



Fog Cutter

Your community newsletter
Vol. 11 No. 2 Spring, 2011

Centennial notes ...

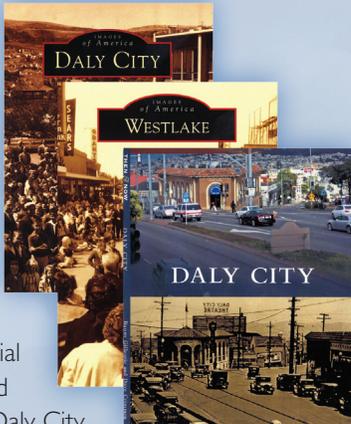
Daly City then and now ...

... new book traces the 100 years of Daly City's rich history

DALY CITY historian and prolific author Bunny Gillespie has teamed up with Broadmoor Village native Dave Crimmen on a new book entitled *Daly City (Then and Now)*. The book is scheduled to be released at the end of May. Gillespie has written three other books about Daly City, *The Great Daly City Historical Trivia Book* (1986, illustrated by her husband Ken Gillespie), *Daly City* (2003), and *Westlake* (2008). Crimmen wrote *Broadmoor Village* (2010, with a foreword by Quentin Kopp).

Gillespie's latest effort is an especially fitting look at Daly City during this centennial year. Hand selected vintage photos of Daly City are juxtaposed with contemporary images from the same locations. Like Gillespie's other books, the visuals are stunning, but her witty insights into Daly City's history are priceless. Crimmen, an accomplished musician and local history enthusiast, photographed many current locals for the book.

— continued ... see *Daly City Then and Now*, page 3



Transforming Daly City ...

Top of the Hill improvements

... major renovation in progress

THANKS in part to a \$2.3 million grant from the Metropolitan Transportation Commission (MTC) and the City/County Association of Governments (C/CAG), Daly City's historic Mission Street corridor near the Top of the Hill is undergoing a major renovation. The project was also awarded \$700,000 in funding from the San Mateo County Transit District (SamTrans) through the regional Grand Boulevard Initiative program. The focal point of the \$3 million project is a new pedestrian-friendly plaza near the intersection of John Daly Boulevard and Mission Street. Additional improvements include median island landscaping and traffic-calming bulb-outs at several intersections. The sidewalk bulb-outs are intended to make pedestrians more visible to vehicular traffic and shorten the distance needed to cross Mission Street.

The Top of the Hill is one of the busiest pedestrian areas in Daly City. According to SamTrans, there are 600-800 riders boarding buses in the Top of the Hill area every day. Improvements to the plaza at John Daly Boulevard and Mission Street include a new bus shelter and a structure that will help protect transit riders from the elements. A monument commemorating Daly City's centennial will be a key feature of the plaza area.

While work on the surface of Mission Street will be readily visible to passersby, a significant portion of the project will occur underground. A major water main running beneath Mission Street will be upgraded and relocated to the west side of the street. The water main upgrade was planned in conjunction with the roadway improvements to minimize traffic disruptions on the busy thoroughfare.



Work in progress at the Top of the Hill

The entire project area runs south along Mission Street from John Daly Boulevard to Parkview Avenue, near the War Memorial Community Center. Construction began in April and is expected to continue through December 2011. During construction, businesses along Mission Street remain open. Limited on-street parking will be available in the project area, but motorists are cautioned to look for "No Parking" signs immediately around construction sites. Parking restrictions will continue to be enforced in the affected areas. 100

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Building permits for home improvement projects ...

Building permits are required by State law.

Questions and answers to help you get started with your project

ACCORDING to the *California Building Code*, a permit is required to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure within the city limits. Do-it-yourselfers and contractors sometimes bypass the permit process to save money, but in the long run, undertaking a project without the proper permits may compromise the safety and structural integrity of your home. If you are planning a home repair, remodel, or addition, it is important to determine if you need a building permit. If your project involves changing any electrical or plumbing fixtures, you probably need a permit. Here are some commonly asked questions with answers to help you get started in the permit process.

