

DALY CITY 2030 GENERAL PLAN

Adopted March 25, 2013

Housing Element Revised March 9, 2015

City of Daly City
Department of Economic and Community Development
Planning Division
333 90th Street
Daly City, CA 94015

DALY CITY
2030
GENERAL PLAN

LAND USE
HOUSING
CIRCULATION
SAFETY
RESOURCE MANAGEMENT
NOISE

ACKNOWLEDGEMENTS

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DALY CITY: TODAY AND TOMORROW

Foreword by Patricia Martel,
City Manager



DALY CITY OF TOMORROW will be a very different place from the Daly City we know today. For evidence of this, we need only look back to see how much has changed during the City's 100 year history. Most of Daly City's neighborhoods were rolling pasturelands. Neighborhoods that were here back then looked and functioned very differently than they do today. Many of the roads we use every day were not paved and there were very few, if any, automobiles traveling on them. At that time, Interstate 280 would not become a reality for over 50 years!

It is easy then to understand the importance of planning for the future. The document you are about to read, Daly City 2030 General Plan, is precisely that: A General Plan for how Daly City will look and function in the future. As you may ascertain from the title, this plan focuses on roughly the next 20 years, from now until the year 2030. While we have chosen to address a 20-year timeframe for practical purposes, it requires that we look far beyond 2030 to imagine how land use policies and decisions can be facilitated in the 2030 timeframe to endure for the betterment of Daly City in the more distant future.

This General Plan, therefore, is different from the plans that have been developed for Daly City in the past. In preparing this document, we have accepted the precept that change in Daly City is inevitable, that the City will evolve, and that this evolution reflects a positive process that we should embrace and one for which we must thoughtfully plan. More importantly, we have aligned our awareness of the changes that will affect the community's future with the reality that not only is Daly City evolving, but so too is our nation, and our planet.

With these concepts in mind, it is our belief that we have developed a comprehensive set of land use policies that will allow Daly City to flourish as a vibrant place where residents enjoy a healthy and satisfying quality of life and where businesses prosper. At the same time we have created sound guidelines to establish policies that foster responsible growth and development patterns throughout the community.

A handwritten signature in black ink that reads "Patricia E. Martel". The signature is fluid and cursive.

Patricia E. Martel
City Manager

CITY PROFILE:

An Introduction to Daly City

Known as the “Gateway to the Peninsula,” Daly City is located at the northernmost edge of San Mateo County adjacent to San Francisco and extends from the Pacific Ocean on the west to nearly San Francisco Bay on the east. Central to both San Francisco and San Mateo County job centers, the City offers a diversified economy, excellent transportation links, and a growing young and productive labor force.

History

Much of Daly City occupies what were original Spanish land grants, largely unoccupied in the years that followed the sighting of San Francisco Bay by Spanish explorers in 1769. In the early 1850's a few settlers claimed lands on the old Spanish grants. By 1868 a dairy farmer named John Daly purchased about 250 acres near what is today the Top of the Hill. As owner of the San Mateo Dairy, Daly became a prominent businessman and leader among the burgeoning population of the area.

The 1906 earthquake and fire in San Francisco caused population to surge in the areas in and around Daly's ranch as he opened his farmlands for emergency use by scores of refugees who fled the devastation. Supplying temporary shelter and food supplies, Daly began to realize that his lands were far more useful for living on than grazing cattle. As a small community and railway station blossomed in the vicinity of the ranch, Daly subdivided his property in 1907, establishing the City's first residential subdivisions in the area known today as the Crocker neighborhood.

By 1911 Daly City had incorporated into the newest town in San Mateo County, named in honor of John Daly. Streets were paved, sewers and a water system were constructed; police and fire protection became a reality. In the decades that followed, population gradually increased, but very little land had been added to Daly City by World War II.

Significant growth in Daly City would not occur until after World War II when a San Francisco builder, Henry Doelger, purchased 600 acres of sand dunes and cabbage patches that occupied much of the land between the city's original westerly edge and the ocean. Doelger's land was annexed to Daly City in 1948 and developed by him into the Westlake community. In the decade that followed, Doelger doubled his land purchases and continued building west and south, as he and other builders constructed thousands of homes and new satellite shopping centers in the St. Francis Height and Serramonte subdivisions. Meanwhile, the 1963 annexation of the Bayshore neighborhood expanded the City's boundaries to the east.

People

According to the 2010 US Census, Daly City has a current population of 101,123 which makes it San Mateo County's largest city by population. The City is expected to remain in this position for the next twenty-five years according to the Association of Bay Area Governments (ABAG). More information about the Daly City's population is provided in the Housing Element contained within this document beginning on page 33.

Economy

Daly City has a labor force of 47,600 (mid-2010 estimate). Based upon ABAG's estimate of 25,320 local jobs, this equates to a participation rate of about 49 percent. Approximately 51 percent of Daly City's employed labor force works in San Francisco, about 17 percent work in either Daly City or South San Francisco and the remainder work in other Bay Area communities. Mirroring national and local trends, Daly City's unemployment rate has modestly increased from 5.9 percent at the end of 2008 to nearly 11.6 percent as of January 2010. The County unemployment rate increased from 4.7 percent to 9.7 percent during the same period.

Daly City's economy is highly diversified, ranging from professional service providers to retail and wholesale trade and manufacturing. Daly City's retail sector continues to flourish as population growth adds to the already high demand in the area. Three major regional shopping areas are within the City: a) The Mission Street retail corridor, which borders San Francisco; b) Serramonte Center, a 860,000 square-foot regional shopping center located on Interstate 280; and c) Westlake Shopping Center, another regional shopping center of 620,000 square feet that recently underwent extensive renovation. Taxable retail sales are among the highest and fastest growing of all metropolitan areas in the county. In total, Daly City boasts approximately 3.1 million square feet of retail space.

Medical services are another important aspect of the Daly City economy. Seton Medical Center is the City's largest employer with over 1,600 employees. This is an acute care hospital with 357 beds. Its reputation as one of the leading medical facilities in the country has encouraged the development of additional clinics and laboratories adjacent to or near the hospital. These include the Seton Medical Office Center, San Francisco Heart Institute, the Spine Care Medical Group, the San Francisco Neuro-Skeletal Imaging Center, and the Physician's Medical Center. Among the newest additions to Daly City's health care field is Kaiser Permanente with 130,000 square feet of medical offices and clinics in a new building at 395 Hickey Boulevard near Interstate 280.

A considerable amount of Daly City's economic growth is attributed to its young, skilled and productive labor force. Six colleges or universities are within a ten-mile radius, and twelve more are within a 50-mile radius. According to the latest Census, nearly 78 percent of the City's population is over eighteen, only 12 percent are of retirement age and the median age is 35. Of Daly City's total labor force, approximately half are working in local jobs--a participation rate close to 50 percent.

REGIONAL LOCATION



COMMUNITY VISION

"We, the citizens of Daly City, proudly celebrate our history, our location in the Bay Area, our distinct neighborhoods and the views of the fog-shrouded hills that define us. We take pride in our cultural diversity and work hard to promote community interaction. Daly City will be a community with a strong identity – with several attractively designed gathering and civic places including a "downtown". We will focus on being a clean and attractive city with an efficient infrastructure. We will provide services for a full spectrum of age groups and mobility levels.

We embrace our future, while respecting the past, and believe in directed growth that will increase opportunities to both live and work in the community. Our city will provide housing choices and balance that with a variety of economic opportunities that will include both unique small businesses and large businesses.

We are committed to constantly evolve our multi-modal travel environment to connect all neighborhoods. Daly City will offer a variety of recreational, cultural and entertainment opportunities for all. By our actions, we will showcase our environmental stewardship in being a sustainable and livable community at all levels.

As a connected city and community working in partnership, we will emphasize interaction and participation from all, find meaningful ways to display our civic pride and showcase our strengths."

*Envision Daly City document
2008*

The General Plan: History, Purpose, and Process

Planning in Daly City dates from 1958, when the City adopted its first land use plan encompassing the Vista Grande, Crocker, Hillside, and St. Francis Heights neighborhoods, and much of the Westlake neighborhood. By 1978, the City had prepared its first comprehensive plan which, in addition to land use, included planning for housing, circulation, noise, safety, and open space. This plan covered almost all of the area in present-day Daly City, including the Serramonte, Southern Hills, and Bayshore neighborhoods, which were annexed to the City in the 1960s. Beginning in 1987 and through the early 1990s, the General Plan was again updated to reflect the changing nature of Daly City and State laws intended to ensure that cities planned for adequate housing in their communities.

State Planning Law

This General Plan has been written and developed in compliance with State law which requires that each city and county maintain an updated general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning” (Government Code 65300). The California Supreme Court has called the general plan the “constitution for future development.” The general plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses, both public and private.

General Plan Objectives

The General Plan represents the City’s attempt to portray both words and on maps the goals, policies, and specific tasks that will improve the lives of existing residents while accommodating and planning for the needs of future residents.

The objectives of the plan are:

1. To enable the community, speaking through the Planning Commission and City Council, to agree on long- and short-term policies related to each of the elements encompassed within the General Plan;
2. To establish a vision the physical nature of Daly City in the future and set the tone for the corresponding land use policies required to advance this vision; and
3. To provide a basis for determining whether private development proposals and public projects are in harmony with the policies of the plan.

As will be discussed further in this section, the City’s work to prepare the General Plan has included a significant effort to gain public involvement, and to consolidate and understand various opinions about what the future of the City should be. Naturally, the General Plan cannot incorporate all ideas presented during public discussions. Rather than attempting to do so, the City staff has attempted to address common themes of opinions in the development of General Plan policy. In developing policy, the staff has accepted overarching precepts that change in Daly City is inevitable, that the City will evolve, and that this evolution is a good thing that the City should embrace.

Public Participation

In the fall of 2006, the City Council initiated a comprehensive update of the Daly City General Plan. As a first step, City staff and consultants from Metropolitan Planning Group developed a community-based visioning process to give all residents and business owners the opportunity to express their concerns about and aspirations for Daly City's future. This four-month process included three community workshops, an extensive community survey mailed to all postal customers, and focus group interviews. In all, over 1,850 people participated in the process.

During this process, residents and business owners provided a number of ideas that were used in developing the policies included in the General Plan. Examples of the ideas developed from this outreach process include:

- Direction of future growth with more intense mixed-use infill developments along major transit corridors and other appropriate locations.
- The revitalization of Mission Street to become an urban walkable mixed-use neighborhood that provides a positive and cohesive identity for the entire city.
- The provision of a variety of housing that includes mixed-use housing, lofts, live-work, flats and other urban solutions.
- A focus on revitalization opportunities in the Bayshore neighborhood to provide major job opportunities.

A complete summary of the visioning process, including community survey is available as a separate document, *Envision Daly City*, available from the Planning Division. The complete results of the community survey are provided as an appendix to the *Envision Daly City* document.

General Plan Steering Committee

A 13-member Steering Committee was appointed by the City Manager to guide the General Plan process, including the Visioning component. At its inception, the committee included two City Council members, Planning Commission Chair, two business liaisons, and eight residents. The Steering Committee met on a regular basis in an informal setting to provide the policy direction necessary to advance the update process.

CITY OF DALY CITY

Land Use Element



Introduction

Scope and Role of the Land Use Element

Although the predominant character of Daly City has been largely established by past land use decisions, the city will continue to evolve as both population and economic growth pressures continue. And because a severe lack of vacant land suitable for development presents a major constraint to growth, Daly City's leaders must seek creative ways to maintain its appearance and fiscal health, while striving to provide housing and job opportunities for both existing and future residents. Commercial areas can be intensified, remnant infill sites become available for development, and reinvestment for some locations and land uses can be made attractive for redevelopment. There is no doubt that the decisions the city makes today will have an enduring impact for generations.

The Land Use Element of the General Plan seeks to provide the framework for future decisions, providing policy direction for the future development of vacant lands and underutilized parcels in the city. This chapter accomplishes this by not only establishing areas within the city contemplated for future growth, but also establishing broad policies to guide the *intensity and character* of this growth. These broad policies will be refined and incorporated into the Daly City Zoning Ordinance, which the Planning Division will update immediately after the General Plan is adopted.

Although Land Use is only one element in the General Plan, it constitutes the vital core which synthesizes and thus brings consistency to the proposals of each individual element into a citywide plan that will support the future development and open space network for the city. The plan is intended to provide guidance for the time period ranging from 2010 through 2030, and should be re-evaluated annually to ensure that the policies, objectives, and programs remain relevant.

Predominant Land Use Character

As identified in Figure LUE-1, Daly City is primarily a residential community. Significantly smaller portions of the city are devoted to non-residential uses such as commercial centers, recreational facilities, and open space. The majority of commercial land uses are neighborhood serving retail centers established along transportation corridors (Mission Street and Geneva Avenue) and within suburban shopping centers such as Westlake and Serramonte Shopping Centers. The city's only industrial area is primarily located in the Bayshore neighborhood north of MacDonald Avenue. The open space areas of the city are primarily located along the coastline west of the Westlake Palisades neighborhood and in private open space around the Pointe Pacific neighborhood.

While suburban neighborhoods dominate Daly City's landscape, all neighborhoods in Daly City are not the same. Pre-war residential neighborhoods east of Interstate 280 are, for example, distinctly more urban than newer post-war neighborhoods developed on the west side of the interstate where larger lot sizes allow for physical distance between homes and larger automobile-oriented shopping centers instead of corner markets serve residents' retail needs.

Regardless of location, there exists very little vacant land in Daly City today. According to City estimates, about 98 percent of the area within Daly City is built-out and there is no vacant land of any significant size in the areas surrounding Daly City that could be annexed for development. This lack of vacant land has placed increasing pressure on developers and homeowners alike to build up, intensifying existing parcels, as what little land is left is used seemingly to its maximum potential. Intensification of land use will without doubt be the pervasive issue facing the city's leaders, residents, developers, and planners throughout the planning period ending in 2030.

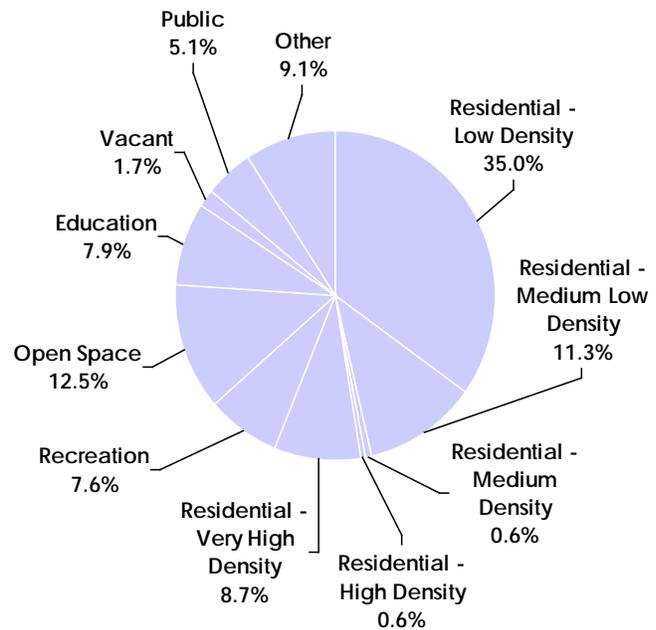
It is for this reason that many of the city's land use and housing policies are inextricably intertwined. As identified in the Housing Element, the housing policies have a wide-ranging impact to the Land Use and other elements. This is so true that, in many instances, the various elements share the same exact policies. The repetition of these policies within each element both ensures internal integration among elements and establishes a bridge between the various aspects of planning for the city's future.

State Planning Law

State planning law requires every City and County to adopt a Land Use Element which shows the general distribution, location, density, and intensity of land uses for all parts of the jurisdiction. The City must adopt a set of goals and policies that are coordinated with the proposed land use designations. In particular, Section 65302(a) of the California Government Code states that Land Use Elements must:

- Establish a pattern of land use for housing, business, industry, open space, including agriculture, natural resources, recreation, education and public buildings, solid and liquid waste facilities;
- Set clear standards for density of population and the intensity of development proposed land uses;
- Identify areas which are subject to flooding.

Figure LUE-1: Existing Land Use



Source: City of Daly City

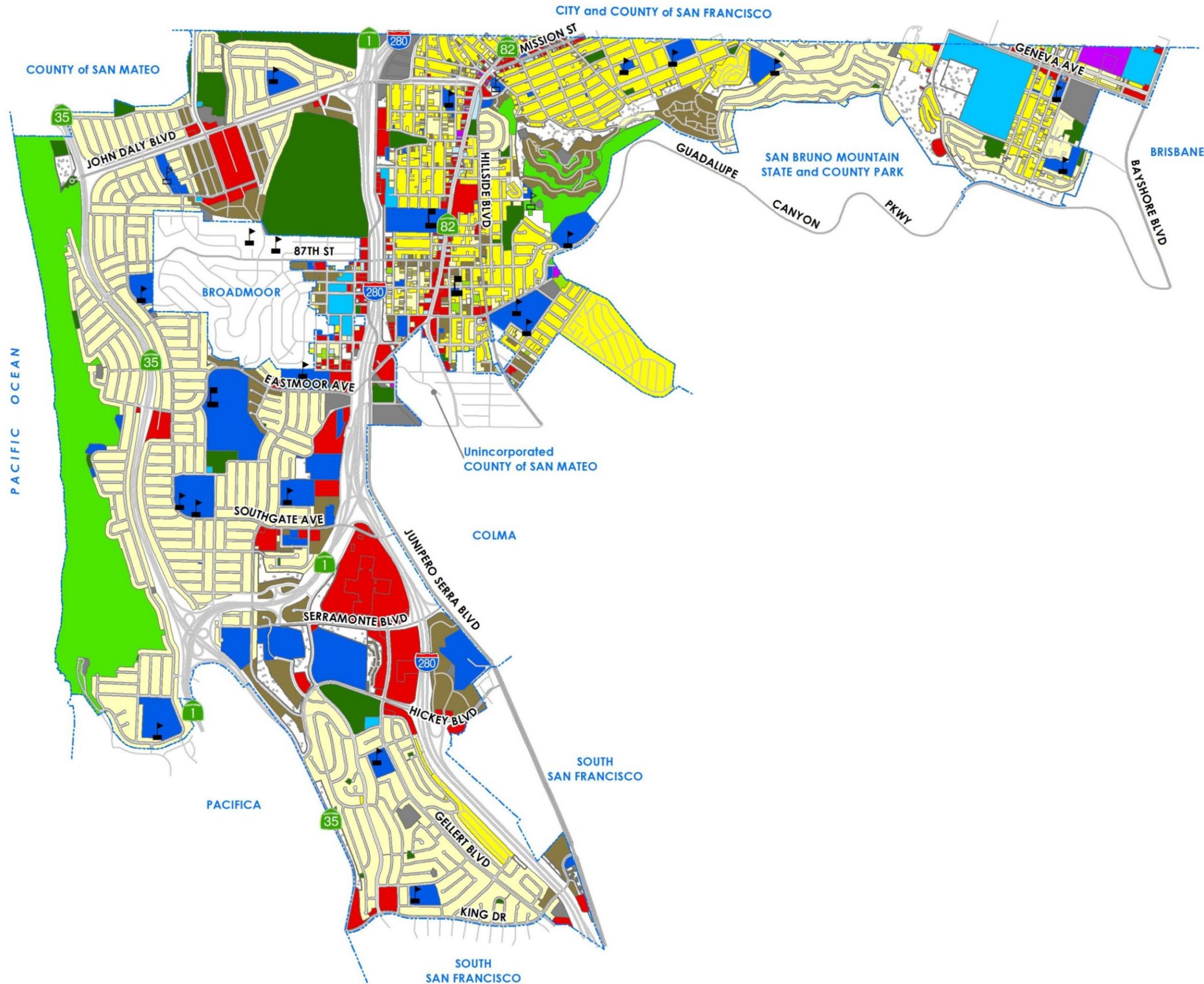
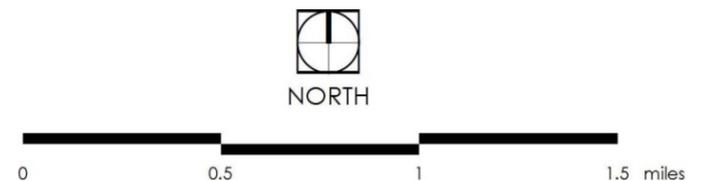


Figure LUE-1
EXISTING LAND USE

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Agriculture
- Industrial
- Commercial
- Public
- Institutional
- Public Utilities
- Recreation
- Open Space
- Mixed Use
- Neighborhood
- Other

**CITY OF DALY CITY
 LAND USE ELEMENT**



Planning Areas

For the purposes of the land use element, Daly City has been divided into 13 distinct planning areas. Figure LUE-2 identifies the boundaries for each of these areas which are generally established along the lines of natural or topographic features, major roadways, or subdivision boundaries. While each planning area has its land use issues unique to its physical and economical relationship to the City as a whole, issues relating to one area in many instances overlap into an adjacent area. Also, while not inside Daly City's City Limit, unincorporated areas of San Mateo County located within Daly City's Sphere of Influence, i.e., Broadmoor Village and unincorporated Colma near the Colma – Daly City BART Station.

The following section provides an overview of the various planning areas within Daly City and the land use issues that are anticipated to confront each of these areas between 2010 and 2030.

Westlake | Planning Area 1

The Westlake neighborhood consists of two subareas. The first subarea consists of the Westlake Center commercial area and surrounding multi-family residential development. The second subarea consists of two single family residential neighborhoods, Westlake North, and Westlake Terrace. A third Westlake single family residential neighborhood, Westlake Palisades, is located in the Coastal Zone and will be discussed as part of the Skyline planning area.

The Westlake Shopping Center is a major commercial shopping center serving the entire city as well as the Westlake neighborhood. Westlake Shopping Center contains a mixture of retail and office uses, with large anchors that attract shoppers from Daly City and surrounding areas. Since 2003, the center has undergone a number of significant renovations, which have collectively added approximately 90,000 square feet of new retail to the center, two multi-level parking garages, and a complete architectural remodel of the center. An expansion of the Safeway supermarket located at the southeast corner of the shopping center has begun and is expected to be complete in 2011.

Along John Daly Boulevard, are several small commercial establishments including Joe's of Westlake restaurant and Citibank bank building. The Country Club apartments are the multi-family units which surround the shopping center. This concentration of apartments contains some of the highest residential densities in the City. Densities in the Country Club Apartments range from medium densities of over 30 dwelling units per acre to very high densities of over 70 dwelling units per acre. Most of the recreational needs for the residents of this neighborhood are provided by the facilities in the nearby Westlake neighborhoods.

The Westlake subdivision is one of the oldest in the western portion of Daly City, dating back to the early 1950's. The single family homes in this neighborhood are generally split level, detached units constructed on 3,000 square feet or larger lots. Densities in the three Westlake neighborhoods are low and typically between 12 and 15 dwelling units per acre. There was also a greater emphasis on building design, unlike the other neighborhoods west of I-280, whose differences occur only in the building facade treatments.

The Westlake neighborhoods contain the greatest number of recreational and open space opportunities within the city. The Westlake Community Center and Doelger Senior Center are both located in the Westlake neighborhood and are adjacent to Westlake Park. This neighborhood is also adjacent to the San Francisco Golf Club, the Olympic Country Club, and the Lake Merced Country Club. However, these are private facilities and are not readily accessible to the general public. There are also two elementary schools as well as one private school located in this neighborhood.

The single greatest development constraint in the Westlake neighborhood is the lack of vacant developable land.

St. Francis | Planning Area 2

St. Francis Heights was subdivided in the late 1950's and early 60's into single family residential land uses at low densities of approximately 14 dwelling units per acre. Since the parcels were platted in grid fashion they are similar in shape and configuration to those in many parts of Westlake. The housing is characterized by two story structures with living area above and two-car garage below. While not as architecturally diverse as the Westlake neighborhoods, differences in facade details are prominent.

Seton Medical Center, the largest employer in Daly City is located in this area. Also located in the southern portion of this area are several medical and dental office uses. These are located in close proximity to the St. Francis Square neighborhood serving shopping center. Skyline Plaza is also located in this neighborhood. Both are smaller centers than the Westlake or Serramonte Shopping Centers, and are neighborhood-serving commercial centers containing a mixture of retail and office uses.

The neighborhood's recreational and open space opportunities are provided by the Alta Loma tot lot, Westmoor High School and Pool, and Westmoor Park. In addition to the high school, four elementary schools are located in the St. Francis Heights neighborhood.

The major development constraint in this neighborhood is the lack of easily accessible vacant land that is not constrained by existing residential uses. Opportunities for further development in this neighborhood will center largely on the revitalization and intensification of existing neighborhood serving commercial areas.

Skyline | Planning Area 3

Although physically similar to and technically a part of the Westlake neighborhood, this area is distinguished due to its location within the California's Coastal Zone. The Coastal Zone is designated by the California Coastal Act and includes all areas in Daly City west of Skyline Boulevard and a portion of the Westlake North neighborhood located west of Eastgate Drive. Like Westlake, the housing styles in this neighborhood vary from one-story single-family homes with attached garages to the typical two-story unit with living area above a two-car garage.

The basic goals of the Coastal Act are to protect environmental resources, promote a balanced utilization and conservation of coastal resources, maximize public access (both physical and visual) to the coastline, and assure priority for coastal dependent development. The Daly City Coastal Element was been certified by the California Coastal Commission in 1984 as an implementation tool of the Coastal Act and has been incorporated into the General Plan by reference.

To ensure that the Coastal Element effectively implements the Coastal Act, the Daly City Zoning Ordinance identifies an overlay zoning district that includes all properties within 1,000 feet of the coast wherein discretionary review by the Planning Commission and City Council is required prior to any significant construction activity. Delineated by the State Geologist, the Alquist-Priolo Special Studies Zone occurs in the southwest portion of Daly City's Coastal Zone and includes all areas within 1,000 feet of the San Andreas earthquake fault.

Development constraints in the Skyline neighborhood are directly related to the lack of vacant buildable land, and the geotechnical and seismic constraints associated with parcels that have not yet been developed. Proximity to the San Andreas Fault and continual erosion of the coastal bluffs will continue to play a role in limiting the development of vacant parcels in the Skyline neighborhood.

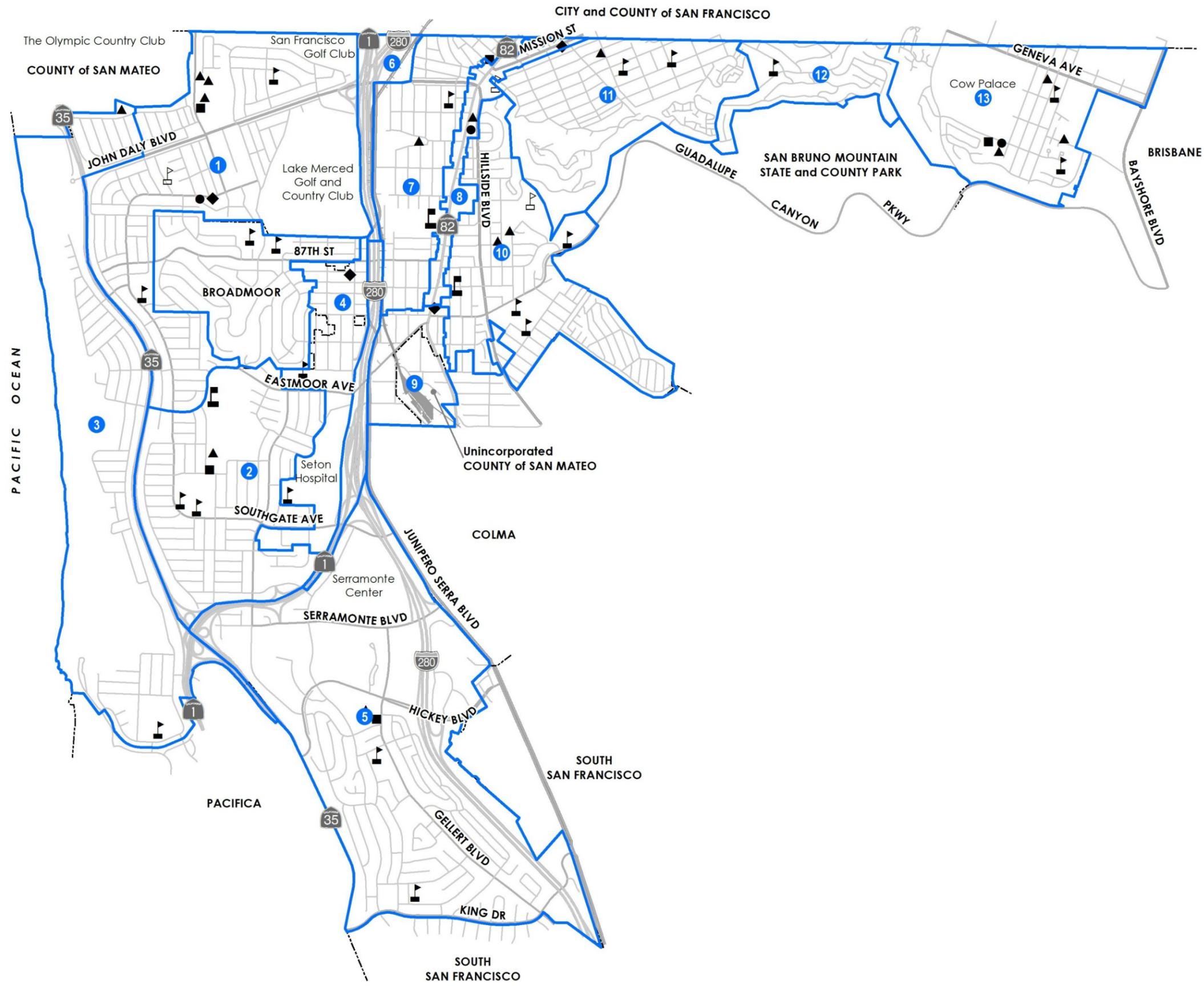


Figure LUE-2
PLANNING AREAS

- 1 Westlake
- 2 St. Francis
- 3 Skyline
- 4 Sullivan Corridor
- 5 Serramonte
- 6 Peninsula Gateway
- 7 Vista Grande
- 8 Mission Street
- 9 Colma-DC BART Station
- 10 Hillside
- 11 Crocker
- 12 Southern Hills
- 13 Bayshore

**CITY OF DALY CITY
 LAND USE ELEMENT**

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Agriculture
- Industrial
- Commercial
- Public
- Institutional
- Public Utilities
- Recreation
- Open Space
- Mixed Use
- Neighborhood
- Other

Because of the unstable conditions of some of the bluffs in the area, 21 single-family homes located on Westline Drive were declared unsuitable for human occupancy and subsequently removed. Blufftop erosion will continue to pose a threat to existing homes. Like Westline Drive, Lynvale Court at the northern portion of Skyline Drive also experienced the loss of several homes in the 1980s. The vulnerability of these homes to natural hazards such as earthquakes is exacerbated by the fact that the San Andreas Fault bisects the southern portion of Daly City's Coastal Zone.

