City. This year's theme will be "Building Our Future Together."

Certificate of Commendations for DWR "Water Sustainability Mural"

Director of Department of Water and Wastewater Patrick Sweetland wanted to give recognition and appreciation to the three artists responsible for the mural painted onto the retaining wall located at the front of the wastewater plant. The three Jefferson High School graduates worked for five weeks on this project, which depicts the flow of water into Daly City from its natural source.

Mayor Canepa presented certificates of commendation to Bianca Gutierrez, Helen Tan, and Samantha Padilla, the three resident artists responsible for the water sustainability mural.

Proclaiming September 2014 as National Disaster Preparedness Month (Safety Inspector Clyde Preston)

Mayor Canepa presented a proclamation for National Disaster Preparedness Month to Safety Inspector Clyde Preston. Mr. Preston thanked the Council and informed the public that the Fire Department will be participating in the Serramonte Shopping Center Consumer Showcase this Saturday to talk to the community about fire safety and earthquake preparedness. He also mentioned that the Fire Department emergency response team training program, CERT, will run from September to October.

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APPROVAL OF AGENDA:

Mayor Canepa requested Item No. 9, Amending Traffic Regulations: (1) Designating 30 ft. Red Zone North Side of Olcese Court, South of 96 Olcese Court (TSR 15/10) and (2) Prohibiting Northbound U-Turns at Gellert and Serramonte Boulevards (TSR 15/15), be taken at the end of the Consent Agenda.

CONSENT AGENDA

RESOLUTIONS:

Accepting and Appropriating an Office of Traffic Safety Grant for continuing the "Avoid the 23" DUI Enforcement Program

Resolution No. 14-141, Approving Receipt Of Grant Funds from the California State Office of Traffic Safety for the Daly City Police Department

Approving Proposed Revision to Street Maintenance Worker I/II Job Specification (Civil Service), Addition of Street Sweeper Operator Supplemental Assignment Pay to the Supplemental Pay Schedule and Adjustment of Street Sweeper Operator Salary in AFSCME Salary Schedule Range 034

Resolution No. 14-142, Adopting Revisions to Street Maintenance I/II Job Classification and Salary Adjustment to Street Sweeper Operator (Range 34 of the ASFCME Salary Schedule)

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

Resolution No. 14-143, Adopting Composite Summary Memorandum of Understanding with the Economic and Community Development Professional Staff Association October 1, 2014 and Sunset on September 30, 2015)

Resolution No. 14-144, Adopting Composite Summary Memorandum of Understanding with the Daly City Firefighters' Union, Local 1879, International Association of Firefighters, (IAFF) (Firefighters, Fire Engineer Operators, and Fire Captains) (July 1, 2014 and Sunset on June 30, 2015)

Resolution No. 14-145, Adopting Composite Summary Memorandum of Understanding with the Daly City Fire Management Bargaining Unit (October 1, 2014 and Sunset on September 30, 2015)

Resolution No. 14-146, Adopting Composite Summary Memorandum of Understanding with the International Union of Operating Engineers, Stationary Engineers, Local #39 (September 1, 2014 and Sunset on August 31, 2015)

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CONSENT AGENDA: Continued

RESOLUTIONS: Continued

Adopting Salary Schedule/Benefits for Unrepresented/ Miscellaneous Employees

Resolution No. 14-147, Adopting Salary Schedule/Benefits for Miscellaneous/Unrepresented Employees Effective October 1, 2014 and Sunset on September 30, 2015

Accepting Board of State and Community Corrections Grant Funds for County-wide Crime and Realignment Intelligence Program

Resolution No. 14-148, Approving Receipt of Grant from the State of California Board of State and Community Corrections

Approving Appropriation of \$2,789.22 from DEA Asset Forfeiture Funds for Restraining Equipment and Critical Incident Readiness Bags

Resolution No. 14-149, Authorizing Use of Asset Forfeiture Funds to Purchase Restraining Equipment and Critical Incident Readiness Bags

Approving Appropriation of \$2,820.00 from DEA Asset Forfeiture Funds for Training

Resolution No. 14-150, Authorizing Use of Asset Forfeiture Funds for Training Police Personnel

Approving Appropriation of \$33,756.78 from DEA Asset Forfeiture Funds for Mobile Computer Equipment and Computer Upgrades

Resolution No. 14-151, Authorizing Use of Asset Forfeiture Funds to Purchase Mobile Computer Equipment and Computer Upgrades

CHECK REGISTERS:

Check Registers for the Month of July 2014

END OF CONSENT AGENDA

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

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RESOLUTIONS:

Amending Traffic Regulations: (1) Designating 30 ft. Red Zone North Side of Olcese Court, South of 96 Olcese Court (TSR 15/10) and (2) Prohibiting Northbound U-Turns at Gellert and Serramonte Boulevards (TSR 15/15)

Jonah Miller, Olcese Court resident, voiced concern about the layout of his street obstructing the view of oncoming traffic when vehicles are parked on either side of his

RESOLUTIONS: Continued

Amending Traffic Regulations: (1) Designating 30 ft. Red Zone North Side of Olcese Court, South of 96 Olcese Court (TSR 15/10) and (2) Prohibiting Northbound U-Turns at Gellert and Serramonte Boulevards (TSR 15/15) (Cont'd.)

driveway. He asked Council to approve the item on the table, which would allow for a red zone painting.

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

Resolution No. 14-152, Establishing Traffic Regulations

PUBLIC HEARINGS:

Introduction to Amend Daly City Ordinance Concerning Parking Permits, Meters and Fees

Utility Billing Supervisor Jannine Nelson gave a PowerPoint presentation proposing changes to the parking ordinance. Ms. Nelson addressed four items during the meeting including parking meter fees, residential parking permits, the placement of parking permits, and the number of permits per household.

Councilmember Torres questioned why Daly City is not proposing fees for residential parking permits with this amendment. City Manager Patricia Martel informed the Council that after tonight's hearing, staff will come back to the Council with a fee proposal.

Vice Mayor Klatt expressed concern about the larger size of certain households which translates into more vehicles parked on the street. She questioned whether Daly City should limit the number of parking permits per household. Ms. Martel assured Council that staff does have a proposal in mind at such time that is appropriate.

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

Cathy Pantazy, resident, expressed concern with Council amending an ordinance by resolution, since resolutions placed in the consent agenda typically are not discussed or debated compared to an ordinance, which allows more time for discussion and transparency.

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PUBLIC HEARINGS: Continued

Introduction to Amend Daly City Ordinance Concerning Parking Permits, Meters and Fees (Cont'd.)

Sylvia Lynch, resident, also voiced concern about the possible lack of transparency, the lack of opportunity for people to respond, and the sole authority of the Police Chief in regards to parking permits. Ms. Lynch felt the ordinance should be kept as is without any amendments.

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

Ms. Martel clarified that the only authority it provides the Police Chief is the designation of where the permit will be affixed onto a vehicle. Establishing rate increases lies solely with the City Council in a formal setting following a public hearing.

It was moved Vice Mayor Klatt, seconded by Councilmember Buenaventura and carried that Ordinance No. 1384 be read by title only by the City Attorney.

Councilmember Guingona introduced the following ordinance:

Ordinance No. 1384, Amending Sections 10.36.060, 10.40.120, 10.40.130 and 10.40.150 of the Municipal Code Re: Parking Meters, Permits and Fees

COMMUNICATIONS:

Execution of Operating Agreement with San Francisco Public Utilities Commission for Groundwater Storage and Recovery from the South Portion of the Westside Basin and Adoption of CEQA Findings

Director of Department of Water and Wastewater Patrick Sweetland came before Council for approval to authorize the City Manager to execute and implement an “Agreement for Groundwater Storage and Recovery from the Southern Portion of the Westside Basin,” and adopt the CEQA findings for the Project as a Responsible Agency.

Daly City, San Bruno and California Water Service Company propose to implement the Project with the ultimate goal of storing up to 61,000 acre-feet of groundwater in the southern portion of the Westside groundwater basin.

The Project is one of the key water supply projects associated with the SFPUC’s \$4.5 billion Water System Improvement Program (WSIP) to conjunctively manage the southern portion of the Westside Basin to increase dry-year and emergency pumping capacity by up to 7.5 million gallons per day over a projected 7-year drought.

The Project includes construction of up to 16 new groundwater supply wells, with three of those wells located in Daly City. The benefit associated with the Project is the diversification of regional water supply. Also important to note is the establishment of an Operating Committee to manage storage and recovery operations of the Project.

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COMMUNICATIONS: Continued

Execution of Operating Agreement with San Francisco Public Utilities Commission for Groundwater Storage and Recovery from the South Portion of the Westside Basin and Adoption of CEQA Findings (Cont'd.)

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. 14-153, Authorizing Execution and Implementation of Operating Agreement with San Francisco Public Utilities Commission and Adopting CEQA Findings

Use Permit UPR-6-14-9253 — Use Permit to Reestablish Automotive Repair at 7198 Mission Street

Senior Planner Michael Van Lonkhuysen requested approval of a use permit for a muffler and auto repair business located at 7198 Mission Street. Because the garage has been non-operational for over six months, it requires a new use permit of the applicant, TBC Corporation, in order to operate a Midas auto repair shop.

Mr. Van Lonkhuysen informed Council that there will be no exterior alterations done to the building. The business, which will have 4 employees in two shifts, proposes to operate 7 A.M.-7 P.M. daily, and estimates serving 10-15 patrons per day. They will provide 13 parking spaces, which adequately meets the parking requirements in the zoning ordinance.

Vice Mayor Klatt confirmed with staff that the business would install signage prohibiting left turns onto School Street.

Mayor Canepa welcomed the owner to the community and wished him success.

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

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

Resolution No. 14-154, Adopting Findings of Fact and Imposing Conditions of Approval on Use Permit UPR-6-14-9253 to Re-establish Automotive Repair (7198 Mission Street, Daly City, California)

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PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Marian Mann, resident, expressed concern over re-election signs being put up by one of the candidates running for City Council who is currently not an incumbent. She asked the other candidates running for re-election for assistance in the matter by calling the Elections office and placing a complaint regarding these signs.

Ms. Mann commended the Council for their precautionary efforts in using recycled water in Daly City.

Carol Klatt, resident, wanted to clarify that she is and will be a part of the City Council until December 1st. Ms., Klatt explained that although it was a difficult decision, after 21 years she will be leaving the Council in order to be able to spend more time with family.

After several discussions with people from the community, Ms. Klatt wanted to make clear that there are only two incumbents running for City Council: Ray Buenaventura and Michael Guingona, and there is one open seat. Ms. Klatt stated, in her opinion, it is wrong that there is a third candidate running to be “re-elected,” when that person has not been in the Council for the past 6 years.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

It was moved by Councilmember Buenaventura, seconded by Councilmember Torres and carried to appoint Nancy Rodriguez to the Arts & Culture Commission with term expiring September 8, 2018.

REPORTS:

Council Committee

There were no reports.

City Council

Councilmember Torres invited everyone to attend the Hispanic Heritage celebration that will take place on September 18th at 5 P.M. at the War Memorial Community Center.

Staff

There were no reports.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
SEPTEMBER 8, 2014

Page 8

ADJOURNMENT:

It was moved by Councilmember Torres, seconded by Councilmember Guingona and carried to adjourn the meeting at 7:49 P.M. in memory of the brother-in-law of Councilmember Guingona, Rina Kelly, Jeannie Cartissier, Teresa Navarro de Mendez, John Uccelli, Carmelita A. De Jesus, John Lee, Nancy Mary Maffei, Joan Patrick, Lucille Marie Smith and Lidia Valdez.

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

Assistant City Clerk

Mayor



City Council Agenda Report

Item # _____

Meeting Date: September 22, 2014

Subject: FEMA Assistance to Firefighters Grant Funding in the amount of \$56,890.00 for the purchase of a Fire Ground Survival Training Mobile Trailer and Instructor Training

Recommended Action

It is requested that City Council accept a \$56,890.00 Regional FEMA Firefighter Assistance Grant award.

Background/Discussion

North County Fire Authority, utilizing the City of Daly City as the lead agency, applied for grant funding in December 2013 and was just recently awarded the grant funds to purchase a Fire Ground Survival Mobile Training Trailer and Instructor Training for all of the North County Fire Authority firefighters. The grant match is 10% of the total funding, which will be split proportionately with shares being City of Brisbane \$568.90, City of Daly City \$3,726.30 and City of Pacifica \$1,393.80 for a total of \$5,689.00.

Fiscal Impact

The City of Daly City will contribute \$3,726.30 in matching funds and will receive a \$56,890.00 value in equipment and training. Funds are budgeted from 01-220-220-4555 in the amount of \$3,726.30.

Summary/Conclusion

The City Council is requested to accept the \$56,890.00 FEMA Assistance to Firefighters Grant.

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

Respectfully Submitted,

Ron D. Myers

Fire Chief

cc: City Manager
City Attorney
City Clerk



City Council Meeting Agenda Report

Item # _____

Meeting Date: September 22, 2014

**Subject: Acceptance of Edward Byrne Memorial Justice Assistance Grant (JAG)
Program Grant Funds for Monthly Forensic Lab Fees**

Recommended Action

Accepting and appropriating award funds from the Federal 2014 Edward Byrne Memorial Justice Assistance Grant (JAG) Program totaling \$15,984.00. Funds will be used to pay for San Mateo County monthly forensic lab service fees.

Background

The San Mateo County Sheriff's office applied, on behalf of six other San Mateo County police agencies, for the 2014 Edward Byrne Memorial Justice Assistance Grant (JAG) Program to help supplement the costs of monthly forensic lab service fees. One of the conditions of this application for the JAG grant funds is for the applicant to ask the governing body to review the police department's request to apply for grant funding.

Discussion

This grant provides a total award of \$15,984.00. This grant will be administered by the San Mateo County Sheriff's Office.

Fiscal Impact

Funding will be used from the Lab Fees line item in the Police Department budget. Proposed funding runs from October 1, 2014 through September 30, 2017, or until the award has been exhausted.

Summary/Conclusion

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

Respectfully submitted,

Patrick Hensley
Captain

Manuel Martinez Jr.
Chief of Police



COUNTY OF SAN MATEO

Office of the Sheriff

GREG MUNKS
SHERIFF

CARLOS G. BOLANOS
UNDERSHERIFF

TRISHA L. SANCHEZ
ASSISTANT SHERIFF

400 COUNTY CENTER ◻ REDWOOD CITY ◻ CALIFORNIA 94063-1662 ◻ TELEPHONE (650) 599-1664 ◻ www.smcsheriff.com

ADDRESS ALL COMMUNICATIONS TO THE SHERIFF

September 2, 2014

Chief Manny Martinez
Daly City Police Department
90th & Sullivan Ave.
Daly City, CA 94015

Dear Chief Martinez,

Re: 2014 JAG Grant

Enclosed is the credit memo for 2014 Byrne JAG Grant awarded to Daly City Police Department. The amount of this 2014 JAG Grant is \$15,984.00 and it will be applied to your monthly forensic lab service invoice starting in July 2014. A summary letter will be sent to you each month with the invoice that shows the remaining balance.

Below is the summary of the credits balance:

Total Credit Balance as of August 26, 2014	\$15,984.00
Less Inv#CL04118 dated 07/31/14	(19,107.29)
Less Inv#CL04148 dated 08/31/14	(14,986.19)
Total Amount Due as of August 31, 2014	\$18,109.48

If you have any questions, please contact Alex Karagianes, Crime Lab Director at 650-312-5309.

Sincerely,



Narayan Nair
Financial Services Manager



City Council Meeting Agenda Report

Item # _____

Meeting Date: September 22, 2014

Subject: Setting Time and Place for a Public Hearing on Claim to Lien Property at 4211 Callan Boulevard (APN 091-163-120)

Recommended Action

Set Time and Place for a Public Hearing on October 13, 2014, to affirm the penalties and fees at 4211 Callan Boulevard to be made a lien on the subject property and adopt a resolution confirming the amount of the lien as provided in Chapter 8.16.400 through 8.16.430 of the Daly City Municipal Code.

Background

This case involves a single-family residence located at 4211 Callan Boulevard (APN 091-163-120) that obtained a building permit as a result of code enforcement action in March 2004 to construct a secondary unit. The building permit was renewed several times and finally expired in June 2009. On May 15, 2012, staff conducted an inspection and confirmed building code violations in the lower level including the secondary unit. The property owner of record is Rosalind Merritt.

The Administrative Hearing Board heard the case on January 23, 2014, and continued the matter to February 27, 2014, to give the property owner a final opportunity to obtain a building permit to remove the cited violations and bring the property into compliance, thereby avoiding additional administrative fees and penalty fines. On February 27, 2014, an Administrative Order was issued, as the property owner did not obtain a permit. To date, the cited violations have not been corrected. The property owner did enter into a payment plan on February 27, 2014, for administrative fees that had been assessed up to that date which totaled \$2,794.00. Payments were made on February 27, 2014 and April 2, 2014, with no further payments received.

A Notice of Violation was placed on the subject property through the San Mateo County Recorder's Office to prevent sale or transfer of ownership without disclosure of the violations. In addition, a Notice of Pending Claim of Lien was also placed on the property through the San Mateo County Recorder's Office so that enforcement fees and penalty fines can be collected should the property go into foreclosure or is sold before a lien is recorded.

Discussion

The administrative cost and penalty fines assessed by the Administrative Order totaled \$12,794.00 with \$945.00 received in payments, leaving a balance of \$11,840.00. A letter requesting payment was mailed to the property owner on May 2, 2014 (Exhibit A). To date, the City has not received any further payment for the assessed fees and fines. An additional \$1,690.00 will be assessed in administrative fees for the requested lien, making the total balance due \$13,539.00. A lien is

City Council Agenda Report

Subject: Setting Time and Place For A Public Hearing On Claim To Lien Property at 4211

Callan Bl.

Meeting Date: September 22, 2014

Page 2 of 2

required to be recorded on the property with the San Mateo County Recorder's Office to recover all administrative fees and penalties owed to the City of Daly City

Per Section 8.16.400 of the Municipal Code, the amount of any administrative penalty and/or administrative cost imposed by the Administrative Hearing Board pursuant to this chapter in connection with real property that has not been satisfied in full within ninety days and/or has not been successfully challenged by a timely appeal to the City Council, then these obligations may constitute a lien against the real property on which the violation occurred.

Fiscal Impact

There is no specific fiscal impact from the recommended action.

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

Respectfully submitted,



Kathy Campbell, Code Enforcement Officer
Economic and Community Development



Tatum Mothershead, Interim Director
Economic and Community Development

Attachments

Attachment A - Letter Sent to Property Owner dated May 2, 2014



CITY OF DALY CITY

333 - 90TH STREET
DALY CITY, CA 94015-1895
PHONE: (650) 991-8000

May 2, 2014

Rosalind Merritt
1545 Danbrook Drive
Sacramento, CA 95835

**RE: Administrative Order to Abate Violations issued March 5, 2014 for 4211 Callan Bl.
(APN 091-163-120) – Code Case 00179717**

Dear Ms. Merritt:

As you are aware, an Administrative Hearing regarding your property at 4211 Callan Bl. was conducted on February 27, 2014. The Hearing Board reviewed the cited violations for your property and determined the presence of a public nuisance. A copy of the Administrative Order was sent to you on March 5, 2014, and a copy is enclosed with this letter for your convenience.

Our records indicate that there has not been any action taken by you to comply with the Administrative Order and abate the violations. The violations that were cited on your property continue to exist and must be abated. You are required to make the corrections noted below:

A permit must be obtained to abate the violations by returning the first floor to its approved configuration, and the scope of work shall include all remedial work required to abate the cited violations.

You are required to hire the services of a licensed contractor, obtain a permit, and perform all remedial work to the satisfaction of the Building Division.

In addition, enforcement fees and penalty fines have been assessed in the amount of \$12,794.00. This amount is due now and payable within 30 days to the City of Daly City. An invoice detailing the charges has been enclosed with this letter. You are currently in a payment plan and you have the option to restructure your promissory note to include fees that have been assessed since the original note was signed. Be advised that payment of fees and fines does not release you from the requirement to correct the violations at the subject property.

ATTACHMENT A

The Notice of Violation that has been recorded with the San Mateo County Recorder's Office will remain on the subject property until the violations are abated. Failure to pay assessed fees and fines shall result in a lien recorded on the property with the Recorder's Office, as stated in the Administrative Order. Be advised that you will be subject to additional code fees including \$1,690.00 for a lien (*see enclosed Code Enforcement Fee Schedule*).

If you have any questions regarding this letter, please contact me at (650) 991-8261 during business hours, or you may email me at kcampbell@dalycity.org.

Sincerely,



Kathy Campbell
Code Enforcement Officer

Enc: Copy of Administrative Order for 4211 Callan Bl. dated February 27, 2014
Code Invoice
Code Enforcement Fee Schedule

Cc: Rochelle Merritt
4211 Callan Bl.
Daly City, CA 94015

**FINDINGS AND ORDER OF THE
DALY CITY ADMINISTRATIVE HEARING BOARD**

SUBJECT PROPERTY: 4211 CALLAN BOULEVARD, DALY CITY, CA 94015
APN 091-163-120

PROPERTY OWNER(S): ROSALIND MERRITT

HEARING HELD ON FEBRUARY 27, 2014

FINDINGS

WHEREAS, the Code Enforcement Division referred this matter to the Administrative Hearing Board pursuant to section 8.16.070, *et seq.*, of the Daly City Municipal Code; and,

WHEREAS, the Board determined that the property owner(s) received proper notice and documentation by staff of the violations and required abatement action; and,

WHEREAS, the Board reviewed evidence, testimony of staff and the staff report pertaining to the subject property's current violations; and,

WHEREAS, the property owner, Rosalind Merritt, appeared and provided testimony; and

WHEREAS, one or more Municipal Code violations defined as a public nuisance, pursuant to section 8.16.030 *et seq.*, are now present and remain unabated after the timeline established for abatement in the staff notice of violation; and,

WHEREAS, the property is a public nuisance pursuant to Municipal Code Section 8.16.030, due to violations of the uniform codes as adopted by Daly City, and Chapter 15 of the Daly City Municipal Code, including expired permit; and,

WHEREAS, pursuant to Daly City Municipal Code section 8.16.150, if this Board determines that a violation occurred which was not corrected within the time period specified in the staff notification of nuisance, the Board shall issue an administrative order which imposes any or all of the following:

- A. An order to correct, including a schedule for correction when appropriate;
- B. Administrative Penalties as provided in section 8.16.160 of the Daly City Municipal Code.
- C. Administrative costs as provided in section 8.16.160 of the Daly City Municipal Code.

ORDER

NOW THEREFORE, HAVING DETERMINED THE PRESENCE OF A PUBLIC NUISANCE AT 4211 CALLAN BOULEVARD, THE BOARD HEREBY ORDERS ABATEMENT OF THE VIOLATIONS, AND ASSESSMENT OF ADMINISTRATIVE COSTS AND PENALTIES AS FOLLOWS:

February 27, 2014

Page 2 of 3

- 1) Within 30 calendar days of the notification date of the Administrative Board Order, the property owner shall have a licensed design professional submit a building permit application with any necessary plans to abate the cited violation.
- 2) Within 10 calendar days of any plan check corrections letter, the owner's hired professional shall resubmit corrected plans to the City during the plan review process, and shall complete the plan check process within 60 calendar days of the date of the initial plans submittal per condition #1.
- 3) Within 30 calendar days of the date of any plans approval transmittal letter, the required permit(s) must be obtained by a licensed contractor and the scope of work shall include all remedial work required to abate the cited violations.
- 4) Within 60 calendar days of the date of the permit(s) issuance, a licensed contractor shall perform all remedial work stated in the scope of work for the permit(s) to be completed and inspected and finalized to the satisfaction of the Building Division.
- 5) The property owner is assessed both a \$800.00 code enforcement fee and a \$1,994.00 administrative fee (to cover costs associated with presenting this case to the Board) and shall make full payment to the City at the time of permit application per condition #1, above, or have entered into a payment plan with the City through the Finance Department prior to submitting the permit application.
- 6) Upon failure to adhere to any stated timeline in the Order of the Administrative Hearing Board, the property owner shall be assessed \$500.00 a day for each day a violation continues to be present, up to the maximum amount of \$10,000.00.
- 7) The Notice of Violation shall remain on the title of the subject property to prevent sale or transfer of ownership without addressing the violations. To remove the NOV, all violations shall be abated, inspected, and the permit finalized by a City inspector.
- 8) In the event that the property owner does not comply with this order and pay all associated fees and fines, all cost due to the City shall be secured through a lien recorded on the subject property with the County Recorder which may carry additional charges as set forth by resolution of the City Council.

LEGAL ADMONISHMENT

NOTICE is given to the property owner(s) and others holding an interest in the subject property that:

- 1) Failure to abate the violations and complete other requirements as enumerated may result in the imposition of other legal and criminal action, as well as the vacating of the subject property until all required work is completed, and/or the abatement of such violations by City forces at the expense of the owner(s).
- 2) Upon entry of a second or subsequent finding within a two-year period that a condition of property constitutes a public nuisance under Section 8.16.030 of the Daly City Municipal Code, the owner(s) may be liable for treble the costs of abatement.

APPEAL RIGHTS

Pursuant to Daly City Municipal Code section 8.16.300, the owner(s) of the subject property or a business owner receiving an administrative order from this Board may appeal such order only if the owner attended the hearing. To exercise this appeal right the owner must file a written appeal request with the City

Administrative Order for 4211 Callan Bl. (Code Case 179717) – Rosalind Merritt (Owner)
February 27, 2014
Page 3 of 3

Clerk within ten (10) days of the date of service of the administrative order, with a non-refundable filing fee of \$100 included with the request. The City Clerk will normally set the hearing date within 10-30 days. You should contact the City Clerk for specific information about this process and the required information you must supply in the request.

AFFIRMED BY: _____

Patrick Sweetland
Patrick Sweetland, Director of Water and Wastewater Resources Department

HEARING BOARD CHAIR ON: _____

3/3, 2014

FOR OFFICE USE

Corrected 3-5-14

DATE OF SERVICE 3/4/14 METHOD OF SERVICE: ☒ 1st class mail ☐ Cert. Mail ☐ Pers. Svc.

BY Juanita Buckley *Juanita Buckley* TITLE Office Assistant II

COMMENTS: Administrative Hearing Board – 2/27/2014 – 4211 Callan Bl. – Case-00179717

ATTACHMENT A



City of Daly City
333 90th Street
Daly City, CA 94015
(650) 991-8061

CODE INVOICE
05/02/2014

Case Number: 00179717

Site Address: 4211 CALLAN BLVD

Invoice Date: 05/22/2012

Invoice Number: INV-5-12-534638

Bill To:

Rosalind Merritt
8412 Benavente CT
Vallejo, CA 94591-

Return To:

City of Daly City
333 90th Street
Daly City, CA 94015-

INVOICE FEES

Date	Fee Name	Account Number	Trans Code	Fee Amount
05/22/2012	y - Expired Permit (Abated 1 - 30 days)	01-300-341-3797	0615	\$100.00
07/26/2012	y - Expired Permit (Abated 31 - 60 days)	01-300-341-3797	0615	\$350.00
08/28/2012	y - Expired Permit (Abated 61 - 90 days)	01-300-341-3797	0615	\$350.00
04/04/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/07/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/07/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/07/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/08/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/09/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/10/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/11/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/14/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/14/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/14/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/15/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/16/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/17/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/18/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/21/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/21/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/21/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
04/22/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00

FOR OFFICE USE ONLY



P

ATTACHMENT A

Case Number: 00179717
Site Address: 4211 CALLAN BLVD
Invoice Date: 05/22/2012
Invoice Number: INV-5-12-534638

Bill To:

Rosalind Merritt
8412 Benavente CT
Vallejo, CA 94591-

Return To:

City of Daly City
333 90th Street
Daly City, CA 94015-

INVOICE FEES

Date	Fee Name	Account Number	Trans Code	Fee Amount
04/23/2014	Administrative Hearing Board Penalty	01-300-341-3797	0615	\$500.00
02/27/2014	y - Administrative Hearing Board Fee	01-300-341-3797	0615	\$1,994.00
Total Fees:				\$12,794.00

PAYMENTS

Payment Date	Payment Type	Check #	Amount Paid
02/27/2014	Cash	-1	\$466.00
04/02/2014	Cash	-1	\$488.00

TOTAL PAYMENT: \$954.00
BALANCE DUE: \$11,840.00

FOR OFFICE USE ONLY



P

ATTACHMENT A



**CITY OF DALY CITY
CODE ENFORCEMENT FEE INFORMATION**

If violations are present on your property, you must abate them according to legal requirements and in a timely manner. Once staff verifies a violation, administrative fees are automatically due. Any violations of building and construction regulations, zoning, business or other property problems are defined as a public nuisance pursuant to section 8.16.030 of the Daly City Municipal Code and subject to fee assessment (see chart below), severe penalties and abatement by the City (at your expense). Information in this attachment is equally enforceable as the information in the main notice.

PLEASE CAREFULLY READ THIS ATTACHMENT AND THE NOTICE TO ASSURE YOU UNDERSTAND YOUR RIGHTS, CITY SANCTIONS AND THE WAY TO BRING CLOSURE TO THIS ENFORCEMENT.

1. Violation(s) shall be abated within 15 days from the date of the City notice, unless other timelines are indicated in the notice. An inspection by city staff to verify compliance is required.
2. An affected party may file a written request with the code enforcement officer within 10 days of the date of the 1st violation notice to dispute the determination that a violation exists/existed at the property.
3. The verified presence of a public nuisance causes enforcement sanctions to be applied, including the assessment of administrative fees in accordance with the item(s) checked in the Fee Schedule, below:

Applies To Item(s) Checked Below	VIOLATION TYPE	ABATED IN 1 TO 15 DAYS "A"	ABATED IN 16 TO 30 DAYS "B"	ABATED IN 31 TO 45 DAYS "C"
	Property Maintenance	\$440	\$760	\$1,095
Applies To Item(s) Checked Below	VIOLATION TYPE	ABATED IN 1 TO 30 DAYS "A"	ABATED IN 31 TO 60 DAYS "B"	ABATED IN 61 TO 90 DAYS "C"
	Conditions of Approval	\$880	\$1,285	\$1,790
	Illegal Home Occupation	\$880	\$1,285	\$1,790
	Illegal Secondary Unit	\$880	\$1,285	\$1,790
	All Other Violations	\$880	\$1,285	\$1,790
	Administrative Board Hearing Notice	\$135/hr. (in addition to above fee(s) that apply)		
	Administrative Board Hearing (Cases taken to the Board upon failure to abate the violation)	\$4,085 (in addition to above fee(s) that apply)		
✓	Lien	\$1,690 (in addition to above fee(s) that apply)		

4. The amount in column "A" is due and payable to the City upon violation verification by staff. This fee will automatically increase ("B") and increase again ("C"), if abatement of all violations does not occur according to the timelines indicated.
5. Failure to abate the listed violation(s) and make payment of the applicable fees as noted will result in progressive enforcement, which may include referral to the Administrative Hearing Board for the assessment of civil penalties up to \$10,000.00. A lien may be placed on your property to secure unpaid fees, penalties, and cost. The failure of any person to appear at the Hearing shall constitute a failure to exhaust administrative remedies.
6. Persons aggrieved by an Administrative Order or determination following a hearing by an Administrative Hearing Board, may obtain a review of the Administrative Order with the Daly City City Council. You have the right to file an appeal with the City Clerk's Office in writing within 10 days from the date of the Order of the Administrative Hearing. A non-refundable \$100 appeal fee must be paid at the time the appeal is filed. Failure to file a valid written appeal in a timely manner will cause the automatic forfeiture of your appeal rights.
7. For questions regarding this information, please contact the Code Enforcement Office at (650) 991-8260.

Revised 4/3/14 – PM/Zoning

ATTACHMENT A



City Council Meeting Agenda Report

Item # _____

Meeting Date: September 22, 2014

Subject: Resolution Adopting One-Time Adjustment to Salary and Benefits for Executive Management

Recommended Action

That the City Council adopt the resolution authorizing one-time adjustment to salary and benefits for Executive Management.

Discussion/Fiscal Impact

Council authorized one-time adjustments to employee salary and benefits equating to an approximate 2% salary adjustment and a \$50.00/month increase in cafeteria amounts to sunset at the expiration of each agreement. The Executive Management will receive the following:

- Increase cafeteria by \$50.00 per month effective October 1, 2014 and sunset on September 30, 2015.
- A one-time approximately two percent (2%) bonus salary adjustment will begin on October 1, 2014 and sunset on September 30, 2015. The entire amount is non-PERSable and will be applied to the monthly cafeteria plan.

Summary/Conclusion

Staff requests that the City Council adopt the resolution authorizing one-time adjustment to salary and benefits for Executive Management Employees for the period of October 1, 2014 through September 30, 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: September 22, 2014

Subject: Fiscal Year 2013-14 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant and Home Programs

Recommended Action

Approve the attached Consolidated Annual Performance Evaluation Report (CAPER) for the Fiscal Year (FY) 2013-14 One-Year Action Plan.

Background

As a requirement of the Community Development Block Grant (CDBG) and HOME programs, the City of Daly City must submit a report on the use of CDBG and HOME funds. This report, titled the Consolidated Annual Performance and Evaluation Report (CAPER), summarizes expenditures and accomplishments of the City's CDBG and HOME programs in the past fiscal year.

The CAPER has several sections, including the following: Goals and Outcomes, Racial and Ethnic Composition of Families Assisted, Resources and Investment, Homeless and Other Special needs, and Affordable Housing. The attached CAPER is presented for Council review.

During Fiscal Year 2013-2014, the City of Daly City expended a total of \$1,302,449 in CDBG funds and \$61,472 in HOME funds. Some of the highlights of the City's FY 2013-14 CDBG and HOME programs include the following:

Housing

- The City's Residential Rehabilitation Program issued 21 loans/grants totaling \$226,923 to 18 low income homeowners. Seventeen of the 18 households assisted were elderly households.
- Thirty-one low income households received minor household repairs and improvements, including accessibility modifications, totaling \$37,043.
- 7555 Mission Street, the 36-unit affordable condominium development, reached full occupancy.
- The City continued negotiations with Mid-Peninsula The Farm to develop affordable rental housing on land owned by the Daly City Housing Development Finance Agency. It supported The Farm's application for low income housing tax credits and other efforts to secure more funding for the proposed project. Until all funding is secured for the project, the City is unable to expend its non-administrative HOME funds.

Public Services

- 49 children received child care services for 33 children.
- 129 children received new clothing and hygiene kits.
- 39 at-risk youths participated in a school-to-career transition program.

FY 13-14 Consolidated Annual Performance Evaluation Report

Meeting Date: September 22, 2014

Page 2 of 2

- 11 households, comprised of 47 persons, received assistance at Family Crossroads, the transitional shelter for homeless families located in Daly City.
- 18 housing providers and seekers were matched through the Shared Housing Program.
- 206 households, comprised of 707 persons, received affordable legal services particularly relating to tenant/landlord issues.
- 46 adults received literacy tutoring.
- Five households, comprised of 10 persons, received four housing discrimination cases.

Public Facilities

- The City continues to make loan payments on the Section 108 loan used for the construction of the Bayshore Community Center.

Economic Development

- Workshops and classes provided to 71 microenterprise owners of low to moderate income.

Conclusion

Staff recommends that Council approve the attached CAPER covering the period of July 1, 2013 through June 30, 2014.

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

Respectfully submitted,



Betsy ZoBell, Supervisor
Housing and Community Development



Tatum Mothershead, Interim Director
Economic and Community Development

**HUD
Consolidated
Plan**

Consolidated Annual Performance



**and Evaluation Report
(CAPER)**

Fiscal Year 2013-2014

**Department of Economic and Community Development
Housing and Community Development Division**

CITY OF DALY CITY



HUD CONSOLIDATED PLAN

Consolidated Annual Performance and Evaluation Report (CAPER)

Fiscal Year 2013-2014

CITY COUNCIL

David Canepa, Mayor
Carol Klatt, Vice-Mayor
Raymond Buenaventura
Michael Guingona
Sal Torres

Responsible Agency: Department of Economic and Community Development
Patum Mothershead, Interim Director

Prepared by: Housing and Community Development Division
Betsy ZoBell, Housing and Community Development Supervisor
Lenelle D. Suliguin, Housing Coordinator
Marina Anaya, Community Development Specialist

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FY 2013-14 ONE YEAR ACTION PLAN

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APPENDICES

Appendix A: DIS reports

- PR06- Summary of Consolidated Plan Projects for Plan Year 2013
- PR23- Summary of Community Development Accomplishments
- PR26- Financial Summary

Appendix B: Affidavit of Publication to be inserted

Appendix C: Geographic Distribution of Activities

Appendix D: FY13-14 CDBG Funding Table, as amended

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During FY13-14, the first year of the City's five year Consolidated Plan period, the City made progress in meeting the priority needs identified in the Consolidated Plan:

- Maintain and improve the housing stock: The City continued to offer its Residential Rehabilitation program and assisted Rebuilding Together Peninsula to provide minor home improvements to 16 housing units.
- Increase the supply of affordable housing: The City continued to work with MidPeninsula The Farm, a community housing development organization, to move forward with its development proposal of 51 units of affordable rental housing. The environmental review for the project was completed in January 2014 and an application for low income housing tax credits was submitted in July 2014.
- Public services: The City continued to fund nonprofits providing fair housing services, literacy education, and services for children, youth, and the homeless.
- Economic development support small businesses and entrepreneurs. The City, working with the Renaissance Entrepreneurship Center, provided microenterprise training to 71 persons.
- Maintain and improve public facilities: The City applied to the state of California Housing and Community Development department for its Housing Related Parks Program and was awarded \$180,000 to improve a neighborhood park. The City was eligible for the program because of the development of 7555 Mission Street, the 36-unit affordable condominium project developed by Habitat for Humanity Greater San Francisco and funded in part by HOME funds.
- Preserve housing affordability: The City continues to track units in its jurisdiction that may be at-risk.

The City, using its annual CDBG allocation, continues to make payments on its Section 108 loan. The loan was used to fund the development of the Bayshore Community Center which was completed in 2006. Section 108 loan payments in FY13-14 comprised about 40% of the City's FY13-14 CDBG allocation. The City will continue to have a portion of its annual CDBG grant go towards the loan payments until October 2022.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Develop new rental units	Affordable Housing	HOME: \$206963	Rental units constructed	Household Housing Unit	25	0	0.00%	0	0	0.00%
Develop new ownership units	Affordable Housing	TBD	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	0	0	0.00%
Facilitate economic development	Non-Housing Community Development	CDBG: \$121000	Other Microentrepreneurs assisted	Other	175	71	40.57%	35	71	0.00%
Provide City Residential Rehabilitation program	Affordable Housing Non-Homeless Special Needs	CDBG: \$475000	Rental units rehabilitated	Household Housing Unit	5	0	0.00%	0	0	0.00%
Provide City Residential Rehabilitation program	Affordable Housing Non-Homeless Special Needs	CDBG: \$829,523 ¹	Homeowner Housing Rehabilitated	Household Housing Unit	85	18	21.18%	25 ⁱⁱ	18	100.00%
Provide housing accessibility modifications	Affordable Housing Non-Homeless Special Needs	CDBG: \$11000	Homeowner Housing Rehabilitated	Household Housing Unit	100	15	15.00%	20	15	75.00%

Provide minor home repair	Affordable Housing Non-Homeless Special Needs	CDBG: \$36850	Homeowner Housing Rehabilitated	Household Housing Unit	70	16	22.86%	14	16	114.29%
Provide public service to further fair housing	Affordable Housing Non-Housing Community Development	CDBG: \$8250	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	10	20.00%	10	10	100.00%
Provide public services - General	Affordable Housing Non-Housing Community Development	CDBG: \$53900	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	245	774	315.92%	245	774	315.92%
Provide public services for children and youth	Non-Housing Community Development	CDBG: \$36300	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	810	236	29.14%	162	236	145.68%
Provide public services for the homeless	Homeless	CDBG: \$17600	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	194	47	24.23%	39	47	120.51%

Table 1 - Accomplishments - Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The high priority activities identified in the Consolidated Plan include maintaining and improving the housing stock, increasing the supply of affordable housing, preserving housing affordability, supporting public services, assisting in economic development, and maintaining and improving public facilities. The City allocated CDBG funds to various activities to address several of these priorities. Although considered a high priority, the City did not allocate any CDBG program funds to preserving housing affordability because the City's primary effort in this area involves monitoring the situation of an affordable rental housing development at-risk of opting out of its housing contract with HUD, an activity that is administrative in nature. As mentioned earlier, the City allocated about 40% of its FY13-14 CDBG allocation to its Section 108 loan repayment. The loan was used to fund the construction of the Bayshore Community Center. The annual allocation of CDBG funds for repayment limits the amount of funds available to take on new public facility improvements. When other funding sources are made available to leverage CDBG dollars, the City will consider allocating CDBG to a public facility project. The City used HOME funds, rather than CDBG, to address the priority of increasing the supply of affordable housing.

CDBG funds used to support residential rehabilitation and minor home repair programs addressed the need to maintain and improve the housing stock. The City provided CDBG funds to various programs providing much needed public services to low income Daly City residents. These public services included programs for children and youth, for renters facing eviction, for homeless families, and for households facing possible fair housing issues. To meet economic development needs, the City provided funds for microenterprise/entrepreneurship training to benefit small businesses so that they could be successful and create jobs.

The HOME funds were instrumental in creating 36 affordable units to first-time homebuyers. These units are discussed in this CAPER because occupancy of the units was completed in FY13-14, but the construction of the units was completed at the end of FY12-13 and was reported in last year's CAPER for the previous Consolidated Plan period. For the current Consolidated Plan period, the City plans to use HOME primarily for the construction of affordable rental housing.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA
White	286	12	NA
Black or African American	38	3	NA
Asian	144	20	NA
American Indian or American Native	4	0	NA
Native Hawaiian or Other Pacific Islander	14	0	NA
Other	60	1	NA
Hispanic	235	10	NA
Not Hispanic	311	26	NA
Total	546	36	NA

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In terms of percentages, the racial and ethnic composition of households assisted with CDBG in FY13-14 is as follows:

- White – 52%
- Black/African American – 7%
- Asian – 26%
- Other/Remaining balance – 14%
- Hispanics – 43%

Relative to the demographics of Daly City as reported in the 2010 Census, Hispanics and Whites appear to be overrepresented and Asians underrepresented. The 2010 Census indicates that Daly City is 24% White, 56% Asian, and 24% of Hispanic ethnicity. Of those that identified as White in Table 2, 72% identified as Hispanics. Program brochures of public services are more often available in Spanish than they are in Asian languages. Perhaps this may contribute to the overrepresentation and underrepresentation seen. A look at the demographics of households eligible for CDBG-funded programs, rather than the demographics of the general population as a whole, may provide a more telling assessment and explain the overrepresentation and/or underrepresentation.

The numbers reported for HOME represent the households that moved into 7555 Mission Street, the 36-unit affordable condominium developed by Habitat for Humanity Greater San Francisco. The last unit was occupied in Spring 2014 after the household was able to complete its sweat equity hours. Fifty-five percent of the households that moved in identified themselves as Asians, 27% as Hispanics, 8% as

Black, and 8% White/Not Hispanic. Habitat for Humanity affirmatively marketed the units by reaching out to various organizations in the County. As has been Habitat's experience, the majority of applicants to the project were those already living near the project.



CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year X
CDBG		3,880,000	729,778
HOME		900,000	22,996

Table 3 - Resources Made Available

Narrative

The City's CDBG funds available for FY13-14, as reported in the One-Year Action Plan, totaled \$1,405,916. This amount represents a \$971,597 CDBG Entitlement Grant for FY13-14, anticipated FY13-14 program income of \$61,000, unallocated FY12-13 funds of \$229,319, and unspent FY12-13 funds of \$144,000. In December 2013, the City substantially amended its Action Plan to allocate more funds as a result of having initially underestimated its unspent prior year CDBG funds. Appendix D shows the FY13-14 CDBG allocations as amended.

The City received an allocation of \$229,959 in HOME funds for FY13-14. It drew down \$6,105.51 in HOME funds in September 2013 which were actually prior year expenses. Except for HOME program administration funds, the City did not expend any other HOME funds this year. In FY13-14 it was in the process of closing out the 7555 Mission Street development project, reviewing the proposal for a new affordable rental housing development assisting in the environmental review for the proposed project, and reviewing CHDO qualifications for MidPeninsula The Farm Inc. MidPeninsula The Farm Inc. is proposing to build 51 units of affordable rental housing. The City has made a conditional commitment of \$356,420 in pre-2013 HOME funds last June, and in October 2013 it made a reservation of \$421,364 in additional HOME funds. The project has been awarded funds from the County of San Mateo, an allocation of Project Based Section 8 Vouchers from the Housing Authority of San Mateo County, and has applied for Low Income Housing Tax Credits. The City has not been able to expend any HOME funds on the project because the new HOME rules require that all funding for the project is secure. The City, the County and the developer are hopeful that the remaining funding for the project will be secured in the fall of 2014.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
NA	NA	NA	NA

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Daly City does not have a target area for its CDBG or HOME funds, and as a result Table 4 is not applicable. Daly City is a densely populated area only covering about eight square miles. Public services are located in different areas of the City and are accessible and available to lower income residents. The residential rehabilitation and minor home repair programs are available to income eligible households throughout the City. Other projects are all accessible by public transportation. Appendix C shows the geographic distribution of activities.

The proposed housing project on 6800 Mission Street and the recently completed project at 7555 Mission Street are both located on in-fill sites along Mission Street. Mission Street is part of the Grand Boulevard Initiative in San Mateo County which encourages development along the Mission Street/El Camino corridor running through the County but is not an officially designated area for CDBG or HOME funds. The sites along Mission Street are attractive to nonprofit housing developers because they are located along a commercial corridor offering various amenities and proximity to transit. These features make projects more competitive when applying for the limited funds available for affordable housing development.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City's annual CDBG allocation for FY13-14 was \$971,597. These funds were used to leverage public and private funds in order to fund various programs. For example Legal Aid's Homesaver program which assists tenants at risk of eviction expended \$13,200 in Daly City CDBG funds. The total funding for the program was \$185,170, resulting in a leveraging ratio of 13.03, \$13.03 leveraged for every dollar of Daly City CDBG funds. In FY13-14, subrecipients expended \$221,866.12 of Daly City CDBG dollars. These funds were leveraged with \$1.4 million in private funds and \$2.8 million in public funds. Private foundations and individuals, as well as other local, state, and federal funds combined to make available the various services provided by the subrecipients.

The recently completed 7555 Mission St. development was built on land previously owned by the Daly City Redevelopment Agency (DCRA). The DCRA provided a forgivable deferred loan for the value of the land to Habitat for Humanity Greater San Francisco, in addition to almost \$900,000 in Agency funds for development costs. The City provided \$1,264,328 in HOME funds for the project. These funds leveraged DCRA funds, State funds, new market tax credits, and private funds. The total sources for the project came to about \$14.5 million. Table 6 below shows the match contributions for the project that have not been previously reported, but do not include \$2,835,336 in new market tax credits. Also not included are the 157,493 hours that volunteers spent working on the project. Volunteer labor included various activities such as hardware installation, painting, landscaping and irrigation.

The proposed project mentioned earlier, located at 6800 Mission Street, consists of seven parcels. Three of these parcels were purchased by the former DCRA and now belong to the Daly City Housing Development Finance Agency (DCHDFA), the housing successor agency. The DCHDFA and MidPeninsula The Farm have entered into a Disposition and Development Agreement for the agency-owned parcels.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	4,131,862
2. Match contributed during current Federal fiscal year	7,963,548

Fiscal Year Summary – HOME Match	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	12,095,410
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	12,095,410

Table 5 – Fiscal Year Summary - HOME Match Report



Match Contribution for the Federal Fiscal Year							Total Match		
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing		
09/06/1920	01/03/2014	4,929,411	0	3,034,137	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				Balance on hand at end of reporting period	
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA		
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	14	0	0	0	3	11
Dollar Amount	3,778,585	0	0	0	294,533	3,484,052
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	14	0	14			
Dollar Amount	3,778,585	0	3,778,585			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
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Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	12	11
Number of Non-Homeless households to be provided affordable housing units	51	88 (52+36)
Number of Special-Needs households to be provided affordable housing units	20	15
Total	83	114 (78+36)

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	36
Number of households supported through Rehab of Existing Units	59	49
Number of households supported through Acquisition of Existing Units	0	0
Total	59	85 (49+36)

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The One-Year goals set in the One-Year Action Plan were goals for the number of households to be supported. As such, the goals in the Actual columns in Tables 11 and 12 represent the number of households that were supported and/or provided affordable housing units. In FY13-14, the City provided CDBG funds to Family Crossroads, HIP Housing, Rebuilding Together Peninsula, and the Center for Independence of the Disabled. It also funded its City residential rehabilitation program whose goals were increased from 18 to 25 when additional funds were allocated to it during the program year.

Family Crossroads provided assistance to eleven households in FY13-14. The City's residential rehabilitation program assisted 18 households and Rebuilding Together Peninsula's minor home repair programs assisted 16 households. HIP Housing's home sharing program matched 18 households. Center for Independence of the Disabled provided assistance to 15 disabled households. Together,

these programs supported 78 non-homeless households to find affordable housing or make repairs to their housing. Added to this number are the 36 units that were developed by Habitat for Humanity Greater San Francisco. The project was administratively completed in 2014, and residents moved into the units from June 2013 through March 2014.

In Table 12, the number of households supported through the rehab of existing units was lower than the One-Year goal. Center for Independence of the Disabled fell short of its goal to serve 20 households. A problem in meeting its goal seemed to be related to staff turnover. Although the City's residential rehab program reported serving 18 households during the program year, less than its expanded goal of 25, it had begun the rehab loan and/or grant process for more than the 18 households reported. Several of these loans and or grants are pending administrative processes or under construction.

Discuss how these outcomes will impact future annual action plans.

The City was in line with meeting its One-Year Goals. It appears to have exceeded its goals because the 36 units developed by Habitat for Humanity Greater San Francisco were not included in the One-Year Goals. Construction of the 36 units was completed by the time of last year's CAPER but they were not all fully occupied and so the project could not be fully considered complete. A housing project cannot be considered fully complete until demographic data on the beneficiaries can be provided.

The outcomes above will not likely have an impact on future annual action plans.

Include the number of extremely low-income, low-income and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	48	0
Low-income	17	5
Moderate-income	13	31
Total	78	36

Table 13 – Number of Persons Served

Narrative Information

In Table 13 above, the number of Extremely Low income, Low-income, and Moderate-income households served are reported. The reason for this is because some of the housing activities report accomplishments in households only (for example, Low Mod Housing activities) while others provide numbers in both households and persons. In order to maintain consistency, the number of households is reported. For the CDBG funded activities, these households comprise at least 83 Extremely Low-income persons, 43 Low-income persons, and 17 Moderate-income persons. For the HOME activity, the five Low-income households are comprised of 23 persons and the 31 Moderate-income households are

comprised of 133 persons. It is important to point out that the definition of the income levels in Table 13 are as follows:

- Extremely Low-income: at or below 30% of the median family income for the area
- Low-income: above 30% and at or below 50% of the median family income for the area
- Moderate-income: above 50% and at or below 80% of the median family income for the area

In addition to housing that receives public funds in order to be made affordable to lower income households, the City also encourages the development of housing that is affordable to middle income households who are unable to afford market-rate housing. Earlier this year, the City replaced its inclusionary housing ordinance and replaced it with an affordable housing ordinance. The ordinance requires developers of rental developments to pay an affordable housing impact fee, and developers of ownership developments to build below market rate housing on-site or pay an affordable housing impact fee. The below market rate housing units target households up to 120% of area median income. The affordable housing impact fees are deposited into an affordable housing trust fund which will be used to fund various affordable housing developments and/or programs to serve households at the moderate and lower income levels

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City continued to operate its Community Service Center (CSC) which has caseworkers who conduct client intake and assess the individual needs of homeless persons. The Community Service Center refers the homeless clients to shelters in the County, and to other programs that could benefit them such as the North Peninsula Food Pantry and Dining Center located in Daly City. The CSC, apparently, does not currently have a reporting system in place to track the number of homeless persons served. With introduction this Fall of the new HMIS database for the Continuum of Care, the CSC hopes to be able to capture this information.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City did not fund emergency shelters in FY13-14 but it did provide funding to InnVision Shelter Network to operate Family Crossroads, a transitional shelter for families located in Daly City. Family Crossroads served 11 homeless families this program year. The families included 47 persons.

In FY13-14, the City reduced its number of subrecipients because of reduction in staff and increasing administrative requirements. Unfortunately, three of the unfunded subrecipients were Maple Street Shelter, Spring Street Shelter and Safe Harbor Shelter. It is likely that these shelters continued to serve homeless persons from Daly City but they are no longer required to report the numbers to the City.

Although the City did not provide funds to emergency shelters, it continued to help address both the emergency shelter needs and transitional housing needs of homeless persons on a policy level. The City is on the Steering Committee of the Continuum of Care (CoC) and is on the CoC's Project Performance Subcommittee. Participation in these committees gives the City opportunities to engage in various issues affecting services for homeless persons. For example, in June of this year the City helped draft the CoC's project performance monitoring policy which could be useful in identifying best practices for emergency and transitional shelters.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City helped low-income individuals and families to avoid becoming homeless through the Community Service Center which connects them to programs and resources for which they may be eligible. These resources include dining programs, rental or security deposit assistance programs, and job training programs. The City also funded Legal Aid Society's Homesavers Project. This project helps low income tenants who are having problems with their landlords and offers legal counseling in dealing with evictions and landlord issues so that they can stay in their housing. As already mentioned, the City continued to support agencies that help low income persons avoid becoming homeless. ISVN, in collaboration with Samaritan House, administered the Supportive Services for Veteran Families, a homelessness prevention program for veterans. The City also continued to engage in the Continuum of Care policy discussions regarding efforts to coordinate discharge policies of publicly funded institutions and systems of care.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

To help homeless persons and families make the transition to permanent housing and independent living, the City supported providers such as InnVision Shelter Network (IVSN). InnVision Shelter Network operates shelters throughout San Mateo County, including Family Crossroads in Daly City. IVSN employs housing specialists who assist clients in identifying and securing permanent housing. The housing specialists facilitate homeless clients to access affordable housing. At Family Crossroads, clients are encouraged to save 50% to 75% of their income so they have sufficient savings within three to five months of moving into Family Crossroads; over 90% of families secure permanent housing upon leaving.

ISVN also operates a Motel Voucher Program to help insure that there are almost no unsheltered families (with minor children) on the streets of San Mateo County at any time. This program helps to shorten the period of time that families experience homelessness. Case managers assess the needs of homeless clients and help them sign up for benefits that they are eligible for which can help to prevent the recently homeless from becoming homeless again.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of the County of San Mateo (HACSM) operates public housing in the County. Midway Village, a 150-unit housing complex located in the Bayshore neighborhood in the southeast area of Daly City, is managed by the HACSM and had its Public Housing status removed in 2011.

The City offered to work with HACSM as needed to address the needs of public housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City offered to work with the HACSM as needed to encourage housing residents to become more involved in management and participate in homeownership.

Actions taken to provide assistance to troubled PHAs

No actions were taken as the HACSM is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City took the following actions to reduce barriers to affordable housing:

- Completed a draft of a revised zoning ordinance to facilitate and encourage the construction of higher density mixed-use developments along Mission Street and Geneva Avenue and locations within close proximity to public transit,
- Continued to assist experienced housing developers to create attractive, well managed developments by requiring them to conduct community meetings regarding their proposed affordable housing projects,
- Continued to reduce parking requirements for affordable housing developments,
- Avoided rezoning properties that are presently designated or zoned for residential uses to non-residential uses,
- Continued to provide one-stop permitting and parallel building plan checking through the Building Division, Planning Division, and Department of Public Works as an effort to streamline project approvals.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The housing and community development needs in Daly City exceed the City's resources to meet them. The City has attempted to meet obstacles to underserved needs by collaborating with other public and private agencies and pursuing funding sources as they become available for specific priority activities.

The Bay Area is one of the most expensive housing markets in the country. An underserved need continues to be housing that is affordable to households at the lower income levels, and sometimes, at the middle income levels. The lack of funding for affordable housing is an obstacle to meeting this underserved need. To address this obstacle, the City adopted an affordable housing impact fee which will go toward and affordable housing trust fund to fund various affordable housing programs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The housing and community development needs in Daly City exceed the City's resources to meet them. The City has attempted to meet obstacles to underserved needs by collaborating with other public and private agencies and pursuing funding sources as they become available for specific priority activities.

The Bay Area is one of the most expensive housing markets in the country. An underserved need continues to be housing that is affordable to households at the lower income levels, and sometimes, at

the middle income levels. The lack of funding for affordable housing is an obstacle to meeting this underserved need. To address this obstacle, the City adopted an affordable housing impact fee which will go toward and affordable housing trust fund to fund various affordable housing programs.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City took the following actions to reduce the number of poverty-level families:

- Supported public services that provide assistance to very low-income families. This includes services that provide child care and legal assistance in cases of potential evictions.
- Provided information and referral at the City's Community Service Center which is part of the County's Core Service Network to connect families and individuals with various programs and services such as rental and utility assistance.
- Provided technical assistance and support to microenterprises and potential entrepreneurs to encourage job creation. Job creation increases employment opportunities for all residents, including poverty-level families.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City took the following actions to develop institutional structure:

- Continued on-going efforts to streamline the review and approval process for new developments,
- Provided technical assistance to CDBG subrecipients in complying with HUD requirements,
- Continued on-going evaluation and revision of its processes,
- Participated in the Continuum of Care and coordinated with homeless service providers,
- Attended HUD trainings to stay informed on changes in HUD regulations and guidelines,
- Participated in local and regional collaborations to address housing and special needs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City took the following actions to enhance coordination between public and private housing and social service agencies:

- Participated in the Continuum of Care which includes representatives from various public and private housing and social service agencies,
- Participated in the County's Core Service Agency Network through the City's Community Service Center which networks with various housing and social service agencies,
- Continued to update information on agencies and or collaboratives of housing and social service agencies serving Daly City residents.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City took the following actions identified in the City's Fair Housing Plan to overcome the effects of impediments identified in its Analysis of Impediments:

- Continued to fund Project Sentinel to conduct testing; educate landlords and property management companies about fair housing law, and to educate Daly City residents in fair housing rights.
- Continued to support efforts to educate housing providers about requirements for reasonable accommodation or modification.
- Continued to support efforts to educate buyers through credit counseling and home purchase training.
- Collaborated with the County and other entitlement jurisdictions to evaluate Project Sentinel's current fair housing outreach and education efforts.
- Required Project Sentinel to improve documentation of activities such as testing and enforcement.

CR-40 - Monitoring 91.220 and 91.230

Description of the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

At the beginning of the program year, the Housing and Community Development staff identify the CDBG-funded activities to monitor. Public services are monitored on site by City staff at least once every three years to ensure compliance with CDBG regulations and to discuss constraints and opportunities facing each organization. Also at the start of the program year, staff updates its CDBG funding cycle calendar which includes important public noticing dates for both the Action Plan and the CAPER.

In FY13-14, the City met with the other CDBG entitlement jurisdictions in San Mateo County regarding strengthening Section 3 processes. The jurisdictions also met with HUD staff on this topic. Procedures to strengthen compliance with Section 3 will also strengthen minority business outreach efforts. The City encourages minority business outreach on its projects and provides Contract and Subcontract Activity reporting to HUD. It incorporates the requirement to make efforts to outreach to minority and Section 3 businesses in its funding agreements.

Citizen Participation Plan 91.105(d); 91.115(d)

Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports:

As specified in the City's Citizen Participation Plan, the City provides for public input on its Consolidated Annual Performance and Evaluation Report (CAPER). The public comment period for the CAPER went from September 7, 2014 through September 22, 2014 and was noticed in the local paper, The Examiner. The draft CAPER was also posted on the City's website, at the City Clerk's office, the Community Service Center and the libraries. The City received the following comments....

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City initially allocated \$5,500 to the North Peninsula Emergency Food Pantry and Dining Center. The organization, however, found other sources of funding and chose to forego the CDBG funds because of compliance challenges.

The City increased its allocation of CDBG funds for most of its programs because it had underestimated its unspent funds from prior years. Most of the CDBG activities met or exceeded their goals. However, a couple of subrecipients appeared to have trouble drawing down funds in a timely manner. In one instance, the result was changes in agency staffing. In another, how costs are incurred needed to be re-evaluated. The program met its goal of serving a certain number of households, but the way the funding contract was structured limited its ability to draw funds.

On a whole, major program goals are on target. As a result of its experiences and learning from them, the City will continue to update its processes and procedures as needed in order to continue improving its administration of the CDBG and HOME programs.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?
--

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In October 2013, the City inspected three affordable rental developments: Vista Grande and School House Station, and Hillcrest Gardens. All three developments were found to be in good condition and in compliance with housing codes and other applicable regulations. Vista Grande and School House Station, built in the mid-1990s, recently completed a major rehabilitation project in 2013. Hillcrest Gardens was completed in 2008.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

For the recently completed 7555 Mission Street project, the City required Habitat for Humanity Greater San Francisco (HHGSF) to advertise the units throughout the County by advertising in the County-wide newspaper, notifying County-wide affordable housing advocates, and direct mailing to pre-screened applicants from across the County. The City also requested affirmative marketing to various faith-based groups throughout the County. The City required that marketing for the units extend beyond Daly City.

Despite these efforts, however, a review of the applicants for the project indicates that most applicants were from neighboring jurisdictions. Perhaps this was the case because it is harder for families to move farther away because of school or employment situations.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

There was no HOME program income for FY13-14 and no HOME program income used for projects. In FY13-14, one HOME project was wrapping up administratively and a new proposed project was being reviewed for project feasibility and underwriting.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City took the following other actions to foster and maintain affordable housing:

- Explored other funding sources for affordable housing, and supported developer applications for

funding,

- Encouraged higher density mixed-use developments,
- Collaborated with regional public and private agencies working to promote affordable housing,
- Monitored at-risk housing projects,
- Adopted an affordable housing ordinance and an affordable housing impact fee resolution. Fees from the affordable housing impact fee will go towards an affordable housing trust fund.

ⁱ This amount represents amendment during program year. It also includes amount that would be spent on rental rehab through the City's residential rehab program.

ⁱⁱ Goal increased from 18 to 25 with allocation of additional funds in program year.

ⁱⁱⁱ Goal set for this activity was 60 households, but accomplishments were reported in persons. Using average household size of 3.23 persons per household, 60 households is converted to 194 persons.

APPENDIX A

IDIS Reports

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PR06 - Summary of Consolidated Plan Projects for Report

Plan IDIS Year Project	Project Title and Description	Year	Program	Project Estimate	Amount Committed	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2013 1	CDBG Program Administration		CDBG	\$212,278.00	\$206,519.00	\$165,428.22	\$41,090.78	\$165,428.22
			Management, oversight, and coordination of general CDBG activities and CDBG-funded housing rehabilitation, public services, capital improvements, and economic development					
2	Microenterprise Assistance		CDBG	\$121,000.00	\$77,038.47	\$77,038.47	\$0.00	\$77,038.47
			Provide microenterprise assistance and entrepreneurship training. This project consists of two activities: City program delivery, and Renaissance Entrepreneurship Center/Entrepreneurship Training					
3	Rebuilding Together Minor Home Repair		CDBG	\$36,850.00	\$34,165.41	\$8,315.41	\$25,850.00	\$8,315.41
			Rebuilding Together will provide home repair to CDBG-eligible households.					
4	City Residential Rehab Program		CDBG	\$475,000.00	\$475,000.00	\$419,685.59	\$55,314.41	\$419,685.59
			The City's Residential Rehab program provides loans up to \$75,000 for complete rehab; partial rehab loans; and grants for security bars replacement and minor home repair for seniors.					
5	CID/Housing Accessibility Modification (HAM) Program		CDBG	\$11,000.00	\$2,464.18	\$2,464.18	\$0.00	\$2,464.18
			accessibility modifications such as ramps and grab bars. This Daily City Youth Health Center program provides school-to-career transition program, including vocation advisign for at-risk students ages 14 to 19.					
6	DCYHC/Pathways fro Success		CDBG	\$6,600.00	\$4,853.98	\$4,853.98	\$0.00	\$4,853.98
			Provides information and referrals for low/moderate income people seeking affordable housing and matches them with people who have rooms to share					
7	Human Investment Project(HIP)/Homesharing		CDBG	\$13,200.00	\$6,208.71	\$6,208.71	\$0.00	\$6,208.71
			Provides temporary, transitional housing and services to homeless families. Services include case management, intake and assessment, crisis intervention, and community referrals.					
8	InnVision Shelter Network/Family Crossroads		CDBG	\$17,600.00	\$17,600.00	\$6,470.13	\$11,129.87	\$6,470.13
			Provides new clothing and hygiene kits for low income children ages 4 to 18.					
9	John's Closet		CDBG	\$5,500.00	\$5,500.00	\$0.00	\$5,500.00	\$0.00
			Provides legal assistance to Daly City residents with a focus on landlord-tenant disputes.					
10	Legal Aid/Homesavers		CDBG	\$13,200.00	\$4,931.00	\$4,931.00	\$0.00	\$4,931.00
			Provides three hot meals per week for low-income families and individuals.					
11	North Peninsula Food Pantry and Dining Center		CDBG	\$5,500.00	\$0.00	\$0.00	\$0.00	\$0.00
			Provide year-round full-time subsidized child care services for low-income families at five sites. Serves children between the ages of 3 months to 12 years.					
12	Peninsula Family Service		CDBG	\$24,200.00	\$16,311.00	\$16,311.00	\$0.00	\$16,311.00
			Provide free individualized tutoring to English-speaking adults to help them improve their reading and writing skills and provide training for volunteer tutors.					
13	Project Read		CDBG	\$22,000.00	\$14,474.00	\$14,474.00	\$0.00	\$14,474.00
			Provides public information on housing discrimination, investigates complaints, makes legal referrals, counsels parties involved in complaints and maintains a phone hotline.					
14	Project Sentinel Fair Housing		CDBG	\$8,250.00	\$3,596.96	\$3,596.96	\$0.00	\$3,596.96
			Section 108 loan payments form Bayshore Community Center					
15	Section 108 loan payments		CDBG	\$397,919.00	\$0.00	\$0.00	\$0.00	\$0.00
			HOME program administration.					
16	2013 HOME Administration		HOME	\$22,995.90	\$22,995.90	\$0.00	\$22,995.90	\$0.00
			The City is working with a community housing development organization to build affordable rental housing on land purchased by the former redevelopment agency. HOME funds will be used to support this project.					
17	Affordable Housing Development		HOME	\$1,156,842.00	\$0.00	\$0.00	\$0.00	\$0.00



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Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

DALY CITY

Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	0	\$0.00	1	\$0.00	1	\$0.00
	Total Acquisition	0	\$0.00	1	\$0.00	1	\$0.00
Economic Development	Micro-Enterprise Assistance (18C)	1	\$77,038.47	1	\$0.00	2	\$77,038.47
	Total Economic Development	1	\$77,038.47	1	\$0.00	2	\$77,038.47
Housing	Rehab; Single-Unit Residential (14A)	4	\$430,465.18	4	\$0.00	8	\$430,465.18
	Total Housing	4	\$430,465.18	4	\$0.00	8	\$430,465.18
Public Facilities and Improvements	Water/Sewer Improvements (03J)	0	\$0.00	1	\$0.00	1	\$0.00
	Total Public Facilities and Improvements	0	\$0.00	1	\$0.00	1	\$0.00
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	1	\$6,470.13	5	\$0.00	6	\$6,470.13
	Public Services (General) (05)	2	\$20,682.71	2	\$0.00	4	\$20,682.71
	Senior Services (05A)	0	\$0.00	1	\$0.00	1	\$0.00
	Legal Services (05C)	1	\$4,931.00	1	\$0.00	2	\$4,931.00
	Youth Services (05D)	2	\$4,853.98	2	\$0.00	4	\$4,853.98
	Battered and Abused Spouses (05G)	0	\$0.00	1	\$0.00	1	\$0.00
	Fair Housing Activities (if CDGS, then subject to 15% cap) (05J)	1	\$3,596.96	1	\$0.00	2	\$3,596.96
	Child Care Services (05L)	1	\$16,311.00	1	\$0.00	2	\$16,311.00
	Mental Health Services (05O)	0	\$0.00	1	\$0.00	1	\$0.00
	Total Public Services	8	\$56,845.78	15	\$0.00	23	\$56,845.78
General Administration and Planning	General Program Administration (21A)	1	\$165,428.22	1	\$0.00	2	\$165,428.22
	Total General Administration and Planning	1	\$165,428.22	1	\$0.00	2	\$165,428.22
Repayment of Section 108 Loans	Planned Repayment of Section 108 Loan Principal (19F)	1	\$397,918.70	0	\$0.00	1	\$397,918.70
	Total Repayment of Section 108 Loans	1	\$397,918.70	0	\$0.00	1	\$397,918.70
Grand Total		15	\$1,127,696.35	23	\$0.00	38	\$1,127,696.35



DALY CITY

CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Economic Development	Micro-Enterprise Assistance (18C)	Business	71	48	119
	Total Economic Development		71	48	119
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	49	47	96
	Total Housing		49	47	96
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	47	129	176
	Public Services (General) (05)	Persons	67	75	142
	Senior Services (05A)	Persons	0	142	142
	Legal Services (05C)	Persons	707	726	1,433
	Youth Services (05D)	Persons	168	233	401
	Battered and Abused Spouses (05G)	Persons	0	73	73
	Fair Housing Activities (if CDGS, then subject to 15% cap) (05J)	Persons	10	14,149	14,159
	Child Care Services (05L)	Persons	53	33	86
	Mental Health Services (05O)	Persons	0	99	99
	Total Public Services		1,052	15,659	16,711
Grand Total			1,172	15,754	16,926



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CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	52	23
	Black/African American	0	0	10	0
	Asian	0	0	24	1
	American Indian/Alaskan Native	0	0	2	0
	Native Hawaiian/Other Pacific Islander	0	0	5	1
	Amer. Indian/Alaskan Native & Black/African Amer.	0	0	1	0
	Other multi-racial	0	0	2	1
	Total Housing	0	0	96	26
	White	1,326	927	19	15
	Black/African American	181	30	3	0
Non Housing	Asian	719	3	14	0
	American Indian/Alaskan Native	37	28	0	0
	Native Hawaiian/Other Pacific Islander	126	8	0	0
	American Indian/Alaskan Native & White	5	4	0	0
	Asian & White	26	2	0	0
	Black/African American & White	20	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	1	0	0	0
	Other multi-racial	240	110	0	0
	Total Non Housing	2,681	1,112	36	15
	White	1,326	927	71	38
Grand Total	Black/African American	181	30	13	0
	Asian	719	3	38	1
	American Indian/Alaskan Native	37	28	2	0
	Native Hawaiian/Other Pacific Islander	126	8	5	1
	American Indian/Alaskan Native & White	5	4	0	0
	Asian & White	26	2	0	0
	Black/African American & White	20	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	1	0	1	0
	Other multi-racial	240	110	2	1
	Grand Total	2,681	1,112	36	15



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Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Grand Total	Total Grand Total	2,681	1,112	132	41



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CDBG Beneficiaries by Income Category

Income Levels	Owner Occupied	Renter Occupied	Persons
Housing			
Extremely Low ($\leq 30\%$)	30	0	0
Low ($> 30\%$ and $\leq 50\%$)	10	0	0
Mod ($> 50\%$ and $\leq 80\%$)	9	0	0
Total Low-Mod	49	0	0
Non Low-Mod ($> 80\%$)	0	0	0
Total Beneficiaries	49	0	0
Non Housing			
Extremely Low ($\leq 30\%$)	0	0	869
Low ($> 30\%$ and $\leq 50\%$)	0	0	159
Mod ($> 50\%$ and $\leq 80\%$)	0	0	87
Total Low-Mod	0	0	1,115
Non Low-Mod ($> 80\%$)	0	0	8
Total Beneficiaries	0	0	1,123



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Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
First Time Homebuyers	\$6,105.51	36	36
Total, Homebuyers and Homeowners	\$6,105.51	36	36
Grand Total	\$6,105.51	36	36

Home Unit Completions by Percent of Area Median Income

Activity Type	Units Completed			
	31% - 50%	51% - 60%	61% - 80%	Total 0% - 80%
First Time Homebuyers	5	26	5	31
Total, Homebuyers and Homeowners	5	26	5	31
Grand Total	5	26	5	31

Home Unit Reported As Vacant

Activity Type	Reported as Vacant
First Time Homebuyers	0
Total, Homebuyers and Homeowners	0
Grand Total	0



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Home Unit Completions by Racial / Ethnic Category

	First Time Homebuyers	
	Units Completed	Units Completed - Hispanics
White	12	8
Black/African American	3	0
Asian	20	1
Other multi-racial	1	1
Total	36	10

	Total, Homebuyers and Homeowners		Grand Total	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	12	8	12	8
Black/African American	3	0	3	0
Asian	20	1	20	1
Other multi-racial	1	1	1	1
Total	36	10	36	10



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	716,139.05
02 ENTITLEMENT GRANT	971,597.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	147,728.13
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(19,683.53)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,815,780.65

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	564,349.43
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	564,349.43
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	165,428.22
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	397,918.70
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,127,696.35
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	688,084.30

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	564,349.43
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	564,349.43
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2012 PY: 2013 PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	56,845.78
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	56,845.78
32 ENTITLEMENT GRANT	971,597.00
33 PRIOR YEAR PROGRAM INCOME	93,932.61
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	13,401.16
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,078,930.77
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	5.27%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	165,428.22
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	165,428.22
42 ENTITLEMENT GRANT	971,597.00
43 CURRENT YEAR PROGRAM INCOME	147,728.13
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	(19,683.53)
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,099,641.60
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	15.04%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	2	579	5621904	Microenterprise Development Program	18C	LMC	\$7,319.80
2013	2	579	5638764	Microenterprise Development Program	18C	LMC	\$20,154.15
2013	2	579	5650742	Microenterprise Development Program	18C	LMC	\$2,295.98
2013	2	579	5659048	Microenterprise Development Program	18C	LMC	\$2,569.21
2013	2	579	5680949	Microenterprise Development Program	18C	LMC	\$22,553.25
2013	2	579	5683629	Microenterprise Development Program	18C	LMC	\$1,270.69
2013	2	579	5691840	Microenterprise Development Program	18C	LMC	\$1,315.43
2013	2	579	5699524	Microenterprise Development Program	18C	LMC	\$19,559.96
2013	3	585	5680949	Rebuilding Together - Safe at Home	14A	LMH	\$8,315.41
2013	4	583	5621904	Residential Rehabilitation	14A	LMH	\$156,311.31
2013	4	583	5638764	Residential Rehabilitation	14A	LMH	\$49,855.82
2013	4	583	5650742	Residential Rehabilitation	14A	LMH	\$18,782.90
2013	4	583	5659048	Residential Rehabilitation	14A	LMH	\$53,490.15
2013	4	583	5680949	Residential Rehabilitation	14A	LMH	\$16,724.99
2013	4	583	5683629	Residential Rehabilitation	14A	LMH	\$35,663.75
2013	4	583	5691840	Residential Rehabilitation	14A	LMH	\$29,541.12
2013	4	583	5699524	Residential Rehabilitation	14A	LMH	\$59,315.55
2013	5	586	5659048	Housing Accessibility Modification Program - CID	14A	LMH	\$1,242.02
2013	5	586	5680949	Housing Accessibility Modification Program - CID	14A	LMH	\$290.95
2013	5	586	5683629	Housing Accessibility Modification Program - CID	14A	LMH	\$336.61
2013	5	586	5699524	Housing Accessibility Modification Program - CID	14A	LMH	\$594.60
2013	6	587	5638764	Client Services	05D	LMC	\$1,684.20
2013	6	587	5659048	Client Services	05D	LMC	\$1,528.10
2013	6	587	5691840	Client Services	05D	LMC	\$1,641.68
2013	7	589	5638764	Shared Homes	05	LMC	\$3,048.11
2013	7	589	5659048	Shared Homes	05	LMC	\$3,160.60
2013	8	580	5638764	Family Crossroads	03T	LMC	\$1,111.21
2013	8	580	5680949	Family Crossroads	03T	LMC	\$3,359.91
2013	8	580	5691840	Family Crossroads	03T	LMC	\$1,999.01
2013	10	588	5638764	Homesavers Program	05C	LMC	\$2,285.00
2013	10	588	5659048	Homesavers Program	05C	LMC	\$2,646.00
2013	12	590	5638764	Peninsula Family Service	05L	LMC	\$5,198.00
2013	12	590	5680949	Peninsula Family Service	05L	LMC	\$5,589.00
2013	12	590	5699524	Peninsula Family Service	05L	LMC	\$5,524.00
2013	13	581	5638764	Project Read	05	LMC	\$4,443.00
2013	13	581	5683629	Project Read	05	LMC	\$4,478.00
2013	13	581	5699524	Project Read	05	LMC	\$5,553.00
2013	14	592	5659048	Project Sentinel	05J	LMC	\$1,339.93
2013	14	592	5683629	Project Sentinel	05J	LMC	\$568.55
2013	14	592	5691840	Project Sentinel	05J	LMC	\$778.55
2013	14	592	5699524	Project Sentinel	05J	LMC	\$909.93
Total							\$564,349.43

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Notes to Appendix E Financial Summary PR26 FY13-14

Line #	Amount	Comments
1	+ \$716,139.05	• Unexpended funds at year end, from line 16 of FY12-13 PR 26
7	- \$19,683.53	• - \$24,628.28: FY12-13 program income posted in IDIS after 6/30/13. • + \$4,944.75: FY13-14 program income posted in IDIS after 6/30/14.
34	+ \$13,401.16	• Adjustment to prior year program income. See FY12-13 PR 26, line 7.
44	- \$19,683.53	• Adjustment to current year program income. See line 7 above.

APPENDIX B

Affidavit of Publication

APPENDIX C

Geographic Distribution of Activities

CAPITAL PROJECT, ECONOMIC DEVELOPMENT AND HOUSING ACTIVITIES

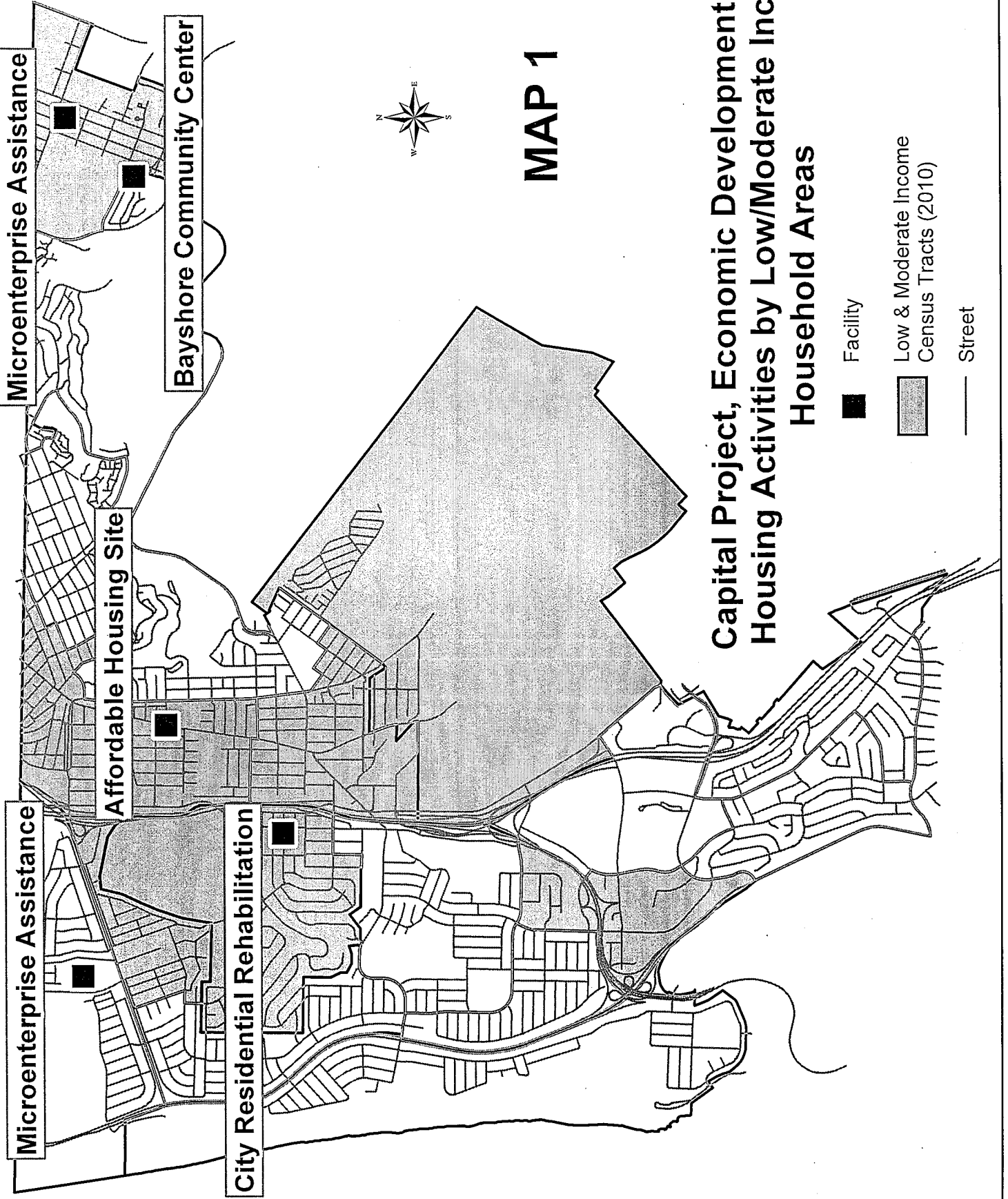
- The following Housing Activities were undertaken on a case-by-case basis and were located throughout the City:
 - Rebuilding Together- National Rebuilding Day
 - Rebuilding Together – Safe at Home
 - Center for Independence of Individuals with Disabilities
 - City of Daly City Residential Rehabilitation Program
- Renaissance Entrepreneurship Center workshops were held at the Doelger Center.