Q WHY DO I NEED TO GET A BUILDING PERMIT?

A building permit is required by California state law and it:

- Gives you legal permission to start a construction project.
- Assures the work meets nationally recognized minimum safety standards.
- Protects the public by reducing potential hazards from unsafe construction.
- Protects you, your family and your neighbors in everyday living and in the case of emergencies or natural disasters.
- Protects the value of your home investment and provides important documentation in the event you sell or refinance the property.
- Prevents your home insurance from being compromised. Your insurance company may not pay on a damage claim if your building improvements were done illegally, without permits and inspection, and do not comply with building codes.

Work done without a permit makes you vulnerable to code enforcement action and may result in fees and fines.

Q WHEN ARE BUILDING PERMITS AND BUILDING PLANS REQUIRED?

It is always a good idea to check with the Building and Planning Divisions before starting a construction or home improvement project. Even when permits are not required, there are very specific location and setback requirements for all private property.

Written plans are required for any new construction or when you add to, alter, or repair existing structures. Structures include rooms, decks, stairways, retaining walls, and patio/porch enclosures. There are many home maintenance projects (e.g., replacing a water heater or furnace, installing windows, or re-roofing) that can be described on a permit application where the permit may be issued without plans. Replacing or adding a sink, toilet or bathroom vanity requires a plumbing permit.



Building permits are for your safety and protection

Q HOW DO I APPLY FOR A BUILDING PERMIT?

You may apply in person at the Building Division located on the second floor of City Hall, 333 90th Street, Daly City. A permit technician and building inspectors are available to assist you Monday through Friday from 8:00 a.m. to 5:00 p.m. (Wednesdays 9:00 a.m. to 5:00 p.m.). Permits may be issued to the property owner or any contractor licensed by the State and in possession of a valid Daly City business license.

The City's Building Division staff will help you through the permit application process and provide you with valuable information on building, plumbing and electrical codes, ordinances and construction practices, and answer any questions you may have.

FUN FACT: Daly City Building Permit No. 1 was issued on August 12, 1924 for four rooms and a garage at 750 Bellevue Avenue. The cost of the permit was \$8.50.

FogCutter

The Fog Cutter is the community newsletter of the City of Daly City. Please address inquiries to:

Community Information Office
CITY OF DALY CITY

333-90th Street, Daly City, CA 94015

For information about Daly City activities and programs, please check our website: www.dalycity.org

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Your community n

... a key protection for your safety and investment.

The City's Building Division will help you.

Also important: be sure to finalize all inspections and approvals.

Q WHAT IS THE PERMIT PROCESS?

Once you have completed your application form with any required accompanying documents or plans, the permit technician will evaluate the scope of work you have described and calculate applicable fees. You will be presented with an invoice and be directed to the cashier for payment of permit fees. Once fees are paid, the cashier will provide you with your permit job card. This process typically takes 15 to 20 minutes.

The City's staff is available to assist you through the process in person or you may call for more information. For a variety of helpful brochures, as well as the permit application form, please visit the Building Division at Daly City's website: www.dalycity.org or call (650) 991-8061.

Q MAY I DO ALL THE WORK MYSELF?

Depending on the nature of the work or improvements planned, a homeowner may obtain a homeowner/builder permit. To assure the work is done safely and according to applicable building codes, staff will review the application with you and provide an opportunity to demonstrate your construction knowledge for your planned project.

Keep in mind, as an owner/builder, you assume full responsibility for all phases of your project and its integrity. You are also responsible for workers compensation insurance and payroll taxes for anyone you may hire to help.

Q HOW MUCH DOES A BUILDING PERMIT COST AND WHAT ARE THE FEES?

The cost of the building permit includes fees which are based on the value of the work (materials and labor). Typical home maintenance permits are generally less than \$100. For example, a permit for a furnace replacement is \$56.60. If the proposed project requires plan review, additional plan review fees may apply depending on the extent of work planned.

FUN FACT: The earliest known building code was written by the Babylonian King Hammurabi (1792-1750 BC) and published almost 4,000 years ago. Partial code copies exist on a human-sized stone stele of polished black diorite and various clay tablets.