Sullivan Corridor | Planning Area 4

The Sullivan Corridor comprises approximately 200 acres coterminous with the area encompassed by the Sullivan Corridor Specific Plan. Adopted by the City Council in 1998, the Specific Plan provides land use policies intended to guide the revitalization of properties adjacent to and within close proximity of Sullivan Avenue that can take advantage of the area's close proximity to the civic center and the close-by Colma - Daly City BART Station.

To do so, the Specific Plan provides for a mixture of office, retail and office, and service commercial uses as well as single and multi-family residential uses. Although the designations identified for these land uses are similar in name to those identified throughout Daly City on the General Plan Land Use Map, the range of allowed land uses and description of building intensity is distinct to the Sullivan Corridor Specific Plan Area. It is therefore necessary to reference the Specific Plan and/or Zoning Ordinance (which summarizes the Specific Plan's regulations) for guidance in determining conformity to the General Plan.

Since adoption of the Specific Plan, several new construction projects have emerged that will begin to transform the corridor, including the construction of new government office buildings, an 86-room hotel, and a large mixed-use development that is presently under construction at the southwest corner of Piece Street and Sullivan Avenue. Like other areas in Daly City, constraints within the Sullivan Corridor will continue to be lack of contiguous vacant parcels of land, although several parcels which are presently devoted to agricultural uses do exist in area between Pierce Street and 92nd Street. Also with the boundaries of the Sullivan Corridor is the potential development of 4.5-acre surplus property adjacent to Daniel Webster Elementary which has been identified as surplus property by the Jefferson Elementary School District (JESD).

Serramonte | Planning Area 5

Serramonte is the newest large-scale subdivision in Daly City, constructed in the late 1960's and early 70's. Single family residences occur in strips along moderately steep hillsides in a fashion similar to that of the St. Francis neighborhood. The housing style is also similar to that of St. Francis and can be considered the most standard of all housing in the City. It is characterized by a two story structure with the living area over a two car garage at a density of approximately 14 dwelling units per acre.

While a majority of the housing stock in the Serramonte neighborhood is low-density single family residential, low to medium density multi-family residential units are located in the southeast area of the neighborhood and very high density multi-family housing is located just west of the Serramonte Shopping Center.

The Serramonte neighborhood residents' commercial needs are served by both the Serramonte regional shopping area and the King Plaza neighborhood serving commercial center. The Serramonte Shopping Center is an enclosed regional shopping center and is the largest in the City. It contains three anchor stores and numerous other shops. To the south, Serramonte Plaza, a large concentration of commercial offices, retail stores, and restaurants, exists on the eastern side of Gellert Boulevard. On the western side of the street, retail stores occur in typical "strip" fashion. Several of the City's larger

restaurants are located in Serramonte Plaza area, as well as two health and fitness clubs. King Plaza is located in the southernmost portion of this neighborhood and contains a mixture of retail uses and one of two bowling centers in the City.

The residents' recreational and open space needs are provided by Gellert Park, the largest park in the City. The main branch of the Daly City Library is located in the park as well as tennis courts, picnic areas, sports fields and a community center. Four tot-lots and two elementary schools are located in the Serramonte neighborhood.

Constraints in this neighborhood include: lack of buildable, vacant land; small number of infill single family residential parcels; and a portion of the neighborhood is in the Alquist-Priolo Special Study zone. Opportunities in this neighborhood include intensification of existing regional and neighborhood serving commercial centers, as well as the potential development of the non-operational Christopher Columbus School site which has been identified as surplus property by the Jefferson Elementary School District. The surplus school site consists of two developable areas totaling almost 13 acres.

Peninsula Gateway | Planning Area 6

This planning area is defined by the area subject to the Peninsula Gateway Plaza Specific Plan which was prepared in the 1970s to facilitate BART's expansion of service to the Colma-Daly City BART station and the Daly City Redevelopment Agency's (now dissolved and replaced by the Successor Agency to the City of Daly City Redevelopment Agency) desire to facilitate redevelopment of a portion of the Junipero Serra Corridor on the east side of Interstate 280 north of Citrus Avenue. With the completion of Pacific Plaza, the implementation of the plan is now largely complete, although the two Redevelopment Agency-owned parcels remain vacant at either end of the project area.

Vista Grande | Planning Area 7

The Vista Grande neighborhood consists of three subareas. The northern portion of the neighborhood above John Daly Boulevard is characterized by atypical patterns of development, which include dense housing construction along narrow streets, steep hillside construction, and dead-end streets. The area contains predominantly single-family residential land uses at medium-low densities between 16-20 dwelling units per acre, some among the oldest in the City. Most structures are one-story above a small one-car garage. Some California bungalows which have no garage can also be found. Medium density (21-35 dwelling units per acre) multi-family units are usually located at the corners and in close proximity to commercial areas. Hillcrest Gardens, a recently-completed affordable senior housing development located at 35 Hillcrest Drive, provides an example of how very high-density construction can be successfully blended into an established neighborhood.

The second subarea is the area located south of John Daly Boulevard and north of Jefferson High School. The area resembles the older Crocker neighborhood in terms of development patterns: wide variation in housing age and style; single residential land uses at medium-low densities (14.6-20 dwelling units per acre) laid out on an essentially regular grid; little or no side yard setbacks; and little open space other than Marchbank Park and the Jefferson High School campus. A number of duplexes have been constructed within this area, as they are allowed subject to use permit approval. Several non-conforming apartment buildings also exist in the area.

The area south of Jefferson High School contains neighborhood commercial (confined to School Street) and service commercial (confined to Station Avenue) as well as a mixture of low; medium-low and very high density residential uses. Many medium-low density multi-family units have been developed along the southern side of School Street, and on the streets that intersect with School between Station Avenue and Bruno Avenue. Below School Street, the single-family units are developed on somewhat larger lots at lower densities. A decreasing number of small vacant lots remain in this area.

Constraints to development in this neighborhood include: lack of large vacant, buildable parcels of land and aging infrastructure including water and sewer lines. Opportunities include: infill single family residential parcels; reuse of underutilized land; and increase in density of residential development with duplexes.

No concentration of large vacant parcels exists in the Original Daly City neighborhood. However, this neighborhood accounts for the majority of small and medium size infill parcels in the City. The highest assemblages of these parcels occur in the northern Top-of-the-Hill and southern portions of the neighborhood. These represent a mixture of both vacant and underutilized parcels.

Mission Street | Planning Area 8

Just over 1.5 miles in length, Mission Street is characterized largely by retail/office, personal service, and service commercial uses with the concentration of service commercial uses occurring on the southern portion of the street and the retail/office uses located closer to the Top of the Hill. Although Mission Street is largely built-out, a number of properties occupied by existing buildings and land uses approaching the end of their economic lives will very likely provide potential development opportunities over the planning period. The challenges presented in private redevelopment of parcels include limited lot size, difficult access to and from Mission Street, and neighborhood acceptance of buildings with greater mass and height.

As a means to opening a dialogue about how Mission Street could evolve into a more vibrant urban corridor, the San Mateo County Chapter of American Institute of Architects (SMAIA) conducted an Urban Design Charrette specifically for Mission Street in 2008. The Final Report issued from the charrette outlined a number of very broad development concepts that could be worthy of exploration as Mission Street continues to evolve. These concepts include a more walkable streetscape, more areas for public gathering, taller and more-intensive buildings, and visual focal points (public art, monumentation, etc.).

The idea of advancing physical change Mission Street is not a new one. In 1976, the Daly City Redevelopment Agency adopted a redevelopment plan for the street specifically for the purposes of strengthening the retail and other commercial functions of Mission Street, and assembling land into parcels suitable for modern development. One notable outcome from this Plan's implementation has been the almost-complete redevelopment of Mission Street between Hillside Boulevard and Alp Avenue where a new mixed-use building and reconstructed War Memorial Community Center have provided a notion of how Mission Street will likely continue to evolve in the coming decades. With the dissolution of the Redevelopment Agency, this Plan is no longer in effect.

With the preconception that Mission Street will change, the policies contained within this land use element strive to both promote and guide this continued evolution.

Colma – Daly City BART Station | Planning Area 9

This 110-acre area is coterminous with the BART Station Area Specific Plan area. Completed in 1993 in conjunction with SamTrans and San Mateo County, the Specific Plan was conceived to establish a physical development plan that allowed existing low-intensity uses in close proximity to the new Colma BART Station (construction completed in 1996) to gradually transition to higher-intensity uses in support the area's intended role as a transportation/transit hub.

Much emphasis within the plan was placed on making all new land uses within the Specific Plan area accessible by foot, bicycle, and transit, in addition to the automobile. For this reason, the plan provides a very strong vision for linking new development to the BART station via a network of public spaces, paths, plazas and new streets. New mixed-use development along El Camino Real exemplifies the plan's intent, providing high density residential development over ground-level commercial uses with direct pedestrian connections provided westerly to the new BART station.

This area is partially within Daly City and partially within an unincorporated area within San Mateo County, and lies completely within the Daly City Sphere of Influence boundary. Uses anticipated include a mix of moderate- and high-density housing, local and community shopping, and offices within close proximity of the Colma-Daly City BART Station. The land use designations used for these uses are similar in name to those identified throughout Daly City on the General Plan Land Use Map, the range of allowed land uses and description of building intensity is distinct to the BART Station Specific Plan. It is therefore necessary to reference the Specific Plan and/or Zoning Ordinance (which summarizes the Specific Plan's regulations) for guidance in determining conformity to the plan.

Three parcels in this planning offer the most potential for new development. The first two, located adjacent to the Colma – Daly City BART Station, are the existing 7.5-acre SamTrans-owned park-and-ride lot to the west of the station and the site previously occupied by Serra Bowl. The third is the southern portion, roughly 1.4 acres, of the existing Jefferson Elementary School District's maintenance and operations Facility located at 23 Hill Street. This property has been declared surplus by the school district and is being offered by the district for private development.

Hillside | Planning Area 10

The Hillside neighborhood contains the greatest mixture of residential densities in Daly City. Existing densities range from a low of 12 dwelling units per acre to a very high density of over 50 dwelling units per acre in the southeast corner of the Hillside neighborhood where several streets have been developed in block-long rows of four-unit buildings. This neighborhood is also one area in Daly City where vacant developable sites remain. Several blocks in the Hillside neighborhood were originally used for greenhouses, but have steadily been subdivided for housing development. The oldest housing in the area is located in the mid-section of the Hillside neighborhood adjacent to the Top of the Hill and Crocker neighborhoods. The largest mobile home park in Daly City, The Franciscan, is located in this neighborhood.

This neighborhood's recreational and open space needs are provided by Hillside Park which is located in the eastern portion of the neighborhood and Edgewood Park located in the northern portion of the neighborhood, near high density housing.

Constraints in the Hillside neighborhood include: aging sewer and water lines; lack of land zoned for commercial uses and a wide mixture of different residential densities that indicate uncertainty and lack of continuity in the neighborhood. Opportunities in this neighborhood include: reuse of underutilized parcels and infill single family and multi-family subdivisions and residences.

A limited number of vacant areas exist within the neighborhood. The largest concentration of vacant land exists in the northern and southern portions of this neighborhood. The vacant land in the northern portion is on steep slopes with limited access and is not considered easily buildable. There is also vacant land immediately east of Hillside Park. The vacant land in the southern portion of the neighborhood is a mixture of vacant and underutilized parcels. These parcels represent the majority of infill residential parcels in the neighborhood. The Colma School surplus site, approximately 2.7 acres, is a good candidate for infill development.

Crocker | Planning Area 11

The Crocker neighborhood also consists primarily of single-family homes on small lots with little or no setbacks, resulting in the density of the neighborhood as a whole being generally higher than any other neighborhood in Daly City, approaching 20 dwelling units per acre. Physically, the neighborhood is characterized by a rich diversity of housing with distinctly different ages and architectural styles, and contains a mixture of small scale services and amenities including local corner markets, the Lincoln Park and Clubhouse, and two elementary schools. There are no large commercial areas within the Crocker

neighborhood, although the commercial corridor along Mission Street provides a variety of retail and restaurant uses.

Constraints to development in the Crocker neighborhood include a lack of buildable, vacant land; aging water and sewer lines; and lack of street improvements in some areas. Many of the vacant parcels in the area are located on the base of San Bruno Mountain and are either within or in close proximity to the Habitat Conservation Plan area on steep slopes with no or limited access and no street or infrastructure improvements. Limited opportunities for development do exist however and include infill single-family residences, preservation or reconstruction of corner markets, and a five-acre development site zoned for multiple-family residential uses at the end of Hanover Street.

Southern Hills | Planning Area 12

The Southern Hills neighborhood consists entirely of detached single family homes. In terms of urban design, this neighborhood is the exception in the area east of I-280. The typical home is a post-1950's detached single-family residence, usually two stories with the living area over a two-car garage. The housing occurs in ribbons along the ridges of steeply sloped hillsides affording views of Daly City, San Francisco, the Pacific Ocean, and San Francisco Bay. Recreational needs are met by two tot lots and the playground of the Panorama Elementary School, McLaren Park in San Francisco, and San Bruno Mountain Park. The major constraint in this neighborhood is the lack of buildable, vacant land. Opportunities in this neighborhood include the maintenance of open space (remnant portions of developed parcels located on steep slopes) and park or recreational development.

Bayshore | Planning Area 13

Annexed into Daly City in 1963, the Bayshore neighborhood consists primarily of detached single-family residential homes, the Geneva Avenue commercial corridor, and a low intensity industrial area immediately north of MacDonald Avenue near the San Francisco border. The Cow Palace, an indoor arena owned and operated by the California Department of Food and Agriculture, is also located in the Bayshore and represents one of the greatest opportunities for redevelopment in Daly City. In 1999, the Daly City Redevelopment Agency established a redevelopment project area (no longer in effect) encompassing the entire Bayshore neighborhood, with the goal of eliminating physical and economic blight, while encouraging economic investment and rehabilitation/improvement of the housing supply in the neighborhood.

Major constraints in this neighborhood include: aging water and sewer systems; dead end streets with no curbs, gutter and sidewalk; and lack of large parcels of easily developable land. Major opportunities in this neighborhood include: Geneva Avenue commercial area revitalization; the redevelopment of the Cow Palace; infill single-family residences; retail and office development; and park and open space development.

Unincorporated Areas

Broadmoor Village

Broadmoor Village is a low density, single family residential neighborhood completely surrounded by Daly City thus creating an "island" or pocket of unincorporated County land. This neighborhood is characterized by single-family residences located on large lots with a resulting density below 10 dwelling units to the acre. The houses in this area are different from those located in Daly City as they are typical one story ranch style houses. From the standpoint of service delivery, Broadmoor should become a part of Daly City. Police and fire protection services could be more easily rendered, the

location and access to government would be more convenient for the Broadmoor residents and the cost of providing these services would be less expensive for the City to provide than the County or special districts.

Unincorporated Colma

Unincorporated Colma is a small urban neighborhood in the area between Daly City and the Town of Colma. Extending along both sides of El Camino Real, the area is approximately 115 acres in size. The area contains a mixture of land uses including retail and service commercial, industrial and low density single-family and medium density multi-family residential uses. The residential uses located here are considered to be one of the County's major concentrations of affordable housing, as the units tend to be smaller and older than the County average.

Land Use Categories

This section provides an overview of the land use designations identified on the General Plan Land Use Map (see Figure LUE-3). The map identifies the general proposed distribution of land uses in Daly City through the use of the land use categories described below. As such, the map is intended to serve as a general guide for the future distribution of land uses distribution rather than as a parcel-specific map of allowed land uses. Instead, zoning classifications, consistent with the land use categories identified by the General Plan Land Use Map, will be established for this purpose and will be identified on the Zoning Map. Similarly, more specific development regulations will be identified by the Zoning Ordinance.

Residential

The General Plan Land Use Map identifies six residential categories. These categories identify areas in Daly City that are acceptable for housing, clarify the type of housing to be developed within each category, and establish minimum and maximum densities.

Residential densities are expressed as "dwelling units per net acre of land", abbreviated "du/ac". Net acre means that portion of land used for development on a specific property, excluding streets, easements, and public rights-of-way. This is in contrast to "gross acre of land", a figure that includes all land, whether it be used as a roadway, utility easement, or housing site. Using a "gross" figure is best suited for communities that have not yet constructed streets. In Daly City's case, most of the streets are built; therefore, residential densities are expressed in net acreage.

In an effort to better describe future residential development and more equitably allocate density among numerous properties within a neighborhood, this General Plan requires that – for projects proposed on parcels that are over 5,000 square feet in size – residential densities be calculated on a parcel-specific basis. For example, a one-acre parcel located within an area designated Medium – Low Density, where the density range is between 14.6 and 20 units per acre, could potentially have up to 20 units. Neither adjacent public rights-of-way nor adjacent properties are included in net lot area. The number of permissible units on lots less than 5,000 square feet in size would be as prescribed by the Zoning Ordinance (one housing unit on lots zoned R-1 Single Family and two housing units, subject to use permit approval, on lots zoned R-1A or R2).

Residential — Open Space (R-OS). This designation is applied to those areas where the majority of the site should remain in open space due to site constraints or a high degree of environmental resource value. The designation allows for very low residential densities as long as the siting of the house respects site characteristics. This designation allows up to two dwelling units per gross acre.

Residential — Low Density (R-LD). This land use designation applies generally to those areas which were subdivided after January 1949, which have single family residences located on parcels of 3,000 square feet or greater. These areas are located predominantly in the portion of Daly City which is located west of Interstate 280, with the exception of the Southern Hills neighborhood located east of Interstate 280. This is the predominant residential land use category in Daly City. This designation allows between 2 and 14.5 dwelling units per gross acre, except in the BART Station Specific Plan Area, where density allowances are identified within the Specific Plan.

Residential — Medium Low Density (R-MLD). This land use designation applies to those areas which were subdivided prior to 1949 and typically have zero lot line single-family residences located on 2,500 square foot parcels. These areas are located predominantly in the older portions of Daly City which are located east of Interstate 280. This designation allows between 14.6 and 20 dwelling units per gross acre.

Residential — Medium Density (R-MD). This land use designation applies to those areas that allow two dwelling units per 2,500-3,000 square foot parcel. These areas are primarily dispersed throughout the older portions of Daly City, and correspond to areas developed with duplexes and some multi-family areas where there are small multi-unit buildings located on large lots. This designation allows between 20.1 and 35 dwelling units per gross acre, except in the BART Station Specific Plan Area, where density allowances are identified within the Specific Plan.

Residential — High Density (R-HD). This designation applies primarily to multi-family residential structures where residential density is between 35.1 and 50 dwelling units per gross acre, such as is characteristic of the existing apartments that are in close proximity to the Westlake and Serramonte shopping centers, except in the BART Station Specific Plan Area, where density allowances are identified within the Specific Plan.

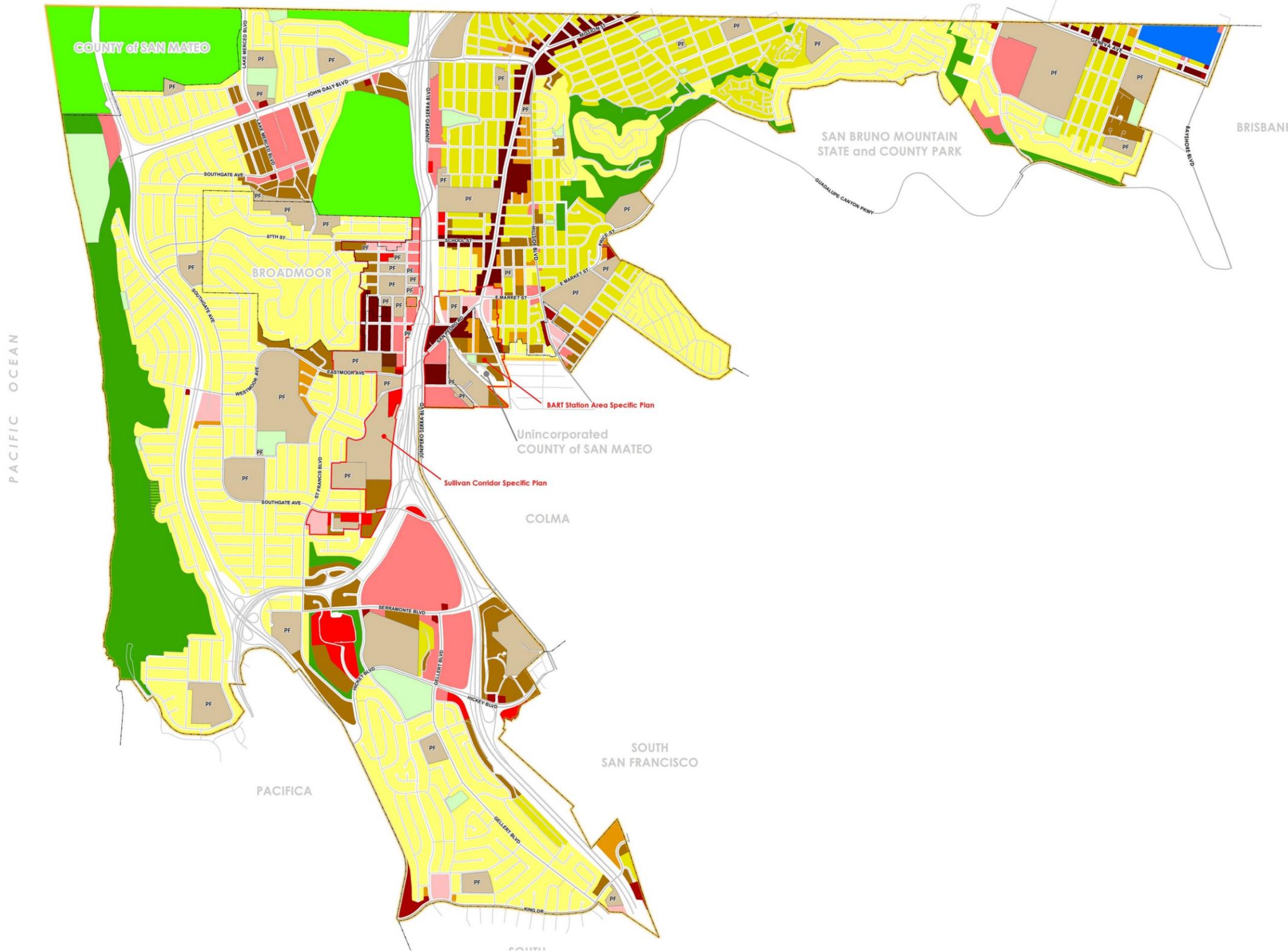
Residential — Very High Density (R-VHD). This designation applies to very dense multi-family residential development where density exceeds 50 dwelling units per acre. These developments are typically characterized by the large number of units constructed with little or no private or public open space.

Commercial/Industrial

The General Plan Land Use Map identifies six commercial/industrial categories. These categories identify areas in Daly City that are desired for commercial, mixed-use, and industrial uses, and identify the intensity to which these uses may be developed, expressed in terms of floor area ratio (FAR).

Commercial — Retail and Office (C-RO). This land use designation consists of retail and office uses both regional and citywide in scope, typically applicable to a wide range of commercial shopping areas, including Westlake Shopping Center and Serramonte Shopping Center. The FAR varies for land uses within this category and ranges from 2.5 to 5.0 square feet of building area for each square foot of land area, except in the BART Station Area Specific Plan and Sullivan Corridor Specific Plan Area, which contain specific development standards for properties within the boundaries of these plans. While historically residential uses have been permitted within this General Plan land use category, the inclusion of the Commercial Mixed-Use General Plan designation is now the most appropriate designation for existing and new development which contains and is intended to contain residential land uses.

Figure LUE-3
FUTURE LAND USE



- Residential**
- Residential Open Space (R-OS)
 - Low Density (R-LD)
 - Medium-Low Density (R-MLD)
 - Medium Density (R-MD)
 - High Density (R-HD)
 - Very High Density (R-VHD)

- Recreation and Open Space**
- Public Park (PP)
 - Private Recreation (PR)
 - Open Space Preservation (OSP)

- Commercial**
- Neighborhood (C-N)
 - Retail and Office (C-RO)
 - Office (C-O)
 - Service (C-S)
 - Mixed Use (C-MU)

- Industrial (I)

- Public & Institutional Facilities**
- BART (BART)
 - Cemeteries (CEM)
 - Public Facilities (PF)
 - Hospitals (H)

- Sphere of Influence

**CITY OF DALY CITY
 LAND USE ELEMENT**

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Agriculture
- Industrial
- Commercial
- Public
- Institutional
- Public Utilities
- Recreation
- Open Space
- Mixed Use
- Neighborhood
- Other

Commercial — Mixed Use (C-MU). This land use designation pertains generally to areas fronting Mission Street and Geneva Avenue, and includes certain areas within the Sullivan Corridor Specific Plan and BART Station Area Specific Plan intended for mixed-use development. The designation applies to areas where the City intends to provide, through the Zoning Ordinance, regulatory incentives and/or requirements for developers to construct buildings which contain a vertical mix of uses, e.g. retail or restaurant uses at the street level and office or residential uses at levels above the street.

The introduction of the C-MU designation along Mission Street and Geneva Avenue is intended to allow for residential intensification of these corridors, both of which are well-served by public transportation, so that they may be transformed into more vibrant urban streets as identified during the Envision Daly City process. The FAR for mixed-use land uses generally ranges from 1.0 to 6.0, except in mixed use areas of the BART Station Area Specific Plan and Sullivan Corridor Specific Plan Area, which contain specific development standards for properties within the boundaries of these plans.

Commercial — Neighborhood (C-N). This land use designation consists of uses that serve the neighborhood and draw from the local area rather than the entire region or City. Neighborhood commercial uses include personal services such as beauty parlors and barbershops, and miscellaneous retail establishments such as liquor or grocery stores. With large surface parking lots and relatively low-profile buildings, the FARs for neighborhood commercial centers generally range between 0.5 and 1.0.

Commercial — Office (C-O). This land use designation consists primarily of office and locally-serving office serving commercial uses. This category would include those office uses described in the "Retail and Office Commercial" designation but the emphasis would be placed on the office use rather than the retail use in terms of land use intensity. In addition to office uses, this category includes office serving uses such as: health and fitness centers; small scale printing and photocopying businesses; and eating and drinking establishments. The FAR for office commercial land uses ranges from 1.0 to 3.5. Exceptions to this range do exist in a limited number of areas in the City, such as in the Sullivan Corridor Specific Plan Area and Peninsula Gateway Plaza Specific Plan Area, where FARs are established by each respective plan.

Commercial — Service (C-S). This land use designation consists of those commercial uses which are more service or heavy commercial oriented. This includes: automobile sales and repair; gas and service stations; small scale warehouse and storage; building material suppliers and small scale manufacturing; and construction related services such as contractor yards. Service commercial FARs typically range from 0.5 square foot or less to 3.0 square feet of building area per square foot of land area, except in the Sullivan Corridor Specific Plan Area where density allowances are identified within the Specific Plan.

Industrial (I). This designation includes light manufacturing, storage of merchandise produced on the site, administrative offices, and research facilities that are subordinate to the primary business. All industrial districts shall be developed with special urban design qualities that maintain and enhance the aesthetic and functional relationships of surrounding development. Maximum FAR is 1.0.

Parks and Open Space Land Use Categories

The General Plan Land Use Map identifies three open space categories, each providing differing degrees of open space preservation. These open space designations are as follows:

Public Park (PP). This land use designation applies to all developed public open space including all state, regional and local parks and city maintained tot lots which provide recreational opportunities to the community.

Private Recreation (PR). This designation includes facilities such as golf and country clubs, and golf driving ranges which are privately owned and operated.

Open Space Preservation (OSP). This designation includes all vacant lands which because of environmental factors, such as slope, soils, and topography, and/or prohibitive development costs, such as nonexistent access or lack of infrastructure, effectively render the land unusable except for permanent open space.