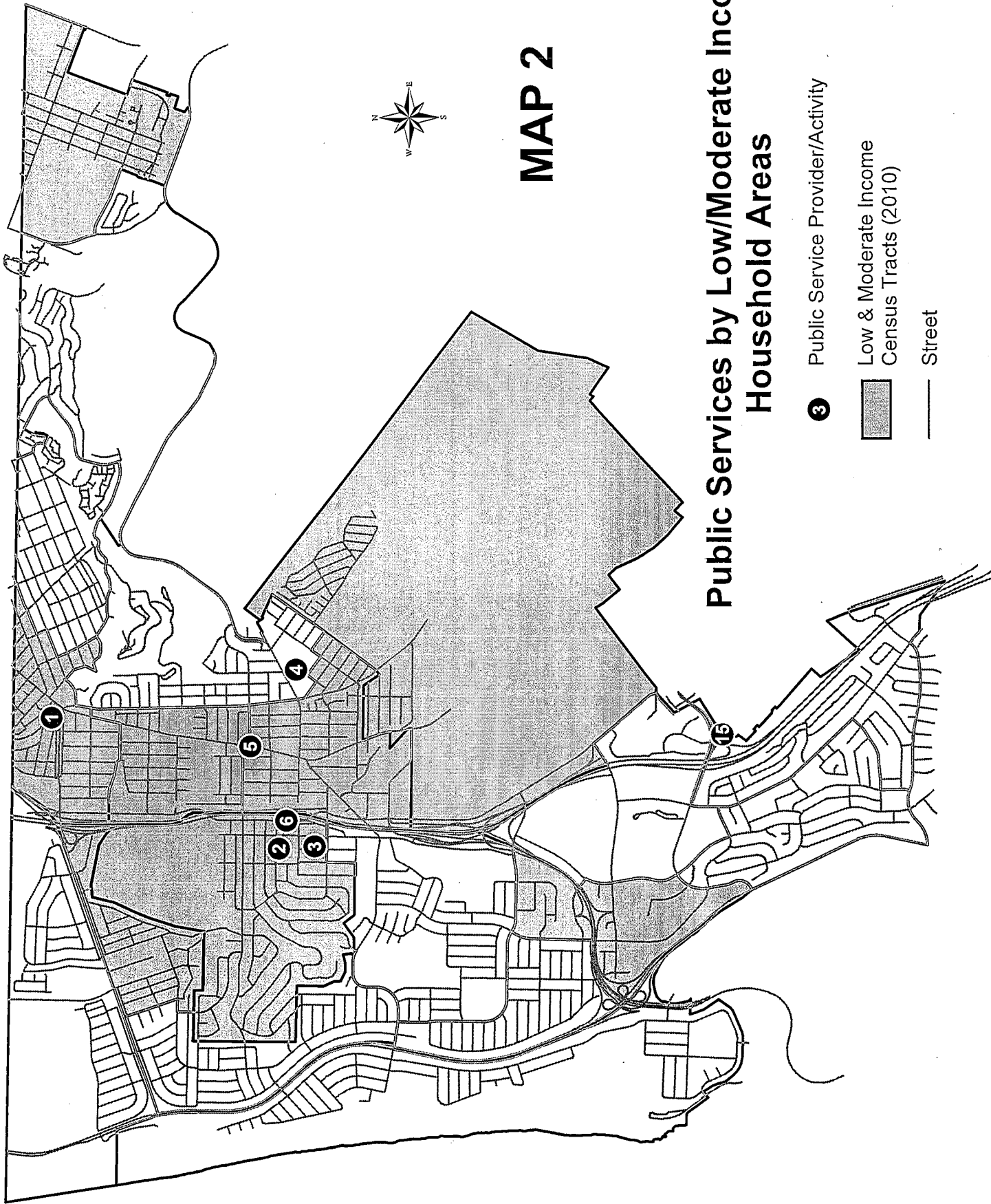
PUBLIC SERVICES

- 1: Family Crossroads
- 2: Legal Aid Society
- 3: Human Investment Project
- 4: John's Closet
- 5: Peninsula Family Services
- 6: Daly City Youth Health Center/Pathways for Success

The following public services have not been mapped because their headquarters and/or facilities are outside of Daly City:

- Project Read (South San Francisco)
- Project Sentinel (Redwood City)





APPENDIX D

FY13-14 CDBG Funding Table, as amended

Categories & Projects	Project Totals	Category Totals (\$)
CDBG ADMINISTRATION		206,519
General Administration	\$ 206,519	
ECONOMIC DEVELOPMENT		121,000
City Microenterprise Assistance Program Delivery	25,000	
Renaissance Entrepreneurship Center/Training	96,000	
HOUSING		883,023
CID*/Housing Accessibility Modification (HAM) Program	\$ 15,000	
Residential Rehab	\$ 829,523	
Rebuilding Together/National Rebuilding Day	\$ 23,500	
Rebuilding Together/Safe at Home	\$ 15,000	
CAPITAL PROJECTS		397,919
Section 108 Loan Payments (P & I)	\$ 397,919	
PUBLIC SERVICES		111,650
Daly City Youth Health Center/Pathways for Success	\$ 7,150	
Human Investment Project/Homesharing (HIP)	\$ 13,200	
InnVision Shelter Network/Family Crossroads	\$ 17,600	
John's Closet	\$ 6,050	
Legal Aid/Homesavers	\$ 13,200	
Peninsula Family Services	\$ 24,200	
Project Read	\$ 22,000	
Project Sentinel/Fair Housing	\$ 8,250	
TOTAL CDBG ALLOCATIONS		1,720,111



City Council Meeting Agenda Report

Item # _____

Meeting Date: September 22, 2014

Subject: **Accepting and Appropriating an Office of Traffic Safety Grant for the Selective Traffic Enforcement Program (STEP) Campaign-2014/2015**

Recommended Action

Staff requests that Council accept grant funding from the California Office of Traffic Safety in the amount of \$60,000 for overtime and training funding for the Selective Traffic Enforcement Program (STEP).

Background

In partnership with the Office of Traffic Safety, the Daly City Police Department will work to decrease driver and pedestrian injury collisions by increasing our enforcement efforts related to vehicle code violations that contribute to these collisions. The Office of Traffic Safety has provided overtime funds for the Department to conduct traffic operations combating unsafe and distracted driving. OTS has also provided funding for the administrative costs and training related to these operations.

Discussion

Funds provided by the Office of Traffic Safety grant will be utilized to increase enforcement levels related to unsafe and distracted driving violations. These funds will be expended on an overtime basis for personnel needed to staff these operations and meet grant reporting requirements.

Fiscal Impact

The Office of Traffic Safety grant is overtime reimbursable. There is no cash match or other cost to the City.

Summary/Conclusions

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

Respectfully submitted,

Patrick Hensley
Captain

Manuel Martinez Jr.
Chief of Police

STATE OF CALIFORNIA

EDMUND G. BROWN JR., GOVERNOR

OFFICE OF TRAFFIC SAFETY

2208 KAUSEN DRIVE, SUITE 300
ELK GROVE, CA 95756
www.ots.ca.gov
(916) 509-3030
(800) 735-2929 (TT/TDD-Referral)
(916) 509-3055 (FAX)



June 18, 2014

Grant No. PT15116

John Gamez, Captain
Daly City Police Department
333 90th Street
Daly City, CA 94015

Dear Captain Gamez:

Congratulations! Through a competitive process, the Office of Traffic Safety (OTS) has tentatively approved your funding request for the proposal titled "Selective Traffic Enforcement Program (STEP)" in the amount of approximately \$60,000.00.

Your OTS Coordinator will contact you, to discuss your proposal and explain the Grant Agreement process. It is our goal to have all new grants start no later than October 1, 2014. If approval from a City Council or the Board of Supervisors is required, you should begin that process now. Do not incur grant reimbursable costs prior to the receipt of your official approval packet from OTS or before your grant start date.

OTS will initiate a statewide media news release regarding 2015 proposals selected for funding. Your agency *should not* publically announce this tentative award until the grant agreement is fully negotiated and signed by OTS.

Again, congratulations on the success of your proposal. If you have any questions, please contact Mark Talan, Regional Coordinator, at (916) 509-3029 or e-mail at mark.talan@ots.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Rhonda L. Craft".

RHONDA L. CRAFT
Director

MT:kn



City Council Meeting Agenda Report

Item #

Meeting Date: September 22, 2014

SUBJECT: AMENDING RESOLUTION RE: DESIGNATED EMPLOYEES

Recommended Action

Staff recommends amending Resolution No. 12-138 to consolidate, change, delete or add position titles that have been designated by the City as having possible Conflict of Interest.

Background

The Fair Political Practices Commission (FPPC) requires the City Council to perform a biennial review of position titles on the employment roster to make changes, additions or deletions to the list of employees who have been designated by the City as possibly having a Conflict of Interest.

Discussion

Exhibit "A" lists the position titles in bold that were changed, added, deleted or consolidated since September 24, 2012, when Resolution No. 12-138 was adopted.

Fiscal Impact

There is no fiscal impact.

Summary/Conclusion

In order to comply with the Rules and Regulations of the Fair Political Practices Commission, Staff recommends amending Resolution No. 10-139 to consolidate, change, delete or add position titles that have been designated by the City as having possible Conflict of Interest.

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

Respectfully submitted,

Teresa M. Ricci
Assistant City Clerk

K. Annette Hipona
City Clerk

Attachment

EXHIBIT A

DESIGNATED EMPLOYEES CONFLICT OF INTEREST FORM 700

- 1) CITY MANAGERS'S OFFICE:
 - A) ASSISTANT CITY MANAGER
 - B) ASSISTANT TO THE CITY MANAGER
- 2) CITY CLERK'S OFFICE:
 - A) CITY CLERK
 - B) ASSISTANT CITY CLERK
 - C) DEPUTY CITY CLERK
- 3) CITY TREASURER'S OFFICE
 - A) DEPUTY CITY TREASURER
- 4) CITY ATTORNEY'S OFFICE:
 - A) ASSISTANT CITY ATTORNEY
 - B) DEPUTY CITY ATTORNEY I
 - C) DEPUTY CITY ATTORNEY II
- 5) DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT:
 - A) DIRECTOR OF ECD
 - B) ASSISTANT DIRECTOR OF ECD
 - C) PLANNING MANAGER
 - D) SENIOR PLANNER
 - E) ASSOCIATE PLANNER
 - F) ASSISTANT PLANNER
 - G) REHAB CONSTRUCTION INSPECTOR
 - H) SENIOR ECONOMIC DEVELOPMENT COORDINATOR
 - I) ECONOMIC DEVELOPMENT COORDINATOR
 - J) ENTERPRISE DEVELOPMENT COORDINATOR
 - K) BUSINESS CENTER OFFICE MANAGER
 - L) CHIEF BUILDING SUPERVISOR/BUILDING OFFICIAL
 - M) SENIOR BUILDING INSPECTOR:
 - N) BUILDING INSPECTORS
 - O) BUILDING PLANS ENGINEER
 - P) HOUSING & COMM. DEV. SUPERVISOR
 - Q) COMMUNITY DEVELOPMENT SPECIALIST
 - R) HOUSING COORDINATOR
 - S) CODE ENFORCEMENT OFFICER
 - T) CODE ENFORCEMENT INSPECTOR
- 6) DEPARTMENT OF PUBLIC WORKS:
 - A) DIRECTOR OF PUBLIC WORKS
 - B) ASST. TO THE DIRECTOR OF PUBLIC WORKS
 - C) CITY ENGINEER
 - D) ASSISTANT CITY ENGINEER

6) DEPARTMENT OF PUBLIC WORKS: Cont'd.

- E) SENIOR CIVIL ENGINEER
- F) TRAFFIC ENGINEER
- G) CIVIL ENGINEERING ASSOCIATE
- H) PUBLIC WORKS SUPERINTENDENT
- I) PUBLIC WORKS MAINTENANCE SUPERVISOR
- J) PUBLIC WORKS INSPECTOR
- K) SENIOR MANAGEMENT ANALYST
- L) PARKS SERVICES SUPERVISOR

7) FINANCE DEPARTMENT:

- A) DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES
- B) DEPUTY DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES
- C) CENTRAL SERVICE AND PURCHASING SUPERVISOR - Deleted**
- D) INFORMATION SERVICES MANAGER
- E) NETWORK ADMINISTRATOR
- F) SENIOR NETWORK ADMINISTRATOR

8) LIBRARY & RECREATION SERVICES

- A) DIRECTOR OF LIBRARY AND RECREATION SERVICES
- B) ASSISTANT TO THE LIBRARY DIRECTOR - Deleted**
- C) LIBRARY SERVICES MANAGER
- D) NEIGHBORHOOD SERVICES SUPERVISOR - Deleted**
- E) RECREATION SERVICES MANAGER
- F) ASSISTANT SENIOR SERVICES SUPERVISOR
- G) RECREATION SUPERVISOR

9) POLICE DEPARTMENT:

- A) CHIEF OF POLICE
- B) POLICE CAPTAIN
- C) POLICE MANAGEMENT ANALYST
- D) POLICE INFORMATION AND ANALYSIS SUPERVISOR
- E) POLICE PROPERTY ROOM MANAGER
- F) CRIME ANALYST

10) FIRE DEPARTMENT:

- A) FIRE CHIEF
- B) DEPUTY FIRE CHIEF
- C) FIRE MARSHAL/FIRE PREVENTION SERVICES CHIEF
- D) SAFETY INSPECTORS
- E) COMMUNITY EMERGENCY PLANNING & DISASTER PREPAREDNESS COORDINATOR

11) DEPARTMENT OF HUMAN RESOURCES:

- A) DIRECTOR OF HUMAN RESOURCES
- B) HUMAN RESOURCES ANALYST
- C) SENIOR MANAGEMENT ANALYST

12) WATER AND WASTEWATER RESOURCES DEPARTMENT:

- A) DIRECTOR OF WATER & WASTEWATER RESOURCES
- B) CHIEF OF OPERATIONS
- C) COLLECTION & DISTRIBUTION SYSTEM MANAGER
- D) PLANT & EQUIPMENT MAINTENANCE SUPERVISOR
- E) TECHNICAL SERVICES MANAGER
- F) MANAGEMENT ANALYST

13) OTHER CLASSES:

- A) ADMINISTRATIVE ASSISTANT II -
- B) ADMINISTRATIVE ASSISTANT III -
- C) ALL MANAGEMENT ANALYSTS -

CONSULTANTS

Consultants shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following limitation:

The City Manager may determine in writing that a particular consultant, although a “designated position,” is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant’s duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager’s determination is a public record and shall be retained for public inspection in the same manner and location as this conflict of interest code.



City Council Meeting Agenda Report

Item # _____

Meeting Date: September 22, 2014

Subject: Setting Time and Place of Public Hearing – Proposed Amendment to Daly City Municipal Code Ordinance Chapter 9.23

Recommended Action

City Council to set October 13, 2014 as time and City Council Chambers as place of public hearing- proposed amendment to Municipal Code Ordinance Chapter 9.23 regarding loud or unruly gatherings.

Background

Daly City Municipal Code Ordinance Chapter 9.23 has assisted the Police Department in abating public nuisances such as loud or unruly gatherings. This amendment changes the language in the chapter to include our goal of reducing underage drinking and imposing a social host liability definition and increased penalties.

Discussion

Daly City Municipal Code Ordinance 9.23 has provided the Police Department the ability to abate public nuisances such as loud or unruly gatherings by holding responsible persons liable for the costs incurred as a result of that police response. We are requesting this municipal code be amended to specifically address underage drinking of alcoholic beverages at these gatherings and increase the remedies for second and subsequent violations. The goal of this ordinance is to reduce underage drinking and send a clear message to parents and other adults that they may be held liable for unlawful gatherings where they are in charge of the location of the gathering and alcoholic beverages are being consumed or possessed by underage persons.

Fiscal Impact

Enforcement is part of the Police Department's general duties, and the fine for first offense will not change. The amendment adds increasing fines for second, third, or subsequent violations.

Summary/Conclusions

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

Respectfully submitted,

Handwritten signature of Patrick Hensley in cursive.

Patrick Hensley
Captain

Handwritten signature of Manuel Martinez Jr. in cursive.

Manuel Martinez Jr.
Chief of Police

CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF AUG 2014

HANDWRITTEN CHECK - #13196 TO #13197
CANCELLED CHECK - NONE
VOID CHECK - NONE

08/01/14
CHECKS ISSUED - #334794 TO #334800
CANCELLED CHECK - NONE
VOID CHECK - NONE

08/15/14
CHECKS ISSUED - #334801 TO #335156
CANCELLED CHECK - #334968
VOID CHECK - NONE

08/29/14
CHECKS ISSUED - #335157 TO #335501
CANCELLED CHECK - NONE
VOID CHECK - NONE

AUDITED Lauren Chyn FINANCE DIRECTOR

APPROVED _____ CITY MANAGER

APPROVED _____ FINANCE COMMITTEE

APPROVED _____ FINANCE COMMITTEE

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note	
AP00013196 5002		GHILOTTI BROS INC	08/31/14	923,520.99	HW	TR	Hand Written	
AP00013197 39571		WEST COAST FRAME & COL	08/31/14	47,168.14	HW	TR	Hand Written	
G R A N D T O T A L S:								
Total Void Machine Written				0.00	Number of Checks Processed:			0
Total Void Hand Written				0.00	Number of Checks Processed:			0
Total Machine Written				0.00	Number of Checks Processed:			0
Total Hand Written				970,689.13	Number of Checks Processed:			2
Total Reversals				0.00	Number of Checks Processed:			0
Total Cancelled				0.00	Number of Checks Processed:			0
Total EFTs				0.00	Number of EFTs Processed:			0
Total EPAYs				0.00	Number of EPAYs Processed:			0
G R A N D T O T A L				970,689.13				

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note	
AP00334794	11233	AGRIMONTI, MADOLYN	08/01/14	629.40	MW	OH		
AP00334795	G-ASUNCION	BRONTISKY, TRUSTEE MARTHA G	08/01/14	125.00	MW	OH		
AP00334796	G-HEADMAN	ECMC	08/01/14	483.95	MW	OH		
AP00334797	G-VILLASENOR	FRANCHISE TAX BOARD	08/01/14	549.94	MW	OH		
AP00334798	34075	LAB SUPPORT	08/01/14	3,261.05	MW	OH		
AP00334799	49366R	LEE, MARCUS	08/01/14	125.00	MW	OH		
AP00334800	19678	PERS LONG TERM CARE PROGRAM	08/01/14	1,088.29	MW	OH		
GRAND TOTALS:								
Total Void Machine Written				0.00	Number of Checks Processed:			0
Total Void Hand Written				0.00	Number of Checks Processed:			0
Total Machine Written				6,262.63	Number of Checks Processed:			7
Total Hand Written				0.00	Number of Checks Processed:			0
Total Reversals				0.00	Number of Checks Processed:			0
Total Cancelled				0.00	Number of Checks Processed:			0
Total EFTs				0.00	Number of EFTs Processed:			0
Total EPAYs				0.00	Number of EPAYs Processed:			0
GRAND TOTAL				6,262.63				

CHECK REGISTER

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00334801	49443	ABEYSEKERA, THARANGA	08/15/14	618.46	MW	OH	
AP00334802	15222	ACTION SPORTS	08/15/14	1,473.10	MW	OH	
AP00334803	5034	ADAMSON POLICE PRODUCTS	08/15/14	2,350.84	MW	OH	
AP00334804	13854	AECO SYSTEMS INC	08/15/14	345.00	MW	OH	
AP00334805	29880	AIRGAS USA LLC	08/15/14	128.12	MW	OH	
AP00334806	14004	ALERT PEST CONTROL COMPANY IN	08/15/14	1,211.00	MW	OH	
AP00334807	37116	ALPHA ANALYTICAL LABORATORIES	08/15/14	4,295.75	MW	OH	
AP00334808	49537R	ALSALLOOM, MAJID	08/15/14	55.50	MW	OH	
AP00334809	47850R	ALVAREZ, JENNIFER	08/15/14	27.75	MW	OH	
AP00334810	44228R	AMERICAN EAGLE ROOFING COMPAN	08/15/14	275.00	MW	OH	
AP00334811	38846	AMERICAN MESSAGING	08/15/14	44.83	MW	OH	
AP00334812	14988	AMERICAN TOWER CORPORATION	08/15/14	6,366.37	MW	OH	
AP00334813	35696	AMERIPRIDE SERVICES INC	08/15/14	715.14	MW	OH	
AP00334814	46585	ANTHEM BLUE CROSS	08/15/14	152.80	MW	OH	
AP00334815	46585	ANTHEM BLUE CROSS	08/15/14	129.00	MW	OH	
AP00334816	40384R	ANTHONY'S ROOFING COMPANY	08/15/14	275.00	MW	OH	
AP00334817	20471R	APALIT, NELSON	08/15/14	250.00	MW	OH	
AP00334818	1259	ARAMARK UNIFORM SERVICES INC	08/15/14	291.25	MW	OH	
AP00334819	47007	ARTHUR J GALLAGHER & COMPANY	08/15/14	40,000.00	MW	OH	
AP00334820	45686	ASTOUND BROADBAND	08/15/14	1,365.90	MW	OH	
AP00334821	39146R	ASUNCION, REYNANTE	08/15/14	128.29	MW	OH	
AP00334822	1101	AT&T	08/15/14	245.45	MW	OH	
AP00334823	6413	AT&T	08/15/14	11,372.35	MW	OH	
AP00334824	23719	ATCO INTERNATIONAL	08/15/14	635.25	MW	OH	
AP00334825	44649	ATLAS COPCO COMPRESSORS LLC	08/15/14	2,301.25	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00334826	49498	AUTOTEMP INC	08/15/14	206.25	MW	OH		
AP00334827	43610	BABBITT BEARING CO INC	08/15/14	5,743.94	MW	OH		
AP00334828	34365R	BANDA, RHODERICK	08/15/14	115.36	MW	OH		
AP00334829	33100R	BARTON, MICHAEL P	08/15/14	1,535.80	MW	OH		
AP00334830	36195R	BASA, ROSALIA AGUILA	08/15/14	240.00	MW	OH		
AP00334831	20625	BELMONT POLICE DEPARTMENT	08/15/14	1,235.80	MW	OH		
AP00334832	49538R	BENNETT, RIO	08/15/14	250.00	MW	OH		
AP00334833	27889R	BENSON, ROMEO	08/15/14	107.27	MW	OH		
AP00334834	43714R	BEST EXTERIORS CONSTRUCTION	08/15/14	1,600.00	MW	OH		
AP00334835	2781	BETTS TRUCK PARTS AND SERVICE	08/15/14	141.04	MW	OH		
AP00334836	35853	BIANCHI TRAFFIC SAFETY SERVICE	08/15/14	350.00	MW	OH		
AP00334837	19200	BIRITE FOODSERVICE DISTRIBUTO	08/15/14	5,484.13	MW	OH		
AP00334838	49507	BLACK HILLS AMMUNITION INC	08/15/14	2,167.50	MW	OH		
AP00334839	47296	BLUE TARP FINANCIAL INC	08/15/14	278.46	MW	OH		
AP00334840	33239	BOUND TREE MEDICAL LLC	08/15/14	2,540.58	MW	OH		
AP00334841	45472A	BP PROMO	08/15/14	935.76	MW	OH		
AP00334842	41444	BRAINFUSE INC	08/15/14	22,000.00	MW	OH		
AP00334843	21300	BRISBANE RECYCLING CO INC	08/15/14	360.00	MW	OH		
AP00334844	39468	BROADMOOR TOW LLC	08/15/14	205.00	MW	OH		
AP00334845	G-ASUNCION	BRONTISKY, TRUSTEE MARTHA G	08/15/14	125.00	MW	OH		
AP00334846	42961R	BUFKA, CHRISTOPHER	08/15/14	55.50	MW	OH		
AP00334847	48259	BWNV T MOTORS INC	08/15/14	85,171.81	MW	OH		
AP00334848	3028	CAL STEAM	08/15/14	83.46	MW	OH		
AP00334849	1196	CALIFORNIA WATER SERVICE COMP	08/15/14	241.73	MW	OH		
AP00334850	2555	CAMPBELL & GEORGE COMPANY	08/15/14	1,021.43	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP000334851	46870R	CARDENAS, MARIA ESTELA	08/15/14	250.00	MW	OH	
AP000334852	43636	CARDIAC SCIENCE CORP	08/15/14	165.68	MW	OH	
AP000334853	49539R	CASTORO, MARISSA	08/15/14	55.50	MW	OH	
AP000334854	49528R	CATUAR, JESUS J	08/15/14	100.00	MW	OH	
AP000334855	28636	CDW GOVERNMENT INC	08/15/14	993.81	MW	OH	
AP000334856	42277	CEL ANALYTICAL INC	08/15/14	770.00	MW	OH	
AP000334857	24769	CENTER POINT LARGE PRINT	08/15/14	43.50	MW	OH	
AP000334858	10299JPA	CENTRAL COUNTY FIRE AUTHORITY	08/15/14	15,232.00	MW	OH	
AP000334859	3893	CERTIFIED LABORATORIES	08/15/14	514.76	MW	OH	
AP000334860	1882	CH BULL COMPANY	08/15/14	3,416.61	MW	OH	
AP000334861	3678	CINTAS CORPORATION #464	08/15/14	2,695.56	MW	OH	
AP000334862	48345A	CIT	08/15/14	628.10	MW	OH	
AP000334863	35395	CITY AUTO SUPPLY	08/15/14	4,289.31	MW	OH	
AP000334864	46465JPA	CITY OF BELMONT	08/15/14	4,337.00	MW	OH	
AP000334865	6649JPA	CITY OF BRISBANE	08/15/14	2,780.00	MW	OH	
AP000334866	28209JPA	CITY OF BURLINGAME	08/15/14	122.18	MW	OH	
AP000334867	31173	CITY OF BURLINGAME	08/15/14	1,085.80	MW	OH	
AP000334868	43155JPA	CITY OF DALY CITY	08/15/14	11,088.00	MW	OH	
AP000334869	5342JPA	CITY OF FOSTER CITY	08/15/14	4,798.00	MW	OH	
AP000334870	4305JPA	CITY OF MILLBRAE	08/15/14	4,594.00	MW	OH	
AP000334871	6034JPA	CITY OF PACIFICA	08/15/14	5,583.00	MW	OH	
AP000334872	6579JPA	CITY OF REDWOOD CITY	08/15/14	8,099.00	MW	OH	
AP000334873	20562JPA	CITY OF SAN BRUNO	08/15/14	2,798.00	MW	OH	
AP000334874	46083JPA	CITY OF SAN CARLOS	08/15/14	4,898.00	MW	OH	
AP000334875	25387	CITY OF SAN MATEO	08/15/14	3,580.85	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00334876	25816JPA	CITY OF SAN MATEO	08/15/14	12,084.00	MW	OH		
AP00334877	44836R	CIUCCI, MATTHEW	08/15/14	375.00	MW	OH		
AP00334878	24868	CLARK SECURITY PRODUCTS INC	08/15/14	1,759.92	MW	OH		
AP00334879	26644	CLEANSOURCE INC	08/15/14	3,101.02	MW	OH		
AP00334880	31162	CLINE & DUPLISSEA	08/15/14	3,859.00	MW	OH		
AP00334881	25819JPA	COLMA FIRE PROTECTION DISTRIC	08/15/14	2,417.00	MW	OH		
AP00334882	47244	COMCAST	08/15/14	95.17	MW	OH		
AP00334883	48294	COMCAST	08/15/14	115.53	MW	OH		
AP00334884	48645	COMCAST	08/15/14	49.67	MW	OH		
AP00334885	49446	COMCAST	08/15/14	95.70	MW	OH		
AP00334886	36266	COMMUNITY OVERCOMING RELATION	08/15/14	14,999.00	MW	OH		
AP00334887	35135	COMPUCOM SYSTEMS INC	08/15/14	622.52	MW	OH		
AP00334888	2599	CONTINUING EDUCATION OF THE B	08/15/14	281.42	MW	OH		
AP00334889	40168	CORELOGIC	08/15/14	67.00	MW	OH		
AP00334890	43157JPA	COUNTY OF SAN MATEO	08/15/14	965.00	MW	OH		
AP00334891	40976R	COUNTY ROOFING COMPANY	08/15/14	550.00	MW	OH		
AP00334892	42324	CRIME SCENE CLEANERS INC	08/15/14	65.00	MW	OH		
AP00334893	48323	CRYSTAL CREAMERY	08/15/14	1,205.43	MW	OH		
AP00334894	49540R	CUAL, NANCY	08/15/14	250.00	MW	OH		
AP00334895	49529R	CUBACUB, PAQUITO	08/15/14	625.69	MW	OH		
AP00334896	41522	CWEA 2014 NRTC	08/15/14	160.00	MW	OH		
AP00334897	25580	CWEA-MEMBERSHIP	08/15/14	304.00	MW	OH		
AP00334898	19907	CWEA-TCF	08/15/14	79.00	MW	OH		
AP00334899	21142	CYO CAMP AND RETREAT CENTER	08/15/14	738.00	MW	OH		
AP00334900	1042	D C LOCK & SECURITY SERVICE	08/15/14	12.65	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00334901	1836	DAILY JOURNAL CORPORATION	08/15/14	768.75	MW	OH	
AP00334902	1414	DALY CITY CENTRAL CASHIER	08/15/14	856.62	MW	OH	
AP00334903	2285	DALY CITY COLMA CHAMBER OF CO	08/15/14	4,102.42	MW	OH	
AP00334904	21431R	DAMES, DANIEL	08/15/14	250.00	MW	OH	
AP00334905	49541	DAYSTAR WINDOW TINTING	08/15/14	698.00	MW	OH	
AP00334906	1299	DEPARTMENT OF JUSTICE	08/15/14	560.00	MW	OH	
AP00334907	28282	DEPARTMENT OF TOXIC SUBSTANCE	08/15/14	368.37	MW	OH	
AP00334908	20552	DEWEY PEST CONTROL INC	08/15/14	4,505.11	MW	OH	
AP00334909	42371	DIAL GLASS AND WINDOW COMPANY	08/15/14	10,784.00	MW	OH	
AP00334910	47857	DIVISION OF THE STATE ARCHITE	08/15/14	133.14	MW	OH	
AP00334911	30629LAW	DOWNEY BRAND ATTORNEYS LLP	08/15/14	12,845.45	MW	OH	
AP00334912	22126	DUDLEY PERKINS CO	08/15/14	8.77	MW	OH	
AP00334913	23531	DUNCAN PARKING TECHNOLOGIES I	08/15/14	1,283.27	MW	OH	
AP00334914	1061	DUNN EDWARDS CORPORATION	08/15/14	1,636.97	MW	OH	
AP00334915	49530	E M HUNDLEY HARDWARE CO	08/15/14	307.17	MW	OH	
AP00334916	26304	EAST BAY TRUCK CENTER	08/15/14	101.34	MW	OH	
AP00334917	30052	EAST PALO ALTO POLICE DEPARTM	08/15/14	980.66	MW	OH	
AP00334918	48432	EBI CONSULTING INC	08/15/14	1,760.00	MW	OH	
AP00334919	G-HEADMAN	ECMC	08/15/14	356.28	MW	OH	
AP00334920	40007	EMLAB P&K LLC	08/15/14	629.00	MW	OH	
AP00334921	7685	ENTENMANN ROVIN COMPANY	08/15/14	1,193.89	MW	OH	
AP00334922	44735	ENVIRONMENTAL EXPRESS INC	08/15/14	2,018.49	MW	OH	
AP00334923	49508R	ESPINOLA, ELIA	08/15/14	250.00	MW	OH	
AP00334924	43394R	ESTES, MARK	08/15/14	3,854.00	MW	OH	
AP00334925	47063R	EVERHOME BUILDER INC	08/15/14	5,148.72	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00334926	13139R	EVERLY, KATHY	08/15/14	241.61	MW	OH		
AP00334927	49509R	EZEKWO, GODSON	08/15/14	800.00	MW	OH		
AP00334928	42544	FARMER BROTHERS COFFEE	08/15/14	973.80	MW	OH		
AP00334929	36077	FASTENAL COMPANY	08/15/14	567.59	MW	OH		
AP00334930	1383	FEDEX	08/15/14	50.85	MW	OH		
AP00334931	10971	FEDEX KINKOS OFFICE AND PRINT	08/15/14	178.76	MW	OH		
AP00334932	1765	FIDELITY NATIONAL TITLE COMPA	08/15/14	463.00	MW	OH		
AP00334933	19787	FIRST CHOICE SERVICES	08/15/14	150.00	MW	OH		
AP00334934	47182	FLAG STORE	08/15/14	345.25	MW	OH		
AP00334935	46577RA	FORD, JOHN	08/15/14	6,451.80	MW	OH		
AP00334936	27341	FOSTER CITY POLICE DEPARTMENT	08/15/14	1,190.36	MW	OH		
AP00334937	23380R	FOX, MATTHEW	08/15/14	292.02	MW	OH		
AP00334938	G-VILLASENOR	FRANCHISE TAX BOARD	08/15/14	543.31	MW	OH		
AP00334939	49301	FRANK & GROSSMAN	08/15/14	140.00	MW	OH		
AP00334940	9378	FRONTIER TRAVEL & TOURS	08/15/14	9,774.00	MW	OH		
AP00334941	23110	GADDIS INCORPORATED	08/15/14	2,029.99	MW	OH		
AP00334942	48009	GALE CENGAGE LEARNING	08/15/14	161.03	MW	OH		
AP00334943	49490R	GATTENBERGER CONSTRUCTION	08/15/14	2,075.00	MW	OH		
AP00334944	48866R	GENUINE CONSTRUCTION INC	08/15/14	518.60	MW	OH		
AP00334945	46901	GOLDEN AUTO MUFFLER & BRAKE I	08/15/14	695.90	MW	OH		
AP00334946	24112	GOLDSTAR PRODUCTS INC	08/15/14	1,171.51	MW	OH		
AP00334947	49531R	GONG, HANS	08/15/14	50.00	MW	OH		
AP00334948	30509	GOODYEAR COMMERCIAL TIRE & SE	08/15/14	323.63	MW	OH		
AP00334949	31925	GOVCONNECTION INC	08/15/14	6,562.73	MW	OH		
AP00334950	1417	GOVERNMENT FINANCE OFFICERS A	08/15/14	840.00	MW	OH		

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AP00334951	45109	GRAFIX SHOPPE	08/15/14	771.38	MW	OH	
AP00334952	1754	GRAINGER INC	08/15/14	1,772.20	MW	OH	
AP00334953	45567	GRAPHIC PRODUCTS INC	08/15/14	898.42	MW	OH	
AP00334954	1123	GRAYBAR ELECTRIC CO	08/15/14	2,001.76	MW	OH	
AP00334955	2223	HACH COMPANY	08/15/14	3,131.83	MW	OH	
AP00334956	18879A	HALF MOON BAY COASTSIDE	08/15/14	149.00	MW	OH	
AP00334957	42304R	HARGENS INC	08/15/14	875.00	MW	OH	
AP00334958	3702	HARRINGTON INDUSTRIAL PLASTIC	08/15/14	1,799.38	MW	OH	
AP00334959	2810	HARRIS AND ASSOCIATES INC.	08/15/14	39,998.00	MW	OH	
AP00334960	1126	HAWKINS TRAFFIC SAFETY SUPPLY	08/15/14	265.01	MW	OH	
AP00334961	44512R	HEARD, LONNIE	08/15/14	400.00	MW	OH	
AP00334962	17646	HENSLEY, PATRICK	08/15/14	1,040.20	MW	OH	
AP00334963	27580	HEUSSER NEWEIGH LLC	08/15/14	572.50	MW	OH	
AP00334964	9049	HI TECH E V S INC CRIMSON FIR	08/15/14	58.85	MW	OH	
AP00334965	4011	HILTI INC	08/15/14	165.30	MW	OH	
AP00334966	23753	HITECH SYSTEMS INC	08/15/14	618.69	MW	OH	
AP00334967	15857	HOME DEPOT CREDIT SERVICES	08/15/14	5,793.96	MW	OH	
AP00334968	28670LAW	HOWARD-ROME-MARTIN & RIDLEY L	08/15/14	2,699.58	MW	OH	
AP00334969	47020R	HUAB, LEX	08/15/14	250.00	MW	OH	
AP00334970	41818	HUNTINGTON COURT REPORTERS	08/15/14	326.88	MW	OH	
AP00334971	47482	ICC	08/15/14	162.13	MW	OH	
AP00334972	46442	IN & OUT PLUMBING INC	08/15/14	195.00	MW	OH	
AP00334973	48933	INFOSEND INC	08/15/14	6,488.87	MW	OH	
AP00334974	48171	INNOVATIVE CONSTRUCTION & DES	08/15/14	8,345.00	MW	OH	
AP00334975	38167	INSURANCE EDUCATIONAL ASSOCIA	08/15/14	360.00	MW	OH	

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AP00334976	49503	ISC SALES INC	08/15/14	2,813.76	MW	OH		
AP00334977	38222	JOANNE BOND COACHING	08/15/14	600.00	MW	OH		
AP00334978	49510R	KAHO, DANIELLE	08/15/14	55.50	MW	OH		
AP00334979	48395	KALTMAN CREATIONS LLC	08/15/14	1,994.84	MW	OH		
AP00334980	10144	KAMAN INDUSTRIAL TECHNOLOGIES	08/15/14	1,849.57	MW	OH		
AP00334981	48254A	KBA DOCUSYS INC	08/15/14	736.05	MW	OH		
AP00334982	29633	KELLY MOORE PAINT COMPANY INC	08/15/14	29.52	MW	OH		
AP00334983	11721	KEN GRADY COMPANY INC	08/15/14	315.31	MW	OH		
AP00334984	33914	KOFFLER ELECTRICAL MECHANICAL	08/15/14	1,200.00	MW	OH		
AP00334985	1108	L N CURTIS & SONS	08/15/14	261.60	MW	OH		
AP00334986	49532R	LA MAR, HELEN	08/15/14	25.00	MW	OH		
AP00334987	34075	LAB SUPPORT	08/15/14	2,851.90	MW	OH		
AP00334988	1264	LAKE MERCED GOLF CLUB	08/15/14	66.35	MW	OH		
AP00334989	13776	LANGUAGE LINE SERVICES	08/15/14	316.87	MW	OH		
AP00334990	49512R	LAULUSA, TINO	08/15/14	800.00	MW	OH		
AP00334991	43919R	LAYA, VINCENT	08/15/14	250.00	MW	OH		
AP00334992	46772R	LAZO, LYNN	08/15/14	250.00	MW	OH		
AP00334993	33497	LEGACY MECHANICAL & ENERGY SE	08/15/14	6,486.69	MW	OH		
AP00334994	37094	LEXISNEXIS RISK DATA MANAGEME	08/15/14	510.00	MW	OH		
AP00334995	40098A	LEXNET CONSULTING GROUP INC	08/15/14	1,000.00	MW	OH		
AP00334996	49533R	LIN, SU	08/15/14	1,338.68	MW	OH		
AP00334997	41243	LITHOGRAPH REPRODUCTIONS INC	08/15/14	5,191.06	MW	OH		
AP00334998	49513R	LOPEZ, MARK JOSEPH	08/15/14	250.00	MW	OH		
AP00334999	29332	LORAL LANDSCAPING	08/15/14	515.00	MW	OH		
AP00335000	49534R	MAITA, NORMA	08/15/14	50.00	MW	OH		

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AP00335001	49153	MARCANO, JILBERTO	08/15/14	120.00	MW	OH	
AP00335002	49542RA	MASCARENHAS, ALEXTAIR	08/15/14	128.75	MW	OH	
AP00335003	48646	MCCOWN-HARPER, BENITA	08/15/14	294.00	MW	OH	
AP00335004	49514R	MCCUTCHEON, THERESA	08/15/14	100.00	MW	OH	
AP00335005	6595	MC1	08/15/14	219.71	MW	OH	
AP00335006	15393	MCMASTER CARR SUPPLY COMPANY	08/15/14	283.51	MW	OH	
AP00335007	49515R	MEDRANO, EMILIO	08/15/14	250.00	MW	OH	
AP00335008	33989A	MEGAPATH INC	08/15/14	372.27	MW	OH	
AP00335009	25805JPA	MENLO PARK FIRE PROTECTION DI	08/15/14	15,786.00	MW	OH	
AP00335010	23949	METRO MOBILE COMMUNICATIONS	08/15/14	12,431.96	MW	OH	
AP00335011	47878	MICHAEL PALMERTREE MFT	08/15/14	1,500.00	MW	OH	
AP00335012	26465	MID PENINSULA BOYS & GIRLS CL	08/15/14	14,583.33	MW	OH	
AP00335013	17982A	MILLBRAE CHAMBER OF COMMERCE	08/15/14	270.00	MW	OH	
AP00335014	18673	MISSION MOTORCYCLES	08/15/14	69.18	MW	OH	
AP00335015	37737	MITEL BUSINESS SYSTEMS INC	08/15/14	133,154.50	MW	OH	
AP00335016	49333	MIWALL CORPORATION	08/15/14	5,411.45	MW	OH	
AP00335017	49436REN	MKD CEDAR HILL LLC	08/15/14	3,566.00	MW	OH	
AP00335018	48306R	MONAGHAN, PATRICK	08/15/14	55.50	MW	OH	
AP00335019	48307R	MONTALVO SR, JOHNNY	08/15/14	55.50	MW	OH	
AP00335020	28919	MUNISERVICES LLC	08/15/14	11,989.49	MW	OH	
AP00335021	49516R	NEGRON, JASON	08/15/14	33.00	MW	OH	
AP00335022	22005	NEOPOST USA INC	08/15/14	7.62	MW	OH	
AP00335023	47388	NEW A AND A TOP AND TRIM	08/15/14	289.13	MW	OH	
AP00335024	47284	NORCAL KENWORTH	08/15/14	73.41	MW	OH	
AP00335025	25761	NORTHERN SAFETY CO INC	08/15/14	443.54	MW	OH	

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AP00335026	49517R	NOVALES, SUSAN	08/15/14	55.50	MW	OH		
AP00335027	42500	OFFICE DEPOT	08/15/14	1,469.23	MW	OH		
AP00335028	1055	OFFICE DEPOT INC	08/15/14	1,195.24	MW	OH		
AP00335029	49518R	OLYMPIC CLUB	08/15/14	250.00	MW	OH		
AP00335030	3240	OMEGA ENGRAVING	08/15/14	125.00	MW	OH		
AP00335031	29187	ON TOUR CLIENT TRUST ACCOUNT	08/15/14	325.00	MW	OH		
AP00335032	49536	ORCHARD SUPPLY HARDWARE	08/15/14	3,139.03	MW	OH		
AP00335033	49519R	ORTALEZA, JOHN	08/15/14	250.00	MW	OH		
AP00335034	47078R	ORTEGA, YOSELINE	08/15/14	250.00	MW	OH		
AP00335035	42965	OWEN EQUIPMENT SALES	08/15/14	149.96	MW	OH		
AP00335036	42838	PACE SUPPLY CORP	08/15/14	5,899.64	MW	OH		
AP00335037	1216	PACIFIC GAS & ELECTRIC	08/15/14	252,424.24	MW	OH		
AP00335038	43008	PACIFIC LIBRARY PARTNERSHIP	08/15/14	10,641.00	MW	OH		
AP00335039	1080	PACIFIC NURSERIES	08/15/14	1,132.29	MW	OH		
AP00335040	29252	PACIFIC PRODUCE INC	08/15/14	475.93	MW	OH		
AP00335041	49520	PACIFIC WATER RESOURCES	08/15/14	363.99	MW	OH		
AP00335042	3762	PAN PACIFIC SUPPLY COMPANY	08/15/14	1,907.50	MW	OH		
AP00335043	38239	PAPE MACHINERY INC	08/15/14	303.53	MW	OH		
AP00335044	49495	PB LOADER CORPORATION	08/15/14	131.34	MW	OH		
AP00335045	35859A	PCAM LLC	08/15/14	151,753.60	MW	OH		
AP00335046	20794	PELCO SALES & SERVICE INC	08/15/14	880.49	MW	OH		
AP00335047	36454A	PENINSULA CORRIDOR JOINT POWE	08/15/14	2,773.08	MW	OH		
AP00335048	48738	PENINSULA CORRIDOR JOINT POWE	08/15/14	13,179.97	MW	OH		
AP00335049	3297	PENINSULA LIBRARY SYSTEM	08/15/14	117,349.30	MW	OH		
AP00335050	29738	PENINSULA UNIFORMS & EQUIPMEN	08/15/14	108.95	MW	OH		

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AP00335051	19678	PERS LONG TERM CARE PROGRAM	08/15/14	1,088.29	MW	OH	
AP00335052	47044	PETERSON TRUCKS INC	08/15/14	234.67	MW	OH	
AP00335053	47153	PHYSIO-CONTROL INC	08/15/14	3,510.00	MW	OH	
AP00335054	30758A	PITNEY BOWES GLOBAL	08/15/14	194.47	MW	OH	
AP00335055	25817JPA	POINT MONTARA HALF MOON BAY F	08/15/14	8,074.00	MW	OH	
AP00335056	9922	POLLARDWATER.COM	08/15/14	358.74	MW	OH	
AP00335057	36106	POLYDYNE INC	08/15/14	16,546.20	MW	OH	
AP00335058	16440	PRAXAIR DISTRIBUTION INC	08/15/14	24.75	MW	OH	
AP00335059	14431	PRAXAIR INC	08/15/14	2,032.73	MW	OH	
AP00335060	41824R	PRAY, DANIEL	08/15/14	329.20	MW	OH	
AP00335061	40133	PUPPET ART THEATER CO	08/15/14	160.00	MW	OH	
AP00335062	45083	PURSUIT NORTH	08/15/14	1,533.96	MW	OH	
AP00335063	48146	PYRAMID ALTERNATIVE INC	08/15/14	9,036.08	MW	OH	
AP00335064	1115	R & B COMPANY	08/15/14	8,583.67	MW	OH	
AP00335065	49522R	RATTI, CORINNE A	08/15/14	270.00	MW	OH	
AP00335066	2439	RECORDED BOOKS INC	08/15/14	215.82	MW	OH	
AP00335067	49523	RECYCLIGHTS LLC	08/15/14	765.00	MW	OH	
AP00335068	41385	RED CLOUD INC	08/15/14	2,864.40	MW	OH	
AP00335069	1687	RED WING SHOE STORE	08/15/14	399.41	MW	OH	
AP00335070	27344	REDWOOD CITY POLICE DEPARTMEN	08/15/14	2,923.55	MW	OH	
AP00335071	14608	REEVES COMPANY INC	08/15/14	27.99	MW	OH	
AP00335072	15337	RELIABLE OFFICE SUPPLIES	08/15/14	94.09	MW	OH	
AP00335073	1200	REPUBLIC SERVICES OF NORTH AM	08/15/14	913,629.08	MW	OH	
AP00335074	44480JPA	RICOH USA INC	08/15/14	321.56	MW	OH	
AP00335075	44475	ROMO, CAROL	08/15/14	757.20	MW	OH	

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AP00335076	40665R	ROXAS, RITA	08/15/14	28.00	MW	OH		
AP00335077	40582A	ROYAL PERFORMANCE GROUP	08/15/14	9,829.50	MW	OH		
AP00335078	22771	S & S WORLDWIDE INC	08/15/14	250.75	MW	OH		
AP00335079	1087	SAFETY KLEEN SYSTEMS INC	08/15/14	862.28	MW	OH		
AP00335080	43898	SAMPLE TRAPS LLC	08/15/14	111.18	MW	OH		
AP00335081	32800A	SAN CARLOS CHAMBER OF COMMERCE	08/15/14	334.00	MW	OH		
AP00335082	30759A	SAN MATEO AREA CHAMBER OF COM	08/15/14	400.00	MW	OH		
AP00335083	12544	SAN MATEO COUNTY CONTROLLERS	08/15/14	72,514.70	MW	OH		
AP00335084	1643	SAN MATEO COUNTY ENVIRONMENTA	08/15/14	2,830.00	MW	OH		
AP00335085	43158JPA	SAN MATEO COUNTY FIRE COUNTY	08/15/14	15,364.00	MW	OH		
AP00335086	1578	SAN MATEO COUNTY SHERIFF'S OF	08/15/14	606.02	MW	OH		
AP00335087	35246	SAN MATEO COUNTY SHERIFFS OFF	08/15/14	70,488.32	MW	OH		
AP00335088	9666	SAN MATEO LAWN MOWER SHOP	08/15/14	352.21	MW	OH		
AP00335089	41719	SATWORX	08/15/14	494.21	MW	OH		
AP00335090	49441	SC FUELS	08/15/14	41,284.76	MW	OH		
AP00335091	41900R	SCHOLES, BRANDON	08/15/14	596.00	MW	OH		
AP00335092	6137	SCOTT BUSCHMAN PHOTOGRAPHY	08/15/14	212.55	MW	OH		
AP00335093	48056	SEYMOUR, JUDY	08/15/14	850.00	MW	OH		
AP00335094	31449	SHARP ELECTRONICS CORPORATION	08/15/14	13,139.96	MW	OH		
AP00335095	30523A	SHELL FLEET	08/15/14	87.13	MW	OH		
AP00335096	26781	SHIOSAKA, THOMAS	08/15/14	69.84	MW	OH		
AP00335097	23742	SHOE DEPOT INC	08/15/14	200.00	MW	OH		
AP00335098	30683	SIEMENS INDUSTRY INC	08/15/14	5,683.79	MW	OH		
AP00335099	28917	SIERRA CHEMICAL COMPANY	08/15/14	2,717.83	MW	OH		
AP00335100	38883	SIGILLO SUPPLY COMPANY	08/15/14	104.40	MW	OH		

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AP00335101	49524R	SIGUA, ELOISA	08/15/14	250.00	MW	OH	
AP00335102	49481	SINGLE CYLINDER REPAIR SAN CA	08/15/14	2,770.24	MW	OH	
AP00335103	47001	SKYLINE BUILDING CARE INC	08/15/14	1,900.00	MW	OH	
AP00335104	32237	SMART & FINAL	08/15/14	2,052.16	MW	OH	
AP00335105	38120	SOKOL, SARITA	08/15/14	287.00	MW	OH	
AP00335106	34821	SOUTH SAN FRANCISCO PA	08/15/14	165.00	MW	OH	
AP00335107	2643	SPARTAN CHASSIS INC	08/15/14	31.75	MW	OH	
AP00335108	37110R	SPEDIACCI, MARY ANN	08/15/14	298.12	MW	OH	
AP00335109	45961R	SPRADER, KOREY	08/15/14	200.00	MW	OH	
AP00335110	37940	STANDARD PLUMBING SUPPLY CO	08/15/14	66.69	MW	OH	
AP00335111	40900	STEVENS BAY AREA DIESEL SERVI	08/15/14	2,287.06	MW	OH	
AP00335112	14545	STOLOSKI & GONZALEZ INC	08/15/14	27,561.91	MW	OH	
AP00335113	40313	SUNQUEST PROPERTIES INC	08/15/14	468.70	MW	OH	
AP00335114	1953	SWEETLAND, PATRICK	08/15/14	203.36	MW	OH	
AP00335115	45319	T MOBILE	08/15/14	1,380.00	MW	OH	
AP00335116	24619	TALX UC EXPRESS	08/15/14	293.30	MW	OH	
AP00335117	46823R	TAUPAU, FAALELEI	08/15/14	150.00	MW	OH	
AP00335118	39843R	TAYLOR, LUCAS	08/15/14	838.11	MW	OH	
AP00335119	3600	TEAMSTERS UNION LOCAL 856	08/15/14	63,464.00	MW	OH	
AP00335120	48692	TECHPEL	08/15/14	400.00	MW	OH	
AP00335121	9674	THOMSON REUTERS BARCLAYS	08/15/14	145.00	MW	OH	
AP00335122	16085	TLC ADMINISTRATORS	08/15/14	270.00	MW	OH	
AP00335123	44935	TOMS RAPID RETRIEVAL & DELIVE	08/15/14	750.00	MW	OH	
AP00335124	42972	TRACTION-GENUINE PARTS CO INC	08/15/14	67.27	MW	OH	
AP00335125	44587	TRANG, HONG NHUNG	08/15/14	484.50	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00335126	49543	TRB AND ASSOCIATES INC	08/15/14	2,532.29	MW	OH		
AP00335127	49440	TRONOFF ASSOCIATES INC	08/15/14	30,000.00	MW	OH		
AP00335128	29829	TSAI FONG BOOKS INC	08/15/14	21.13	MW	OH		
AP00335129	49459R	TSANG, CHI K	08/15/14	1,440.00	MW	OH		
AP00335130	4675	TURF & INDUSTRIAL EQUIPMENT C	08/15/14	215.59	MW	OH		
AP00335131	43150	U S PURE WATER CORP	08/15/14	861.20	MW	OH		
AP00335132	37637	ULINE INC	08/15/14	194.17	MW	OH		
AP00335133	11522	UNDERGROUND SERVICE ALERT INC	08/15/14	1,636.68	MW	OH		
AP00335134	39362	UNITED RESEARCH SERVICES CORP	08/15/14	17,970.97	MW	OH		
AP00335135	31745	UNITED SITE SERVICES OF CALIF	08/15/14	1,024.13	MW	OH		
AP00335136	46654	UNITED STATES PLASTIC CORP	08/15/14	160.26	MW	OH		
AP00335137	32209	UNIVAR USA INC	08/15/14	13,657.78	MW	OH		
AP00335138	3904	UPS	08/15/14	10.58	MW	OH		
AP00335139	41294	UPS SUPPLY CHAIN SOLUTIONS IN	08/15/14	75.03	MW	OH		
AP00335140	7873	URBAN FARMER STORE, THE	08/15/14	599.67	MW	OH		
AP00335141	46998	UTILITY TELEPHONE INC	08/15/14	1,120.54	MW	OH		
AP00335142	5661	VALS RESTAURANT & LOUNGE	08/15/14	315.65	MW	OH		
AP00335143	29329	VERIZON WIRELESS SERVICES LLC	08/15/14	143.68	MW	OH		
AP00335144	48850R	VIGIL, DANIEL	08/15/14	100.00	MW	OH		
AP00335145	45040	VIGILANT CANINE SERVICES INTE	08/15/14	600.00	MW	OH		
AP00335146	49525R	VITE, REYNA	08/15/14	250.00	MW	OH		
AP00335147	15510	VMI INC	08/15/14	3,999.85	MW	OH		
AP00335148	36355	WASTEWATER SOLUTIONS INC	08/15/14	8,520.28	MW	OH		
AP00335149	49085	WEST COAST ARBORISTS INC	08/15/14	10,017.00	MW	OH		
AP00335150	36888	WESTERN TRUCK FABRICATION INC	08/15/14	1,876.45	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note	
AP00335151	1095	WESTLAKE TOUCHLESS CAR WASH &	08/15/14	555.29	MW	OH		
AP00335152	49527RA	WHARTON, EDWARD	08/15/14	285.00	MW	OH		
AP00335153	18388JPA	WOODSIDE FIRE PROTECTION DIST	08/15/14	10,943.00	MW	OH		
AP00335154	49017R	WOOLERY, PETER	08/15/14	102.00	MW	OH		
AP00335155	49526R	YAM, STEVEN	08/15/14	200.00	MW	OH		
AP00335156	30137A	YELLOW CAB CO PENINSULA INC	08/15/14	433.90	MW	OH		
G R A N D T O T A L S:								
Total Void Machine Written				0.00	Number of Checks Processed:			0
Total Void Hand Written				0.00	Number of Checks Processed:			0
Total Machine Written				2,733,986.64	Number of Checks Processed:			356
Total Hand Written				0.00	Number of Checks Processed:			0
Total Reversals				0.00	Number of Checks Processed:			0
Total Cancelled				0.00	Number of Checks Processed:			0
Total EFTs				0.00	Number of EFTs Processed:			0
Total EPAYs				0.00	Number of EPAYs Processed:			0
G R A N D T O T A L				2,733,986.64				

LESS CANCELLED CHECK:

AP00334968 28670LAW HOWARD ROME MARTIN & RIDLEY 08/15/14 (2,699.58)

2,731,287.06

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00335157	2519	3M	08/29/14	242.03	MW	OH		
AP00335158	25627	A S F ELECTRIC INC	08/29/14	5,115.00	MW	OH		
AP00335159	49560R	ABAYACHI, DAVID	08/29/14	38.00	MW	OH		
AP00335160	49443	ABEYSEKERA, THARANGA	08/29/14	436.56	MW	OH		
AP00335161	34666	AD BRAKES	08/29/14	229.66	MW	OH		
AP00335162	5034	ADAMSON POLICE PRODUCTS	08/29/14	510.12	MW	OH		
AP00335163	13854	AECO SYSTEMS INC	08/29/14	883.85	MW	OH		
AP00335164	15226	AFSCME LOCAL 919	08/29/14	4,030.02	MW	OH		
AP00335165	49544R	AGUILAR, PAUL	08/29/14	96.89	MW	OH		
AP00335166	39256	AIR EXCHANGE INC	08/29/14	24,150.65	MW	OH		
AP00335167	29880	AIRGAS USA LLC	08/29/14	46.77	MW	OH		
AP00335168	1025	ALHAMBRA AND SIERRA SPRINGS	08/29/14	611.48	MW	OH		
AP00335169	39657	ALL STAR GLASS	08/29/14	346.12	MW	OH		
AP00335170	22544	ALLSTAR FIRE EQUIPMENT INC	08/29/14	283.19	MW	OH		
AP00335171	49561R	ALLSTATE INSURANCE	08/29/14	3,830.95	MW	OH		
AP00335172	37116	ALPHA ANALYTICAL LABORATORIES	08/29/14	5,739.05	MW	OH		
AP00335173	39355	ALTA LANGUAGE SERVICES INC	08/29/14	100.00	MW	OH		
AP00335174	2083	AMERICA COPY & PRINTING CO	08/29/14	425.10	MW	OH		
AP00335175	37511	AMERICAN TRAINCO	08/29/14	1,980.00	MW	OH		
AP00335176	42310	AMERINATIONAL COMMUNITY SERVI	08/29/14	324.40	MW	OH		
AP00335177	35696	AMERIPRIDE SERVICES INC	08/29/14	827.31	MW	OH		
AP00335178	1013	ANCHOR FENCE COMPANY INC	08/29/14	10.10	MW	OH		
AP00335179	45927R	ARAGON, RAMONCITO	08/29/14	250.00	MW	OH		
AP00335180	46898R	ARGUELLO, GUILLERMO	08/29/14	109.89	MW	OH		
AP00335181	8426	ARROWHEAD	08/29/14	238.45	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00335182	35117	ARROWHEAD SCIENTIFIC INC	08/29/14	823.41	MW	OH	
AP00335183	49580R	ASAP ROOFING CO	08/29/14	550.00	MW	OH	
AP00335184	49562R	ASTORGA, FERMIN	08/29/14	250.00	MW	OH	
AP00335185	1101	AT&T	08/29/14	65.34	MW	OH	
AP00335186	30152A	AT&T	08/29/14	468.53	MW	OH	
AP00335187	32577	AT&T	08/29/14	10,249.80	MW	OH	
AP00335188	45508JPA	AT&T	08/29/14	131.20	MW	OH	
AP00335189	48722R	AU ENERGY LLC	08/29/14	31,375.00	MW	OH	
AP00335190	24534A	AVELAR, TERESA	08/29/14	205.42	MW	OH	
AP00335191	1232	BAKER & TAYLOR COMPANY INC	08/29/14	5,216.34	MW	OH	
AP00335192	49556RA	BARRANTES, CARLOS	08/29/14	300.00	MW	OH	
AP00335193	49535	BAY AREA LIGHTWORKS INC	08/29/14	9,428.75	MW	OH	
AP00335194	1562	BAY AREA WATER SUPPLY & CONSE	08/29/14	1,112.52	MW	OH	
AP00335195	35853	BIANCHI TRAFFIC SAFETY SERVIC	08/29/14	325.00	MW	OH	
AP00335196	19200	BIRITE FOODSERVICE DISTRIBUTO	08/29/14	2,211.57	MW	OH	
AP00335197	22205	BLACKSTONE AUDIO INC	08/29/14	47.99	MW	OH	
AP00335198	17928	BRESNAHAN, FRANCIS	08/29/14	23,341.50	MW	OH	
AP00335199	3349	BROADMOOR LANDSCAPE SUPPLY	08/29/14	283.66	MW	OH	
AP00335200	G-ASUNCION	BRONTISKY, TRUSTEE MARTHA G	08/29/14	125.00	MW	OH	
AP00335201	3064	BROWN & CALDWELL INC	08/29/14	14,057.71	MW	OH	
AP00335202	4709	BSN SPORTS INC	08/29/14	221.09	MW	OH	
AP00335203	44468	BUDGET CONFERENCING INC	08/29/14	181.08	MW	OH	
AP00335204	34151	BUSINESS CARD	08/29/14	940.20	MW	OH	
AP00335205	49581R	BUSTOS, RODRIGO	08/29/14	250.00	MW	OH	
AP00335206	44684	C G & E AUTO BODY	08/29/14	2,111.88	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00335207	2396	C M AMOS PRINTING COMPANY	08/29/14	190.90	MW	OH	
AP00335208	17997	C.L.E.A.	08/29/14	2,548.00	MW	OH	
AP00335209	46072R	CABLECOM LLC	08/29/14	500.00	MW	OH	
AP00335210	33981	CAGWIN & DORWARD	08/29/14	298.00	MW	OH	
AP00335211	49545R	CAI, JINCHENG	08/29/14	217.51	MW	OH	
AP00335212	36927	CALCON SYSTEMS INC	08/29/14	1,690.00	MW	OH	
AP00335213	11592	CALIFORNIA BUILDING OFFICIALS	08/29/14	1,155.00	MW	OH	
AP00335214	23173	CALIFORNIA DIESEL AND POWER	08/29/14	919.87	MW	OH	
AP00335215	1196	CALIFORNIA WATER SERVICE COMP	08/29/14	30.45	MW	OH	
AP00335216	33146	CAMERON, DOUG	08/29/14	221.10	MW	OH	
AP00335217	17888	CARL WARREN & COMPANY INC	08/29/14	1,324.93	MW	OH	
AP00335218	40257R	CARUZOS ROOFING COMPANY	08/29/14	275.00	MW	OH	
AP00335219	21252	CC AND SONS JANITORIAL SERVIC	08/29/14	3,784.00	MW	OH	
AP00335220	2930	CED CONTRACTORS SF	08/29/14	87.17	MW	OH	
AP00335221	42277	CEL ANALYTICAL INC	08/29/14	770.00	MW	OH	
AP00335222	40247	CELLEBRITE USA CORP	08/29/14	666.00	MW	OH	
AP00335223	1882	CH BULL COMPANY	08/29/14	4,419.60	MW	OH	
AP00335224	19705	CHEMSEARCHFE	08/29/14	1,596.31	MW	OH	
AP00335225	49557RA	CHO, SUSAN	08/29/14	300.00	MW	OH	
AP00335226	3678	CINTAS CORPORATION #464	08/29/14	1,872.99	MW	OH	
AP00335227	40796	CINTAS DOCUMENT MANAGEMENT	08/29/14	472.04	MW	OH	
AP00335228	14786	CIR	08/29/14	481.00	MW	OH	
AP00335229	48345A	CIT	08/29/14	1,256.20	MW	OH	
AP00335230	48267	CITRIX ONLINE	08/29/14	125.00	MW	OH	
AP00335231	28209JPA	CITY OF BURLINGAME	08/29/14	49.68	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00335232	25602	CITY OF DALY CITY	08/29/14	1,933.20	MW	OH		
AP00335233	24868	CLARK SECURITY PRODUCTS INC	08/29/14	827.61	MW	OH		
AP00335234	26644	CLEANSOURCE INC	08/29/14	5,102.56	MW	OH		
AP00335235	49582R	COLLIER WAREHOUSE INC	08/29/14	870.00	MW	OH		
AP00335236	34153	COMCAST	08/29/14	14.47	MW	OH		
AP00335237	47243	COMCAST	08/29/14	122.50	MW	OH		
AP00335238	48517	COMCAST	08/29/14	204.45	MW	OH		
AP00335239	49055	COMCAST	08/29/14	122.44	MW	OH		
AP00335240	40882RJPA	COMER, SHERYL	08/29/14	140.27	MW	OH		
AP00335241	12578	COMPLETE LINEN SERVICE INC	08/29/14	97.78	MW	OH		
AP00335242	16707	CONTRA COSTA COUNTY SHERIFF'S	08/29/14	1,870.00	MW	OH		
AP00335243	43913	COOK AND ASSOCIATES	08/29/14	275.00	MW	OH		
AP00335244	14930	COUNTY OF SAN MATEO	08/29/14	5,804.37	MW	OH		
AP00335245	43157JPA	COUNTY OF SAN MATEO	08/29/14	965.00	MW	OH		
AP00335246	27348	COUNTY OF SAN MATEO SHERIFF	08/29/14	1,575.00	MW	OH		
AP00335247	40976R	COUNTY ROOFING COMPANY	08/29/14	275.00	MW	OH		
AP00335248	44825	COURTESY TOW	08/29/14	465.00	MW	OH		
AP00335249	1053	CPS HR CONSULTING	08/29/14	1,224.75	MW	OH		
AP00335250	42324	CRIME SCENE CLEANERS INC	08/29/14	130.00	MW	OH		
AP00335251	48323	CRYSTAL CREAMERY	08/29/14	319.86	MW	OH		
AP00335252	25580	CWEA-MEMBERSHIP	08/29/14	84.00	MW	OH		
AP00335253	1042	D C LOCK & SECURITY SERVICE	08/29/14	4.09	MW	OH		
AP00335254	49546R	D'GARCIS AUTO BODY SHOP INC	08/29/14	424.00	MW	OH		
AP00335255	1836	DAILY JOURNAL CORPORATION	08/29/14	296.00	MW	OH		
AP00335256	2285	DALY CITY COLMA CHAMBER OF CO	08/29/14	4,102.42	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00335257	1937	DALY CITY FIREFIGHTERS UNION	08/29/14	7,892.00	MW	OH	
AP00335258	30935	DALY CITY POLICE OFFICERS BEN	08/29/14	606.00	MW	OH	
AP00335259	9290	DALY CITY POLICE OFFICERS ASS	08/29/14	208.00	MW	OH	
AP00335260	9290	DALY CITY POLICE OFFICERS ASS	08/29/14	12,008.76	MW	OH	
AP00335261	1793	DALY CITY TOOL MART	08/29/14	41.42	MW	OH	
AP00335262	49563R	DANCEL, PHILIP M	08/29/14	28.00	MW	OH	
AP00335263	7817	DANS DRILLING & FENCING	08/29/14	13,680.00	MW	OH	
AP00335264	37164	DARLING INTERNATIONAL INC	08/29/14	853.55	MW	OH	
AP00335265	31972	DATA SUPPORT CO INC	08/29/14	465.53	MW	OH	
AP00335266	49547R	DAVID'S HARDWOOD FLOOR	08/29/14	500.00	MW	OH	
AP00335267	16137	DENCO SALES COMPANY INC	08/29/14	163.37	MW	OH	
AP00335268	40212	DEPARTMENT OF INDUSTRIAL RELA	08/29/14	225.00	MW	OH	
AP00335269	1299	DEPARTMENT OF JUSTICE	08/29/14	686.00	MW	OH	
AP00335270	42371	DIAL GLASS AND WINDOW COMPANY	08/29/14	9,475.00	MW	OH	
AP00335271	46826	DIRECTV LLC	08/29/14	30.39	MW	OH	
AP00335272	9643	DONATI, ROBERT	08/29/14	720.00	MW	OH	
AP00335273	36682	DU ALL SAFETY LLC	08/29/14	6,500.00	MW	OH	
AP00335274	49548R	DUAG, GLORIA	08/29/14	250.00	MW	OH	
AP00335275	22126	DUDLEY PERKINS CO	08/29/14	412.72	MW	OH	
AP00335276	41587	EBI AGGREGATES	08/29/14	113.80	MW	OH	
AP00335277	G-HEADMAN	ECMC	08/29/14	497.83	MW	OH	
AP00335278	40007	EMLAB P&K LLC	08/29/14	1,081.00	MW	OH	
AP00335279	4339	EMPLOYMENT DEVELOPMENT DEPART	08/29/14	8,979.00	MW	OH	
AP00335280	4339	EMPLOYMENT DEVELOPMENT DEPART	08/29/14	1,165.00	MW	OH	
AP00335281	45731	EMTRAIN	08/29/14	1,317.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP000335282	7685	ENTENMANN ROVIN COMPANY	08/29/14	535.28	MW	OH		
AP000335283	3786	ENVIRONMENTAL RESOURCE ASSOCI	08/29/14	662.98	MW	OH		
AP000335284	1049	EQUIFAX INFORMATION SVCS LLC	08/29/14	66.01	MW	OH		
AP000335285	46231R	ESTRADA, GLENDA	08/29/14	250.00	MW	OH		
AP000335286	13139R	EVERLY, KATHY	08/29/14	115.05	MW	OH		
AP000335287	10571	EVOQUA WATER TECHNOLOGIES LLC	08/29/14	663.88	MW	OH		
AP000335288	49583R	FAR EAST	08/29/14	901.42	MW	OH		
AP000335289	42544	FARMER BROTHERS COFFEE	08/29/14	245.00	MW	OH		
AP000335290	36077	FASTENAL COMPANY	08/29/14	2,055.38	MW	OH		
AP000335291	1383	FEDEX	08/29/14	292.01	MW	OH		
AP000335292	47322	FERN ELECTRIC & CONTROL INC	08/29/14	5,425.00	MW	OH		
AP000335293	49564R	FINN, DAN	08/29/14	500.00	MW	OH		
AP000335294	39599	FIRE TRUCK HEADQUARTERS	08/29/14	44.55	MW	OH		
AP000335295	19787	FIRST CHOICE SERVICES	08/29/14	39.35	MW	OH		
AP000335296	23612A	FIRST NATIONAL BANK OF NO CA	08/29/14	656.94	MW	OH		
AP000335297	17187	FLINT TRADING INC	08/29/14	3,625.76	MW	OH		
AP000335298	G-VILLASENOR	FRANCHISE TAX BOARD	08/29/14	527.45	MW	OH		
AP000335299	49549R	FURUICHI, DEREK	08/29/14	250.00	MW	OH		
AP000335300	32959	G & E ENGINEERING SYSTEM INC	08/29/14	1,805.56	MW	OH		
AP000335301	23110	GADDIS INCORPORATED	08/29/14	15,966.03	MW	OH		
AP000335302	7380	GALLIGAN-CHONG, JUDY	08/29/14	720.00	MW	OH		
AP000335303	49585R	GANDINGCO, GUADALUPE	08/29/14	50.00	MW	OH		
AP000335304	43856	GBH POLYGRAPH SERVICES	08/29/14	500.00	MW	OH		
AP000335305	43766R	GEBIN, GERTRUDE	08/29/14	50.00	MW	OH		
AP000335306	45323	GEXPRO	08/29/14	630.02	MW	OH		

CHECK REGISTER

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00335307	30762R	GHNAIM, JANETTE	08/29/14	230.79	MW	OH	
AP00335308	49259A	GODBE CORPORATION	08/29/14	16,295.00	MW	OH	
AP00335309	34864	GOLDEN STATE FLOW MEASUREMENT	08/29/14	333.65	MW	OH	
AP00335310	49565R	GOMEZ, EDGAR M	08/29/14	258.00	MW	OH	
AP00335311	30509	GOODYEAR COMMERCIAL TIRE & SE	08/29/14	9,056.10	MW	OH	
AP00335312	27059	GOOMBAH'S EMBROIDERY	08/29/14	1,779.80	MW	OH	
AP00335313	44087R	GOROSPE, MIRIAM	08/29/14	33.00	MW	OH	
AP00335314	31925	GOVCONNECTION INC	08/29/14	1,305.51	MW	OH	
AP00335315	18532	GOW SUPPLY COMPANY INC	08/29/14	330.93	MW	OH	
AP00335316	49550R	GRAF, ROSEMARIE	08/29/14	250.00	MW	OH	
AP00335317	1754	GRAINGER INC	08/29/14	1,756.32	MW	OH	
AP00335318	23820R	GREGORIO, EDWARD	08/29/14	113.02	MW	OH	
AP00335319	3327	GRIGGS, DONALD	08/29/14	465.36	MW	OH	
AP00335320	30894	GRM	08/29/14	427.70	MW	OH	
AP00335321	2223	HACH COMPANY	08/29/14	3,120.96	MW	OH	
AP00335322	49558RA	HADDEN, CHERYL	08/29/14	8.29	MW	OH	
AP00335323	49584R	HALLUM, ANN	08/29/14	300.00	MW	OH	
AP00335324	49566R	HANLEY, SANDRA	08/29/14	183.00	MW	OH	
AP00335325	12996ALAW	HANSON BRIDGETT LLP	08/29/14	5,586.00	MW	OH	
AP00335326	6476	HANSON, CATHERINE	08/29/14	750.00	MW	OH	
AP00335327	34088	HANVEY, RAYMOND J	08/29/14	616.50	MW	OH	
AP00335328	3702	HARRINGTON INDUSTRIAL PLASTIC	08/29/14	484.98	MW	OH	
AP00335329	2810	HARRIS AND ASSOCIATES INC.	08/29/14	34,030.00	MW	OH	
AP00335330	32091R	HARRISON, RON	08/29/14	391.62	MW	OH	
AP00335331	1126	HAWKINS TRAFFIC SAFETY SUPPLY	08/29/14	260.51	MW	OH	

Check	Payee ID	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00335332	32151	HEADSETS.COM INC	08/29/14	217.71	MW	OH		
AP00335333	23318	HERTZ EQUIPMENT RENTAL CORPOR	08/29/14	1,550.00	MW	OH		
AP00335334	17021	HF&H CONSULTANTS LLC	08/29/14	2,504.25	MW	OH		
AP00335335	4011	HILTI INC	08/29/14	212.76	MW	OH		
AP00335336	29488	HINES EDM INC	08/29/14	2,702.10	MW	OH		
AP00335337	49567R	HO TSANG, KAM LING	08/29/14	50.00	MW	OH		
AP00335338	26844	HOPKINS TECHNICAL PRODUCTS IN	08/29/14	4,152.09	MW	OH		
AP00335339	49111	HOTSYPACIFIC	08/29/14	165.68	MW	OH		
AP00335340	28670LAW	HOWARD ROME MARTIN & RIDLEY L	08/29/14	645.31	MW	OH		
AP00335341	41818	HUNTINGTON COURT REPORTERS	08/29/14	187.44	MW	OH		
AP00335342	41446	IDVILLE	08/29/14	3,513.27	MW	OH		
AP00335343	46442	IN & OUT PLUMBING INC	08/29/14	5,000.00	MW	OH		
AP00335344	31781	INNOVATIVE CLAIM SOLUTIONS	08/29/14	12,735.83	MW	OH		
AP00335345	14932	INTERSTATE BATTERY SYSTEM OF	08/29/14	211.63	MW	OH		
AP00335346	1072	IRVINE & JACHENS INC	08/29/14	116.91	MW	OH		
AP00335347	49568R	JAVA, CATHI	08/29/14	88.00	MW	OH		
AP00335348	42008RA	JAVIER, GINA	08/29/14	158.48	MW	OH		
AP00335349	14416	JOHNSTONE SUPPLY	08/29/14	215.45	MW	OH		
AP00335350	7901	K 119 OF CALIFORNIA INC	08/29/14	57.66	MW	OH		
AP00335351	10255MED	KAISER FOUNDATION HEALTH PLAN	08/29/14	824.00	MW	OH		
AP00335352	10144	KAMAN INDUSTRIAL TECHNOLOGIES	08/29/14	51.42	MW	OH		
AP00335353	48254A	KBA DOCUSYS INC	08/29/14	242.58	MW	OH		
AP00335354	29633	KELLY MOORE PAINT COMPANY INC	08/29/14	11.89	MW	OH		
AP00335355	47314	KEYSER MARSTON ASSOCIATES INC	08/29/14	16,377.50	MW	OH		
AP00335356	1108	L N CURTIS & SONS	08/29/14	362.80	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00335357	34075	LAB SUPPORT	08/29/14	2,811.25	MW	OH	
AP00335358	49569R	LASAL CONSTRUCTION INC	08/29/14	500.00	MW	OH	
AP00335359	49570R	LAU, ANTHONY	08/29/14	30.00	MW	OH	
AP00335360	45566	LAVEZZO, RONALD F	08/29/14	225.00	MW	OH	
AP00335361	9429	LCC PENINSULA DIVISION	08/29/14	40.00	MW	OH	
AP00335362	49571R	LEAUPEPETELE, TIMOTHY	08/29/14	800.00	MW	OH	
AP00335363	49572R	LEE, DAVID	08/29/14	100.00	MW	OH	
AP00335364	33497	LEGACY MECHANICAL & ENERGY SE	08/29/14	13,682.36	MW	OH	
AP00335365	29200	LEGAL SHIELD	08/29/14	474.60	MW	OH	
AP00335366	39738R	LEONG, ANDY	08/29/14	100.00	MW	OH	
AP00335367	40098A	LEXNET CONSULTING GROUP INC	08/29/14	900.00	MW	OH	
AP00335368	12906LAW	LIEBERT CASSIDY WHITMORE	08/29/14	29,465.00	MW	OH	
AP00335369	29220	LIGHTHOUSE, THE	08/29/14	203.79	MW	OH	
AP00335370	49573R	LIN, KELLY C	08/29/14	48.00	MW	OH	
AP00335371	49574R	LOPEZ, MELISSA	08/29/14	250.00	MW	OH	
AP00335372	46234R	LOPEZ, SIXTA	08/29/14	250.00	MW	OH	
AP00335373	43199	LUMANAUM, VIVIENA	08/29/14	3,223.52	MW	OH	
AP00335374	49586R	MABUNGA, KRISTOPHER	08/29/14	250.00	MW	OH	
AP00335375	47383AREN	MACH I BAYHILL LLC CBRE INC	08/29/14	4,330.22	MW	OH	
AP00335376	48542R	MAJESTIC SCEPTER CO	08/29/14	275.00	MW	OH	
AP00335377	21044	MAKE ME A PRO SPORTS	08/29/14	1,144.50	MW	OH	
AP00335378	43860R	MARTINEZ JR, MANUEL	08/29/14	4,700.00	MW	OH	
AP00335379	45678R	MASON, DOLORES	08/29/14	136.71	MW	OH	
AP00335380	15393	MCMMASTER CARR SUPPLY COMPANY	08/29/14	57.58	MW	OH	
AP00335381	36891	MEDTOX LABORATORIES INC	08/29/14	605.20	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00335382	23949	METRO MOBILE COMMUNICATIONS	08/29/14	1,420.89	MW	OH		
AP00335383	26465	MID PENINSULA BOYS & GIRLS CL	08/29/14	14,583.33	MW	OH		
AP00335384	38446	MIELE INC	08/29/14	560.71	MW	OH		
AP00335385	40379R	MIKE PH CONSTRUCTION CO	08/29/14	275.00	MW	OH		
AP00335386	18673	MISSION MOTORCYCLES	08/29/14	59.93	MW	OH		
AP00335387	49436REN	MKD CEDAR HILL LLC	08/29/14	3,566.00	MW	OH		
AP00335388	48662	MODULAR SPACE CORPORATION	08/29/14	629.39	MW	OH		
AP00335389	47932R	MOLINA, DIEGO	08/29/14	250.00	MW	OH		
AP00335390	49575R	MONTILLA, MARY JANE	08/29/14	140.79	MW	OH		
AP00335391	15396	MOSS RUBBER & EQUIPMENT CORP	08/29/14	534.63	MW	OH		
AP00335392	15210	MUNICIPAL MAINTENANCE EQUIPME	08/29/14	538.53	MW	OH		
AP00335393	49587R	MYLENE D GANDINGCO DMD INC	08/29/14	1,184.68	MW	OH		
AP00335394	1136	NATIONAL NOTARY ASSOCIATION	08/29/14	59.00	MW	OH		
AP00335395	49551R	NAVAS, KEVIN	08/29/14	240.00	MW	OH		
AP00335396	40378R	NEW CITY ROOFING CO INC	08/29/14	275.00	MW	OH		
AP00335397	49576R	NGAN, DANNY	08/29/14	50.00	MW	OH		
AP00335398	49552R	NGUYEN, NHAN	08/29/14	77.08	MW	OH		
AP00335399	46186	NOBLE IMAGE INC	08/29/14	142.50	MW	OH		
AP00335400	49577R	NUNEZ, MARCI	08/29/14	10.00	MW	OH		
AP00335401	40765RJPA	ODLE, JOHN	08/29/14	168.15	MW	OH		
AP00335402	42500	OFFICE DEPOT	08/29/14	1,933.36	MW	OH		
AP00335403	1055	OFFICE DEPOT INC	08/29/14	1,005.47	MW	OH		
AP00335404	6930	OFFICEMAX INCORPORATED	08/29/14	89.24	MW	OH		
AP00335405	42965	OWEN EQUIPMENT SALES	08/29/14	935.26	MW	OH		
AP00335406	10360R	PACIFIC GAS & ELECTRIC	08/29/14	500.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00335407	1216	PACIFIC GAS & ELECTRIC	08/29/14	43,290.81	MW	OH	
AP00335408	1216RDA	PACIFIC GAS & ELECTRIC	08/29/14	313.81	MW	OH	
AP00335409	29252	PACIFIC PRODUCE INC	08/29/14	478.25	MW	OH	
AP00335410	49520	PACIFIC WATER RESOURCES	08/29/14	375.84	MW	OH	
AP00335411	3762	PAN PACIFIC SUPPLY COMPANY	08/29/14	10,599.22	MW	OH	
AP00335412	38239	PAPE MACHINERY INC	08/29/14	406.73	MW	OH	
AP00335413	3297	PENINSULA LIBRARY SYSTEM	08/29/14	5,999.00	MW	OH	
AP00335414	1936	PENINSULA PEACE OFFICERS ASSO	08/29/14	567.00	MW	OH	
AP00335415	29738	PENINSULA UNIFORMS & EQUIPMEN	08/29/14	97.94	MW	OH	
AP00335416	36106	POLYDYNE INC	08/29/14	38,285.16	MW	OH	
AP00335417	14431	PRAXAIR INC	08/29/14	2,650.40	MW	OH	
AP00335418	45859	PRINT EM ALL LLC	08/29/14	3,801.10	MW	OH	
AP00335419	49355	PUBLIC FINANCIAL MANAGEMENT I	08/29/14	10,000.00	MW	OH	
AP00335420	1115	R & B COMPANY	08/29/14	2,685.58	MW	OH	
AP00335421	12539	R A METAL PRODUCTS INC	08/29/14	2,709.62	MW	OH	
AP00335422	34364	RANGE MAINTENANCE SERVICES LL	08/29/14	450.00	MW	OH	
AP00335423	2439	RECORDED BOOKS INC	08/29/14	110.64	MW	OH	
AP00335424	1687	RED WING SHOE STORE	08/29/14	389.93	MW	OH	
AP00335425	41528	REDFLEX TRAFFIC SYSTEMS INC	08/29/14	22,080.00	MW	OH	
AP00335426	49553R	REED, JUDY	08/29/14	44.32	MW	OH	
AP00335427	14608	REEVES COMPANY INC	08/29/14	27.99	MW	OH	
AP00335428	15337	RELIABLE OFFICE SUPPLIES	08/29/14	71.30	MW	OH	
AP00335429	31468R	RENSTROM PLUMBING & HEATING I	08/29/14	2,000.00	MW	OH	
AP00335430	47319A	RHINO NETWORK SOLUTIONS	08/29/14	2,595.00	MW	OH	
AP00335431	39824R	RICARDOS ROOFING	08/29/14	275.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00335432	39655	RIMS SUN RIDGE SYSTEMS INC	08/29/14	1,210.00	MW	OH		
AP00335433	20508	RODRIGUEZ, JEFFREY	08/29/14	600.00	MW	OH		
AP00335434	39239	ROWIG ENGINEERS INC	08/29/14	4,850.00	MW	OH		
AP00335435	43667	SAFARILAND	08/29/14	715.71	MW	OH		
AP00335436	1465	SAFEMAY INC	08/29/14	1,863.90	MW	OH		
AP00335437	9274	SAN FRANCISCO CHRONICLE	08/29/14	130.65	MW	OH		
AP00335438	35246	SAN MATEO COUNTY SHERIFFS OFF	08/29/14	2,240.00	MW	OH		
AP00335439	13503	SANTOS, MARIA VICTORIA	08/29/14	4,524.53	MW	OH		
AP00335440	49578R	SAVIDGE CONSTRUCTION INC	08/29/14	500.00	MW	OH		
AP00335441	41900R	SCHOLLES, BRANDON	08/29/14	1,211.25	MW	OH		
AP00335442	6137	SCOTT BUSCHMAN PHOTOGRAPHY	08/29/14	21.80	MW	OH		
AP00335443	44557R	SEGURA, SALVADOR	08/29/14	250.00	MW	OH		
AP00335444	34330	SEQUEIRA, LIONEL	08/29/14	250.00	MW	OH		
AP00335445	1111	SF - WATER	08/29/14	466,326.58	MW	OH		
AP00335446	41901R	SF A-1 ROOFING & MAINT COMPAN	08/29/14	275.00	MW	OH		
AP00335447	2068	SHAPE PRODUCTS COMPANY	08/29/14	133.76	MW	OH		
AP00335448	49554	SHELL FLEET	08/29/14	173.53	MW	OH		
AP00335449	28917	SIERRA CHEMICAL COMPANY	08/29/14	849.20	MW	OH		
AP00335450	43620A	SMCCVB	08/29/14	197.50	MW	OH		
AP00335451	35749	SOUTHWEST INTERIORS INC	08/29/14	2,200.00	MW	OH		
AP00335452	37940	STANDARD PLUMBING SUPPLY CO	08/29/14	800.28	MW	OH		
AP00335453	30131A	STAPLES CREDIT PLAN	08/29/14	403.03	MW	OH		
AP00335454	49559A	STATE COMPENSATION INSURANCE	08/29/14	46.02	MW	OH		
AP00335455	3613	STATIONARY ENGINEERS LOCAL 39	08/29/14	1,416.08	MW	OH		
AP00335456	40900	STEVENS BAY AREA DIESEL SERVI	08/29/14	2,593.33	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
AP00335457	1090	STEWART CHEVROLET CADILLAC	08/29/14	202.06	MW	OH	
AP00335458	49014	SUDARMA, ANG JOHANES	08/29/14	400.00	MW	OH	
AP00335459	29237	SYNAGRO WEST LLC	08/29/14	14,689.23	MW	OH	
AP00335460	35287	TANKO STREETLIGHTING SERVICES	08/29/14	512.30	MW	OH	
AP00335461	48715	TDA CONSULTING INC	08/29/14	278.63	MW	OH	
AP00335462	2798	TEAMSTERS LOCAL 856	08/29/14	4,454.00	MW	OH	
AP00335463	13852	TELECOMMUNICATIONS ENGINEERIN	08/29/14	4,814.00	MW	OH	
AP00335464	42970JPA	TELECOMMUNICATIONS ENGINEERIN	08/29/14	13,972.00	MW	OH	
AP00335465	45972	THIRD DEGREE COMMUNICATIONS I	08/29/14	375.00	MW	OH	
AP00335466	1492	THOMPSON INFORMATION SERVICES	08/29/14	536.99	MW	OH	
AP00335467	1201	THOMSON REUTERS WEST	08/29/14	2,014.02	MW	OH	
AP00335468	39108	TIMBERLINE TREE & LANDSCAPE I	08/29/14	1,200.00	MW	OH	
AP00335469	49579	TPH SUPPLY CORP	08/29/14	72.45	MW	OH	
AP00335470	42972	TRACTION-GENUINE PARTS CO INC	08/29/14	207.89	MW	OH	
AP00335471	35145	TRAINING FOR SAFETY INC	08/29/14	218.00	MW	OH	
AP00335472	49588R	TSANG, LILIAN	08/29/14	100.00	MW	OH	
AP00335473	49589R	TSENG, TAN	08/29/14	1,809.78	MW	OH	
AP00335474	47821R	TSUI, TAT	08/29/14	1,441.30	MW	OH	
AP00335475	26803	TURBO DATA SYSTEMS INC	08/29/14	16,736.69	MW	OH	
AP00335476	25311	TYCO INTEGRATED SECURITY LLC	08/29/14	261.07	MW	OH	
AP00335477	46654	UNITED STATES PLASTIC CORP	08/29/14	33.34	MW	OH	
AP00335478	1110	UNITED STATES POSTAL SERVICE	08/29/14	10,000.00	MW	OH	
AP00335479	32209	UNIVAR USA INC	08/29/14	6,414.31	MW	OH	
AP00335480	3904	UPS	08/29/14	21.30	MW	OH	
AP00335481	41294	UPS SUPPLY CHAIN SOLUTIONS IN	08/29/14	4.50	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
AP00335482	7873	URBAN FARMER STORE, THE	08/29/14	100.25	MW	OH		
AP00335483	46998	UTILITY TELEPHONE INC	08/29/14	431.13	MW	OH		
AP00335484	47099JPA	UTILITY TELEPHONE INC	08/29/14	4,596.35	MW	OH		
AP00335485	49590R	UZIEL, DAVID	08/29/14	475.54	MW	OH		
AP00335486	48746	VCA HOLLY STREET ANIMAL HOSPI	08/29/14	267.38	MW	OH		
AP00335487	49347R	VEVOA ROOFING SYSTEMS	08/29/14	275.00	MW	OH		
AP00335488	49555R	VINAS, SUZANNE	08/29/14	250.00	MW	OH		
AP00335489	15510	VMI INC	08/29/14	2,424.80	MW	OH		
AP00335490	38176	W BRADLEY ELECTRIC INC	08/29/14	4,461.30	MW	OH		
AP00335491	48162A	WATERLOGIC WEST INC	08/29/14	39.55	MW	OH		
AP00335492	48000	WATSON, TERESA	08/29/14	61.80	MW	OH		
AP00335493	45970	WEST COAST RUBBER RECYCLING I	08/29/14	305.25	MW	OH		
AP00335494	29517	WEST LITE SUPPLY COMPANY INC	08/29/14	1,566.49	MW	OH		
AP00335495	36888	WESTERN TRUCK FABRICATION INC	08/29/14	200.00	MW	OH		
AP00335496	48425MED	WILLIAM J FEISTER PH D	08/29/14	300.00	MW	OH		
AP00335497	16928	WINDOW SOLUTIONS	08/29/14	850.00	MW	OH		
AP00335498	46264R	WOELKERS, STEVE	08/29/14	1,280.25	MW	OH		
AP00335499	32852	WQI	08/29/14	700.00	MW	OH		
AP00335500	47293A	YELLOW CAB BAY CITY	08/29/14	2,582.35	MW	OH		
AP00335501	44334A	YELLOW CAB COOPERATIVE INC	08/29/14	495.60	MW	OH		

Check Payee ID. Payee Name Date Check Amount Type Subs Rel To Note

G R A N D T O T A L S:			
Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	1,283,178.30	Number of Checks Processed:	345
Total Hand Written	0.00	Number of Checks Processed:	0
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0
G R A N D T O T A L			1,283,178.30



City Council Meeting Agenda Report

Item # _____

Meeting Date: September 22, 2014

**Subject: Major Subdivision SUB-5-14-9004 and Design Review DR-5-14 9007
Garden Valley Residential Subdivision (50 Townhouse Units)**

Recommended Action

Approve the Major Subdivision SUB-5-14-9004 and Design Review DR-5-14-9007, subject to the Findings and Conditions as outlined herein.