A building permit is an essential part of the construction process

Q AFTER I GET A BUILDING PERMIT, AM I FINISHED?

No! As important as it is to have your permit, it is equally important to make sure all your required inspections are made and your construction work is approved and finalized. You must schedule inspections at certain stages of the project and a final inspection after the work has been completed. The inspection process ensures your work, or your contractor's work, is done safely and in accordance with current California building codes.

Upon successful completion of a final inspection, the Building Inspector will sign your permit job card. The signed permit job card is your record of permitted work completion. 100

Daly City Then and Now ... from page 1

Daly City (Then and Now) was published by Arcadia Publishing as a paperback, as were Gillespie's previous two books. You can find the book at the usual online stores (Amazon, Powell's Books) and local retailers including Barnes and Noble and Costco. The book, together with Gillespie's other titles and Crimmen's *Broadmoor Village*, is also available at the Daly City History Museum, 6351 Mission Street.

Gillespie's latest project is a walking map of Daly City's historic points of interest. She will lead a guided walking tour of the Top of the Hill area on September 10, 2011 as part of Daly City's ongoing centennial commemorations. When completed, the map will be available at City Hall, the Daly City History Museum, and Daly City libraries. The map will serve as a template for self-guided tours while generating interest in the City's rich history. 100

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City of Daly City
Community Information Office
333-90th Street
Daly City, CA 94015

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Habitat for Humanity ... **Homebuyer Readiness Workshops** — 36-unit Daly City condominium development.

HABITAT for Humanity Greater San Francisco is building a 36-unit condominium development at 7555 Mission Street, Daly City. The project is one of Habitat's largest affordable housing developments to date. The project marks the fourth successful collaboration between the City of Daly City and *Habitat for Humanity Greater San Francisco*, making home ownership a reality for 36 low-income Daly City families.



Habitat for Humanity 36-unit affordable housing project.

In anticipation of the project's completion, *Habitat for Humanity* is conducting a series of homebuyer readiness workshops to help prepare qualified families who are pursuing homeownership opportunities. The workshops will be held at the Doelger Center, 101 Lake Merced Blvd. from 6:00 to 7:30 p.m. The series culminates with an informational meeting about homeownership opportunities on Wednesday, June 1. 

Homebuyer Readiness Programs

May 25 — Money Management
Call (415) 625-1012 for information

Habitat Homeownership in Daly City

June 1 — Informational Meeting
Call (415) 625-1009 for information

Daly City Community Calendar

City Council Meetings

City Hall – 7:00 p.m.
2nd and 4th Monday of each month

Planning Commission Meetings

City Hall – 7:00 p.m.
1st Tuesday of each month

Homebuyer Readiness Programs

Habitat for Humanity of Greater San Francisco
Money Management
Wednesday, May 25 — 6:00 to 7:30 p.m.
Doelger Senior Center, Room 1
101 Lake Merced Blvd.
Call (415) 625-1012 for information

San Mateo County Jobs for Youth

Annual Awards Breakfast
Thursday, May 26 — 7:30 a.m.
Crowne Plaza Hotel
1221 Chess Drive, Foster City
Call (650) 301-8492 for tickets

Habitat Homeownership in Daly City, Information Meeting

Habitat for Humanity Greater San Francisco
Wednesday, June 1 — 6:00 to 7:30 p.m.
Doelger Senior Center, Room 1
101 Lake Merced Blvd.
Call (415) 625-1009 to RSVP

Household Hazardous Waste Collection

By Appointment Only - Free
Saturday, June 11 — 8:30 a.m. to 12:00 p.m.
City Hall Main Parking Lot – 333 90th St.
Make appointments online:
<http://events.smhealth.org/events>

Community Emergency Response Team (CERT) Training

July 14 - September 1 (Thursday Evenings)
6:30 - 9:00 p.m.
Franciscan Park Clubhouse
700 Hoffman Avenue, Daly City
Call (650) 991-8139 to register