Public and Institutional Land Use Categories

The General Plan Land Use Map identifies four categories which relate to public and institutional facilities. These facility designations are as follows:

BART (BART). This designation applies to all properties owned by the Bay Area Rapid Transit District, including the Daly City BART Station, the Colma–Daly City BART Station, and all rights of way associated with the BART operation.

Cemeteries (CEM). This designation applies to all cemeteries located in Daly City.

Public Facilities (PF). This designation applies to all land on which federal, state or local government facilities are located. This includes the Daly City Civic Center and corporation yard, the Department of Motor Vehicles office, War Memorial Community Center, the main branch of the Post Office and the Cow Palace. This designation includes all lands which are owned by public utilities companies such as Pacific Gas and Electric, North San Mateo County Sanitation District, or other public utilities. These include telephone and electrical switching and corporation yards and the Sanitation District's wastewater treatment plant. This designation also applies to all public schools, including all elementary (K-6), middle (7-9), and high schools (9-12).

Hospitals (HOSP). This land use designation pertains to the area covered by the Sullivan Corridor Specific Plan only and relates primarily to Seton Medical Center complex located on Sullivan Avenue.

Public Property Development Sites

In addition to the above land use designations, there are several properties in Daly City owned by public agencies (school district, State, etc.) that have been designated as surplus or for which the agencies have expressed an interest in selling or leasing for private development. Although current market conditions make the ultimate redevelopment potential of these sites unclear, this redevelopment would likely have significant cumulative impacts to the City's roadway and infrastructure system.

Although amending the General Plan land use designations for these properties is premature at this time, the City has included a rough approximation of development potential for these sites in the traffic model prepared as a part of the General Plan Circulation Element. Vehicle trip generation figures have also been included in the traffic impact analysis completed as a part of the General Plan Environmental Impact Report.

A summary of public property redevelopment sites presently known to the City is as follows:

Cow Palace (2150 Geneva Avenue). This property is owned by the State of California and consists of a State-operated indoor arena on an approximately 70-acre site (partially located within the City of San Francisco). The site is designated by the General Plan Land Use Map as G - Government Facility. Redevelopment of the site for private purposes would require a General Plan amendment, and would ideally occur together with an 11-acre private owned property and 12-acre Daly City Housing Development Finance Agency property. Both the privately-owned and Agency-owned properties are situated immediately west of the State-owned parcel. In support of a cohesive and integrated redevelopment plan for the site, Land Use Element Task LU-3.2 identifies the preparation of comprehensive land use, infrastructure, and streetscape plan for the Geneva Avenue Corridor, including the Cow Palace property. For purposes of the General Plan traffic model, the City has assumed the ultimate buildout of the three aforementioned properties to include 1,700 new dwelling units in a higher density format and 300,000 square feet of retail/office commercial in a multi-story and possibly mixed-use (residential above) format.

SamTrans Park and Ride Lot (3451 Junipero Serra Boulevard). This property is owned by the San Mateo County Transit District and consists of an existing parking lot that provides daily paid parking for use by patrons to the Colma BART Station. The District has recently received responses to a Request for Qualifications process for the purpose of private redevelopment of the parking lot. For purposes of the traffic model, the City has assumed the ultimate buildout of approximately 215,000 square feet of office space on the site, although the District has communicated the possibility of introducing very-high density residential development in combination with ground-level retail. Policy LU-3.5 has therefore been added to the to this Element in an effort to provide policy support amending the BART Station Specific Plan to allow for broader mix of land uses in a more intensive format than is currently provided by the plan.

Daly City BART Station Delong Street Parking Lot (500 John Daly Boulevard). This property is owned by the San Francisco Bay Area Rapid Transit District (BART) and consists of a functioning 263-space parking lot on an 8-acre site just east of the Daly City BART Station. The entire site is zoned BART and designated BART by the General Plan Land Use Map. Development of the site for private purposes would require rezoning and General Plan amendment. For purposes of the General Plan traffic model, the City included has preliminary square footages consistent with the Comprehensive Station Plan prepared by BART in 2006 for the station. The plan envisions a development concept that replaces the Delong Street parking lot with 145 residential units, 13,600 square feet of commercial space, a 2,000 square foot community center, and 9,000 square feet of open space on land that is currently being used for surface parking. As a commitment to fully examine the potential for redeveloping the parking lot, Land Use Element Task LU-3.4 identifies the need to work with BART to develop a Daly City BART Master Plan that includes publicly-owned properties located within the Priority Development Area immediately adjacent to and including the Daly City BART station.

Colma School Surplus Site (444 East Market Street). This parcel is owned by the Jefferson Elementary School District and consists of a functionally obsolete school facility situated on an approximately 4.4-acre site. The entire site is zoned U - Un-zoned consistent with the school facility uses and is designated as a School facility by the General Plan Land Use Map. Development of the site for private purposes would require rezoning and General Plan amendment. For purposes of the General Plan traffic model, the City has assumed the ultimate buildout of this property to include 160 new dwelling units.

Daniel Webster School Surplus Site (425 El Dorado Drive). This parcel is owned by the Jefferson Elementary School District and consists of a functionally obsolete school facility situated on an approximately 11.8-acre site. The entire site is designated as a School facility by the General Plan Land Use Map. Development of the site for private purposes would require rezoning and General Plan amendment. For purposes of the General Plan traffic model, the City has assumed the ultimate buildout of this property to include 95 new dwelling units.

Christopher Columbus School site (60 Christopher Court). This parcel is owned by the Jefferson Elementary School District and consists of a functionally obsolete school facility situated on an approximately 12.7-acre site. The site is designated as a School facility by the General Plan Land Use Map. Development of the site for private purposes would require rezoning and General Plan amendment. For purposes of the General Plan traffic model, the City has assumed the ultimate buildout of this property to include 80 new dwelling units.

Hill Street Maintenance Yard (23 Hill Street). This parcel is owned by the Jefferson Elementary School District and consists of a functionally obsolete school district maintenance and operations facility situated on a 1.38-acre site. The entire site is zoned R1-B consistent with the school facility uses and is designated as a School facility by the BART Specific Plan. Development of the site for private purposes would require rezoning and General Plan amendment. For purposes of the General Plan traffic model, the City has assumed the ultimate buildout of this property to include 50 new dwelling units in a higher density format and 10,000 square feet of retail/office commercial in a multi-story and possibly mixed-use (residential above) format.

Land Use Goal, Policies, and Tasks

The direction of this land use chapter is based on recognition of the above issues and directed toward realization of a single goal. The City's land use goal is:

"Create a balanced mixture of land uses that ensure equal opportunities for employment, housing, open space, and services which adequately serve both personal needs of the citizens and economic needs of the community."

Several important issues raised in this goal should be recognized. First, the goal seeks to accomplish a "balanced mixture" of activities that serve a wide range of needs in the community. Diversity in land uses means the City can accommodate change over time. Since Daly City is primarily residential in nature, achieving a balanced mix of land uses will require an emphasis on attracting commercial and office construction. While a fully balanced land use pattern might not be achieved, the City can work toward a more equitable mixture of land uses through the intensification of existing commercial areas, annexation of developable lands, and the implementation of specific plans. Rather than converting residential or park land to commercial or light industrial uses to attain a balance of land uses, these should be continually maintained and revitalized.

Balanced development with the full complement of various land uses is desirable for many reasons. Urban areas with a wide range of residential densities provide multiple choices of housing costs, design and tenure type. This will lead to a mix of persons living within the City and thus diversity in population, the key ingredient to creating a vibrant community. Citizens benefit from a balanced land use within the city because sufficient commercial opportunity will allow for the market to be more flexible in the goods and services provided to the public, and thus offer a wider range of products for the consumer. Commercial opportunities, as well as office and industrial locations, also provide for job possibilities for local residents. The balance of housing and jobs in a local area has positive regional implications due to reduced commuting time on congested freeways, a factor that will improve air quality. The demand for urban resources in a balanced city is easier to accommodate. Water, electrical, and sewer service peak demand is spread more evenly in a city where a stable mixture of land uses has been developed.

Since property tax is the single most important income source for a municipality, the concept of a balanced use of land within the City becomes paramount in the effort to collect enough revenues to support the level of service expected by the community. Typically, residential land uses cost more in public services than they provide in revenues. While office uses are not overly productive in terms of property taxes, they produce employment opportunities, which in turn provide people with income that can be spent within the city. Office type land uses do not demand the cost in city services that are associated with residential land uses. Industrial land uses, in terms of cost/benefit to a municipality are the most productive.

The goal identifies four broad aspects of land use that are found in urban areas, "employment, housing, open space, and services". Attaining a balance of these land uses is the key to this goal and the challenge for the land use chapter. A balanced urban environment means adequate job opportunities, a range of housing stock that allows a variety of tenure type, and access to recreation and open space amenities. The reference to "services" includes the basic governmental function such as the provision of safe road conditions for travel, infrastructure needs for human activity and police and fire protection.

The most important concept behind the goal, "personal and economic needs of the citizens," confirms the City's intent to allow a variety of land uses. Basic needs of people, such as opportunity for attractive and convenient shopping and restaurants, locations for entertainment, and open space for recreational activity are recognized by the land use goal as vital to the wellbeing of the community. Economic need relates not only to job opportunity but also adequate tax base for the City so that the basic governmental services can be assured over time.

To implement the land use goal, the General Plan provides the following policies and tasks:

Commercial Vitality and Revitalization

Policy LU-1: Maintain and, where possible, encourage larger commercial development sites throughout the City.

Task LU-1.1: Increase the minimum property sizes in all commercial zones and restrict the ability of existing sites within this zone to subdivide below the established minimum lot size. The minimum parcel size shall be established at the time of the Zoning Ordinance update and shall be such that it promotes the construction of mixed-use and/or higher density multifamily development, as determined by the respective zone to which it applies.

Task LU-1.2: Incorporate a lot merger incentive allowance into the Zoning Ordinance whereby property owners electing to merge two or more adjacent lots for the purpose of development are provided specific incentives to do so. The incentive program shall establish incentives that are significant enough to promote voluntary lot mergers of lots that meet a minimum threshold size and shall be commensurate with the size of the parcels being merged and/or created.

Policy LU-2: Continue to allow neighborhood-serving businesses in neighborhoods where such businesses presently exist and where such continued operation does not impact the quality of life within the neighborhood.

Task LU-2.1: Amend the non-conforming section of Zoning Ordinance to allow the continued operation and reconstruction of neighborhood-serving businesses (markets, cafés, etc.) within neighborhoods where such uses presently exist.

Language shall be incorporated into the Zoning Ordinance which assures that only those uses with a neighborhood market are allowed and that those uses with a primarily City-wide or regional market are disallowed.

Task LU-2.2: Amend the Zoning Ordinance and Building Code to require objective standards to control noise, odor, and rooftop emissions produced by non-residential uses.

Task LU-2.3: Support the continued establishment of ground-level retail and restaurant uses along the School Street corridor by codifying a parking waiver for retail uses in this area that occupy existing commercial spaces or are beneath a pre-established size threshold.

Task LU-2.4: At the time of remodeling and additions to neighborhood commercial centers, require mitigation of existing conflicts with residential uses, including screening, access, and landscaping.

Urban Corridor Enhancement

Policy LU-3: **Implement a vision and long-term goals for Mission Street and Geneva Avenue, and consider the vision and goals in all land use planning decisions.**

Task LU-3.1: Maintain the Priority Development Area (PDA) status of the Bayshore Area and the Colma BART Specific Plan Area/Mission Street Corridor, and take steps to secure capital infrastructure funds, planning grants, and technical assistance from ABAG to more fully realize the City's vision and long-term goals for these PDAs.

Task LU-3.2: Prepare a comprehensive land use, infrastructure, and streetscape plan for the Geneva Avenue Corridor, including the state-owned Cow Palace property. If necessary, the plan shall make specific recommendations for changes to the General Plan and Zoning Ordinance that will be necessary to assist with the plan's implementation. The plan shall also identify which, if any, public improvements will be necessary for long-term implementation, including any necessary upgrades to existing public utilities in the area, and potential financing strategies to fund these improvements.

Task LU-3.3: Expand on the efforts of the Mission Street Urban Design Charrette and Grand Boulevard Initiative by undertaking a residential and commercial opportunities analysis for Mission Street and developing an urban design plan. Development of the urban design plan shall include an evaluation of the Grand Boulevard Guiding Principles and, where feasible, implementation of these principles.

Task LU-3.4: Work with BART to develop a Daly City BART Master Plan that includes publicly-owned properties located within the Priority Development Area immediately adjacent to and including the Daly City BART Station. The plan shall explore development concepts that include a public partnership between BART and the City of Daly City for joint development of the Agency-owned parcel at the north end of Pacific Plaza and the adjacent BART parking lot.

Task LU-3.5: Support comprehensive land planning and new development around the Colma BART Station, with particular focus on the development of the

SamTrans parking lot and the former Serra Bowl site (collectively encompassing approximately 10 acres). Development on these properties shall support the City's Priority Development Area (PDA) status for the lands, and include transit oriented development concepts and a land use plan that may include very high density residential, office, commercial and related uses. Development plans shall also address the potential for creation of a mixed-use, "urban village" development that includes pedestrian-friendly design, along with amenities and customer services to support uses at the site and as a means of reducing vehicle trips. Development of the site shall provide a direct pedestrian connection to the Colma BART Station and shall strive to provide the aforementioned amenities and customer services in manner and location that is conveniently accessible to both site occupants and BART riders. Appropriate amendments to the 1993 BART Station Area Specific Plan would be required to support this vision for development. Such Specific Plan amendments can be processed concurrently with development entitlement applications.

Policy LU-4: Provide regulatory incentives for developers to construct higher-density mixed-use development along Mission Street, Geneva Avenue, and any other locations within close proximity to public transit.

Task LU-4.1: Establish a Commercial Mixed-Use (C-MU) zone for areas targeted for mixed-use development, including, but not limited to the boundaries of the existing C-1 Light Commercial zone presently encompassing Mission Street and Geneva Avenue, and establish development regulations in the Zoning Ordinance specifically for higher-density mixed-use development. The City shall, as a part of this task, explore increased building height within the C-MU zone, as determined sufficient to promote the construction of higher density mixed-use development within the zone.

Task LU-4.2: Review the existing design guidelines for mixed-use development to ensure the guidelines adequately address pertinent issues related to the construction of the mixed-use development both within existing neighborhoods and when higher-density development is proposed adjacent to lower-density neighborhoods. Amend these guidelines and augment with development regulations identified in Task LU-4.1 above to incorporate methods for repositioning mixed-use building mass away from lower-density neighborhoods.

Task LU-4.3: Remove the use permit requirement for mixed-use projects that contain a commercial component of sufficient proportion to the total building area, as identified by the Zoning Ordinance, and a residential component.

Task LU-4.4: Amend the parking regulations to allow for a 30 percent parking reduction for all mixed-use development projects and clarify that the mixed-use parking reduction is allowed for buildings containing residential and retail components and parking available to both uses.

Policy LU-5: Work to ensure that both public and private buildings along Mission Street and Geneva Avenue are continuously maintained in good condition.

Task LU-5.1: Examine the merits and deficiencies of the existing Façade Improvement Program and identify ways to improve the program to affect a greater number of businesses along both Mission Street and Geneva Avenue.

Task LU-5.2: Support through technical assistance the efforts of Mission Street and Geneva Avenue business owners and property owners in organizing a common benefit district.

Policy LU-6: Eliminate obstacles to the development of new retail businesses and restaurants on Mission Street and Geneva Avenue.

Task LU-6.1: Establish separate parking regulations for the Commercial Mixed Use zone and revise the Zoning Ordinance to require that any new restaurant provide the same number of parking spaces as that of a retail business (one space per each 300 square feet).

Neighborhood Preservation

Policy LU-7: Recognize the physical differences between different parts of the City and regulate land uses within these areas accordingly (same as Policy RME-20).

Task LU-7.1: Retain elements in the Zoning Ordinance which effectively preserve the architectural character of Daly City's older neighborhoods (e.g., predominant setback and tandem parking allowances) (same as Task RME-20.1).

Task LU-7.2: Amend the Zoning Ordinance to provide development regulations that more closely reflect the predominant neighborhood character established when the neighborhood was constructed (e.g., provide for three-foot side yard setbacks in Westlake where there is currently no side setback required). Where necessary, establish either separate or overlay zoning districts for such neighborhoods (same as Task RME-20.2).

Task LU-7.3: Update the Residential Design Guidelines to provide bulk, mass, and architectural guidelines for exterior additions and reconstructed homes in neighborhoods which possess unique architectural characteristics. Quantifiable guidelines shall be codified within the Zoning Ordinance where necessary (same as Task RME-20.3).

Task LU-7.4: Incorporate design features in new development that reflects the character of the neighborhood, to ensure that new construction is compatible with existing development (same as Task RME-20.4).

Policy LU-8: Ensure that landscape and hardscape improvements made to all residential properties are environmentally sound and do not negatively impact existing neighborhood aesthetics.

Task LU-8.1: Conduct a public education campaign aimed at informing the public about water conservation measures that can be incorporated into residential landscaping projects. Information shall be included about the effective implementation of low-volume irrigation systems and any City requirements for such systems.

Task LU-8.2: Establish front yard paving design regulations and require, as a condition of permit issuance, compliance with these guidelines. The guidelines shall, at a minimum, disallow solid surface pavement, including non-porous concrete, to be placed so that it covers more than a certain percentage of the front yard setback area, including the driveway. The guidelines shall also require

solid permanent vertical features constructed in non-driveway locations to ensure the inability of vehicles to park off-driveway.

Task LU-8.3: Establish a program that ensures the long-term removal of existing pavement in the front setback area of existing homes which is non-compliant with the regulations established as a part of Task LU-8.2. The requirement for pavement removal shall be applied to all building permit applications exceeding a significant valuation established by City Council resolution.

Policy LU-9: Ensure that traffic from commercial development does not significantly increase traffic on residential streets.

Task LU-9.1: Evaluate the traffic impacts associated with all discretionary projects subject to environmental review by the City and identify appropriate mitigation measures as may be necessary to reasonably ensure compliance with the City's adopted Level of Service (see Policy CI-1.6).

Policy LU-10: Ensure that new single-family homes and duplexes complement the scale, character, and street relationship of existing homes of the neighborhood in which they are constructed.

Task LU-10.1: Explore ways to decrease the bulk of single-family homes and duplexes constructed within existing neighborhoods, including the potential for applying a floor area ratio to such structures and increasing third-story setbacks. Where necessary, these requirements shall be codified in the Zoning Ordinance.

Policy LU-11: Ensure that accessory structures and additions in residential neighborhoods are architecturally compatible with the existing residence on the property and are of a character and scale compatible with the surrounding neighborhood.

Task LU-11.1: Amend the Zoning Ordinance to develop regulations limiting the type, size, and quantity of accessory structures in residential neighborhoods.

Policy LU-12: Review for consistency requests for annexations of unincorporated areas within the City's Sphere of Influence that do not negatively affect the fiscal health of the City and ensure an appropriate economy of scale in the delivery of City infrastructure and services.

Task LU-12.1: Amend the Zoning Ordinance to require that, prior to Local Agency Formation Commission (LAFCo) approval, the City Council must find that the proposed annexation is consistent with the General Plan. To assist in this determination, the Zoning Ordinance shall identify the specific findings required and the requisite analyses necessary to determine whether such findings can be made.

Policy LU-13: Continue to underground utilities when funding becomes available.

Task LU-13.1: Develop a five-year plan that identifies which areas in the City should be targeted for the undergrounding of utilities when Rule 20A funds become available. Areas targeted for undergrounded shall be prioritized in the order that such undergrounding will positively impact overall community appearance.

Permit Streamlining

Policy LU-14: Develop and implement land use regulations that are easily comprehensible, equitable, have sound justification, and do not hinder the implementation of reasonable project proposals.

Task LU-14.1: Amend the Zoning Ordinance to incorporate all of the mandates specified within the General Plan and state planning law, and perform an annual maintenance of the ordinance to ensure that the ordinance is continually updated to reflect the City's regulatory policy and consistently addresses land use issues encountered by the Planning Division.

Task LU-14.2: To provide a more pedestrian-friendly environment, explore the use of commercial development regulations that more effectively address the relationship between building facades and the adjacent public street, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

Task LU-14.3: Explore the concept of unifying the Zoning Ordinance into a more broad set of development regulations, including subdivision regulations, environmental compliance standards, fees payment, and public improvement construction.

Task LU-14.4: Continue to offer same-day, express plan check permitting for all second units (see also Housing Element Task HE-6.4).

Policy LU-15: Continue to streamline project review by ensuring that the City's existing Specific Plans reflect development trends in the areas to which they pertain and are easy to implement.

Task LU-15.1: Re-evaluate the lands use designations identified within the Sullivan Corridor Specific Plan and the policies associated with these designations to ensure that the plan reflects a realistic development pattern for the area governed by it. Where necessary identify and propose amendments to the plan.

Policy LU-16: Regulate of the size, quantity, and location of signs to maintain and enhance the visual appearance of Daly City.

Task LU-16.1: Review and update the existing sign regulations, where necessary, to require that all new commercial signs be high-quality design, materials, and finish, while ensuring that the sign regulations are flexible enough to allow signs that add visual interest to the building on which they are proposed and not hinder creativity in design.

Task LU-16.2: Unless specifically allowed by a Master Sign Program, amend the sign regulations to disallow cabinet signs and require that existing cabinet signs be replaced by channel letter signs at either the time of sign permit issuance or at the time of building permit issuance where the valuation of improvements exceeds a certain valuation.

Task LU-16.3: Develop sign regulations that address permissible sign sizes for each tenant in multi-tenant buildings.

Policy LU-17: Ensure that private development is responsible for providing any on- or off-site improvements related to and/or mitigating the impacts it causes.

Task LU-17.1: Ensure that, where discretionary land use approvals are required from the City, the conditions of approval imposed by the City adequately mitigate any impacts to the public infrastructure.

In instances where new projects require upgrading of services that have a benefit for existing uses and when the upgrade is a part of the City's Capital Improvement Program, the developer shall pay the proportional share of the costs based on the projected demand of the new project. This requirement shall also apply to single development of infill parcels. If infrastructure improvements are needed to service the proposal, the building permit shall not be issued until the project sponsor secures the necessary permits to upgrade the infrastructure.

Task LU-17.2: Continue to collect AB1600 impact fees from new development and, from time to time, re-assess the amount and distribution of monies collected from such fees to ensure that these amounts are sufficient to provide an adequate pro-rata contribution toward the public improvements identified in the City's Capital Improvement Program.

Task LU-17.3: Review and amend the park in-lieu fee payment requirement as necessary to assure that the formula for park in-lieu fee payment is more standardized equitable among all residential uses, including rental housing.

Task LU-17.4: Develop and implement a Capital Improvement Program (CIP) to identify the capital projects that are required to implement this plan and prioritize their importance. This program would evaluate the current process for distributing capital improvement funds and attempt to strengthen the linkage between the General Plan and the CIP.

Environmental Considerations

Policy LU-18: Development activities shall not be allowed to significantly disrupt the natural or urban environment and all reasonable measures shall be taken to identify and prevent or mitigate potentially significant effects.

Task LU-18.1: Ensure that potentially significant environmental impacts associated with development proposals are properly mitigated through conditions of approval, mitigation measures, project design, or project denial. In cases where the impacts may not be completely preventable but will not significantly disrupt the community, the City may recognize that the benefits of a project may outweigh the environmental consequences. In no case shall the City approve a project that endangers the health, safety, or welfare of the public.

Policy LU-19: Archeological resources should be preserved where possible.

Task LU-19.1: Archeological resources are a valuable educational resource for the residents of the city. Every effort should be made to preserve them in their natural state when found or be excavated by professional archeologists for display in a museum.

Policy LU-20: The City shall require that privately-owned open space be maintained in an acceptable manner when it is either used or viewed by the public. When new development occurs, the provision of open space shall be enhanced.

Policy LU-21: The City shall encourage National Park Service to incorporate the City-owned property along the coast into the Golden Gate National Recreation Area.

Task LU-21.1: The City shall continue its longstanding effort to develop the Mussel Rock site as a park and complete the hiking trail along the coastline to Mussel Rock. Including the coastline stretch of Daly City in the Golden Gate National Recreation Area would provide the final link for the recreation area from San Francisco to Sweeney Ridge above San Bruno and Pacifica.

Policy LU-22: Continue to recognize the importance of the San Bruno Mountain Habitat Conservation Plan (HCP), uphold the integrity of the concepts behind the HCP, and respect the agreements that serve to implement it.

Task RME-22.1: Through the development review process, the City shall continue to assist with the effort of preserving undisturbed habitat containing unique flora and fauna in areas adjacent to San Bruno Mountain State and County Park. Where mandated by State or federal law, the City shall adopt mitigation measures to either reduce to insignificance or eliminate the impacts on these resources as part of the approval private development occurring in the HCP area or vicinity (same as Task LU 23.1).

Task LU-22.2: Amend the Zoning Ordinance to require approval of a San Bruno Mountain Site Activity Permit for any construction projects located with the HCP area (same as Task LU-16.2).

Policy LU-23: Prior to the issuance of any discretionary zoning or land use entitlement, a conceptual Master Land Use Plan (MLUP) shall be prepared for all vacant lands west of Carter Street designated Low Density Residential (R-LD) and Open Space Preservation (OSP). The MLUP shall be adopted by City Council and the resulting conceptual land use designations and public roadways identified in the MLUP would serve to guide future development of area lands. In adopting the MLUP, the City shall consider the topography of the areas included within the MLUP boundary, the feasibility of providing utility and street access to all parcels identified for development and utility provision, and any environmental constraints to development and utility provision that may be present within the MLUP boundary (geologic constraints, special status species protection, etc.). Adjacent parcels designated Open Space Preservation (or portions thereof) may be considered for redesignation to R-LD, provided the redesignation of these parcels (or portions thereof) implements all provisions of the MLUP. This requirement to prepare a MLUP shall be held in abeyance for a period of two years for any project which has a complete Planned Development application on the date of General Plan adoption. Any applicant for a discretionary zoning or land use entitlement may seek a waiver from the City Council to the requirement to complete a MLUP.

Public Property Development Sites

Policy LU-24: In order to ensure that a comprehensive site and land planning process is considered, any discretionary land use entitlements for any of the lands contained in the 37-acre area located on the east side of Carter Street between Geneva Avenue and Martin Street (currently consisting of three properties owned by the City of Daly City Housing Development Finance Agency, Syufy Enterprises,

and the State of California), shall address cross-parcel connectivity for vehicular, bicycle and pedestrian use, and utility planning. The entitlement applications shall also consider potential connectivity and land planning issues associated with the current use and possible future redevelopment of the adjoining Cow Palace property to the east. Additionally, the City may entertain a comprehensive planning approach for development of the 37-acre area that allows for location of land uses and related site improvements based on overall site constraints and development opportunities.

Policy LU-25: Facilitate housing production by carrying out the goals and policies in the Housing Element.

CITY OF DALY CITY

Housing Element

RHNA 5 (2014-2022 Planning Period)



Introduction

Scope and Role of the Housing Element

From an urban planning perspective, nothing has impacted Daly City more than the construction of housing. Over the years Daly City has provided new housing opportunities for many thousands of families, many of whom settled in the city at the close of World War II.

Like much of the Bay Area, housing demand has exceeded housing supply in Daly City for many years. While job centers in the Bay Area region have flourished, housing construction has not kept pace with the demand created by a vast influx of households taking advantage of the rich opportunities offered by the region's employers. In bedroom communities like Daly City, these economic forces have led to soaring housing costs, overcrowding, and illegal construction.

Even in the current market downturn, the housing market continues to impact the daily lives of households in Daly City and throughout the region. Steep increases in the cost of for-sale homes at the beginning of the decade have been replaced by scarce credit to construct new housing and a foreclosure crisis not seen since the Great Depression. This climate further challenges the abilities of the State and local governments to assure equitable access to affordable housing.

What is a Housing Element?

State law requires each city and county to adopt a General Plan containing at least seven elements including a Housing Element. Unlike the other mandatory General Plan elements, the Housing Element must be updated every five years, is subject to detailed requirements of State law, and must be reviewed by the State Department of Housing and Community Development. Housing elements have been mandatory portions of general plans since 1969, reflecting the State recognition that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing goals. The regulation of the housing supply through planning and zoning powers affects the State's ability to achieve its housing goal of "decent housing and a suitable living environment for every California family" and is critical to the State's long-term economic competitiveness.

This Housing Element provides a comprehensive analysis of the status of housing in Daly City, and sets forth a goal, objectives, policies and programs to improve the quality of the City's housing stock and

increase housing opportunities. Like other parts of this General Plan, the Housing Element has been prepared within the context of urban transformation that will result from an ever increasing population and mandates from State and regional agencies to build housing near existing transit. The policies contained within the element are intended to provide a framework for evaluating specific housing proposals; establish a coordinated, realistic course of action for dealing with Daly City's concerns; and be a tool for decision-makers when considering the approval of housing construction projects.

Since adoption of the General Plan (including Housing Element) in March 2013, the Planning Division prepared this update to the housing element to conform the document to the 2014-2022 RHNA. Because the City is in the midst of implementing the 2013 Housing Element, many of the goals, objectives, and tasks of that element have carried over into the new element, while tasks that have been accomplished have been removed.