Planning Commission Discussion

On September 2, 2014, the Planning Commission voted 4-1 (Commissioner Sylvester voting no) to recommend that the City Council approve Major Subdivision SUB-5-14-9004 and Design Review DR-5-14-9007 with revised Conditions of Approval. Prior to the vote, a public hearing was conducted, during which the following issues were raised:

- *Commissioner Kelly expressed concern regarding construction noise that could disturb the neighborhood. Commissioner Kelly asked if a condition of approval could be added to limit the hours of construction. Kelly Schott, Assistant City Attorney, indicated that such a condition could be required and staff would add that condition.*
- *Residents living in the vicinity of the project site raised concerns regarding potential impacts on street parking and traffic generation. Brian Desler, the applicant, indicated this development would create approximately 23 new on-street parking spaces. Also, all two-bedroom units would have two-car garages and all three-bedroom units would have three-car garages, which is more than the zoning code requires. 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. Desler agreed to this restriction as well.*
- *Residents questioned the height of the structures and expressed their concern that the buildings would cast shadows on their property north of the project. It was pointed out that a driveway and landscaped strip would separate the new structures from their property, so shading would be minimal.*
- *Residents stated that the construction on the project site would displace rodents and other animals living there, which would then invade the surrounding properties. The residents asked that before the well on the project site is closed or any other ground disturbance like grading occurred, a notice be sent to the surrounding neighborhood advising that the work was about to commence. That would allow the neighbors to take the necessary precautions in advance. Mr. Desler agreed to provide such notice.*

Background

The applicant, Brian Desler, has submitted an application to subdivide nine existing parcels into 50 townhouse lots and four common lots for parking, circulation, and landscaping, and to receive design review approval for the townhouses and site improvements. The 1.77-acre project site is located south of Valley Street on both east and west sides of 2nd Avenue and on the west side of 3rd Avenue, north of A Street (see Attachment A – Location Map).

In 2011, the City Council approved a General Plan Amendment and Planned Development (PD-67) zoning to allow a 50-townhouse subdivision on the subject property. Because, at the time of this approval the property was not within incorporated Daly City, the PD zoning constituted pre-zoning for the property, until such a time as the property was annexed to Daly City. Annexation of the property through the San Mateo County Local Agency Formation Commission (LAFCo) was completed in 2012, allowing the development to proceed to the subdivision and design review entitlement phase, for which the applicant is now seeking approval.

Discussion

The proposed project is substantially consistent with the conceptual site plan and Conditions of Approval incorporated into PD-67. As identified in the project site plan, the project consists of 50 townhouses, including 26 two-bedroom and 24 three-bedroom units (see Attachment B – Tentative Map and Project Plans). The average overall building height of the development is approximately 36 feet, in accordance with the height provisions of PD-67. Each unit consists of one level of parking, two levels of living area, and a partial fourth floor, consisting of a loft and private roof terrace. Parking is provided on a one space per bedroom basis, as required by the parking standards specified in PD-67.

Twenty-two units take access from two private driveways (11 units each) to Second Avenue on the west side of the street and twelve units take access from two private driveways (6 units each) to Second Avenue on the east side of the street. The remaining sixteen units take access from one private driveway to Third Avenue on the west side of the street.

General Plan and Zoning Conformity

As a result of the approved General Plan Amendment, the General Plan now designates this property as Residential – Medium Density (R-MD), allowing between 20.1-35 dwelling units per acre (du/ac). The development standards established by PD-67 allow 28.2 du/ac. The applicant has proposed 50 units on a 1.77-acre site, resulting in a proposed project density of 28.2 du/ac, which is consistent with both the General Plan and zoning.

In addition to compliance with the General Plan density allowance, the proposed development would serve to implement the General Plan Housing Element, which encourages the development of infill housing 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 Housing Element identifies this site in particular as being capable of providing housing opportunities that contribute to the City's fulfillment of its Regional Housing Need Allocation.

Planned Development zoning allows the developer flexibility in establishing unique development standards for the project and is allowable since the site is more than one acre in size. The development regulations established by PD-67 constitute the zoning regulations for the property, which, in addition to maximum density, include allowable uses, lot coverage, required parking and open space requirements. Staff has reviewed the proposal using these development regulations and has found the project to be consistent with these regulations.

Architectural and Site Design

Thirty nine percent of the project site is dedicated to common open space, with substantial landscaping in bio-swales and common access ways. Additional area is provided in open air decks and garages, where one garage space has been provided for each bedroom in the subdivision, for a total of 124 off-street covered parking spaces. Garage parking is arranged in side-by-side and tandem configurations. As was approved as part of PD-67, the overall dimensions of the garage spaces are slightly smaller than what the Zoning Ordinance normally requires, but sufficient to accommodate most automobiles.

The proposed townhouses consist of three different floor plans, two of which offer alternative layouts with two- and three-bedrooms that range from 1,334 to 1,884 square feet (living area). Architecturally, the townhouses display a contemporary architectural design that incorporates fiber cement siding that alternates between dutch lap, and board and batten styles. All buildings have flat roofs below parapet walls, with front, side and rear facades articulated by shed roof elements over second-floor windows, and finished with composite shingles and reddish-brown concrete roofing tiles. Color schemes combine medium earth tones on fiber concrete exteriors with light tones on trim, fascia, and front doors, and darker earth tones on garage doors that are compatible with exterior colors.

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

1. Enhanced front- and garage-door designs that complement each other and the architecture of particular unit. Both are subject to a 24-inch recess from front plane;
2. Hung windows shall meet all applicable egress requirements;
3. All exterior trim must be 2x dimension or equivalent (e.g., Harditrim adjacent to siding material). All windows at all elevations shall receive trim;
4. Corner trim is required adjacent to any siding material, which must be 2x or equivalent and must be painted to match the trim color;
5. All roofing composed of composite shingle shall have a minimum 40-year life span, with variations of roof color to complement the exterior paint color; and
6. The project driveways shall receive stamped asphalt in a color and pattern that is complimentary to the project architecture and as approved by the Planning Division.

In addition to the above requirements, the Planned Development regulations state that “All visible elevations shall be provided with architectural treatment of the same quality and character as the

building elevations that face Second and Third Avenues.” The north elevation of Building 11 (Type A-Alt.) as proposed shows no such architectural treatment. Staff recommended a Condition of Approval requiring compliance with this provision, to which the Planning Commission.

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 ten affordable units would be required (50 d.u. x 0.20). In compliance with the provisions of the Ordinance, the developer has proposed paying an in-lieu fee of \$18.00 per square feet of floor area of half of the affordable dwellings units required (five units) and interspersing the other five affordable units within the project area. The developer will sell all but five of the units at market rate prices and pay a total in-lieu fee of \$680,490. 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; however, the City Manager has the discretion to approve, conditionally approve, or deny the affordable housing plan. If approved, the applicant will enter into an affordable housing agreement with the City.

Subdivision Requirements

The project proposes creating 50 residential lots for development with four common lots. Pursuant to Section 66474 of the Subdivision Map Act, a legislative body of a city or county may approve a subdivision map if it makes the following findings:

1. The proposed subdivision and/or design or improvement must be consistent with applicable general and specific plans.
 - The site is designated as Medium Density Residential, which allows for a density range of 20.1 to 35 dwelling units per net acre. The proposed project will result in a density of 28.2 dwelling units per acre. The density and intensity of the project is consistent with other similar projects in the surrounding vicinity.
2. The site must be physically suitable for the type and density of the proposed subdivision.
 - The subject site is situated on the east and west sides of 2nd Avenue and on the west side of 3rd Street, south of Valley Street, which is characterized by a mixture of single-family residences and agricultural uses in the near vicinity. Given the size and shape of the subject property, together with adjacent land uses, a medium-density residential development consisting of 50 single-family detached homes is the highest and best use of the subject property.
3. The design of the proposed subdivision or improvements must not cause substantial environmental damage or injure fish or wildlife or their habitat.
 - Staff has determined that the proposed subdivision will not cause significant environmental damage or injure fish, wildlife, or their habitat. The proposed project would be constructed in a fully urbanized area. A Negative Declaration was prepared in

accordance with CEQA requirements and adopted prior to the approval of the Pre-Zoning and Annexation, Rezoning, General Plan Amendment, and Planned Development, with which the proposed subdivision is consistent.

4. The design of the proposed subdivision must not cause serious public health problems.
 - The proposed project consists of 50 single family residences with three-story elements, which will be 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.
5. The design of the proposed subdivision or improvements must not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
 - Access to the proposed new lots and utilities for the lots is available from existing adjacent roads. No structures of any kind will be built over the property lines. Where necessary, permits for utility connections for the newly created lots will be obtained in Daly City.

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. 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 2nd and 3rd Avenues, will be required to be installed underground as a Condition of Approval.

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

Fiscal Analysis & Impacts

The proposed project requires entitlement for a Major Subdivision that divides nine existing parcels into 50 residential lots and four common areas, and Design Review for the construction of 50 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

As part of the Precise Plan, the City Council determined that the project will not have a significant impact on the environment and adopted a Negative Declaration for it in compliance with the California Environmental Quality Act. No further environmental review is therefore required.

Findings

The Planning Commission has found that, with the adoption of recommended conditions of approval, the Major Subdivision SUB-5-14-9004 and Design Review DR 5-14-9007 will comply with all applicable provisions of Planned Development PD-67, and 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 City Council conducted a public hearing on September 22, 2014; notice of said hearing was published in a newspaper of general circulation on September 12, 2014, and by posting and first-class mailing to property owners within 300 feet.
2. The City Council has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA), and the City Council determined that the project will not have a significant impact on the environment and adopted a Negative Declaration.
3. The proposed subdivision design and improvement is consistent with applicable general and specific plans. The site is designated Medium Density in the City's General Plan, which permits a maximum of 35 dwelling units per net acre. The proposed project will result in a density of 28.2 dwelling units per acre. The density and intensity of the project is consistent with other similar projects in the surrounding vicinity.
4. The site is physically suitable for the type and density of the proposed subdivision. The subject site is situated south of Valley Street, on the east and west sides of 2nd Avenue and on the west side of 3rd Avenue. The area is characterized by a mixture of single-family residential and agricultural uses in the near vicinity. Given the size and shape of the subject property, together with adjacent land uses, a medium-density residential development consisting of 50 single family residences represents the highest and best use of the subject property.
5. 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 as determined by CEQA.

6. 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 50 lots and Design Review for the construction of 50 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.
7. 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.

Conditions of Approval

The Planning Commission recommends the City Council approve Major Subdivision SUB-5-14-9004 and Design Review DR-5-14-9007, 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 approval granted herein shall be valid for a period of two years. If a final map has not been approved within this timeframe, the applicant may 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 may apply for a time extension.
6. The project shall conform to the Planned Development Standards of Planned Development Zone PD-67 and 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 0.281 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 and his or her successors shall fully comply with the provisions of the Chapter 17.47 – Affordable Housing, including in the follows ways:
 - a) The applicant shall implement the provisions of the Affordable Housing Plan attached to this staff report, which shall be incorporated by reference to these Conditions of Approval, including the payment of any fees stipulated therein;
 - b) The applicant shall submit a Draft Affordable Housing Agreement to the Planning Division at the time of building permit submittal;
 - c) The applicant shall have secured final approval of the Affordable Housing Agreement from the City and shall have recorded the Agreement prior to Building Permit issuance for any residential structure associated with the project; and
 - d) Should the Affordable Housing Agreement stipulate the payment of any Affordable Housing Impact Fee, such fee shall be paid prior to Building Permit issuance for any residential structure associated with the project.

The applicant is hereby provided notice in compliance with the California Government Code Section 66020(d)(1) that the 90-day approval period in which the applicant may protest the imposition of the Affordable Housing Impact Fees has begun.

Architectural Design

8. The applicant shall provide greater architectural variation on the north-facing side of the building on Lot 39. The architectural treatment shall be submitted for approval by the Planning Division prior to building permit submittal.
9. The applicant shall modify the architectural elevation to provide enhanced front door and garage door designs. Both front and garage doors are subject to a 24-inch recess from front plane.
10. All exterior trim must be 2x dimension or equivalent (e.g., Harditrim adjacent to siding material) unless identified as a larger dimension on the approval architectural plans. All windows at all elevations shall receive trim.
11. Corner trim is required adjacent to any siding material, which must be 2x or equivalent and must be painted to match the trim color.
12. All roofing composed of composite shingle shall have a minimum 40-year life span, with variations of roof color to complement the exterior paint color.
13. All hung windows identified in the approved elevations shall be identified in construction drawings as such adequately sized for egress.

Site Design

14. Prior to building permit submittal and prior to the stormwater management plan submittal to the City-appointed third-party reviewer, the applicant shall identify a plan for trash and recycling storage exclusive of the required parking dimension within the garage area of individual units. The plan shall be approved by the Planning Division and City's waste hauler. Should the plan include common-use dumpsters, such dumpsters shall be stored within a covered trash enclosure constructed from concrete and treated with architectural treatment complimentary to that of the subdivision.
15. The applicant shall provide a detail for all walls and fencing that is to be erected 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. Chain link is not a permissible permanent fencing material for the project. The material of retaining walls visible from the public right-of-way shall be approved by the Planning Division prior to installation.
16. The project driveways shall receive stamped asphalt in a color and pattern that is complimentary to the project architecture and as approved by the Planning Division.
17. The style, color, and material of all pre-cast planters to be installed on-site shall be approved by the Planning Division.
18. The style, color, and material of all walkways within the project site shall be approved by the Planning Division. Any concrete material shall be tinted to color that is complimentary to the project architecture and as approved by the Planning Division.
19. Low level pedestrian lighting shall be provided along all walkways within the project area, which shall be approved by the Planning Division.
20. The design of the arbor and any adjacent amenities identified for construction at the project open space shall be approved by the Planning Division.

Homeowners Association

21. 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.
22. 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.
23. 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.
 24. 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.
 25. The CC&Rs shall include a provision that restricts the use of all garage spaces in each residence to vehicular parking only.

Landscaping

26. 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.
27. All landscaping shall be installed, inspected, and approved prior to the issuance of occupancy permits.
28. Any landscaping identified on the project as “to be determined” or “not determined at this time” shall be approved by the Planning Division 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 street-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.
40. Prior to any demolition activities, a lead paint survey shall be performed so that these materials, if present, can be properly managed.

Construction Hours and Notice

41. All construction related to this project shall occur only between the hours of 7:30 am and 6:00 pm Monday through Friday. No less than 10 days prior to any ground-disturbing activities, the applicant shall notify all property owners within 300 feet when such activities will commence.

B. WATER AND WASTEWATER RESOURCES DEPARTMENT

42. 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.
43. Any costs associated with sewer upgrades shall be borne by the applicant.

C. FIRE PREVENTION

44. Fire Flow shall meet 2013 CFC Appendix C based on the largest structure.

45. The proposal is to attaching a toilet to the fire system to periodically flush the system, thus a separate meter will be installed to monitor/bill usage.
 - a. This will add a valve and a meter where there was not one before.
 - b. The meter will be the most restrictive portion of the service and will change the calculations for the sizing of the service and fire system.
46. The system will have a four head calculation.
47. There shall be one individual service per dwelling and the individual service tap shall be from the main to the fire service meter for that occupancy.
48. There shall be no dead ends in the system all runs shall be looped to ensure flushing of the entire system.
49. The fire service meters shall be clearly marked as fire sprinklers and valves locked in the open position.
50. The piping for the fire service shall be certified for potable water and fire sprinklers.
There shall be no other non-fire sprinkler appliances attached to the fire service other than the toilet(s) providing the flushing of the system
51. The services may not run through adjacent occupancies.
52. There shall be a horn strobe mounted on the street/address side of each occupancy.
53. Each unit shall be separated with an air gap and rated walls from the foundation through the roof membrane.
54. There shall be no penetrations through the rated walls or the individual occupancies from the foundation through the roof membrane.
55. If the units are not determined to be one or two family dwelling units but are multifamily three or more dwelling units, a 13R system will be required.
56. Addressing shall be provided per Section 505.1 as amended by DCMC 15.32.070.
57. The timing of all fire service features shall be installed per C2013 CFC Chapter 5 section 501.4
58. There shall be a horn strobe on the street side of each occupancy.

D. ENGINEERING DIVISION

59. The applicant shall provide sewer, water, and storm drain studies, and shall construct recommended improvements as required by the City Engineer.
60. 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.
61. 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, at the applicant's expense.

62. The applicant shall replace curb, gutter and sidewalk over the entire frontage of the development to the nearest expansion joints or score lines.
63. The applicant shall resurface existing street frontage pavements with a minimum of two inches of new AC.
64. Existing street lights on 2nd and 3rd Avenues shall be replaced with City Standard street lights with underground service.
65. 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.
66. Storm water detention systems and storm water treatment systems shall be located on private property and maintained by the Homeowners' Association.
67. Retaining walls shall be maintained by the Homeowners' Association.

Recommendation

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

1. Adopt the Findings as outlined herein; and
2. Approve Major Subdivision SUB-5-14-9004 and Design Review DR-5-14-9007, as conditioned herein.

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

Respectfully submitted,



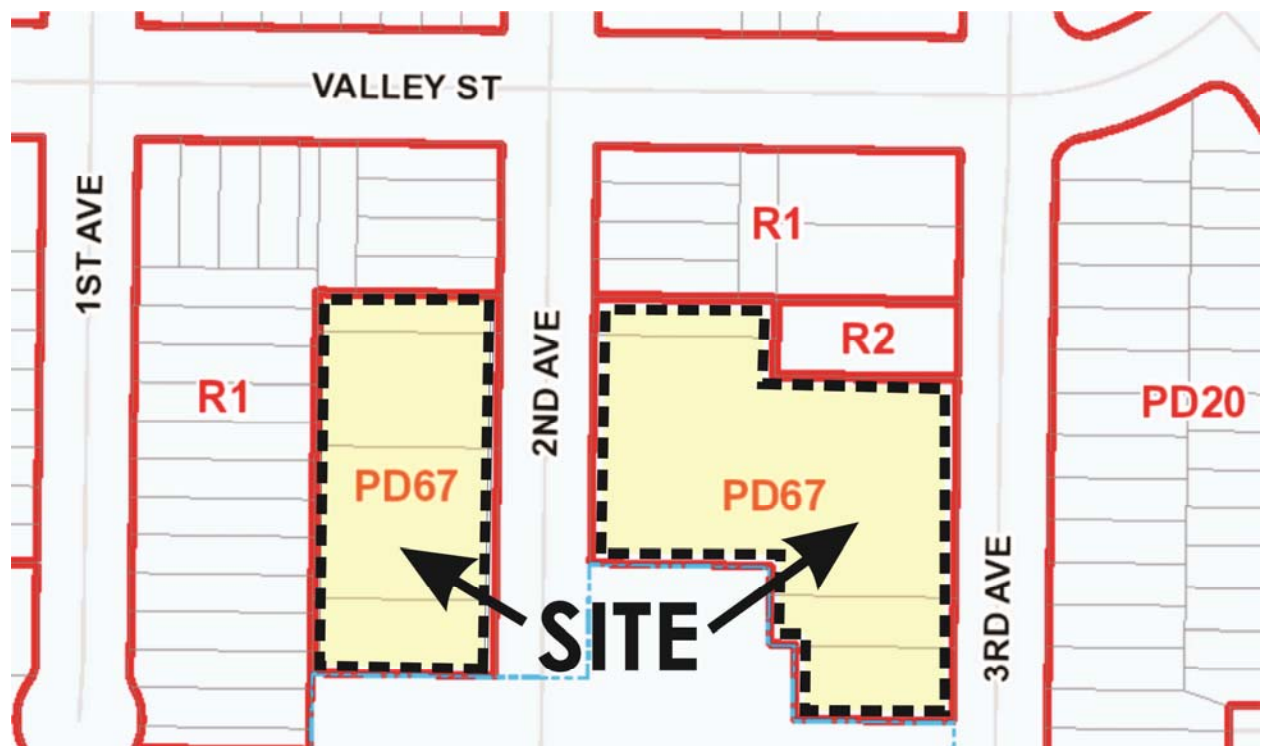
Steve Flint
Contract Senior Planner



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





ARCHITECTURAL RENDERINGS BY DIAP

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
	TITLE SHEET
A100	PROJECT DATA
A101	ARCHITECTURAL SITE PLAN
A102	SECOND AVE - STREET SCENES
A103	THIRD AVE - STREET SCENE & SITE SECTION
A104	AXONOMETRIC RENDERING - 1A
A105	AXONOMETRIC RENDERING - 1B
A106	AXONOMETRIC RENDERING - 2
A107	AXONOMETRIC RENDERING - 3A
A108	AXONOMETRIC RENDERING - 3B
A109	COLOR ELEVATIONS - 2 UNIT BUILDING
A110	COLOR ELEVATIONS - 4 UNIT BUILDING
A111	COLOR ELEVATIONS - 6 UNIT BUILDING
A112	COLOR ELEVATIONS - 6 UNIT BUILDING
A210	BLDG. 3,5,9 & 10 TYPE A - ROOF PLAN
A211	BLDG. 3,5,9 & 10 TYPE A - GARAGE & FIRST FLOOR PLAN
A212	BLDG. 3,5,9 & 10 TYPE A - SECOND & THIRD FLOOR PLAN
A213	BLDG. 3,5,9 & 10 TYPE A - EXTERIOR ELEVATIONS
A214	BLDG. 3,5,9 & 10 TYPE A - EXTERIOR ELEVATIONS
A220	BLDG. 11 TYPE A-ALT. - ROOF PLAN
A221	BLDG. 11 TYPE A-ALT. - GARAGE & FIRST FLOOR PLAN
A222	BLDG. 11 TYPE A-ALT. - SECOND & THIRD FLOOR PLAN
A223	BLDG. 11 TYPE A-ALT. - EXTERIOR ELEVATIONS
A224	BLDG. 11 TYPE A-ALT. - EXTERIOR ELEVATIONS
A230	BLDG. 2 & 4 TYPE B - ROOF PLAN
A231	BLDG. 2 & 4 TYPE B - GARAGE & FIRST FLOOR PLAN
A232	BLDG. 2 & 4 TYPE B - SECOND & THIRD FLOOR PLAN
A233	BLDG. 2 & 4 TYPE B - EXTERIOR ELEVATIONS
A234	BLDG. 2 & 4 TYPE B - EXTERIOR ELEVATIONS
A240	BLDG. 12 TYPE C - ROOF PLAN
A241	BLDG. 12 TYPE C - GARAGE & FIRST FLOOR PLAN
A242	BLDG. 12 TYPE C - SECOND & THIRD FLOOR PLAN
A243	BLDG. 12 TYPE C - EXTERIOR ELEVATIONS
A244	BLDG. 12 TYPE C - EXTERIOR ELEVATIONS
A250	BLDG. 13 TYPE D - ROOF PLAN
A251	BLDG. 13 TYPE D - GARAGE & FIRST FLOOR PLAN
A252	BLDG. 13 TYPE D - SECOND & THIRD FLOOR PLAN
A253	BLDG. 13 TYPE D - EXTERIOR ELEVATIONS
A254	BLDG. 13 TYPE D - EXTERIOR ELEVATIONS
A260	BLDG. 1,6,7 & 8 TYPE E - ROOF PLAN
A261	BLDG. 1,6,7 & 8 TYPE E - GARAGE & FIRST FLOOR PLAN
A262	BLDG. 1,6,7 & 8 TYPE E - SECOND & THIRD FLOOR PLAN
A263	BLDG. 1,6,7 & 8 TYPE E - EXTERIOR ELEVATIONS
A264	BLDG. 1,6,7 & 8 TYPE E - EXTERIOR ELEVATIONS
A610	UNIT 2A - GARAGE, FIRST & SECOND FLOOR PLAN & INT. ELEV.
A611	UNIT 2A - THIRD FLOOR PLAN & ROOF PLAN
A612	UNIT 2A - SECTIONS & STAIR SECTION
A620	UNIT 2A ALT. - GARAGE, FIRST & SECOND FLOOR PLAN & INT. ELEV.
A621	UNIT 2A ALT. - THIRD FLOOR PLAN & ROOF PLAN
A622	UNIT 2A ALT. - SECTIONS & STAIR SECTION
A630	UNIT 2B - GARAGE, FIRST & SECOND FLOOR PLAN & INT. ELEV.
A631	UNIT 2B - THIRD FLOOR PLAN & ROOF PLAN
A632	UNIT 2B - SECTIONS & STAIR SECTION
A640	UNIT 3A - GARAGE, GARAGE-ALT & FIRST FLOOR PLAN & INT. ELEV.
A641	UNIT 3A - SECOND, THIRD FLOOR PLAN & ROOF PLAN & INT. ELEV.
A642	UNIT 3A - SECTIONS & STAIR SECTION
A650	UNIT 3B - GARAGE, FIRST & SECOND FLOOR PLAN & INT. ELEV.
A651	UNIT 3B - THIRD FLOOR PLAN & ROOF PLAN
A652	UNIT 3B - SECTIONS & STAIR SECTION
A900	EXTERIOR DETAILS
60 TOTAL SHEETS	

GARDEN VALLEY

TITLE SHEET

Daily City, CA

KTGY # 2014-0065

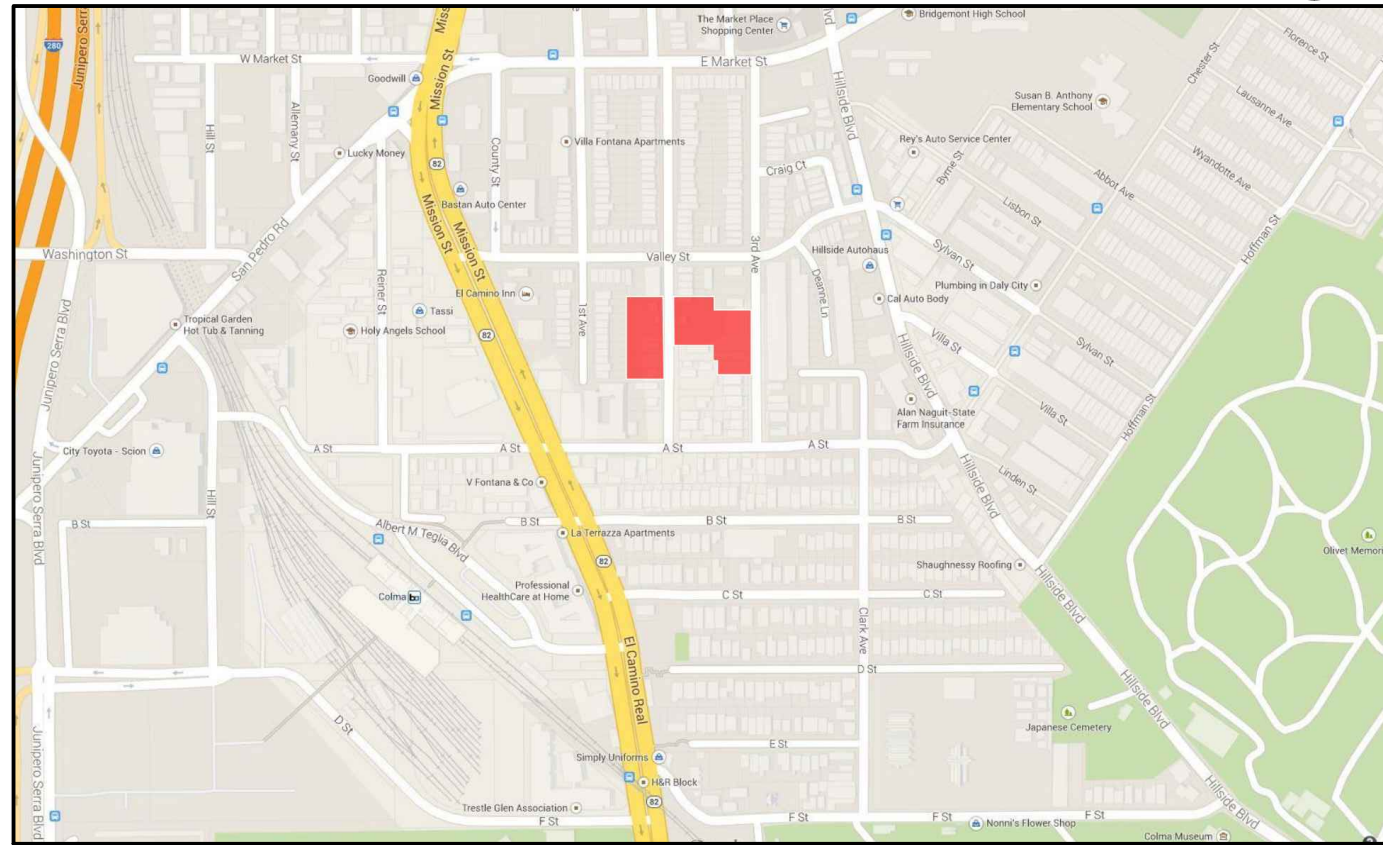
05.02.2014 - DESIGN REVIEW SUBMITTAL

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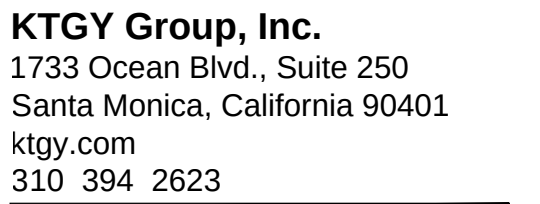


BUILDING AREAS									
BUILDING PLAN AREAS (GROSS SQUARE FOOTAGE)									
BUILDING TYPE A									
UNIT COUNT: UNIT 2B1									
UNIT COUNT: UNIT 3B1									
GROUND FLOOR:129									
FIRST FLOOR:1,280									
SECOND FLOOR:1,275									
THIRD FLOOR:492									
TOTAL LIVING SPACE:3,176									
TOTAL GARAGE SPACE:1,130									
TOTAL EXTERIOR COVERED DECK262									
TOTAL COMBINED:4,568									
BUILDING TYPE A-ALT									
UNIT COUNT: UNIT 2B1									
UNIT COUNT: UNIT 3A1									
GROUND FLOOR:128									
FIRST FLOOR:1,228									
SECOND FLOOR:1,226									
THIRD FLOOR:443									
TOTAL LIVING SPACE:3,025									
TOTAL GARAGE SPACE:1,078									
TOTAL EXTERIOR COVERED DECK262									
TOTAL COMBINED:4,365									
BUILDING TYPE B									
UNIT COUNT: UNIT 2B1									
UNIT COUNT: UNIT 2A-ALT1									
UNIT COUNT: UNIT 3A1									
GROUND FLOOR:195									
FIRST FLOOR:1,764									
SECOND FLOOR:1,776									
THIRD FLOOR:679									
TOTAL LIVING SPACE:4,414									
TOTAL GARAGE SPACE:1,525									
TOTAL EXTERIOR COVERED DECK375									
TOTAL COMBINED:6,314									

BUILDING TYPE C			
UNIT COUNT: UNIT 2A2		2	
UNIT COUNT: UNIT 3A2		2	
UNIT COUNT: UNIT 2B1		1	
UNIT COUNT: UNIT 3B1		1	
GROUND FLOOR:369		369	
FIRST FLOOR:3,620		3,620	
SECOND FLOOR:3,643		3,643	
THIRD FLOOR:1,278		1,278	
TOTAL LIVING SPACE:8,910		8,910	
TOTAL GARAGE SPACE:3,186		3,186	
TOTAL EXTERIOR COVERED DECK786		786	
TOTAL COMBINED:12,882		12,882	
BUILDING TYPE D			
UNIT COUNT: UNIT 2A1		1	
UNIT COUNT: UNIT 3A1		1	
UNIT COUNT: UNIT 2B1		1	
UNIT COUNT: UNIT 3B1		1	
GROUND FLOOR:249		249	
FIRST FLOOR:2,450		2,450	
SECOND FLOOR:2,459		2,459	
THIRD FLOOR:885		885	
TOTAL LIVING SPACE:6,043		6,043	
TOTAL GARAGE SPACE:2,158		2,158	
TOTAL EXTERIOR COVERED DECK524		524	
TOTAL COMBINED:8,725		8,725	
BUILDING TYPE E			
UNIT COUNT: UNIT 2A2		2	
UNIT COUNT: UNIT 3A2		2	
UNIT COUNT: UNIT 2B1		1	
UNIT COUNT: UNIT 3B1		1	
GROUND FLOOR:369		369	
FIRST FLOOR:3,620		3,620	
SECOND FLOOR:3,643		3,643	
THIRD FLOOR:1,278		1,278	
TOTAL LIVING SPACE:8,910		8,910	
TOTAL GARAGE SPACE:3,186		3,186	
TOTAL EXTERIOR COVERED DECK786		786	
TOTAL COMBINED:12,882		12,882	

VICINITY MAP									
									
UNIT AREAS									
UNIT PLAN AREAS (GROSS SQUARE FOOTAGE)									
PLAN 2A:									
GROUND FLOOR:60									
FIRST FLOOR:516									
SECOND FLOOR:530									
THIRD FLOOR:228									
TOTAL LIVING SPACE:1,334									
TOTAL GARAGE SPACE:435									
TOTAL EXTERIOR COVERED DECK109									
TOTAL COMBINED:1,878									
PLAN 2A-ALT:									
GROUND FLOOR:67									
FIRST FLOOR:536									
SECOND FLOOR:550									
THIRD FLOOR:236									
TOTAL LIVING SPACE:1,389									
TOTAL GARAGE SPACE:447									
TOTAL EXTERIOR COVERED DECK113									
TOTAL COMBINED:1,949									
PLAN 2B:									
GROUND FLOOR:68									
FIRST FLOOR:574									
SECOND FLOOR:572									
THIRD FLOOR:278									
TOTAL LIVING SPACE:1,492									
TOTAL GARAGE SPACE:485									
TOTAL EXTERIOR COVERED DECK109									
TOTAL COMBINED:2,086									

GARDEN VALLEY									
2ND & 3RD AVE, DALY CITY, CALIFORNIA									
PROJECT DIRECTORY									
OWNER		BRIAN DESLER 2790 JUNIPERO SERRA BLVD. DALY CITY, CA 94015 T: 650.755.6465 FAX: 650.755.6467							
ARCHITECT		KTGY GROUP INC. 1733 OCEAN AVE, SUITE 250 SANTA MONICA, CA 90401 CONTACT: MANNY GONZALEZ T: 310.394.2623 MGONZALEZ@KTGY.COM							
CIVIL		BKF ENGINEERS 1650 TECHNOLOGY DR., SUITE 650 SAN JOSE, CA 95110 T: 408.467.9100							
LANDSCAPE		HWA LANDSCAPE ARCHITECTURE SITE PLANNING 762 ALTESSA DR. BRENTWOOD, CA 95413 T: 925.513.3091							
PROJECT DATA									
A.		ASSESSOR PARCEL NUMBERS						AREAS	
		006-392-050						5,994.56 SQ. FT.	
		006-392-060						11,996.31 SQ. FT.	
		006-392-070						8,991.83 SQ. FT.	
		006-392-080						3,004.68 SQ. FT.	
		006-393-080						36,015.92 SQ. FT.	
		006-393-090						3,001.34 SQ. FT.	
		006-393-190						3,001.34 SQ. FT.	
		006-393-200						5,001.58 SQ. FT.	
		TOTAL						77,008 SQ. FT. (+/- 1.77 AC)	
B		ZONING EXISTING: COUNTY OF SAN MATEO							
		PROPOSED: PD (AND ANNEXATION TO CITY OF DALY CITY)							
		TYPE OF UNITS: ATTACHED SINGLE FAMILY HOMES (CARRIAGE UNIT TYPE)							
		NUMBER OF UNITS:							
		2 BEDROOM/ 2.5 BATH						26	
		3 BEDROOM/ 2.5 BATH						24	
		TOTAL UNITS						50	
		PROPOSED DENSITY: UP TO 30 D.U. / AC.							
		PROPOSED BUILDING HEIGHT: +/- 38 FEET							
		SETBACKS: SEE FIRST FLOOR SITE PLAN							
		TOTAL COMMON OPEN SPACE						30,260 SQ. FT. (39%)	
		TOTAL BUILDING FOOTPRINT						30,629 SQ. FT. (40%)	
		TOTAL PRIVATE OPEN SPACE (AT GRADE)						16,118 SQ. FT. (21%)	
		TOTAL IMPERVIOUS						58,180 SQ. FT. (76%)	
		ADDITIONAL OPEN SPACE (ROOF PATIOS)						6,514 SQ. FT. (8%)	
		ON SITE PARKING 1 CAR PER BEDROOM (125 CARS IN PRIVATE GARAGES)							
		OFF SITE PARKING STREET PARKING (PARALLEL)							



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

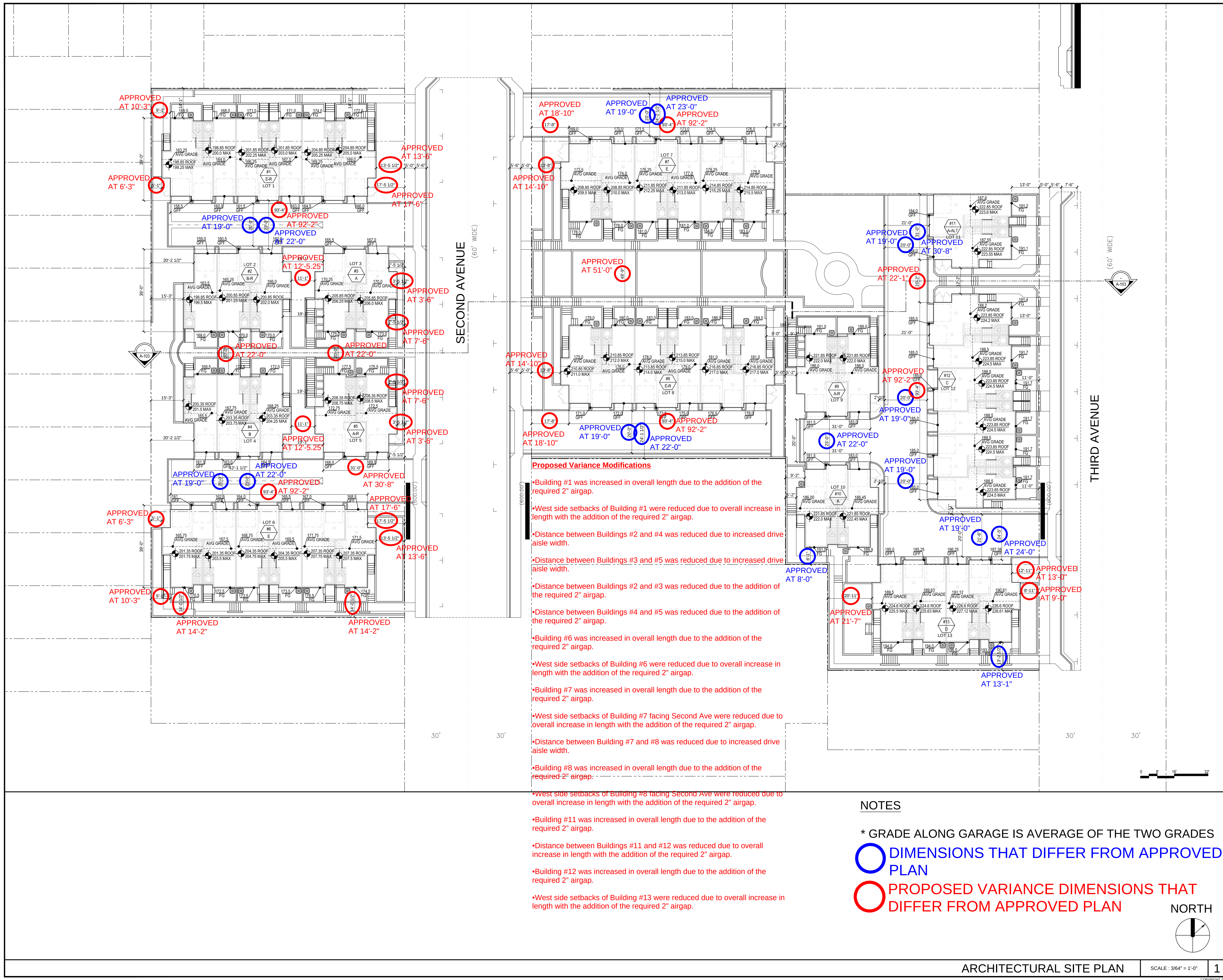
GARDEN VALLEY
DALY CITY, CA

[illegible]

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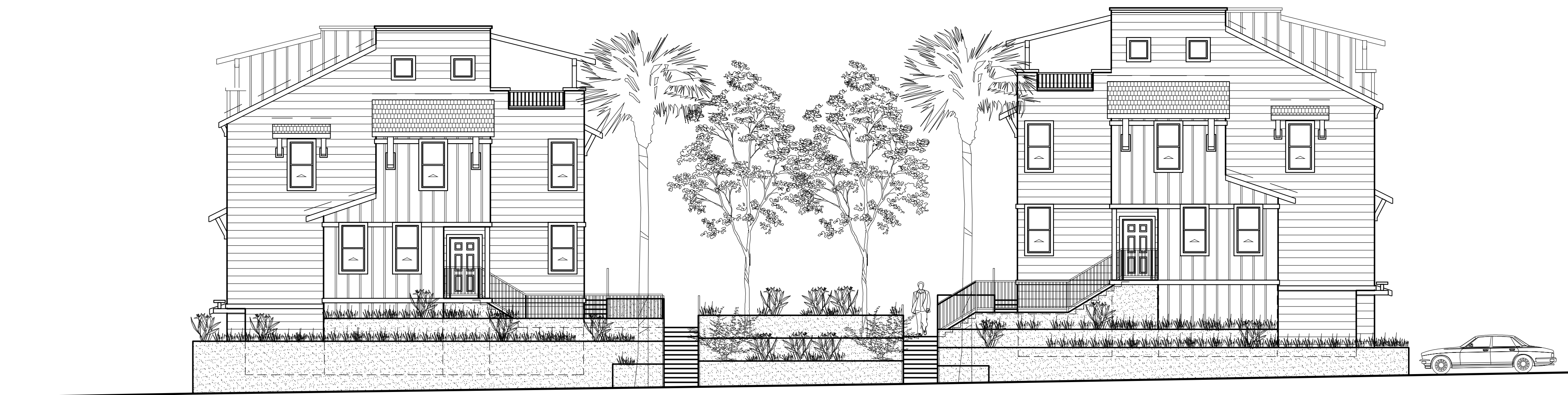
ARCHITECTURAL SITE
PLAN

A101

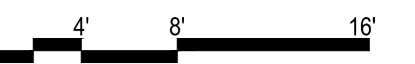




EAST ELEVATION



WEST ELEVATION





EAST ELEVATION

0 8' 16' 32'



SITE SECTION

0 4' 8' 16'

GARDEN VALLEY

THIRD AVE-STREET SCENE & SITE SECTION

A103

Daily City, CA
KTGY # 2014-0065

05.02.2014 - DESIGN REVIEW SUBMITTAL

Architecture + Planning
1733 Ocean Ave., Suite 250
Santa Monica, CA 90401
ktgy.com
310 394 2623





ARCHITECTURAL RENDERINGS BY DIAP

GARDEN VALLEY

AXONOMETRIC RENDERING - 1A

Daily City, CA

KTGY # 2014-0065

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A104



ARCHITECTURAL RENDERINGS BY DIAP

GARDEN VALLEY

AXONOMETRIC RENDERING - 1B

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KTGY # 2014-0065

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A105



ARCHITECTURAL RENDERINGS BY DIAP

GARDEN VALLEY

AXONOMETRIC RENDERING - 2

Daily City, CA

KTGY # 2014-0065

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A106



ARCHITECTURAL RENDERINGS BY DIAP

GARDEN VALLEY

AXONOMETRIC RENDERING - 3A

Daily City, CA

KTGY # 2014-0065

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A107



ARCHITECTURAL RENDERINGS BY DIAP

GARDEN VALLEY

AXONOMETRIC RENDERING - 3B

Daily City, CA

KTGY # 2014-0065

05.02.2014 - DESIGN REVIEW SUBMITTAL

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ktgy.com
310 394 2623



A108



FRONT ELEVATION



SIDE ELEVATION - 3 BEDROOM UNIT

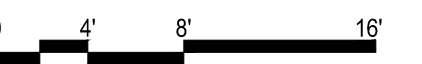


REAR ELEVATION

ARCHITECTURAL RENDERINGS BY DIAP



SIDE ELEVATION - 2 BEDROOM UNIT



GARDEN VALLEY

COLOR ELEVATIONS - 2 UNIT BUILDING

A109

Daily City, CA

KTGY # 2014-0065

05.02.2014 - DESIGN REVIEW SUBMITTAL

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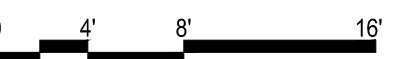


FRONT ELEVATION



REAR ELEVATION

ARCHITECTURAL RENDERINGS BY DIAP



GARDEN VALLEY

COLOR ELEVATIONS - 4 UNIT BUILDING

A110

Daily City, CA

KTGY # 2014-0065

05.02.2014 - DESIGN REVIEW SUBMITTAL

Architecture + Planning
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Santa Monica, CA 90401
ktgy.com
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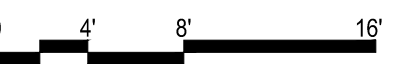


FRONT ELEVATION



REAR ELEVATION

ARCHITECTURAL RENDERINGS BY DIAP



GARDEN VALLEY

COLOR ELEVATIONS - 6 UNIT BUILDING

Daily City, CA

KTGY # 2014-0065

05.02.2014 - DESIGN REVIEW SUBMITTAL

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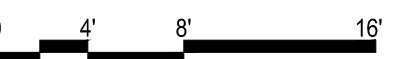


FRONT ELEVATION



REAR ELEVATION

ARCHITECTURAL RENDERINGS BY DIAP



GARDEN VALLEY

COLOR ELEVATIONS - 6 UNIT BUILDING

A112

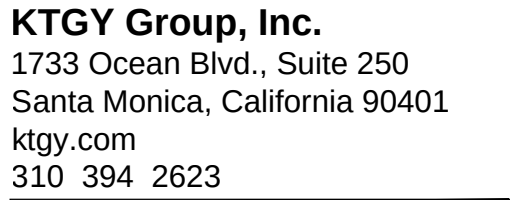
Daily City, CA

KTGY # 2014-0065

05.02.2014 - DESIGN REVIEW SUBMITTAL

Architecture + Planning
1733 Ocean Ave., Suite 250
Santa Monica, CA 90401
ktgy.com
310 394 2623





Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

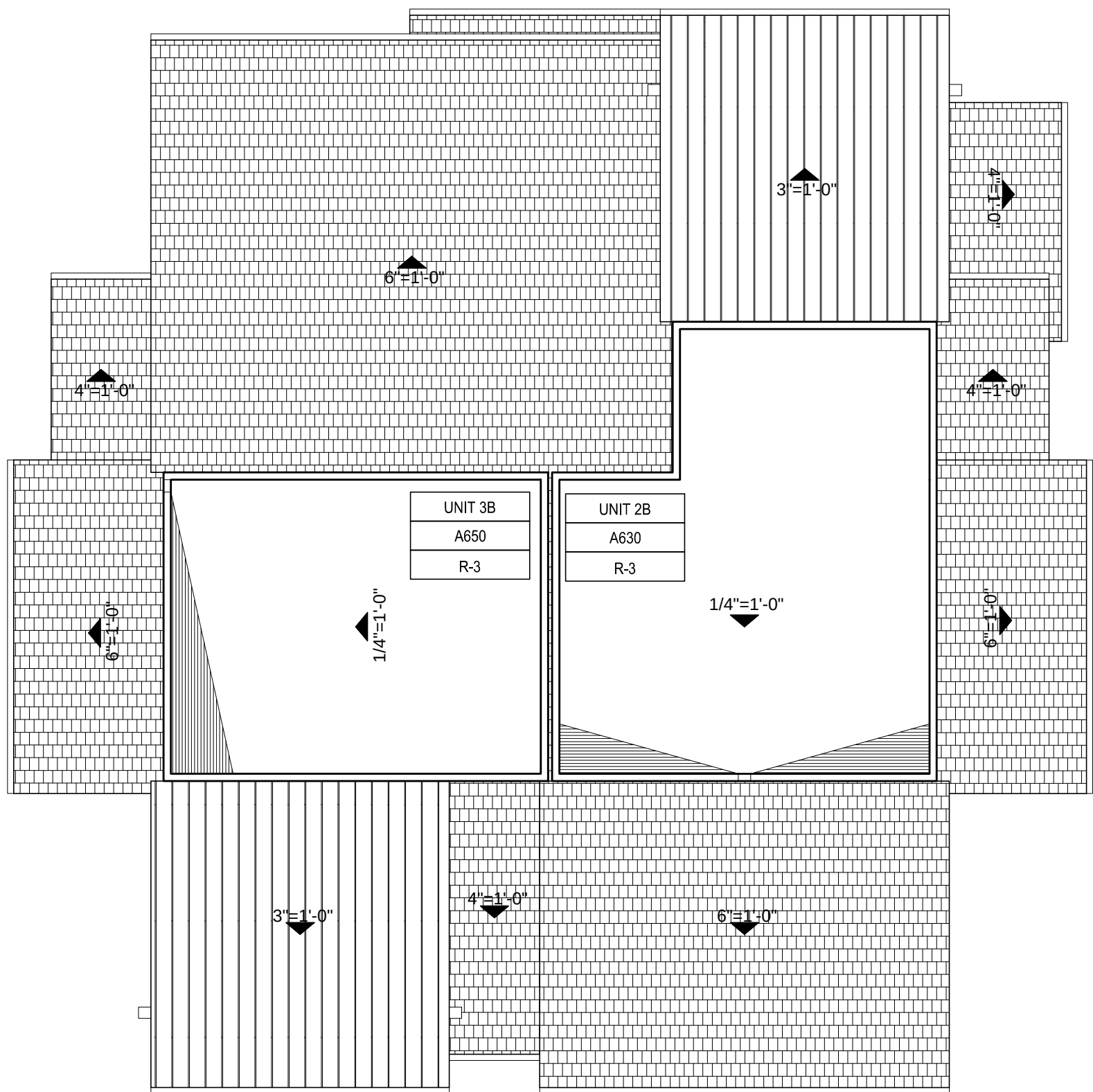
DALY CITY, CA

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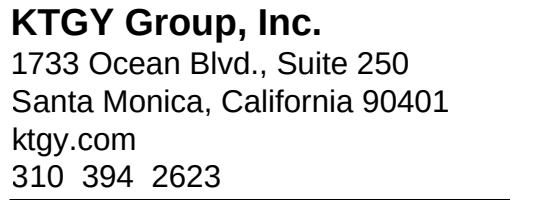
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BLDG. 3, 5, 9 & 10 TYPE
A - ROOF PLAN

A210



BLDG. 3, 5, 9 & 10 TYPE A - ROOF PLAN	SCALE: 3/16" = 1'-0"	2
---------------------------------------	----------------------	---



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Developer

GARDEN VALLEY

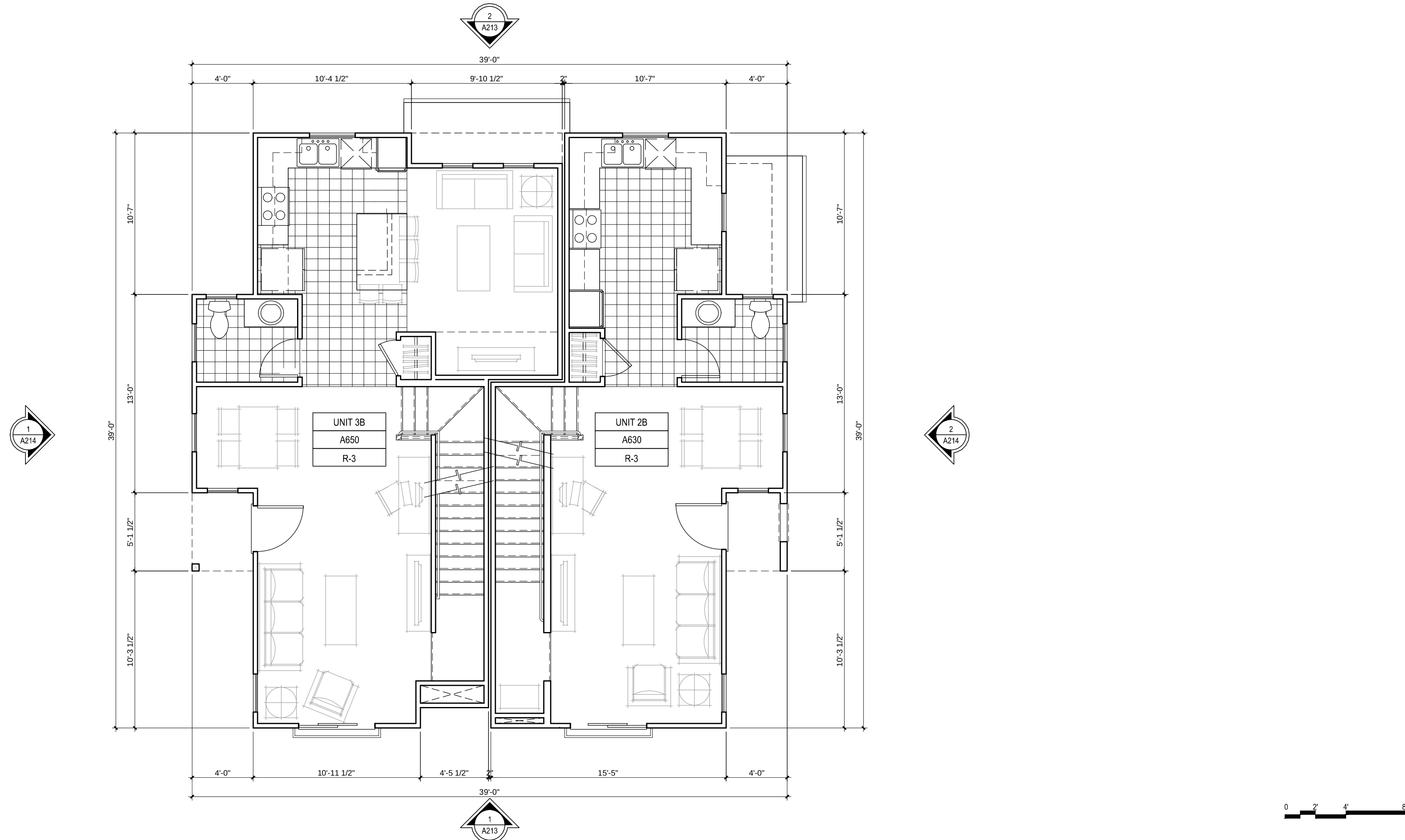
DALY CITY, CA

[illegible]

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BLDG. 3, 5, 9 & 10 TYPE
A - GARAGE & FIRST
FLOOR PLAN

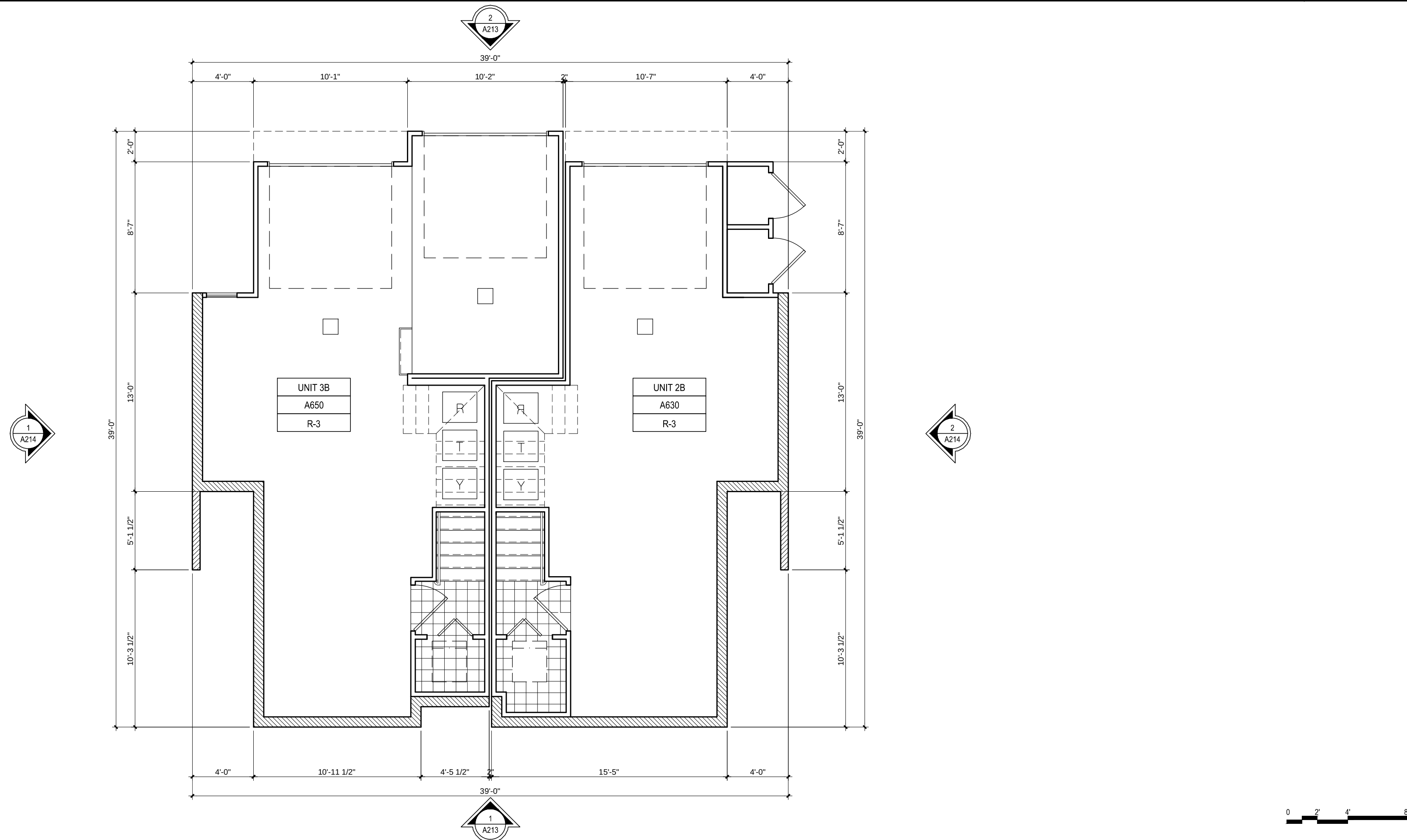
A211



BLDG. 3, 5, 9 & 10 TYPE A - FIRST FLOOR COMPOSITE PLAN

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

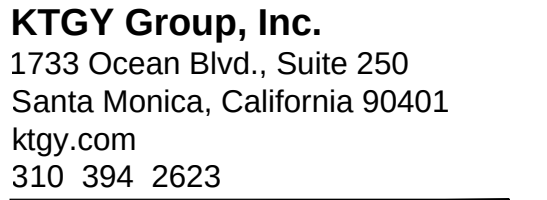
2



BLDG. 3, 5, 9 & 10 TYPE A - GARAGE & GROUND FLOOR COMPOSITE PLAN

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

1



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

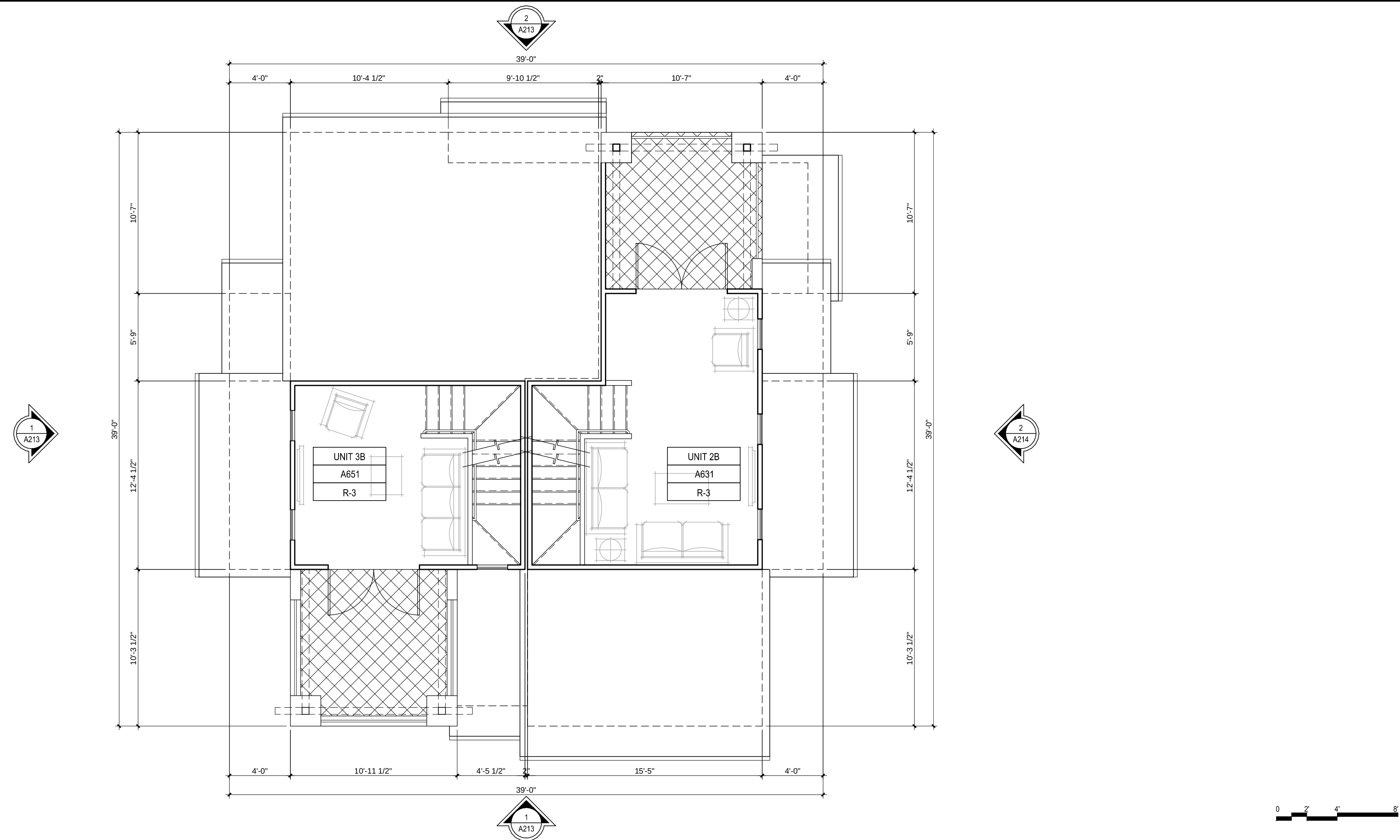
DALY CITY, CA

[illegible]

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BLDG. 3, 5, 9 & 10 TYPE
A - SECOND & THIRD
FLOOR PLAN

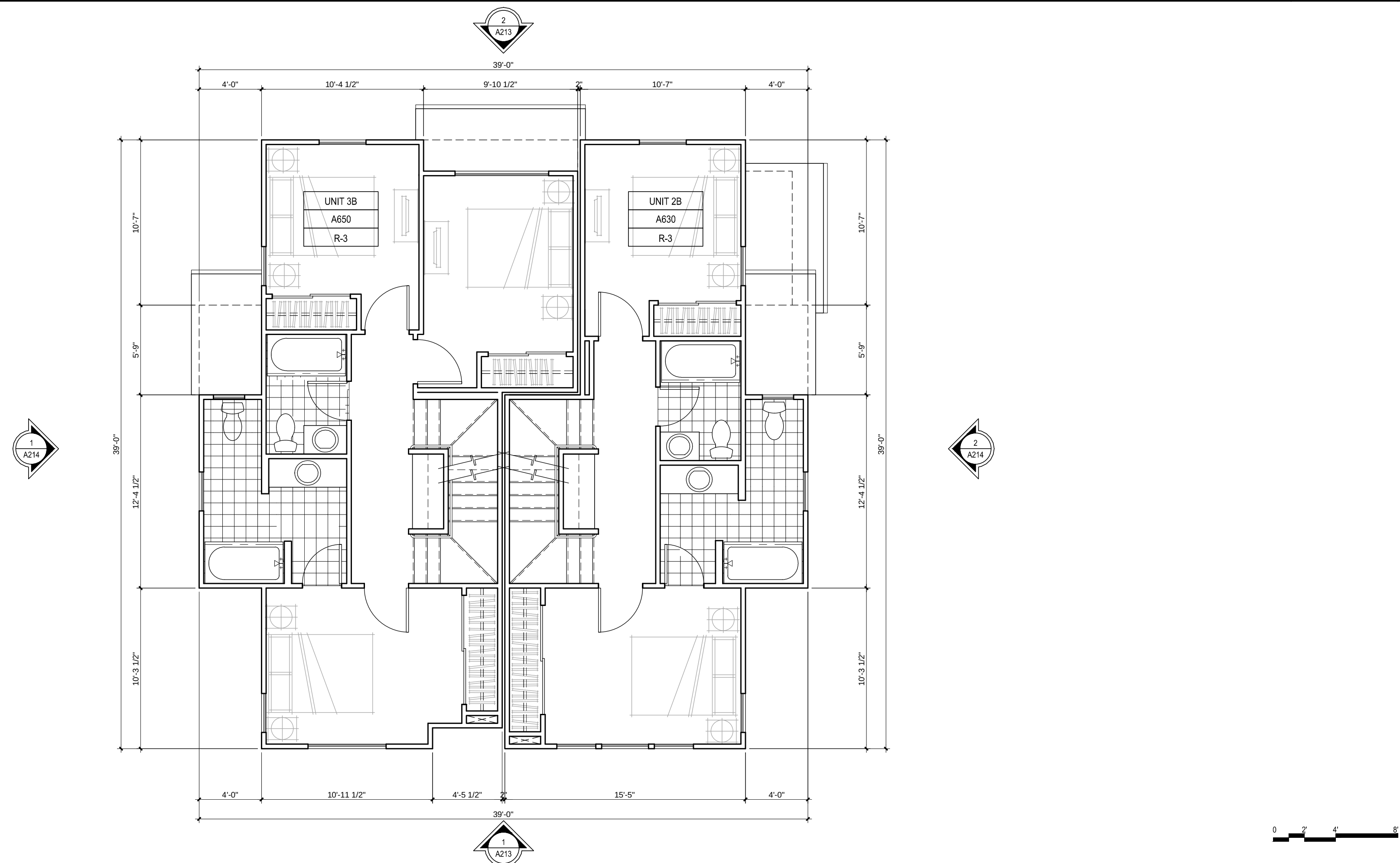
A212



BLDG. 3, 5, 9 & 10 TYPE A - THIRD FLOOR COMPOSITE PLAN

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

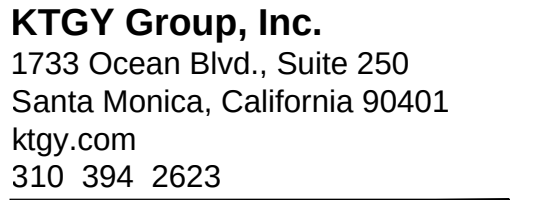
2



BLDG. 3, 5, 9 & 10 TYPE A - SECOND FLOOR COMPOSITE PLAN

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

1



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

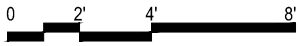
Principal: Manny Gonzalez
Project Designer: Ryan Flautz

GARDEN VALLEY

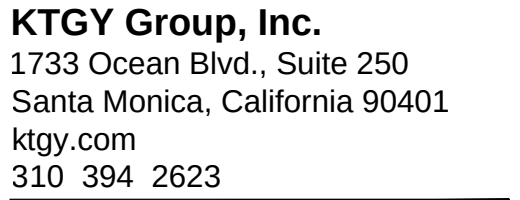
DALY CITY, CA

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A220



BLDG. 11 TYPE A-ALT. - ROOF PLAN	SCALE: 3/16" = 1'-0"	2
----------------------------------	----------------------	---



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

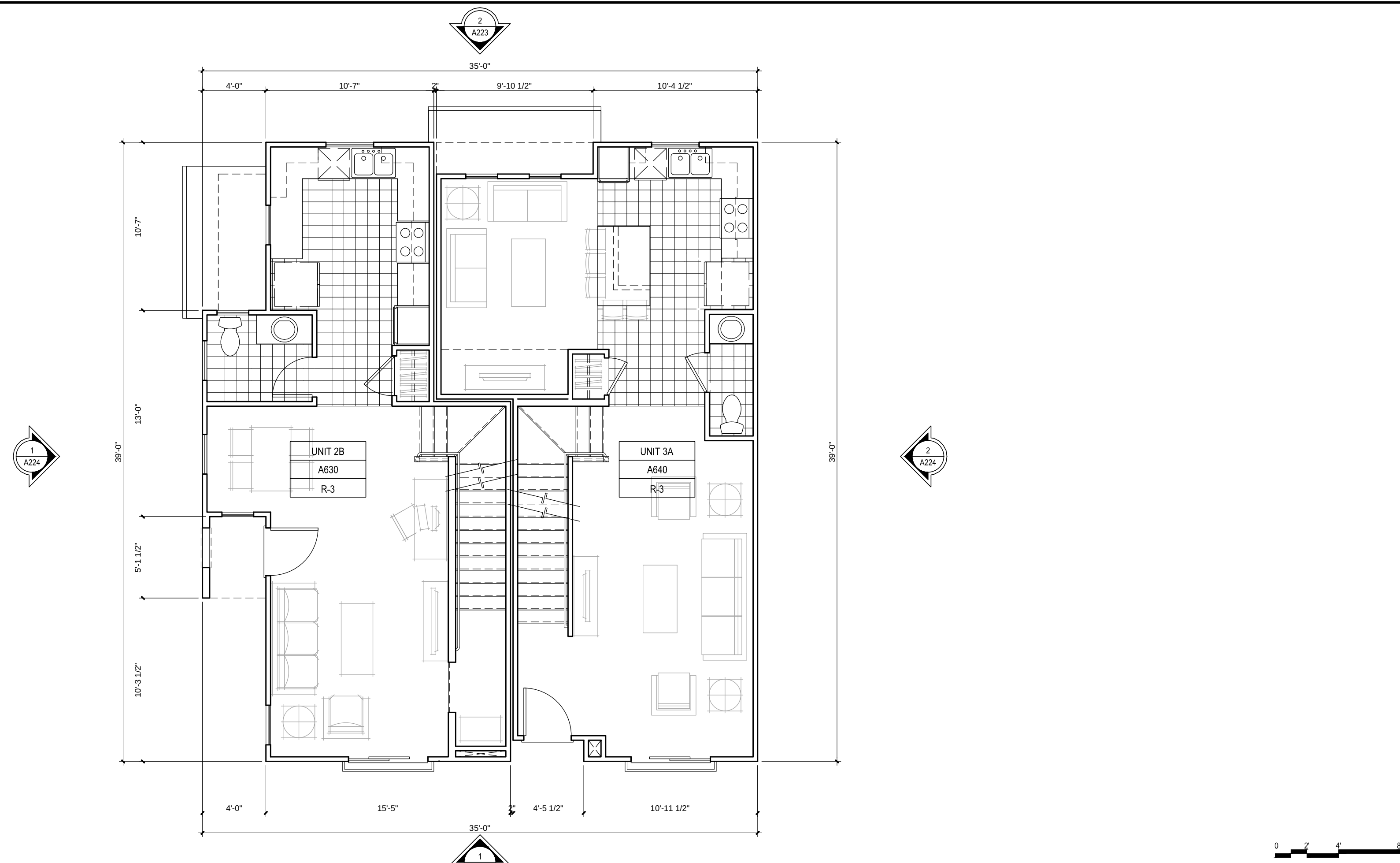
GARDEN VALLEY
DALY CITY, CA

[illegible]

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BLDG. 11 TYPE A-ALT. -
GARAGE & FIRST
FLOOR PLAN