Legal Requirements

Housing element law requires local governments like Daly City to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need. Housing Element law is the State's primary market-based strategy to increase housing supply, choice, and affordability. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development.

The Housing Element process begins with the Department allocating a region's share of the statewide housing need to Councils of Governments (COG) based on State Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. In Daly City, the Association of Bay Area Governments (commonly referred to as "ABAG") serves as the regional COG in the San Francisco Bay Area. In coordination with local governments, ABAG has been allocating the region's share of the statewide need to the cities and counties within the Bay Area. This allocation, which is discussed further within this document, is called the Regional Housing Need Allocation (RHNA or "ree-nuh"). The RHNA is required to promote the following objectives:

1. Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
2. Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
3. Promote an improved intraregional relationship between jobs and housing.

Housing element law requires local governments to be accountable for ensuring projected housing needs can be accommodated. The process maintains local control over where and what type of development should occur in local communities while providing the opportunity for the private sector to meet market demand.

Public Participation (2008-2013)

Housing issues affect the entire community – residents, employers and the public and private sectors. State Law requires that each city make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. This requirement law presents an opportunity to engage constituents in a dialogue – defining problems and creating solutions.

In the fall of 2006, the Daly City City Council initiated a comprehensive update of the City's General Plan, including an update of the Housing Element. At the onset of this effort, the City conducted an extensive public outreach campaign to identify community values and better define the land use priorities of both residents and business owners in Daly City. This campaign used three primary means for gaining such input: a city-wide community survey, community focus groups, and two visioning workshops. This outreach campaign, called *Envision Daly City*, concluded in the spring of 2008 with a report by the same name.

Throughout this campaign, the City made an extraordinary effort to involve residents who had traditionally not participated in efforts to plan for land use and housing, including persons from underrepresented ethnic and economic backgrounds. The focus group format and composition, for example, were intentionally tailored to solicit input from these groups. Individual focus groups participants were selected with the assistance of Our Second Home Early Childhood Development Center and the Jefferson High School District based on their abilities to provide important insight into the land use and housing needs of renters, parents of school-aged children, and community youth, most of whom represented households with limited incomes.

Reaching out to the community ...

Planning for the future of Daly City
Keeping our community a great place to live

... why do we have to update the Plan?

The General Plan is a document adopted by the City Council that identifies the general type, location, and intensity of future land uses throughout the City. The City staff, Planning Commission, and City Council use the General Plan to assess which development proposals are appropriate and to establish priorities for capital improvement projects like roads, sewer and water lines, and storm water infrastructure. In addition, the Plan can serve as an important policy document related to such topics as environmental protection, coastal access, and economic development.

Perhaps the most often referred to part of the General Plan is the General Plan Land Use Map (often referred to as the "General Plan Map"). This map identifies, in general terms, the location for all existing and planned land uses in Daly City. The map has 20 land use designations, communicating the general location for all physical developments, open space, and public improvements. For areas designated for development, the map also communicates building intensity and residential density. All land use proposals, whether proposed by developers or the City, must be consistent with the General Plan Map.

The General Plan update currently being undertaken is called a comprehensive General Plan update meaning that all elements of the General Plan will be developed, written, and approved simultaneously.

... and why should you get involved?

Your involvement in the General Plan update process is essential. Because the General Plan contains the policies that the City will use to guide growth and development over the next 20 years, these policies will directly affect the standard of living that you, as a Daly City resident or business owner, enjoy every day. Your input is necessary to help the city planners who will write the General Plan correctly identify how Daly City's residents feel the city should look and function in the future. As is true with all land use decisions, many interests will be involved in crafting the new plan. This is your opportunity to provide constructive input into a land use planning process that will affect you, your family, and/or your business for many years to come.

We want to know what you think. Please complete and return this questionnaire.

Copies of this survey are available in Tagalog, Spanish, and Chinese. To obtain a copy of the survey in your language, contact the Planning Division at (650) 991-8033, or visit the General Plan update website at www.plandalycity.org

這份問卷調查有英語、西班牙語和中文版本提供。索取一份合適您的語言的問卷調查，請與策劃部聯絡。電話 (650) 991-5526
 Copias de esta encuesta están disponibles en Tagalo, Español y Chino. Para una encuesta traducida, por favor llame (650) 991-5527
 Mga kopya sa Katarungan ay magagamit sa Tagalog, Espanyol at Chinese. Sa naisalin na mga Katarungan, tumawag sa (650) 991-5528

As an additional effort to reach out to these groups, much of the written public outreach communication for the Envision Daly City campaign was multilingual (Spanish, Chinese, and Tagalog), including the community survey and flyers concerning Envision Daly City and Housing Element workshops, where translators were provided to non-English speaking participants. Each of these avenues for gaining community input has included discussions of housing-specific topics, including measured evaluations of housing affordability and conditions through the community survey and discussions of housing-related topics.



Because many of the discussions held with the focus groups centered upon the need and/or desire for community change and betterment, the specific discussions related to new housing policies were instead more abstract, concentrating on how participants would like Daly City as a place to live in the future. Not surprisingly, each focus group touched on the issue of housing provision and affordability. Several of the parents of school-aged children, for example, were in the midst of a foreclosure and expressed concern about the impact of that process on their family.

The City's Housing Goal for the 2013 General Plan was established at the second visioning workshop and reported together with other planning goals as part of the City's Envision Daly City report (available from the Planning Division). Since considerable effort was expended to develop this goal, the City has continued this vision and has included it in the 2014-2022 Housing Element.

Public Participation (2014)

The Administrative Draft of the 2014-2022 Housing Element was prepared and released for public review on May 27, 2014, with a 30-day comment period ending June 21, 2014. This release coincided with two public workshops intended to obtain comments from the public regarding housing issues facing the City and to provide a public introduction and review of the Administrative Draft document. Comment gained from this public review was discussed further at Planning Commission and City Council meetings in July 2014, which were open for attendance by the public. The Draft Housing Element was subsequently submitted to HCD review in August 2014 and all State comments on the draft were completed in November 2014, with HCD certification granted in December 2014.

Following HCD review and conditional certification, the City of Daly City Planning Commission conducted a public hearing on January 6, 2015, to discuss and receive comment on the Draft Housing Element. The general public was invited to attend the hearings and comment on the draft through public notices published in a newspaper of general circulation within the community. The Housing Element was subsequently adopted by the Daly City City Council on March 9, 2015. A copy of the final adopted Housing Element has been submitted to HCD.

Affordable Housing Accomplishments 2009-2014

As rental and for-sale housing costs have skyrocketed in the Bay Area, the City of Daly City undertook extensive efforts to attract affordable housing developers to the city and provide funding for affordable housing projects that are proposed. Like many public agencies, the City has struggled to stretch limited financial resources to meet the housing needs of Daly City's diverse population. In the 2009-2014 period, the following affordable housing projects had been completed, approved, or were under construction:

Habitat for Humanity Condominiums (completed).

In June 2009, the Daly City Redevelopment Agency (DCRA) entered into a Disposition and Development Agreement with Habitat for Humanity Greater San Francisco (HHGSF) for the Daly City Redevelopment Agency-owned parcel at 7555 Mission Street, located within a mile of the Colma BART station. HHGSF built 36 units of ownership multifamily housing, affordable to households at up to 60% of area median income. The Agency provided a forgivable loan to HHGSF for the land as long as the units remain affordable for 45 years.



The Agency also contributed up to \$800,000 for development costs, in addition to \$1.26 million in HOME funds. The project received \$1.76 from the State's HCD Infill grant program. Construction of the project concluded in 2013.

6800 Mission Street Mixed Use (approved).

In April 2014, the Planning Commission and City Council approved an application by Mid-Peninsula Housing Coalition to construct a mixed-use building consisting of 52 affordable residential dwelling units and approximately 2,400 square feet on a 0.77-acre site. The project will provide affordability levels ranging from extremely low- to low-income. The financing and incentive package for the project consists of a land conveyance from the Daly City Housing Development Finance Agency, San Mateo County HOME/CDBG funds, City HOME funds, San Mateo County Affordable Housing funds, Low Income Housing Tax Credits, and Federal Home Loan

Bank Affordable Housing Program funds. The approved project density is 65 dwelling units per acre. To allow construction at this density, the City Council approved a 35 percent density bonus and granted a height concession. An aggregation of seven parcels, the development site provides an example of the potential for parcel merger along the Mission Street corridor.



Review of the 2013 Housing Element

Housing element law requires that each local government review its housing element to ensure that the element's goals, objectives, and policies are contributing to the attainment of the state housing goal, have been effective in attaining the community's housing goals and objectives, and that the City has, in general, made progress toward implementing its housing element. This review covers the time period beginning January 1, 2009 and ending December 31, 2014, the Housing Element planning period established by the State Department of Housing and Community Development and the Association of Bay Area Governments (ABAG). Within San Mateo County, ABAG acknowledged the formation of the subregion for the purpose of developing the Regional Housing Need Allocation (RHNA) in 2006. As was the case with the 2009-2014 RHNA, Daly City, together with 20 other jurisdictions within the County, participated in the development of the RHNA identified within this section.

Progress Toward Numerical Objectives During the 2009-2014 Planning Period

Table HE-1 identifies the RHNA that was the basis for housing element policy in the 2013 Housing Element. This allocation identified the need for the City to provide housing sites which allowed 1,207 units, or about 240 units per year within the 2009-2014 planning period. Thirty percent of these 1,207 units, or about 360 housing units, were targeted to be affordable to lower-income households.

Table HE-1: Regional Housing Need Allocation ("RHNA") 2009 to 2014

Income Category	RHNA 2009-2014	Annual Construction Requirement	Maximum Income (2009)
Extremely Low	120	24	\$ 33,950
Very Low	121	24	\$ 56,550
Low	121	24	\$ 90,500
Moderate	338	68	\$ 114,000
Above Moderate	507	101	
	1,207	241	

Source: Association of Bay Area Governments (ABAG); HUD

Notes: Maximum sales price assumes 30 percent GAI devoted to PITI, 10 percent down on 6.25%, 30yr fixed loan, \$350 HOA dues; maximum rental price for three-bedroom unit, assuming maximum 30 percent GAI devoted to rent; The RHNA projects a housing need of 241 total very low-income units, of which 50 percent is estimated here to be extremely low-income. Maximum incomes are for a four-person household.

Table HE-2 provides a summary of residential permits receiving final occupancy inspection by the City Building Division in the 2009 – 2014 planning period. In review of both the total and annual objectives, the total number of permits receiving final occupancy inspection within this period is indicative that the housing construction did not occur on all the developable residential building sites identified in the 2013 Housing Element. Instead, only 470 units were constructed during this period, fulfilling roughly 40 percent of the total projected housing allocation. On an annualized basis, only in the year 2013 was the annual allocation achieved.

Table HE-2: Residential Construction Overview (2009-2014)

Unit Type	2009	2010	2011	2012	2013	2014	Units Constructed 2009-2013
Single Family	3	21	11	5	10	tbd	50
Multiple-Family	74	0	95	5	246	tbd	420
Mobile Homes	0	0	0	0	0	tbd	0
Total	77	21	106	10	256		470

Source: Daly City Building Division

Table HE-3 provides a detail of the affordability achieved by residential construction in the 2009 – 2014 planning period. This table includes completed projects providing deed restricted affordable units in compliance with the City's Inclusionary Zoning Ordinance, Redevelopment Agency (now dissolved) set-aside agreements, and completed second units. Affordability assumptions have been made for second units relying on the *Affordability of Secondary Dwelling Units Study* developed by 21 Elements. Based on this table, the following observations about construction in the 2009 – 2014 planning period can be made:

- As a percentage, the construction of dwellings affordable to households in the above-moderate income category was lowest, while construction of dwellings affordable to households in the above-moderate income category was highest;
- The City struggles with achieving affordability targets in the Extremely Low-Income category, where only second units served households in this income category;

Table HE-3: Residential Construction - Affordability and RHNA Fulfillment (2009 – 2014)

Project	Location	Site Size	Density	Construction Completed	Funding Source	Affordability					Total
						Extremely Low	Very Low	Low	Moderate	Above Moderate	
Hillcrest Gardens	35 Hillcrest Drive	0.40 ac	100 du/ac	2008	ABHOW, HOME, CDBG, HEART, DCRA, HUD38110040Monarch	38	1	1	0	0	40
The Geneva Condominiums (Mixed Use)	2665 Geneva Avenue	1.26 ac	57 du/ac	2009	Private financing	0	0	11	0	61	72
Habitat for Humanity SF Homes	101 Parkview Avenue	0.07 ac	29 du/ac	2011	RDA Contribution, HOME Funds, Federal Home Loan Bank, Private Contributions	0	1	1	0	0	2
88 Hillside Apartments (Mixed Use)	88 Hillside Boulevard	1.70 ac	56 du/ac	2011	Private financing	0	0	0	14	81	95
Monarch Village Senior Apartments	165 Pierce Street	3.18 ac	65 du/ac	2013	Private financing	0	0	16	16	176	208
Habitat for Humanity Condominiums	7555 Mission Street	0.69 ac	52 du/ac	2013	RDA Contribution, HOME Funds, HCD In-Fill Grant Program	0	18	18	0	0	36
Second Units	Various	Various	Various	Various	Private financing	15	3	4	3	1	25
Miscellaneous Infill	Various	Various	Various	Various	Private financing	0	0	0	0	56	56
Total Affordable Housing Activity 2007-2014						53	23	51	33	375	534
Regional Housing Needs Allocation (RHNA) 2007-2014							120	121	121	338	1207
RHNA Unit Construction Rate						44%	19%	42%	10%	74%	44%

- Second units construction remains one of the most viable way of providing housing to lower-income households, especially those who have extremely low-incomes;
- Affordability is achieved almost exclusively in dense development projects. Almost all of the affordable dwelling unit production in the 2009-2014 RHNA cycle was constructed as part of project that was great than 50 dwelling units per acre;
- Affordable housing construction is heavily reliant on contributions from tax incentive programs, state and local grant programs, HOME funds, and similar financial incentives; and
- Rental housing accounts for almost all affordable housing constructed.

Progress Toward Policy Objectives During the 2009-2014 Planning Period

Table HE-4 provides an abbreviated description of the tasks identified in the 2013 Housing Element and the status of the City's implementation of each task.

Table HE-4: Implementation of 2004 Housing Element Objectives and Policies (2009-2014)

Policy/Task	Policy/Task Summary	Responsibility	Status	Expected Completion Timeframe
Task HE-1.1:	Increase minimum property sizes in commercial zones.	ECD/Planning	Draft C-MU Zone text prepared	Fall 2014
Task HE-1.2:	Develop lot merger incentives.	ECD/Planning	Draft C-MU Zone text prepared	Fall 2014
Task HE-2.1:	Develop Permit Streamlining Program.	ECD/Planning	Not begun.	Fall 2015
Task HE 2.3:	Amend (lengthen) automatoic expiration	ECD/Planning	Not begun.	Fall 2015
Task HE-2.2:	Continue to exempt from CEQA infill housing	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-3.1:	Establish Commercial Mixed-Use (C-MU) zone.	ECD/Planning	Draft C-MU Zone text prepared	Fall 2014
Task HE-3.2:	Review existing design guidelines for mixed-use development.	ECD/Planning	Not begun.	Fall 2014
Task HE-3.3:	Increased percent parking reduction for all	ECD/Planning	Draft C-MU Zone text prepared	Fall 2014
Task HE-3.4:	Allow parking reductions for projects with	ECD/Planning	Not begun.	Summer 2015
Task HE-3.5:	Amend residential parking regulations to reflect bedroom count.	ECD/Planning	Not begun.	Summer 2015
Task HE-3.6:	Establish parking space minimums after parking reductions.	ECD/Planning	Not begun.	Summer 2015
Task HE-4.1:	Establish interior noise levels for all new residential.	ECD/Planning	Not begun.	Not begun.
Task HE-4.2:	Require noise study in the 65dB CNEL noise contour.	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-4.3:	Amend CEQA compliance guidelines to assure compliance with noise requirements.	ECD/Planning	Not begun.	Summer 2015.
Task HE-5.1:	Align the maximum neighborhood density applicable to second units to General Plan density.	ECD/Planning	Not begun.	Summer 2015
Task HE-5.2:	Amend parking requirements for small	ECD/Planning	Not begun.	Summer 2015
Task HE-5.3:	Amend the requirement for owner-occupancy for second units.	ECD/Planning	Not begun.	Summer 2015
Task HE-5.4:	Continue to offer same-day, express plan check permitting for all second units.	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-5.5:	Monitor second unit construction and rental	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-6.1:	Remove the use permit requirement some	ECD/Planning	Draft C-MU Zone text prepared	Fall 2014
Task HE-6.2:	Amend Sullivan Corridor Specific Plan	ECD/Planning	Complete.	Complete.
Task HE-6.3:	Rezone 169 First Avenue to allow at least 20	ECD/Planning	Complete.	Complete.
Task HE-6.4:	Amend PD #46 to remove 36 dwelling unit	ECD/Planning	Complete.	Complete.

Table HE-4: Implementation of 2004 Housing Element Objectives and Policies (2009-2014) (continued)

Policy/Task	Policy/Task Summary	Responsibility	Status	Expected Completion Timeframe
Task HE-7.1:	Ensure that residential densities identified on the General Plan Land Use Map can be reasonably constructed.	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-8.1:	Adopt requirement for specific findings for rezonings of residential to non-residential.	ECD/Planning	Not begun.	Summer 2015
Task HE-9.1:	Amend the minimum condominium unit minimum requirement.	ECD/Planning	Not begun.	Summer 2015
Task HE-9.1:	Increase minimum number of units for condominium conversion.	ECD/Planning	Not begun.	Summer 2015
Task HE-9.2:	Amend the condominium regulations to include specific standards for a relocation program.	ECD/Planning	Not begun.	Summer 2015
Task HE-10.1:	Leverage funds to encourage the production	ECD/Planning/Housing	On-going activity or requirement.	Not applicable.
Task HE-10.2:	Offer technical assistance to landowners and prospective developers regarding to promote housing.	ECD/Planning/Housing	On-going activity or requirement.	Not applicable.
Task HE-10.3:	Continue to routinely monitor, investigate and utilize available new funding sources.	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-11.1:	Enforce the requirements of the Inclusionary Zoning Ordinance.	ECD/Planning/Housing	On-going activity or requirement.	Not applicable.
Task HE-11.2:	Provide analysis in General Plan Annual Report of the effectiveness of the Inclusionary Zoning Ordinance.	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-11.3:	Amend the Inclusionary Zoning Ordinance to	ECD/Planning	Complete.	Complete.
Task HE-11.4:	Ensure effective information about	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-11.5:	Adopt disclosure requirement requirements	ECD/Planning	Not begun.	Summer 2015
Task HE 11.7:	Continue to offer alternative compliance to	ECD/Planning/Housing	On-going activity or requirement.	Not applicable.
Task HE-12.1:	Development plan check prioritization system	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-12.2:	Continue to offer parking reductions for low-	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-12.3:	Amend parking reductions for multi-family	ECD/Planning	Not begun.	Summer 2015
Task HE-12.4:	Develop a Density Bonus Ordinance.	ECD/Planning	Complete.	Complete.
Task HE-12.5:	Offer streamlined environmental review for	ECD/Planning	On-going activity or requirement.	Not applicable.

Table HE-4: Implementation of 2004 Housing Element Objectives and Policies (2009-2014)**(continued)**

Task HE-13.1:	Give priority expenditure of City housing funds to projects that will provide deed restricted affordable rental housing.	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-13.2:	Apply for and/or co-sponsor funding opportunities for the construction of rental housing.	ECD/Housing	On-going activity or requirement.	Not applicable.
Task HE-13.3:	Give priority expenditure of City housing funds to projects that will occupy sites that have been previously developed.	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-14.1:	Allow emergency shelters in the C-R/O	ECD/Planning	Complete.	Complete.
Task HE-14.2:	Establish homeless shelter regulations.	ECD/Planning	Complete.	Complete.
Task HE-14.3:	Allow transitional housing in any residential zone.	ECD/Planning	Complete.	Complete.
Task HE-14.4:	Allow supportive housing in any residential zone.	ECD/Planning	Complete.	Complete.
Task HE-15.1:	Maintain an active role in expanding accessibility and require all State and local accessibility codes to be met.	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-15.2:	Monitor the implementation of the City's ordinances to ensure compliance with "reasonable accommodation".	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-15.3:	Include accommodation of special needs for the physically disabled in Zoning Ordinance.	ECD/Planning	Complete.	Complete.
Task HE-15.4:	Amend the second unit regulations for disabled persons.	ECD/Planning	Complete.	Complete.
Task HE-15.5:	Fund and support home repair programs for	ECD/Housing	On-going activity or requirement.	Not applicable.
Task HE-16.1:	Assist in the implementation fair housing and	ECD/Housing	On-going activity or requirement.	Not applicable.
Task HE-16.2:	Amend the Zoning Ordinance to revise the definition of family.	ECD/Planning	Complete.	Complete.
Task HE-16.3:	Continue to contract to provide fair housing services to its residents and property owners.	ECD/Housing	On-going activity or requirement.	Not applicable.
Task HE-17.1:	Continue to operate the Housing Assistance Program.	ECD/Housing	On-going activity or requirement.	Not applicable.
Task HE-18.1:	Develop location regulations for larger residential care facilities.	ECD/Planning	Not begun.	Summer 2015
Task HE-19.1:	Parking reductions for extremely low-income households.	ECD/Planning	Not begun.	Summer 2015

Table HE-4: Implementation of 2004 Housing Element Objectives and Policies (2009-2014) (continued)

Policy/Task	Policy/Task Summary	Responsibility	Status	Expected Completion Timeframe
Task HE-17.1:	Continue to operate the Housing Assistance Program.	ECD/Housing	On-going activity or requirement.	Not applicable.
Task HE-18.1:	Develop location regulations for larger residential care facilities.	ECD/Planning	Not begun.	Summer 2015
Task HE-19.1:	Parking reductions for extremely low-income households.	ECD/Planning	Not begun.	Summer 2015
Task HE-19.2:	Waive the parking requirements altogether for ELI deed-restricted second units that are transit proximate.	ECD/Planning	Not begun.	Summer 2015
Task HE-19.3:	Explore the inclusion of units specifically targeted to and restricted for ELI households.	ECD/Planning/Housing	On-going activity or requirement.	Not applicable.
Task HE-20.1:	Allow voluntary reconstruction of non-	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-21.1:	Allow involuntary, i.e., after natural disaster, reconstruction of non-conforming residential buildings.	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-22.1:	Monitor existing at-risk low-income housing.	ECD/Housing	On-going activity or requirement.	Not applicable.
Task HE-23.1:	Develop enhanced residential energy efficiency standard.	ECD/Planning/Building	Not begun.	
Task HE-23.2:	Establish energy and water efficiency	ECD/Planning/Building	On-going activity or requirement.	Not applicable.
Task HE-24.1:	Amend the building code to require the inclusion of mandatory green building standards.	ECD/Planning/Building	Complete.	Complete.
Task HE-24.2:	Amend the building code to require HERS 86 in all City-funded affordable housing project.	ECD/Planning/Building	Not begun.	Summer 2015
Task HE-25.1:	Amend the Zoning Ordinance to require street tree planting.	ECD/Planning	Not begun.	Summer 2015
Task HE-25.2:	Amend the plan check process to ensure compliance with street tree planting requirements.	ECD/Planning/Building	Not begun.	Summer 2015
Task HE-26.1:	Appoint a stormwater control manager.	ECD/Planning/Public	Complete.	Complete.
Task HE-26.2:	Publish acceptable stormwater treatment measures and distribute to developers.	ECD/Planning	Complete.	Complete.
Task HE-26.3:	Consider use of ROW for stormwater treatment mechanisms.	Public Works	On-going activity or requirement.	Not applicable.

Table HE-4: Implementation of 2004 Housing Element Objectives and Policies (2009-2014) (continued)

Policy/Task	Policy/Task Summary	Responsibility	Status	Expected Completion Timeframe
Task HE-27.1:	Create and adopt a Climate Action Strategy Plan.	ECD/Planning	Not begun.	Summer 2015
Task HE-27.2:	Adopt progressive energy efficiency strategies.	ECD/Planning/Building	Not begun.	Summer 2015
Task HE-28.1:	Reduce/eliminate fees for alternative energy installations.	ECD/Building	Complete.	Complete.
Task HE-28.2:	Encourage, incentivize, or require all new major construction projects to pre-plumb for	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-28.3:	Develop a funding source for loans that invest in solar electric, solar hot water, etc.	ECD/Planning	Not begun.	Summer 2015
Task HE-28.4:	Develop development standards for	ECD/Planning	Complete.	Complete.
Task HE-29.1:	Establish an expanded code enforcement program.	ECD/Planning	Complete.	Complete.
Task HE-30.1:	Require provision of relocation assistance to	ECD/Planning	On-going activity or requirement.	Not applicable.
Task HE-31.1:	Review/amend the Mixed-Use Design Guidelines and ZO to identify/mitigate impacts to smaller buildings.	ECD/Planning	Not begun.	Summer 2015.

Daly City Housing Needs

Income Categories

The Department of Housing and Urban Development (HUD) created household income categories to make it easier to discuss housing needs and affordability. The categories are summarized below:

Table HE-5: Income Category Definitions

Extremely Low	below 30% of area median income
Very Low	30%-50% of area median income
Low	50%-80% of area median income
Moderate	80%-120% of area median income
Above Moderate	Above 120% of area median income

California’s Department of Housing and Community Development (HCD) uses these categories, sometimes with minor adjustments, to establish the annual numerical income limits for San Mateo County, displayed in the table below:

Table HE-6: San Mateo County Income Limits 2013

Income Category	Number of Persons in Household				
	1	2	3	4	5
Extremely Low	\$23,750	\$27,150	\$30,550	\$33,950	\$36,650
Very Low	\$39,600	\$42,250	\$50,900	\$56,550	\$61,050
Lower Income	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700
Median Income	\$72,100	\$82,400	\$92,700	\$103,000	\$111,250
Moderate Income	\$86,500	\$98,900	\$111,250	\$123,600	\$133,500

Source: HCD State Income Limits 2013

General Demographics

Daly City has 103,690 residents according to the most recent census estimates from July 2012, making it the largest city in San Mateo County. According to census data, Daly City’s population shrunk by two percent from 2000 to 2010. However, the Association of Bay Area Governments predicts that Daly City’s growth will pick up dramatically over the next two decades, bringing the population to almost 130,000 by 2030.¹

¹ Although ABAG provides the most accurate population projects for the area, the projections are based on theoretical models, and often run high.

From a historical perspective, the population of Daly City increased greatly since 1930, most significantly in the decades immediately following World War II. Between 1950 and 1970, the City's population quadrupled to almost 67,000 people as the residential subdivisions of Westlake and Serramonte dotted Daly City's landscape west of newly constructed Interstate 280.

Daly City is comprised of a majority Asian population: 57 percent. Approximately a quarter of Daly City's residents are white, and another 15 percent are mixed race or other. Only three percent of Daly City's residents are black. Twenty-two percent of the population identifies as Hispanic. Latino or Hispanic is not a separate racial category on the American Community Survey, and so all individuals who identify as Latino or Hispanic also belong to another racial category as well (ie- black, white, other etc.).

The median age in Daly City is 39, and the population has aged since 2000 when the median was 35. Daly City's age distribution is very similar to the county's as a whole. Approximately 21 percent of the residents are children under 19, and 20 percent are over the age of 60. Daly City, like other cities in San Mateo County, can expect to see a dramatic increase in the number of seniors as the baby boomer population ages.

Table HE-7: Daly City Population Growth

	Number			Percent Change		
	Daly City	County	State	Daly City	County	State
1990	92,311	649,623	29,760,021	x	x	x
2000	103,625	707,163	33,871,648	12%	9%	14%
2010	101,123	718,451	37,253,956	-2%	2%	10%
2020 (Projected)	118,000	801,300	x	17%	12%	x
2030 (Projected)	129,700	862,800	x	10%	8%	x

Source: Association of Bay Area Governments, Projections 2009; US Census SF1 1990-2010

Table HE-8: Race and Ethnicity

	Daly City	County	State
White	26%	59%	62%
Black	3%	3%	6%
Asian	57%	25%	13%
Other	10%	8%	14%
More than one Race	4%	5%	4%
Hispanic	22%	25%	38%
Not Hispanic	78%	75%	62%
Total population	101,443	720,143	37,330,448

Source: 2009-2011 American Community Survey

Table HE-9: Age of Residents

	2000		2011	
	Daly City	Daly City	County	State
Under 5 years	6%	5%	6%	7%
5 to 19 years	19%	16%	18%	21%
20 to 34 years	24%	23%	19%	22%
35 to 44 years	16%	14%	15%	14%
45 to 59 years	18%	22%	22%	20%
60 to 74 years	11%	14%	13%	11%
75 years and over	5%	6%	6%	5%
Median age	35	39	39	35
Total population	103,621	101,443	720,143	37,330,448

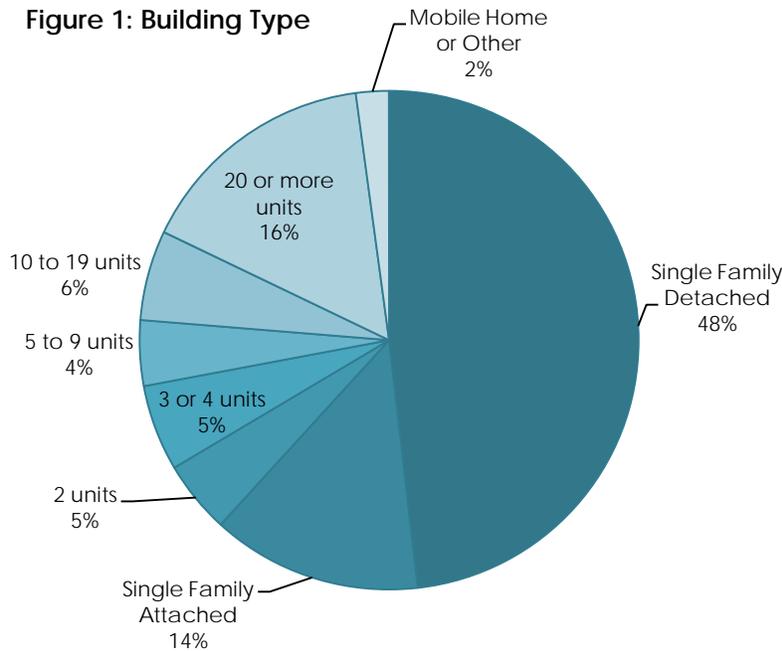
Source: 2000 US Census SF1, 2009-2011 American Community Survey

Some of the special needs of this population will be discussed in greater detail below.

Housing

Physical Characteristics. Daly City currently has 33,000 homes, an approximately six percent increase since 2000. Most (56 percent) of the households in Daly City own their own homes. Since 2000, however, the percentage of renters has increased slightly.

Figure 1: Building Type



Close to half the homes in Daly City are single-family detached, and another 14 percent are single-family attached. Twenty-two percent of the population lives in larger apartment buildings of ten units or more, and the remainder mostly live in moderately size buildings of three to 19 units.

Daly City has low vacancy rates. According to 2011 data from the American Community Survey, the vacancy rate for owner-occupied homes was 1.8 percent and the rate for rentals was 3.2 percent. A housing market with a vacancy rate under five percent is considered to be a tight market. Tight markets can lead to high housing prices and subsequent higher rates of overcrowding. Though Daly City's vacancy rates are very low, they have increased somewhat since 2000.

Figure HE-2: Tenure Type

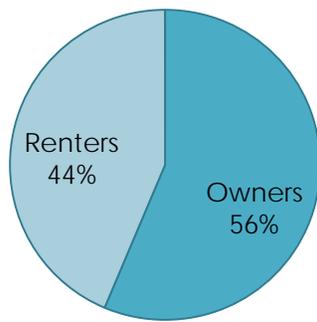


Table HE-10: Total Housing Units

	Daly City		County		State	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
2000	31,311	-	260,576	-	12,214,549	-
2011	33,061	5.6%	271,140	4%	13,688,351	12%

Source: 2009-2011 American Community Survey, 2000 US Census

Table HE-11: Tenure Type

		Daly City	County	State
2000	Percent Owners	60%	61%	57%
	Percent Renters	40%	39%	43%
2011	Percent Owners	56%	59%	56%
	Percent Renters	44%	41%	44%

Source: 2010 US Census SF1, 2009-2011 American Community Survey

Table HE-12: Building Type

	Daly City	County	State
Single Family Detached	48%	57%	58%
Single Family Attached	14%	9%	7%
2 units	5%	2%	3%
3 or 4 units	6%	5%	6%
5 to 9 units	4%	6%	6%
10 to 19 units	6%	6%	5%
20 or more units	16%	14%	11%
Mobile Home or Other	2%	1%	4%
Total	33,061	271,140	13,688,351

Source: 2009-2011 American Community Survey

Table HE-13: Bedrooms

	Daly City	County	State
No bedroom	4%	4%	4%
1 bedroom	16%	16%	14%
2 bedrooms	28%	26%	28%
3 bedrooms	34%	34%	33%
4 bedrooms	14%	16%	16%
5 or more bedrooms	3%	5%	4%
Total	33,061	271,140	13,688,351

Source: 2009-2011 American Community Survey

Table HE-14: Vacancy Rate

	Daly City	County	State
2000 Owner	0.3%	0.5%	1.4%
Renter	1.7%	1.8%	3.7%
2011 Owner	1.8%	1.2%	2.2%
Renter	3.2%	4.0%	5.5%

Source: 2009-2011 American Community Survey, 2000 US Census

Occupancy Characteristics

Daly City has a relatively large average household size at 3.2, but this size has decreased slightly since 2000 when it was 3.3. For comparison, the average households size across San Mateo County is 2.7. Households in owner-occupied homes tend to be slightly larger at 3.3 people per home.

Table HE-15: Household Size

	Daly City	County	State
2000 Average Household Size	3.3	2.7	2.9
2011 Average Household Size	3.21	2.7	2.9
Owners Average Household Size	3.3	2.8	3.0
Renters Average Household Size	3.1	2.7	2.9

Source: 2010 US Census SF1, 2009-2011 American Community Survey

Most of the households (72 percent) in Daly City are families, with or without children. Families with children comprise 30 percent of the population, and families without children are 42 percent. Another 20 percent of the households are comprised of single people living alone.

Table HE-16: Household Type

	Daly City	County	State
Single person	21%	25%	24%
Family no kids	42%	37%	35%
Family with kids	30%	31%	33%
Multi-person, nonfamily	7%	7%	7%
Total households	31,253	256,305	12,433,049

Source: 2009-2011 American Community Survey

The median income in Daly City in real dollars is approximately \$80,000, lower than the county median of \$92,000. Approximately a quarter of Daly City's residents are extremely or very low income, and another quarter are low-income. This means that almost half of Daly City's residents are at particular risk for overpaying for housing.

Figure HE-3: Income Category

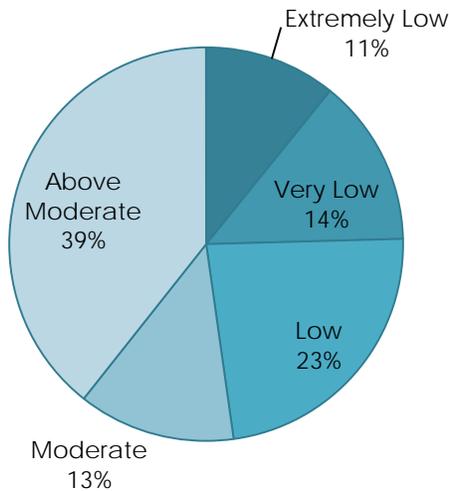


Table HE-17: Household Income

	Daly City	County	State
Under \$25,000	14%	12%	21%
\$25,000 to \$34,999	7%	6%	9%
\$35,000 to \$49,999	10%	10%	13%
\$50,000 to \$74,999	19%	16%	17%
\$75,000 to \$99,999	14%	12%	12%
\$100,000+	35%	44%	28%
Poverty Rate	8.9%	7.4%	16%
Total	31,253	256,305	12,433,049
Median Income 2000	\$84,119	\$95,606	\$64,116
Median Income 2011	\$79,743	\$91,958	\$63,816

Source: Association of Bay Area Governments

Note: Adjusted for inflation to 2013 dollars

Table HE-18: Households by Income and Tenure

	Extremely Low	Very Low	Low	Moderate	Above Moderate
Owner	37%	35%	49%	65%	77%
Renter	63%	65%	51%	35%	23%
Total	3,290	4,190	7,055	3,925	11,975
% of all households	11%	14%	23%	13%	39%

Sources: CHAS Data 2006-2010

Housing San Mateo County's workforce

Though San Mateo County has a robust economy, much of its workforce cannot afford to live within the county. Job growth has been strong, albeit cyclical, over the past 10 years, and will continue to grow, while housing development has not kept up the pace. According to the Department of Housing, by 2025, San Mateo County's supply of housing will only meet 1/3- 1/2 of the demand. Additionally, 40 percent of new jobs in the county will pay lower income wages (source?).

A home meets the standard definition of affordable if it does not cost more than 30 percent of a household's income. A household that spends more than 30 percent of its gross income on housing is described as overpaying for housing. Therefore the definition of affordable housing shifts based on household size and income.

It is sometimes helpful to have examples to understand the income categories. A four-person family with one parent working fulltime as a cook and another working in retail is considered low income and can afford a monthly rent of \$1,400 and a home costing \$222,000. A single parent family with one adult working as a police officer would be considered moderate income, and can afford a monthly rent of \$2,400 and a home of \$374,000. Unfortunately, neither of these families can afford San Mateo County's median condominium, costing \$413,300, and a single-family home is far out of their range. The police officer's family can afford the median county rent (\$2,234), but the retail and cook family falls short.

Table HE-19: Home Affordability by Occupation

Occupation	Annual Salary	Affordable Home	Affordable Rent
Elementary School Teacher	\$66,590	\$255,805	\$1,665
Police Officer	\$97,487	\$374,495	\$2,437
Cook	\$29,247	\$112,352	\$731
Retail Salesperson	\$28,427	\$109,202	\$711
Registered Nurse	\$112,137	\$430,774	\$2,804

Source: HCD State Income Limits 2013; www.hsh.com/calc-howmuch.html

Note: Maximum Affordable House Price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt.

Workforce

Daly City is largely a residential community, and thus has only approximately .2 jobs for every resident. Forty percent of Daly City's employees make more than \$3,333 per month. Almost all Daly City residents leave the city to work, and workers from other jurisdictions fill 83 percent of the jobs in the city, according to census data.

According to ABAG projections, Daly City can expect to see its workforce increase by 62 percent by 2025, with much of that job growth coming from the financial and professional services sector and the health, educational and recreational service sector.

Table HE-20: Workforce Age, Salary, and Education

	Daly City	County
Jobs by Worker Age		
Age 29 or Younger	24%	19%
Age 30 to 54	54%	61%
Age 55 or Older	22%	20%
Salaries Paid by Jurisdiction Employers		
\$1,250 per Month or Less	25%	14%
\$1,251 to \$3,333 per Month	35%	27%
More than \$3,333 per Month	40%	59%
Jobs by Worker Educational Attainment		
Less than High School	11%	9%
High school or Equivalent, No College	13%	13%
Some College or Associate Degree	22%	23%
Bachelor's Degree or Advanced Degree	29%	36%
Educational Attainment Not Available	24%	19%
Total Workers	15,982	303,529

Source: 2011 U.S. Census On The Map

Note: Educational Attainment Not Available is for workers 29 and younger

Table HE-21: Projections for Types of Jobs (2000-2025)

Geographical Area	2000	2010	2020	2025	2000-2025 Change	2000-2025 Percent Change
Daly City						
Agriculture and Natural Resources Jobs	20	20	30	30	10	50%
Manufacturing, Wholesale and Transportation Jobs	1,540	1,280	1,650	2,000	460	30%
Retail Jobs	3,530	3,090	4,110	5,130	1,600	45%

Financial and Professional Services Jobs	2,240	2,450	3,190	3,940	1,700	76%
Health, Educational and Recreational Service Jobs	8,130	9,870	13,570	13,770	5,640	69%
Other Jobs	1,810	2,090	2,860	3,110	1,300	72%
Total Jobs	17,270	18,800	25,410	27,980	10,710	62%

Source: Association of Bay Area Governments, Projections 2009; Note: Employment data includes jobs within the jurisdictional sphere of influence.

Home Prices and Affordability

According to Zillow data from November 2013, the median sale price for a single-family home in Daly City is \$628,000. The median sale price for a multi-family home in Daly City is close to \$369,000 as of October 2013. According to Zillow, home prices in Daly City have increased by more than a quarter over the past year.²

As a result of the climbing housing prices, a single person making moderate income or less cannot afford to buy a home in Daly City. A family of four making the median income or higher can afford a home in a multi-family unit, though cannot afford a single family home. Given that half the housing stock in Daly City is single-family homes, and that more than half the population of Daly City is making less than a moderate income, there are significant affordability concerns in terms of homeownership, especially if the market continues to rise.

Table HE-22: Median Home Sale Prices

	Single Family			Multi Family		
	Daly City	County	State	Daly City	County	State
2005	\$877,650	\$939,148	\$576,436	\$577,150	\$586,432	\$498,848
2006	\$858,168	\$961,170	\$636,410	\$548,550	\$625,140	\$534,980
2007	\$808,818	\$935,536	\$594,272	\$464,800	\$600,432	\$493,920
2008	\$612,935	\$865,512	\$485,784	\$345,600	\$554,364	\$412,776
2009	\$553,680	\$749,304	\$365,580	\$324,000	\$465,696	\$337,716
2010	\$558,623	\$762,910	\$359,948	\$296,925	\$449,507	\$333,733
2011	\$485,860	\$691,439	\$330,527	\$248,230	\$390,576	\$300,142
2012	\$497,130	\$660,944	\$305,727	\$263,610	\$360,065	\$271,185

Source: San Mateo County Association of Realtors, based on actual sales of each year; State based on Zillow/MLS; Note: Adjusted for inflation to 2013 dollars

² Zillow, www.zillow.com

Table HE-23: Ability to Pay for For-Sale Housing

	Annual Income	Maximum Affordable Home Price	Median Priced Single Family Detached Home	Affordability Gap for Single Family Home	Median Priced Townhouse or Condominium	Affordability Gap for Condo
Single Person						
Extremely Low Income	\$23,750	\$97,114	\$627,900	-\$530,786	\$366,600	-\$269,486
Very Low Income	\$39,600	\$161,925	\$627,900	-\$465,975	\$366,600	-\$204,675
Low Income	\$63,350	\$259,039	\$627,900	-\$368,861	\$366,600	-\$107,561
Median Income	\$72,100	\$294,818	\$627,900	-\$333,082	\$366,600	-\$71,782
Moderate Income	\$86,500	\$353,699	\$627,900	-\$274,201	\$366,600	-\$12,901
Four Person						
Extremely Low Income	\$33,950	\$138,822	\$627,900	-\$489,078	\$366,600	-\$227,778
Very Low Income	\$56,550	\$231,233	\$627,900	-\$396,667	\$366,600	-\$135,367
Low Income	\$90,500	\$347,655	\$627,900	-\$280,245	\$366,600	-\$18,945
Median Income	\$103,000	\$370,055	\$627,900	-\$257,845	\$366,600	\$3,455
Moderate Income	\$123,600	\$505,402	\$627,900	-\$122,498	\$366,600	\$138,802

Source: Baird + Driskell Community Planning; San Mateo County Association of Realtors; www.hsh.com/calc-howmuch.html

Note: Maximum Affordable House Price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt.

Rents and Affordability

Rents in Daly City are comparable to rents in the county as a whole. According to RealFacts, in 2013 a studio in Daly City cost \$1,400, a 1-bedroom \$1,700, a two-bedroom \$2,000 and a three bedroom \$3,000. Rents have been rising since 2010, after seeing a dip during the housing crisis.

In Daly City, a single person earning below the median income cannot afford the average one-bedroom apartment. A family of four cannot afford a three-bedroom apartment unless they are making well over the median income.

Table HE-24: Average Rents in Jurisdiction from RealFacts

	Studio		1 Bdrm 1 Bath		2 Bdrm 1 Bath		3 Bdrm 2 Bath	
	Price	Percent Increase	Price	Percent Increase	Price	Percent Increase	Price	Percent Increase
2005	\$1,078	x	\$1,280	x	\$1,637	x	\$2,397	x
2006	\$1,209	12%	\$1,419	11%	\$1,761	8%	\$2,431	1%
2007	\$1,245	3%	\$1,493	5%	\$1,822	3%	\$2,484	2%
2008	\$1,229	-1%	\$1,494	0%	\$1,890	4%	\$2,635	6%
2009	\$1,162	-5%	\$1,418	-5%	\$1,675	-11%	\$2,389	-9%
2010	\$1,156	-1%	\$1,449	2%	\$1,739	4%	\$2,375	-1%
2011	\$1,205	4%	\$1,453	0%	\$1,767	2%	\$2,426	2%
2012	\$1,382	15%	\$1,652	14%	\$2,037	15%	\$2,802	16%
2013	\$1,459	6%	\$1,683	2%	\$2,085	2%	\$2,962	6%

Source: RealFacts Annual Trends Report, based on reporting from large apartment complexes

Note: Adjusted for inflation to 2013 dollars

Table HE-25: Summary of 2013 Rents

	Daly City		County	
	RealFacts	Craigslist	RealFacts	Craigslist
Studio	\$1,459	\$1,372	\$1,463	\$1,429
One Bedroom	\$1,683	\$1,723	\$2,004	\$1,990
Two Bedroom	\$2,085	\$2,213	\$2,285	\$2,660
Three Bedroom	\$2,962	\$2,903	\$3,400	\$3,758
Four Bedroom	x	\$2,500	x	\$6,418

Source: RealFacts Annual Trends Report, based on reporting from large apartment complexes, Craigslist Survey conducted in June and July 2013

Note: County Craigslist information derived from average of municipal sampling.

Table HE-26: Ability to Pay for Rental Housing

	Annual Income	Maximum Affordable Monthly Rent	2012 Market Rent	Affordability Gap
Single Person				
Extremely Low Income	\$23,750	\$594	\$1,683	-\$1,089
Very Low Income	\$39,600	\$990	\$1,683	-\$693
Low Income	\$63,350	\$1,584	\$1,683	-\$99
Median Income	\$72,100	\$1,803	\$1,683	\$120
Moderate Income	\$86,500	\$2,163	\$1,683	\$480
Four Person				
Extremely Low Income	\$33,950	\$849	\$2,962	-\$2,113
Very Low Income	\$56,550	\$1,414	\$2,962	-\$1,548
Low Income	\$90,500	\$2,263	\$2,962	-\$700
Median Income	\$103,000	\$2,575	\$2,962	-\$387
Moderate Income	\$123,600	\$3,090	\$2,962	\$128

Source: Baird + Driskell Community Planning; RealFacts (2013)

Note: Estimates based upon upper end of income bracket. Single person analysis based upon 1 bedroom 1 bath unit, four person estimate is based on 3 bedroom 2 bath unit. Ability to pay is based upon 30% of income devoted to housing.

Overpayment

A household is considered to be overpaying for housing if they spend more than 30 percent of their income on rent or mortgage payments. More than half the Daly City residents making less than \$75,000 annually are overpaying for housing. Almost all of the lowest income renters, those making less than \$35,000, are overpaying on rent.

If there is not enough affordable housing in Daly City, lower-income people may choose to live elsewhere and commute into the city to work. Those who do live in Daly City may live in overcrowded units, and have extremely limited money to dedicate towards other necessities such as food, transportation, and medical care. Extremely low income households paying more than 50 percent of their income towards housing are at greater risk for becoming homeless.

Figure HE-4: Households Overpaying for Housing by Income

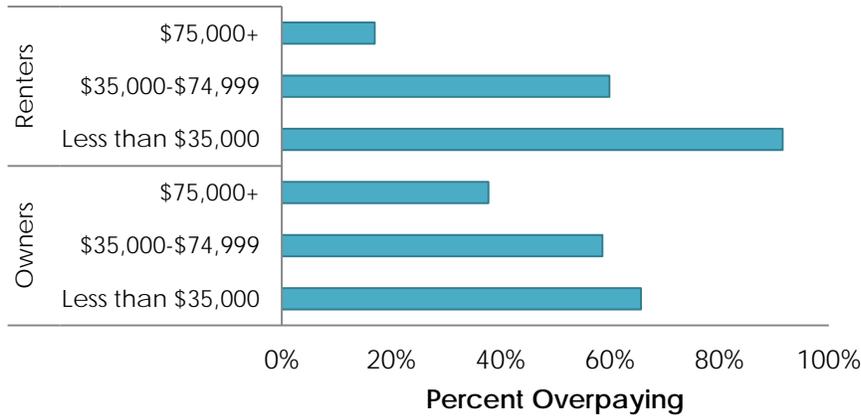


Table HE-27: Households Overpaying for Housing

	Income	Daly City		County	State
		Number	Percent		
Owner-occupied	Less than \$35,000	1310	66%	68%	68%
	\$35,000-\$74,999	2550	59%	53%	54%
	\$75,000+	4224	38%	33%	27%
Renter-occupied	Less than \$35,000	3756	92%	95%	90%
	\$35,000-\$74,999	2863	60%	61%	49%
	\$75,000+	729	17%	11%	9%

Source: 2009-2011 American Community Survey

Note: Excludes Households with no income or cash rent.

Overcrowding

According to the census, a unit is overcrowded if it is occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size, particularly for large households.

Daly City has a larger number of overcrowded units than elsewhere in the county. More than seven percent of owner-occupied homes are overcrowded, and two percent are extremely overcrowded. Rental homes also have higher rates of overcrowding: 13 percent are overcrowded and six percent are extremely overcrowded. Rates of overcrowding are closely linked to instances of overpayment and affordability.

Table HE-28: Number of Overcrowded Units

		Occupied Homes	Percent		
		Daly City	Daly City	County	State
Owner	Not overcrowded	16,033	91%	96%	96%
	Overcrowded	1,263	7.2%	3%	3%
	Extremely overcrowded	323	1.8%	1%	1%
Renter	Not overcrowded	11,042	81%	86%	86%
	Overcrowded	1,785	13.1%	8%	8%
	Extremely overcrowded	807	5.9%	5%	6%

Source: 2009-2011 American Community Survey

Note: 0-1 people per room is not overcrowded, 1-1.5 people per room is overcrowded, more than 1.5 people per room is extremely overcrowded

Other Housing Problems

In addition to issues with affordability and overcrowding, housing can have physical problems such as age or lack of facilities. One of the best ways to assess the condition of the housing stock is through a windshield tour. However, barring that, the census gives some useful information as to the status of the housing.

Much of Daly City’s housing stock was built in the 1950s or earlier. Older housing can be more expensive to maintain and renovate. Approximately three-quarters of all homes were built before 1980. Only four percent of the homes have been built in the last decade.

The census tracks other housing problems, including a lack of plumbing and kitchen facilities. Homes in Daly City have a small number of additional housing problems. 151 units lack complete kitchen facilities.

Table HE-29: Year Structure Built

	Daly City	County	State
Built in 2000 or more recently	4%	5.4%	12%
Built in 1990s	7%	6%	11%
Built in 1980s	11%	9%	15%
Built in 1970s	21%	17%	18%
Built in 1960s	16%	17%	14%
Built 1950s or Earlier	40%	45%	30%
Total	33,061	271,140	13,688,351

Source: 2009-2011 American Community Survey

Table HE-30: Number of Potential Housing Problems

	Daly City		County	
	Number	Percent	Percent	Percent
Lacking complete plumbing facilities	0	0.0%	0.3%	0.6%
Lacking complete kitchen facilities	151	0.5%	0.9%	1.3%
No telephone service available	328	1.0%	1.2%	1.9%

Source: 2009-2011 American Community Survey

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) addresses housing demand across income levels and coordinates housing policy throughout California. Each jurisdiction in the Bay Area (101 cities, nine counties) is given a share of the anticipated regional housing need. The Bay Area's regional housing need is generally allocated by the California State Department of Housing and Community Development (HCD), and finalized through negotiations with the Association of Bay Area Governments (ABAG). However in San Mateo County, jurisdictions formed a sub-regional agreement and divided the countywide need themselves.

According to the RHNA, Daly City will need to ensure there is land available for a total of 1,350 new units between 2014 and 2022. Approximately 40 percent of those units will be for households making more than moderate income, 16 percent will be for households making moderate income, 14 percent for low-income, and 15 percent for very low income and extremely low income households each.

Table HE-31: Regional Housing Needs Allocation 2014 - 2022

	Extremely Low Income up to \$31,650	Very Low Income \$31,651 - 52,750	Low Income \$52,751 - \$84,400	Moderate Income \$84,401 - \$123,600	Above Moderate Income \$123,601+	Total
Atherton	17	18	26	29	3	93
Belmont	58	58	63	67	222	468
Brisbane	12	13	13	15	30	83
Burlingame	138	138	144	155	288	863
Colma	10	10	8	9	22	59
Daly City	200	200	188	221	541	1,350
East Palo Alto	32	32	54	83	266	467
Foster City	74	74	87	76	119	430
Half Moon Bay	26	26	31	36	121	240
Hillsborough	16	16	17	21	21	91
Menlo Park	116	117	129	143	150	655
Millbrae	96	97	101	112	257	663
Pacifica	60	61	68	70	154	413
Portola Valley	10	11	15	15	13	64
Redwood City	353	353	429	502	1,152	2,789
San Bruno	179	179	161	205	431	1,155
San Carlos	97	98	107	111	183	596
San Mateo City	429	430	469	530	1,242	3,100
South San Francisco	282	283	281	313	705	1,864
Woodside	11	12	13	15	11	62
Unincorporated San Mateo County	76	77	103	102	555	913
Total	2,292	2,303	2,507	2,830	6,486	16,418

Note: Yearly Income is based on a family of four

Source: Association of Bay Area Governments, Final 2014-2022 Regional Housing Need Allocation by County

Special Housing Needs

Certain groups have greater difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to employment and income, family characteristics, disability, and household characteristics.

State Housing Element law states that special needs groups include the following: senior households, disabled persons, developmentally delayed persons, large households, female-headed households with children, students, homeless persons, and farmworkers. This section provides a discussion of the housing needs facing each group.

Seniors. Seniors face many housing challenges as they age, including a fixed budget, higher medical costs, and greater likelihood of disabilities. There are approximately 6,100 seniors living in Daly City.

Almost a fifth of the seniors in Daly City have incomes higher than \$100,000, but more than half the seniors have an income below \$50,000.

Seniors in Daly City, like seniors in San Mateo County at large, are significantly more likely to be homeowners than renters. Thus, housing concerns for seniors in Daly City might include retrofits to allow seniors to age in place (stay in their current home as they get older). Often, homeownership means greater housing security. According to the “Key Housing Trends in San Mateo” report, 52 percent of seniors who rent in San Mateo county are economically insecure while only 27 percent of seniors who own their own home without a mortgage are economically insecure.

As the large baby boomer population ages, Daly City, like the rest of San Mateo County, is expected to see a growing senior population. According to the “Key Housing Trends in San Mateo County” document, the county can expect to see a 76 percent increase in the number of seniors. A key challenge in the coming years will be how to accommodate the needs of aging residents. For more information about senior trends and preferences, see the 2013 “Key Housing Trends in San Mateo” report.

Table HE-32: Seniors and Income

	Daly City	County	State
Below Poverty Level	8%	6%	10%
Income under \$30,000	37%	28%	38%
\$30000-\$49,000	16%	19%	20%
\$50,000-\$74,999	15%	16%	16%
\$75,000-\$99,999	10%	11%	9%
\$100,000+	22%	26%	17%
Total Seniors	6,126	55,093	2,474,879

Source and Notes: 2009-2011 American Community Survey, Seniors are age 65+

Table HE-33: Senior Households Renting Versus Owning by Tenure

		Daly City	County	State
All Ages	Owners	57%	60%	57%
	Renters	43%	40%	43%
	Total	31,115	256,423	12,433,172
Age 65-74	Owners	79%	79%	75%
	Renters	21%	21%	25%
	Total	3,142	27,053	1,265,873
Age 75-84	Owners	78%	81%	75%
	Renters	22%	19%	25%
	Total	2,066	18,014	823,750
Age 85 +	Owners	78%	75%	69%
	Renters	22%	25%	31%
	Total	689	9,136	342,029

Source and Notes: 2009-2011 American Community Survey, Seniors are age 65 +

People with Disabilities. People with disabilities face many challenges when looking for housing. There is a limited supply of handicap accessible, affordable housing generally, and the supply is especially tight near transit. Being near transit is important because many people with disabilities cannot drive. People with disabilities are also often extremely low income due to the challenge of securing long-term employment, and to higher medical bills. Additionally, because some people with disabilities, particularly developmental disabilities, have lived with their parents they often do not have rental or credit history. This makes it harder for them to compete for the limited housing that is available.

A recent state law, SB 812, requires Housing Elements to include an analysis of the special housing needs of people with developmental disabilities. Additionally, SB 812 requires that individuals with disabilities receive public services in the least restrictive, most integrated setting appropriate to their needs.

California defines developmentally disabled as a, "severe and chronic disability that is attributable to a mental or physical impairment. The disability must begin before the person's 18th birthday, be expected to continue indefinitely, and present a substantial disability." Some development disabilities cause mental retardation and some do not. Common developmental disabilities include Down's Syndrome, autism, epilepsy and cerebral palsy.

People with developmental disabilities in San Mateo County have various diagnoses. The common ones are summarized below. Because people can have multiple diagnoses, the numbers total more than 100 percent. People with developmental disabilities also tend to be younger than the general population. There are several reasons for this. For some diagnoses there is a shorter life expectancy. More importantly, starting in the 1990s there was an "autism wave" with many more young people being diagnosed with the disorder, for reasons that are still not well understood. The racial demographics of the developmentally disabled population mirror that of the population of the Bay Area.

Many people with developmental disabilities are unable to secure long-term employment. This results in many people relying on Supplemental Security Income (SSI) and many earn 10-20 percent of the Area Median Income (AMI).

People with developmental disabilities have various housing needs and housing situations. Almost all (76 percent) of Daly City residents with disabilities live with a parent or legal guardian. An additional 60 residents live in community care facilities.