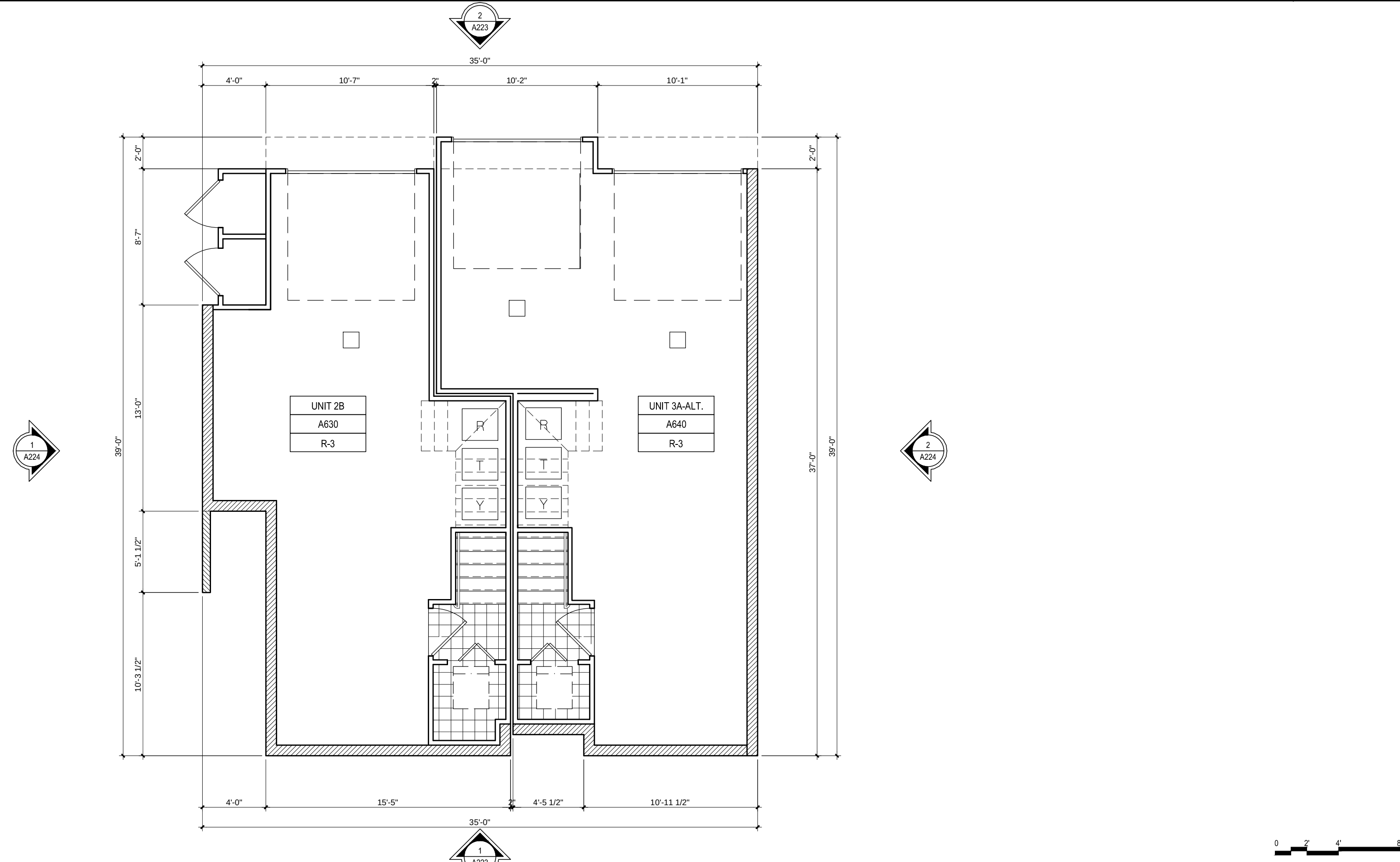
A221



BLDG. 11 TYPE A-ALT. - FIRST FLOOR COMPOSITE PLAN

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

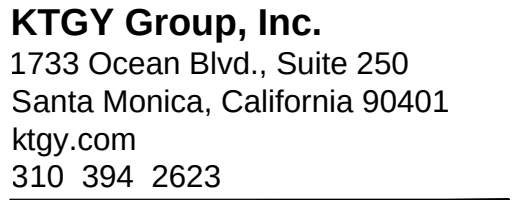
2



BLDG. 11 TYPE A-ALT. - GARAGE FLOOR COMPOSITE PLAN

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

1



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
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Developer

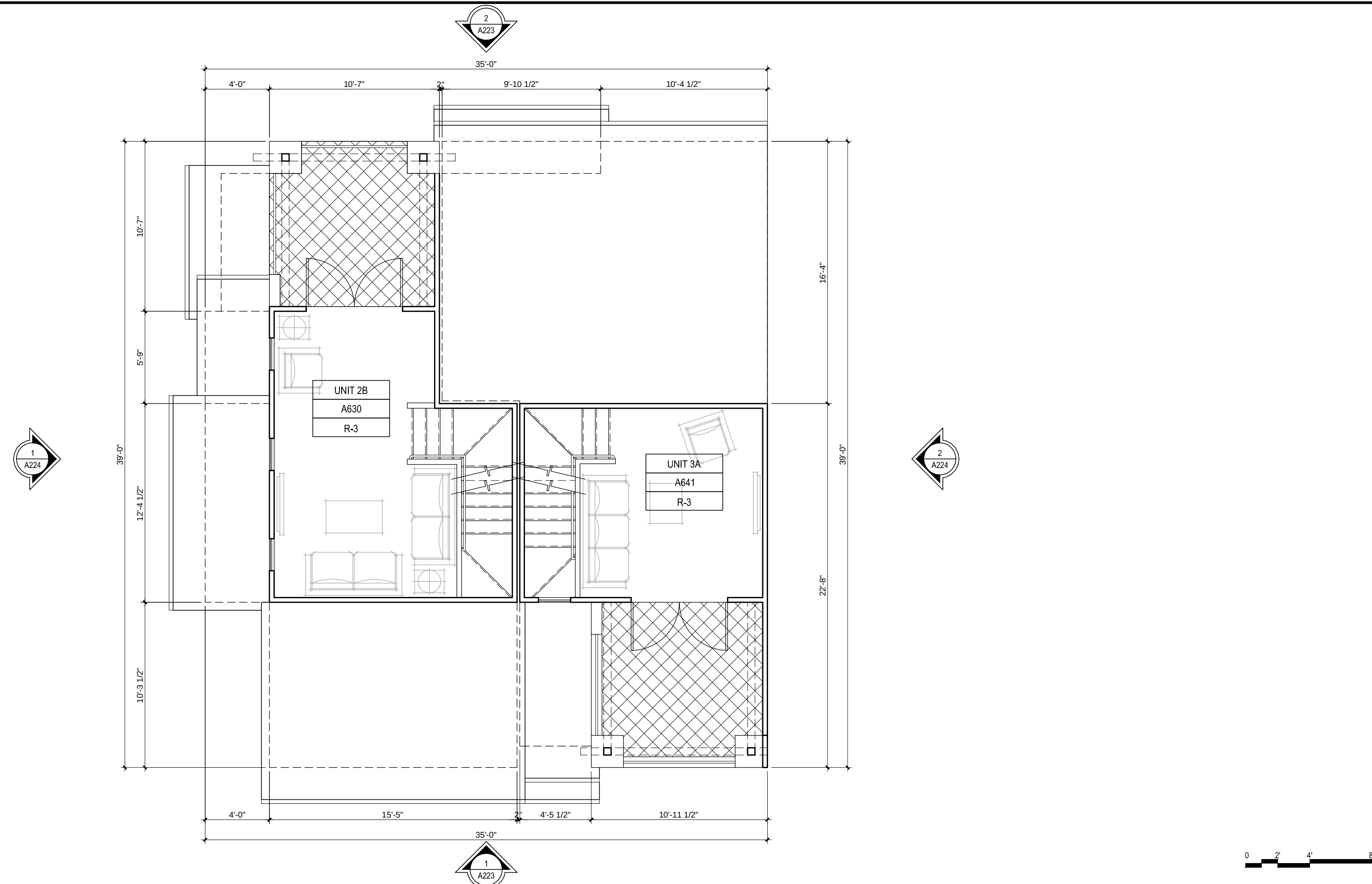
GARDEN VALLEY
DALY CITY, CA

[illegible]

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BLDG. 11 TYPE A-ALT. -
SECOND & THIRD
FLOOR PLAN

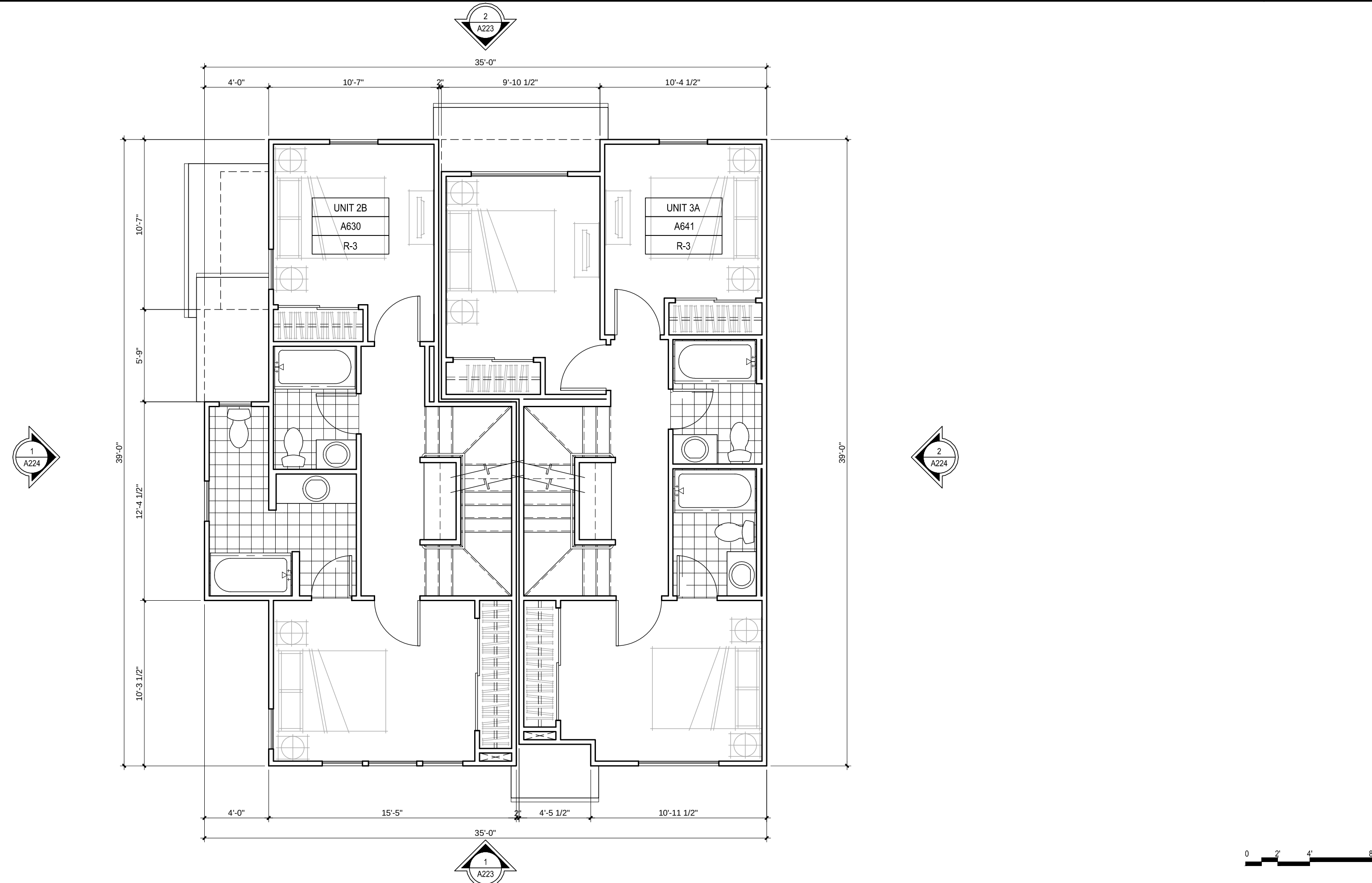
A222



BLDG. 11 TYPE A-ALT. - THIRD FLOOR COMPOSITE PLAN

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

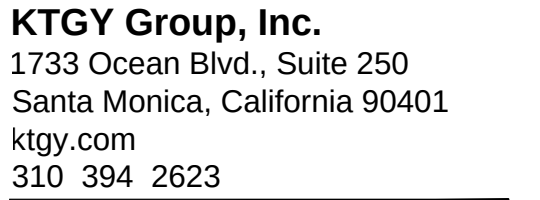
2



BLDG. 11 TYPE A-ALT. - SECOND FLOOR COMPOSITE PLAN

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

1



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

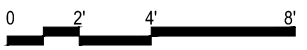
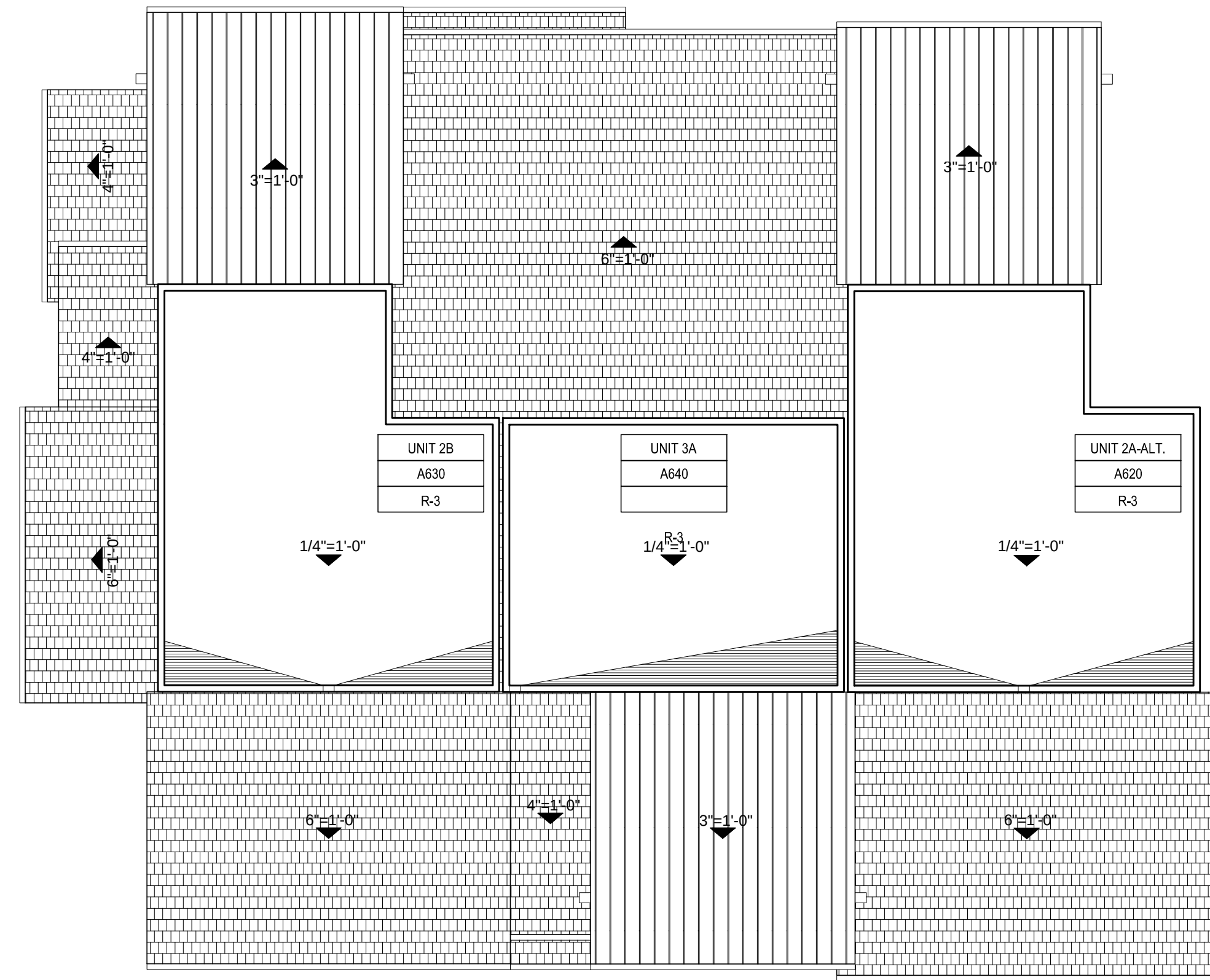
DALY CITY, CA

[illegible]

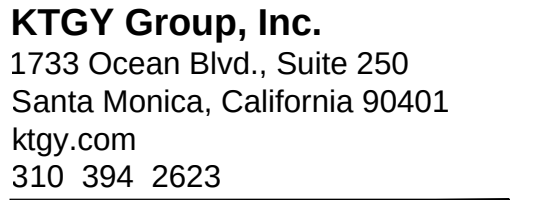
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BLDG. 2 & 4 TYPE B -
ROOF PLAN

A230



BLDG. 2 & 4 TYPE B - ROOF PLAN	SCALE: 3/16" = 1'-0"	2
--------------------------------	----------------------	---



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Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

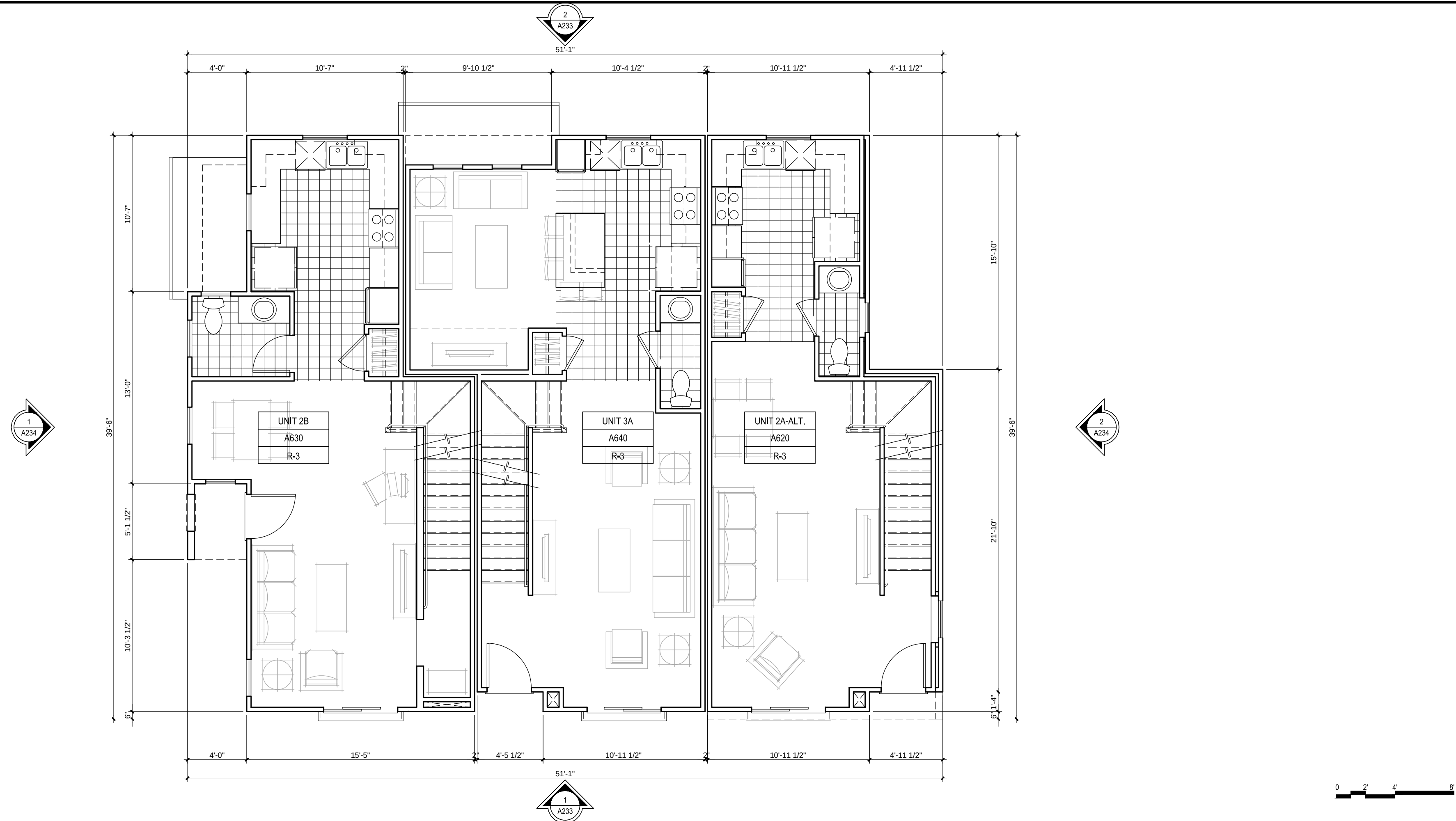
DALY CITY, CA

[illegible]

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BLDG. 2 & 4 TYPE B -
GARAGE & FIRST
FLOOR PLAN

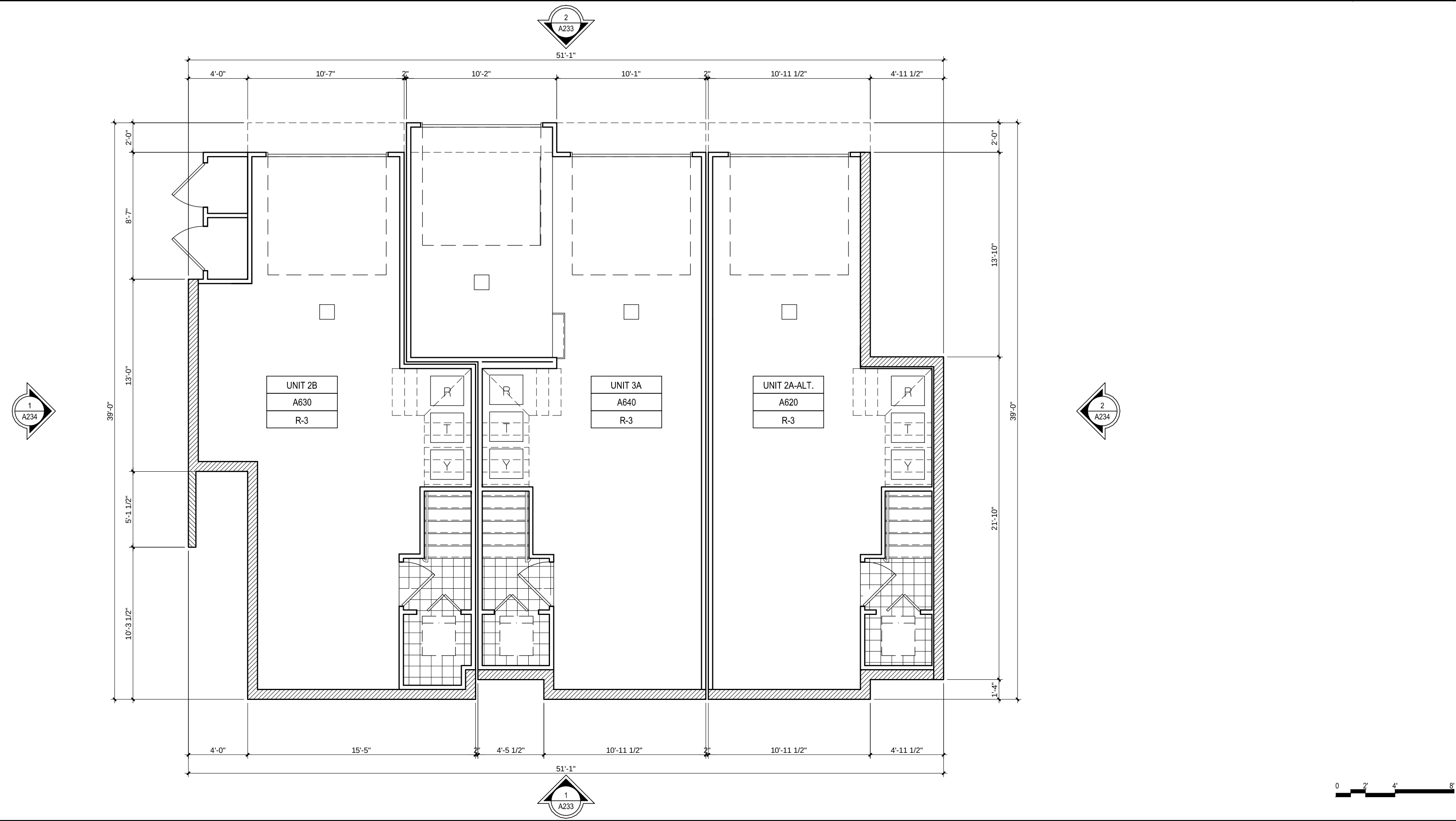
A231



BLDG. 2 & 4 TYPE B - FIRST FLOOR COMPOSITE PLAN

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

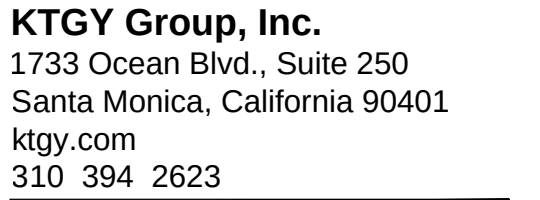
2



BLDG. 2 & 4 TYPE B - GARAGE FLOOR COMPOSITE PLAN

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

1



Project Contact: Ryan Flautz
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Developer

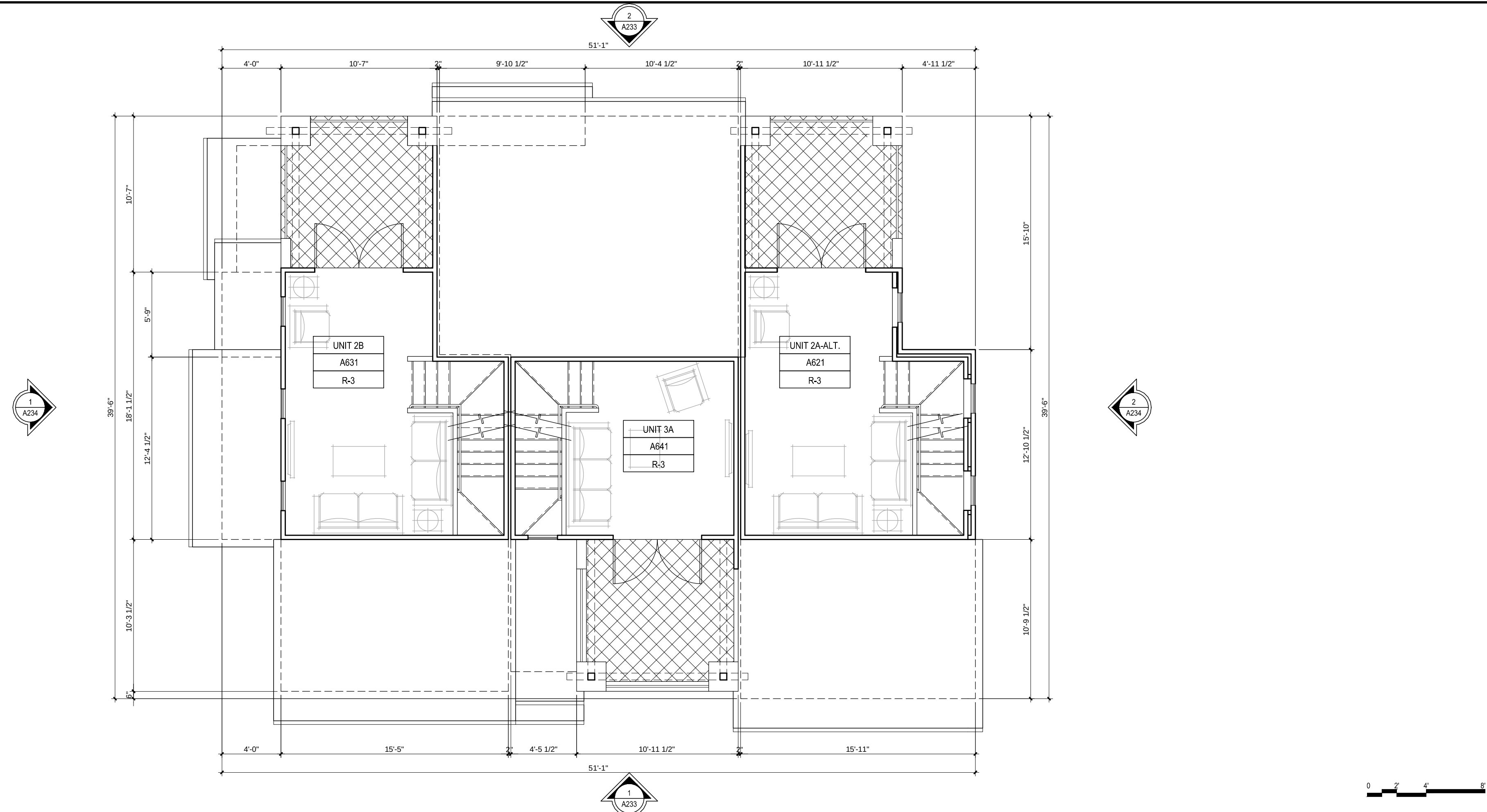
GARDEN VALLEY
DALY CITY, CA

[illegible]

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BLDG. 2 & 4 TYPE B -
SECOND & THIRD
FLOOR PLAN

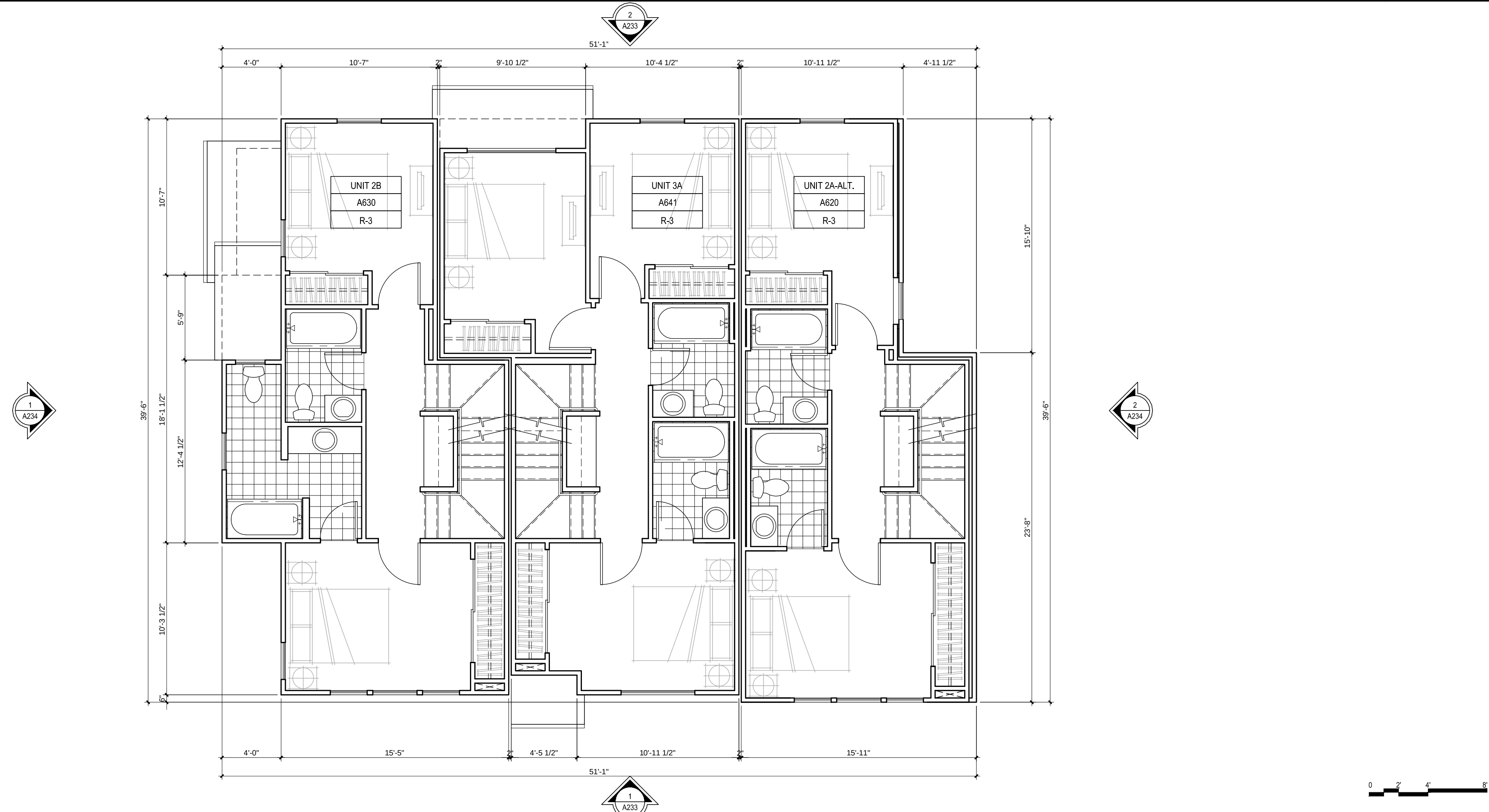
A232



BLDG. 2 & 4 TYPE B - THIRD FLOOR COMPOSITE PLAN

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

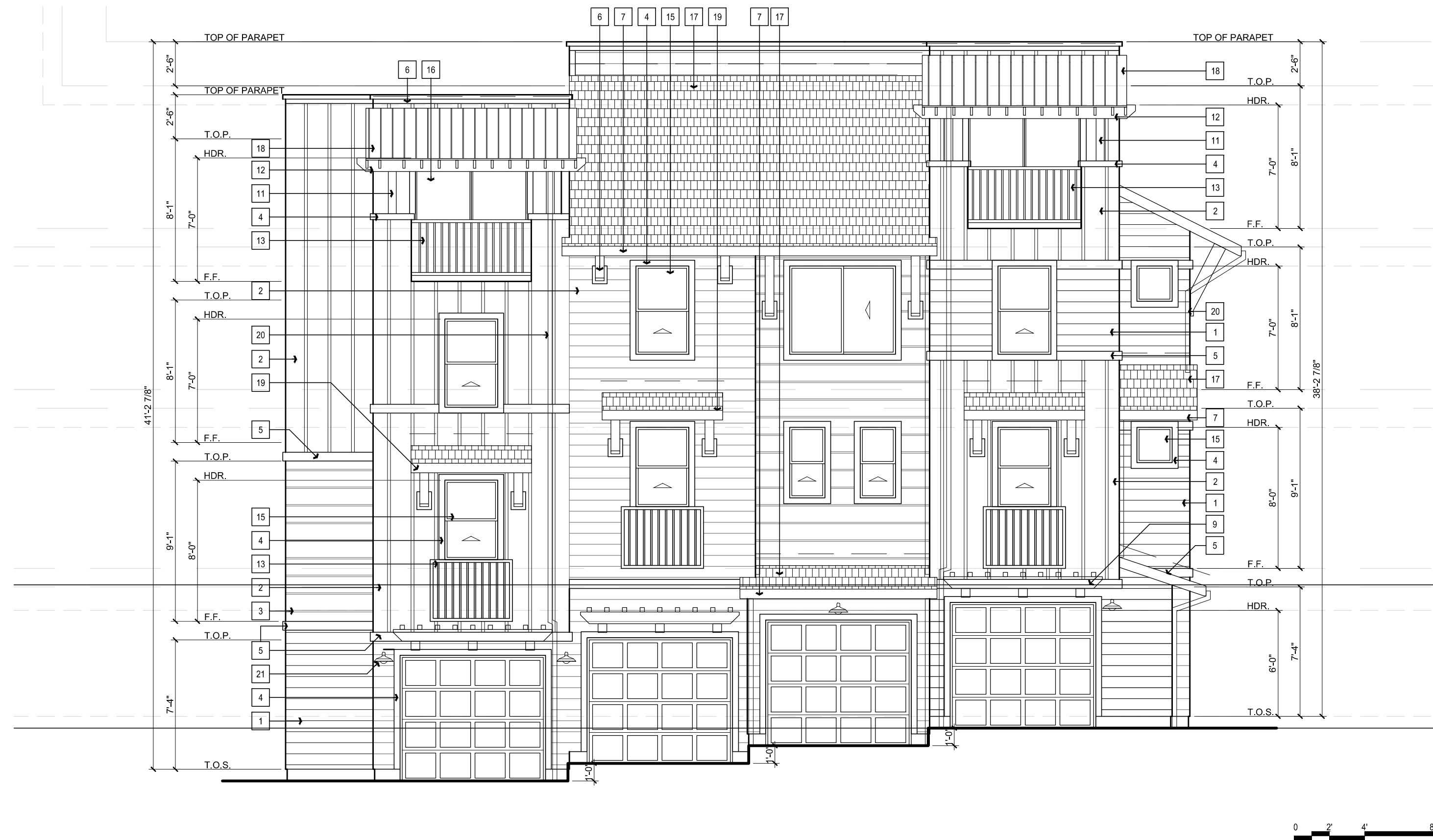
2



BLDG. 2 & 4 TYPE B - SECOND FLOOR COMPOSITE PLAN

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

1



ELEVATION KEYNOTES

- | | |
|----|-------------------------------|
| 1 | FIBER CEMENT SIDING |
| 2 | FIBER CEMENT BOARD & BATTEN |
| 3 | FIBER CEMENT BUTCH LAP SIDING |
| 4 | 4" FIBER CEMENT TRIM |
| 5 | 6" FIBER CEMENT TRIM |
| 6 | 3" O 6" FIBER CEMENT TRIM |
| 7 | WOOD FASCIA |
| 8 | WOOD KICKER |
| 9 | WOOD TRELLIS |
| 10 | WOOD CORBEL |
| 11 | RESIN/IN GEDAR POST & BEAM |
| 12 | EXPOSED RAFTER TAILS |
| 13 | METAL RAILING |
| 14 | VINYL SLIDING GLASS DOOR |
| 15 | VINYL WINDOW |
| 16 | FIBERGLASS FRENCH DOOR |
| 17 | COMPOSITE SHINGLE ROOFING |
| 18 | STANDING SEAM METAL ROOFING |
| 19 | SHED ROOF WITH WOOD KICKERS |
| 20 | ROOF DRAIN OR DOWNSPOUT |
| 21 | METAL LIGHT FIXTURE |



KTGY Group, Inc.
1733 Ocean Blvd., Suite 250
Santa Monica, California 90401
ktgy.com
310 394 2623

KTGY Project No: 20140065

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Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

DALY CITY, CA

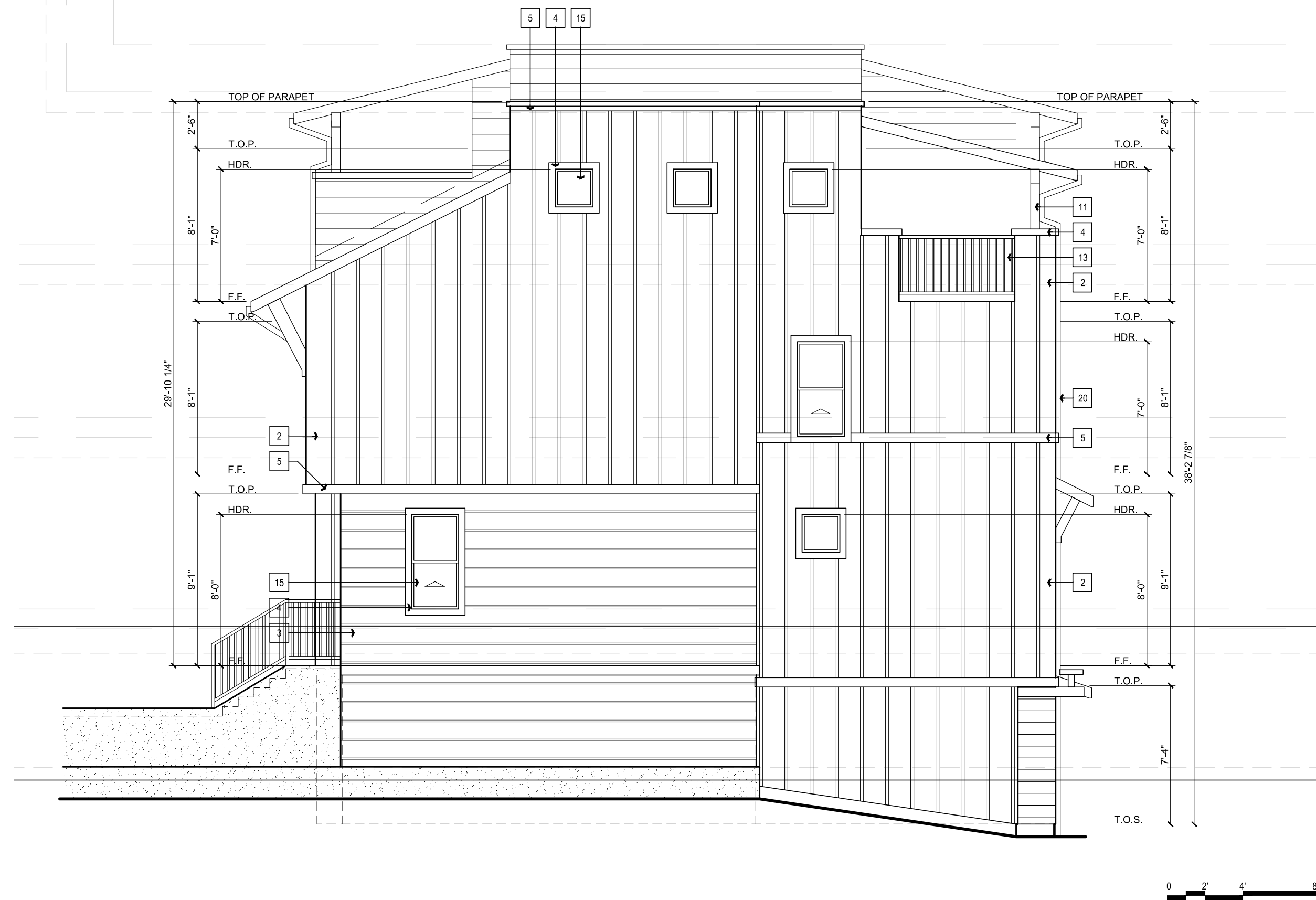
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BLDG. 2 & 4 TYPE B -
EXTERIOR
ELEVATIONS

A233

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ELEVATION KEYNOTES

- | | |
|----|---------------------------------|
| 1 | FIBER CEMENT SIDING |
| 2 | FIBER CEMENT BOARD & BATTEN |
| 3 | FIBER CEMENT OUTSLAP LAP SIDING |
| 4 | 4" FIBER CEMENT TRIM |
| 5 | 6" FIBER CEMENT TRIM |
| 6 | 3" O 6" FIBER CEMENT TRIM |
| 7 | WOOD FASCIA |
| 8 | WOOD KICKER |
| 9 | WOOD TRELLIS |
| 10 | WOOD CORBEL |
| 11 | RESIN/IN CEDAR POST & BEAM |
| 12 | EXPOSED RAFTER TAILS |
| 13 | METAL RAILING |
| 14 | VINYL SLIDING GLASS DOOR |
| 15 | VINYL WINDOW |
| 16 | FIBERGLASS FRENCH DOOR |
| 17 | COMPOSITE SHINGLE ROOFING |
| 18 | STANDING SEAM METAL ROOFING |
| 19 | SHED ROOF WITH WOOD SHAKERS |
| 20 | ROOF DRAIN OR DOWNSPOUT |
| 21 | METAL LIGHT FIXTURE |



KTGY Project No: 20140065

Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

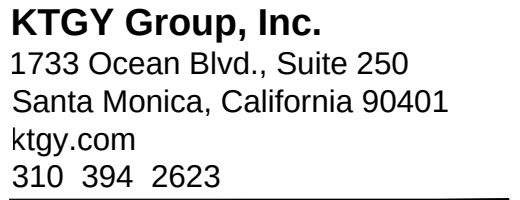
DALY CITY, CA

[illegible]

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BLDG. 2 & 4 TYPE B -
EXTERIOR
ELEVATIONS

A234



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY
DALY CITY, CA

[illegible]

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BLDG. 12 TYPE C -
ROOF PLAN

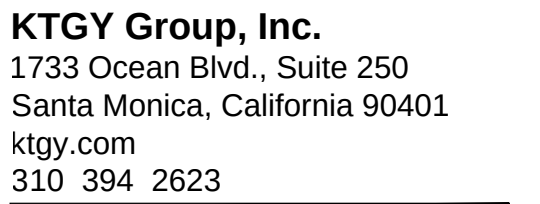
A240



BLDG. 12 TYPE C - ROOF PLAN

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

2



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

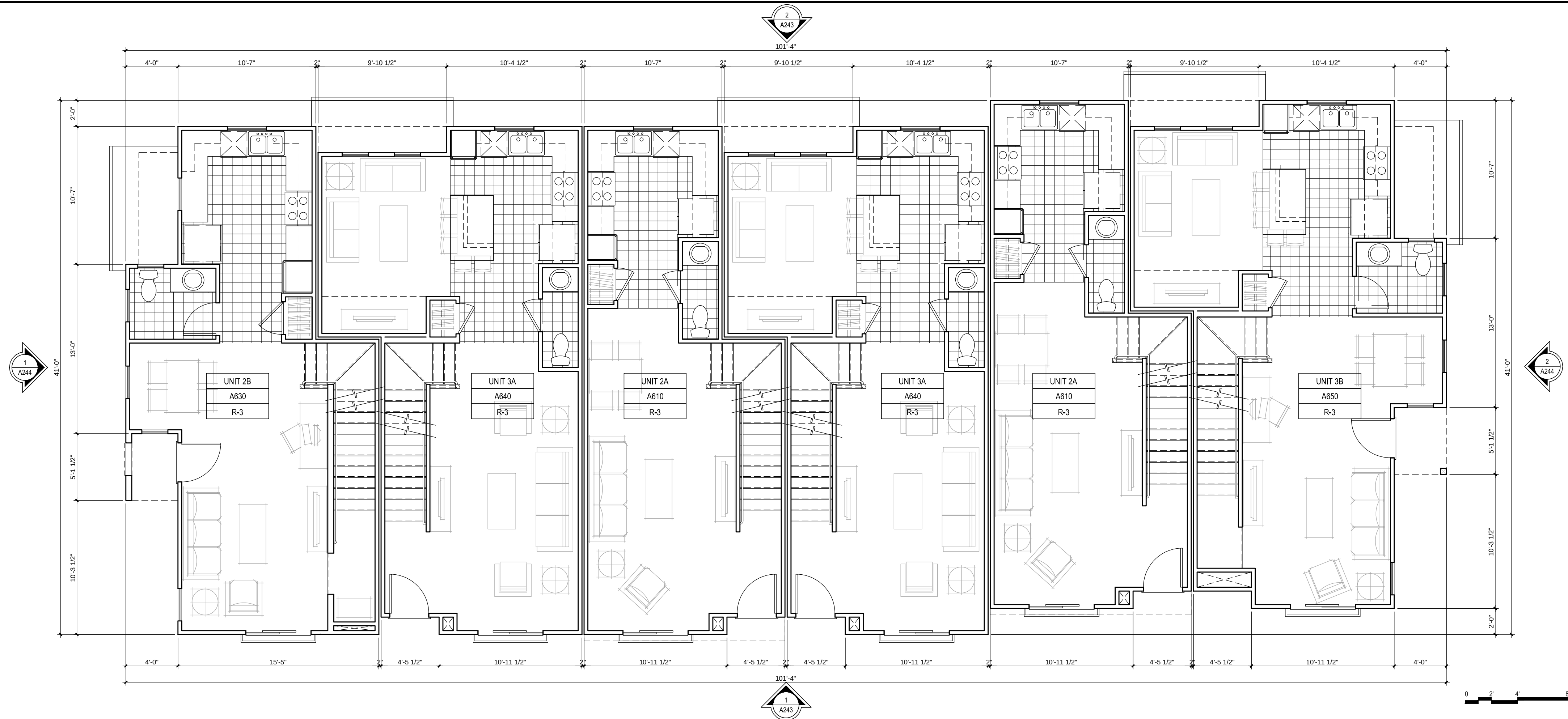
DALY CITY, CA

[illegible]

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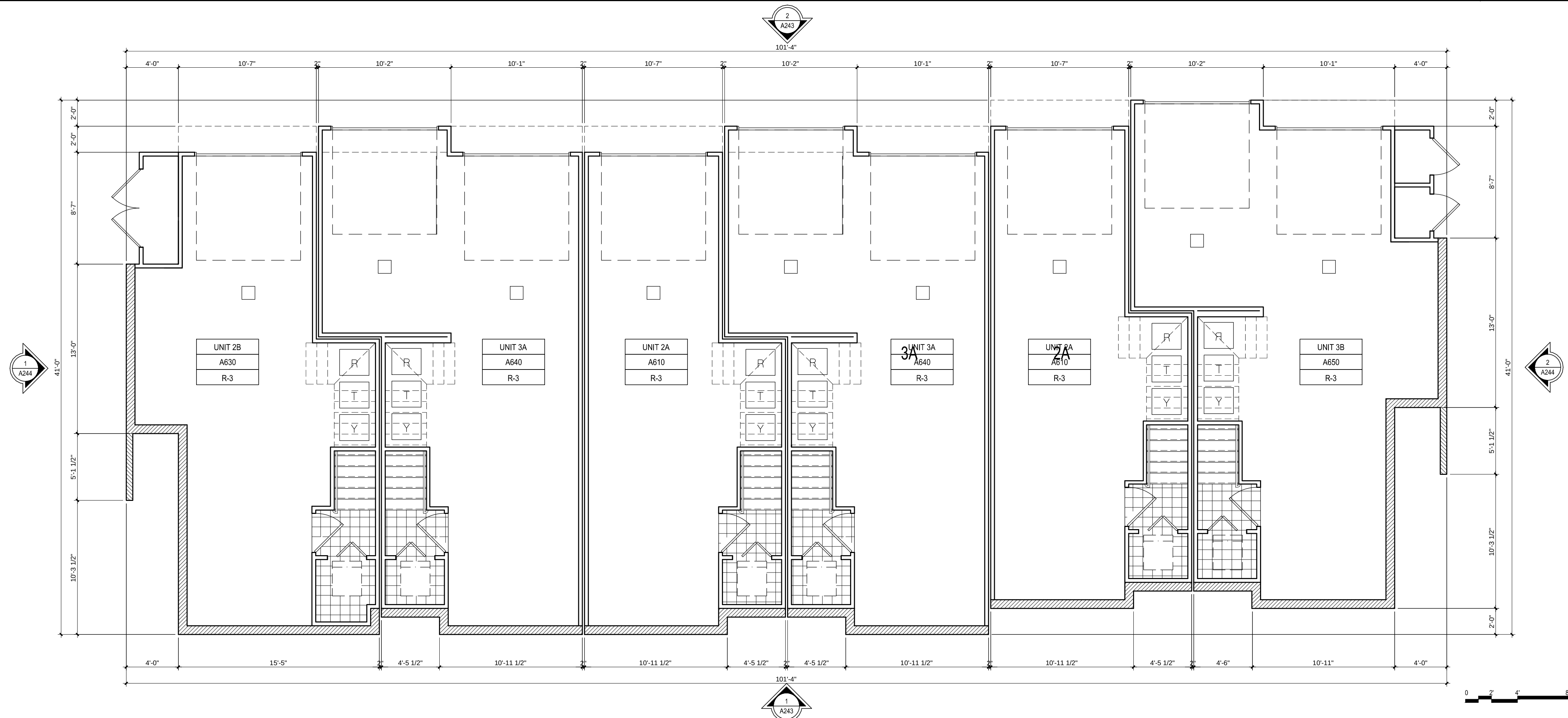
BLDG. 12 TYPE C -
GARAGE & FIRST
FLOOR PLAN

A241



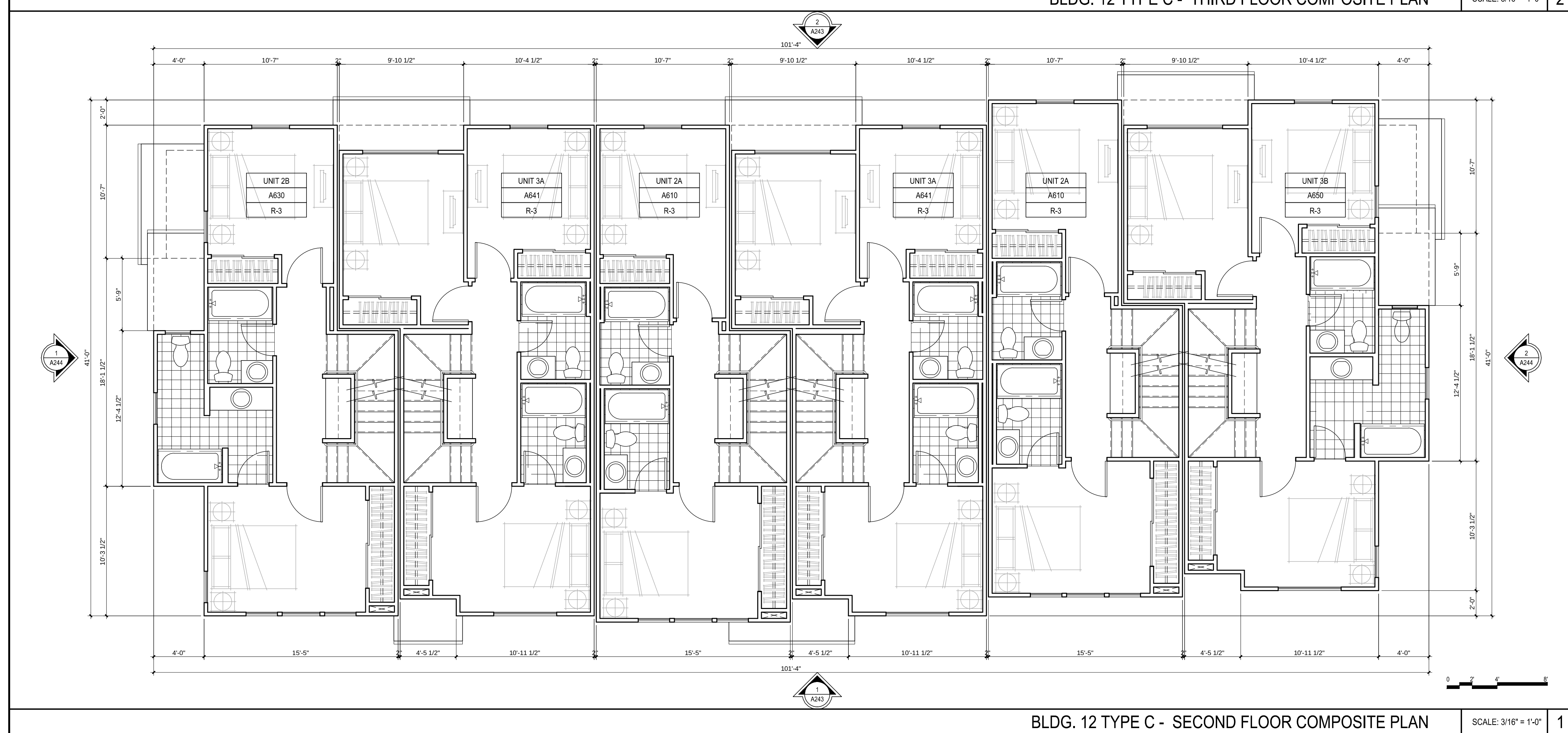
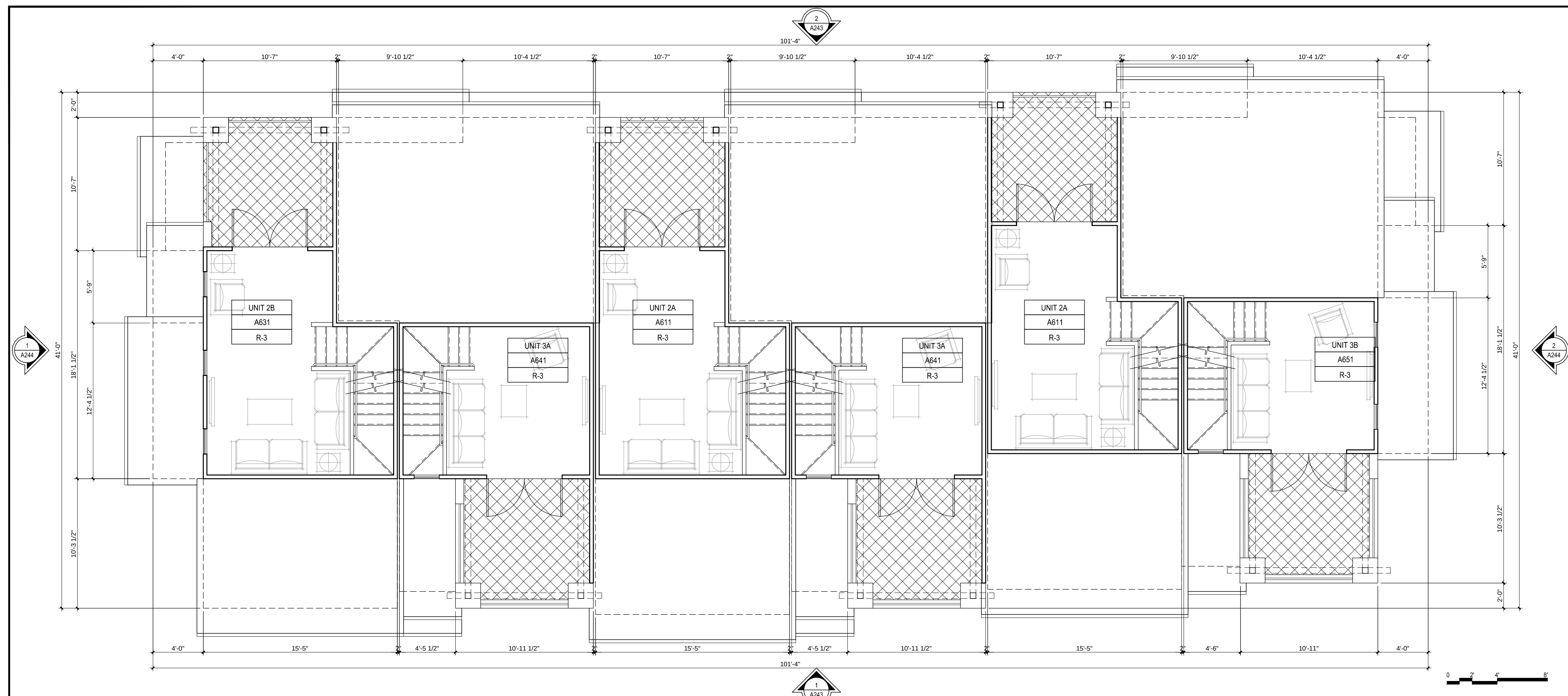
BLDG. 12 TYPE C - FIRST FLOOR COMPOSITE PLAN

SCALE: 3/16" = 1'-0" 2

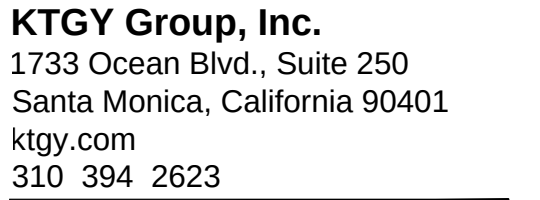


BLDG. 12 TYPE C - GARAGE FLOOR COMPOSITE PLAN

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



A242



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

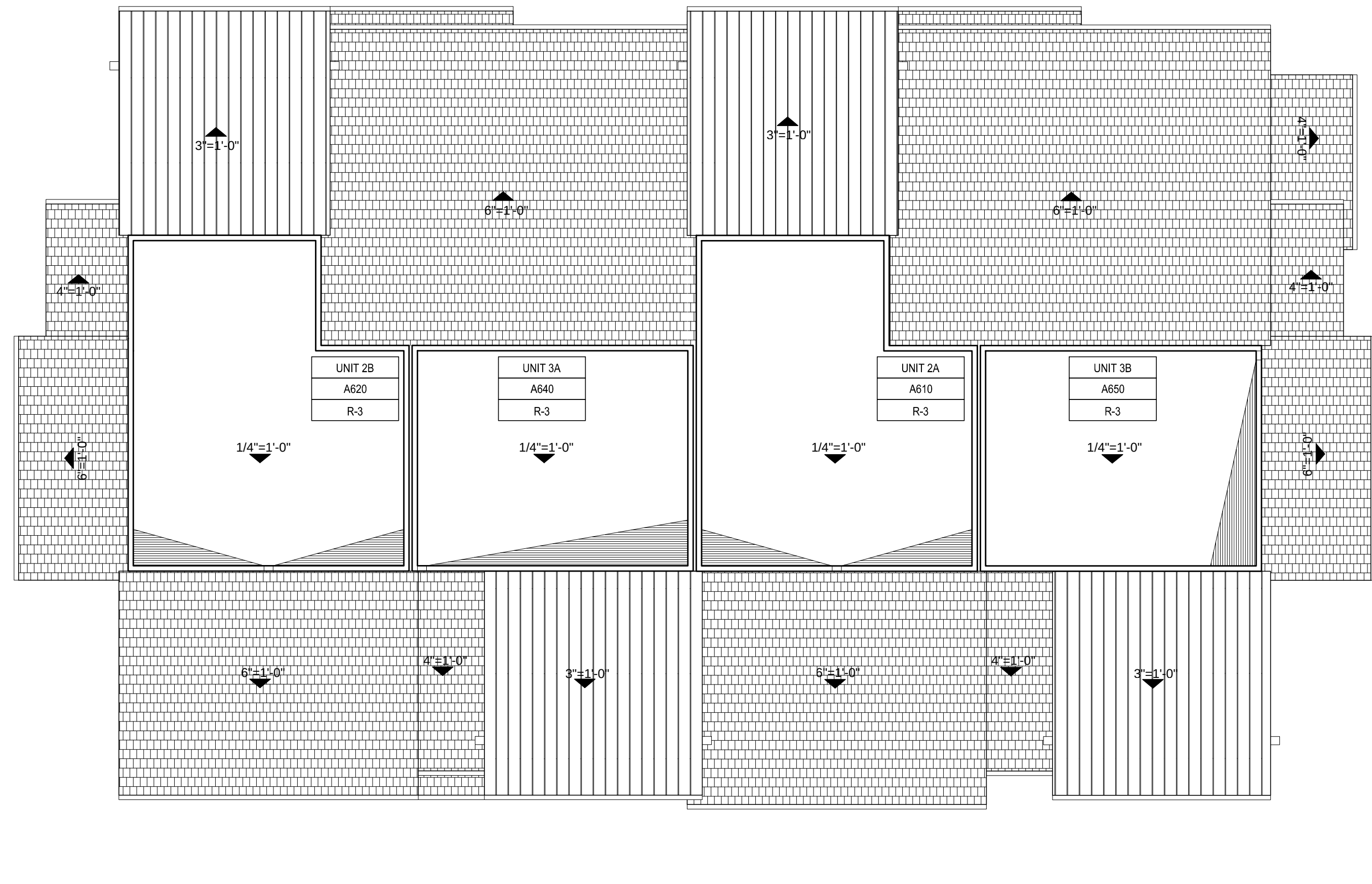
GARDEN VALLEY
DALY CITY, CA

[illegible]

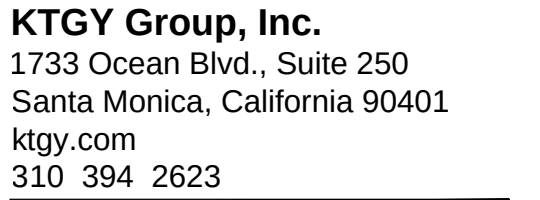
It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

BLDG. 13 TYPE D -
ROOF PLAN

A250



BLDG. 13 TYPE D - ROOF PLAN	SCALE: 3/16" = 1'-0"	2
-----------------------------	----------------------	---



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY
DALY CITY, CA

[illegible]

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

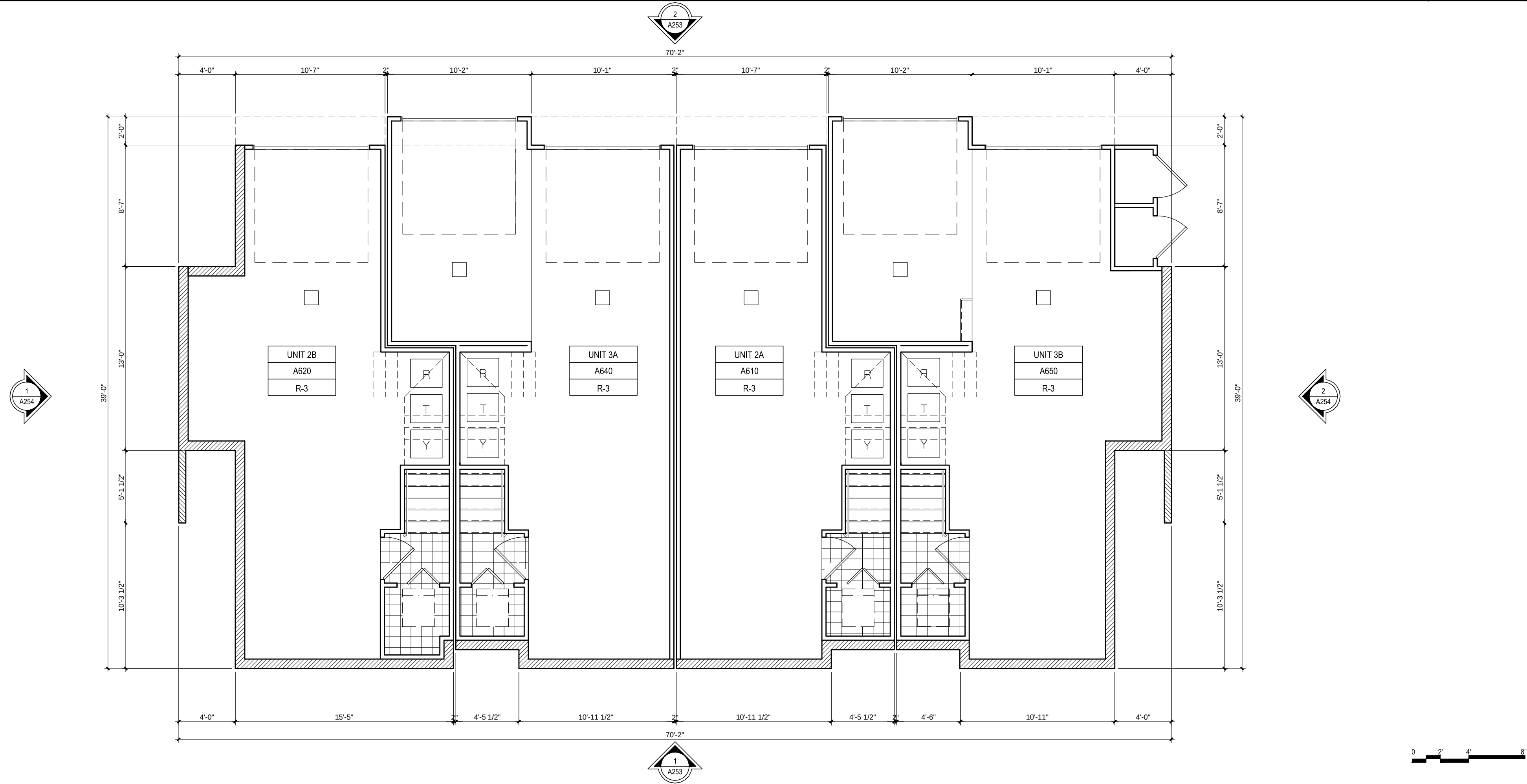
BLDG. 13 TYPE D -
GARAGE & FIRST
FLOOR PLAN

A251



BLDG. 13 TYPE D - FIRST FLOOR COMPOSITE PLAN

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



BLDG. 13 TYPE D - GARAGE FLOOR COMPOSITE PLAN

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



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

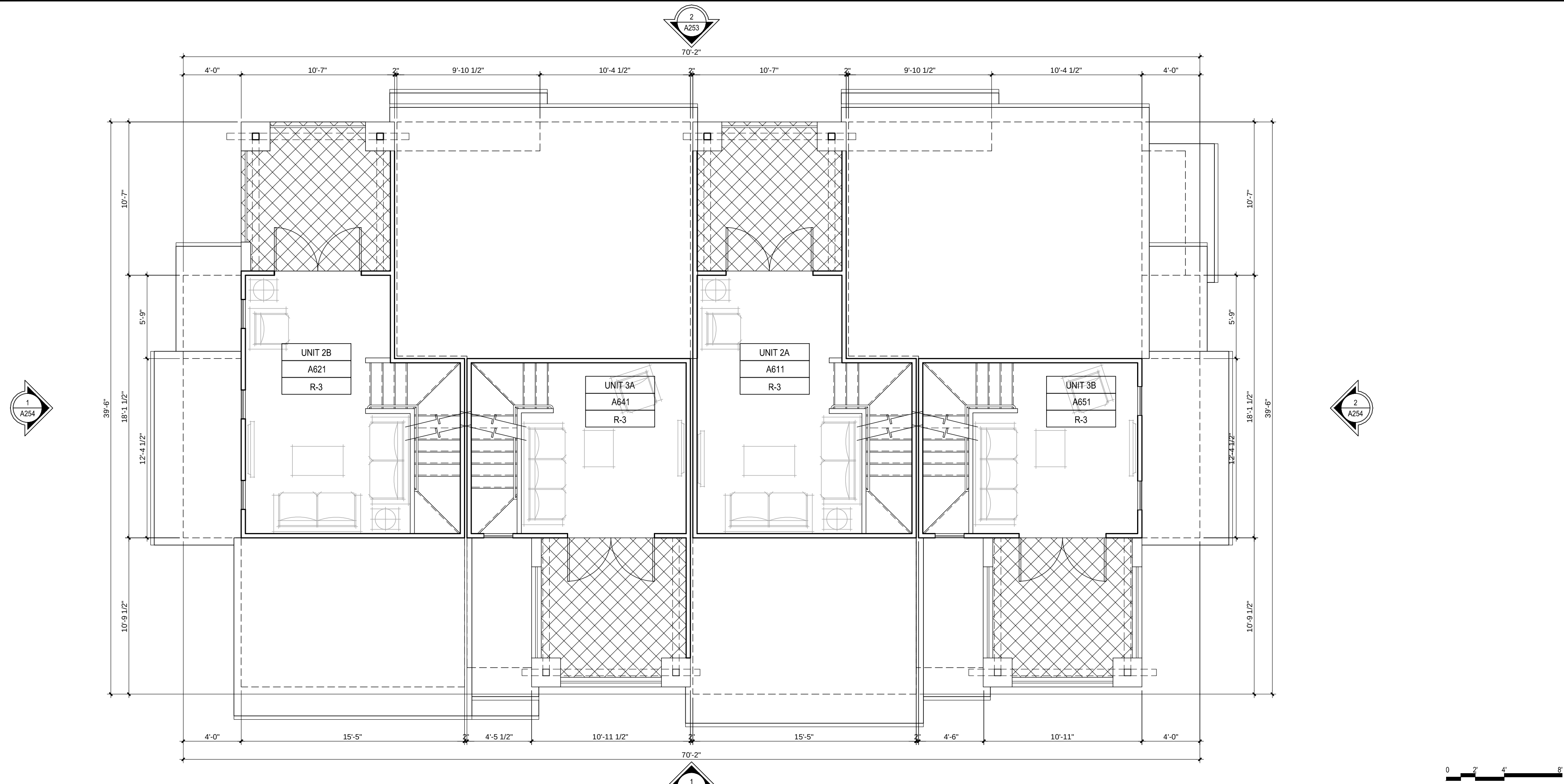
DALY CITY, CA

[illegible]

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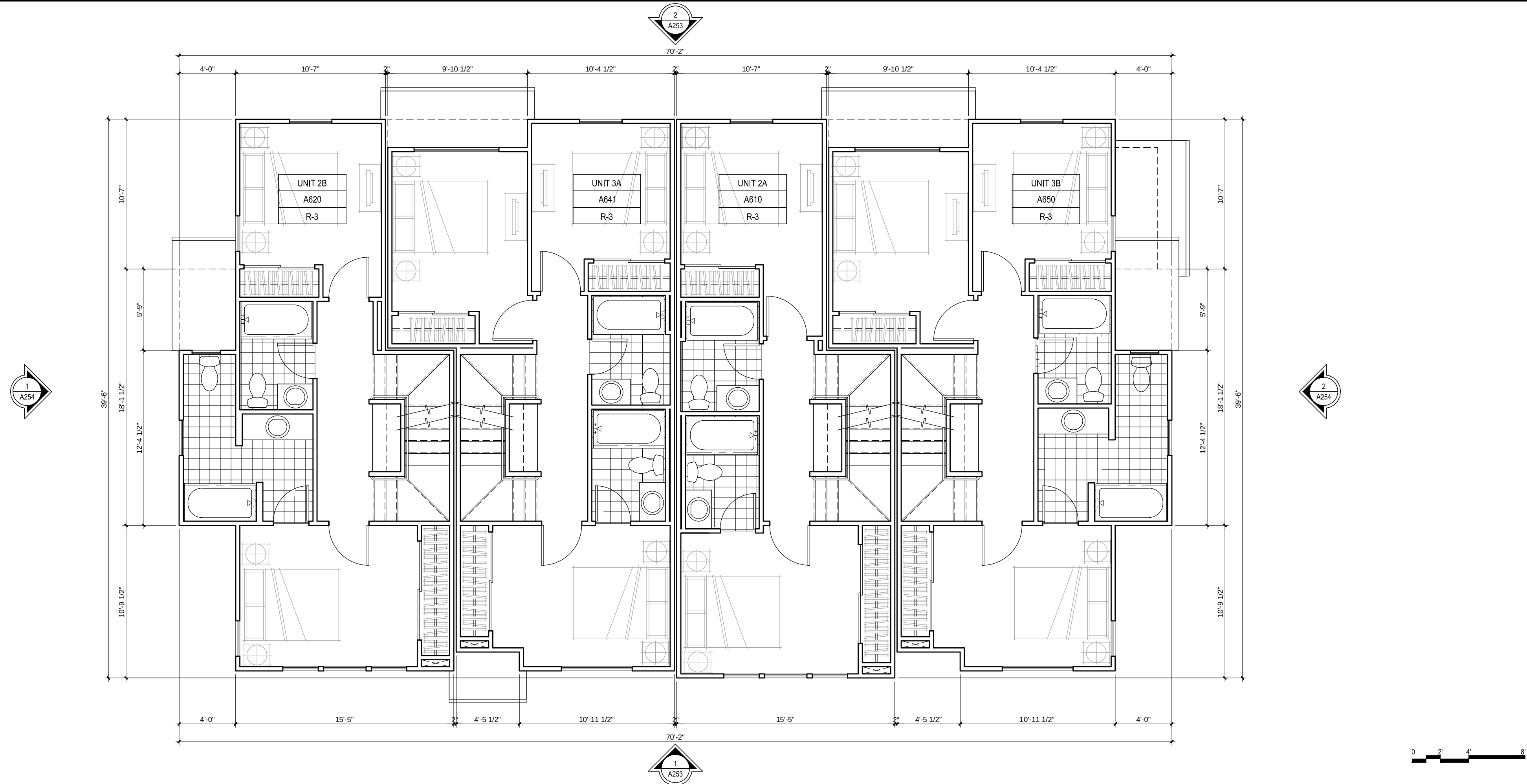
BLDG. 13 TYPE D -
SECOND & THIRD
FLOOR PLAN

A252



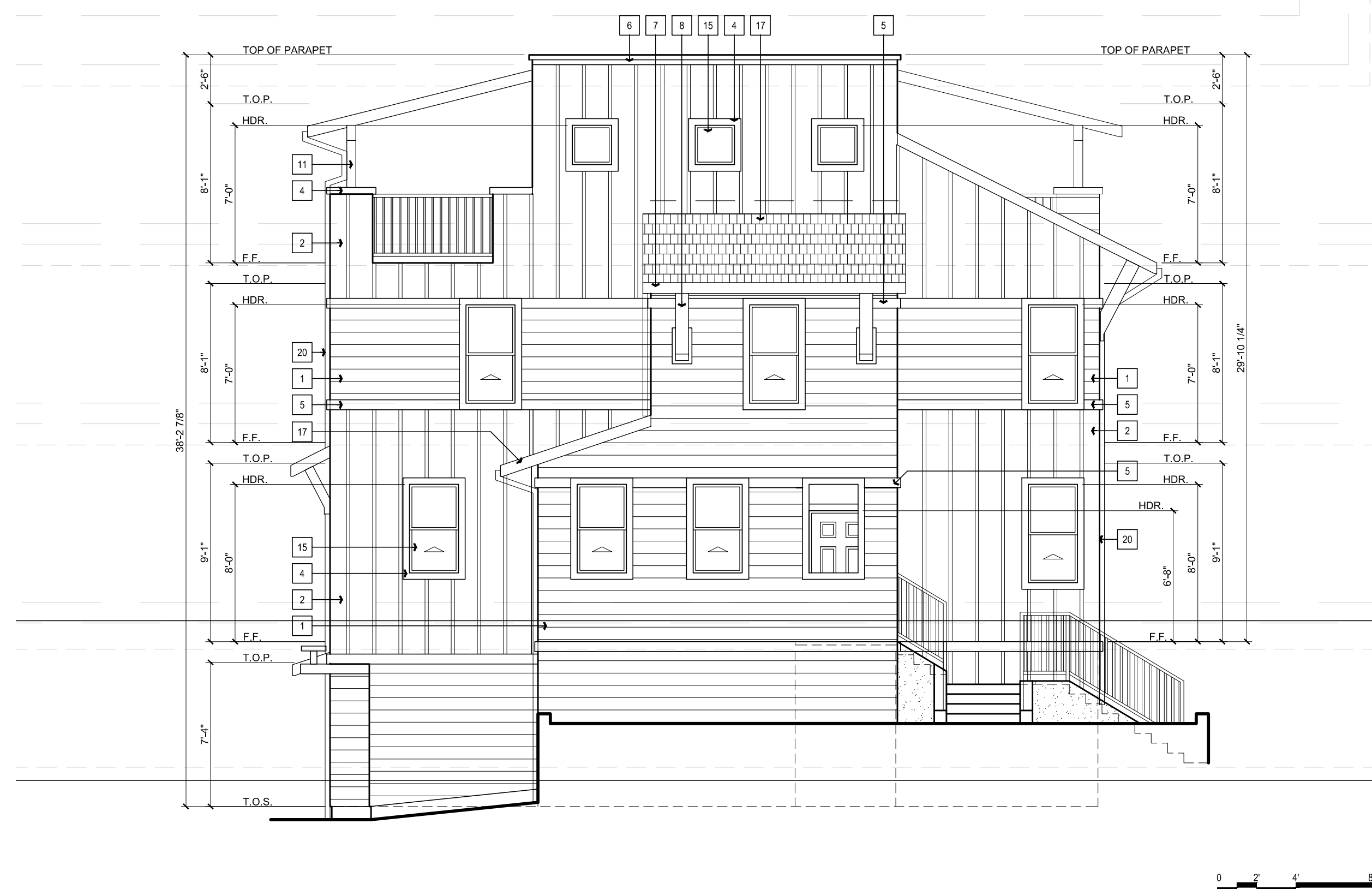
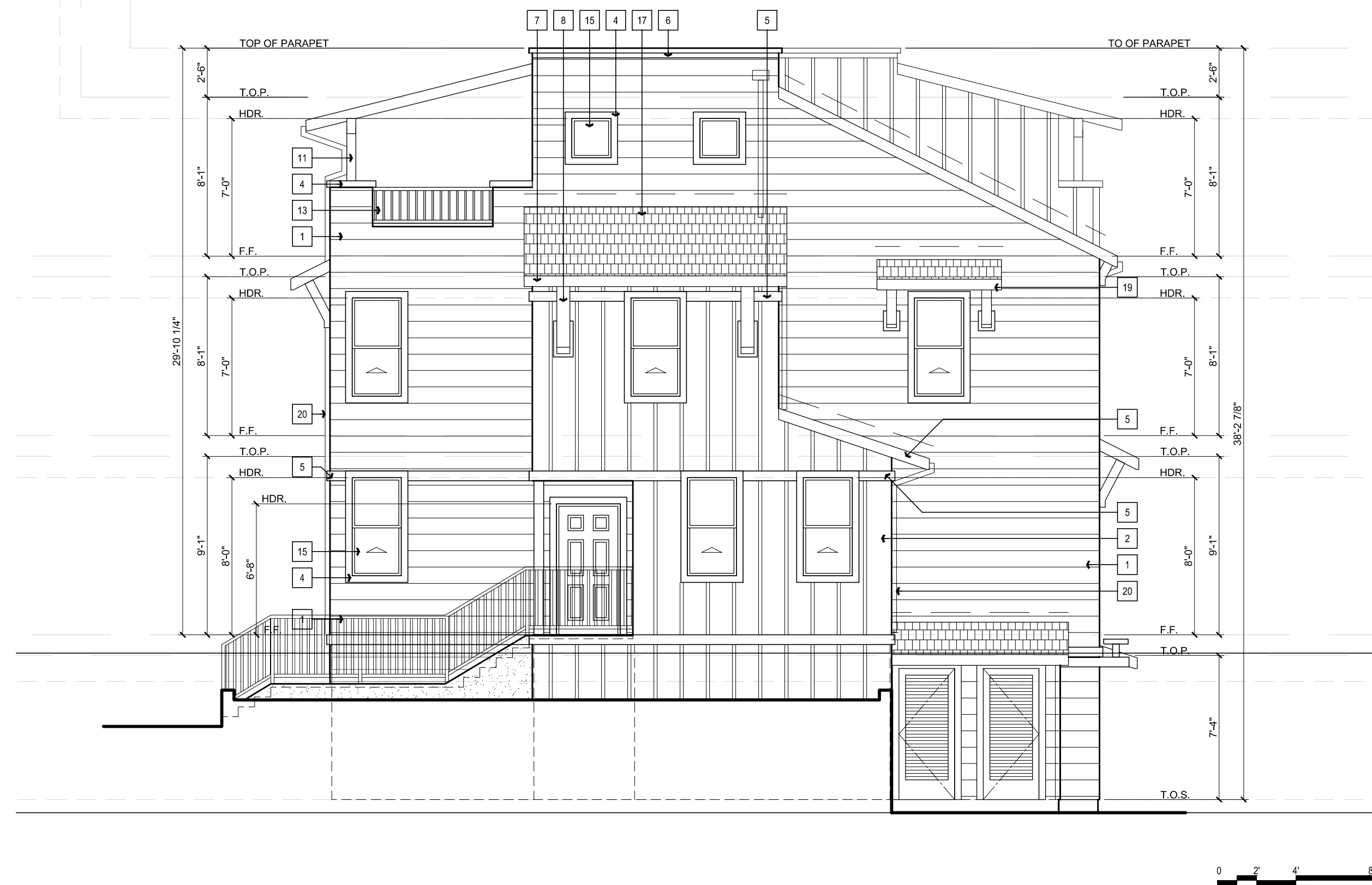
BLDG. 13 TYPE D - THIRD FLOOR COMPOSITE PLAN