Table HE-34: Type of Developmental Disability

	Jurisdiction Percent
Mild/Moderate Mental Retardation	50%
Autism	18%
Epilepsy	18%
Cerebral Palsy	17%
Severe/Profound Mental Retardation	11%

Source: Golden Gate Regional Center

Table HE-35: Age of People with Development Disabilities

People with Developmental Disability	
0-5	19%
6-21	30%
22-51	36%
52+	15%
Total	100%

Source: Golden Gate Regional Center. (County level data)

Table HE-36: Living Arrangements of People with Developmental Disabilities

Lives with	Number		Percent	
	Daly City	County	Daly City	County
Parents/Legal Guardian	368	2,289	76%	66%
Community Care Facility (1-6 Beds)	55	532	11%	15%
Community Care Facility (7+ Beds)	4	73	1%	2%
Independent/Supportive Living	39	349	8%	10%
Intermediate Care Facility	12	191	2%	5%
All Others	4	60	1%	2%
Total:	482	3,494	100%	100%

Source: Golden Gate Regional Center

Note: Counts based on zip code and may include areas outside of jurisdictional borders.

Trends that are affecting the people with developmental disabilities include California's moves to reduce institutionalization, ageing family caregivers not being able to continue providing in-house care and the growing wave of people with autism.

- **Deinstitutionalization** – In 1977, California, passed the Lanterman Developmentally Disabled Services Act, to minimize the institutionalization of developmentally disabled people, help them remain in their communities, and to allow them to live their lives as similar to non-disabled

people as possible. To accomplish this end the state has been closing large institutional care facilities, resulting in more people with disabilities being integrated into the community. However, this has increased the demand for community based independent living options to serve the needs of the developmentally disabled.

- **Aging Baby Boomers Unable to Care for Their Children with Developmental Disabilities** – Almost three quarters of people with developmental disabilities live with a parent or caregiver, and many of these caregivers are baby boomers. As these caregivers age their ability to continue to care for their developmentally disabled children will decrease to the point where it is no longer possible. This trend is also going to be a factor in the increased need for community based independent living options for the developmentally disabled. Many service delivery systems and communities are not prepared to meet the increasing need.
- **Increasing Numbers of People with Autism** - There is a large number of people with developmentally disabilities that have autism. They have been brought up as independent members of the community and want to remain independent and involved in the community. There is a coming need to supply community based independent living options for these individuals.

Other Disabilities. People in Daly City have non-developmental disabilities, such as hearing disabilities or vision disabilities, as well. Some residents have both developmental and non-developmental disabilities.

In Daly City, more than a third of the senior population has some kind of disability. Nine percent of the total population in the city have some kind of disability. The most common disabilities in Daly City are ambulatory disabilities (five percent of the population), independent living disabilities (four percent) and cognitive disabilities (3.5 percent).

Table HE-37: Age and Type of Disability

	Number			Percent		
	Daly City	County	State	Daly City	County	State
Under 18 with Disability	264	3,270	280,649	1.4%	2.1%	3.0%
Age 18-64 with Disability	4,299	23,231	1,843,497	4.3%	5.0%	7.9%
Age 65 + with Disability	4,723	28,703	1,547,712	36%	31%	37%
Any Age with Any Disability	9,286	55,204	3,671,858	9%	8%	10%
Any Age With Hearing Disability	2,119	15,651	1,022,928	2.1%	2.2%	2.8%
With Vision Disability	1,677	8,199	685,600	1.7%	1.1%	1.9%
With Cognitive Disability	3,507	19,549	1,400,745	3.5%	2.7%	3.8%
With Ambulatory Disability	5,392	29,757	1,960,853	5.3%	4.2%	5.3%
With Self Care Disability	1,904	12,819	862,575	1.9%	1.8%	2.3%
With Independent Living Disability	4,453	22,735	1,438,328	4.4%	3.2%	3.9%

Source: 2009-2011 American Community Survey

Note: Some people may have multiple disabilities

Disability policy recommendations. The three major needs for people with disabilities are low cost (subsidized) rents, handicapped accessible homes, and buildings near public transportation. These needs are very similar to the desires of other segments of the population. Policies that promote affordable housing generally are also good for the disabled community. Specific recommendations from the Golden Gate Regional Center include (and the City of Daly City’s provision of each):

- Jurisdictions assisting with site identification for low income developments – the City Housing Coordinator provides this information
- Policies to promote accessible homes – the City has adopted a Reasonable Accommodation Ordinance
- Inclusionary zoning – the City has adopted an inclusionary zoning law
- Second units – the City has adopted a flexible second ordinance
- Mixed use zoning – the City allows mixed-use development in a number of zones

Additionally, some people with development disabilities need supportive housing that is affordable and located near public transit. In supportive housing, additional services are provided at the home.

Female-headed and large households

Households headed by a single parent can have special needs due to the economic limitation of earning only one income, and the challenges of childcare without a partner. Although gender equality has made strides over the past 50 years, women continue to earn lower incomes than men. Therefore, female-headed households in particular have specific housing needs that must be addressed. Female-headed households can have special needs that include low cost housing, suitable for children and located near schools and childcare facilities. Innovative, shared living arrangements, including congregate cooking and childcare, could also be appropriate

Female-headed households make up a quarter of the total households in Daly City. The most vulnerable female-headed households can be those where women are living with children without a partner. Daly City has 1,298 such households. An additional approximately 6,400 households are headed by women living alone or with other family members. Female-headed households are more likely to be living under the poverty line than other households: nine percent of female-headed households in Daly City are under the poverty line.

Table HE-38: Female Headed Households

	Daly City		County	State
	Number	Percent		
Female living with own children, no husband	1,298	4%	4%	7%
Female living with other family members, no husband	3,320	11%	6%	6%
Female living alone	3,136	10%	15%	13%
Total Households	31,253	100%	256,305	12,433,049
Female Households Below Poverty Level	NA	9%	8%	17%

Source: 2009-2011 American Community Survey

Large households are defined as households with five or more members living in the same home. Large households are a special needs group because of the difficult in finding adequate and affordable housing. Many jurisdictions have few large homes, and often these larger homes are significantly more expensive than smaller ones. Large households throughout San Mateo County are much more likely than smaller households to have some kind of housing problem.

Daly City has 5,700 households with five or more members. These households are significantly more likely than smaller households to have housing problems: a majority of large households in Daly City have some kind of housing problem.

Table HE-39: Households of 5 or more by Tenure and Housing Problems

		Daly City		County	State
		Number	Percent		
Owner-occupied	Housing Problems	2,355	68%	59%	61%
	No Housing Problems	1,100	32%	41%	39%
Renter-occupied	Housing Problems	1,850	82%	84%	81%
	No Housing Problems	405	18%	16%	19%

Source: 2006-2010 CHAS Data

Homelessness in San Mateo County

All 21 jurisdictions within San Mateo County have adopted the ten-year HOPE Plan (Housing Our People Effectively: Ending Homelessness in San Mateo County), designed to end homelessness within ten years. The HOPE Plan adopts a Housing First policy, which seeks to move homeless people into permanent housing instead of shelters by increasing the stock of affordable and subsidized housing. Although the HOPE planners recognized that there is a lack of needed resources throughout the housing continuum, including emergency and transitional housing, the greatest need and the most effective use of new and/or redirected resources is for creating and sustaining quality affordable housing and supportive housing.

According to a 2013 countywide homeless survey there are 2,281 homeless people living in San Mateo County. Close to 90 percent of the homeless population was living in San Mateo County when they became homeless,

The homeless in San Mateo are both sheltered, meaning they live in emergency shelters, transitional housing, treatment centers or other similar institutions; and unsheltered, meaning they live on the street, in encampments or in a vehicle.

The number of homeless people living on the street in San Mateo County has decreased since 2007, while the number living in an RV, car or encampment, has risen dramatically to just over 40 percent of the total homeless population. The remaining 43 percent are considered sheltered homeless, and live in shelters, transitional housing, motels or institutions.

The vast majority homeless people are single adults (who may be living with another adult, but no children). Still, one-fifth of the sheltered homeless are families. Most were white (60%) and male (60-71 percent). Notably, 72 percent of the unsheltered homeless population has an alcohol and drug problem, while only eight percent of the sheltered population has a similar problem.

Homelessness in Daly City

As of the 2013 San Mateo Homeless Census, 27 unsheltered homeless people and 50 sheltered homeless people lived in Daly City. The number of unsheltered homeless people has declined over the past five years from a high of 49 in 2009. The number of sheltered homeless people has simultaneously increased.

Table HE-40: Homeless Count

Year	Daly City			County		
	Unsheltered Homeless	Sheltered Homeless	Total	Unsheltered Homeless	Sheltered Homeless	Total
2007	42	38	80	1,094	970	2,064
2009	49	47	96	803	993	1,796
2011	44	38	82	1,162	987	2,149
2013	27	50	77	1,299	982	2,281
2007 - 2013 Change	-15	12	-3	205	12	217
2007 - 2013 % Change	-36%	+32%	-4%	+19%	+1%	+11%

Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

Table HE-41: Demographics of Homeless Population

	County	
	Unsheltered Homeless	Sheltered Homeless
Single Adult or Living w/Another Adult	94%	79%
Family	6%	21%
Male	71%	60%
Female	29%	40%
White	60%	x
Latino	19%	x
African American	13%	x
Other Races	10%	x
Non-Veteran	89%	76%
Veteran	11%	24%
Alcohol / Drug Problems	72%	8%
Physical Disability	52%	x
Chronic Health Problem	47%	x
Mental Illness	37%	10%

Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness. May not total 100% due to rounding

Table HE-42: Location when Homelessness Occurred

	County
Living in San Mateo County when became homeless	87%
Hometown in San Mateo County	69%

Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

Table HE-43: County Homeless Population Location 2007-2013

	2007	2013	Change
On the Street	29%	15%	-41%
In Car, R.V., or Encampment	24%	41%	90%
In Emergency Shelter	14%	11%	-18%
In Motel with Motel Voucher	5%	1%	-73%
In Transitional Housing	15%	19%	41%
In Institution	13%	12%	7%
Total:	2,064	2,281	217

Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

Farm Workers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the unstable nature of their job (i.e. having to move throughout the year from one harvest to the next). ABAG has determined that housing for farmworkers is not suitable in the urbanized portion of the Bay Area located far from agricultural areas. The Housing Element, in Task HE 16.3, provides that the City shall, to the extent of its jurisdiction, implement all of the provisions of the Employee Housing Act (Government Health and Safety Code Sections 17030-17039) and work with the State Department of Housing and Community Development to do the same.

Constraints to Housing Production

Constraints to the maintenance, improvement, and construction of housing can generally be divided into two categories - governmental and non-governmental. State law requires analysis of actual and potential constraints and identification of ways to reduce or overcome the constraints, where possible, to meet the identified housing needs. In many instances constraints represent a balance between the need for housing and other desirable goals. Where this is the case, the consideration of these other goals should be examined to make certain the constraint is not unnecessarily severe.

Governmental Constraints to Housing Production

Actions by local governments may impede housing construction, maintenance, and improvement in a variety of ways. For example, excessive fees or improvement requirements may discourage housing activity or possibly price housing above the level some groups can afford. Environmental impact reports (EIRs) can be costly and create delays, although by state Statute such analyses are mandatory. In

some instances the lack of available water and/or sewer facilities may temporarily diminish housing construction activity. The governmental constraints to housing development include land use controls in the form of the General Plan, specific plans, and zoning; building codes; fees and dedications; site improvements; permit processing procedures; and infrastructure constraints. Each of these potential constraints is discussed below.

General Plan Land Use Designations. Daly City’s 2013 General Plan contains five residential land use designations that communicate the City’s policies related to residential development densities. These designations and their respective densities are identified in Table HE-44.

Table HE-44: 2013 General Plan Land Use Designations

Land Use Designation	Density Limitations
Open Space Residential	0 to 2 dwelling units per acre
Low Density Residential	2 to 14.5 dwelling units per acre
Medium-Low Density Residential	14.6 to 20 dwelling units per acre
Medium Density Residential	20.1 to 35 dwelling units per acre
High Density Residential	35.1 to 50 dwelling units per acre
Very High Density Residential	over 50 dwelling units per acre

In addition to the residential land use designation described above, several newer high-density mixed-use developments have been constructed or approved for construction along the Mission Street and Geneva Avenue corridors. As of 2013, these corridors are designated Commercial Mixed Use by the General Plan land use map, a designation which does not restrict residential densities. Development potential is instead limited only by parking and building envelope regulations set forth by the Zoning Ordinance.

Specific Plan Designations. Subsequent to the adoption of the 1987 General Plan the City adopted to the BART Station Area (1993) Specific Plan and Sullivan Corridor Specific Plan (1998). Both of these specific plans contain land use designations and development regulations that replaced the land use designations and zoning regulation in place within these areas prior to their adoption. Below is short synopsis of each plan and the relevant residential designations that are contained within each.

BART Station Area Specific Plan. Prepared in conjunction with the San Mateo County Transit District, the BART Station Specific Plan was prepared in anticipation of the construction of the Colma BART Station (construction completed in 1996). The primary purpose of the Specific Plan was to identify a physical development plan for the area immediately adjacent to the new station in support of the transportation/transit role that the area was contemplated to fulfill within Daly City at the time. Table HE-45 identifies the land use designations identified by the Specific Plan as allowing residential uses:

Table HE-45: BART Station Area Specific Plan Land Use Designations

Land Use Designation	Density Limitations
Low Density Residential	6 to 12 dwelling units per acre
Medium Density	12 to 25 dwelling units per acre
High Density Residential	25 to 55 dwelling units per acre
Mixed-Use Commercial/Office	Function of height/coverage limitations and parking regulations
Neighborhood commercial	Function of height/coverage limitations and parking regulations

Several significant high-density residential projects have been constructed within the BART Station Specific Plan Area. Most recently, Habitat for Humanity completed construction of a condominium

project at 7555 Mission Street, which provided 36-units (47 du/ac) of housing to lower-income households. Additional development potential exists at an underutilized SamTrans park and ride lot located adjacent to the Colma BART Station. Although this site is presently designated Office/Convenience Retail, the potential does exist for a mixed-use project containing higher density residential uses. A six-acre portion of this site has in fact been identified for redesignation and rezoning to accommodate up to 50 dwelling units per acre.

Sullivan Corridor Specific Plan. The Sullivan Corridor Specific Plan was adopted as means to guide the revitalization of properties within the Sullivan Corridor, which is the area in the general proximity of City Hall, west of Interstate 280. The Plan’s land use designations were prepared to compliment the construction of new public and commercial developments occurring in the area at the time, including the North County Health Center and the Colma BART Station. Table HE-46 identifies the land use designations identified by the Specific Plan as allowing residential uses.

Developers of larger projects located within the Sullivan Corridor Specific Plan Area can elect to have their projects reviewed by the Sullivan Corridor Committee, which is comprised of two City Council members. Although review by the Steering Committee does add time to the development review process, developers are able to obtain valuable input from Councilmembers very early in the process. The estimated time for Sullivan Corridor Committee review is three to four weeks.

Table HE-46: Sullivan Corridor Specific Plan Land Use Designations

Land Use Designation	Density Limitations
Residential Low Density	0 to 14.5 dwelling units per acre
Residential High Density	None identified
Residential Retail Commercial	Maximum FAR of 1.0
Service Commercial	Maximum FAR of 3.0
Retail and Office Commercial	Maximum FAR of 5.0

The most significant residential construction project in this area has been a 208-unit (65 du/ac) mixed-use senior apartment complex at 165 Pierce Street. As an urban infill site, the project provides an example of the potential for the Sullivan Corridor Area to provide additional housing opportunities are vacant and underutilized sites in the area are developed or redeveloped. Construction of the project concluded in 2013.

Inclusionary Zoning Ordinance (DCMC Chapter 17.47). In recognition of the fact that neither Federal or state funding for affordable housing construction will be sufficient to fully address Daly City’s affordable housing problem, nor will the private housing market likely provide affordable housing opportunities to low-income households, the Daly City City Council adopted an Inclusionary Zoning Ordinance in 2007. The City’s Inclusionary Housing ordinance, Chapter 17.47 of Title 17 of the Daly City Municipal Code, adopted in September 2007 was repealed and replaced by an Affordable Housing Ordinance adopted in April 2014. The Affordable Housing Ordinance requires the following:

1. Rental developments: all rental projects shall pay an affordable housing impact fee unless an alternative is proposed by the developer and approved by the City Manager.
2. Ownership developments : all ownership projects of five or more units shall either include 20 percent of the units to be affordable to Moderate Income households or, if approved by the City Manager, an affordable housing impact fee.

An affordable housing impact fee resolution based on a housing nexus study conducted by Keyser Marston Associates was established concurrently with the adoption of the Affordable Housing Ordinance. The affordable housing impact fees shall be deposited into an Affordable Housing Trust

Fund. Monies deposited into the Fund must be used to increase and improve the supply of housing affordable to Moderate-, Low-, and Very Low-Income households in the City.

Inclusionary zoning ordinances like Daly City's are sometimes perceived as adding to the cost of housing by requiring market-rate units in the particular project to subsidize the affordable units in that same project. Because no projects have been subject to the requirements of the City's inclusionary zoning ordinance, it is not possible to systematically evaluate whether or not this has been the case in Daly City. Furthermore, because all development projects have unique financial circumstances (many include complex public financing mechanisms and/or land transactions), any discussion of this subject as it relates to the Daly City housing market would be purely hypothetical.

While there are several studies in existence which provide some insight on this subject in a broad sense, there are essentially three plausible scenarios that explain who ultimately pays the subsidy cost of inclusionary units. Each of these scenarios relates to the purchase of the property on which a project subject to the inclusionary ordinance was completed and all are applicable regardless of the ultimate project tenure (substitute "rent" for "purchase price"):

1. The first scenario is that the developer purchased the property on which the residential project was to be built *before* the inclusionary zoning ordinance was adopted. Because the developer can only sell market rate units at prices dictated by the local housing market and the land and construction costs to build the project are all assumed to be fixed, the cost to subsidize the inclusionary units is subsidized by developer profits.
2. The second scenario is that the developer purchased the property on which the residential project was to be built *after* adoption of the inclusionary ordinance and he/she had full knowledge of the ordinance's requirements and the financial implications of these requirements to the development project. In this instance, only the land cost remains not fixed. Unable to increase the purchase price for units due to competitive housing market limitations and unwilling to decrease his or her profit margin, the developer will most likely pass the subsidy cost to the land owner, who will either agree to the discounted land price or choose not sell. While it would appear that this scenario could result in non-production of housing should the land owner choose not to sell, this is probably unlikely as willing sellers realize that the long-term carrying costs of vacant or underutilized land will ultimately exceed the cost of accepting the discounted land price before these carrying costs are incurred.
3. The third scenario is that the developer purchased the property on which the residential project was to be built *after* adoption of the inclusionary ordinance, and, to maintain his or her profit margin, passes the subsidy cost of the inclusionary units to the purchasers of the market rate units in the same project instead of paying a discounted land price to the land owner. In this scenario, the developer would have actually adjusted the market price for the unit upward in the amount of the subsidy cost. While the inelasticity of the Bay Area housing market would seemingly allow for such an adjustment to occur, this scenario is not likely because if the developer had the ability to adjust the price upward, he or she would most likely have done so with or without the existence of an inclusionary zoning ordinance.

In reviewing the Potential Housing Sites Inventory List, it is likely that most, if not all, of the sites on this list will be developed by persons other than the current property owners. Hypothetically, because developers of these sites will be unable to raise the market price for the non-inclusionary (market rate) units beyond that allowed by the housing market, developers will be required to pay less for land or reduce their profits.

Notwithstanding this hypothetical analysis, Daly City's inclusionary zoning ordinance recognizes that there could be instances when the inclusionary housing requirements make market-rate housing more expensive. However, the City has made a conscious decision that the community's interests are best

served by the adoption of the ordinance to address the environmental and job-housing balance inequities that would result if the City took no action to ensure that all income groups maintain access to the marketplace for new rental and for-sale homes.

To ensure the most effective implementation of the City’s inclusionary zoning ordinance, two tasks have been added to the Objectives, Policies, and Tasks section of this Housing Element. Task HE 11.3 requires that, through staff training, the City will ensure effective dissemination about the Inclusionary Zoning Ordinance to prospective property purchasers and developers, and prepare paper and electronic brochures to assist these individuals to better understand and determine their obligation under the ordinance. Task HE 11.6 mandates that the City adopt a disclosure requirement about the existence of an inclusionary zoning ordinance in Daly City and that directs property purchasers to the City for additional details. This disclosure would be required for transaction of properties over a certain size and valuation that could be subject to the City’s inclusionary zoning ordinance.

Table HE-47: Zoning District Designations and Densities

Zoning Designation	Lot Area per D.U. (sq. ft.)	Resulting Density
MHP Mobile Home Park	1/200 min. (avg. 1/2500)	17.4 du/ac
R-1 Single Family	1/3,000	14.5 du/ac
R-1A Single Family/Duplex	1/1,250	34.8 du/ac
R-2 Duplex	1/1,500	29.4 du/ac
R-2A Two Family Design	1/1,250	34.8 du/ac
R-3 Multiple Family	1/500	87.1 du/ac
BRM BART Multiple Family	1/1,750	25 du/ac
R-4 Multi-family/Professional	1/300	145 du/ac
C-1 Light Commercial District	1/300	145 du/ac
C-2 Heavy Commercial District	1/300	145 du/ac
PD Planned Unit Development	Flexible	Not applicable
Pre-PD Pre-Planned Unit Dev.	Flexible	Not applicable

Development regulations. The Zoning Ordinance contains eight residential districts and four non-residential districts in which residential development is allowed. The minimum lot area per unit and resulting densities of these districts are presented in Table HE-47 above. It is important to note that there is no land currently zoned R-4 in Daly City.

As identified in Table HE-47, residential development is allowed within several commercial zones, most notably within the C-1 Light Commercial District. The C-1 zone encompasses all properties fronting Mission Street, for its full length, and almost all of Geneva Avenue in the Bayshore neighborhood. Sites likely to yield large numbers of affordable housing units are located within these two commercial corridors. In fact, several larger projects identified in the Potential Housing Sites Inventory List are located on Mission Street or Geneva Avenue.

Table HE-48 on the subsequent page identifies the development regulations for each of the above zones, as contained in the Daly City Zoning Ordinance. As shown in the table, the minimum lot sizes for both the R-3 Multiple Family and C-1 Light Commercial zones are 2,500 square feet in most instances. Both zones also allow the construction of single-family homes. In combination, these regulations allow owners of larger parcels to subdivide their parcels for single-family residential development or small commercial uses. This effectively allows scarce larger parcels that could be used for higher density mixed-use development to be underutilized. Similarly, the building heights for both the R-3 and C-1 zones are only six feet higher than that allowed in the R-1 zone (30 feet maximum versus 36 feet maximum), where the R-3 and C-1 zones allow sixth times the density allowed by the R-1 zone (87 du/ac versus 14.5 du/ac).

Because a 36-foot height limit may be appropriate for the C-1 Light Commercial zone in other parts of Daly City, the policy section of this Housing Element sets forth a requirement that the Zoning Ordinance

be amended to establish a new Commercial Mixed-Use (C-MU) zone for areas encompassing Mission Street and Geneva Avenue, and establish development regulations in the Zoning Ordinance specifically for higher-density mixed-use development. To preserve larger commercial and residential sites, this Housing Element also requires that the Zoning Ordinance increase the minimum parcel sizes for all commercial and R-3 Multiple Family zones be increased as determined necessary to promote the construction of higher density and/or mixed-use development. Likewise, the Housing Element commits the City to exploring increased building height within the C-MU zone, as determined sufficient to promote the construction of higher density mixed-use development within the zone. Further study of increased height along Mission Street and Geneva Avenue would be undertaken as part of the Zoning Ordinance update, which will commence in 2015.

Parking regulations. Parking requirements for new residential development are contained within the Zoning Ordinance as identified in Table HE-49. Because parking is a significant factor in multifamily and affordable housing construction costs, the constraints to housing production caused by parking regulations must be closely examined.

Table HE-48: Daly City Regulations for Residential Zones

Zoning District	Permitted Uses	Use Permit Req'd	Max. Building Height	Min. Lot Area	Floor Area Ratio	Min. Lot Width	Max. Lot Coverage	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Lot Area Per D.U.
R-1	Single-family	No	30 ft.	3000 s.f. 2500* s.f.		33 ft. 25* ft.	50% 55%*	15 ft.	None	10 ft.	3000 s.f. 2500* s.f.
R-1/A	Single-family	No	30 ft.	2500 s.f.		25 ft.	55%	15 ft.	None	10 ft.	
	Duplexes	Yes									
R-2	R-1	All uses permitted in this zoning classification (see above)									
	One two-family dwelling	No	36 ft.	3000 s.f. 2500* s.f.		33 ft. 25* ft.	60%	15 ft.	None	10 ft.	1500 s.f. 1250 s.f.
	Single-family, two-family	No	30 ft.	2500 s.f.		25 ft.					
Duplexes	Yes										
R-3	R-1, R-2	All uses permitted in these zoning classifications (see above)									
	Multi-family	No	36 ft.	3000 ft. 3500* ft.		33 ft. 25* ft.	75%	15 ft.	None	10 ft.	500 s.f.
BRM	Sm. Apt's., townhms, flats...	No	45 ft.	5000 s.f.		50 ft.	60%	5 ft. 10 ft. max	None	15 ft.	
	R-1, R-2	Yes									
R-4	R-1, R-2, R-3	All uses permitted in these zoning classifications (see above)									
	Multi-family	No	FAR 3.5 : 1.0	10000 s.f.	3.5 - 1.0	100 ft.	70%	15 ft.	None 20 ft. **	10 20 ft.**	300 s.f.
MHP	Mobile homes	No	30 ft.	2500 s.f.		30 ft.	75%	5 ft.	3 ft.	3 ft.	
C-1	R-3	All uses permitted in this zoning classifications (see above), except use permit is required									
	R-4	No	36 ft.	2,500 sf – 3,000 sf		33 ft. 25* ft.	70%	None	None	None	300 s.f.
C-2	C-1	All uses permitted in this zoning classifications (see above), except use permit is required and 7.0 – 1.0 FAR									
	R-3	Yes		2,500 sf – 3,000 sf	7.0 – 1.0	33 ft. 25* ft.	70%	None	None	None	300 s.f.
PD	A variety of uses or combination of uses are allowed in this zoning classification pending City approval of an applicant's planning application										
Pre-PD	Serves as a transitional zoning classification for PD (see description of PD uses above)										

* for lots or subdivisions recorded prior to 1/1/49

** for buildings in excess of 3 stories

Other exceptions may apply

Currently, Daly City's Zoning Ordinance requires two parking spaces for each condominium unit (irrespective of number of bedrooms) or any apartment with two or more bedrooms. This is the same parking requirement for single family units. Reductions to the parking requirements are permitted by the Zoning Ordinance for development proposals that are determined to be exclusively for low-income households or individuals. Projects that are partially low-income are not allowed reduced parking unless the project is rezoned to Planned Development. In addition to parking reductions for low-income projects, residential projects for low-income elderly persons are required to provide only one fourth of the parking indicated above.

Table HE-49: Daly City Parking Regulations

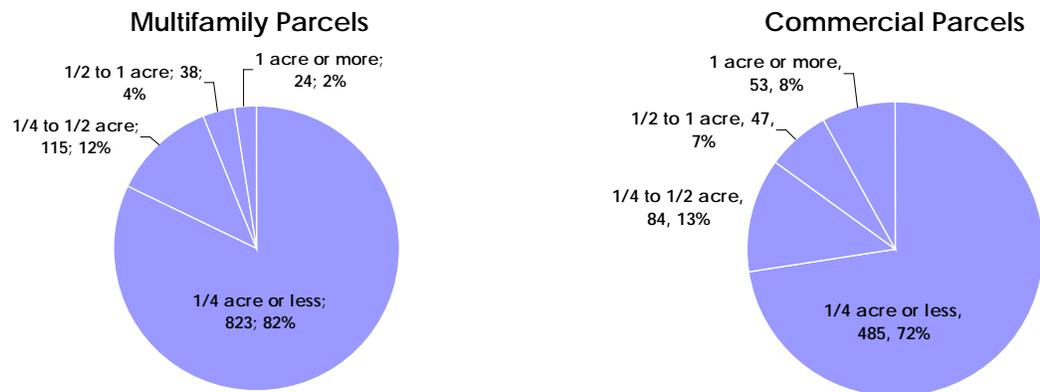
<u>Residential Type</u>	<u>Required Parking Spaces</u>
Single-family	2 spaces per unit
Two-family (Duplex)	2 spaces per unit; 4 per structure
Multiple-family	1 space per studio
	1.5 spaces per one bedroom
	2 spaces per two-bedroom unit or larger
Condominium	2 spaces, irrespective of bedroom count
Mobilehome Park	1 space per mobilehome, plus 1 guest space each grouped in common area
Boardinghouse	1 space per rentable room, plus one space per every 200 sq. ft. kitchen and administrative office area
Secondary Unit	2 spaces, plus 2 per principal dwelling (4 total)

Note: Single family includes all condominiums irrespective of size

Generally, the City's residential development standards are consistent with the requirements of neighboring jurisdictions and accepted planning practice. There is anecdotal evidence, given high land costs in Daly City and throughout the region, that parking requirements could constrain the development of new and/or affordable housing.