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



BLDG. 13 TYPE D - SECOND FLOOR COMPOSITE PLAN

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



ELEVATION KEYNOTES

- | | |
|----|-------------------------------|
| 1 | FIBER CEMENT SIDING |
| 2 | FIBER CEMENT BOARD & BATTEN |
| 3 | FIBER CEMENT DUTCH LAP SIDING |
| 4 | 4" FIBER CEMENT TRIM |
| 5 | 6" FIBER CEMENT TRIM |
| 6 | 3" O/ 6" FIBER CEMENT TRIM |
| 7 | WOOD FASCIA |
| 8 | WOOD KICKER |
| 9 | WOOD TRELLIS |
| 10 | WOOD CORBEL |
| 11 | RESAWN CEDAR POST & BEAM |
| 12 | EXPPOSED RAFTER TAILS |
| 13 | METAL RAILING |
| 14 | VINYL SLIDING GLASS DOOR |
| 15 | VINYL WINDOW |
| 16 | FIBERGLASS FRENCH DOOR |
| 17 | COMPOSITE SHINGLE ROOFING |
| 18 | STANDING SEAM METAL ROOFING |
| 19 | SHED ROOF WITH WOOD KICKERS |
| 20 | ROOF DRAIN OR DOWNSPOUT |
| 21 | METAL LIGHT FIXTURE |



KTGY Group, Inc.
1733 Ocean Blvd., Suite 250
Santa Monica, California 90401
ktgy.com
310 394 2623

KTGY Project No: 20140065

Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

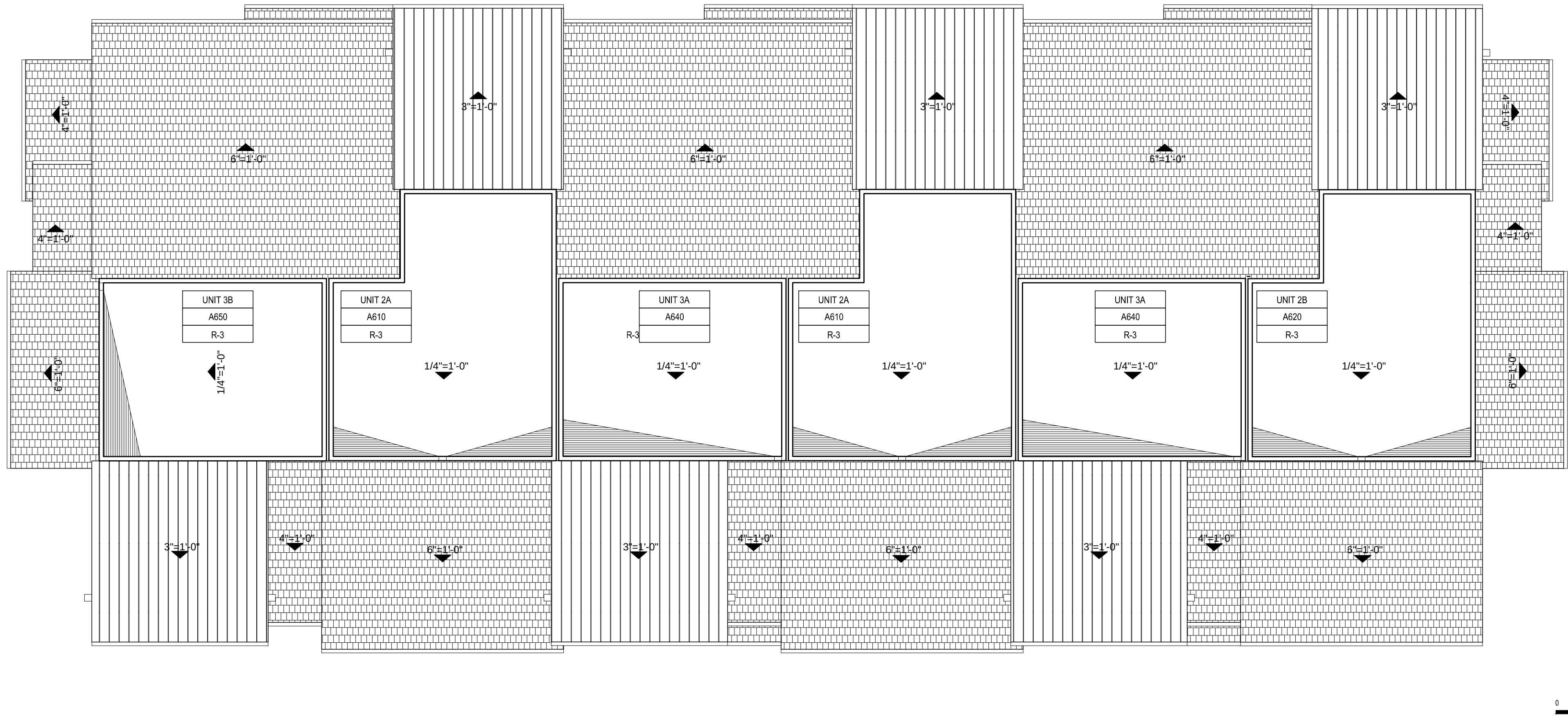
GARDEN VALLEY
DALY CITY, CA

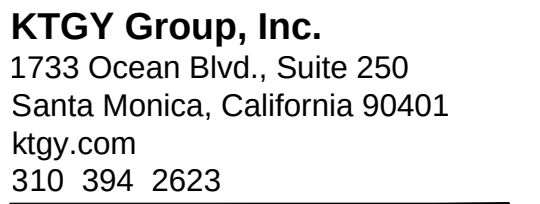
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BLDG. 13 TYPE D -
EXTERIOR
ELEVATIONS

A254





Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

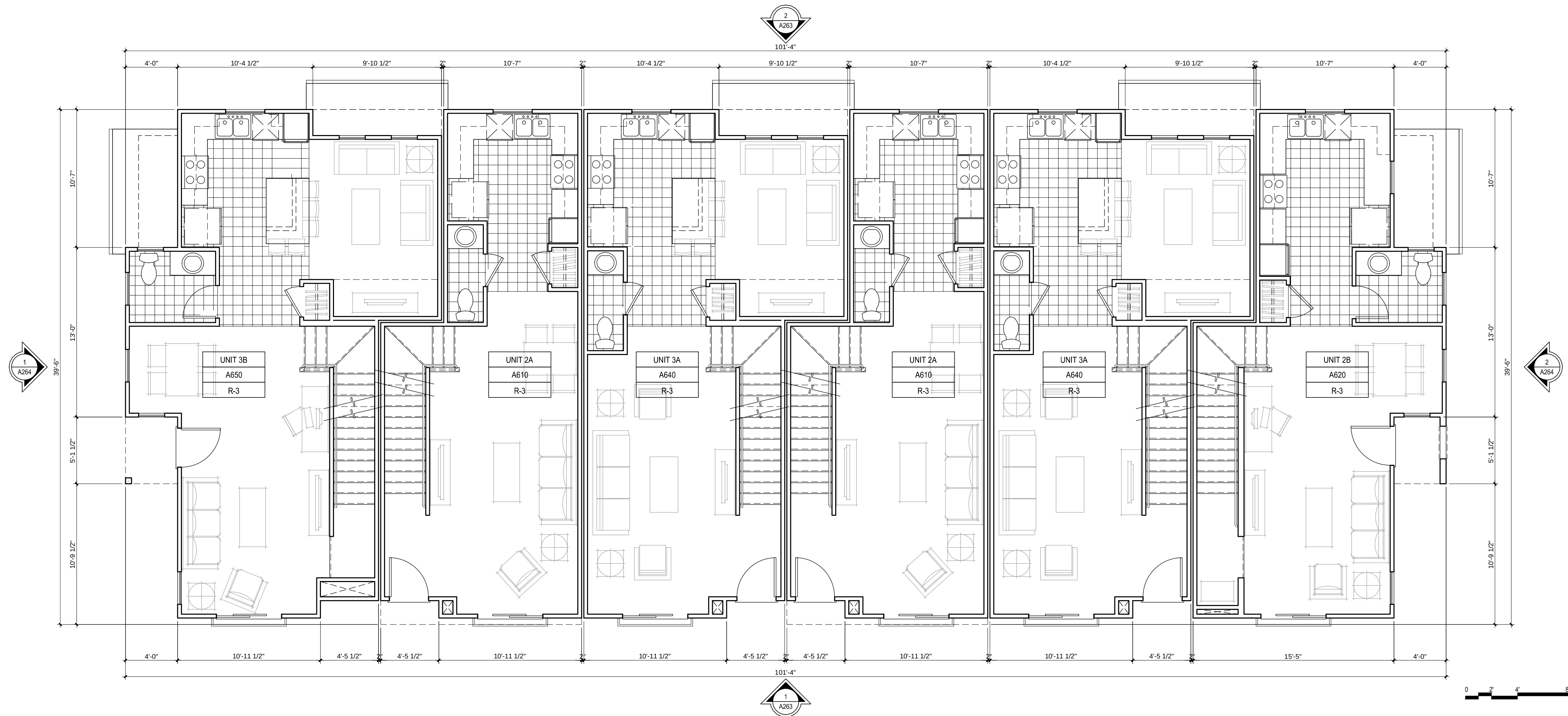
DALY CITY, CA

[illegible]

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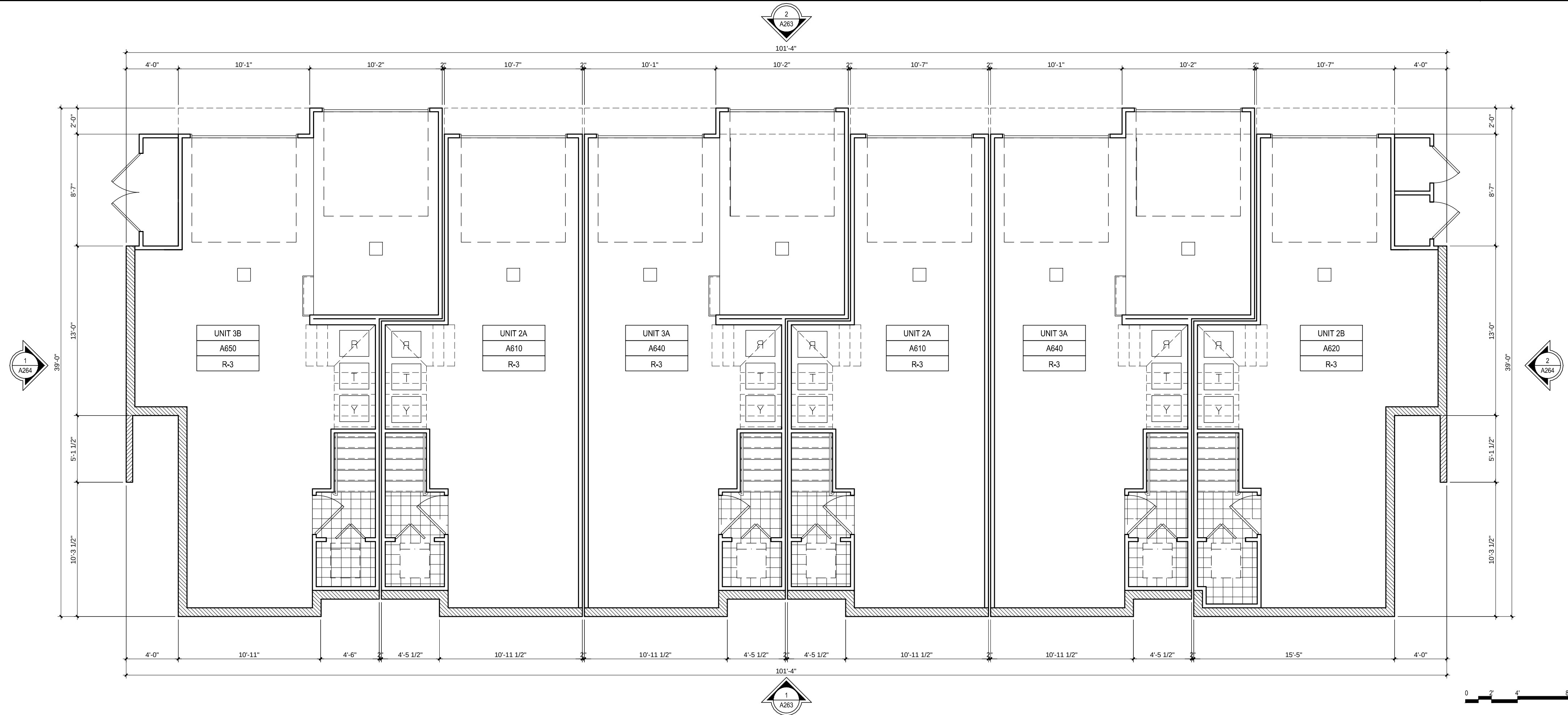
BLDG. 1, 6, 7 & 8 TYPE
E - GARAGE & FIRST
FLOOR PLAN

A261



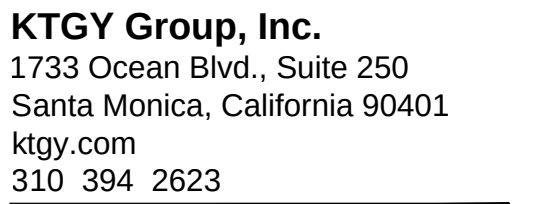
BLDG. 1, 6, 7 & 8 TYPE E - FIRST FLOOR COMPOSITE PLAN

SCALE: 3/16" = 1'-0" 2



BLDG. 1, 6, 7 & 8 TYPE E - GARAGE FLOOR COMPOSITE PLAN

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



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Developer

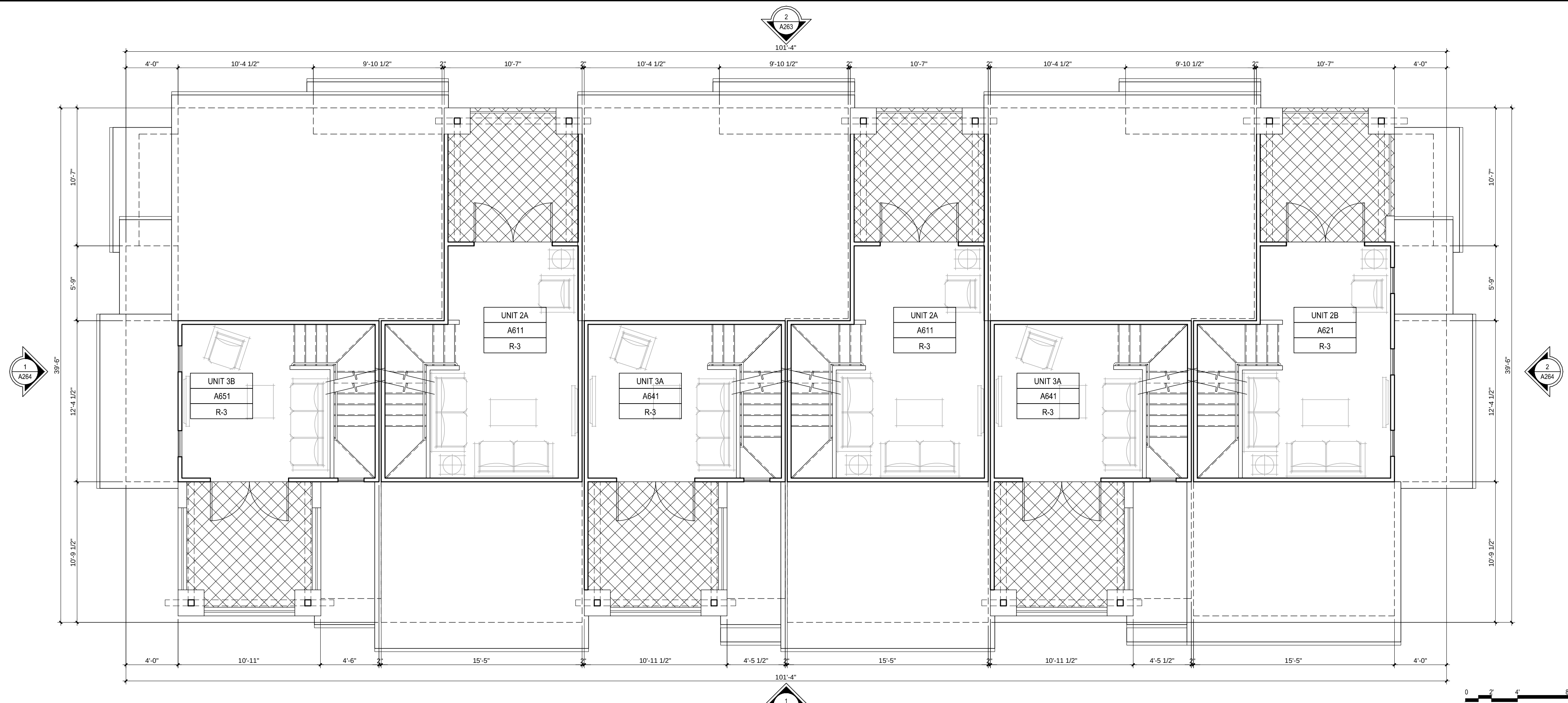
GARDEN VALLEY
DALY CITY, CA

[illegible]

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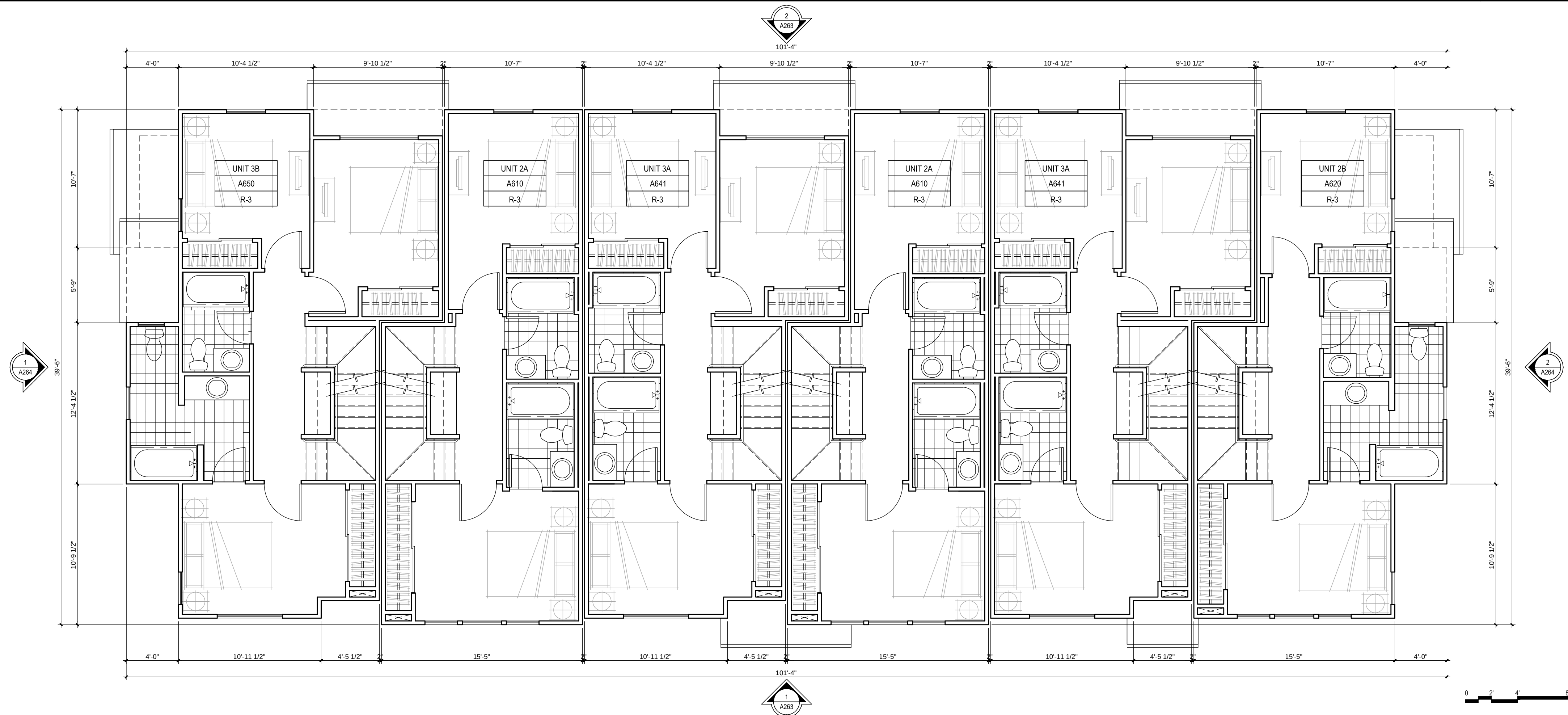
BLDG. 1, 6, 7 & 8 TYPE
E - SECOND & THIRD
FLOOR PLAN

A262



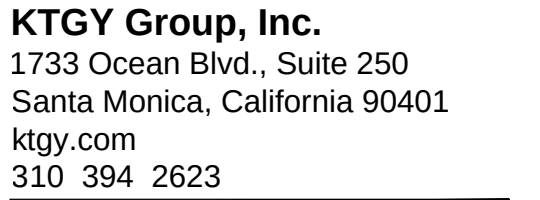
BLDG. 1, 6, 7 & 8 TYPE E - THIRD FLOOR COMPOSITE PLAN

SCALE: 3/16" = 1'-0" 2



BLDG. 1, 6, 7 & 8 TYPE E - SECOND FLOOR COMPOSITE PLAN

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



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

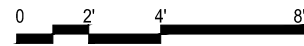
Principal: Manny Gonzalez
Project Designer: Ryan Flautz



UNIT 2A - INTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0" | 4

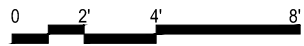
4



SECOND FLOOR PLAN

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

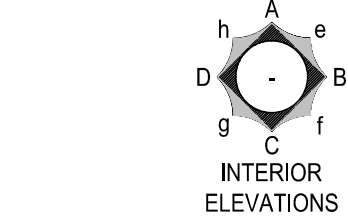
3



FIRST FLOOR PLAN

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

2



GARAGE & GROUND FLOOR PLAN

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

1

FLOOR PLAN AREAS

<u>PLAN 2A:</u>	
GROUND FLOOR:	60 SQ. FT.
FIRST FLOOR:	516 SQ. FT.
SECOND FLOOR:	530 SQ. FT.
THIRD FLOOR:	228 SQ. FT.
TOTAL LIVING SPACE:	1,334 SQ. FT.
TOTAL GARAGE SPACE:	435 SQ. FT.
TOTAL EXTERIOR COVERED DECK	109 SQ. FT.
TOTAL COMBINED:	1,878 SQ. FT.

UNIT 2A - GARAGE,
FIRST & SECOND
FLOOR PLAN & INT.
ELEV.

A610

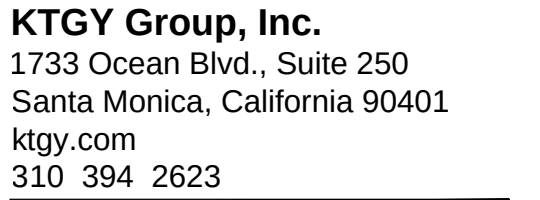
Developer

GARDEN VALLEY
DALY CITY, CA

[illegible]

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Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

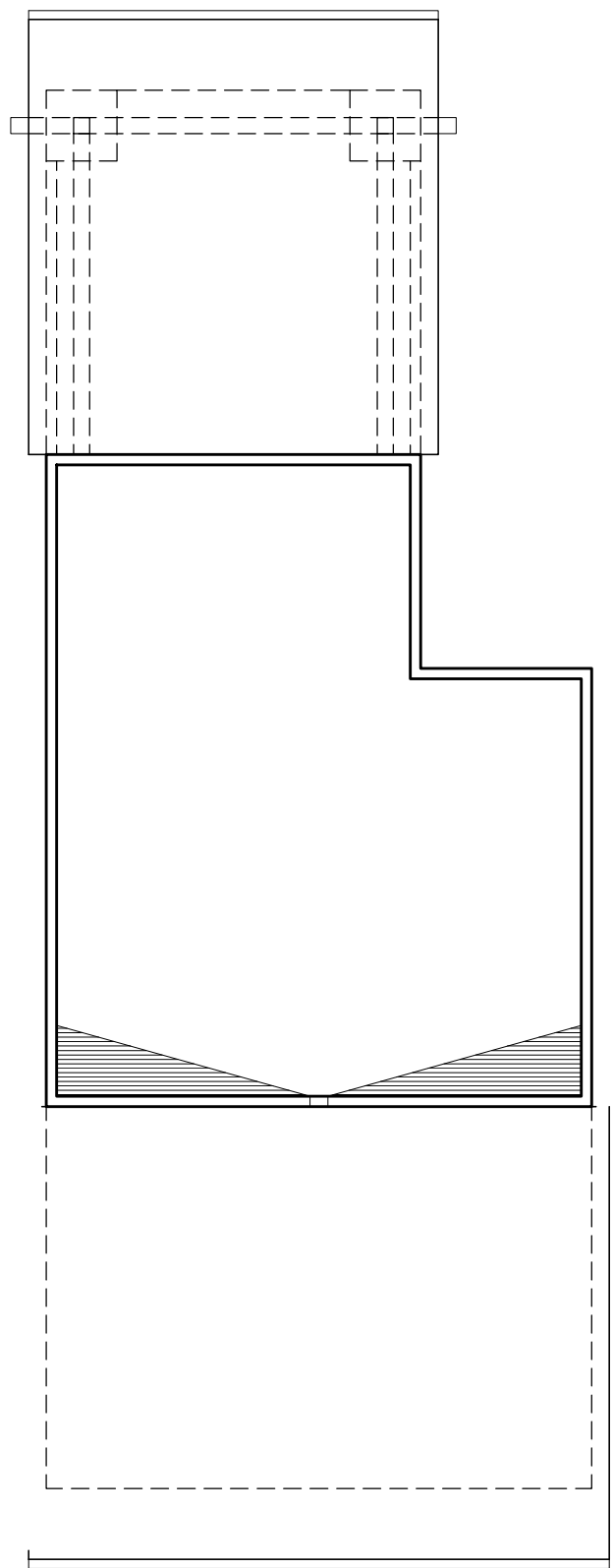
DALY CITY, CA

[illegible]

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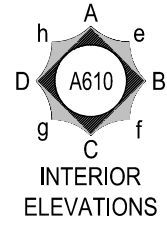
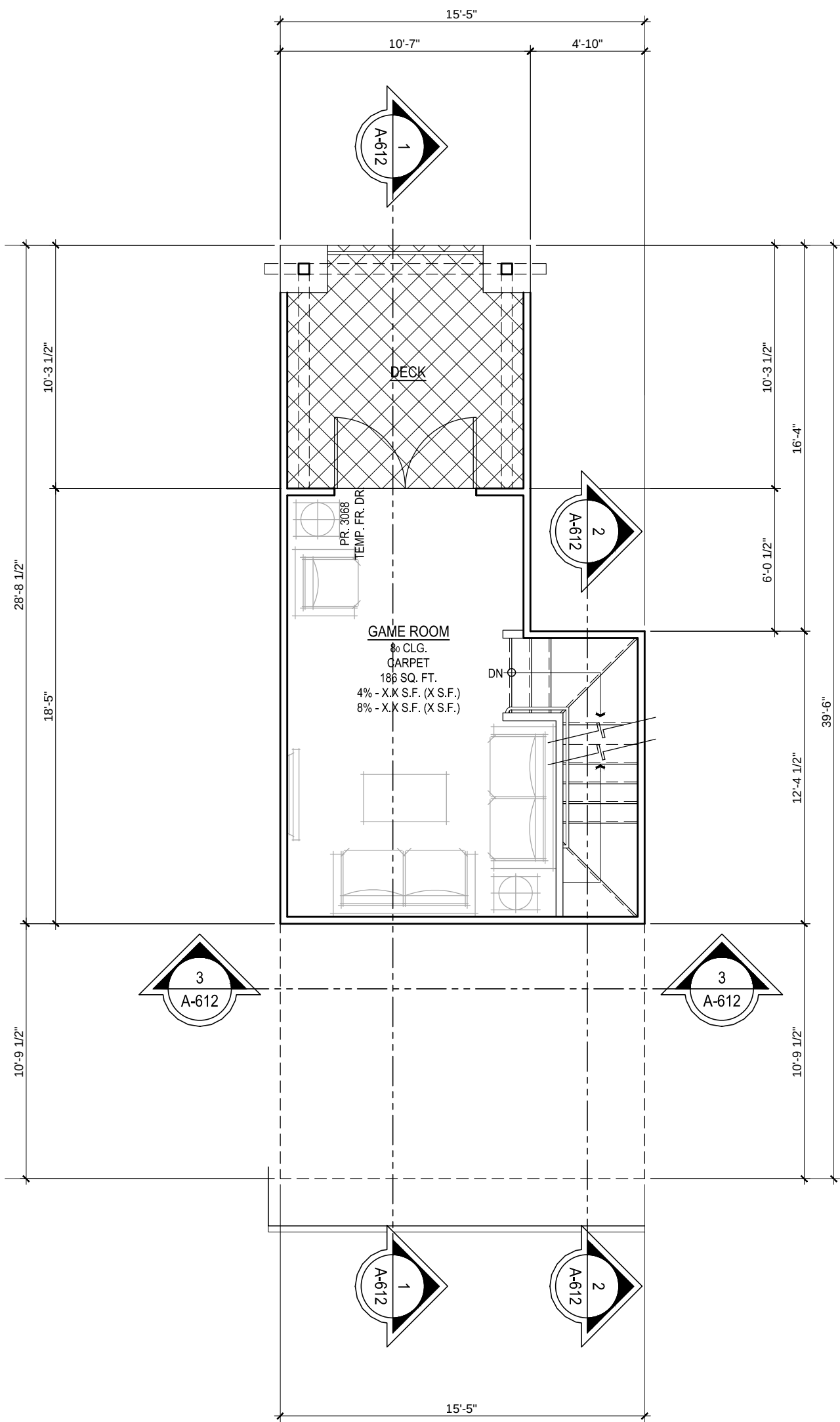
UNIT 2A - THIRD FLOOR PLAN & ROOF PLAN

A611



ROOF PLAN

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



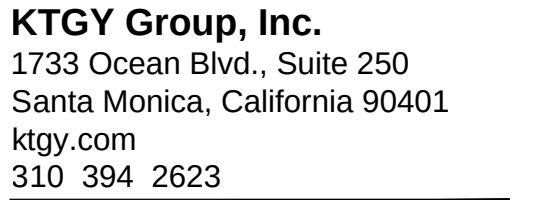
INTERIOR ELEVATIONS

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

FLOOR PLAN AREAS

<u>PLAN 2A:</u>	
GROUND FLOOR:	60 SQ. FT.
FIRST FLOOR:	516 SQ. FT.
SECOND FLOOR:	530 SQ. FT.
THIRD FLOOR:	228 SQ. FT.
TOTAL LIVING SPACE:	1,334 SQ. FT.
TOTAL GARAGE SPACE:	435 SQ. FT.
TOTAL EXTERIOR COVERED DECK	109 SQ. FT.
TOTAL COMBINED:	1,878 SQ. FT.

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Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

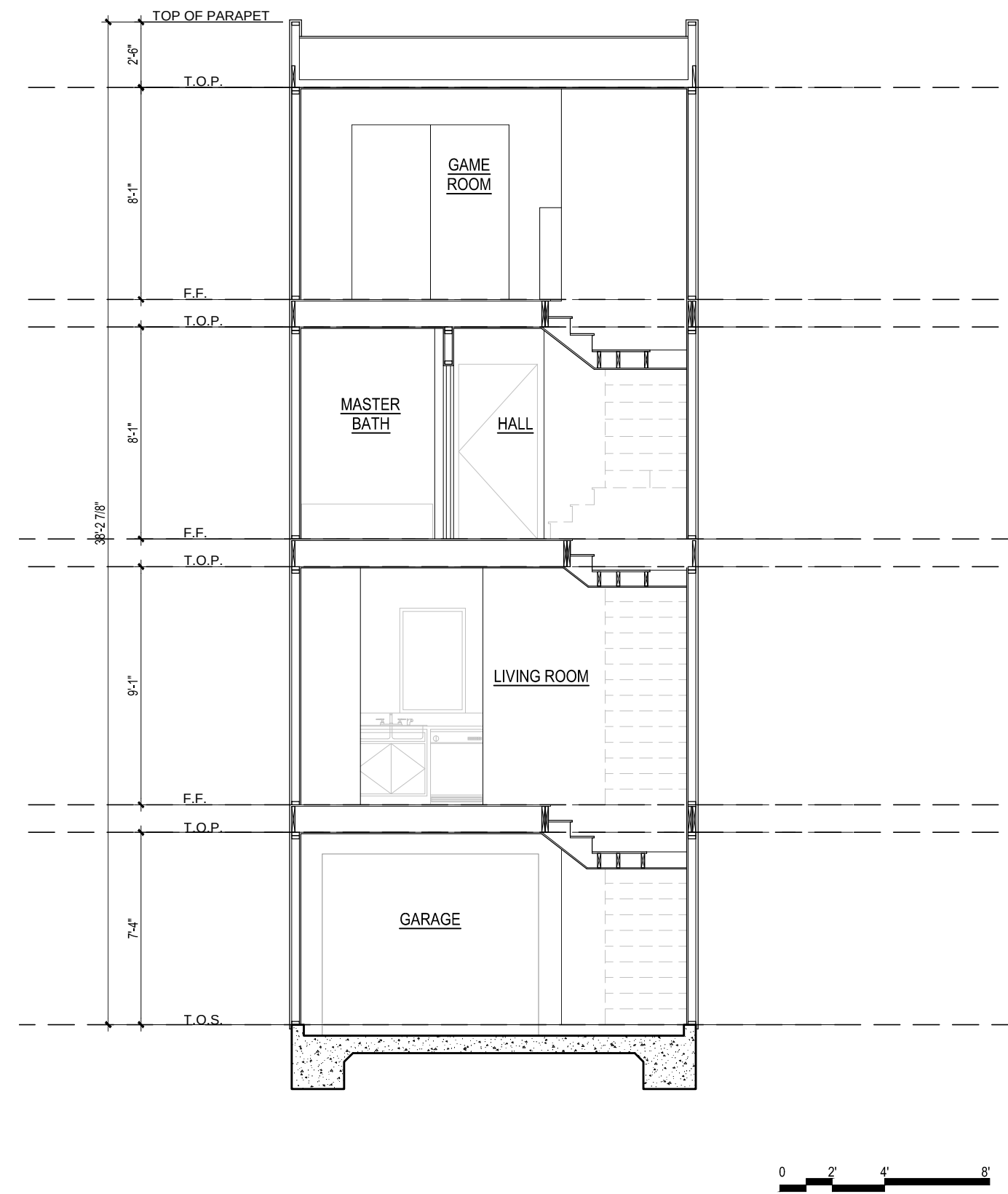
GARDEN VALLEY
DALY CITY, CA

[illegible]

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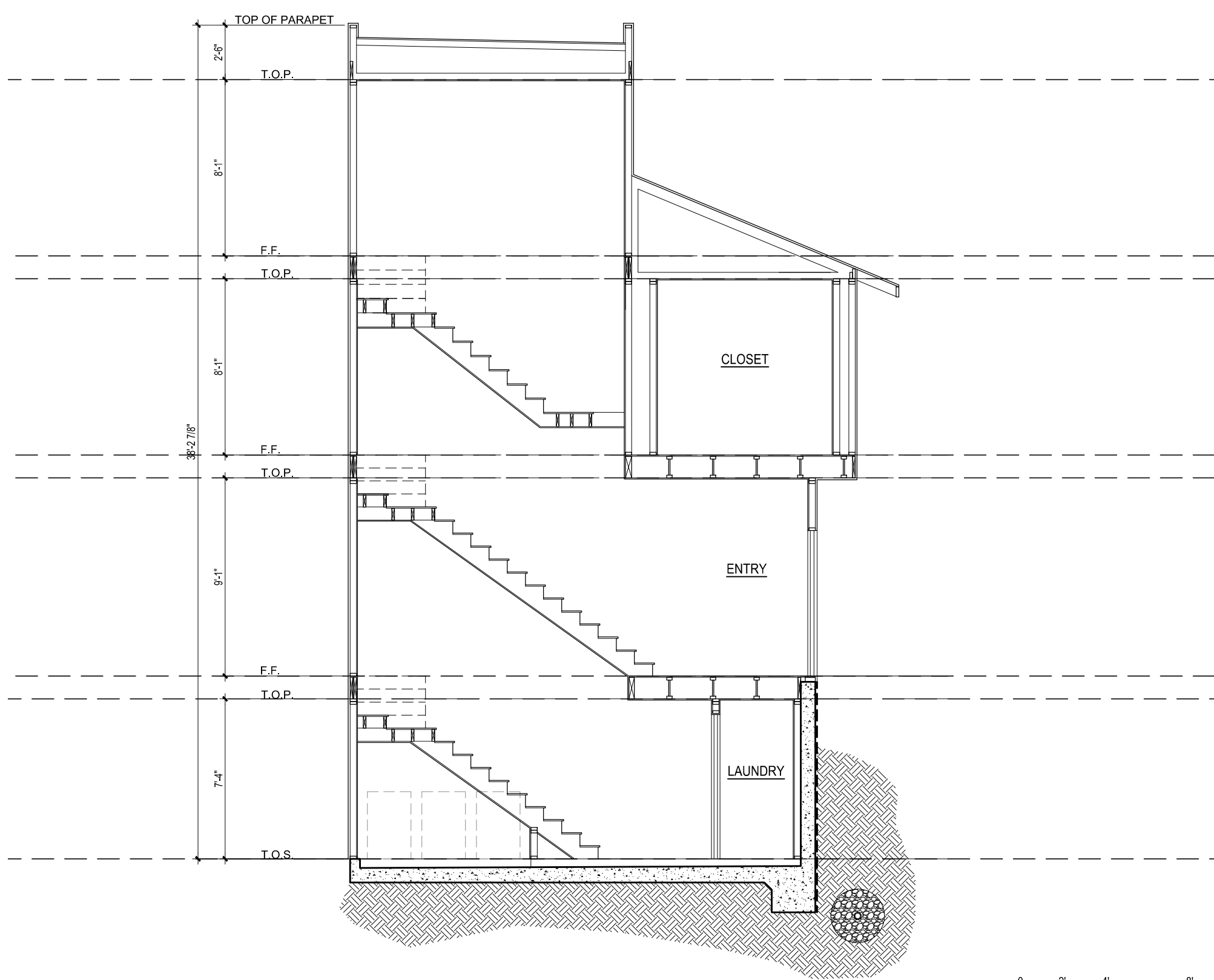
UNIT 2A - SECTIONS &
STAIR SECTIONS

A612



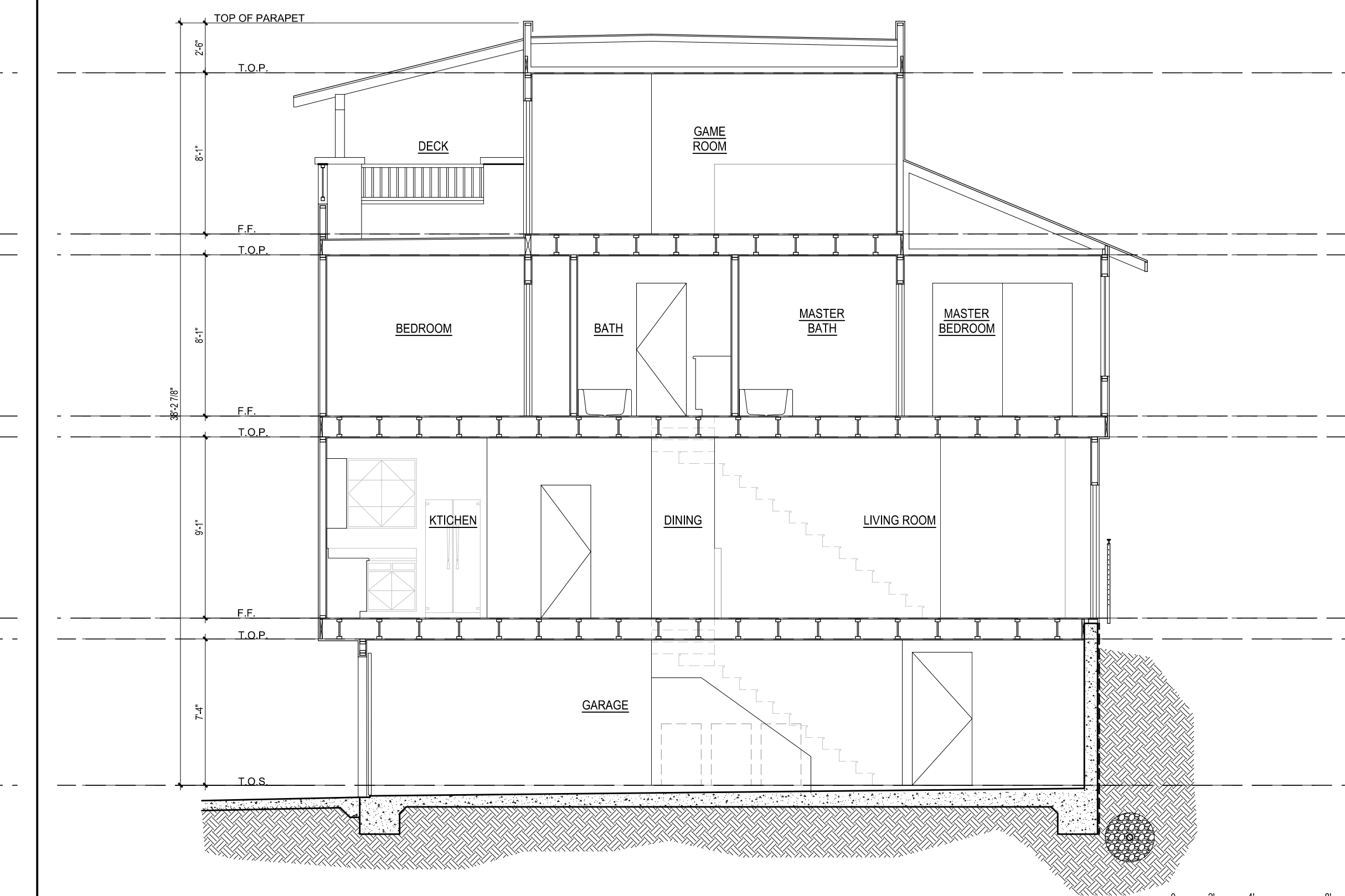
UNIT 2A - SECTIONS

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



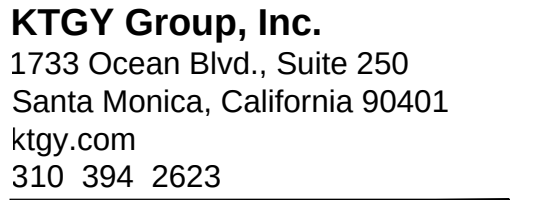
UNIT 2A - SECTIONS

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



UNIT 2A - SECTIONS

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



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

GARDEN VALLEY

DALY CITY, CA

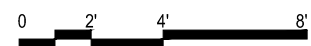
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UNIT 2A ALT. -
GARAGE, FIRST &
SECOND FLOOR PLAN
& INT. ELEV.

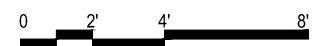
A620



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



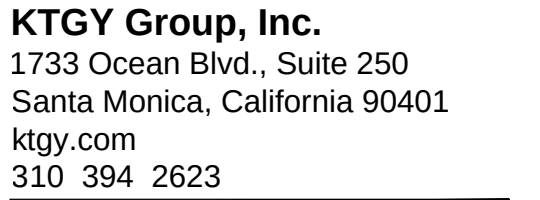
SCALE: 3/16" = 1'-0" | 2



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

<u>PLAN 2A+ALT:</u>	
GROUND FLOOR:	67 SQ. FT.
FIRST FLOOR:	536 SQ. FT.
SECOND FLOOR:	550 SQ. FT.
THIRD FLOOR:	236 SQ. FT.
TOTAL LIVING SPACE:	1,389 SQ. FT.
TOTAL GARAGE SPACE:	447 SQ. FT.
TOTAL EXTERIOR COVERED DECK	113 SQ. FT.
TOTAL COMBINED:	1,949 SQ. FT.

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Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

GARDEN VALLEY
DALY CITY, CA

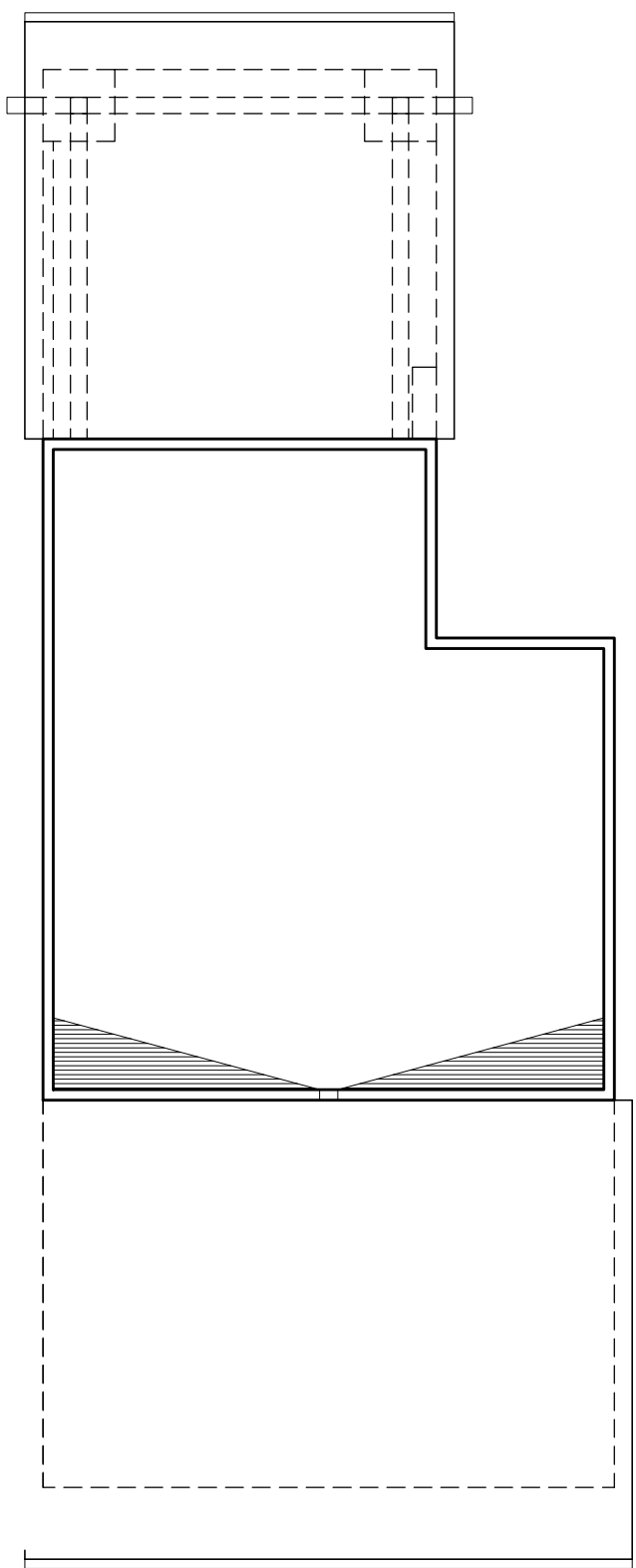
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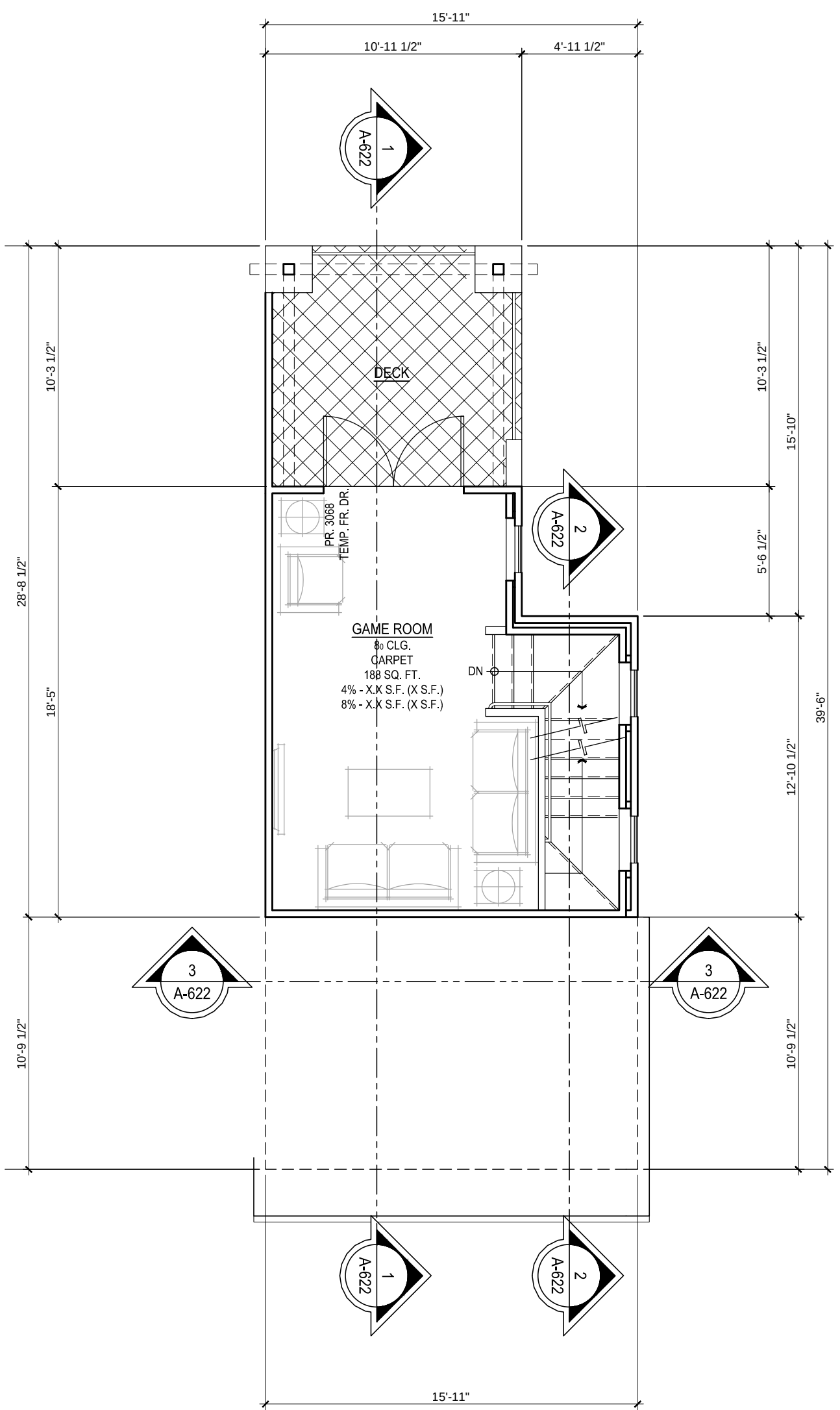
PLAN 2A-ALT:	
GROUND FLOOR:	67 SQ. FT.
FIRST FLOOR:	536 SQ. FT.
SECOND FLOOR:	550 SQ. FT.
THIRD FLOOR:	236 SQ. FT.
TOTAL LIVING SPACE:	1,389 SQ. FT.
TOTAL GARAGE SPACE:	447 SQ. FT.
TOTAL EXTERIOR COVERED DECK	113 SQ. FT.
TOTAL COMBINED:	1,949 SQ. FT.

UNIT 2A ALT. - THIRD
FLOOR PLAN & ROOF
PLAN

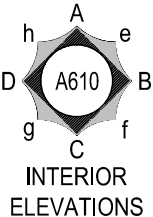
A621



ROOF PLAN

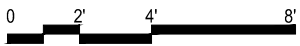


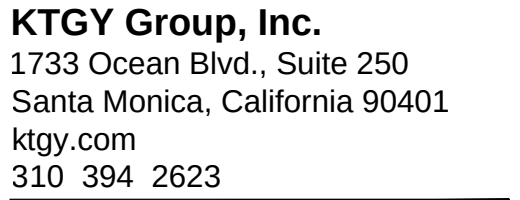
REFER TO SHEET A610 FOR INTERIOR ELEVATIONS



INTERIOR ELEVATIONS

THIRD FLOOR PLAN





Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

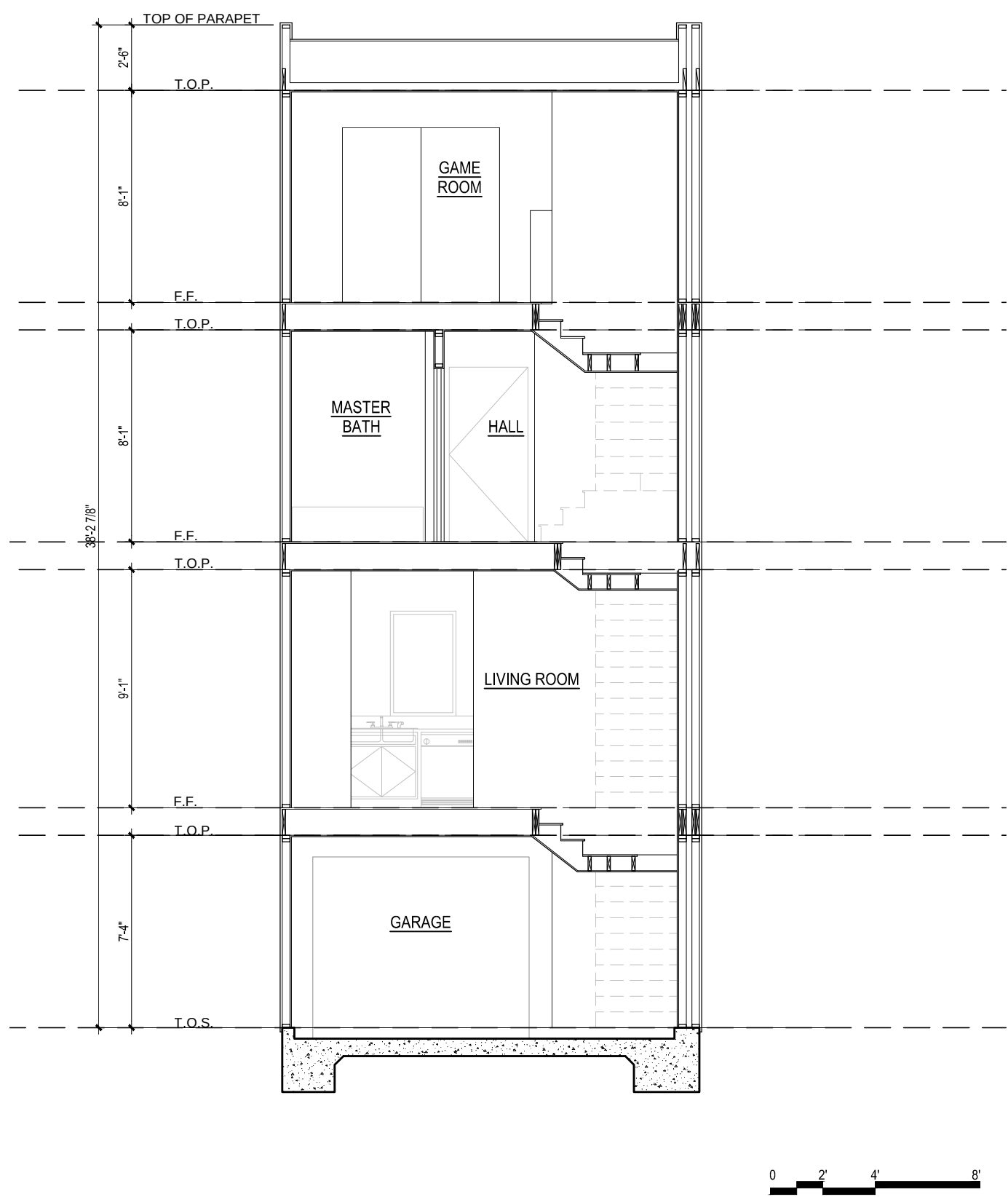
DALY CITY, CA

[illegible]

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UNIT 2A ALT. - SECTIONS & STAIR SECTIONS

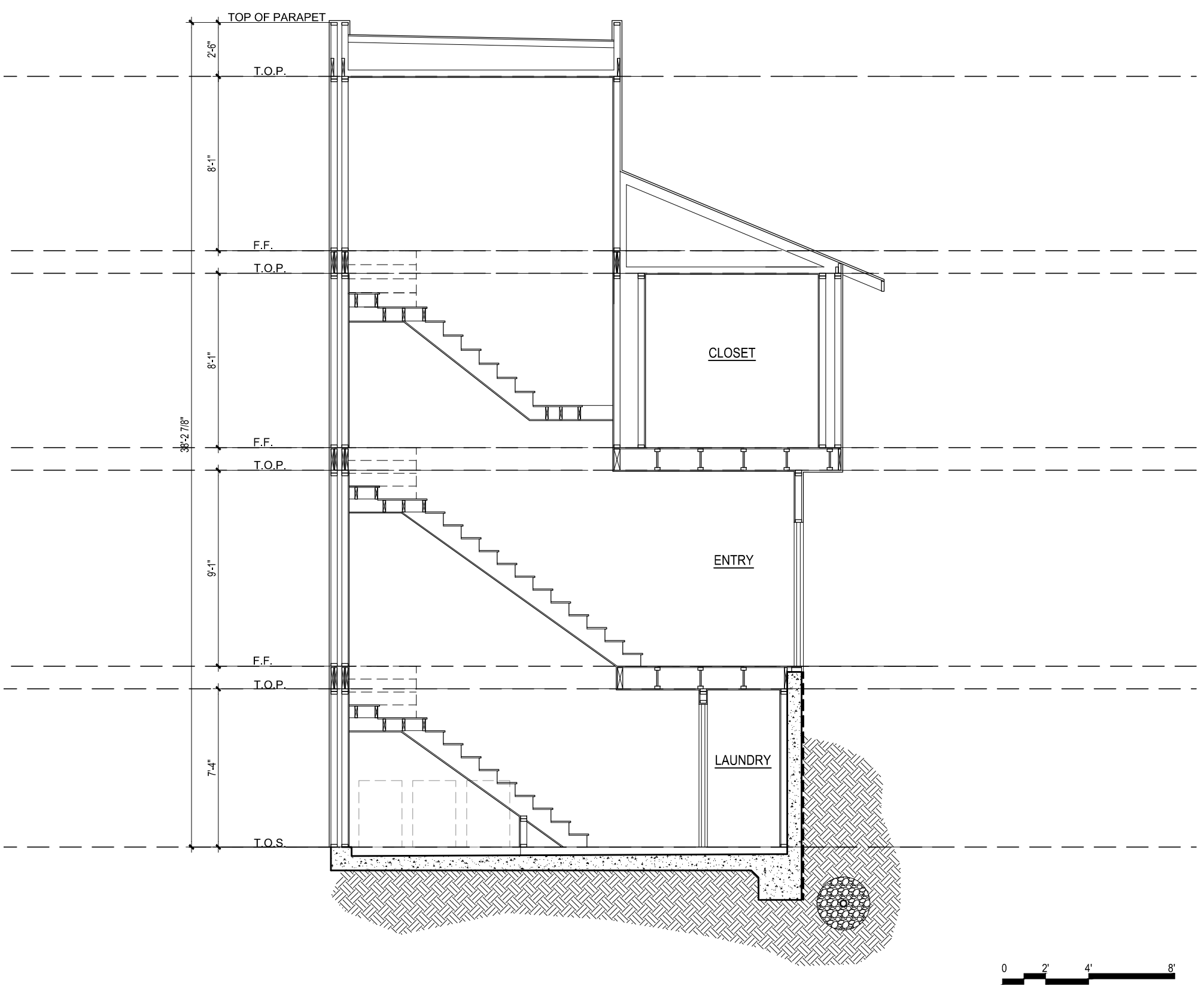
A622



UNIT 2A ALT - SECTIONS

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

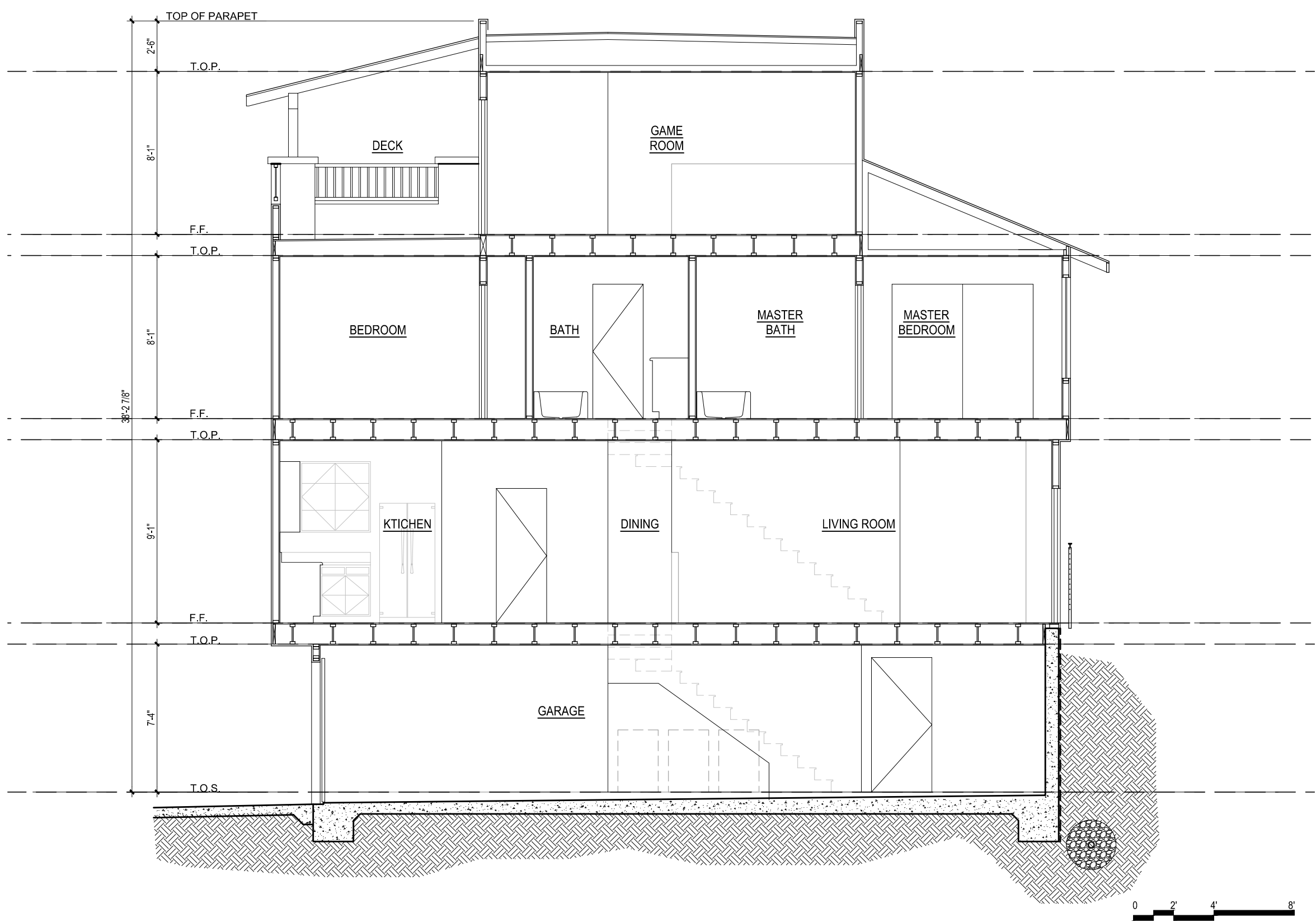
3



UNIT 2A ALT - SECTIONS

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

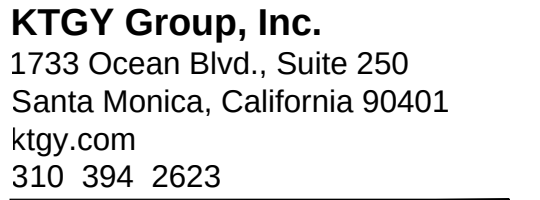
2



UNIT 2A ALT - SECTIONS

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

1



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz



UNIT 2B - INTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0" | 4

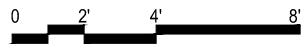
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SECOND FLOOR PLAN

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

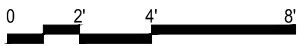
3



FIRST FLOOR PLAN

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

2



GARAGE FLOOR PLAN

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

1

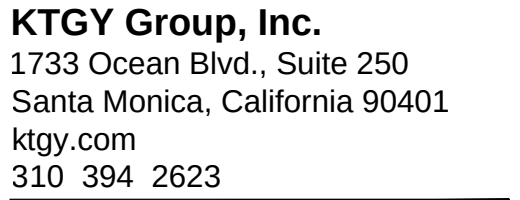
FLOOR PLAN AREAS

<u>PLAN 2B:</u>	
GROUND FLOOR:	68 SQ. FT.
FIRST FLOOR:	574 SQ. FT.
SECOND FLOOR:	572 SQ. FT.
THIRD FLOOR:	278 SQ. FT.
TOTAL LIVING SPACE:	1,492 SQ. FT.
TOTAL GARAGE SPACE:	485 SQ. FT.
TOTAL EXTERIOR COVERED DECK	109 SQ. FT.
TOTAL COMBINED:	2,086 SQ. FT.

UNIT 2B - GARAGE,
FIRST & SECOND
FLOOR PLAN & INT.
ELEV.

A630

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Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

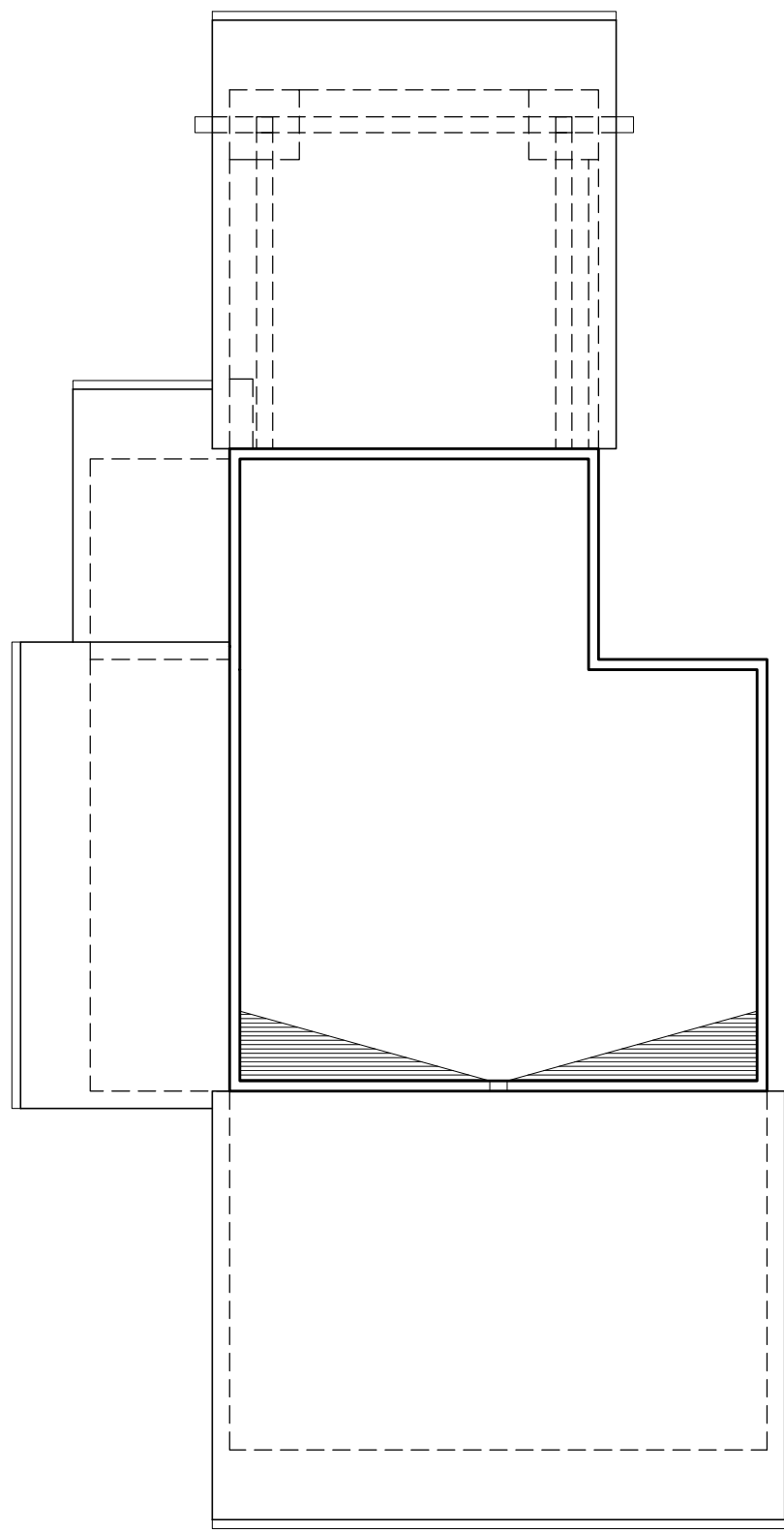
DALY CITY, CA

[illegible]

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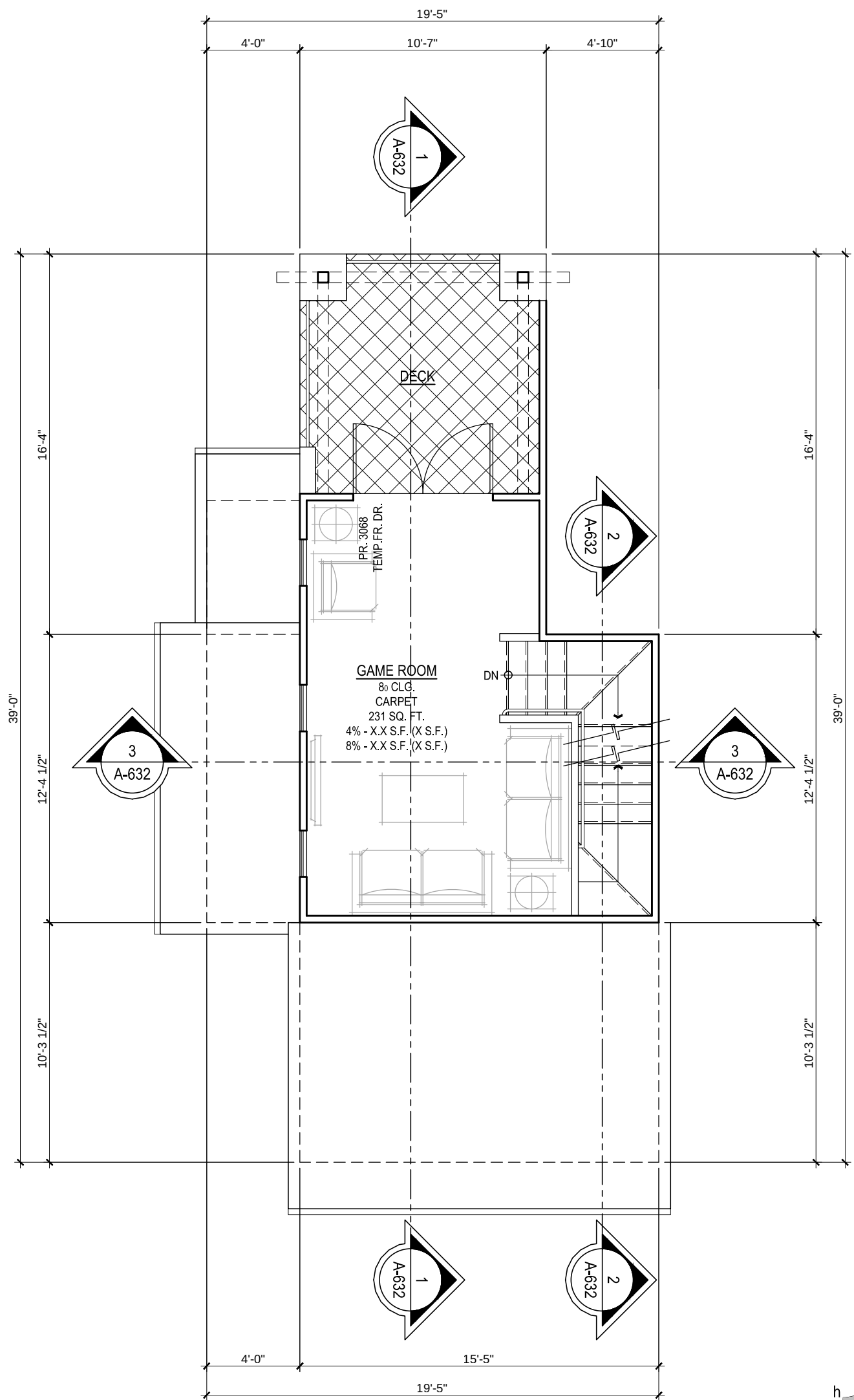
UNIT 2B - THIRD FLOOR PLAN & ROOF PLAN

A631



ROOF PLAN

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

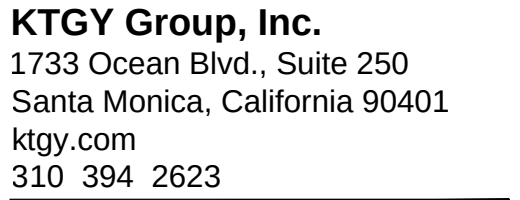


THIRD FLOOR PLAN

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

FLOOR PLAN AREAS

PLAN 2B:	
GROUND FLOOR:	68 SQ. FT.
FIRST FLOOR:	574 SQ. FT.
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Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

GARDEN VALLEY

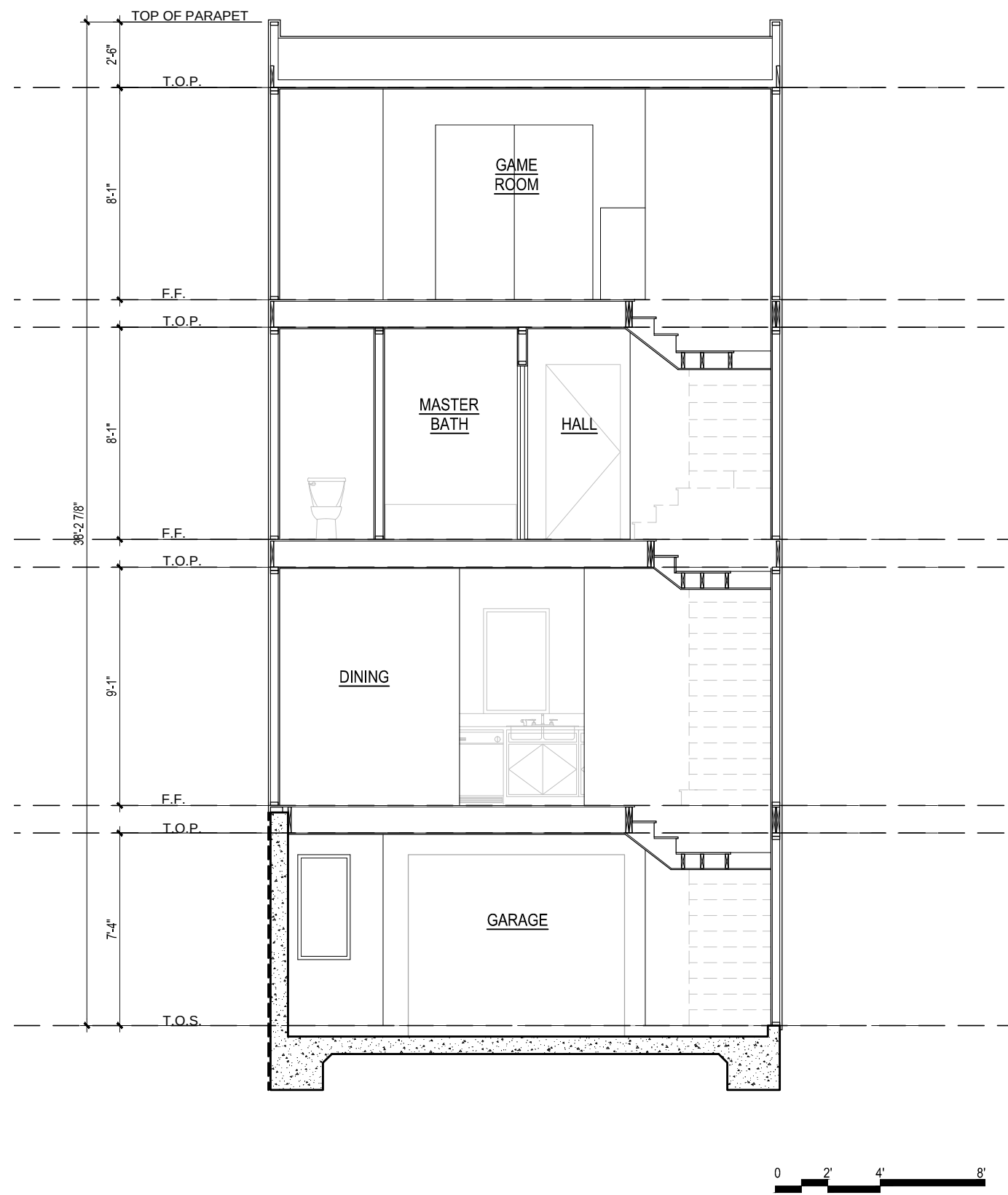
DALY CITY, CA

[illegible]

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UNIT 2B - SECTIONS &
STAIR SECTIONS

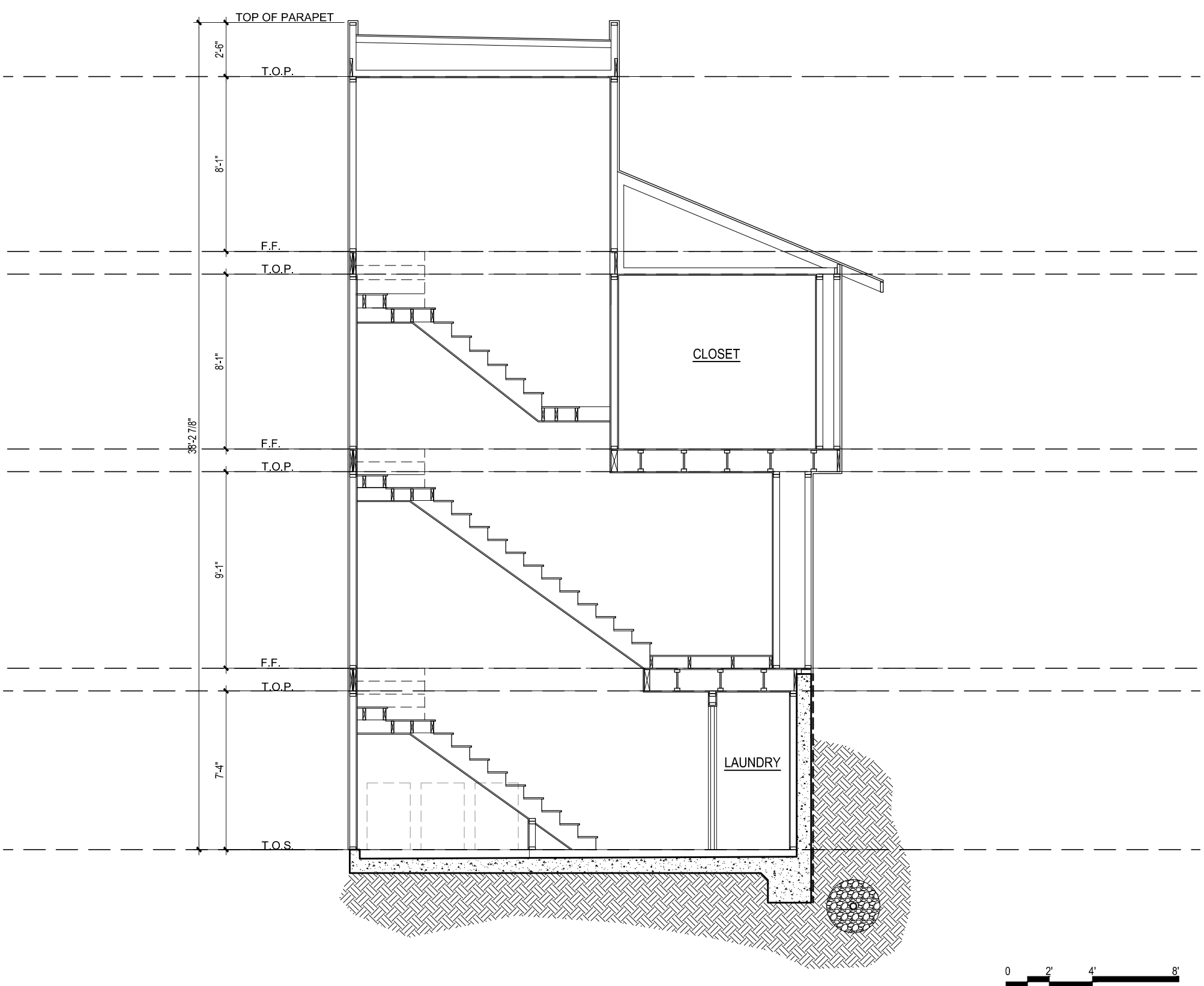
A632



UNIT 2B - SECTIONS

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

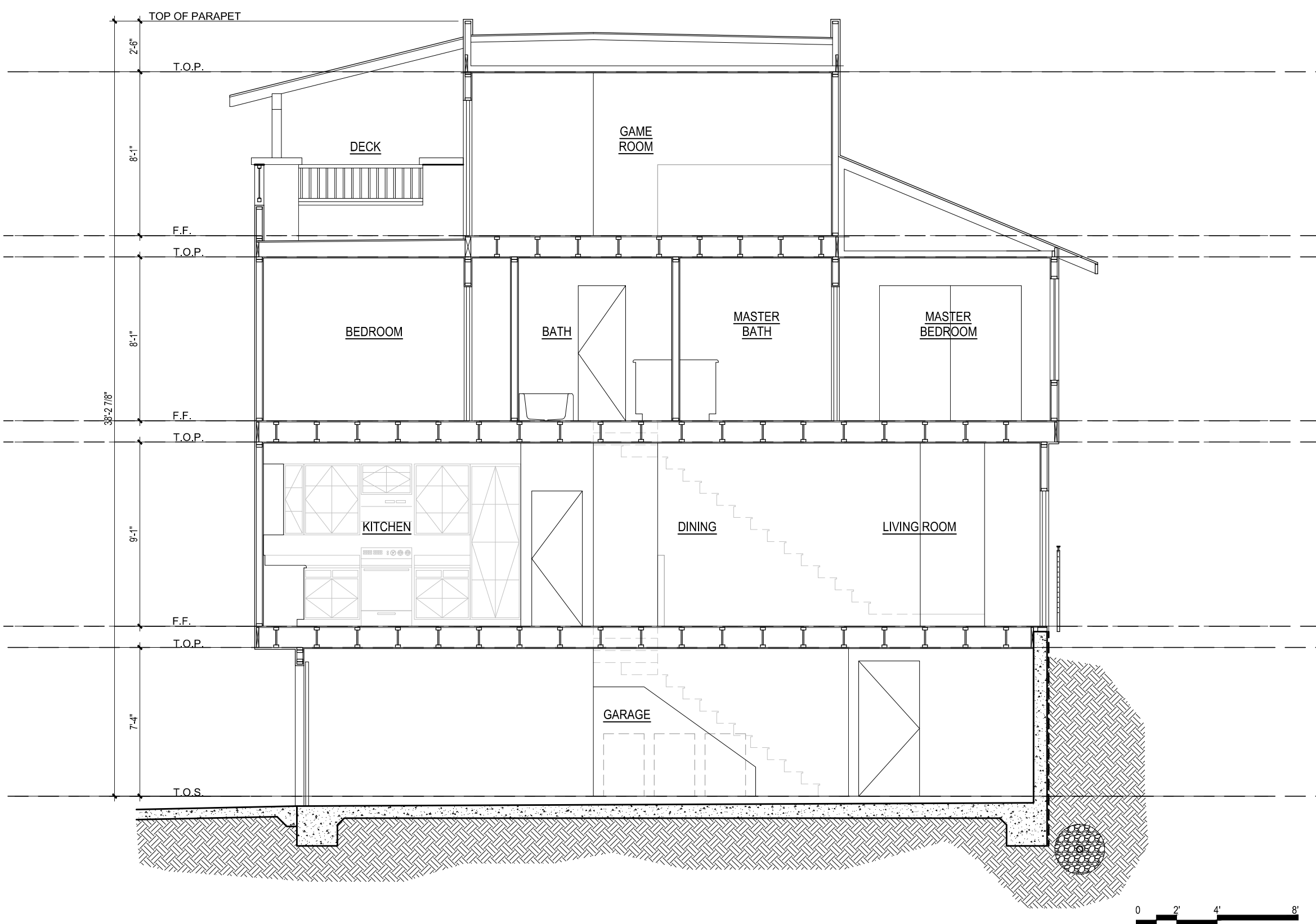
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UNIT 2B - SECTIONS

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

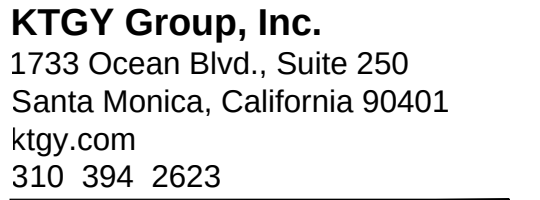
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UNIT 2B - SECTIONS

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

1

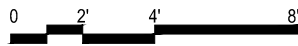


Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

SCALE: 3/16" = 1'-0" | 4

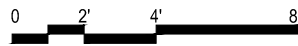
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FIRST FLOOR PLAN

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

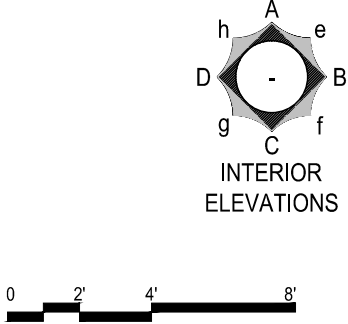
3



GARAGE ALT & GROUND FLOOR PLAN

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

2



GARAGE & GROUND FLOOR PLAN

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

1

PLAN 3A

GROUND FLOOR:	60 SQ. FT.
FIRST FLOOR:	654 SQ. FT.
SECOND FLOOR:	654 SQ. FT.
THIRD FLOOR:	165 SQ. FT.
TOTAL LIVING SPACE:	1,533 SQ. FT.
TOTAL GARAGE SPACE:	593 SQ. FT.
TOTAL EXTERIOR COVERED DECK	153 SQ. FT.
TOTAL COMBINED:	2,279 SQ. FT.