Parcel sizes. In the future, construction of higher-density housing projects will rely on the redevelopment of sites and adaptive re-use of existing buildings (retrofitting and re-using a building for a use other than its original construction). The lack of larger parcels that can accommodate high-density residential development presents a severe constraint to large-scale housing production. However, as identified in Figure HE-5, only 24 multi-family zoned parcels larger than one acre exist throughout Daly City. Similarly, only 53 commercially-zoned parcels (where higher-density residential development is also allowed) are larger than one acre. Conversely, the vast majority of parcels are less than ¼ acre in size.

Figure HE-5: Multifamily and Commercial Parcel Sizes (2013)



Since almost all of the larger parcels in Daly City are already developed (see Vacant Land Survey for vacant parcels), further subdivision of these parcels or development of non-residential uses on them will very likely constrain housing production. Under the current zoning regulations, property owners are allowed to subdivide existing larger parcels into lots as small as 2,500 square feet, the minimum lots size in both the C-1 Limited Commercial and R-3 Multiple-Family Residential zones. The City does not presently have any legal mechanism to merge lots.

Condominium regulations. Although not considered detrimental to any specific affordable housing development proposal, an existing provision of Zoning Code currently prohibits condominiums less than 20 units, severely impacting the potential for the construction of small for-sale condominium projects within Daly City. This Housing Element identifies the reduction of the 20-unit minimum as a specific task of the Zoning Ordinance update that will commence upon adoption of the General Plan.

Building Codes. The 2013 International Building Code, as amended by the City, has also established construction standards which add to the cost of housing development. Local code amendments have been significantly reduced in an effort to allow greater uniformity of construction standards throughout the county. The remaining local amendments are minor and do not add significantly to the cost of housing, but significantly increase the long-term safety of residents, prevent fire spreading to adjoining homes, and improve insurance rates.

Fees and Dedications. Site improvements and exactions by the City, such as traffic signals or park in-lieu fees increase the cost of development in Daly City. To better assure equity in the application of fees related to new development, the City analyzed the needed public facilities associated solely with new development and established a fee that allocates a ‘fair share’ of cost to new residential and commercial development. Most off-site improvements needed to serve future growth are funded through the City’s Public Facilities Fees.

All Bay Area cities charge fees in order to pay the costs to process, regulate and mitigate the impacts of new development on City services and infrastructure. If fees are inordinately high, they can lead to higher costs and/or discourage housing development within the community.

Tables HE-50 through HE-52 shows the prototypical planning impact fees charged by the City of Daly City for the following projects:

- One single-family home: four-bedroom, 2,400 square foot in size with a 500 square foot garage;

- Fifty single family homes on eight acres, proposed on a site which requires rezoning and tentative map; and
- Ninety-six townhouse units in 16 buildings on eight acres, proposed on a site which requires rezoning and tentative map

Tables HE-50 through HE-52 have been developed based on the costs of providing public facilities to new development and reflect the AB 1600 fee program developed by the City intended to mitigate the impacts of new development on public facilities. Public facilities funded through the AB1600 fee include police, library, fire, administrative facilities, roadways, water and wastewater. The fees are charged on the basis of geographic benefit zones, each with differing cost bases.

Table HE-50: Hypothetical Development - Single Family Infill

Assumed - 2400 sf + 500 sf garage, 2 stories, 4 bedrooms, 3 bath

Entitlement Fees		Total Cost for Entire Project
1	No fees	\$ -
Subtotal		\$ -
Construction Fees		Total Cost for Entire Project
1	Building plan check fee	\$ 9,462
2	Plumbing permit fee	\$ 211
3	Electrical permit fee	\$ 322
4	Mechanical permit fee	\$ 121
5	General Plan maintenance fee	\$ 1,819
6	Planning plan check fee	\$ 506
7	Public facilities fee	\$ 5,074
8	T24 energy fee	\$ 506
9	Tech. fee	\$ 51
10	Cal. Green fee	\$ 220
11	Sewer connection fee	\$ 2,780
Subtotal		\$ 21,072

Source: Daly City Building Division; compiled by 21 Elements

Table HE-51: Hypothetical Development - Single Family Infill

Assumed - 50 single family homes on eight acres
 Project requires rezoning and tentative map

Entitlement Fees	Total Cost for Entire Project
1 Subdivision planning fee	\$ 14,749
2 Design review planning fee	\$ 1,293
3 Environmental review (mitigated neg dec)	\$ 2,995
4 Public Notice planning fee	\$ 150
5 Department of Fish and Game fee	\$ 2,101
6 Fire Department review	\$ 216
7 Records storage	\$ 27
Subtotal	\$ 21,531

Construction Fees	Total Cost for Entire Project
1 Building plan check fee	\$ 25,495
2 Plumbing permit fee	\$ 9,369
3 Electrical permit fee	\$ 13,900
4 Mechanical permit fee	\$ 5,556
5 General Plan maintenance fee	\$ 75,132
6 Planning plan check fee	\$ 22,664
7 Public facilities fee	\$ 253,700
8 T24 energy fee	\$ 22,664
9 Tech. fee	\$ 2,266
10 Cal. Green fee	\$ 11,001
11 Sewer connection fee	\$ 132,700
Subtotal	\$ 574,448

Source: Daly City Building Division; compiled by 21 Elements

Table HE-52: Hypothetical Development - Single Family Infill

Assumed - 96 townhouse units in 16 buildings on eight acres
Project requires rezoning and tentative map

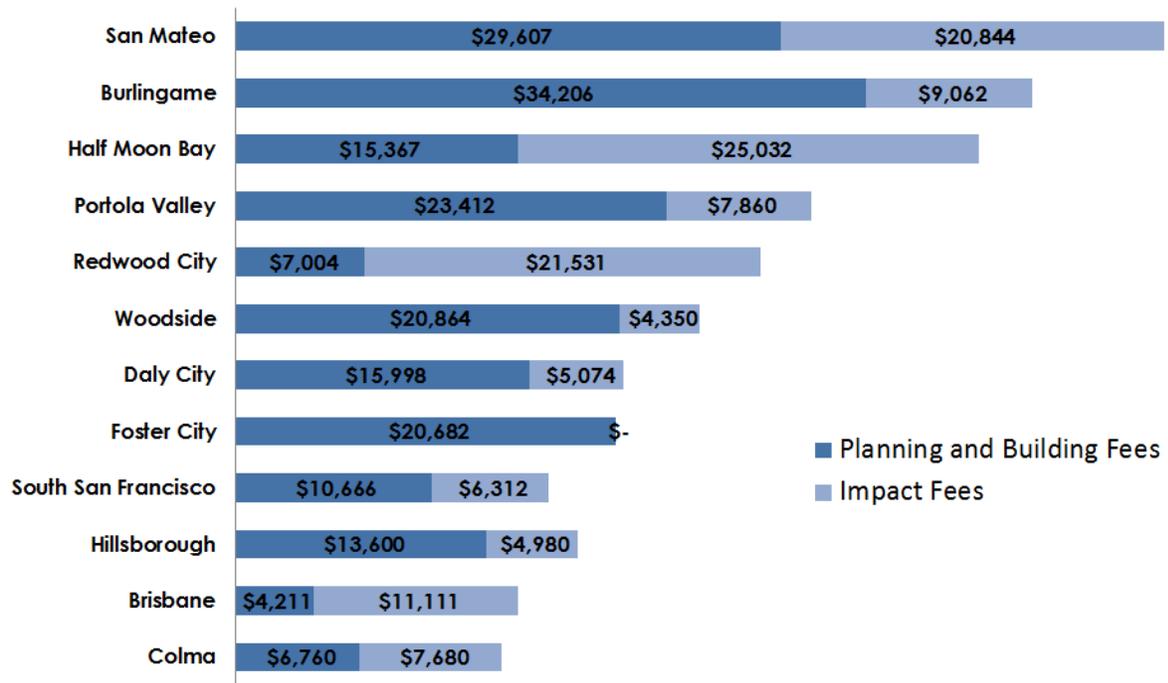
Entitlement Fees	Total Cost for Entire Project
1 Zone change planning fee	\$ 14,254
2 Design review planning fee	\$ 1,293
3 Environmental review (mitigated neg dec)	\$ 2,995
4 Public Notice planning fee	\$ 150
5 Department of Fish and Game fee	\$ 2,101
6 Fire Department review	\$ 216
7 Records storage	\$ 27
Subtotal	\$ 21,036
Construction Fees	Total Cost for Entire Project
1 Building plan check fee	\$ 20,021
2 Plumbing permit fee	\$ 15,728
3 Electrical permit fee	\$ 22,422
4 Mechanical permit fee	\$ 9,729
5 General Plan maintenance fee	\$ 113,604
6 Planning plan check fee	\$ 34,532
7 Public facilities fee	\$ 487,104
8 T24 energy fee	\$ 34,532
9 Tech. fee	\$ 3,453
10 Cal. Green fee	\$ 21,121
11 Sewer connection fee	\$ 255,720
Subtotal	\$ 1,017,965

Source: Daly City Building Division; compiled by 21 Elements

Figures HE-6 and HE-7 provide a comparison of Daly City's fees to others jurisdictions within San Mateo County for each of the aforementioned development prototypes. Among these jurisdictions, the median fee for the single-family and 10-unit condo prototypes are \$27,908 and \$176,663, respectively. As identified in the figures, Daly City's total fees for these two prototypes are \$21,072 and \$487,655, respectively.

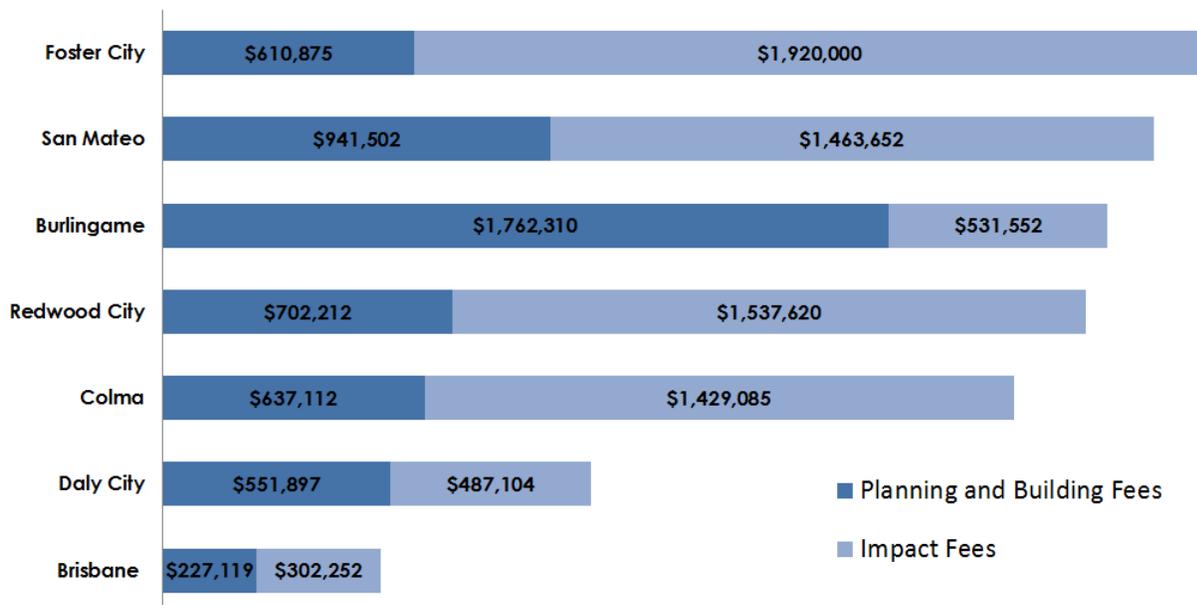
While Daly City's fees are generally similar to those of adjacent jurisdictions for the single-family home prototype, the City's fees for the 10-unit condominium prototype are further from the County-wide median. A large portion of the fees for this development prototype is attributable to impacts fees, specifically park impacts. As identified in Table HE-6, almost 50 percent of the impact fee collected by the City is for park impacts. To address this issue, the City has committed to review the park impact fees collected by the City ensure that they are justifiable given the impacts equitable among various classes of development projects. For example, the City currently does not collect park in-lieu fees for multifamily development that consists of rental housing. The result of this is that increased burden is placed upon other classes of projects notwithstanding the actual demand for parks created by each project class.

Figure HE-6: Comparative Fee Analysis for Prototypical Developments – Single-family home (2013)



Source: 21 Elements Development Fees Survey (2013)

Figure HE-7: Comparative Fee Analysis for Prototypical Developments – 96 units in 16 buildings (2013)



Source: 21 Elements Development Fees Survey (2013)

Although fees imposed by the City on new residential development add to the cost of housing, these fees are necessary to offset the impact to the City's infrastructure directly caused by new development. As identified in Table HE-50 through HE-52, the City collects such fees to pay for non-operational impacts to facilities such as police and fire department buildings, stormwater treatment plants, and libraries. School impact fees, which account for over 50 percent of the impact fee amount, are established by State law and not influenced by the City. Although impact fees may seem to be a significant cost factor in residential development, their cost is often folded into the permanent financing of a residential development project, which is then paid over the term of home mortgage. In the context of a mortgage, the total of City fees for a single-family detached homes equates to about 1.6 percent of the total mortgage payments for a typical new home in Daly City over 30 years. This is a significantly lower cost factor than cost proportions devoted to private profit, such as interest charges, mortgage insurance, and realtor fees.

Site Improvement requirements. In addition to permit processing and impact fees charged by the City, a new subdivision may be required to install improvements off-site, dedicate land for parks (or pay an in-lieu fee), or contribute to the cost for services provided to the project. These are typical costs associated with mitigating environmental impacts associated with a development and they vary on a case by case basis depending upon the anticipated impacts. While these costs are necessarily a part of new development in the City, the charges are carefully analyzed in each case in order to avoid unnecessary requirements being placed on new residential development.

While new subdivisions typically require the construction of expensive infrastructure such as new roads, sewer trunk lines, and stormwater catchment systems, most new residential development in Daly City will continue to occur as denser buildings situated adjacent to existing infrastructure, either replacing existing older buildings or vacant in-fill lots. This type of development is therefore able to forgo much of the expense typically associated with improvement of the public right-of-way. There are instances where utility upsizing may be required to accommodate a significant increase in the utility demand over a previously existing less-intensive use. However, these costs are much lower on a per-dwelling-unit basis than the costs associated with acquiring land and constructing new utilities for a new subdivision.

Permit processing procedures. The Zoning Ordinance identifies the residential types permitted, permitted with a use permit, or not allowed in each zone allowing residential uses. Permitted uses are those uses allowed without discretionary review and require only a building permit as long as the project complies with all development standards and design guidelines.

The permit requirements for each housing type allowed in each zoning district are identified in Table HE-53. As identified in the table, the development review process is very expedient for new residential development proposed in a residential zone. Most approvals may be made at the staff level and Design Review Committee (DRC) approval is required only for those projects where four or more units are proposed, and for which an entitlement necessitating a public hearing is required. The DRC, which consists of the two City Council members appointed by the Mayor, has the ability to approve non-discretionary projects or discretionary projects that are exempt from the requirements of the California Environment Quality Act. Otherwise, City Council certification of either a Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) is required. At the present time, there are no known environmental constraints affecting any housing sites identified on Table HE-56 within the 2014-2022 planning period.

Despite the expediency of constructing new residential projects on residentially-zoned land, the most significant additions to the housing supply in Daly City has occurred in multiple-family apartment and condominium buildings exceeding 50 dwelling units per acre. Due to permit requirements in place at the time of their construction, these types of buildings have typically been subject to a use permit (due to their location in the C-1 zone on Mission Street or Geneva Avenue), a subdivision map (because they involve a condominium), or both. In certain cases, typically involving projects outside the Mission Street/Geneva Avenue corridors, a rezoning may have also been required. In rare circumstances, an amendment to the General Plan Land Use Map may also be required as a part of project approval.

Table HE-53: Existing Entitlement Requirements by Zoning District

Building Type	Zoning Designations Allowing Residential Uses											
	R-1	R-1/A	R-2	R-2A	R-3	R-4	BRM	MH	C-1	C-2	C-R/O	C-R/R
Single family home (one unit).....	BP	BP	BP	BP	BP	BP	BP	NA	UP	UP	BP	UP
Second unit in existing single-family home.....	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP
Duplex (two units).....	NA	UP	BP	BP	BP	BP	BP	NA	UP	UP	UP	UP
Triplex (three units).....	NA	NA	NA	NA	BP	BP	BP	NA	UP	UP	UP	UP
Multiple family (four or more units).....	NA	NA	NA	NA	DR	DR	DR	NA	UP	UP	UP	UP
Mixed Use (Retail/Office/Residential).....	NA	NA	NA	NA	NA	NA	NA	NA	UP	UP	UP	UP
Residential Care Facility ≤ 6 persons.....	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Residential Care Facility > 6 persons.....	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP
Emergency Shelter.....	NA	NA	NA	NA	NA	NA	NA	NA	UP	UP	BP	BP
Single-Room Occupancy.....	NA	NA	BP	BP	BP	BP	BP	NA	UP	UP	UP	UP
Manufactured Homes.....	BP	BP	BP	BP	BP	BP	BP	NA	UP	UP	UP	UP
Mobile Homes.....	BP	BP	BP	BP	BP	BP	BP	BP	UP	UP	NA	UP
Transitional Housing.....	BP	BP	BP	BP	BP	BP	UP	UP	BP	BP	BP	BP
Supportive Housing.....	BP	BP	BP	BP	BP	BP	UP	UP	BP	BP	BP	BP

Most Significant Entitlement Required: "NP" = No permit req'd, "NA" = Not allowed, "BP" = Building Permit, "DR" = Design Review Committee, "UP" = Use Permit

Source: City of Daly City Planning Division

All subdivisions (including condominium maps) and use permits must be approved by the City Council with a recommendation from the Planning Commission. Typical findings of a residential subdivision include that the project is consistent with the General Plan, that the site on which the subdivision is to be located is physically suitable for the number of lots proposed, and that adequate infrastructure exists to serve the proposed subdivision. The findings for a use permit are similar, adding that the use is compatible with surrounding uses and the neighborhood character and that the project would not jeopardize the public health, safety, and welfare. Rezoning and General Plan amendments are legislative acts and are therefore not subject to written findings.

Staff has completed an analysis as to whether any of the findings identified in the preceding paragraph have been detrimental to project approvals, in terms of additional processing time, cost, and developer certainty. In a review of approximately 35 planning entitlement applications, including rezonings, and major and minor subdivisions, that the City Council has considered since the adoption of the current Housing Element in 2004, in no instance did mandated findings present an obstacle to the Council granting these approvals. In fact, the City Council approved all 35 applications, adopting the required findings in each instance.

Table HE-54: Typical Processing Time by Type of Approval

Type of Approval or Permit	Typical Processing Time	Approval Body
Zoning Entitlements		
Building Permit (ministerial projects).....	1 to 4 weeks	Staff
Design Review.....	4 to 6 weeks	Design Review Committee [†]
Use Permit.....	8 to 10 weeks	City Council
Variance.....	8 to 10 weeks	City Council
Coastal Development Permit (coastal zone only).....	8 to 10 weeks	City Council ^{††}
Parcel Maps.....	10 to 12 weeks	City Council
Subdivision Maps.....	10 to 12 weeks	City Council
Zone Change (to traditional zones).....	10 to 12 weeks	City Council
Zone Change (to planned development zoning).....	12 to 16 weeks	City Council
General Plan Amendment.....	12 to 16 weeks	City Council
[†] Processed concurrently for items approved by City Council ^{††} May be appealed to Coastal Commission		
Environmental Review		
Mitigated Negative Declaration.....	10 to 12 weeks	City Council
Environmental Impact Report.....	24 to 36 weeks	City Council

Source: City of Daly City Planning Division

The time it takes for developers to secure any of the above entitlements varies depending upon many factors such as the nature, size, location, and complexity of the project, including the involvement of other agencies. Table HE-54 identifies the typical processing time most common in the entitlement process. It should be noted that, for projects requiring more than one entitlement, the City processes these entitlements concurrently. For example, the condominium map and environmental review for a new mixed-use project could be processed concurrently with the City Council’s consideration of the subdivision map for the project. In 2008, the City Council adopted revisions to the Zoning Ordinance to allow concurrent processing of design review and other discretionary approvals that required Planning Commission and City Council approval. This change removed the requirement for projects which had been approved by the City Council to return to the Design Review Committee for additional review.

As identified in Table HE-54, typical permit processing times range from one week for simple projects where only a building permit is required to several months for more complicated projects involving

substantial environmental review. Projects that require the preparation and adoption of an Environmental Impact Report (EIR) are subject to the greatest processing time, often exceeding six months. The requirement for an EIR preparation is however extremely rare as the City has in most instances determined that a Mitigated Negative Declaration is sufficient for most residential development projects.

Of the sites identified on Table HE-3 on page 7, none required the preparation of the EIR. All projects were either processed through the adoption of either a Mitigated Negative Declaration or a determination that the project is exempt from CEQA. The Act grants exemptions to projects to urban in-fill sites that are five-acres or less in size, have adequate infrastructure in place to accommodate the number of units proposed, and do not require rezoning or General Plan amendment.

To assist in streamlining the development review process, the City has established design guidelines for both new single-family homes and mixed-use development. In anticipation that the City will receive more applications for larger mixed-use buildings, especially along Geneva Avenue and Mission Street, Task HE-3.2 on page 74 has been added to this Housing Element which commits the City to reviewing the existing mixed-use design guidelines to ensure that the guidelines address instances where higher-density development is proposed adjacent to lower-density neighborhoods. Also, in an effort to increase developer certainty, a new task amending the automatic expiration for all discretionary land use approvals has been added as Task HE-2.3. Lastly, tasks relating specifically to removing the requirements for use permit approvals for residential projects in commercial.

In addition to design guidelines, the City offers developers an opportunity to receive feedback from a two-member ad hoc City Council Committee prior to committing to the entitlement process. These Committee meetings are particularly useful to developers of affordable housing projects, where potential issues can be scoped in the initial stages and resolved to minimize or avoid the creation of conflicts or controversy that could derail an affordable housing project.

In terms of entitlement processing for emergency shelters and transitional housing, the City of Daly City in 2014 adopted revisions to its Zoning Ordinance identifying emergency shelters as a permitted land use on C-R/O designated properties in the Sullivan Corridor Specific Plan area, as required by the 2013 Housing Element without the requirement for a use permit. Notwithstanding this allowance, It is noteworthy that the city has historically deferred to the San Mateo County Office of Housing, which has taken the lead role in San Mateo County to evaluate and provide for homeless population needs, facilities and services. This County Office has concluded in the past that homeless needs for Daly City in addition to other neighboring communities are being served and met by the year-round operation of Safe Harbor in South San Francisco. Safe Harbor is an emergency shelter closest to Daly City and most likely to serve Daly City residents needs for homeless facilities. Homeless counts and needs assessment by the County occurs annually and biennial, respectively. No requests have been received for added emergency shelters. [add clarification transition/support allowed] [mobile homes allowed wherever sf allowed]

Emergency shelter for special needs populations is accommodated by the organizations that serve those particular populations and needs. When approached by these organizations the City has historically provided appropriate assistance as needed.

Regarding transitional housing, the City in 2014 adopted revisions to its Zoning Ordinance making transitional housing allowed in the R-1 Residential Single Family District without the requirement for a use permit. Historically, the City has worked with non-profit organizations and governmental agencies to assess needs, evaluate sites, and determine operational and acquisition costs. Otherwise, the City has not received nor expects to receive within the term of this Housing Element Update a request for new construction of these facilities. More commonly, existing buildings are being adapted for reuse to accommodate these needs rather than new buildings being constructed, typically without requiring any discretionary permits.

Infrastructure Limitations. Since the vacant, residentially zoned properties are either small or moderate in size and are scattered throughout the City, it is unlikely that any development will create a serious, additional demand on existing services and infrastructure (i.e., water, distribution lines, sewer collection system, etc.). The North San Mateo County Sanitation District completed a \$23 million modification to its treatment facility, increasing capacity from 8 million gallons per day to 10.3 million gallons per day. This expansion, completed in 1990, was in response to a serious lack of capacity that resulted in a sewer connection moratorium during 1986-87. The expanded capacity will easily serve all projected new growth.

Daly City's water system should also be adequate to serve future needs. Portions of the system, including the Bayshore neighborhood, will need expanded storage capacity to meet future fire flow requirement for residential development. In addition, Daly City is working with the San Francisco Public Utilities Commission to address integrated resource management issues associated with conjunctive use of supplemental surface water to recharge groundwater supplies, and development of tertiary recycled water as an irrigation source to local golf courses. These strategies are intended to extend available resources to meet projected water needs, but none of these improvements are perceived to pose a significant limitation to long-term residential growth

Upon adoption of the Housing Element, the City will provide a copy of the adopted Housing Element to each of the City's water and sewer providers, advising each of these agencies of the City's intention to comply with Government Code Section 65589.7, which requires these providers to grant priority service allocation to proposed developments that include housing units affordable to lower-income households. This task is included as Task HE 7.2.

Constraints on Housing for Persons with Disabilities. Under SB 520 passed in 2001, State Housing Element law was amended to require localities to "analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities."

With regard to fulfilling this requirement, the City has existing procedures and policies that enhance accessibility in its residential housing. The City enforces the accessibility provisions under Title 24 of the California Codes that apply to new construction of multifamily development with three or more dwelling units. The City has also adopted (2014) a Reasonable Accommodation Ordinance which provides a reasonable accommodation procedure allowing the Director of the Department of Economic and Community Development to review and grant reasonable accommodation requests using criteria identified. Central to the decision to grant the request is whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction, or would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program. If the Director can find that the request does not, and is necessary to make housing available to an individual with disabilities protected under the fair housing laws, the Director may grant the request for reasonable accommodation in accordance with specific findings.

The City has also supported programs over the years to enable lower income households, including those with persons with disabilities, an opportunity to maintain and improve their housing, while providing them with needed financial relief. The City's Residential Rehabilitation Program, which offers grants and low interest loans, and the nonprofits, North Peninsula Neighborhood Services and Rebuilding Together, both of whom provide grants to low-income households as well, allow accessibility modifications as eligible activities. Another nonprofit, Center for the Independence of the Disabled (CID), solely undertakes accessibility improvements to housing for a person with disabilities. All four programs are funded annually with City CDBG funds.

Housing within the Coastal Zone. Much of the area encompassed by the Coastal Zone in Daly City is developed with single-family detached homes built in the 1950s and 1960s as part of the Westlake neighborhood. Portions of the zone that are undeveloped include a 2.6 mile beach which is largely inaccessible due to steep and high coastal bluffs situated immediately west of the aforementioned homes. The terrain of these coastal bluffs is steep and rugged. The tops of the bluffs are exceedingly steep and, as a result, largely preclude further development.

Since the City adopted its first Coastal Element in 1984, new private development has been sporadic and none of it has introduced new residents to the area. Rather, non-seismic landslides have caused a number of existing single-family homes within the Coastal Zone to be removed. None of these removed homes have included deed-restricted affordable housing and there are presently no homes which are known to be threatened by landslide activity.

Non-Governmental Constraints to Housing Production

Constraints attributable to the private market that affect the improvement, maintenance and production of housing are generally categorized as non-governmental constraints. The imbalance between housing supply and demand makes housing costs in the Bay Area among the nation's highest. The high costs of development, financing, and land are the greatest barriers to the provision of affordable housing.

Land Costs. Daly City's proximity to the San Francisco employment center and the rapidly increasing job opportunities there have created an environment which makes Daly City a desirable place to live. Market forces continue to push land costs upward resulting in an increase in housing costs. As the cost of housing rises at a much greater rate than income, there is a decreasing opportunity for home ownership to a growing proportion of Daly City residents. Additionally, there is an increasing number of households who can barely afford the home they purchased and, as a result, cannot afford expenditures on routine maintenance and repair.

According to recent transactions of non-entitled vacant residential property within Daly City, raw land costs are presently upwards of \$3,000,000 per acre, equating to approximately \$200,000 per each new 3,000 square foot lot in the more suburban parts of Daly City. Likewise, it is anticipated that land costs within the City's Priority Development Areas, especially along Mission Street, will increase over time as new development replaces older existing residential buildings, infrastructure improvements take place, and the desirability of living closer to BART, Samtrans, and other public transit opportunities increases. While this evolution of land use would increase the overall volume of housing in the area, an unintended consequent could be increased housing overpayment, overcrowding, degraded housing conditions, and displacement of existing lower-income households unable to afford market-rate newer development.

In anticipation that new development projects could impact existing residents negatively, Housing Element Task HE 5.6 requires that the City evaluate the potential impacts of displacement and adopt measures, as appropriate, to address the risk of displacement of existing residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable. If adopted, the City would implement programs as appropriate to address displacement, monitor such programs annually for effectiveness, and make adjustments as necessary.

Market Conditions. Another potential constraint to housing rehabilitation in some portions of Daly City is the uncertainty some property owners may feel toward the long-term prospects for upgrading a neighborhood. Areas where this could be a constraint are generally the older neighborhoods east of Interstate 280.

Many of the current building condition problems stem from the inability of some Daly City residents to pay for well-maintained, standard housing. In this regard, the housing problem is basically a problem of

poverty. A low-income family cannot pay prevailing rents for decent housing without imposing a severe strain on the family budget. They have two choices: spend an inordinately high percentage of income to get a standard unit or spend a more reasonable amount and accept substandard housing.