Developer

GARDEN VALLEY

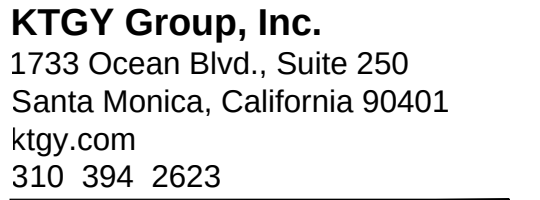
DALY CITY, CA

[illegible]

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UNIT 3A - GARAGE,
GARAGE-ALT & FIRST
FLOOR PLAN & INT.
ELEV.

A640



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

GARDEN VALLEY

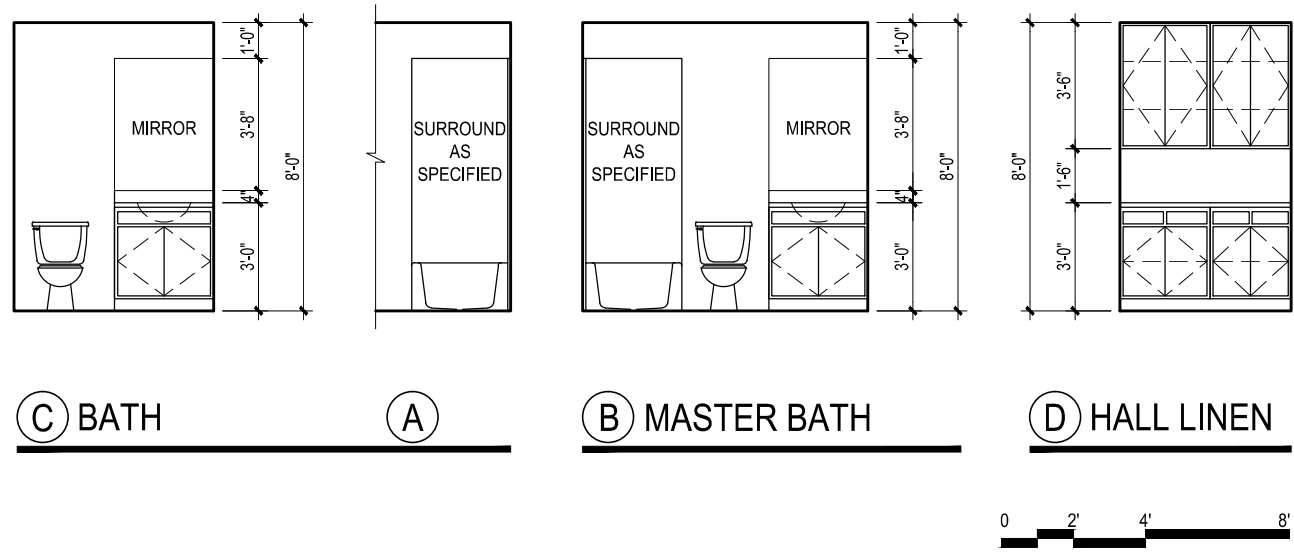
DALY CITY, CA

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TOTAL GARAGE SPACE:	593 SQ. FT.
TOTAL EXTERIOR COVERED DECK	153 SQ. FT.
TOTAL COMBINED:	2,279 SQ. FT.

UNIT 3A - SECOND,
THIRD FLOOR PLAN &
ROOF PLAN & INT.
ELEV.

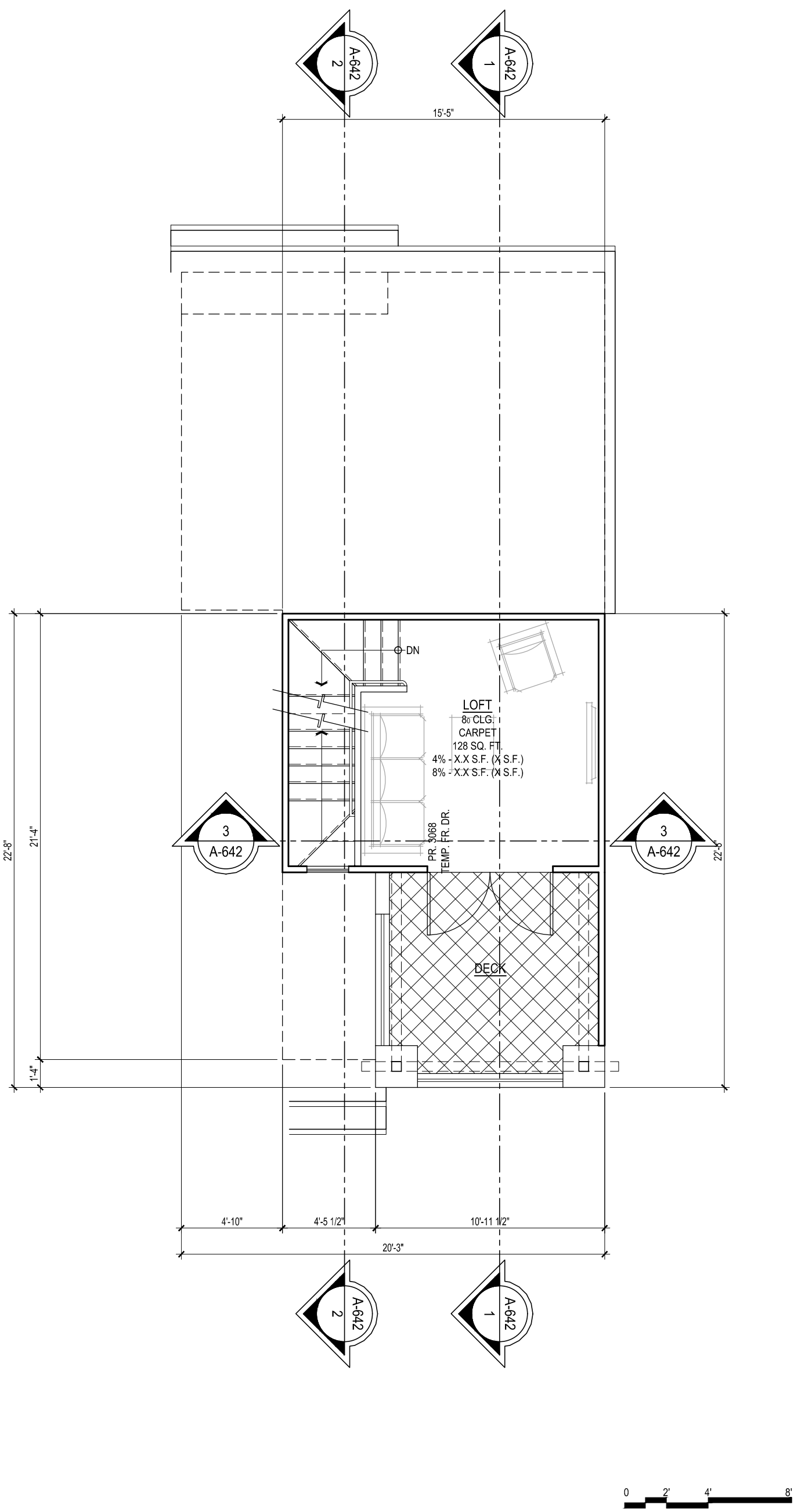
A641



UNIT 3A - INTERIOR ELEVATIONS

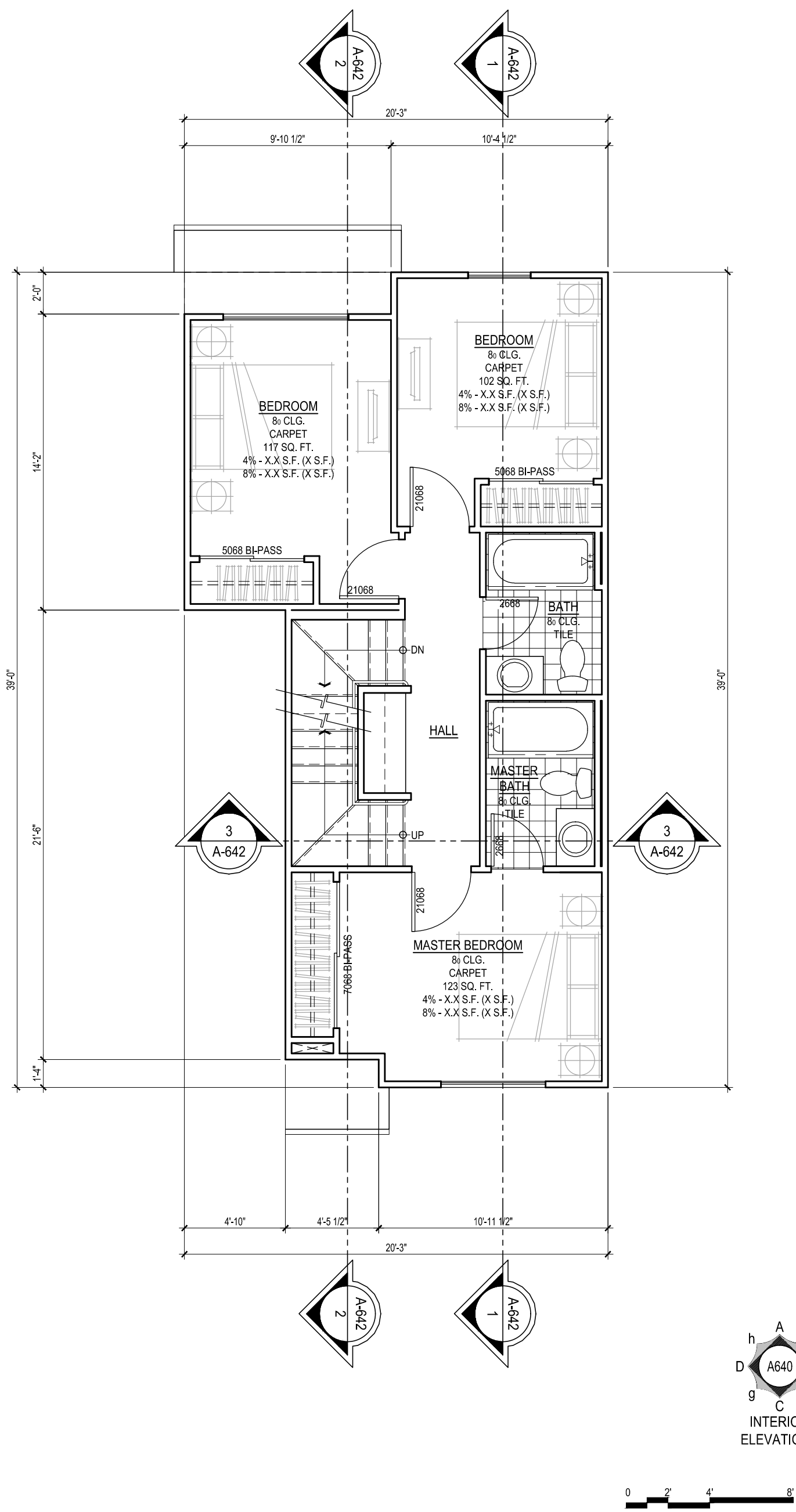
SCALE: 3/16" = 1'-0" | 4

4



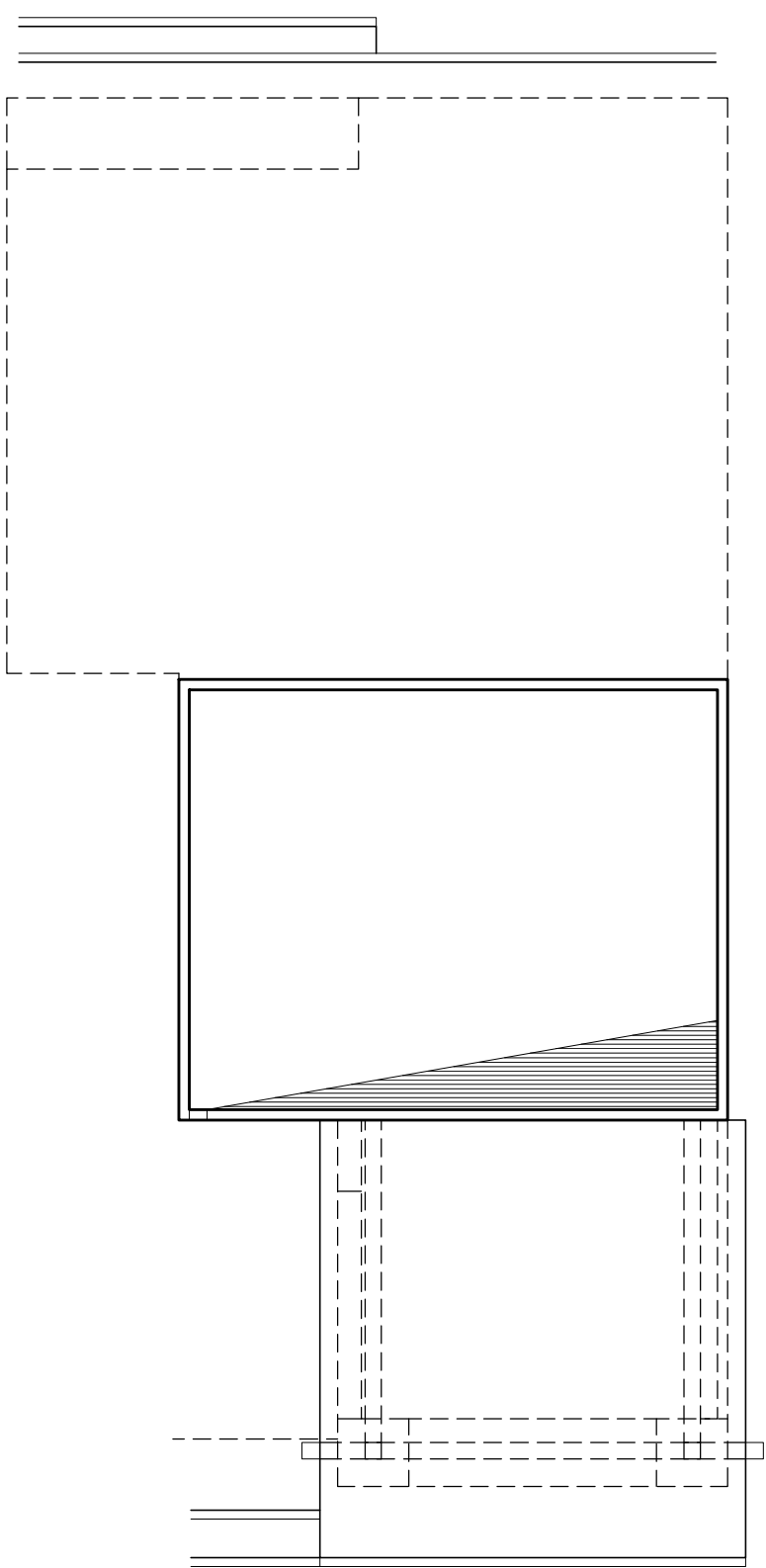
THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0" | 2



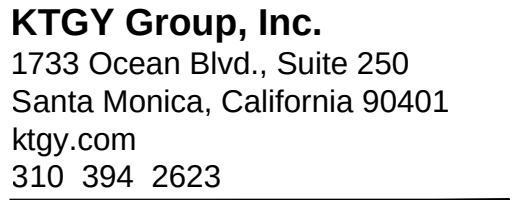
SECOND FLOOR PLAN

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



ROOF PLAN

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



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

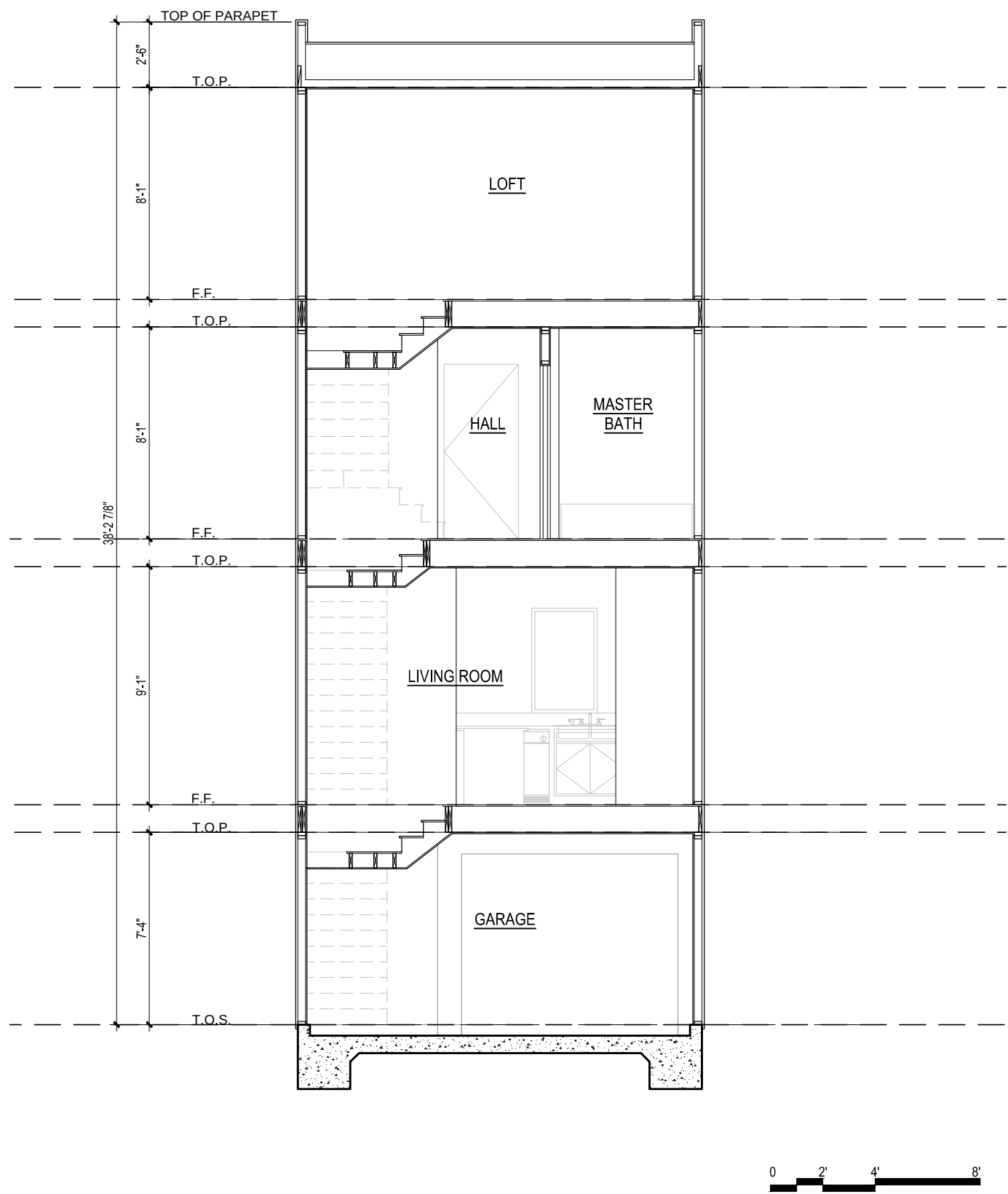
GARDEN VALLEY
DALY CITY, CA

[illegible]

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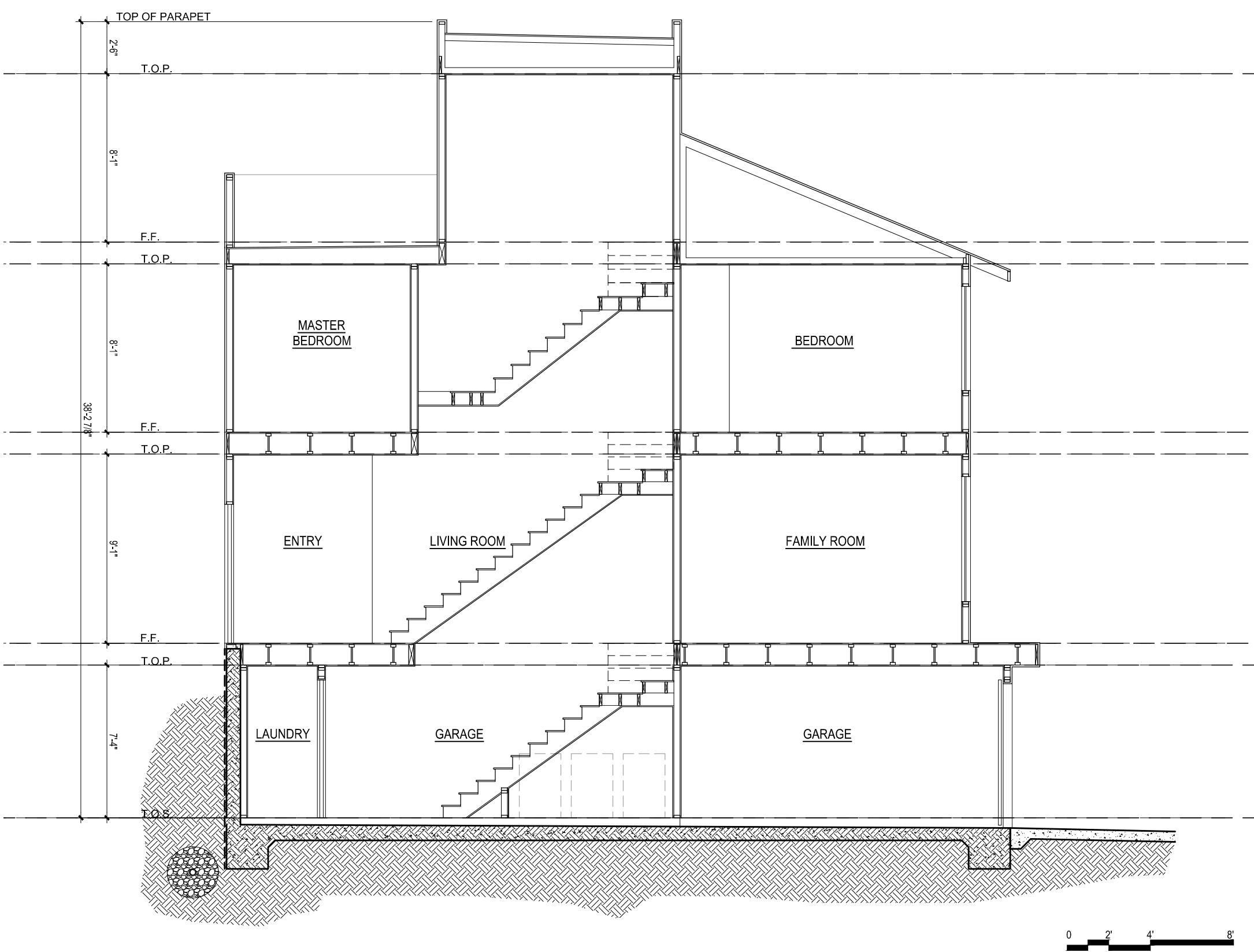
UNIT 3A - SECTIONS & STAIR SECTIONS

A642



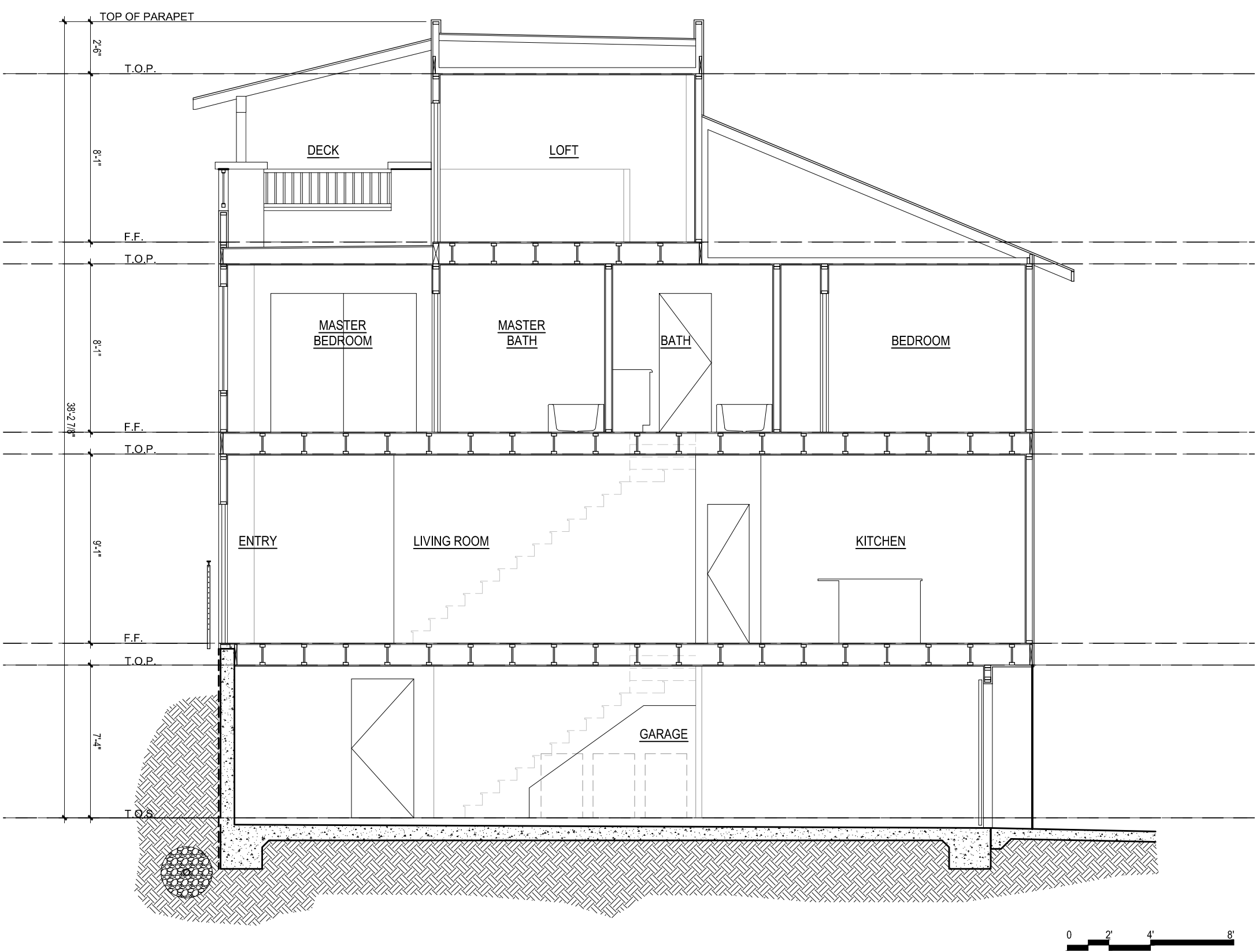
UNIT 3A - SECTIONS

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



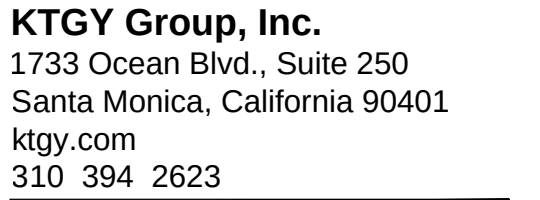
UNIT 3A - SECTIONS

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



UNIT 3A - SECTIONS

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



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

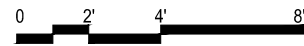
Principal: Manny Gonzalez
Project Designer: Ryan Flautz



UNIT 3B - INTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0" | 4

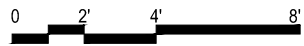
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SECOND FLOOR PLAN

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

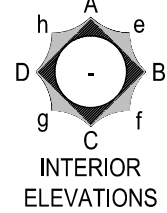
3



FIRST FLOOR PLAN

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

2



GARAGE & GROUND FLOOR PLAN

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

1

FLOOR PLAN AREAS

<u>PLAN 3B:</u>	
GROUND FLOOR:	61 SQ. FT.
FIRST FLOOR:	706 SQ. FT.
SECOND FLOOR:	703 SQ. FT.
THIRD FLOOR:	214 SQ. FT.
TOTAL LIVING SPACE:	1,684 SQ. FT.
TOTAL GARAGE SPACE:	645 SQ. FT.
TOTAL EXTERIOR COVERED DECK	153 SQ. FT.
TOTAL COMBINED:	2,482 SQ. FT.

UNIT 3B - GARAGE,
FIRST & SECOND
FLOOR PLAN & INT.
ELEV.

A650

Developer

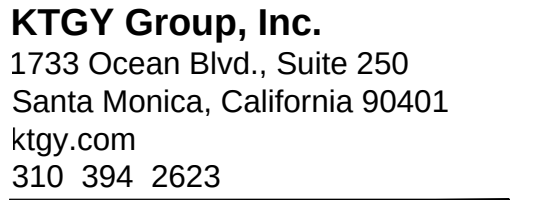
GARDEN VALLEY

DALY CITY, CA

[illegible]

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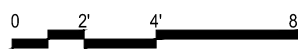
GARDEN VALLEY

DALY CITY, CA

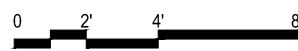
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A651



ROOF PLAN	SCALE: 3/16" = 1'-0"	2
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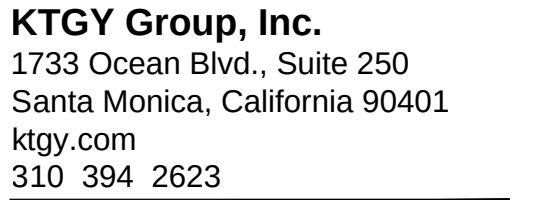


THIRD FLOOR PLAN	SCALE: 3/16" = 1'-0"	1
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PLAN 3B

GROUND FLOOR:	61 SQ. FT.
FIRST FLOOR:	706 SQ. FT.
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TOTAL COMBINED:	2,482 SQ. FT.

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KTGY Group, Inc.
1733 Ocean Blvd., Suite 250
Santa Monica, California 90401
ktgy.com
310 394 2623

KTGY Project No: 20140065

Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz

Developer

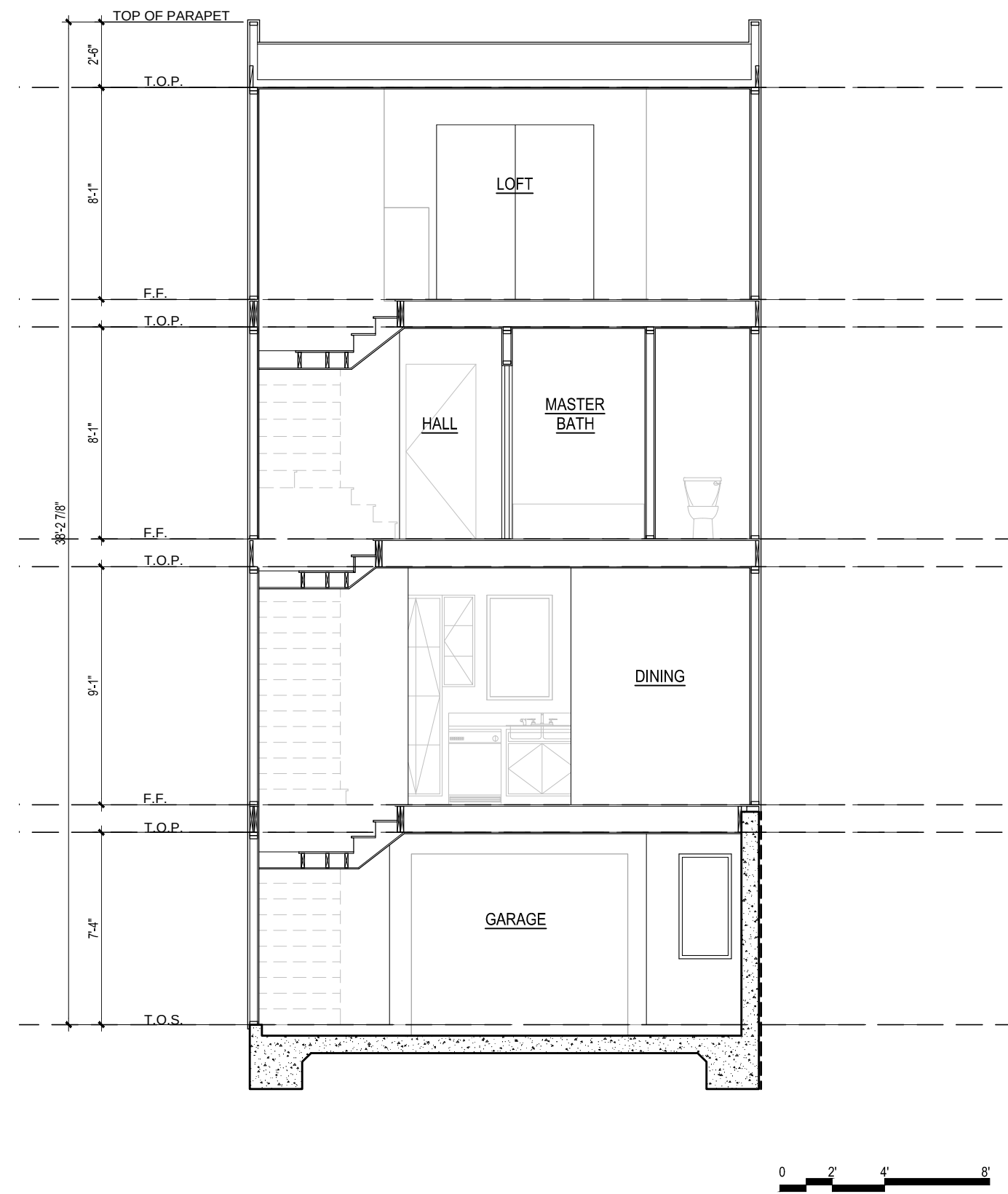
GARDEN VALLEY
DALY CITY, CA

[illegible]

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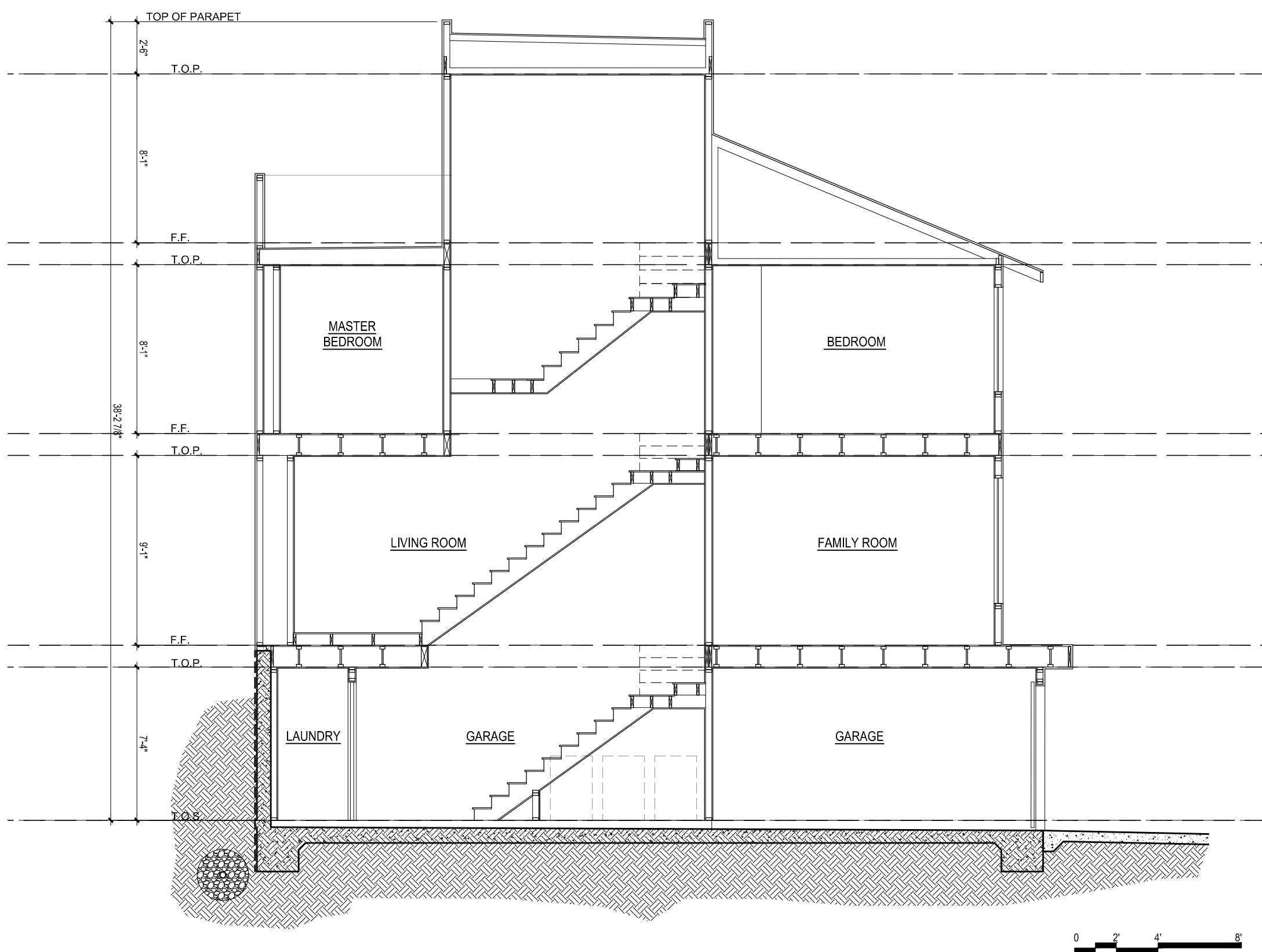
UNIT 3B - SECTIONS & STAIR SECTIONS

A652



UNIT 3B - SECTIONS

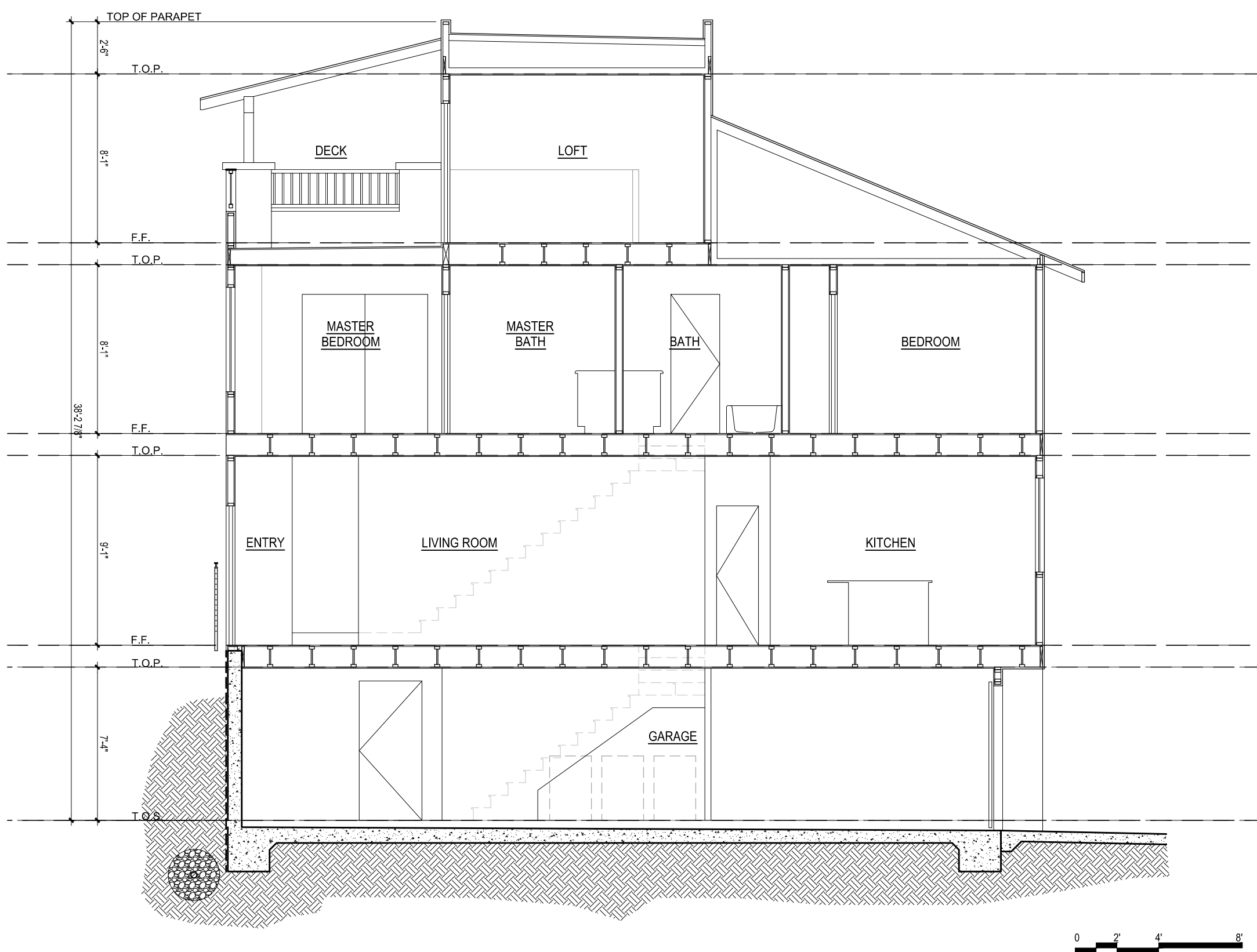
SCALE: 3/16" = 1'-0"



UNIT 3B - SECTIONS

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

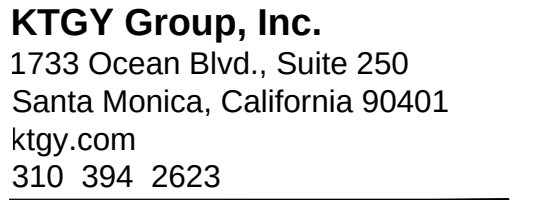
2



UNIT 3B - SECTIONS

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

1



Project Contact: Ryan Flautz
Email: rflautz@ktgy.com

Principal: Manny Gonzalez
Project Designer: Ryan Flautz



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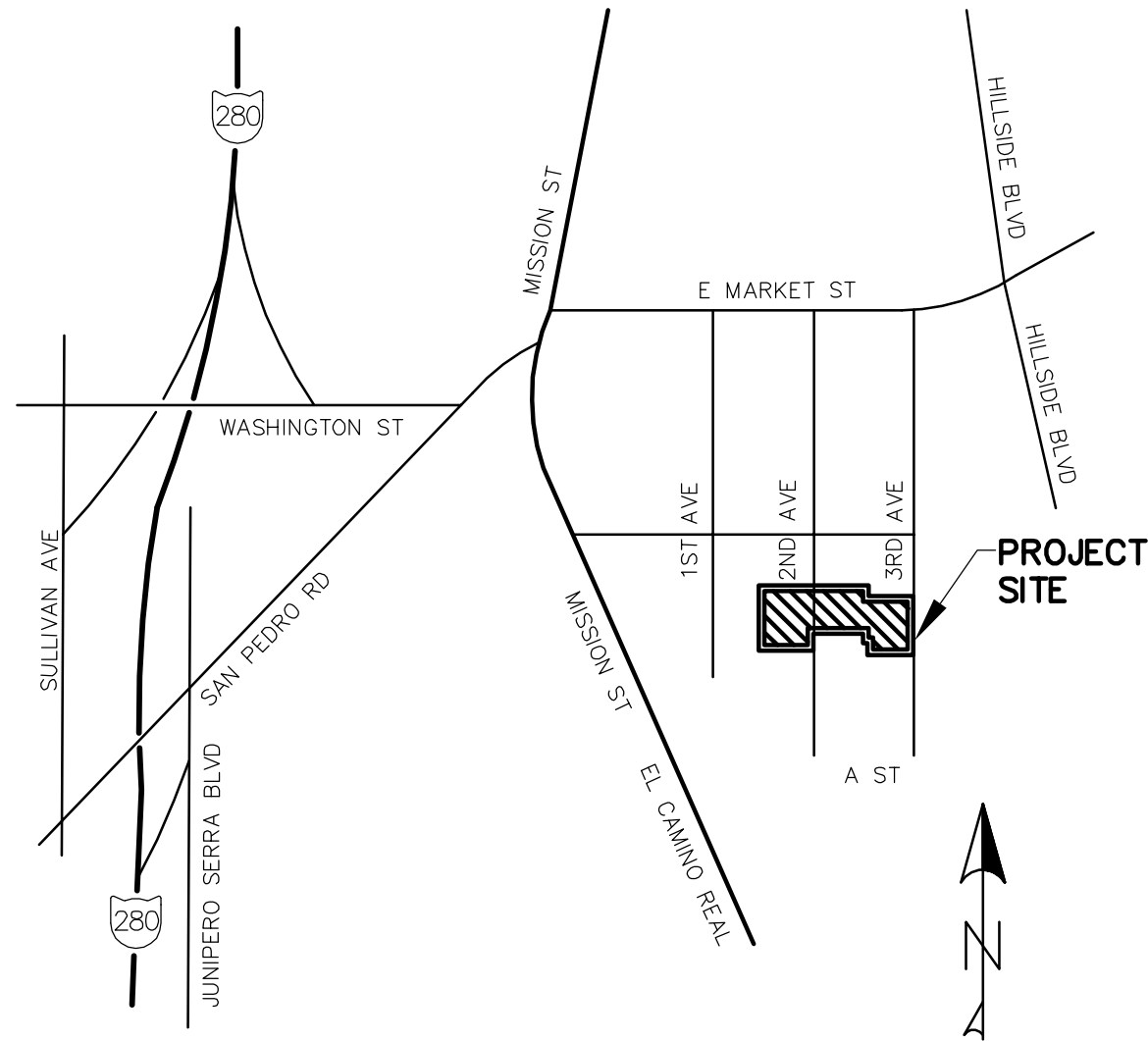
EXTERIOR DETAILS

A900

TENTATIVE MAP

GARDEN VALLEY SUBDIVISION

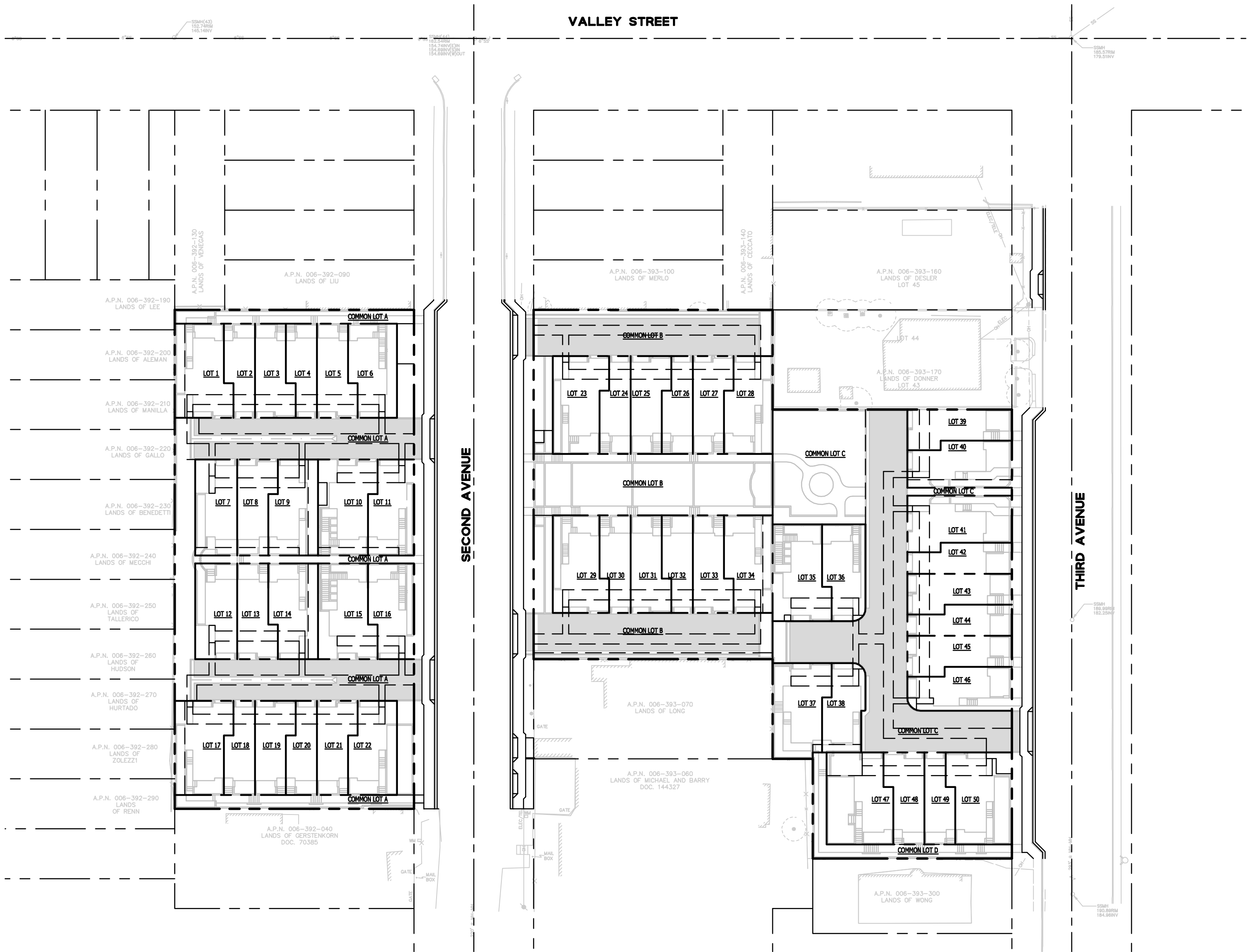
DALY CITY, SAN MATEO COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- STREET CENTERLINE



PROJECT DATA

OWNER AND SUBDIVIDER:

JENNIFER CALLAN DESLER, TRUSTEE
ROBERT LABOMARSINO TRUSTS
2790 JUNIPERO SERRA BOULEVARD
DALY CITY, CA 94051
CONTACT: BRIAN DESLER
(650) 755-6468

ENGINEER:

BKF ENGINEERS
1650 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CA 95110
CONTACT: ISAAC KONTOROVSKY
(408) 467-9100

AREA:

1.77± ACRES

EXISTING ZONE:

RESIDENTIAL

PROPOSED ZONING:

RESIDENTIAL

EXISTING USE:

LOW DENSITY (R-LD) & MEDIUM DENSITY (R-MD)

PROPOSED USE:

MEDIUM DENSITY (R-MD)

WATER SUPPLY:

DALY CITY

SEWAGE DISPOSAL:

DALY CITY

GAS & ELECTRIC:

PACIFIC GAS & ELECTRIC

TELEPHONE:

AT&T

CABLE:

COMCAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06081C0037E, DATED OCT. 16, 2012.

NUMBER OF UNITS:

50 ON-GRADE RESIDENTIAL CARRIAGE STYLE TOWNHOMES.

NUMBER OF LOTS:

50 DEVELOPABLE LOTS, 4 NON-DEVELOPABLE COMMON LOTS.

BENCHMARK

TEMPORARY BENCHMARK AT TOP OF EXISTING FIRE HYDRANT LOCATED ON THE EASTERLY SIDE OF THIRD AVENUE AT THE SOUTHEAST CORNER OF PROJECT SITE.

ELEVATION = 193.95 FEET, BASED ON CITY OF DALY CITY DATUM.

SHEET INDEX

- TW-1 TITLE SHEET
- TM-2 EXISTING CONDITIONS
- TM-3 TENTATIVE MAP SHEET
- TM-4 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM-5 PRELIMINARY UTILITY PLAN
- TM-6 PRELIMINARY STORMWATER MANAGEMENT PLAN
- TM-7 TYPICAL CROSS SECTIONS
- PS-1 LIFT STATION PLAN & PROFILE

GENERAL NOTES

- TENTATIVE MAP: THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION ACT MAP.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 1.77± ACRES AND ARE PROPOSED FOR SUBDIVISION INTO 50 DEVELOPABLE SINGLE FAMILY HOME LOTS AND 4 NON-DEVELOPABLE COMMON LOTS.
- BUILDING TYPE: THE BUILDING FOOTPRINTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE BUILDING TYPE, LOCATION AND STYLES WILL BE PERMITTED AS CONSTRUCTED IN CONFORMANCE WITH PROJECT PD REQUIREMENTS PRIOR TO THE APPLICATION FOR BUILDING PERMITS.
- UTILITIES: A PUBLIC UTILITY EASEMENT IN THE FAVOR OF THE CITY OF DALY CITY AND PG&E WILL BE CREATED TO FACILITATE MAINTENANCE OF ELECTRIC AND GAS METERS AND APPURTENANCES AND WATER SERVICE METERS AND APPURTENANCES. LATERALS BETWEEN THE BUILDINGS AND METERS WILL BE PRIVATELY OWNED AND MAINTAINED. THE SANITARY AND STORM DRAINAGE SYSTEMS WILL ALSO BE PRIVATELY OWNED AND MAINTAINED.
- THIS TENTATIVE MAP ALLOWS FOR THE FILING OF MULTIPLE FINAL MAPS.

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

SCOTT R. SCHORK, P.E. DATE
BKF ENGINEERS
R.C.E. NO. 47813



TENTATIVE MAP GARDEN VALLEY SUBDIVISION TITLE SHEET

CALIFORNIA

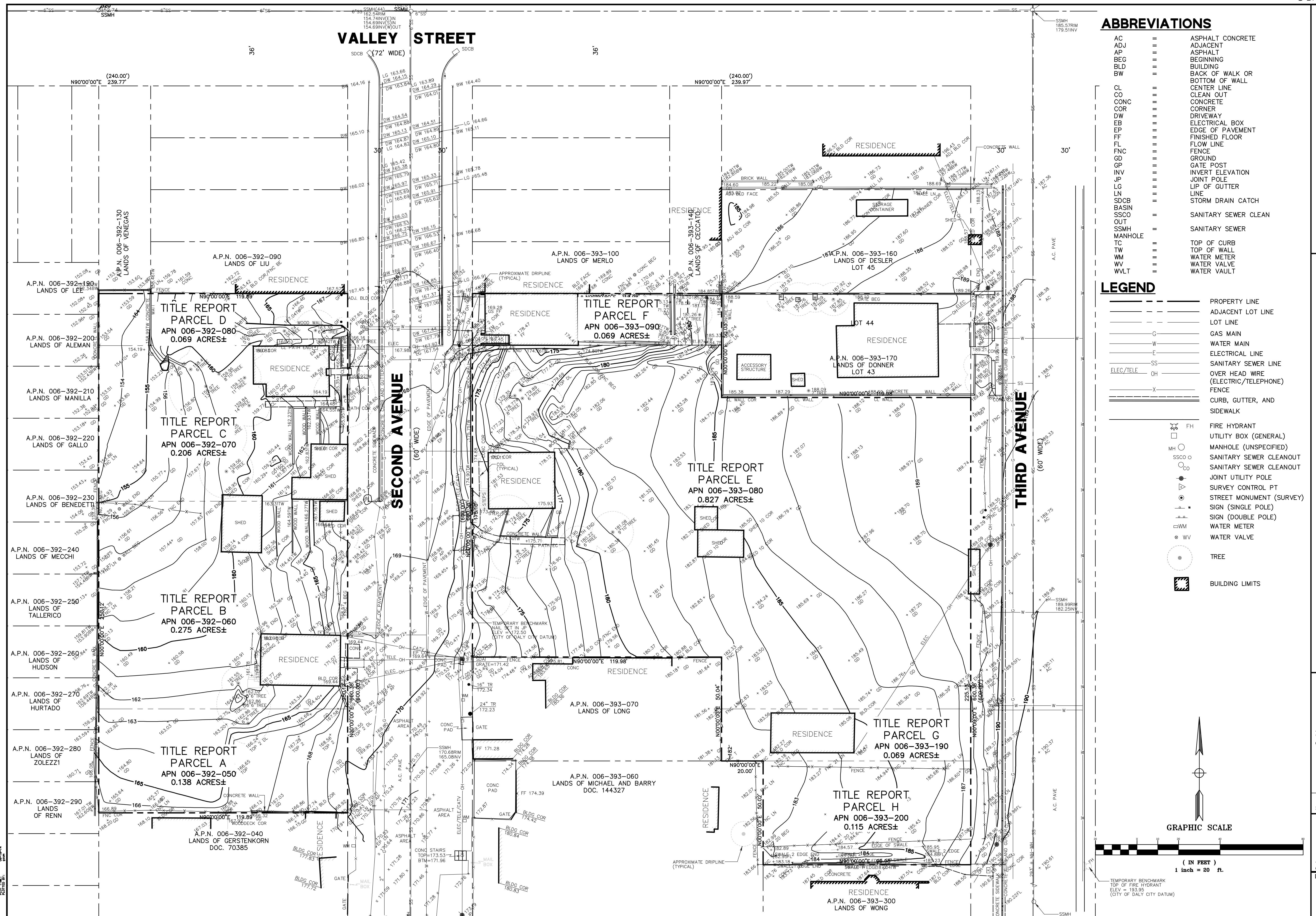
SAN MATEO COUNTY

DALY CITY

No.	Revisions
Date: 08-05-2014	
Scale:	
Design: FCG	
Drawn: FCG	
Approved: SS	
Job No: 20136001	

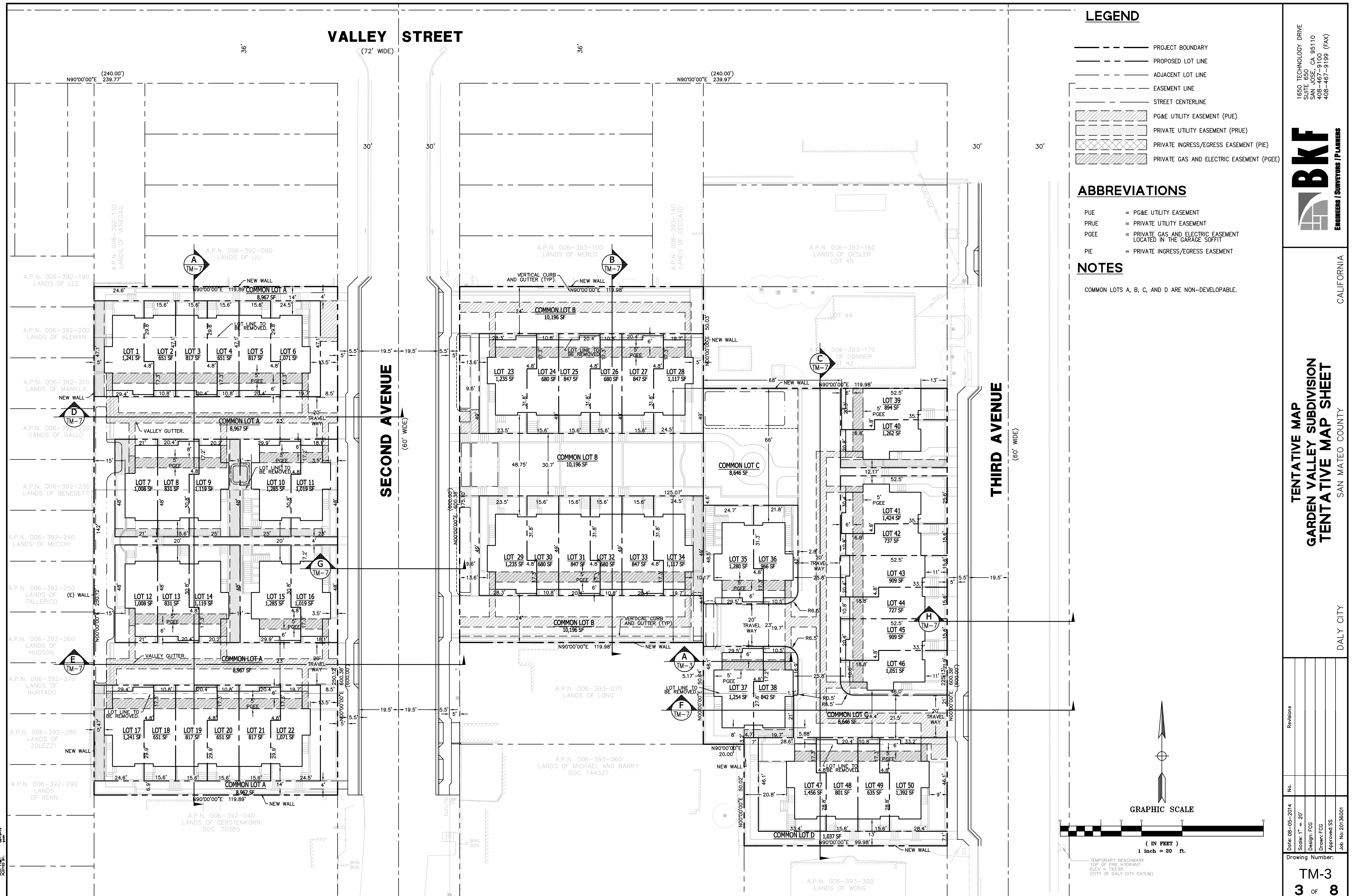
Drawing Number:

TM-1
1 OF 8



Scale: 1" = 20'		
Design: FCG		
Drawn: FCG		
Approved: SS		
Job No: 20136001		

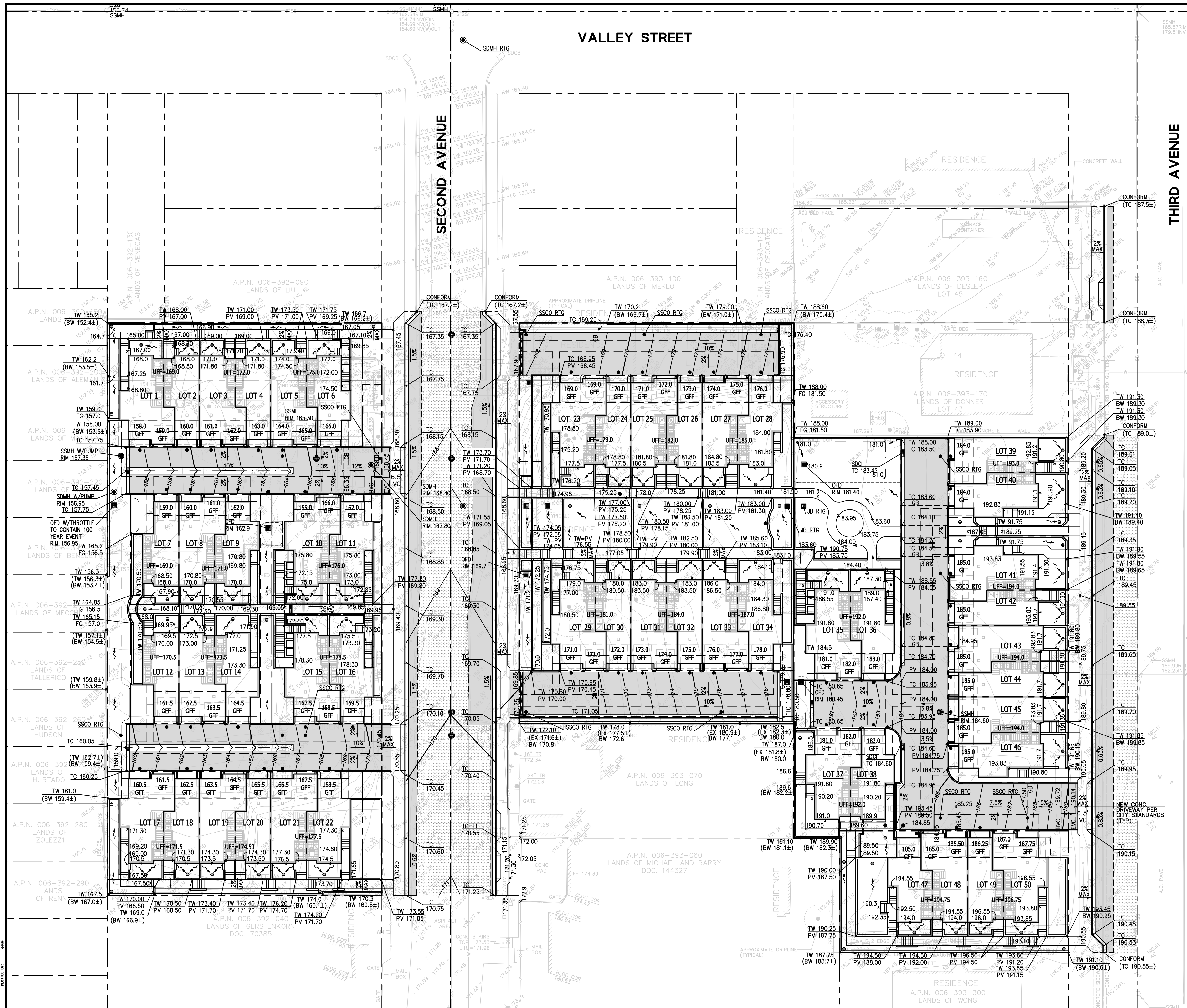
TM-3
3 OF 8



TENTATIVE MAP
GARDEN VALLEY SUBDIVISION
PRELIMINARY GRADING & DRAINAGE PLAN
CITY OF SAN MATEO COUNTY CALIFORNIA

Scale: 1" = 20'		
Design: FCG		
Drawn: FCG		
Approved: SS		
Job No: 20136001		

TM-4
4 OF 8

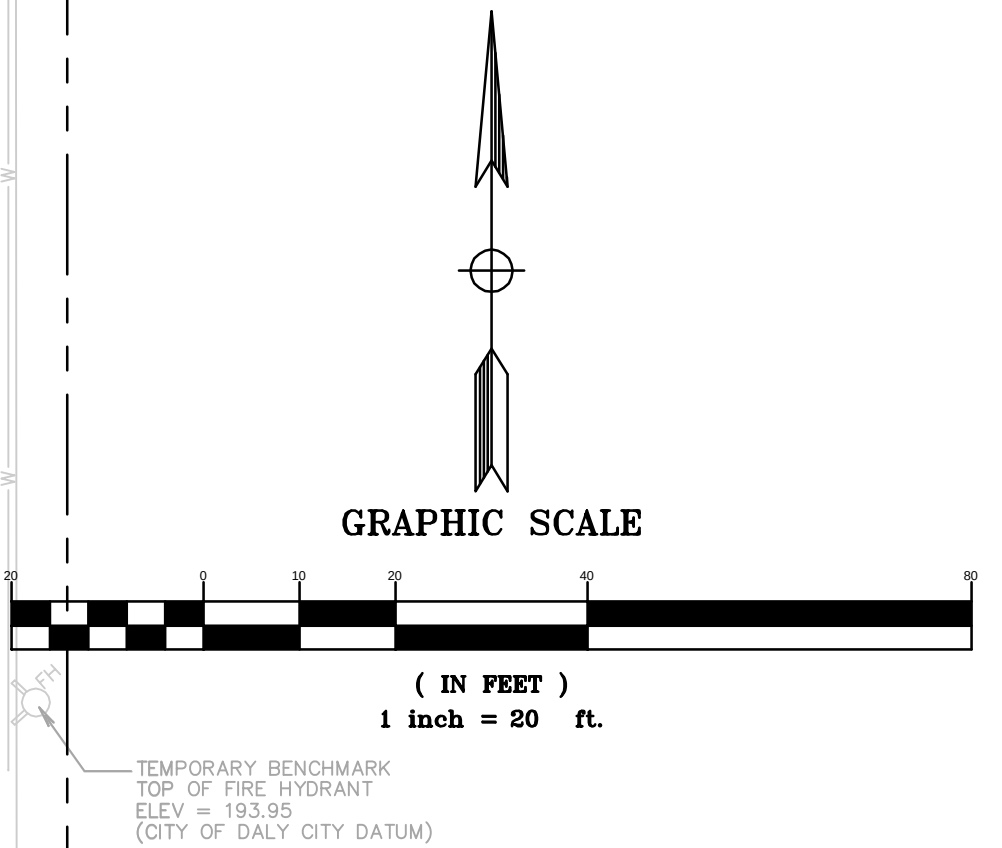


	PROJECT BOUNDARY
	PROPOSED LOT LINE
	ADJACENT LOT LINE
	EASEMENT LINE
	STREET CENTERLINE
	PRIVATE GAS AND ELECTRIC EASEMENT
	2" ASPHALT GRIND AND OVERLAY
	ASPHALT CONCRETE (AC) PAVEMENT
	CURB AND GUTTER
	6" VERTICAL CURB
	SAWCUT LINE
	RETAINING WALL
	RETAINING WALL WITH GUARDRAIL
	BIORETENTION BASIN

BW	BOTTOM OF WALL
CDC	CITY OF DALY CITY
CONC	CONCRETE
DWY	DRIVEWAY
EX	EXISTING GRADE
GFF	GARAGE FINISHED FLOOR
FF	FINISHED FLOOR
FL	FLOW LINE
LG	LIP OF GUTTER
PV	PAVEMENT
SSA	STORM DRAIN
SRA	SLOPE RETAINING AREA
SRS	SANITARY SEWER
STA	SELF TREATING AREA
STD	STANDARD
TC	TOP OF CURB
TD	TRENCH DRAIN
TH	TOP OF HEADER
TW	TOP OF WALL
UFF	UPPER FINISHED FLOOR
(X.XX±)	EXISTING ELEVATION

CUT: 5,900 CUBIC YARDS
FILL: 3,900 CUBIC YARDS

EARTHWORK QUANTITIES ARE APPROXIMATE QUANTITIES AND ARE FURNISHED FOR INFORMATION ONLY. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY DEPENDING ON THE PROPERTIES OF THE SOILS ENCOUNTERED, THE CONTRACTOR'S METHOD OF OPERATION, ETC. BIDDERS ARE RESPONSIBLE FOR DOING THEIR OWN QUANTITY TAKEOFF.



VALLEY STREET

UTILITY NOTES:

- ON-SITE UTILITY SYSTEMS AND LATERALS ARE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER AS WELL AS WATER LINES AND APPURTENANCES DOWNSTREAM OF MASTER DOMESTIC METERS. THE UPSTREAM SERVICE LINES, AND FIRE HYDRANTS ARE OWNED AND MAINTAINED BY THE DALY CITY DEPARTMENT OF WATER AND WASTEWATER RESOURCES (DWWR.)
- JOINT TRENCH, GAS LINE, ELECTRICAL LINES, AND STREET LIGHT LINES & STRUCTURES ARE SHOWN FOR REFERENCE PURPOSES ONLY.
- CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING.
- HORIZONTAL DIMENSIONS ARE TAKEN FROM CENTER OF PIPE TO CENTER OF PIPE. RIM ELEVATION ARE SPECIFIED AT THE CENTER OF THE FRAME.
- PIPE MATERIAL:
 - PRIVATE SD: PVC SDR-26, UNLESS OTHERWISE NOTED
 - PUBLIC SD: RCP CLASS 3
 - PRIVATE SS: PVC SDR-26
 - PUBLIC SS: PVC SDR 26
 - WATER (PUBLIC & PRIVATE): PVC AWWA C900, DR 14, CLASS 350 PER DWWR
- REQUIRED HORIZONTAL CLEARANCE BETWEEN TREES AND SS SERVICES SHALL BE 10' AND BETWEEN WATER AND SD SERVICES SHALL BE 5'.
- ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC-RATED.
- MINIMUM COVER FOR WATER MAIN SHALL BE 4'.
- MINIMUM COVER FOR SEWER MAIN SHALL BE 5'.
- ALL PUBLIC WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PER DWWR STANDARDS.
- FIRE SPRINKLER SYSTEMS SHALL BE OF "FLOW-THROUGH" CONSTRUCTION AND PER NFPA 13D.
- ALL EXISTING WATER AND SEWER SERVICE LATERALS SHALL BE REMOVED AND CAPPED AT THE CITY MAIN.

LEGEND

- SD STORM DRAIN LINE (TREATED)
- SD STORM DRAIN LINE (UNTREATED)
- SS STORM SUBRAIN (PERFORATED)
- FM FORCE MAIN
- SS SANITARY SEWER LINE
- XW DOMESTIC WATER LINE
- XF FIRE WATER LINE
- G GAS LINE (FOR REFERENCE ONLY)
- E ELECTRICAL LINE (FOR REFERENCE ONLY)
- JT JOINT TRENCH (FOR REFERENCE ONLY)
- POINT OF CONNECTION. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- SDM STORM DRAIN MANHOLE
- CATCH BASIN/CURB INLET
- AREA DRAIN
- JUNCTION BOX
- SDM STORM DRAIN CLEANOUT
- SDM BUBBLER BOX
- TRENCH DRAIN
- SSM SANITARY SEWER MANHOLE
- SSM SANITARY SEWER CLEANOUT
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- ARV AIR RELEASE VALVE
- BOV BLOW-OFF VALVE
- EX. EXISTING
- F FIRE
- FH FIRE HYDRANT
- INV INVERT ELEVATION
- INV (INV XX.X±) EXISTING INVERT ELEVATION
- JB JUNCTION BOX
- JP JOINT POLE
- JT JOINT TRENCH
- OFD OVER FLOW DRAIN
- OH OVERHEAD
- PERF PERFORATED
- RTG RIM TO GRADE
- S SLOPE
- SD STORM DRAIN LINE
- SDCI STORM DRAIN CURB INLET
- SDCO STORM DRAIN CLEANOUT
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER LINE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TD TRENCH DRAIN
- TELECOM TELECOMMUNICATIONS
- (TYP) TYPICAL
- W WATER
- W/ WITH

ABBREVIATIONS

- ARV AIR RELEASE VALVE
- BFP BACK FLOW PREVENTOR
- BOV BLOW-OFF VALVE
- ELEC. ELECTRICAL
- EX. EXISTING
- F FIRE
- FH FIRE HYDRANT
- INV INVERT ELEVATION
- INV (INV XX.X±) EXISTING INVERT ELEVATION
- JB JUNCTION BOX
- JP JOINT POLE
- JT JOINT TRENCH
- OFD OVER FLOW DRAIN
- OH OVERHEAD
- PERF PERFORATED
- RTG RIM TO GRADE
- S SLOPE
- SD STORM DRAIN LINE
- SDCI STORM DRAIN CURB INLET
- SDCO STORM DRAIN CLEANOUT
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER LINE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TD TRENCH DRAIN
- TELECOM TELECOMMUNICATIONS
- (TYP) TYPICAL
- W WATER
- W/ WITH

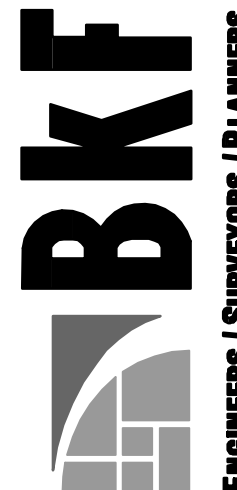
SHEET NOTES

- ① SSMH AND LIFT STATION. SEE SHEET PS-1 FOR DETAILS.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

1650 TECHNOLOGY DRIVE
SUITE 650
SAN JOSE, CA 95110
408-467-9100
408-467-9199 (FAX)



ENGINEERS | SURVEYORS | PLANNERS

CALIFORNIA

TENTATIVE MAP
GARDEN VALLEY SUBDIVISION
PRELIMINARY UTILITY PLAN

SAN MATEO COUNTY

DALY CITY

Revisions	No.	Date	By	Check
		08-05-2014		
		Scale: 1" = 20'		
		Design: FCG		
		Drawn: FCG		
		Approved: SS		
		Job No: 20136001		

Drawing Number:

TM-5
5 OF 8

1650 TECHNOLOGY DRIVE
SUITE 450
SAN JOSE, CA 95110
408-467-9100
408-467-9199 (FAX)



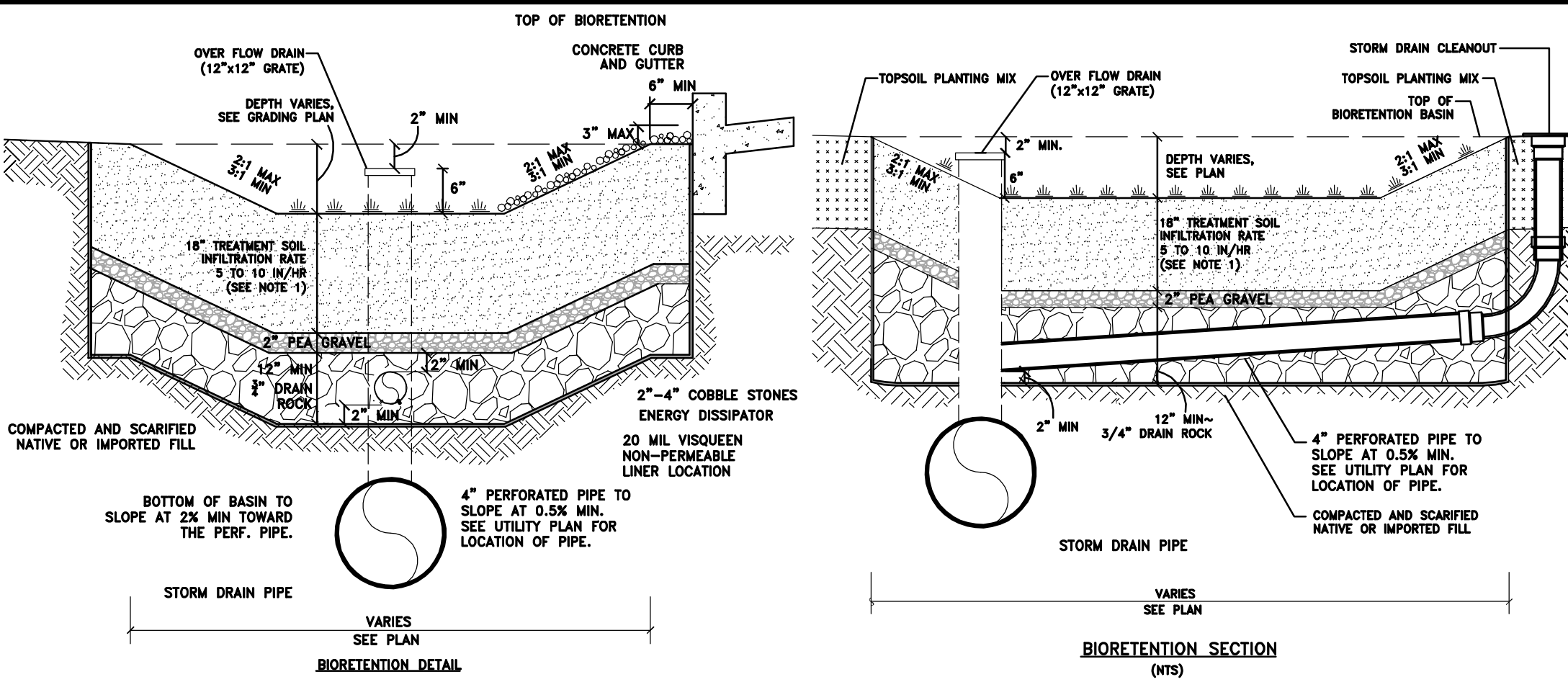
TENTATIVE MAP
GARDEN VALLEY SUBDIVISION
PRELIMINARY STORMWATER MANAGEMENT PLAN
DALY CITY
SAN MATEO COUNTY
CALIFORNIA

Revisions	
No.	
Date: 08-05-2014	
Scale:	Design: FCG
	Drawn: FCG
	Approved: SS
Drawing Number:	

TM-6
6 OF 8

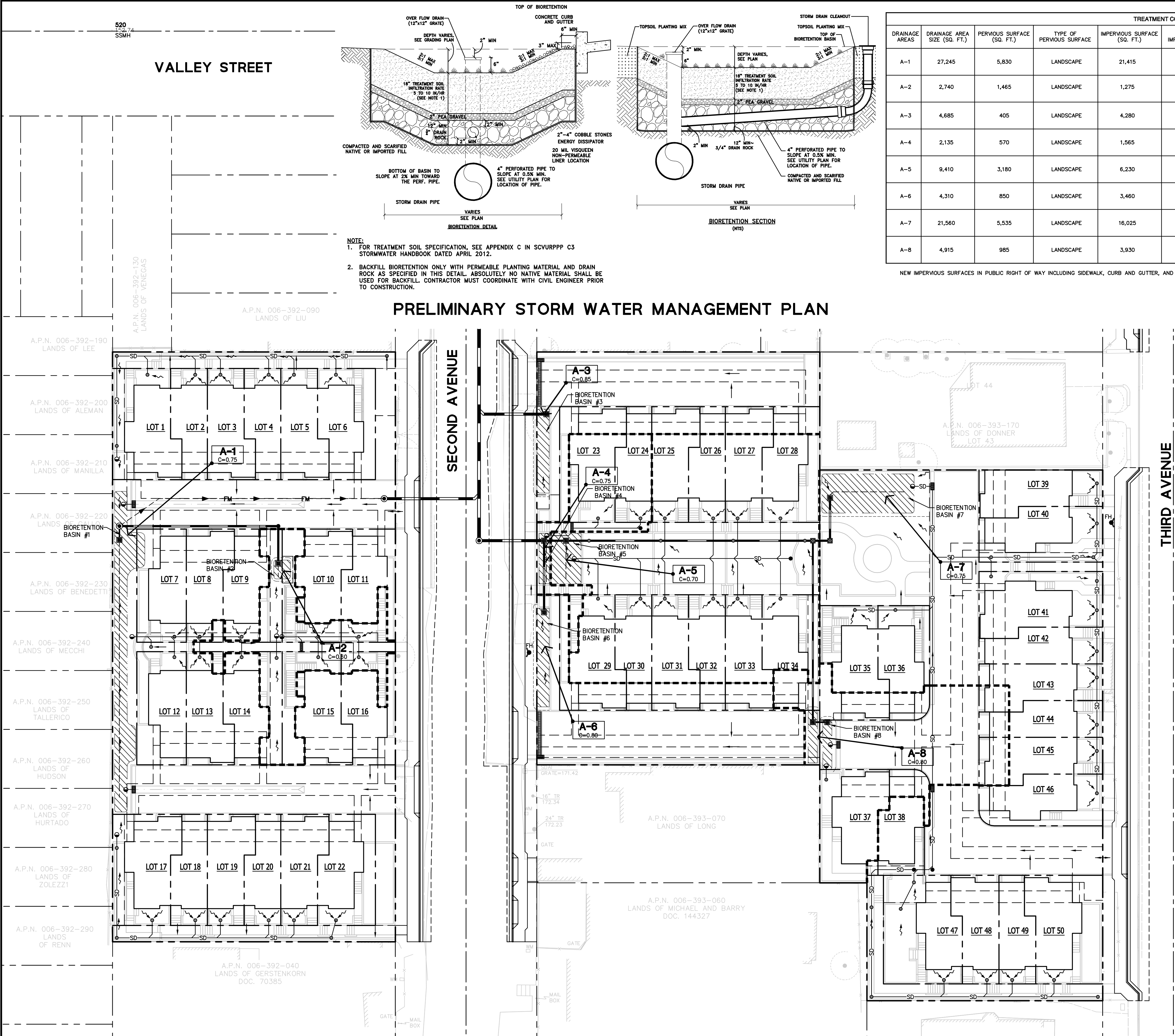
TREATMENT CONTROL MEASURE SUMMARY TABLE									
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						REQUIRED (SF)	PROVIDED (SF)		
A-1	27,245	5,830	LANDSCAPE	21,415	ROOF PAVING CONCRETE	855	900	B.B.1 BIORETENTION BASIN 1	YES
A-2	2,740	1,465	LANDSCAPE	1,275	PAVING CONCRETE	50	55	B.B.2 BIORETENTION BASIN 2	YES
A-3	4,685	405	LANDSCAPE	4,280	ROOF PAVING CONCRETE	170	185	B.B.3 BIORETENTION BASIN 3	YES
A-4	2,135	570	LANDSCAPE	1,565	ROOF PAVING CONCRETE	65	90	B.B.4 BIORETENTION BASIN 4	YES
A-5	9,410	3,180	LANDSCAPE	6,230	ROOF PAVING CONCRETE	250	275	B.B.5 BIORETENTION BASIN 5	YES
A-6	4,310	850	LANDSCAPE	3,460	ROOF PAVING CONCRETE	140	220	B.B.6 BIORETENTION BASIN 6	YES
A-7	21,560	5,535	LANDSCAPE	16,025	ROOF PAVING CONCRETE	640	650	B.B.7 BIORETENTION BASIN 7	YES
A-8	4,915	985	LANDSCAPE	3,930	ROOF PAVING CONCRETE	155	165	B.B.8 BIORETENTION BASIN 8	YES

NEW IMPERVIOUS SURFACES IN PUBLIC RIGHT OF WAY INCLUDING SIDEWALK, CURB AND GUTTER, AND NEW ASPHALT = 9,450 SF. PER C.3.b.ii.(4) NO TREATMENT IS REQUIRED FOR THIS ROAD PROJECT.



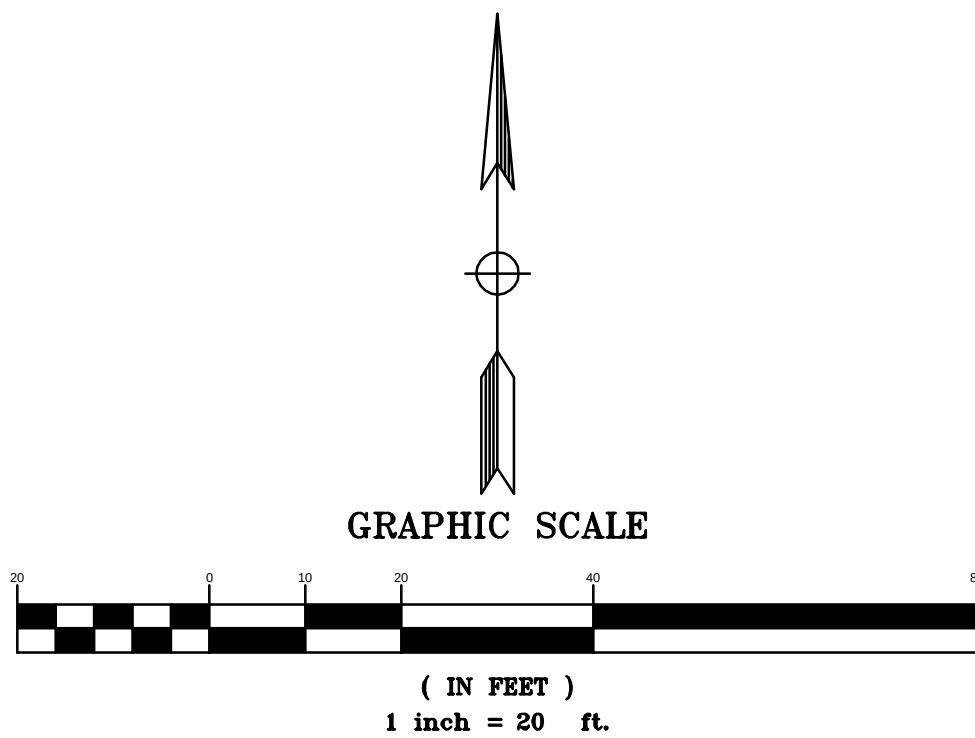
- NOTE:
1. FOR TREATMENT SOIL SPECIFICATION, SEE APPENDIX C IN SCVURPPP C3 STORMWATER HANDBOOK DATED APRIL 2012.
 2. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.

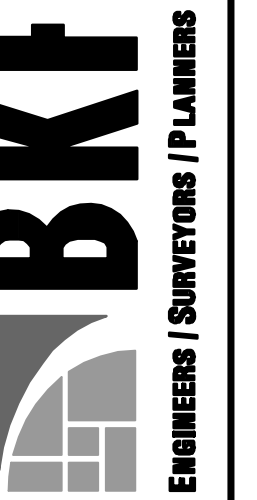
PRELIMINARY STORM WATER MANAGEMENT PLAN



LEGEND

- A-X
C=0.XX DRAINAGE AREA BOUNDARY
- TREATMENT AREA
- DRAINAGE SLOPE
- BIORETENTION SWALE/BASIN
- DIRECTION OF RUNOFF
- STORM DRAIN LINE (TREATED)
- STORM DRAIN LINE (UNTREATED)
- STORM SUBDRAIN (PERFORATED)
- FORCE MAIN
- STORM DRAIN MANHOLE
- CATCH BASIN/CURB INLET
- AREA DRAIN
- JUNCTION BOX
- STORM DRAIN CLEANOUT
- STORM BUBBLER BOX
- TRENCH DRAIN





CALIFORNIA

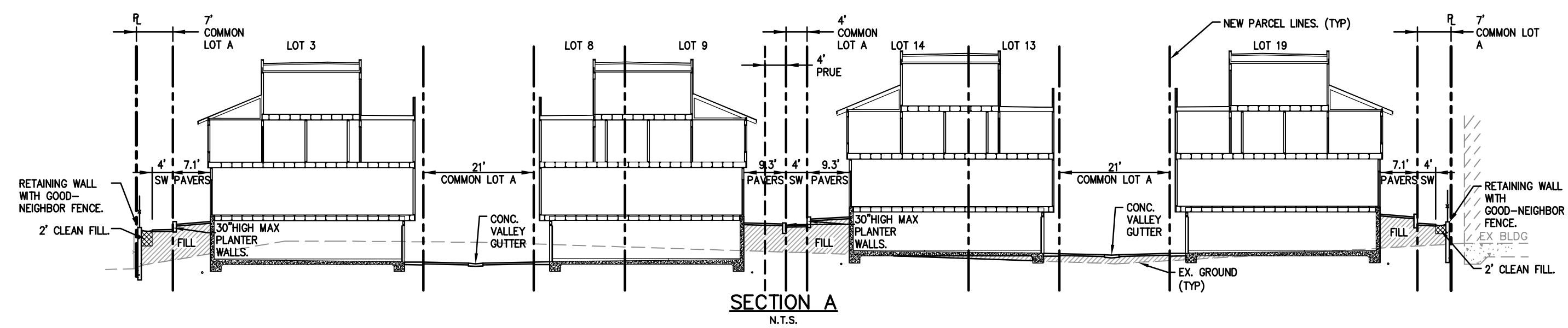
TENTATIVE MAP
GARDEN VALLEY SUBDIVISION
TYPICAL CROSS SECTIONS
SAN MATEO COUNTY

DAILY CITY

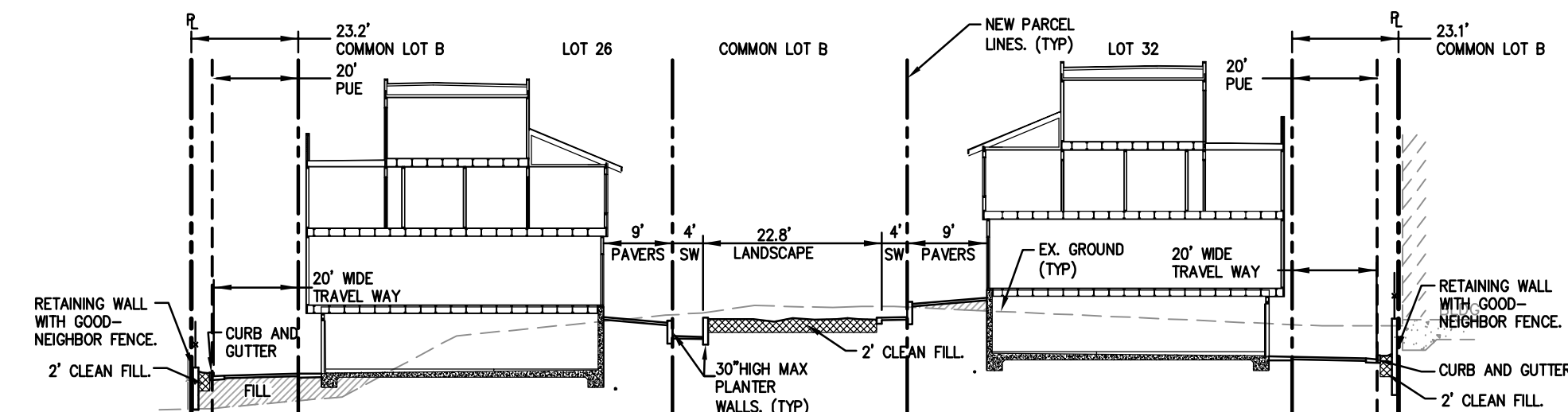
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Design: FCG		
Drawn: FCG		
Approved: SS		
Job No: 20136001		

Drawing Number:

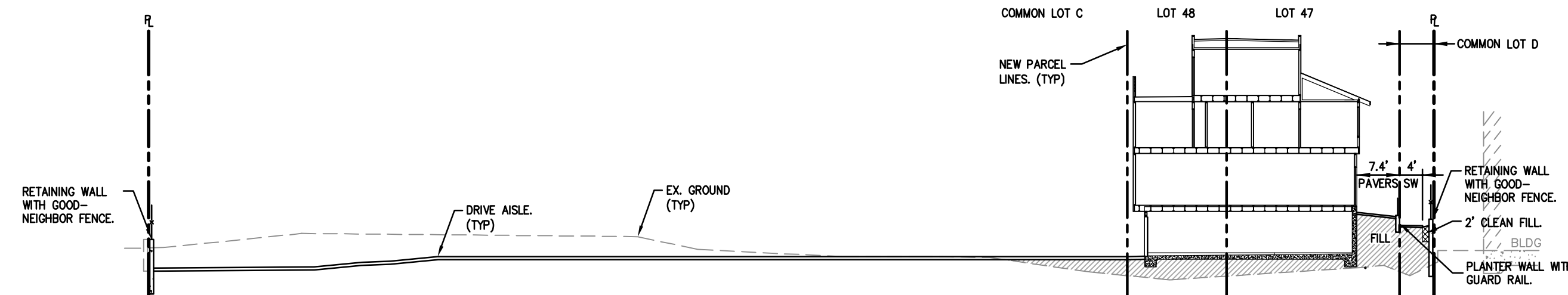
TM-7
OF 8



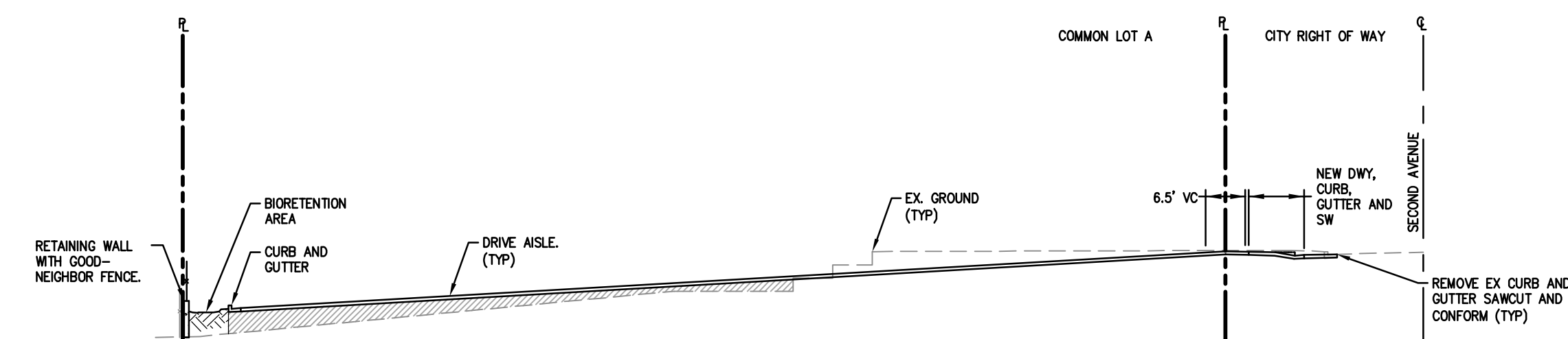
SECTION A
N.T.S.



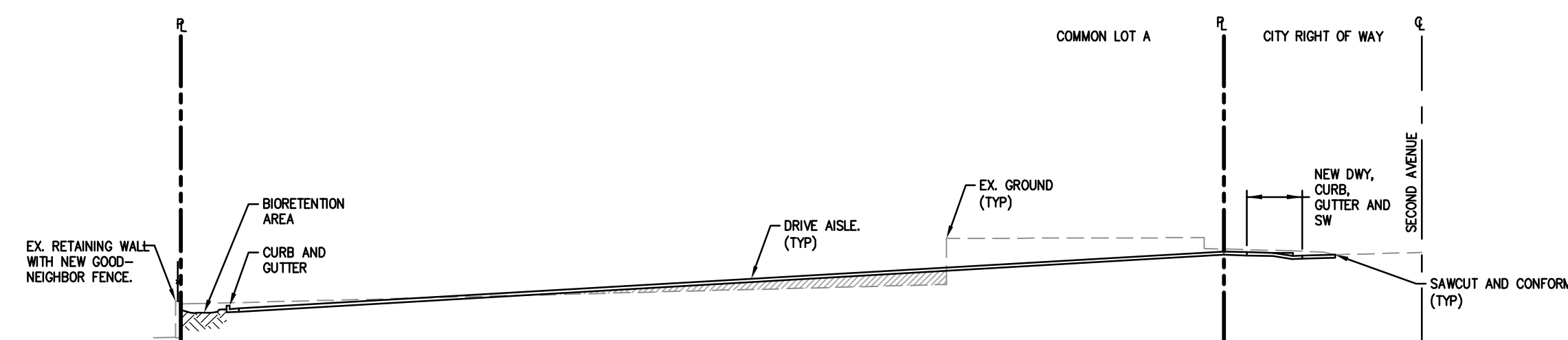
SECTION B
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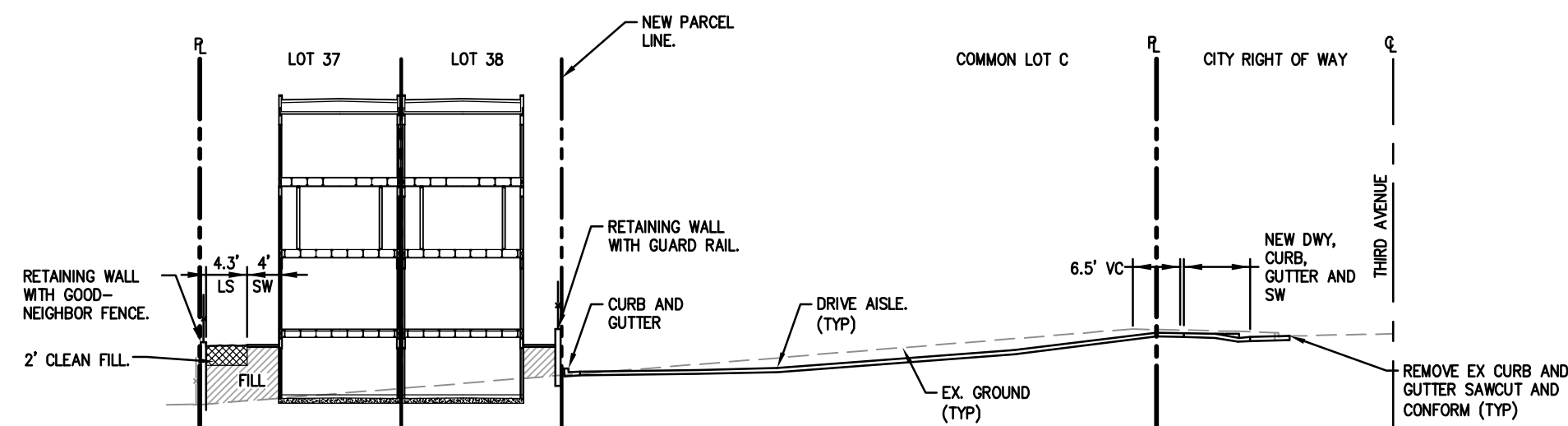
SECTION C
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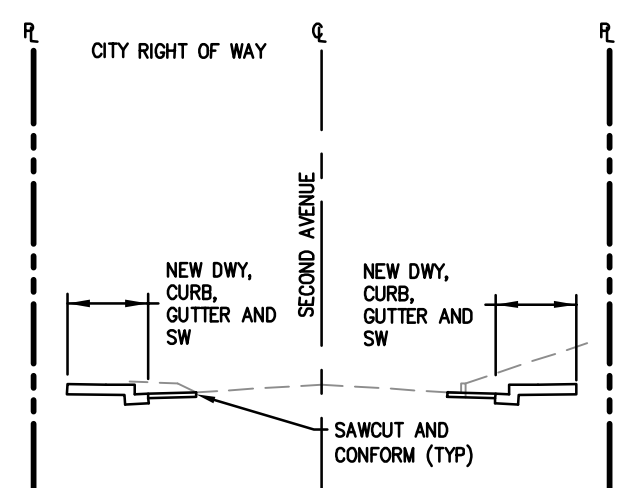
SECTION D
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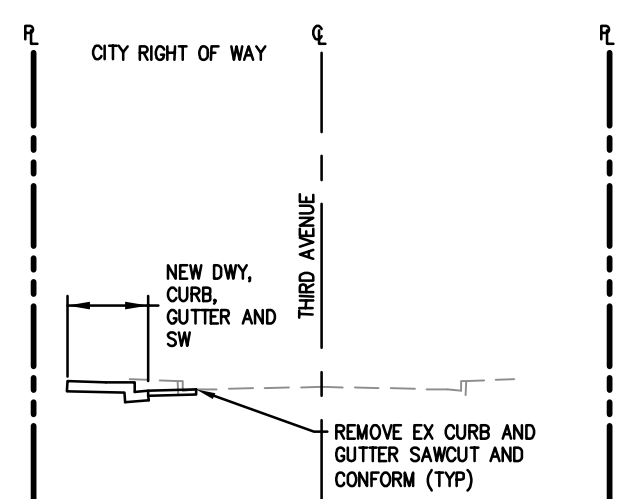
SECTION E
N.T.S.



SECTION F
N.T.S.



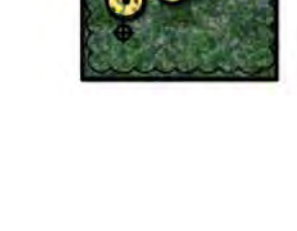
SECTION G
N.T.S.



SECTION H
N.T.S.



Planting Legend

	CANOPY TREE (Selection Options): <i>Pistacia chinensis</i> <i>Tristania conferta</i> <i>Ulmus parvifolia</i>	24"-Box CHINESE PISTACHE BRISBANE BOX CHINESE ELM
	SMALL SCALE TREE (Selection Options): <i>Acer palmatum</i> <i>Arbutus 'Marina'</i> <i>Prunus caroliniana</i>	24"-Box JAPANESE MAPLE N.C.N. CAROLINA CHERRY LAUREL
	FLOWERING ACCENT TREE (Selection Options): <i>Cercia canadensis</i> <i>Lagerstroemia x.f.</i>	24"-Box EASTERN REDBUD CRAPE MYRTLE
	PALM (Selection Options): <i>Archontophoenix cunninghamiana</i> <i>Phoenix canariensis</i>	14'-16'/min. KING PALM CANARY ISLAND DATE PALM
	SHRUB AND GROUND COVER AREAS (Selection Options): LARGE SHRUB (Selection Options): <i>Cupressus s. 'Tiny Tower'</i> <i>Lavatera assurgentiflora</i> <i>Podocarpus gracillior</i> <i>Podocarpus macrophyllus</i> <i>Photinia fraseri</i>	15'-Gal DW. ITALIAN CYPRESS TREE MALLOW FERN PINE YEW PINE PHOTINIA
	MEDIUM SHRUB (Selection Options): <i>Berberis</i> spp. <i>Buxus</i> spp. <i>Carex</i> spp. <i>Coleonema</i> spp. <i>Correa</i> spp. <i>Dietes vegeta</i> <i>Lantana montevidensis</i> <i>Lavandula</i> spp. <i>Nandina</i> spp. <i>Phormium</i> spp. <i>Pittosporum</i> spp. <i>Raphiolepis indica</i> <i>Rosea</i> <i>Teucrium fruticans</i> <i>Trachelospermum jasminoides</i>	5'-Gal BARBERRY BOXWOOD SEDGE BREATH OF HEAVEN AUSTRALIAN FUCHSIA FORTNIGHT LILY LANTANA LAVENDER HEAVENLY BAMBOO NEW ZEALAND FLAX PITTOSPORUM INDIA HAWTHORN ROSE BUSH GERMANDER STAR JASMINE
	SUB SHRUB (Selection Options): <i>Agapanthus</i> spp. <i>Hemerocallis</i> <i>Lavandula a. 'Munstead'</i> <i>Teucrium chamaedrys</i>	1'-Gal LILY OF THE NILE DAY LILY MUNSTEAD LAVENDER GERMANDER
	VINES (Selection Options): <i>Bougainvillea</i> <i>Ficus pumila</i> <i>Macfadyena unguis-cati</i> <i>Parthenocissus tricepata</i>	5'-Gal NCN CREEPING FIG CAT'S CLAW VINE BOSTON IVY
	BIOSWALE PLANTS (Selection Options): <i>Carex divulca</i> <i>Chandropetalum</i> <i>Ceanothus 'Anchor Bay'</i> <i>Iris douglasiana</i> <i>Juncas patens</i> <i>Muhlenbergia rigens</i> <i>Ribes viburnifolium</i>	5'-Gal & 1'-Gal BERKELEY SEDGE CAPE RUSH ANCHOR BAY CEANOTHUS DOUGLAS IRIS CALIFORNIA GRAY SEDGE DEER GRASS EVERGREEN CURRENT



Shade Arbor

Arbor detailing not determined at this time



Precast Planters on Pedestal

Planter style and pedestal detailing not determined at this time



Metal Bench

Style 119-60 available from Dumor, Inc. Color to be determined



Cluster Mailbox

Regency style cluster mailbox available from Mailboxes.com



Planting at Garage Door

Plant selection not determined at this time



Bioswale Planting

Plant selection not determined at this time



Formal Terrace Planting

Plant selection not determined at this time

AFFORDABLE HOUSING PLAN

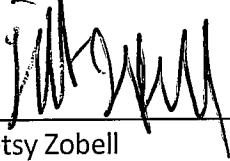
For
Garden Valley, Daly City, CA

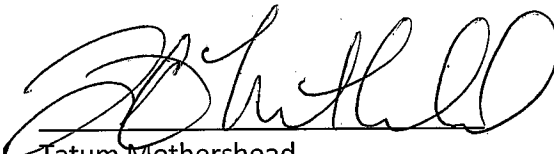
Developer: TBD/Callan Properties
Contact: Brian Desler
Date Resubmitted: July 10, 2014

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

**Option 2 Approved: Build 5 Units of Affordable Housing and Pay
Impact Fee on Remaining 1/2.**

Approved by:


Patricia Martel, City Manager
8/01/2014

Date

AFFORDABLE HOUSING PLAN

For

Garden Valley, Daly City, CA

Developer: TBD / Callan Properties

Contact: Brian Desler, Principal Callan Properties

Date Originally Submitted: June 10, 2014

Date Resubmitted: July 10, 2014

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

Garden Valley is a community of 50 townhomes. The homes will range in size from 1,300 to 1,700 square feet and offer from two to three bedrooms. The townhomes will be three stories with two and three car garages. Market rate home prices are anticipated to be between \$600,000 to \$700,000. Homeowners would pay an HOA of approximately \$260 per month.

Per the Daly City affordable housing ordinance, the project is required to offer 20% of the homes at a price affordable to moderate income families (household income of 120% of the San Mateo County median income per section 50093 of the California Health and Safety Code). We propose two options: the first providing an affordable housing impact fee based on total square footage to be developed and the second, to provide 10% of the below market rate housing requirement on-site (totaling 5 units), and to pay an affordable housing impact fee for the remaining 10%. The table below and attached site plan demonstrate the proposed location of the affordable units and the fee calculation for the remaining units in this option.

	Plan 2A	Plan 2B	Plan 3A	Plan 3B	Total
Total Unit Mix	13	13	14	10	50
Square Feet (Living Space)	1,334	1,492	1,533	1,684	75,040
Bedrooms/Bathrooms	2/2.5	2/2.5	3/3	3/3	
Garage/Story	2/3	2/3	3/3	3/3	
Total BMR Obligation			50 Units x 20%		10 Units
Option 1	Pay 100% Impact Fee For All 50 Townhomes With 0 (Zero) Affordable Housing Units Built				
	75,610 total sf x \$18 (BMR Townhome Fee/SF) = Total Impact Fee of \$1,360,980.00				
Option 2	Build 5 Units of Affordable Housing and Pay Impact Fee On Remaining 1/2				
1/2 BMRs Provided On Site	3 "Plan 2A" Units and 2 "Plan 3A" Units = 5 Total Affordable Units				
½ Impact Fee Per Sq FT	37,805 sf (1/2 sf of project) x \$18 (BMR Townhome Fee Per SF) = Remaining Impact Fee of \$680,490.00				

2. Provide a floor or site plan depicting the location of the Affordable Units.
See Site Plan below.
3. Describe the income levels to which each Affordable Unit will be made affordable. *All on site BMRs will be affordable to moderate income households per section 50093 of the California Health and Safety Code.*
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. *The below market rate units will remain affordable for the duration of 55 years as required in section 17.47.070 of the Daly City affordable housing ordinance. Affordability will be secured through a deed restriction.*
5. For phased Development, provide a phasing plan that provides for the timely development of the number of Affordable Units proportionate to each proposed phase of development as required by Section 17.47.050(B) of ordinance. *The project phasing plan has not been finalized. However, the BMR units are evenly spread throughout the site which will assure BMR units become available in even flow with the market rate homes.*
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 *For Option 1, we are proposing an alternative to pay an impact fee as detailed in 17.47.080 (B). For Option 2, we are proposing Alternative 3 (under 17.47.090), which is a blend of on site and off site housing (made available through payment of an impact fee).*
7. Provide any other information reasonably requested by the City Manager to assist with evaluation of the Plan under the standards of the ordinance. *For Option 2, We are proposing to provide half the required below market rate homes on site and pay an impact fee for the remaining half. We want to do our part in providing below market rate housing to the community, but believe that funds allocated to an affordable housing developer (through the impact fees) will allow Daly City to achieve the maximum benefit in below market rate housing because of their expertise in this area.*

KTOY Group, Inc.	Project Contact	Project No.
1733 Oak Blvd., Suite 250	813-271-1776	201-235-2523
Santa Monica, California 90401	813-271-1776	201-235-2523
12/1/94	12/1/94	12/1/94
310 234 2523	310 234 2523	310 234 2523

GARDEN VALLEY
XXXX
DAILY CITY, CA

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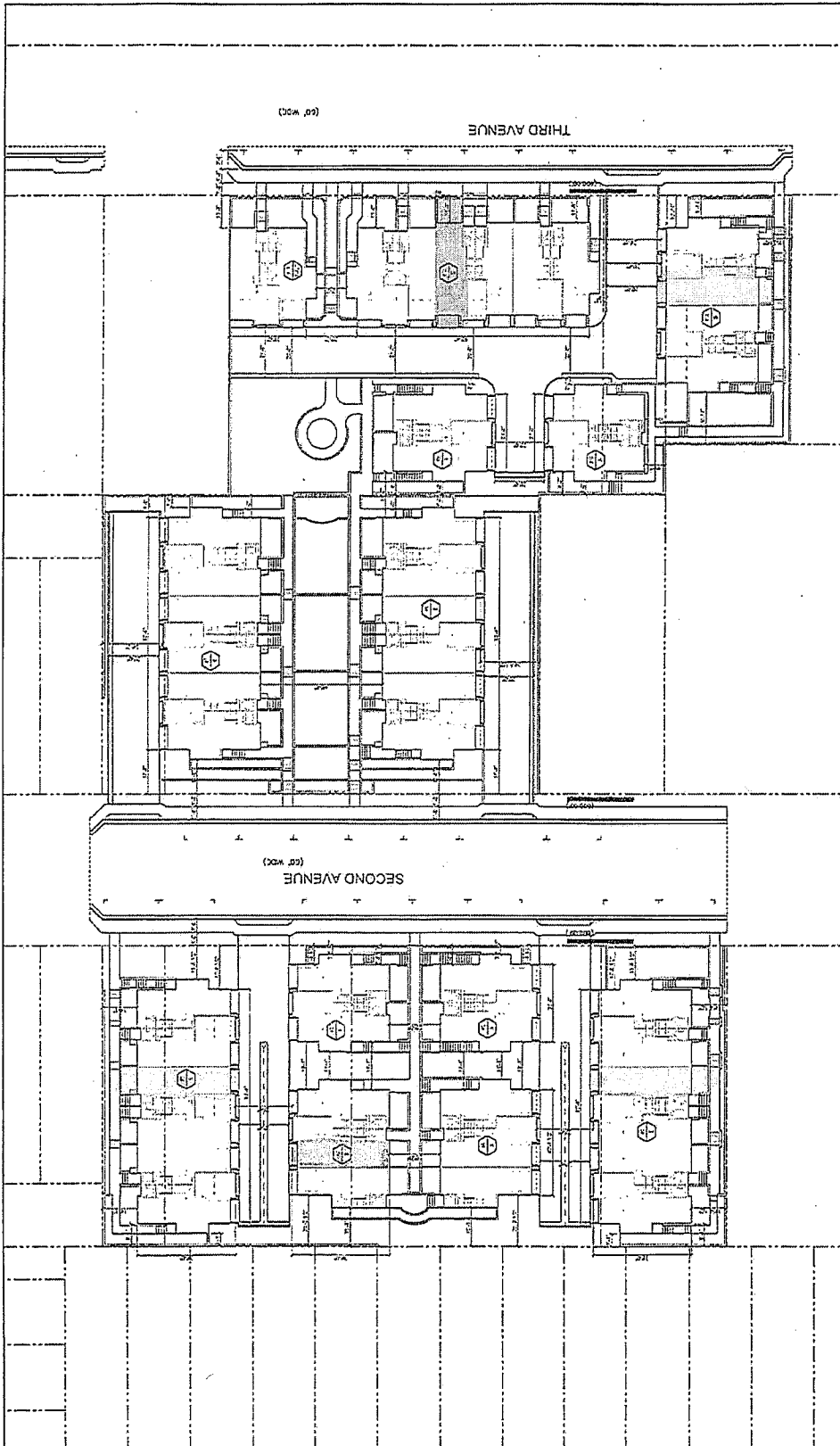
ARCHITECTURAL SITE
PLAN

A100



ARCHITECTURAL SITE PLAN

1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398</
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Plan 2A

Plan 3A

ORDINANCE NO. 1384

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
AMENDING SECTIONS 10.36.060, 10.40.120, 10.40.130 AND 10.40.150 OF THE
MUNICIPAL CODE RE: PARKING METERS, PERMITS AND FEES

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

SECTION 1. Section 10.36.060 of the Municipal Code is hereby amended to read as follows:

10.36.060 Depositing coins –Rate.

The rates adjustments for parking meters shall be set by resolution of the city council.

SECTION 2. Section 10.40 of the Municipal Code is hereby amended to read as follows:

10.40.120 Limit on number of permits to be issued.

There shall be a limit on the number of permits to be issued to any residential address within the preferential residential permit parking area and such limit shall be set by resolution of the city council. No more than one preferential residential parking permit shall be issued to each motor vehicle for which application is made.

10.40.130 Display of permits

Permits shall be affixed upon a motor vehicle in accordance with specifications established by the Daly City Police Department.

10.40.150 Cost and duration of permits.

Fees for residential parking permits shall be set by resolution of the city council and permits shall be issued annually.

SECTION 3. Environmental Determination.

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 4. 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.

SECTION 5. Severability: If any section, subsection or sentence of this Ordinance is found by a court of competent jurisdiction to be invalid or unlawful, the City Council finds and declares that the remainder of this ordinance would be and is enforceable and would have been adopted notwithstanding the finding of invalidity as to any section, subsection or sentence.

Introduced this 8th day of September, 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: September 22, 2014

To: Honorable City Council
From: Anna Mostella, City Manager's Office
Date: September 10, 2014
Subject: Council Committee Meetings, September 8 – 21, 2014

Date of Meeting:

September 8, 2014

Meeting:

Design Review DR-8-14-6388
2001 Junipero Serra Boulevard
Pacific Plaza Lobby Expansion
Exterior Site Improvements

In Attendance:

David J. Canepa
Carol L. Klatt
Patricia E. Martel
Tatum Mothershead
Michael VanLonkhuysen
Tendai Mtunga

/am

DALY CITY INTER-OFFICE MEMORANDUM

DESIGN REVIEW COMMITTEE

DATE: September 8, 2014

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

FROM: Michael VanLonkhuysen, Interim Planning Manager

SUBJECT: Design Review DR-8-14-6388
2001 Junipero Serra Boulevard
Pacific Plaza Lobby Expansion and Exterior Site Improvements

RECOMMENDATION

Staff is recommending approval of Design Review DR-8-14-6388 subject to the conditions in this report.

BACKGROUND

The applicant, RMW Architects, is proposing improvements to the entrance, lobby area, and ground level exterior of the Pacific Plaza office building located at 2001 Junipero Serra Boulevard. The proposal includes an addition of an all glass exterior building entry and expanded lobby, the enclosure of an existing breezeway, and exterior site improvements consisting of new landscaping, paving, and plaza lighting and signs in the areas in front of the building. Design Review Committee approval is required before these building and site changes can advance to the building permit review process. The Committee's evaluation will consist of the following:

- Architectural Design
- Landscaping

The proposal does not include any changes to the exterior of the building to the north, where the Century 21 Theater is located, the adjacent water feature to the south, or to either of the two parking structures in the project.

PROJECT SUMMARY

According to the applicant, the proposed improvements to the office building have four primary objectives, as follows:

Breezeway Enclosure. The current building design provides a covered (but unenclosed) street-level breezeway allowing pedestrian travel between the adjacent parking structure to the south and the building lobby located at the north end of the breezeway. The project architect has proposed enclosing this breezeway, primarily to eliminate the current condition of the pedestrian pathway from inside to outside, then inside again. The enclosure would provide a secondary benefit of providing higher security for ground floor tenants. The enclosure is proposed in glass to match the new main building glass entry.

Upgrade Building Entry and Lobby. Although functional, the existing building entrance provides little in the way of visually defining where pedestrians enter the building, nor does it provide a strong architectural focal point ideal to building entrances. For these reasons, the project architect has proposed improving the architectural quality of the entrance in the following ways:

1. Moving the building façade toward sidewalk to create transparency between the street edge and building interior, thereby providing better visual definition for the building entry;
2. Providing abundant and glass at the lobby facade facing Junipero Serra Boulevard, allowing persons to see through to the lobby from street, thereby creating transparency between the street and activities inside the building. This change would have a secondary effect of the lobby being brighter and lighter, and thereby more attractive to visitors.
3. Incorporating a revised building design that communicates an upgraded urban aesthetic with the intention of attracting contemporary tenants (e.g., technology and dot-com companies).

Upgrade Front Exterior Plaza, Landscaping, and Site Paving. To improve the function and appearance of the public interface at the Junipero Serra Boulevard street and sidewalk, the project architect has proposed modifying the hardscape and landscape in this area. The most significant aspect of the proposal involves leveling the existing plaza located between the building entrance and sidewalk. As identified in the project proposal, the architect has proposed introducing a five-step staircase at the sidewalk, flanked by new landscape planters and incorporating a new new “2001” address sign. With this change, the architect’s intention is to creates a gathering and seating area on the plaza, which is not presently possible given the existing slope characteristic, and to provide both open and covered areas, including a covered plaza seating area underneath the building at the south end of the plaza.

With regard to the address sign, staff has expressed concern that the sign, as proposed, is worthy of additional design attention because the address copy could be difficult to read. Although this concern does not warrant a Condition of Approval, staff and the project architect will work together to develop a sign or other visual statement at this location, complimentary to the design aesthetic sought by the applicant.

Retail attraction. With the above design changes, the building owner hopes to attract a mid- to high-end single retail/restaurant/lounge tenant to provide meeting place for office tenants and the community after work hours. This new tenant would occupy street-level retail areas previously occupied by Jamba Juice and Starbucks, and would utilize the previously-mentioned covered seating area proposed at the south side of the entry plaza. Staff is supportive of additional restaurant space at the Pacific Plaza street-level and is hopeful that the building owner can secure a successful restaurant tenant for this space, which in part could mitigate the loss of Fuddrucker's several years ago.

Architectural Design

Staff has worked closely with the project architect on the proposed design since the inception of the design change and feels the proposal will provide a significantly beneficial change to the first floor of the building. While staff has no recommendations for Conditions of Approval to improve the proposed architectural design of the the conceptual drawings identify several permanent banners proposed at the building's vertical columns, approximately 20 feet above sidewalk level. While staff is not opposed to these banners and feel they could add to the building's visual appeal, staff has recommended several Condition of Approval to ensure that these banner remain an aesthetic benefit. These proposed Conditions include the requirement that all banners incorporate common design elements, including color, obscure hardware, and vertical copy, and that all five banners and their associated structures be placed, removed, and maintained in unison, so as to avoid a piecemeal visual appearance over time.

Landscaping

The project landscape plan identifies significant improvements to complement the new exterior plaza, including large-box tree plantings along the plaza arcade and existing sidewalk where the applicant has proposed removing and replacing street trees in between the new plaza and Junipero Serra Boulevard. The tree replacement is proposed in an effort to make the redesigned building entry and plaza more visible from the street. As the existing trees proposed for removal have not thrived as well other trees at the Pacific Plaza frontage, staff is supportive of the tree removal and replacement program identified in the project plans.

The arcade itself replaces an existing lawn and flagpole arrangement at the building street-level, and a portion of the sidewalk parallel to Junipero Serra Boulevard, the width of which would be slightly reduced to accommodate the plaza and landscape improvements. The entire plaza would receive decorative pavers and slip-resistant tile paving.

Staff has no recommended Conditions of Approval for the landscape plan.

FINDINGS

Staff finds that the proposed Design Review DR-8-14-6388, 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 the general site, architecture and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based in part on the following:

1. The project involves minor interior and exterior alterations to an existing building and is therefore categorically exempt from the California Environmental Quality Act (CEQA);
2. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance and is consistent with the Planned Development zoning applicable to the site;
3. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of other adjacent buildings. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors; and
4. The project would provide significant design enhancements to the building exterior and landscaping, and, given the qualities of the proposal discussed in the project staff report, Design Review Committee approval is warranted.

CONDITIONS OF APPROVAL

The approval of Design Review DR-8-14-6388 is subject to the following Conditions of Approval:

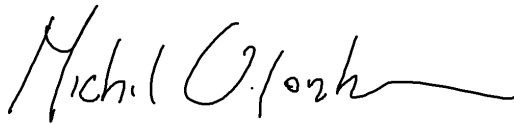
A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

1. The applicant shall file a declaration of acceptance of all conditions with the Planning Division within ten (10) days of Committee approval. Until said Declaration is filed, the Design Review Permit shall not be valid for any purpose.
2. The project shall be valid only in conjunction with detailed plans submitted and approved by the City Council and Design Review Committee. Any modifications required due to the Conditions of Approval and minor changes to the plan, must be approved by the Planning Division. Major site or architectural modifications shall be treated as an amendment and shall be subject to a new Design Review application.

3. The proposed landscaping is subject to Chapter 17.41 - Water Conservation in Landscaping. The applicant shall submit documentation as required by this chapter to the Planning Division at the time of building permit submittal.
4. The five banners identified in the project proposal shall incorporate common design elements, including color, obscure hardware, and vertical copy, and all five banners and their associated structures be placed, removed, and maintained in unison..

Staff recommends the Design Review Committee approve Design Review DR-8-14-6388, subject to the findings and conditions in this report.

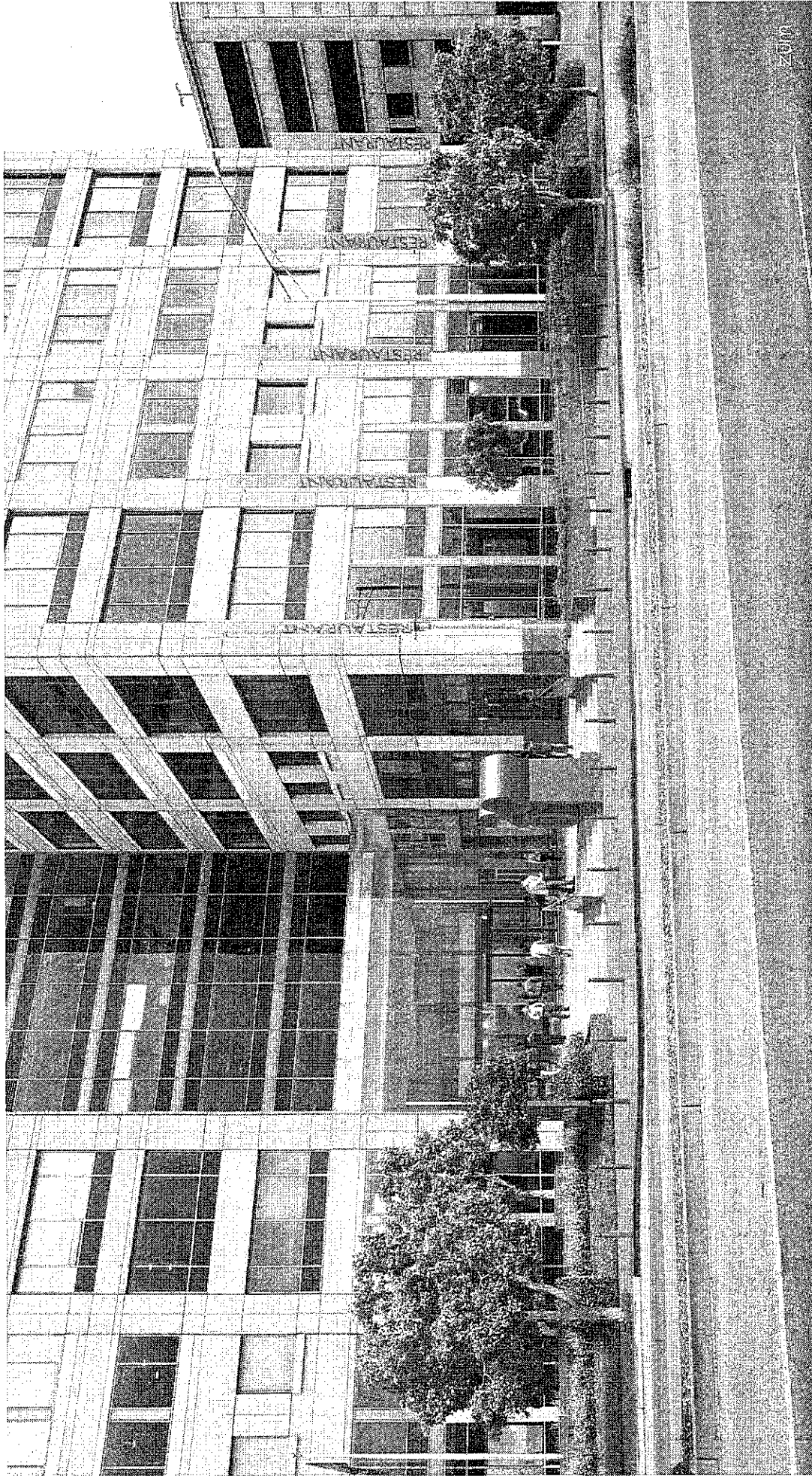
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael VanLonkhuysen", with a long horizontal flourish extending to the right.

Michael VanLonkhuysen
Interim Planning Manager

Attachments

Attachment A – Project Plans



PLANNING REVIEW

PRESENTATION AUGUST 15 2014

2001 DC STATION SMITH+SMITH

2001 JUNIPERO SERRA, DALY CITY CA



PROJECT LOCATION / CLASSIFICATION / ZONING

Building address: 2001 Junipero Serra Boulevard
Daly City, California 94104

Building Data:

Construction type 1A. Total 9 stories.
Allowable area (table 503 CBC 2013) = Unlimited

Total area of building = 376,134 sf.

Allowable height (table 503 CBC 2013) = Unlimited

Total height of building = 137'-6"

Occupancy: Primary B, Secondary M, S-2 (Parking)

Zoning Data:

Per ordinance 1260 issued date March 8th 1999, blocks 50, 51 and 52 were rezoned to
Planned Development Zone (PD-54). Additions and changes are subject to DRC review

Block = 52

Uses: C-R/O (offices and allowable retail)

Building minimum lot area = 45,000 sf.

Plaza minimum lot area = 15,000 sf.

Parking minimum lot area = 54,000 sf.

Minimum lot frontage (per ordinance) = 250 feet

Existing lot frontage = 212 feet

Proposed lot frontage = no change

Maximum building height (per ordinance) = 125 feet

Existing building height = 137'-6"

Proposed project will not add any height to existing building

Allowable leasing area (per ordinance) = 352,000 sf.

Existing leasable area = 376,134 sf.

Area added per new scope = 590 sf

(Area of extended lobby (960 sf) - reduced area for loggia at retail/restaurant (370 sf) = 590 sf)

Parking spaces allowed (per ordinance) = 1,265 spaces

Existing spaces = 922 spaces

PROJECT DESCRIPTION

Addition of an all glass exterior building entry at expanded lobby entry and new or resurfaced finishes in lobby. Work in expanded lobby includes removal of existing finishes in ceiling, walls, floors and removal of existing storefront. New finishes and lighting in existing breezeway to connect with building lobby. Addition of interior amenities include: marketing office, hallway upgrade, upgraded lockers, and upgraded gym. Site work includes new landscaping, paving, plaza, lighting and signage. No addition to building height.

APPLICABLE CODES

City of Daly City Building Standards Administrative Code
2013 California Building Code
2013 California Electrical Code
2013 California Mechanical Code
2013 California Plumbing Code
2013 California Energy Code
2013 California Fire Code
2013 California Green

DRAWING LIST

PG-1: PROJECT INFORMATION
PG-2: EXISTING PHOTOS- EXISTING SITE PHOTO
PG-3: EXISTING PHOTOS- EXISTING BUILDING PHOTOS ALONG JUNIPERO SERRA
PG-4: EXISTING PHOTOS- EXISTING BUILDING PLAZA AND BREEZEWAY PHOTOS
PG-5: SITE- SITE PLAN EXISTING
PG-6: SITE- SITE PLAN PROPOSED
PG-7: HARDSCAPE PLAN- ANNOTATED HARDSCAPE PLAN W/ LIGHTING
PG-8: PLANTING PLAN- LANDSCAPE PLANTING PLAN
PG-9: PLANT IMAGES- PLANT LIST AND PLANT IMAGES W/ IRRIGATION DESIGN STATEMENT
PG-10: PLAZA VIEWS- AERIAL VIEWS
PG-11: PLAZA VIEWS- SIDE WALK VIEWS
PG-12: PLAZA VIEWS- PLAZA VIEWS
PG-13: PLANS- DEMOLITION FLOOR PLAN
PG-14: PLANS- PROPOSED FLOOR PLAN
PG-15: ELEVATIONS- EXISTING BUILDING ELEVATION
PG-16: ELEVATIONS- EXISTING ELEVATION ALONG JUNIPERO SERRA
PG-17: ELEVATIONS- ELEVATION PROPOSED ALONG JUNIPERO SERRA
PG-18: SECTIONS- EXISTING SECTION THROUGH LOBBY
PG-19: SECTIONS- SECTION PROPOSED THROUGH LOBBY
PG-20: PHOTO SIMULATION- EXTERIOR VIEW TO PLAZA AND LOBBY
PG-21: PERSPECTIVES- EXTERIOR VIEW FROM PLAZA
PG-22: PERSPECTIVES- INTERIOR VIEW FROM LOBBY
PG-23: PERSPECTIVES- VIEW OF FEATURE WALL
PG-24: PERSPECTIVES- INTERIOR VIEW FROM BREEZEWAY
PG-25: PERSPECTIVES- BREEZEWAY ENTRY
PG-26: PERSPECTIVES- VIEWS FROM SIDEWALK

PROJECT INFORMATION

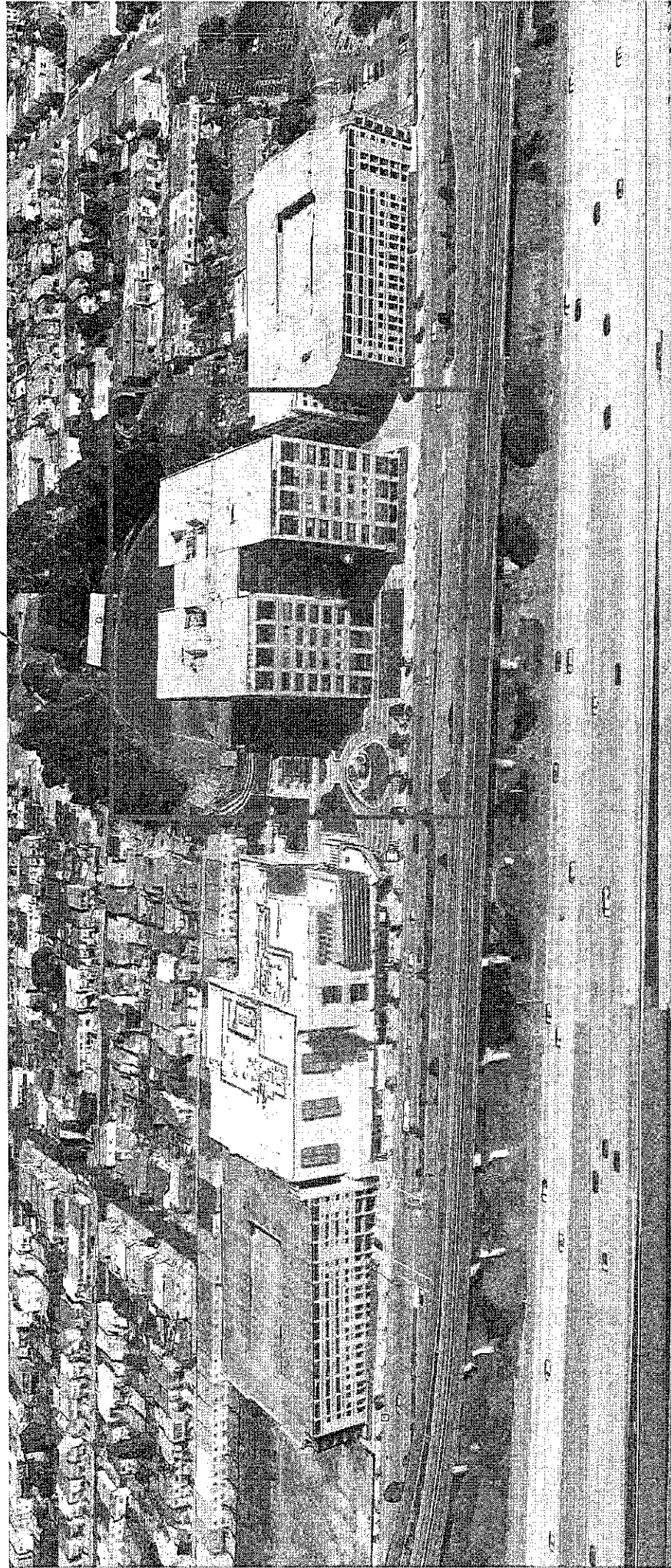
PRESENTATION AUGUST 15 2014

2001 DC STATION
2001 JUNIPERO SERRA, DALY CITY CA

SMITH+SMITH



EXISTING SITE



EXISTING SITE PHOTO

EXISTING PHOTOS

PLANNING REVIEW

PRESENTATION AUGUST 15 2014

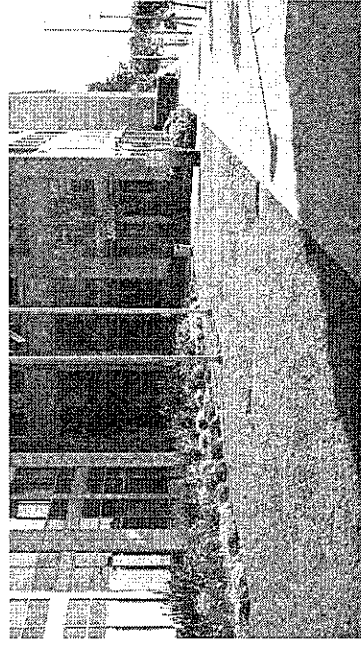
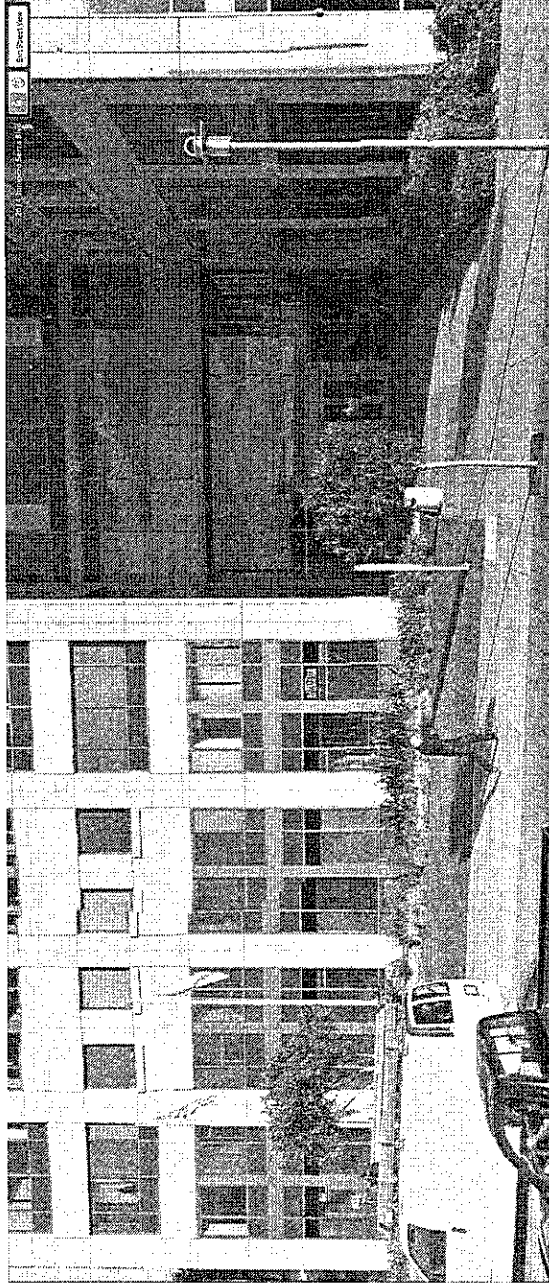
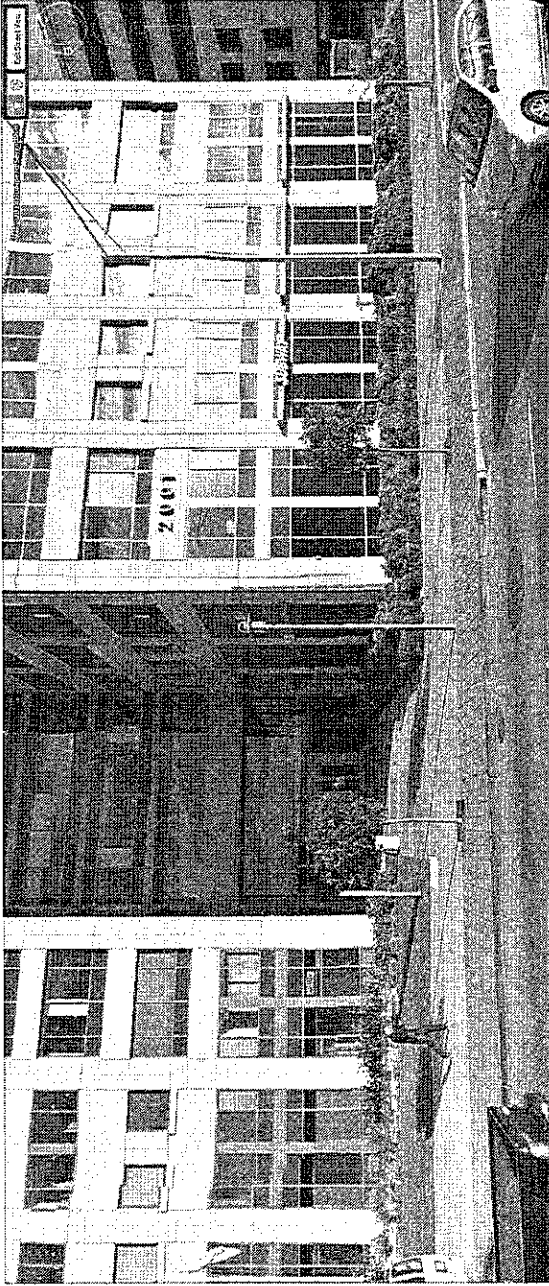
2001 DC STATION SMITH+SMITH

2001 JUNIPERO SERRA, DALY CITY CA

BCV

RMW

Architecture & Interiors



EXISTING BUILDING PHOTOS ALONG JUNIPERO SERRA

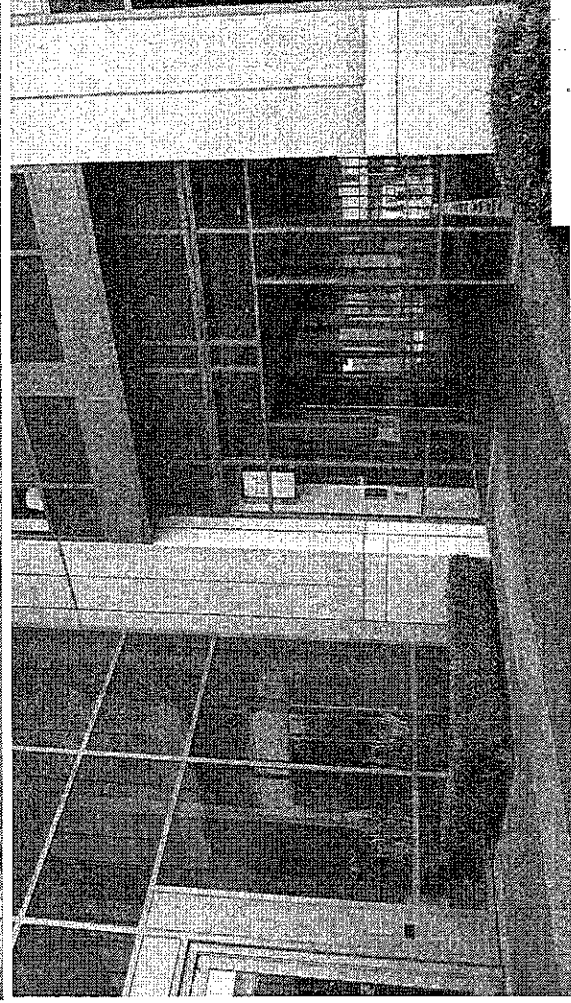
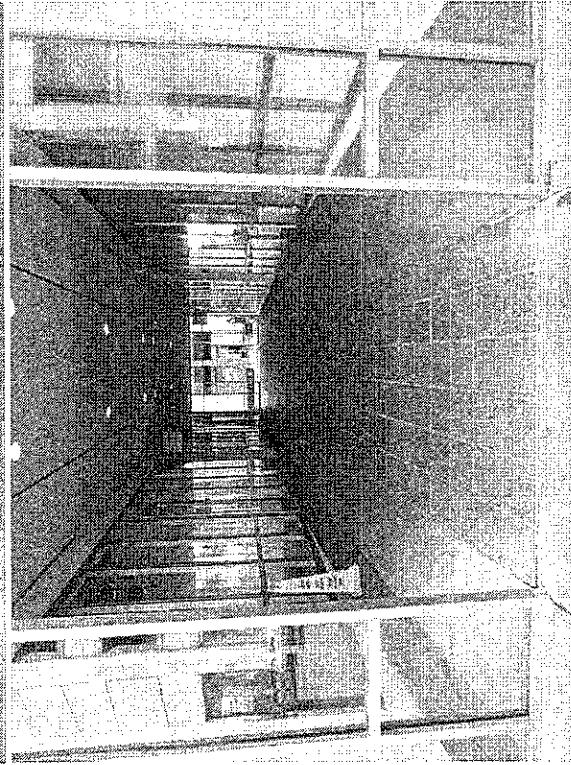
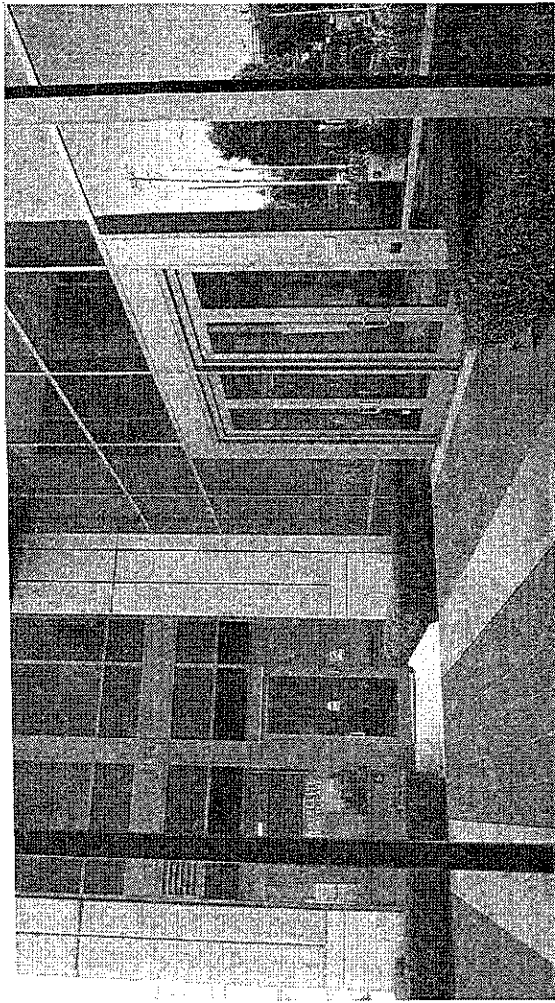
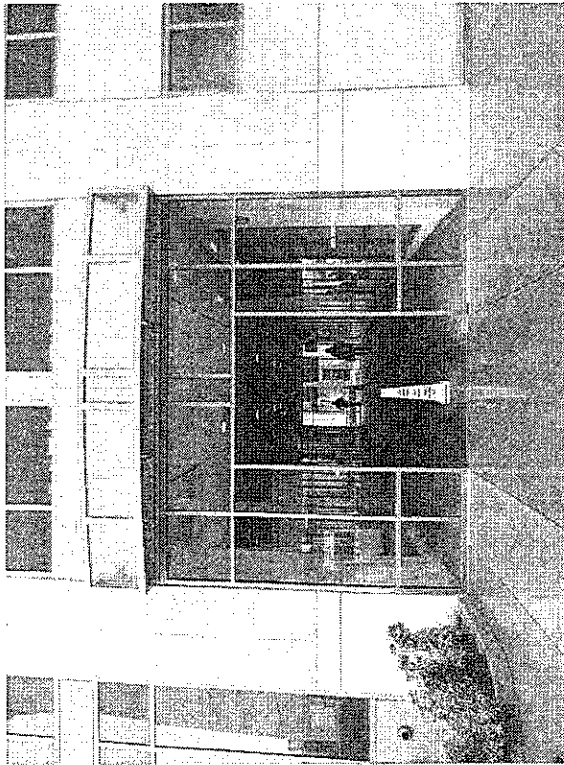
EXISTING PHOTOS PLANNING REVIEW

PRESENTATION AUGUST 15 2014

2001 DC STATION
2001 JUNIPERO SERRA, DALY CITY CA

SMITH+SMITH

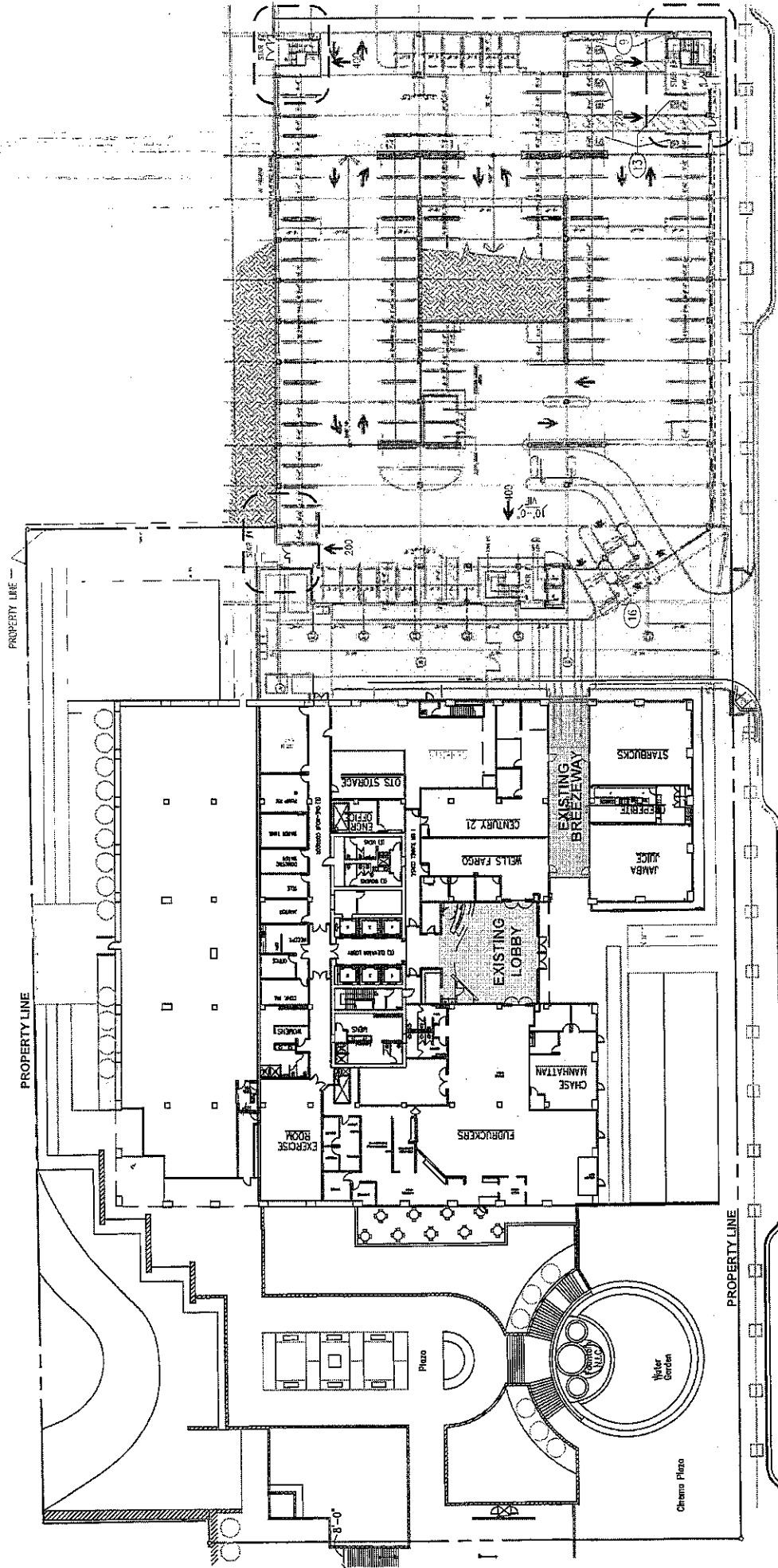




EXISTING BUILDING PLAZA AND BREEZEWAY PHOTOS
 EXISTING PHOTOS PLANNING REVIEW
 PRESENTATION AUGUST 15 2014

2001 DC STATION SMITH+SMITH
 2001 JUNIPERO SERRA DAILY CITY CA





SITE PLAN EXISTING

SITE

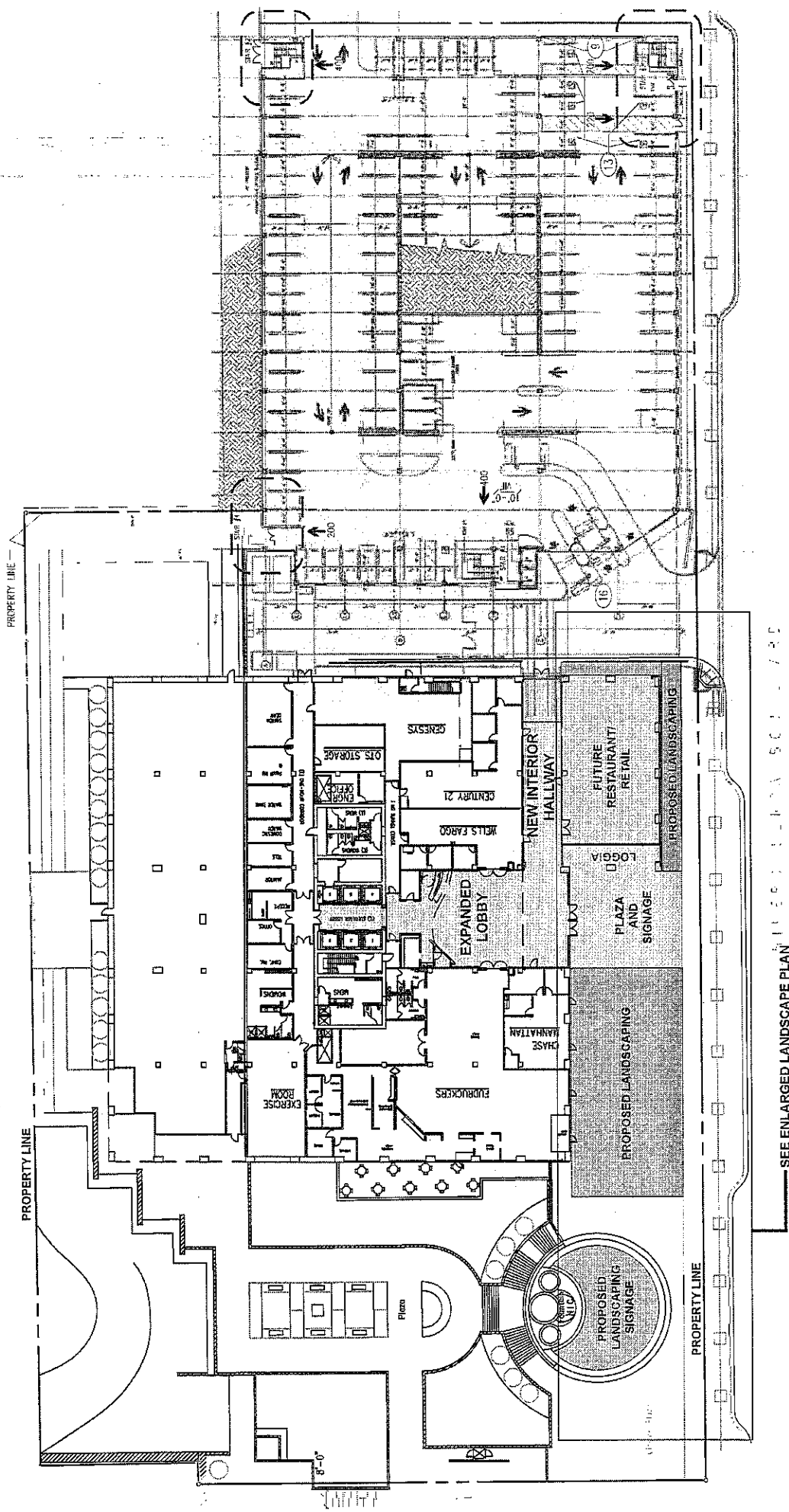
PLANNING REVIEW

2001 DC STATION SMITH+SMITH



2001 JUNIPERO SERRA, DAILY CITY CA

PRESENTATION AUGUST 15 2014



SITE PLAN PROPOSED

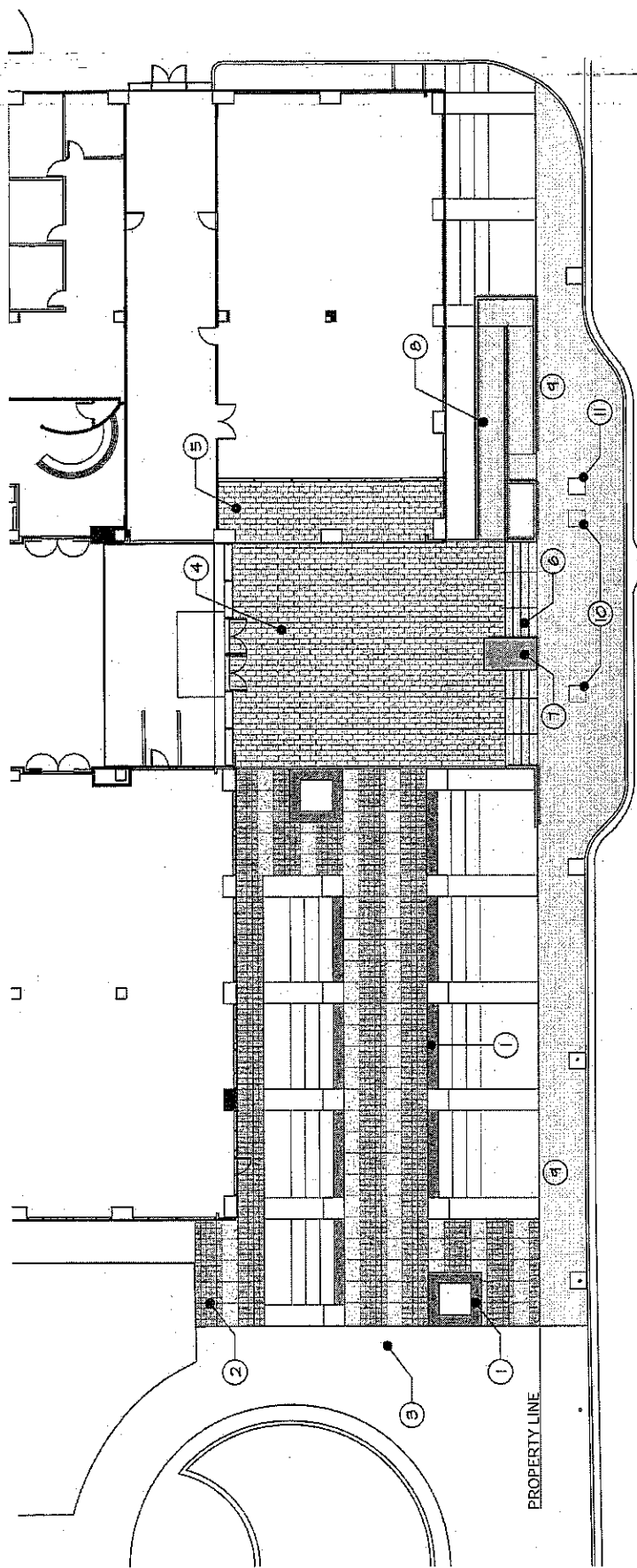
PLANNING REVIEW

2001 DC STATION SMITH+SMITH

BCV
RMV
Architecture & Interiors

2001 JUNIPERO SERRA, DALY CITY CA

SITE
PRESENTATION AUGUST 15 2014



LEGEND

1. CUSTOM WOOD BENCHES WITH RECESSED LED STRIP LIGHTING SYSTEM
2. NEW PRECAST CONC. PAVERS (TO MATCH EXISTING)
3. EXISTING PAVING TO REMAIN
4. NEW PLAZA TILE PAVING - SLIP RESISTANT TILE, THIN SET ON CONC. SUB SLAB AND SURFACE DRAIN INLET
5. LOGGIA PAVING TO MATCH NEW PLAZA TILE
6. NEW CONCRETE STEPS AND ILLUMINATED STAINLESS STEEL RAILING
7. NEW STACKED METAL NUMBER MONUMENT ON A CONC. PLINTH
8. NEW CONC. ADA RAMP AND STEEL TUBE RAILING
9. EXISTING SIDEWALK TO REMAIN
10. TWO EXISTING TREE WELLS TO BE REMOVED AND PAVEMENT REPAIRED TO MATCH SURROUNDING PAVEMENT
11. NEW TREE WELL - REUSE SALVAGED EXISTING TREE GRATE AND FRAME

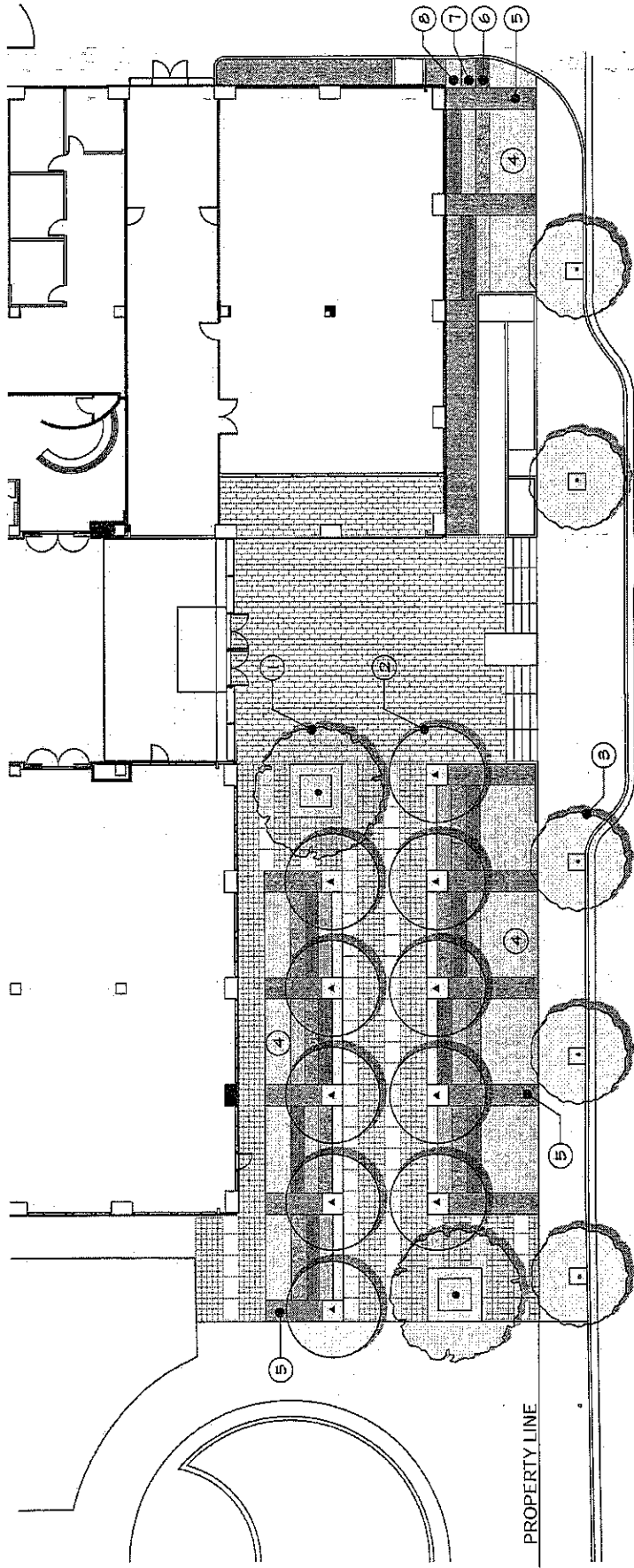
ANNOTATED HARDCAPE PLAN W/LIGHTING

HARDSCAPE PLAN PLANNING REVIEW
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LEGEND

1. 60" BOX TREE
 - A. ULMUS PARVIFOLIA (CHINESE ELM)
 - B. FRUITLESS OLIVE (OLEA E. 'SWAN HILL')
2. 48" BOX TREE
 - A. POLLARDED LONDON PLANE TREE (PLATANUS X 'BLOODGOOD')
3. 24" BOX TREE
 - A. NEW ZEALAND CHRISTMAS TREE (METROSIDEROS EXCELSA)
 - B. PAPERBARK TREE (MELALEUCA QUINQUENERVIA)
4. TURF
5. 5G CHINESE FRINGE BUSH (LOROPETALUM CHINENSE 'SIZZLING PINK')
6. 5G BOXWOOD (BUXUS 'MORRIS MIDGET')
7. 5G DEER FERN (BLECHNUM SPICANT)
8. 5G STAR JASMINE (TRACHELOSPERMUM JASMINOIDES)

LANDSCAPE PLANTING PLAN

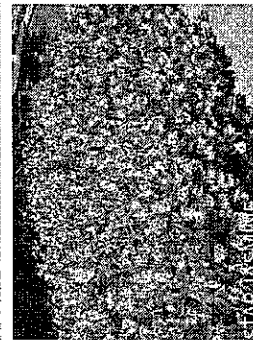
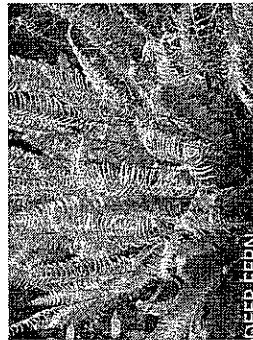
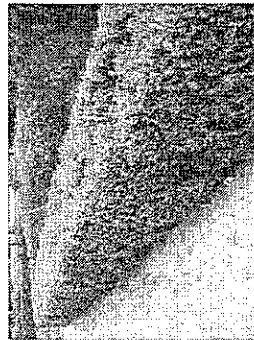
LANDSCAPE PLAN PLANNING REVIEW

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PLANT LEGEND

60" BOX TREE

- A. ULMUS PARVIFOLIA (CHINESE ELM)
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48" BOX TREE

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5G CHINESE FRINGE BUSH

- (LOROPETALUM CHINENSE 'SIZZLING PINK')

5G BOXWOOD

- (BUXUS 'MORRIS MIDGET')

5G DEER FERN

- (BLECHNUM SPICANT)

5G STAR JASMINE

- (TRACHELOSPERMUM JASMINOIDES)

IRRIGATION DESIGN STATEMENT

The proposed irrigation system shall be a State Of The Art system. The irrigation system shall utilize water conserving tree bubblers to separately irrigate the trees, subsurface and/or above surface drip emitters to irrigate shrubs and groundcover areas, a rain sensor and a digital smart irrigation controller that has the capability to adjust water times based on historic evapotranspiration data available for the general area and project site.

PLANT IMAGES W/IRRIGATION DESIGN STATEMENT

PLANT IMAGES PLANNING REVIEW

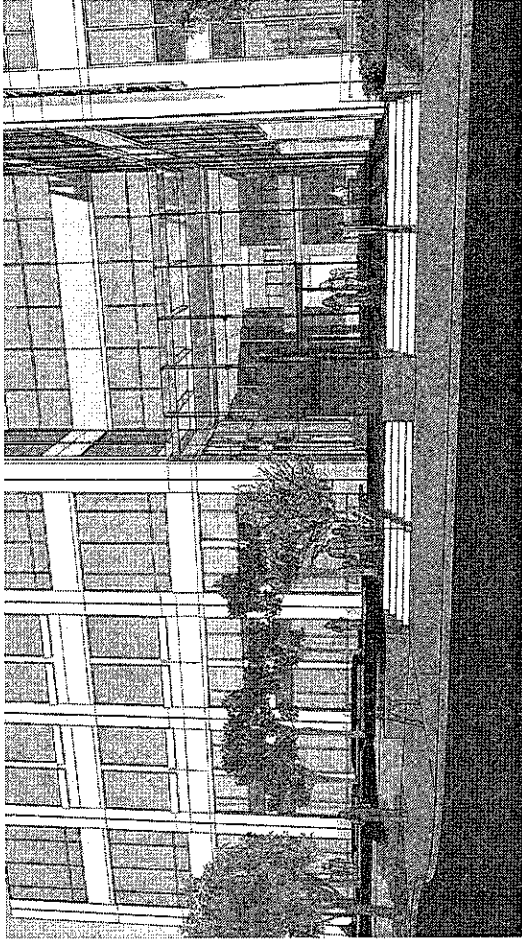
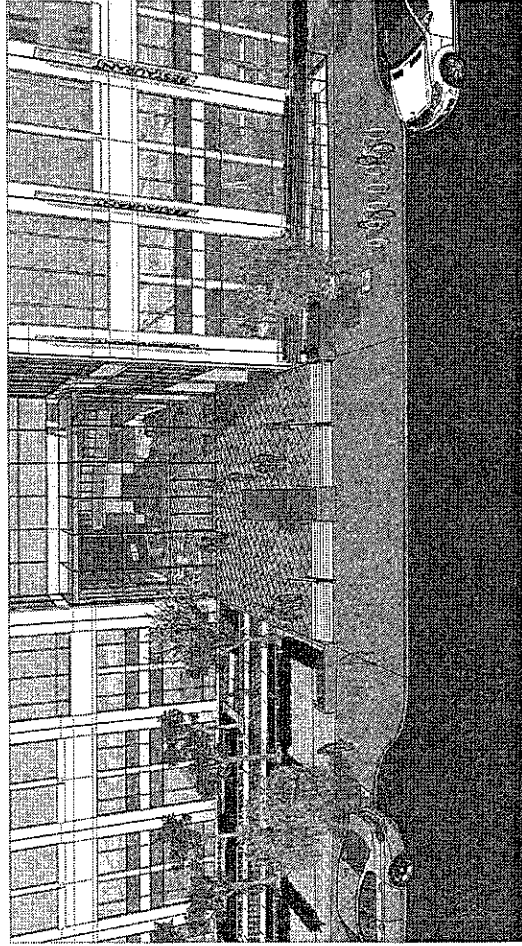
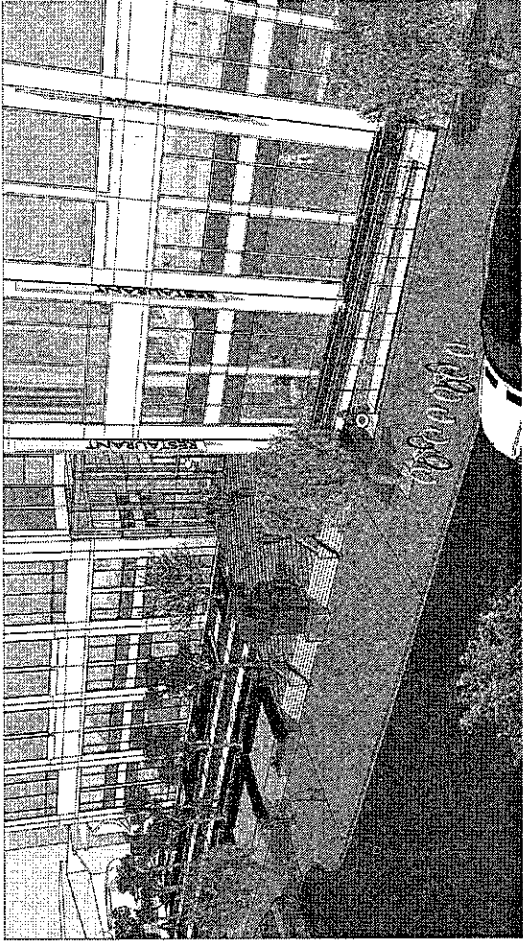
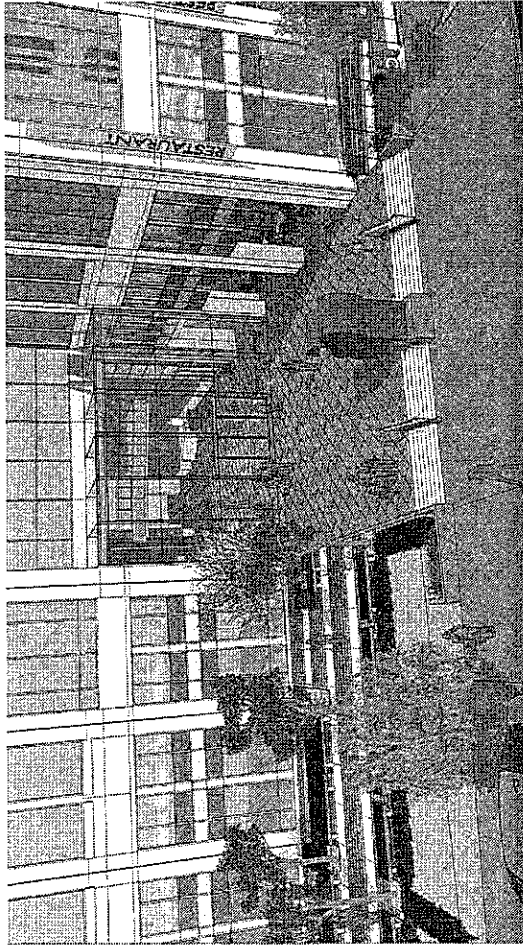
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AERIAL VIEWS

PLAZA VIEWS

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PLANNING REVIEW

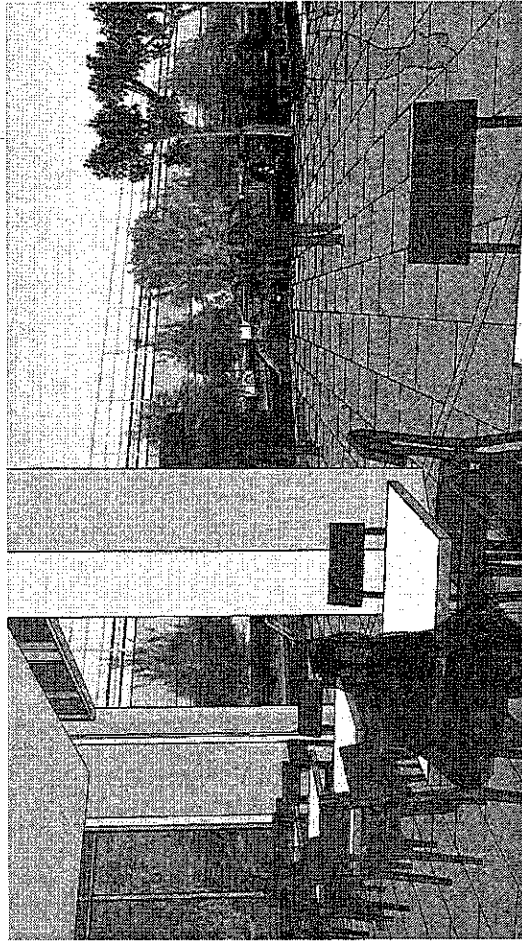
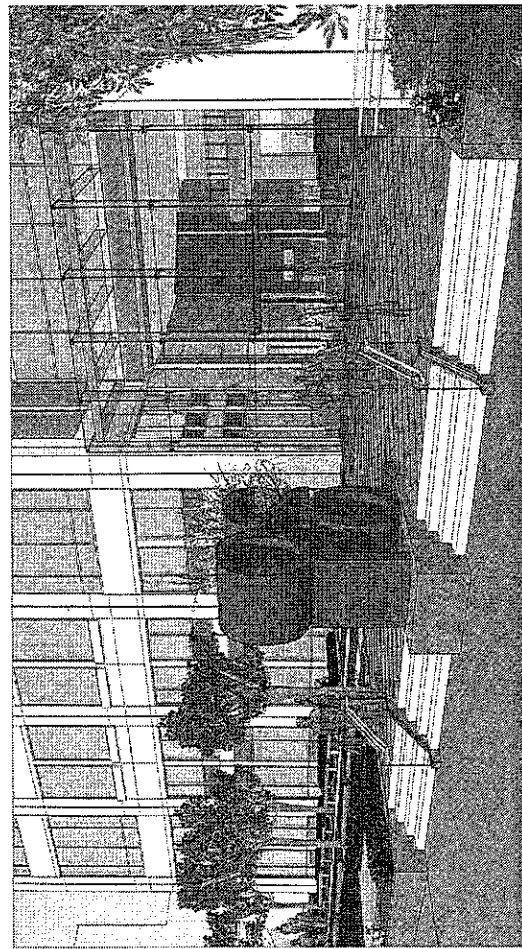
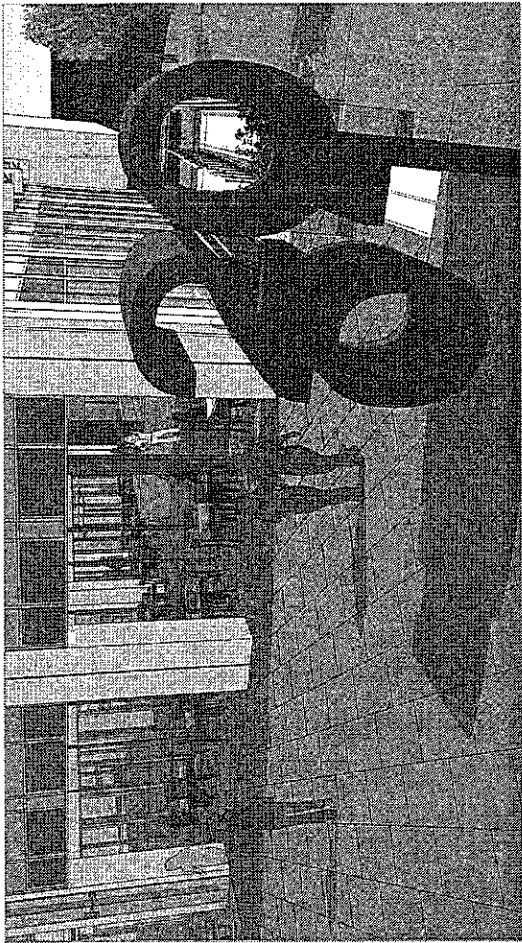
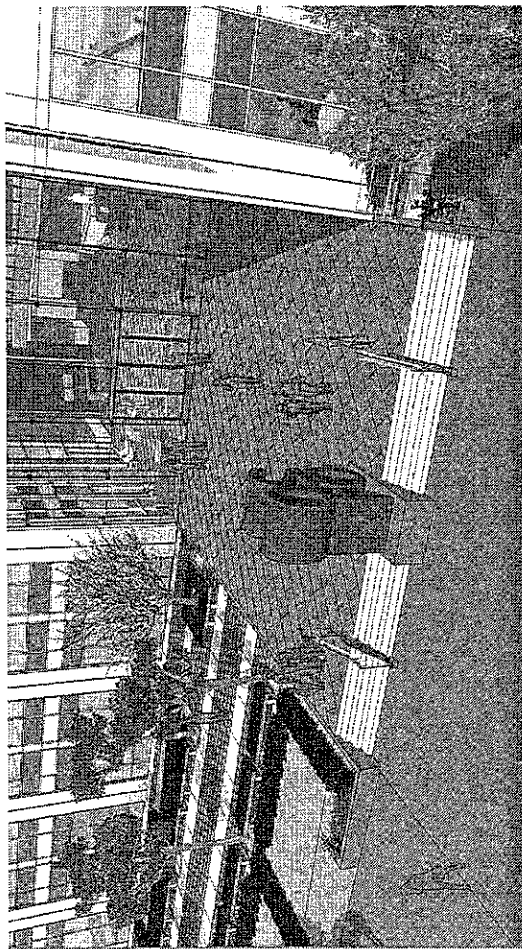
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PLAZA VIEWS

PLAZA VIEWS

PLANNING REVIEW

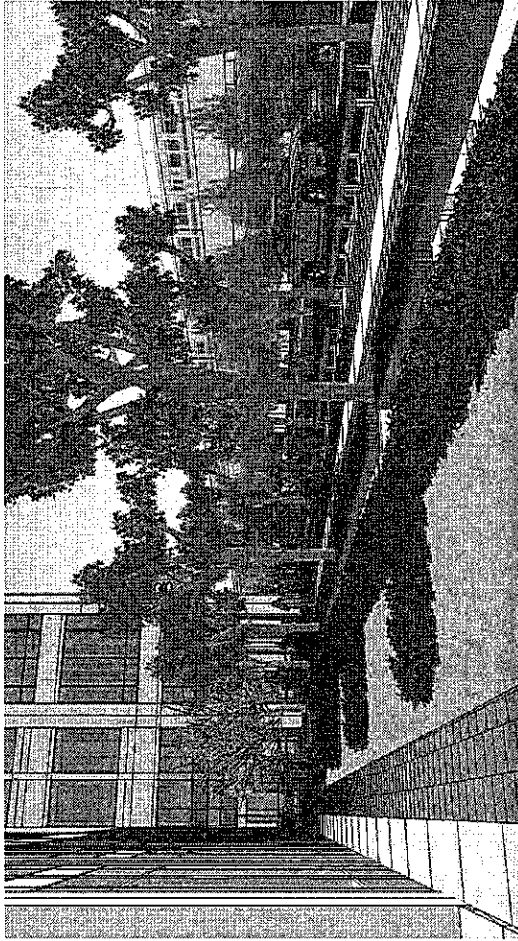
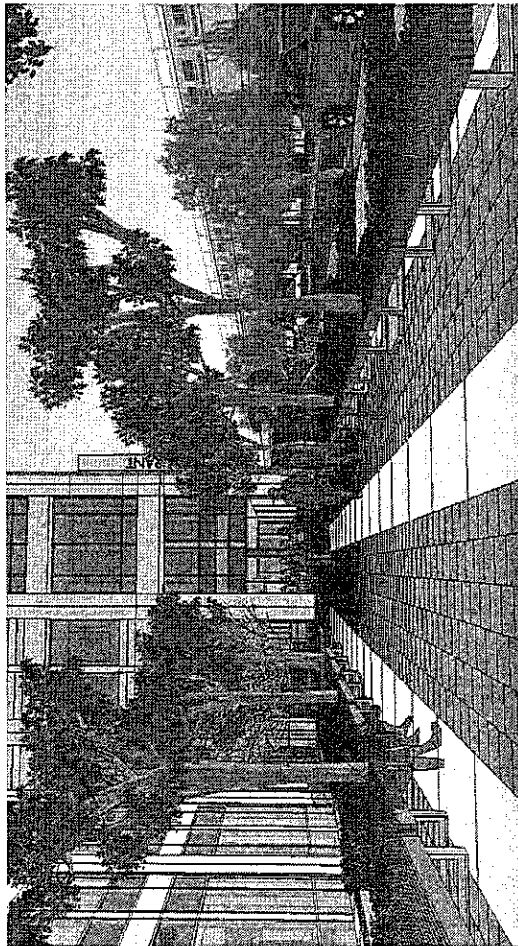
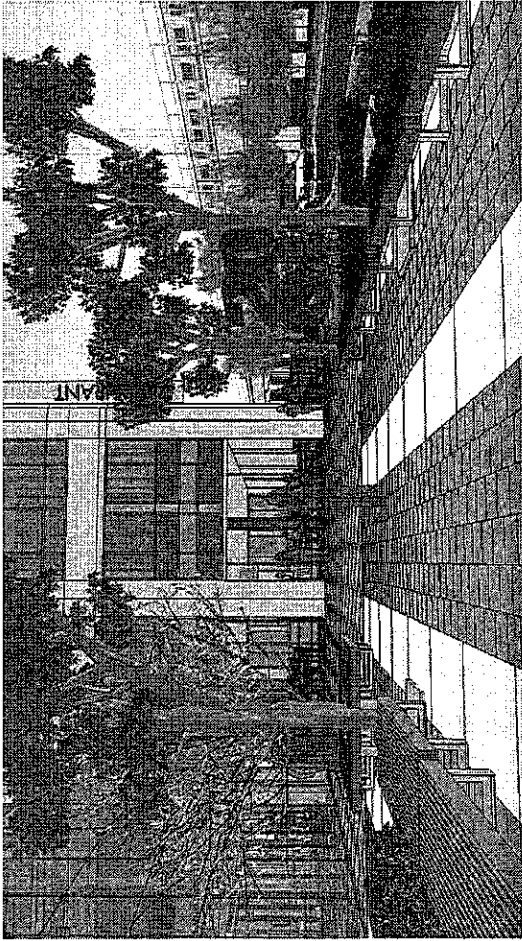
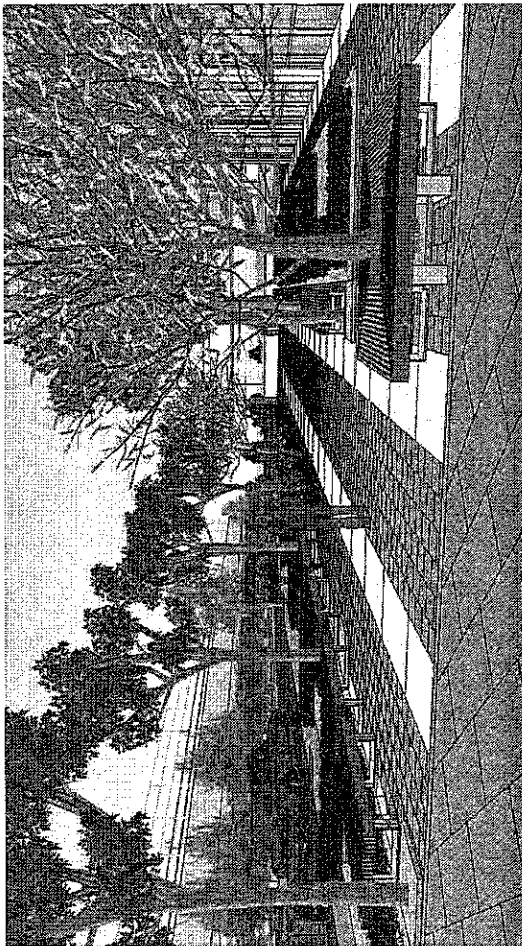
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PROMENADE VIEWS

PLAZA VIEWS

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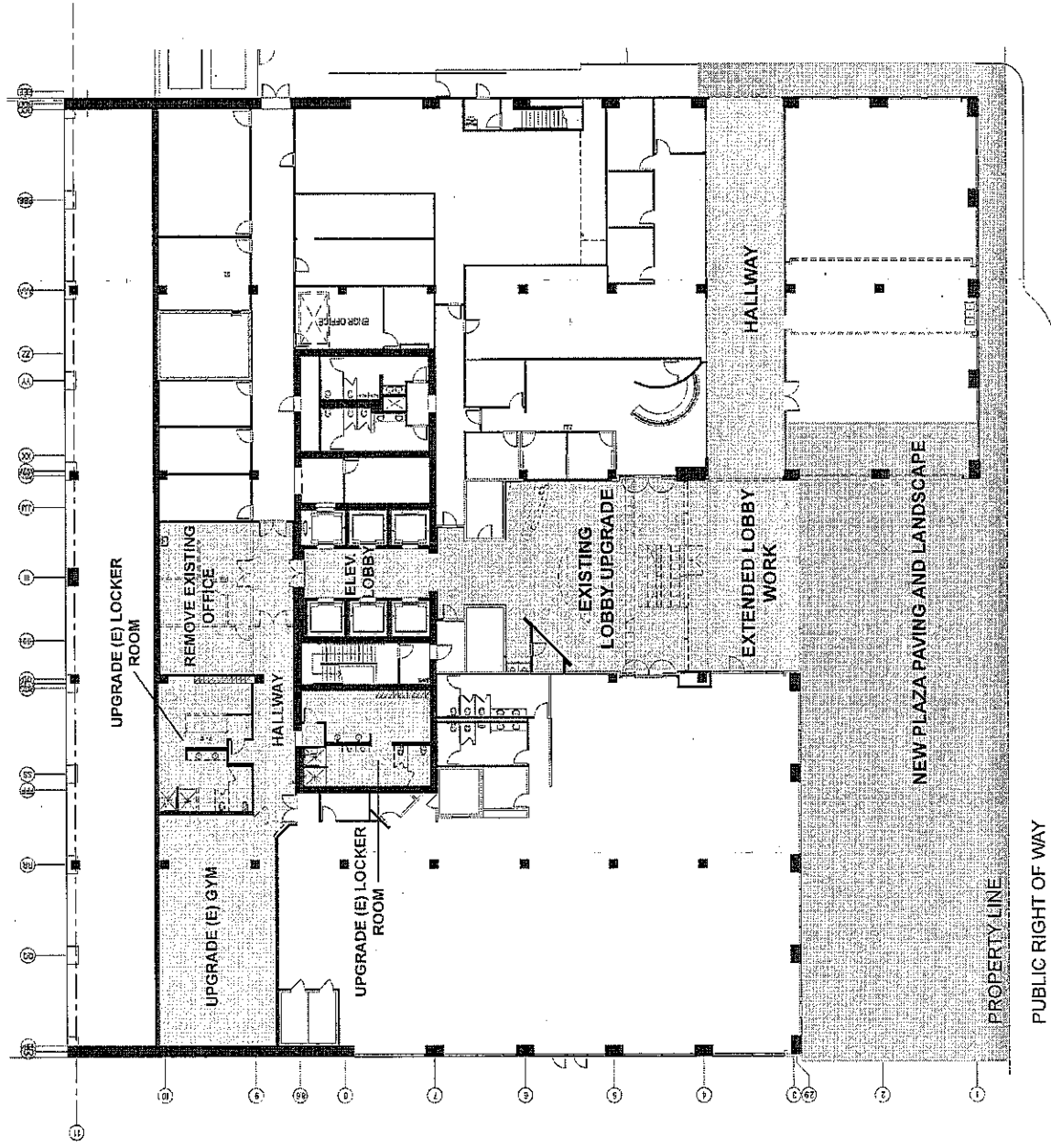
PLANNING REVIEW

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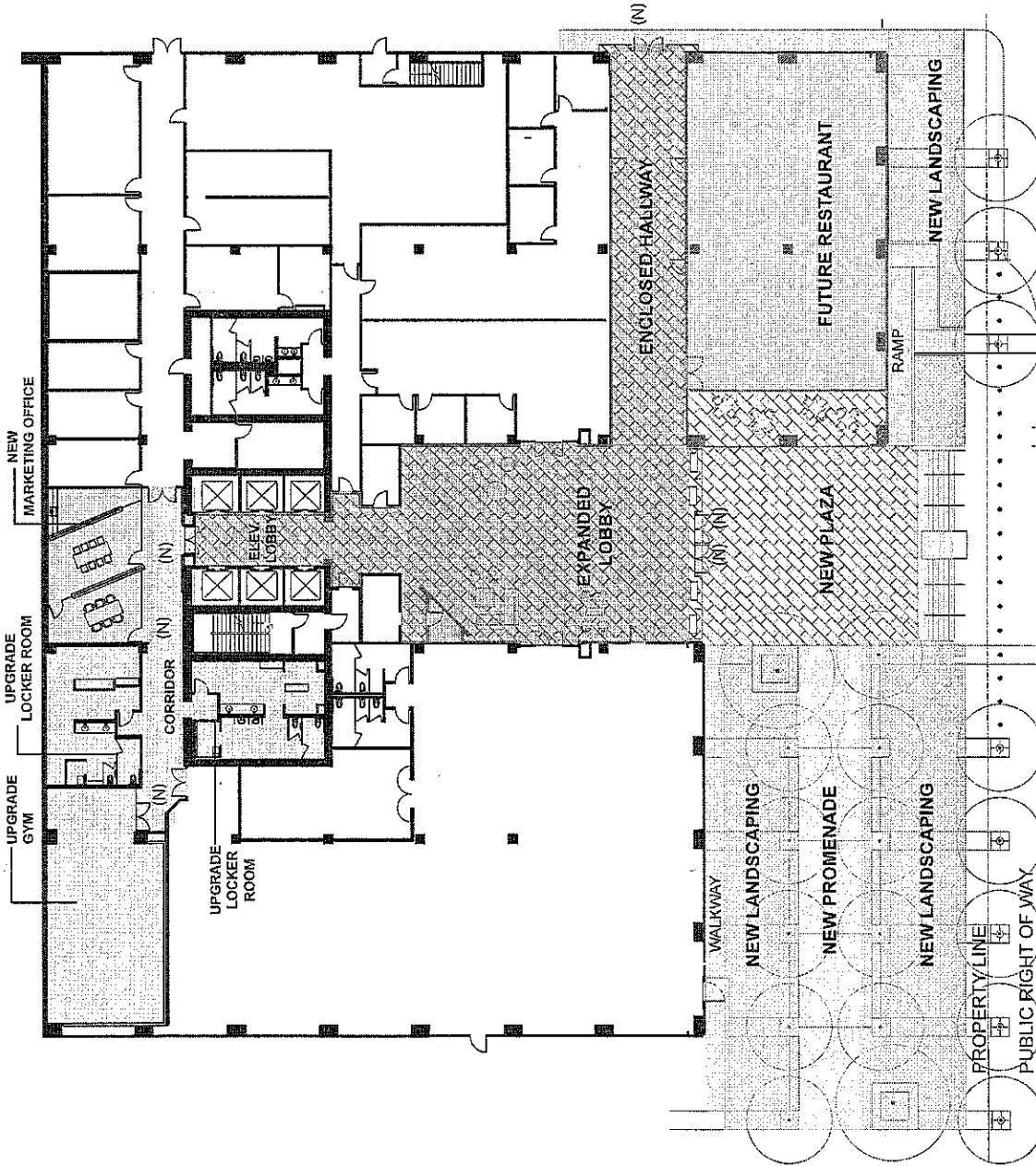
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PROPOSED INTERIOR WORK SCOPE

PROPOSED EXTERIOR WORK SCOPE



PROPOSED FLOOR PLAN

PLANS

PLANNING REVIEW

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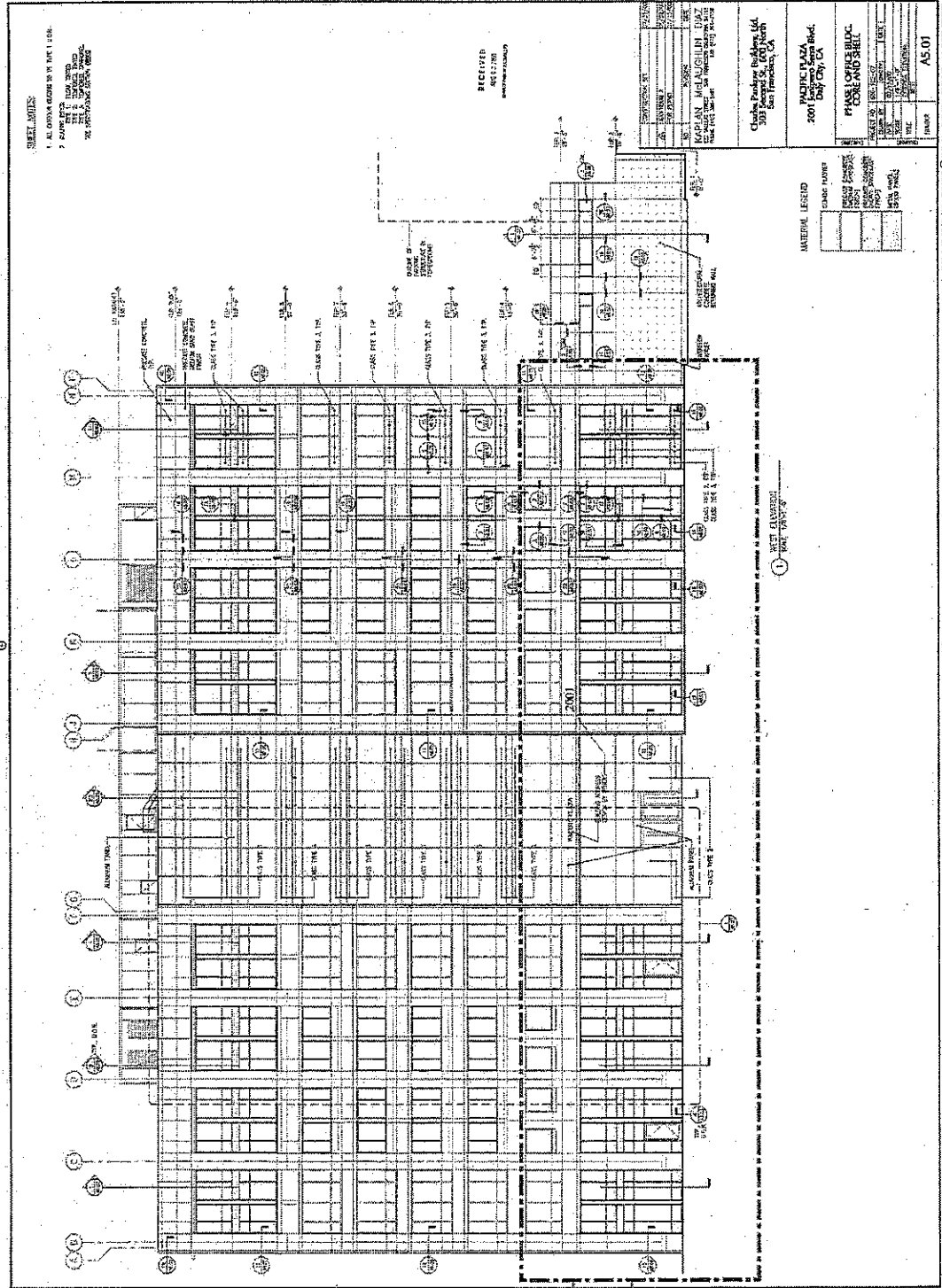
OVERALL EXISTING BUILDING ELEVATION
ELEVATION
PLANNING REVIEW

PRESENTATION AUGUST 15 2014

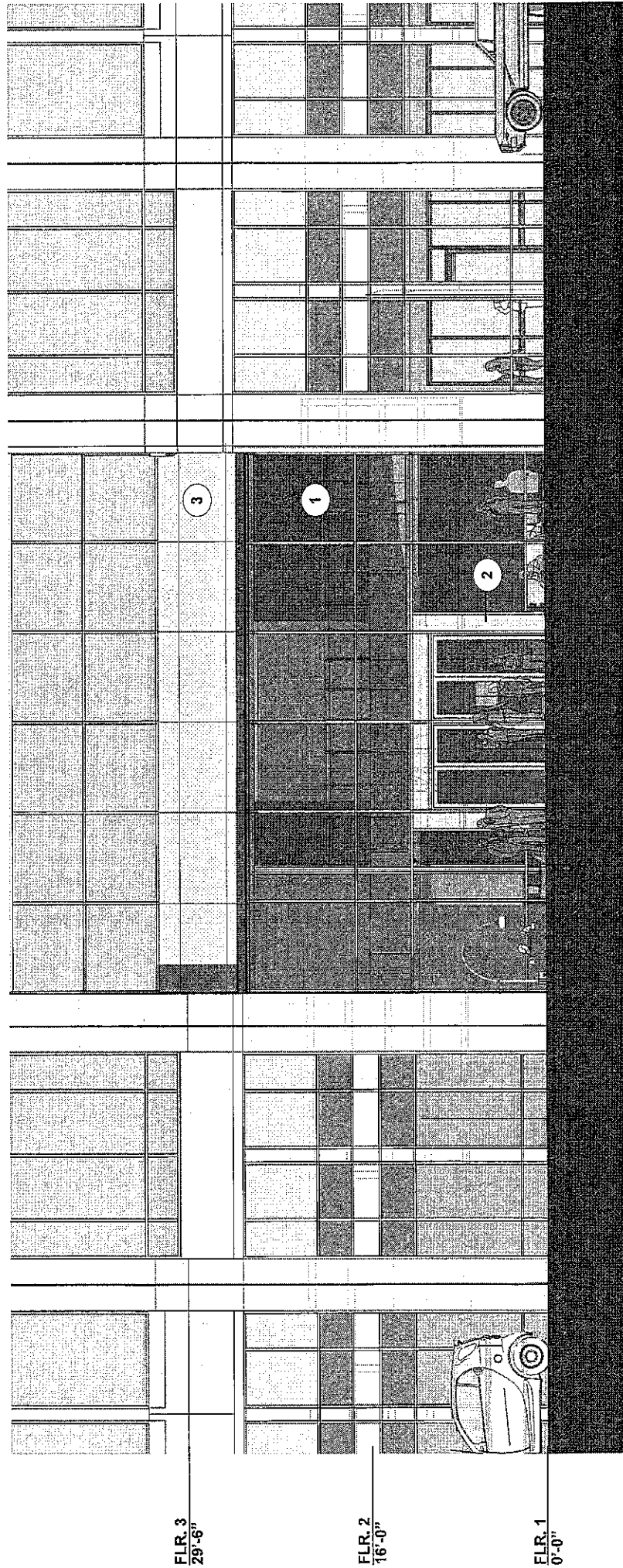
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PG-15



- ① EXISTING TEMPERED GLASS STOREFRONT TO BE REMOVED
- ② EXISTING DOORS AND FRAME TO BE REMOVED
- ③ EXISTING SPANDREL ALUMINUM PANELS TO BE REMOVED



EXISTING ELEVATION ALONG JUNIPERO SERRA

ELEVATION PLANNING REVIEW

PRESENTATION AUGUST 15 2014

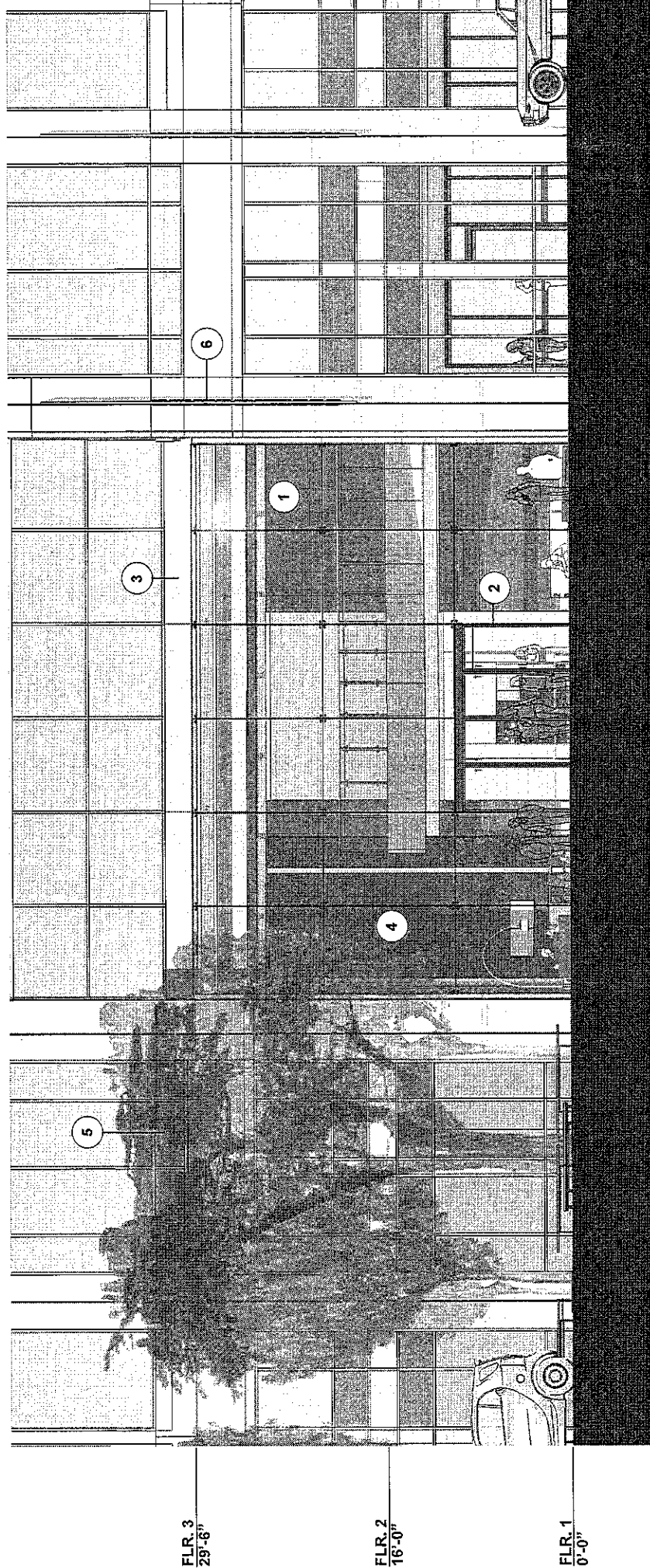
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- 1 PLANAR GLASS SYSTEM STOREFRONT AND ROOF CLEAR GLASS
- 2 NEW BALANCED DOORS
- 3 SPANDREL ALUMINUM PANELS
- 4 UPGRADED LOBBY FINISHES
- 5 LANDSCAPING, PAVING AND PLANTING
- 6 RETAIL BANNER SIGNAGE



ELEVATION PROPOSED ALONG JUNIPERO SERRA

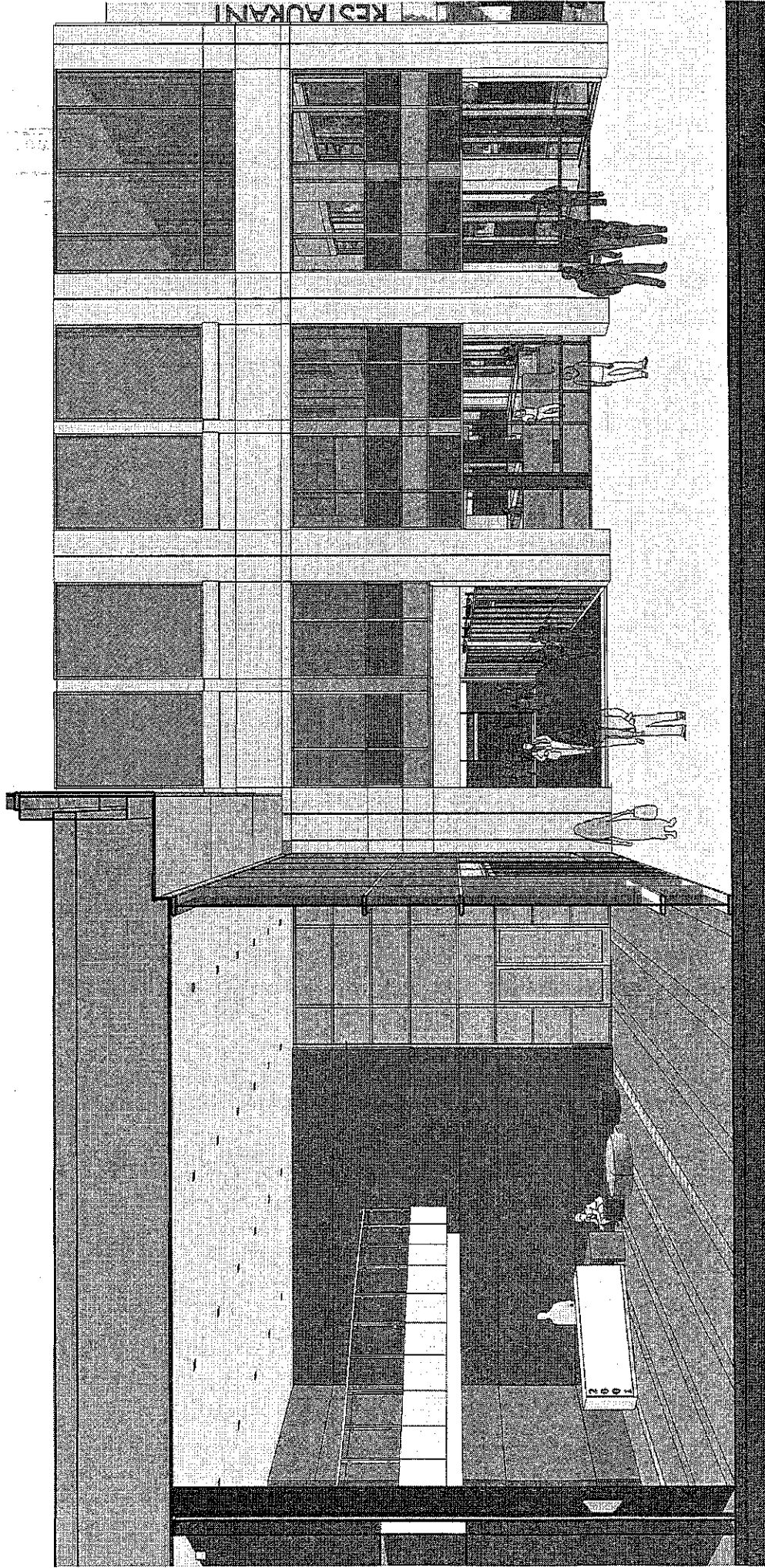
ELEVATION PLANNING REVIEW

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2001' DC STATION SMITH+SMITH

2001 JUNIPERO SERRA, DALY CITY CA





EXISTING SECTION THROUGH LOBBY

SECTION

PLANNING REVIEW

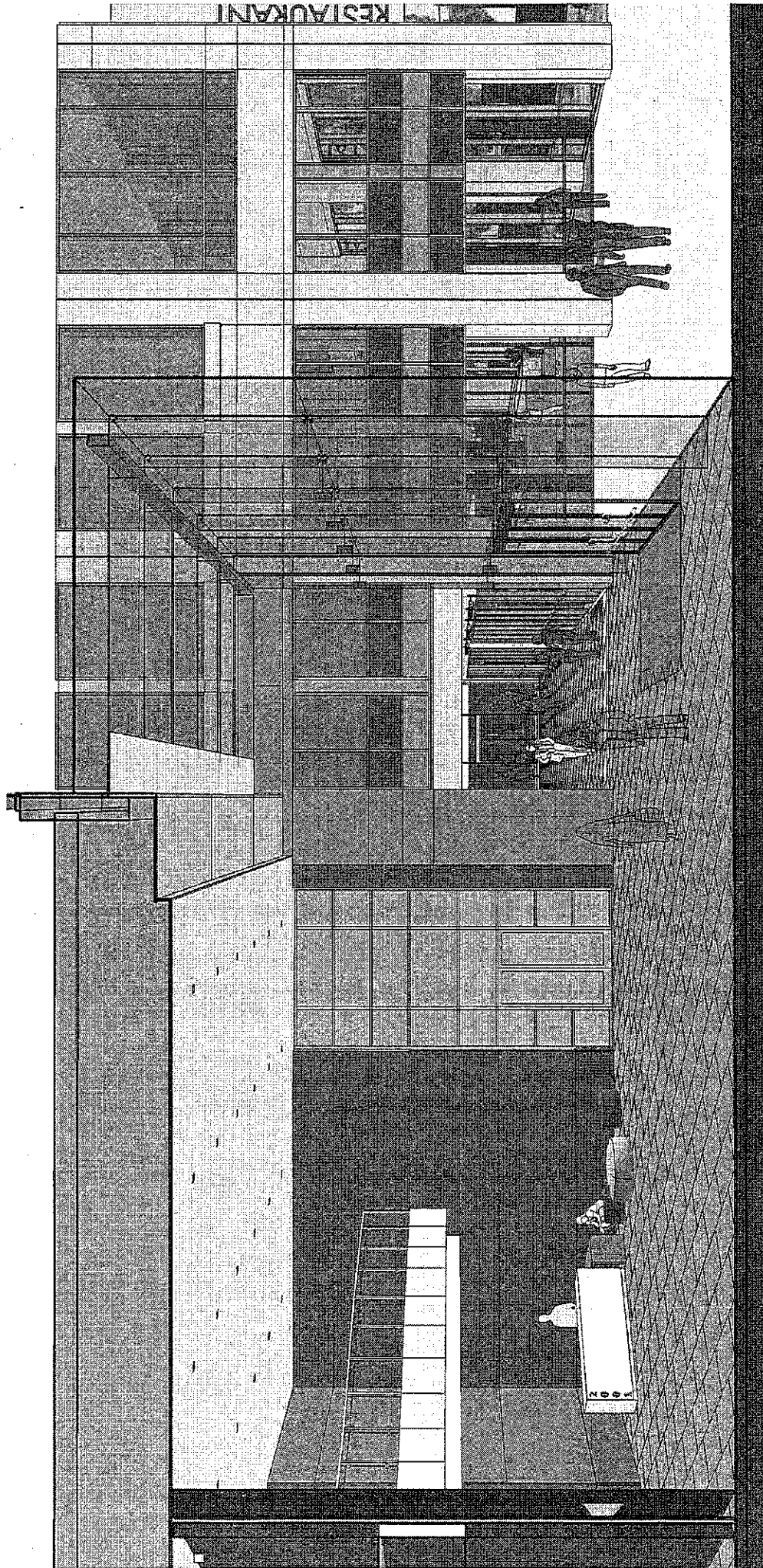
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SECTION PROPOSED THROUGH LOBBY

SECTION

PLANNING REVIEW

PRESENTATION JULY

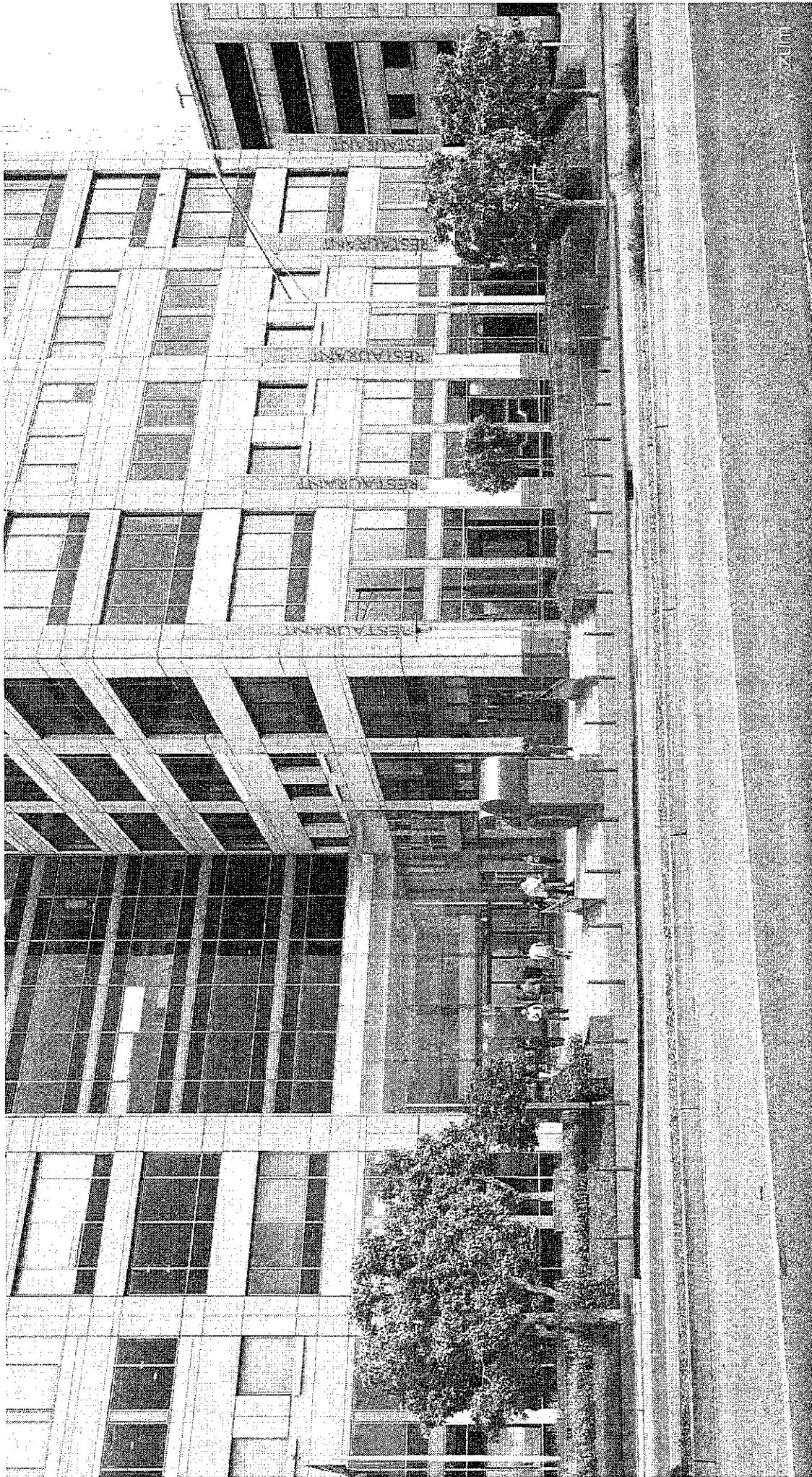
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EXTERIOR VIEW TO PLAZA AND LOBBY

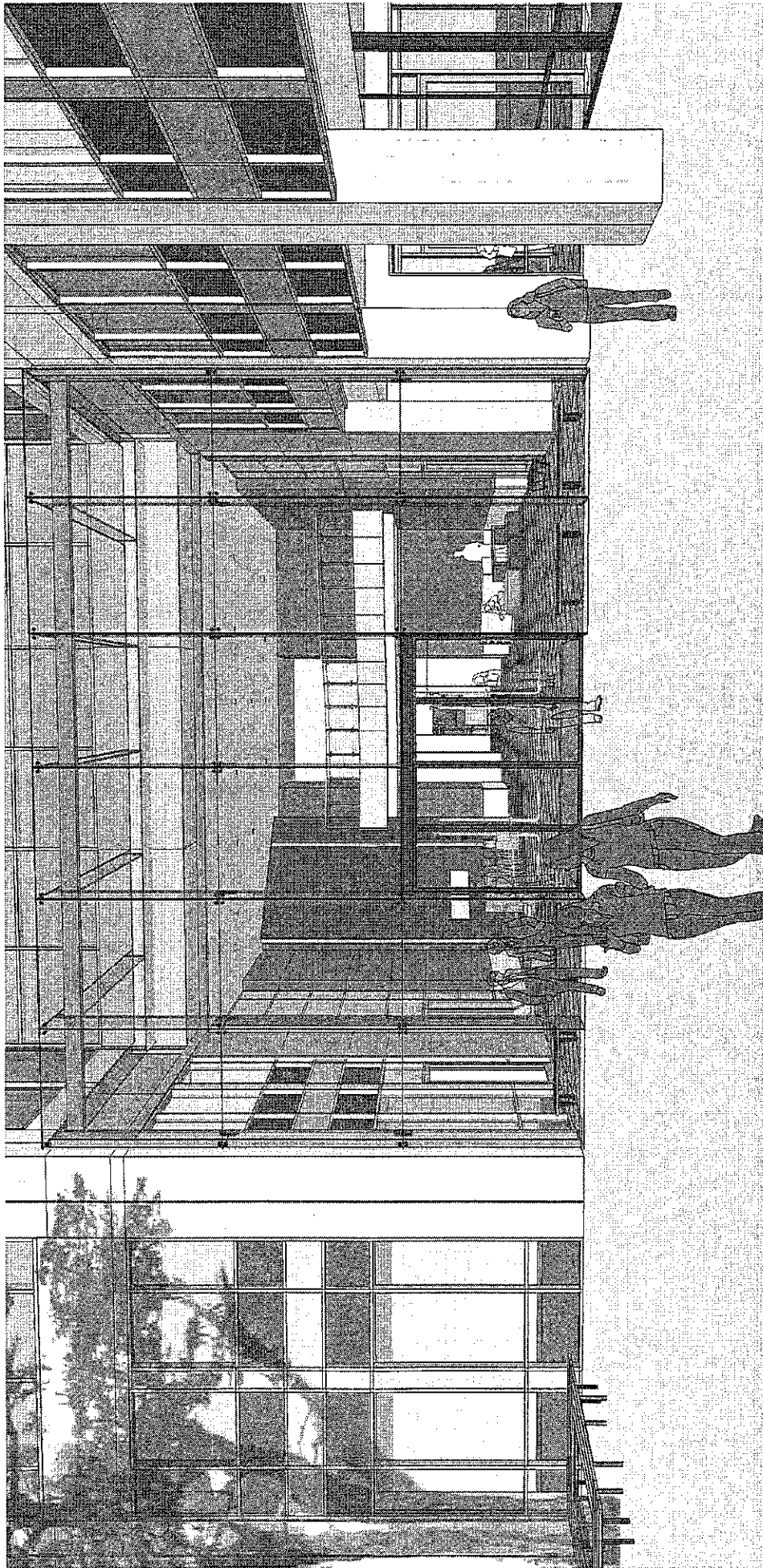
PHOTOSIMULATION PLANNING REVIEW

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EXTERIOR VIEW FROM PLAZA

PERSPECTIVES

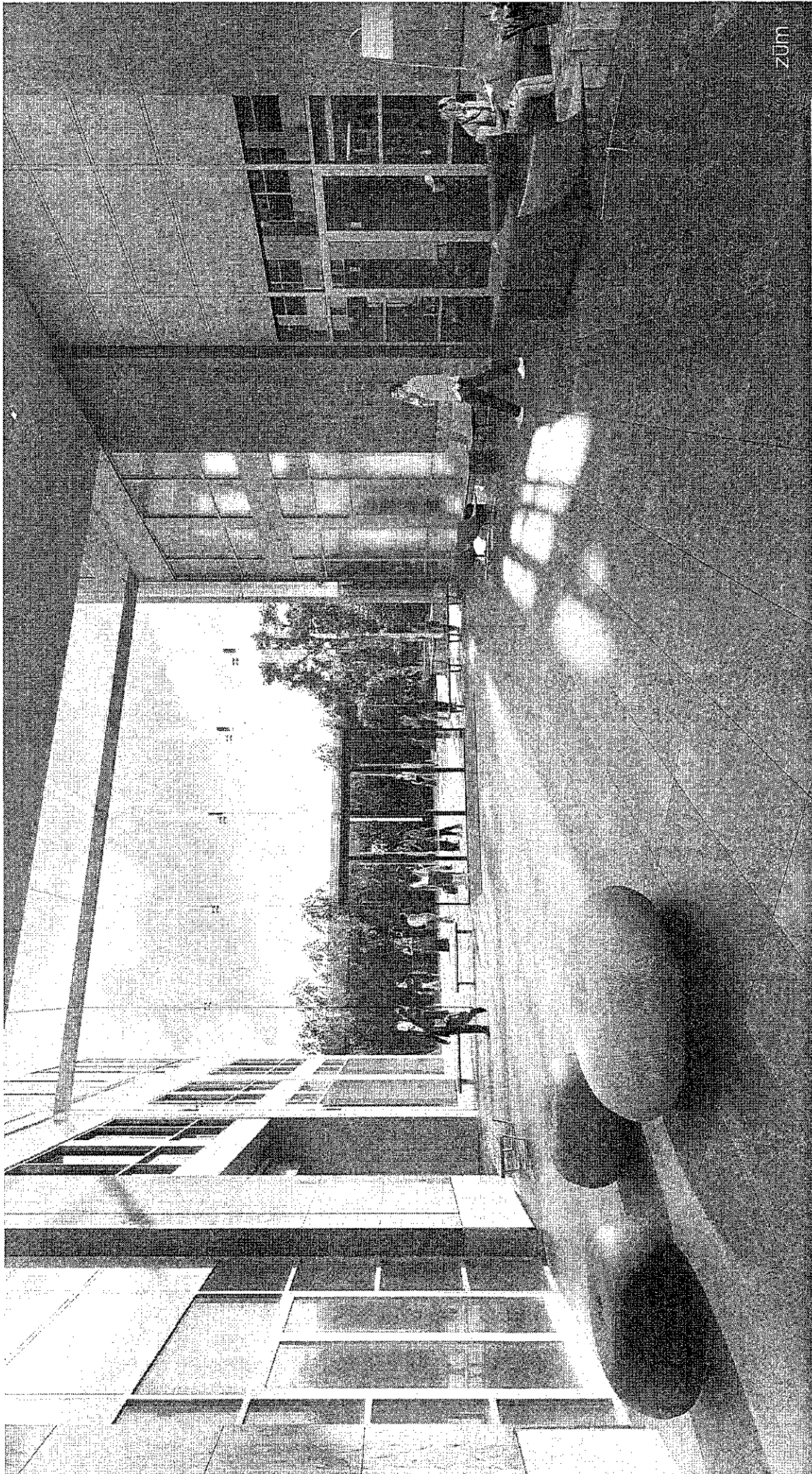
PLANNING REVIEW

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ZUM

INTERIOR VIEW FROM LOBBY

PERSPECTIVES

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PLANNING REVIEW

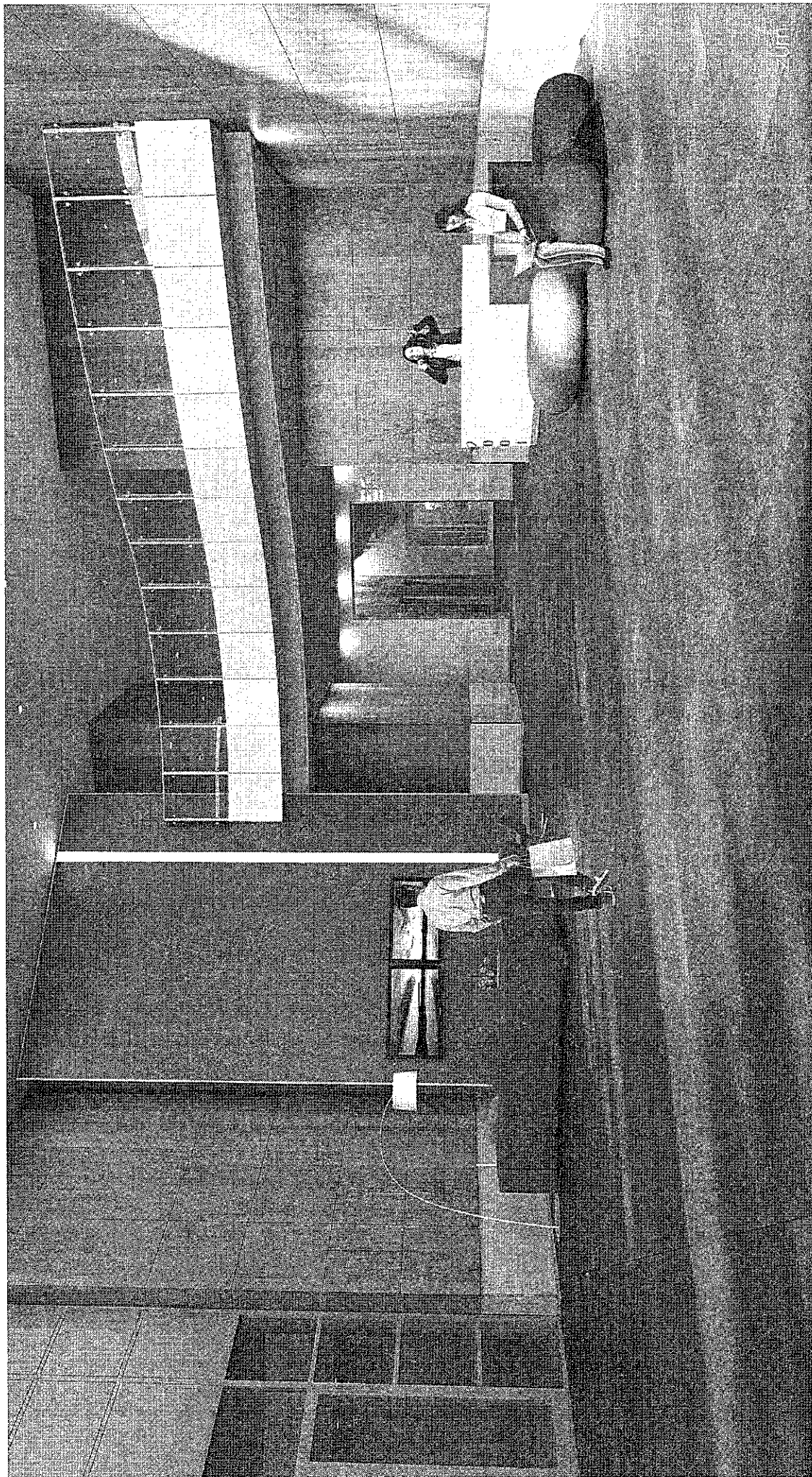
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VIEW OF FEATURE WALL

PERSPECTIVES

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PLANNING REVIEW

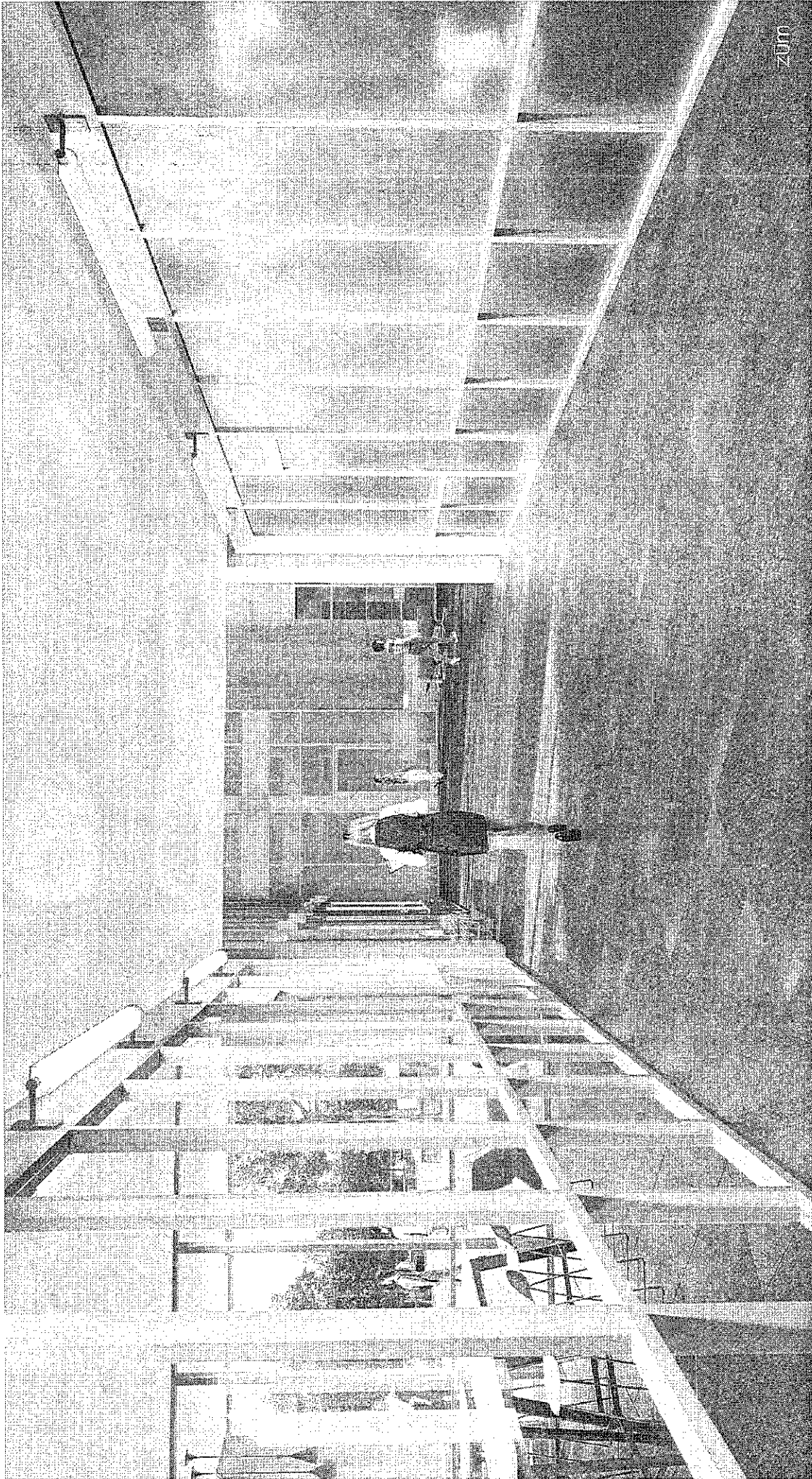
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INTERIOR VIEW FROM BREEZEWAY

PERSPECTIVES

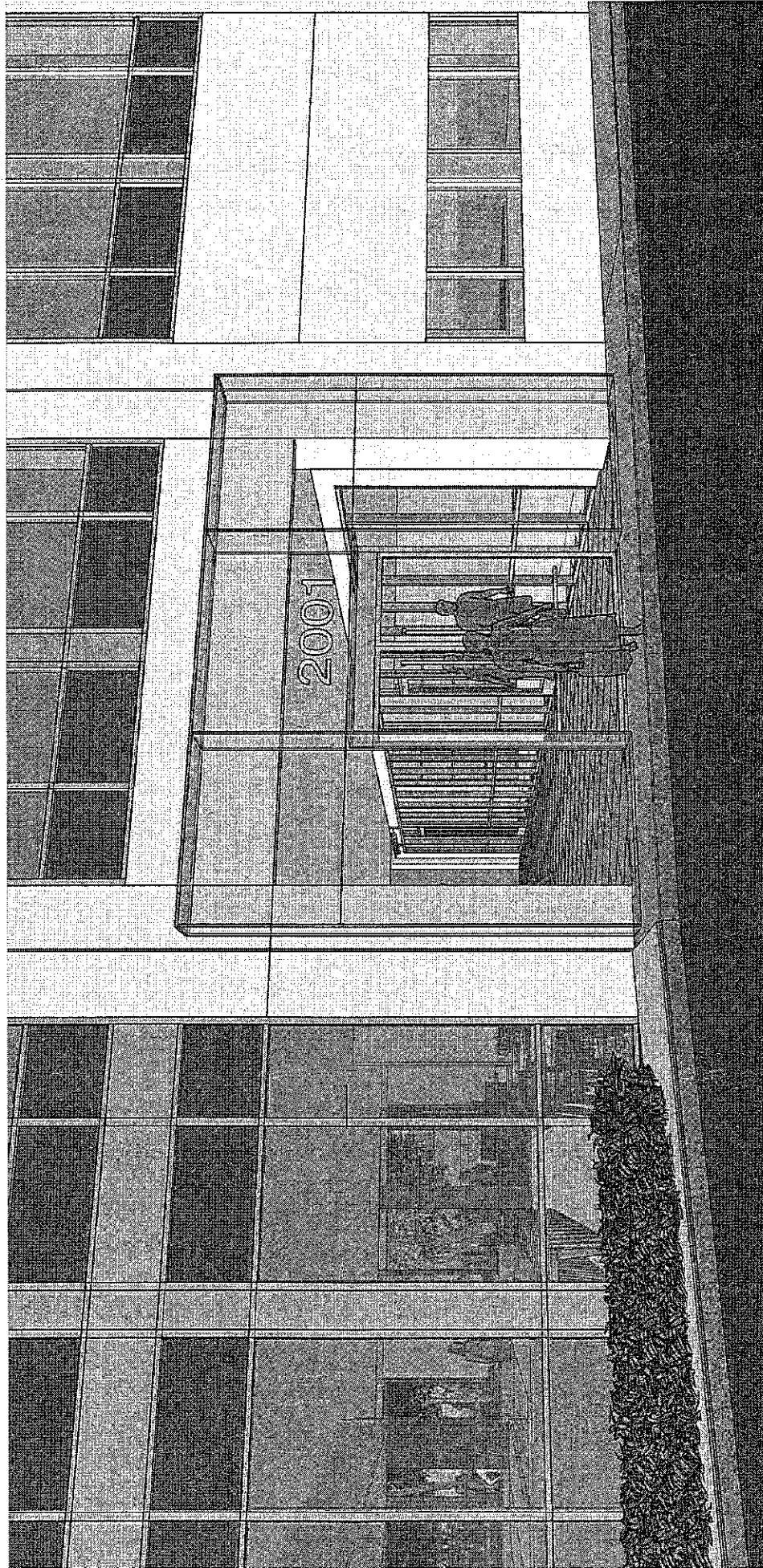
PLANNING REVIEW

PRESENTATION JULY

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BREEZEWAY ENTRY

PERSPECTIVES

PRESENTATION JULY

PLANNING REVIEW

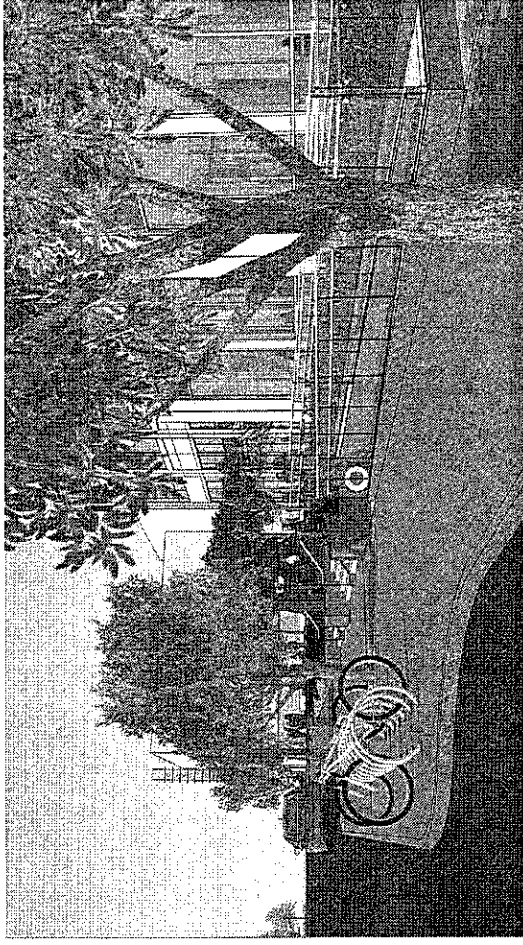
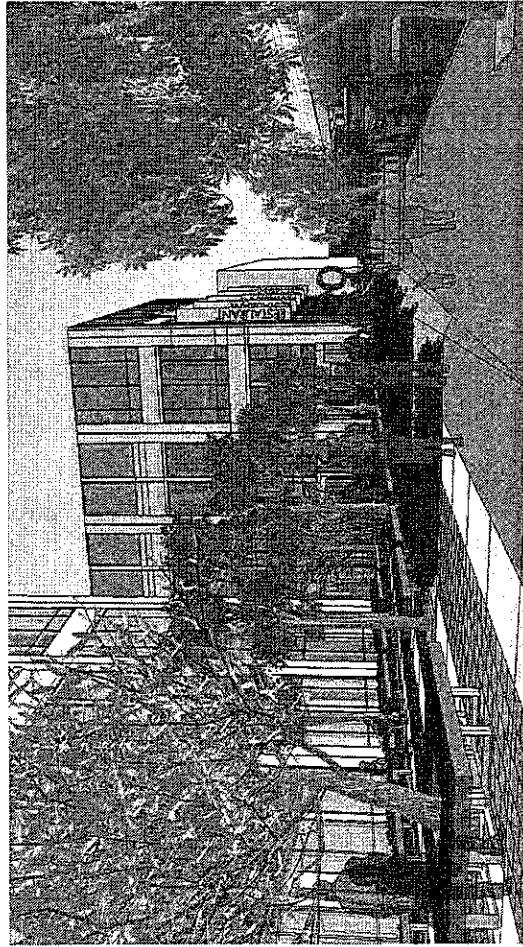
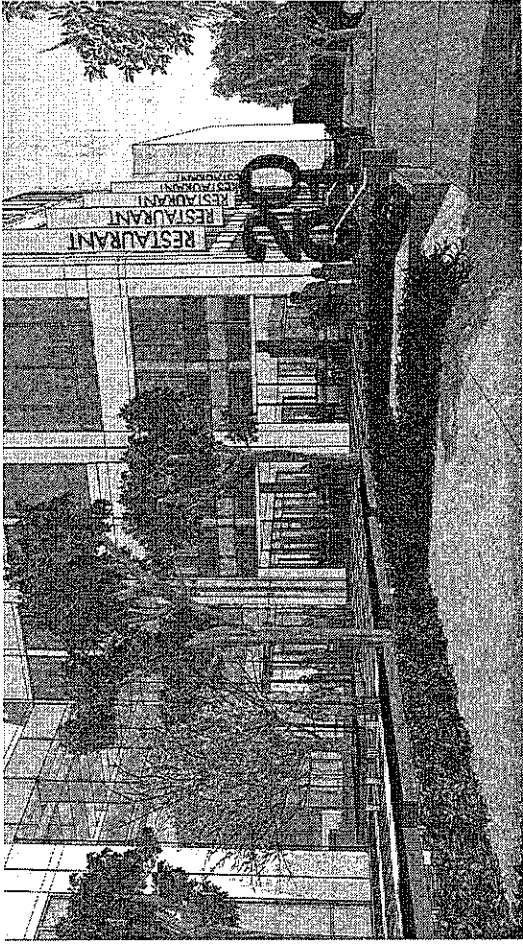
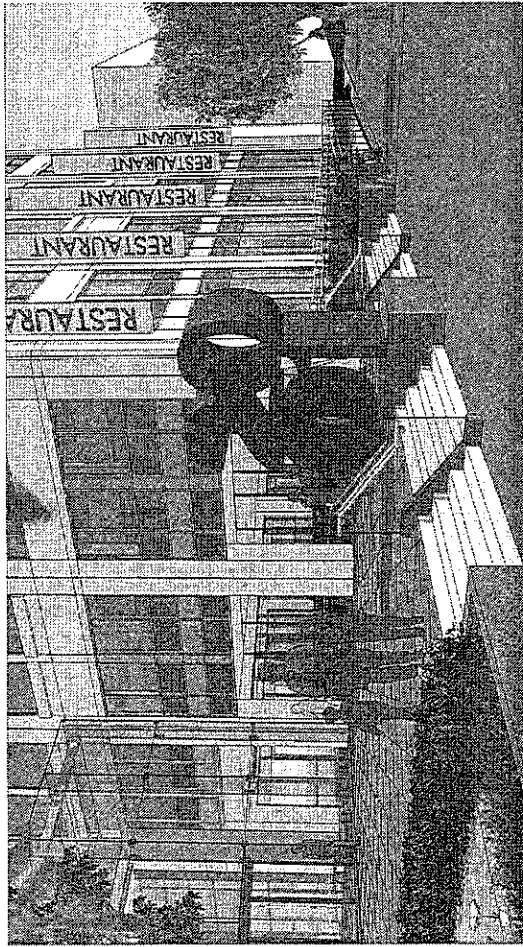
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SIDEWALK VIEWS

PERSPECTIVES

PLANNING REVIEW

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