Landlords may face a similar dilemma. Revenues received from a building must match the operating cost, including mortgage payments, taxes, insurance and basic upkeep. If there are no tenants willing or able to pay the amount needed to maintain the building in good condition, costs are usually reduced by cutting back on maintenance and repair. Ignoring needed repairs causes the building to deteriorate and with it the neighborhood.

Construction Costs. Based on building cost estimator guides, the cost of constructing a wood-frame, single-family residence in the Bay Area has increased significantly since 1980 with lumber, concrete and labor constituting the most rapidly rising components. The construction cost, without considering land costs, financing, etc., for an average single-family home in Daly City is approximately \$200,000. The cost of a single-family lot that can be built on varies depending on the characteristics of the property (e.g. sloped) and location. A 2,500 square foot lot will cost from \$300,000 to \$400,000.

Availability of Financing. Financing costs reached an all-time high in the first part of this decade. The lack of affordable financing has led to a proliferation of creative financing packages including variable rate mortgages, balloon payments, interest-only loans, equity participation and other techniques. The long-term outlook for interest rates is highly uncertain, and will be influenced by such factors as deficit spending by the federal government, federal housing policy, borrowing needs of businesses and individuals, and the monetary policy of the Federal Reserve Board. These are all factors over which Daly City has little or no influence. In the spirit of the overall Housing Goal, the City must recognize the constraints in establishing realistic policies. The City has and should continue to sponsor and/or administer interest rate reducing programs (e.g. Housing Revenue Bond and Residential Rehabilitation Programs that benefit specific groups like low and moderate income households, first-time home buyers, and groups with special needs).

Regional Housing Needs Assessment

State law requires that a local Housing Element include a projection of the housing units by income category for the forthcoming planning period and that the Association of Bay Area Governments (ABAG) determine the existing and projected regional housing needs of the Bay Area as well as each city's share of that regional need. The Government Code states that, "...a locality's share of the regional housing need includes that share of the housing need of persons at all income levels within the area significantly affected by the jurisdiction's general plan." Within San Mateo County, ABAG acknowledged the formation of the subregion for the purpose of developing the Regional Housing Need Allocation (RHNA) in 2006. Daly City, together with 20 other jurisdictions within the County, participated in the development of the RHNA identified within this section.

Income Definitions (Federal)

The United States Department of Housing and Urban Development (HUD) identifies the five income categories below for the development of the Consolidated Plan and Strategy for Housing and Community Development, which is prepared every five years by City of Daly City as required by federal mandate. Through each of these categories, the Federal Government sets the maximum dollar amount that a household should pay for housing. By the current standard, the amount that a household pays for housing should not exceed 30 percent of their gross income for rent or mortgage payments including utility costs. Households that pay more than 30 percent of gross income for housing are considered to have a cost burden, while households paying 50 percent or more for housing are considered to have an extreme cost burden.

Extremely Low-income:	A household earning 30 percent or less of the area median income. In 2014, a family of four earning \$33,950 or less in San Mateo County is considered to fall within the extremely low-income category.
Very Low-income:	A household earning between 31 and 50 percent of area median income. In 2014, a family of four earning between \$33,950 and \$56,550 in San Mateo County is considered within the very low-income category.
Lower-Income:	A household earning between 51 and 80 percent of the area median income. In 2014, a family of four earning between \$56,550 and \$90,500 in San Mateo County is considered within the lower-income category.
Moderate Income:	A household earning between 81 and 120 percent of the area median income. In 2014, a family of four earning between \$90,500 and \$123,600 in San Mateo County is considered within the moderate-income category.
Median Income:	The point at which 50 percent of all households earn more and 50 percent earn less than the area median income. In 2014, the median income for a family of four in San Mateo County is \$103,000.

For the purpose of this Housing Element, affordable housing shall be defined as housing affordable to households which are extremely low-income, very low-income, lower-income, and moderate income.

Income Definitions (State)

The State of California Department of Housing and Community Development (HCD) uses federally defined income categories as a basis to administer their housing programs. The Association of Bay Area Governments (ABAG) calculates future housing needs using the five income categories of:

- Very low (50 percent or less of the area median income)
- Low (51 to 80 percent of the area median income)
- Moderate (81 to 120 percent of the area median income) and
- Above moderate (greater than 120 percent of the area median income)

However, ABAG incorporates the federal definitions of income in their existing need since the existing need estimates are derived from HUD calculations.

Regional Housing Needs Allocation (RHNA)

Housing Element law requires a quantification of Daly City's share of the regional housing need as established by the Association of Bay Area Governments (ABAG) in its Regional Housing Need Plan (RHNP). The Regional Housing Need Allocation (RHNA) for Daly City represents the minimum projection of additional housing units needed to accommodate household growth of all income levels by the end of the housing element's statutory planning period. As such the allocation addresses the fifth housing element cycle, which covers an 8.75-year RHNA projection period (January 1, 2014 to September 30, 2022) and an eight-year planning period (February 15, 2015 to February 15, 2023).

As shown in Table HE-55, the City must demonstrate that it can accommodate a total of 1,350 new dwelling units distributed among five income categories by 2022.

Table HE-55: Regional Housing Need Allocation ("RHNA") 2014 to 2022

Income Category	RHNA 2014- 2022	Annual Construction Requirement	Maximum Income (2014)
Extremely Low.....	200	25	\$ 33,950
Very Low.....	200	25	\$ 56,550
Low.....	188	24	\$ 90,500
Moderate.....	221	28	\$ 114,000
Above Moderate...	541	68	
	1,350	169	

Source: Association of Bay Area Governments (ABAG); HUD

Notes: Maximum sales price assumes 30 percent GAI devoted to PITI, 10 percent down on 6.25%, 30yr fixed loan, \$350 HOA dues; maximum rental price for three-bedroom unit, assuming maximum 30 percent GAI devoted to rent; The RHNA projects a housing need of 241 total very low-income units, of which 50 percent is estimated here to be extremely low-income. Maximum incomes are for a four-person household.

Adequate Sites Inventory and Analysis

This section will demonstrate the City's ability to provide a sufficiently zoned number of parcels capable of accommodating the 1,350 dwelling units allocated to it by the Regional Housing Need Allocation between the years 2014 and 2022. The analysis relies on the summary provided in Table HE-56 – Summary of Regional Housing Need Allocation Compliance on page 63.

Sites Approved for Residential Development (Table HE-56, page 63 – Green Rows)

According to State guidelines, Daly City may count housing units approved as of January 1, 2014, toward satisfying its RHNA goals for the 2014-2022 planning period. The green rows in Table HE-56 identify the sites that contain 473 units which remained in an approved status as of this date. Of these units, 16 are affordable for extremely low-, 62 are affordable for very low-, 33 for low-, 81 for moderate-, and 281 above-moderate income households. All of these units are affordable to extremely low-, very low-, low- and moderate-income households are deed restricted affordable units produced through the affordable housing agreements between the City and developers, disposition and development agreements (when previous Redevelopment Agency funding or property had been utilized in the construction), or through project conditions of approval.

Sites Located in Zoning Districts Which Either Permit or Require Residential Land Uses (Table HE-56, page 63 – Orange and Blue Rows)

Accounting for units in an approved status, the City must identify additional sites on which the balance of the RHNA, or 877 units, could be constructed. For this reason, Table HE-56 identifies in orange and blue rows the additional sites where residential development is either permitted or required. In combination, these sites provide a possibility for an additional 485 units. When combined, the list of sites approved for residential development and the list of sites where residential development is permitted provide for 958 units -- 392 units less than the RHNA requires.

In addition to the requirement that substantial sites be provided to accommodate the RHNA, State law requires that the City evaluate and identify sites which achieve housing affordability objectives for "lower-income" households. The State does so through the use of the "default density" standard, established by the California Department of Housing and Community Development (HCD). In Daly City, the default density standard is 30 dwelling units per acre. In short, HCD must accept those sites which

conform to the default density standard as appropriate for accommodating Daly City's housing need for these households. If a site does not allow a residential density of 30 dwelling units per acre or more, housing capacity on the site must be assumed to be affordable only for above moderate-income levels. Moderate-income sites, i.e., where density is less than 30 dwelling units per acre, are identified in the blue rows on Table HE-56.

For sites that meet the default density standard, State law is silent on specific affordability level assumptions (e.g. extremely low, very low, low or moderate). Based on historic affordability levels and new policies and actions in the Housing Element, Daly City has assumed approximate affordability levels of ten percent for extremely low-, seven percent for very low-, ten percent for low-, 15 percent for moderate- and the remainder for above moderate-income households. The same assumption was made in the 2013 Housing Element. The unit allocation among income categories in Table HE-X reflects these assumptions.

Tasks Necessary to Address Shortfall of Adequate Housing Sites and Housing Affordability (Table HE-56, page 63 – Yellow Rows)

The City of Daly City is obligated by State law to ensure that appropriately zoned land exists in the City that would allow construction of all units in the RHNA, including the 392-unit deficiency identified in the prior section, targeted to the specific affordability levels identified in the RHNA. The tasks intended to address the overall unit deficiency are as follows:

- Amend the BART Station Area Specific Plan to redesignate the 8.7-acre Samtrans park-and-ride lot at 3501 Junipero Serra Boulevard (APNs 008-131-010 through 040 and 008-132-010 and 020) to the Specific Plan's High Density Residential designation. The permitted residential density currently within this designation would be 25 to 55 dwelling units per acre, allowing between 218 and 478 units. However, concurrent with redesignation, the City will amend the Specific Plan regulations to require at least 30 dwelling units per acre, corresponding to an allowance of at least 261 units, and amend the development regulations provided within the Plan to comply with the balance of policies provided in the Housing Element. Because the parameters and constraints associated with developing this property are unknown, this Table HE-56 has assumed a 261-unit yield for the purpose of RHNA compliance.
- Amend the General Plan designation and Zoning Map for the 12.14-acre property located generally northeast of the intersection of Carter Street and Martin Street (APN 005-050-240) from C-RO Commercial Retail and Office and C-1 Light Commercial to, respectively, to Residential - Low Density and R-1 Single Family Residential District, respectively. The Residential - Low Density General Plan designation permits between two 2 and 14.5 dwelling units per gross acre, which would therefore allow up 176 units on the subject site. Given the minimum lot size that would be required, development would likely occur at approximately 12 units per acre, yielding approximately 134 units.
- Amend the General Plan designation and Zoning Map for the 1.15-acre property located on Brunswick Street across from Chelsea Court (APN 003-210-260) from C-MU Commercial Mixed-Use and C-2 Heavy Commercial, respectively, to Residential High Density and R-3 Multiple Family Residential District, respectively. The site is currently identified to permit up 43 du/ac, or 50 units, and required to be mixed-use, i.e., providing retail and/or office at the street level. The amendment would increase the potential dwellings by eight units, while removing the retail and office requirement.

Because the above redesignations permit residential development of at least 30 dwelling units per acre, both sites would conform to the State's default density criteria, allowing for the assumed affordability discussed in the previous section.

Tasks Necessary to Address Housing Affordability

As identified in Table HE-56, the City has provided a sufficient number of sites to address both the Regional Housing Need Allocation for all income affordability categories except the Extremely Low-Income category, where a deficit continues to exist. As was the case with the 2013 Housing Element, this Housing Element proposes an expansion of the City's second unit program directed at increasing the number of second units in Daly City and, in particular, smaller second units which are those most likely to be affordable to households of extremely low-income, i.e., less than \$33,950 for a four-person household. The tasks intended to expand the second unit program are as follows:

- Remove an existing 16 dwelling unit per acre cap presently imposed in Daly City's older neighborhood and instead align the density applicable to second unit to be consistent with the General Plan density. The requirement to complete this amendment to the Zoning Ordinance is identified as Task HE-5.1 on page 75;
- Remove the parking requirement for small units inside small homes that conform to the City's parking regulations. The requirement to complete this amendment to the Zoning Ordinance is identified as Task HE-5.2 on page 75; and
- Eliminate the requirement for owner-occupancy for second units where the applicant for a non-owner occupied second unit can demonstrate that the entire property is subject to professional property management by means of a written contract supplied to the City. The requirement to complete this amendment to the Zoning Ordinance is identified as Task HE-5.3 on page 75.

On average, there are about ten applications for second units approved each year. While there are many inquiries from homeowners about potentially adding a second unit to their home, many homeowners are disallowed from doing so either because their property is of insufficient size to support the amount of parking required for a second unit, the neighborhood density will not support additional units, or the home is not occupied by the homeowner. The changes identified above are targeted toward broadening the City's existing second unit program in a way that would allow smaller second units in Daly City's older neighborhoods which are within walking distance to transit and retail/eating establishments on Mission Street. Staff estimates that these modifications could double the number of permissible second units each year dispersed throughout the City, thereby effectively addressing the City's extremely low-income housing supply deficit identified in Table HE-56.

Evaluations of second unit affordability in Daly City have historically shown that the sub-\$800 rental market is provided almost entirely in the city's existing second unit housing stock. In April 2014, 21 Elements completed a comprehensive analysis of second unit construction and affordability in San Mateo County, intended to determine the degree to which second units were affordable to households earning less than the County median income. The study concluded that second units were in fact affordable to lower income households. Using the study as a basis, the City has assumed that following affordability levels for second units:

- Approximately 25-60 percent of second units are affordable to Extremely Low-Income households;
- Approximately 10-25 percent of second units are affordable to Very Low-Income households;
- Approximately 15-20 percent of second units are affordable to Low-Income households; and
- Approximately 10-20 percent more of secondary units are affordable to Moderate-Income households.

As part of the program to expand the amount of the smaller, more affordable second units in Daly City, this Housing Element also commits the City to monitoring second unit construction and rental activity on an annual basis and reporting this information in the City's General Plan Annual Report in Task HE-5.5.

Realistic Development Capacity Assumptions

This Housing Element utilizes the following assumptions regarding the realistic development capacity of sites identified on Table HE-56, which have been segmented to sites which are anticipated to be exclusively residential and sites that are anticipated to be mixed-use in nature.

Sites zoned exclusively for residential uses. Of the 28 housing sites identified on Table HE-56, 15 sites are subject to zoning regulations which allow exclusively residential uses. The anticipated density on these sites ranges from 15 dwelling units per acre to 50 dwelling units per acre, largely reflecting the *maximum* permissible General Plan density currently attributable to each of these sites. The City has assumed that development will occur at or near the maximum permissible density because development trends in Daly City have historically supported this assumption. Of the 16 residential housing projects proposed over the past 20 years in traditional residential zones (exclusive of new projects in planned development zones), all multi-family housing development has maximized the density allowed by the General Plan Land Use Map and all single-family proposals have utilized the smallest permissible lot size allowed by the zoning.

Sites not zoned exclusively for residential uses. The remaining 13 sites identified on Table HE-56 are not zoned exclusively for residential uses and are characterized as “underutilized” sites located in either the Mission Street or Geneva Avenue corridors, meaning that property owners have either expressed an interest in redeveloping their properties or have previously obtained land use entitlements to do so. These corridors are more urban in nature than other areas in Daly City and development within them has historically exceeded 50 dwelling units per acre. Examples of recent projects built at similar densities include: Hillcrest Gardens – 35 Hillcrest Drive (100 du/ac), Vista Grande – 6730 Mission Street (63 du/ac), Schoolhouse Station – 99 School Street (67 du/ac), The Geneva Condominiums (57 units per acre), and Landmark Daly City (56 units per acre). The City recently approved the Mission Street Apartments – 6800 through 6834 Mission Street (Mid-Peninsula Housing Coalition – The Farm) which provides 68 du/ac. Each of these projects replaced previously existing uses and all, except for Hillcrest Gardens, contains a mixed-use ground level retail component.

Both the Mission Street and Geneva Avenue corridors are presently zoned C-1 Light Commercial and are identified for rezoning to C-MU Commercial Mixed Use in Task HE-3.1 primarily as a means to promote housing construction with ground floor retail uses through a more streamlined development review process than currently exists. Neither the existing General Plan Land Use Element nor the Zoning Ordinance identifies a maximum residential density in the Retail and Office General Plan designation or C-1 Light Commercial zone designation for these areas. The new C-MU zone intended to replace the existing C-1 zoning will also likely not impose density limitations. Parking and ground level retail proportions to be introduced as part of the new C-MU zoning will provide unit limits on individual development projects.

Non-Vacant Housing Sites

Of the 22 sites identified in Table HE-56, 13 sites are occupied by existing structures or parking lots. Of these 13 sites, six sites are occupied by existing greenhouses, nurseries, and other agricultural land uses which have an improvement-to-land value ratio of less than 1.0, supporting the notion that redevelopment of these properties is feasible and even likely, given the history of sites with agricultural uses being converted to residential uses in Daly City. For example, the site at 89 Second Avenue (.46 acres), which is currently for sale, is presently occupied by both a greenhouse and a single-family home. The real estate listing for the property identifies the site as a potential multi-family housing site.

Of the remaining six sites intended to meet the RHNA, only five sites have significant existing buildings (one site is occupied by a church parking lot that is not necessary to provide required parking by the church which owns it). A complete analysis of these sites is as follows:

East Market Street between Mission Street and First Street. This 1.73-acre privately owned site consists of three parcels owned by a single entity which has expressed interest in redeveloping all or a portion of the site. A roughly 0.37-acre portion of the site is vacant, with the balance of the site occupied by existing operational retail buildings, an operational bank and the parking and drive aisles associated with these uses. The combined land-to-property value ratio for the entire site is 0.69, although the ratio for the parcel which contains the bank is 2.7. Because of the high land-to-property value ratio associated with the bank, the 0.74-acre figure identified in Table HE-56 omits the bank portion of the property together with a 0.78-acre portion of the site associated with the bank parking lot.

The development capacity identified in Table HE-56 for this site reflects a modest estimate of the potential density of the site at 40 dwelling units per acre, roughly two-thirds of the density recently approved for the Mission Street Apartments (6800 Mission Street) and three-quarters the density constructed at Landmark Daly City (6501 Mission Street). To allow a mixed-use development containing residential uses and to ensure the most comprehensive development project, the City in 2014 amended the BART Station Specific Plan to redesignate the three-parcels to the Neighborhood Commercial Residential Above specific plan designation, thereby providing the development parameters (e.g., maximum number of stories, site coverage, etc.) that ensure a development allowance consistent with that specified in Table HE-56.

1698 Bryant Street. This 1.38-acre privately owned site is currently occupied by an operational auto repair garage that has previously been considered by a non-profit housing developer for the construction of 48 apartments. The condition of the building, constructed in the 1950s, is average, and the land-to-property value ratio for this site exceeds 3.0, due in large part to an extremely low (\$22,000) land value attributable to the site per the San Mateo Tax Collector. The development capacity identified in Table HE-56 reflects the density advanced as a part this developer's proposal and a City staff assessment that 48 apartments could be built upon the property subject to both the parking reductions proposed in this Housing Element and a recently adopted amendment to the Sullivan Corridor Specific Plan allowing the density designation and floor area ratio sufficient to permit at least 48 dwelling units on the site. The overall site density with this number of units would be 35 dwelling units per acre. Monarch Village, with a density of 65 dwelling units per acre, completed construction immediately across Pierce Street from the subject parcel.

SamTrans Park and Ride Lot. As discussed in the Land Use Element, the SamTrans Park and Ride Lot (3501 Junipero Serra Boulevard) is owned by the San Mateo County Transit District and consists of an existing parking lot that provides daily paid parking for use by patrons to the Colma BART Station. The District has recently selected a master developer for the site and begun discussions with the City about potentially developing the entire 8.7-acre site in a mixed-use format. The City is supportive of redeveloping the site and has provided policy guidance in the Land Use Element intended to allow for broader mix of land uses in a more intensive format than is currently provided by the BART Station Area Specific Plan. To this end, the Housing Element proposes a redesignation of the lot to the Specific Plan's Residential High Density designation and amending the designation language to require at least 30 dwelling units per acre. This designation change allows for the mixed-use building type sought by SamTrans and the developer, while permitting residential densities necessary to achieve the affordability levels sought by the City. Because the parameters and constraints associated with developing this property are however unknown, this Table HE-56 has assumed a 261-unit yield (30 du/ac) for the purpose of RHNA compliance.

Compliance with the State's "By Right" Requirement

In order to fully comply with the State's "by right" requirement, which mandates that sites necessary to satisfy the City's RHNA not be subject to conditional use permit or other discretionary approvals, it will be necessary for the City to remove the use permit requirement for mixed-use projects located in the (future) C-MU Commercial Mixed Use zone that provide a residential component resulting in an overall net density of at least 30 dwelling units per acre and which also contain a first-floor commercial component that occupies a proportion of the total building area identified by the Zoning Ordinance. The requirement to complete this amendment is identified as Task HE-6.1 on page 76.

Table HE-56 SUMMARY OF REGIONAL HOUSING NEED ALLOCATION COMPLIANCE

Site Number	Reference Name (owner name)	Street Address/APN	General Plan Designation	Current Zoning	Existing Use	Entitlement Status	Site Size	Assumed Density (du/ac)	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Development Capacity		
Approved as of January 1, 2014 (A)	1	Serramonte Condominiums (CA - Daley, LLC)	[no assigned address] (APN 091-247-080)	Residential High Density	Planned Development	Vacant land	Approved	4.00 ac	50 du/ac	10	30	20	80	60	200	
	2	KB Homes Residential Subdivision	387 Peoria Street (APN 003-211-310)	Residential Low Density	Planned Development	Vacant land	Approved	4.91 ac	11 du/ac	0	0	0	0	54	54	
	3	Mission Street Apartments (Mid-Peninsula Housing Coalition - The Farm)	6800 - 6834 Mission (APNs 003-172-240, -130, -140, -150, -160, -170, and -180)	Commercial Mixed-Use†	C-1 Light Commercial	Closed auto dealership and vacant office	Approved	0.77 ac	68 du/ac	6	32	13	1	0	52	
	4	Garden Valley Townhomes (Callan)	320 Third Avenue (006-392-050 thru -080; 006-393-080, -090, -170, -190 & -200)	Residential Medium Density	Planned Development	Vacant land	Approved	1.90 ac	26 du/ac	0	0	0	0	50	50	
	5	Christopher Highlands Residential Subdivision (Lennar)	60 Christopher Court (APN 008-345-020)	Residential Low Density	R-1 Single-Family Residential	Closed public elementary school	Approved	14.00 ac	6 du/ac	0	0	0	0	80	80	
	6	Point Martin Residential Subdivision (Carey)	1 Steve Courter Way (APN 005-042-020)	Residential Low Density	Planned Development	Vacant land	Approved	1.84 ac	9 du/ac	0	0	0	0	16	16	
	7	Annie Street Residential Subdivision (Carey)	1500 Annie Street (APNs 006-341-010, 006-341-020, and 006-188-030)	Commercial Mixed-Use	Residential Retail Commercial (C-R/R)	Existing home and contractor yard	Approved	2.60 ac	7 du/ac	0	0	0	0	17	17	
	8	Annie Street Residential Subdivision (Johnson)	1564 Annie Street (APN 006-341-030)	Commercial Mixed-Use	Residential Retail Commercial (C-R/R)	Greenhouse and existing home	Approved	0.34 ac	12 du/ac	0	0	0	0	4	4	
Sites Located In Zoning Districts Which Either Permit or Require Residential Land Uses (B)	Permitted density is 30 du/ac or more	9	Geneva Avenue bet. Pasadena/Castillo (Schembri/Waldman)	2321 and 2333 Geneva Avenue (APN 005-061-010 thru 070)	Commercial Mixed-Use†	C-1 Light Commercial	Vacant land	Zoned	0.37 ac	57 du/ac	1	3	2	8	6	21
		10	Geneva/Rio Verde NE Corner (Patel)	[no assigned address] (APNs 005-065-120, -130, -140, and -190)	Commercial Mixed-Use†	C-1 Light Commercial	Vacant land	Zoned	0.35 ac	57 du/ac	1	3	2	8	6	20
		11	Castle/Third Greenhouse Site	89 Second Avenue (APN 006-234-030)	Residential High Density	R-3 Multiple-Family Residential	Greenhouse and existing home	Zoned	0.46 ac	50 du/ac	1	3	2	9	7	23
		12	130 Station Avenue (Unlacke)	130 Station Avenue	Residential High Density	R-3 Multiple-Family Residential	Vacant land	Zoned	0.23 ac	50 du/ac	1	2	1	5	3	12
		13	Brunswick Street across from Chelsea Court (Mormon Church)	[no assigned address] (APN 003-210-260)	Commercial Mixed-Use†	C-2 Heavy Commercial	Vacant land	Zoned	1.15 ac	43 du/ac	3	8	5	20	15	50
		14	E. Market between Mission Street and First Street (Garibaldi)	[no assigned address] (APNs 006-251-210, -220, and -230)	Commercial Mixed-Use†	C-1 Light Commercial	Office building and vacant land	Zoned	0.74 ac	40 du/ac	1	4	3	12	9	30
		15	Serramonte Del Rey (JUHS)	[no assigned address] (APN 091-211-230)	Office Commercial	Planned Development	Closed high school site (vacant portion)	Zoned	4.97 ac	35 du/ac	9	26	18	70	53	175
		16	Samoan Church Property	[no assigned address] (APN 005 067 210 and 220)	Residential Medium Density	R-2 Two-Family Residential	Parking lot	Zoned	0.57 ac	35 du/ac	1	3	2	8	6	20
		17	St. Francis Court Condominiums (Skyline Heights Partners)	1050 St. Francis Boulevard (APN 091-211-340)	Residential Medium Density	Planned Development	Vacant land	Zoned	2.49 ac	35 du/ac	4	13	9	35	26	87
	Permitted density is 29 du/ac or less	18	Bryant Street Apartments	1698 Bryant Street (APN 006-346-140)	Commercial Mixed-Use	Residential Retail Commercial (C-R/R)	Auto repair (operational)	Zoned	1.38 ac	35 du/ac	2	7	5	19	14	48
		19	First Avenue Greenhouses (Alioto)	169 First Avenue (APN 006-252-080)	Residential Medium-Low Density	R-3 Multiple-Family Residential	Greenhouses	Zoned	1.00 ac	20 du/ac	0	0	0	0	20	20
		20	Washington/Bryant Greenhouse Site	[no assigned address] (APN 006-345-070)	Commercial Mix-Use	Residential Retail Commercial (C-R/R)	Nursery (no structures)	Zoned	0.34 ac	15 du/ac	0	0	0	0	5	5
		21	Edgeworth Greenhouse Site (Shimamoto)	[no assigned address] (APN 006-346-170)	Residential Retail Commercial (C-R/R)	Residential Retail Commercial (C-R/R)	Greenhouse	Zoned	0.17 ac	15 du/ac	0	0	0	0	3	3
		22	Edgeworth/Washington Greenhouse Site	[no assigned address] (APNs 006-344-020 and -160)	Residential Retail Commercial (C-R/R)	Residential Retail Commercial (C-R/R)	Greenhouse	Zoned	1.02 ac	15 du/ac	0	0	0	0	15	24
		23	Calgary Street/Rio Verde single family (Baldini)	55 Calgary Street (APNs 005-064-260 and -280)	Retail/Office Commercial†	Planned Development	Vacant land	Zoned	0.34 ac	23 du/ac	0	0	0	0	8	8
		24	Rio Verde greenhouses (Perlite)	[no assigned address] (APN 005-064-210)	Residential Medium-Low Density	R-1 Single-Family Residential	Greenhouse	Zoned	0.40 ac	20 du/ac	0	0	0	0	7	7
		25	Lisbon Street Greenhouse Site (Podesta)	640 Lisbon Street (APN 006-453-020)	Residential Medium-Low Density	R-1 Single-Family Residential	Greenhouse	Zoned	0.27 ac	15 du/ac	0	0	0	0	4	4
		Subtotal	Sites Approved for Residential Development as of January 1, 2014 - (A)									16	62	33	81	281
Sites Located In Zoning Districts Which Either Permit or Require Residential Land Uses - (B)									24	73	49	194	146	485		
2014-2022 Regional Housing Need Allocation (RHNA) - (C)									200	200	188	221	541	1350		
Remaining Housing Need Before Rezoning/GP Changes = (A) plus (B) minus (C)									-160	-65	-106	54	-114	-392		
Zoning/General Plan Changes (D)	26	SamTrans Park and Ride Lot	3501 Junipero Serra Boulevard (APNs 008-131-010 through 040, and 008-132-010 and 020)	Retail/Office Commercial†	BART Office/Convenience Retail	Surplused BART Park and Ride lot	Proposed for Redesignation	8.70 ac	30 du/ac	13	39	26	104	78	261	
	27	Carter/Martin Intersection site	[no assigned address] (APN 005-050-240)	Retail/Office Commercial†	C-2 Heavy Commercial	Vacant land	Proposed for Redesignation	12.14 ac	12 du/ac	0	0	0	0	146	134	
	28	Brunswick Street across from Chelsea Court - (Mormon Church) - ADDITIONAL UNITS	[no assigned address] (APN 003-210-260)	Commercial Mixed-Use†	C-2 Heavy Commercial	Vacant land	Proposed for Redesignation	1.15 ac	50 du/ac	1	1	1	3	2	8	
Remaining Housing Need After Rezoning/GP Changes = (A) plus (B) minus (C) plus (D)									-146	-25	-80	162	-34	11		

† Properties within the Commercial Mixed-Use General Plan Land Use designation on Mission Street or Geneva Avenue are not subject to density limitations; project densities for the properties reflect recent development trends for proposed and/or completed mixed-use projects within the same zone.

CITY OF DALY CITY HOUSING ELEMENT 2014-2022

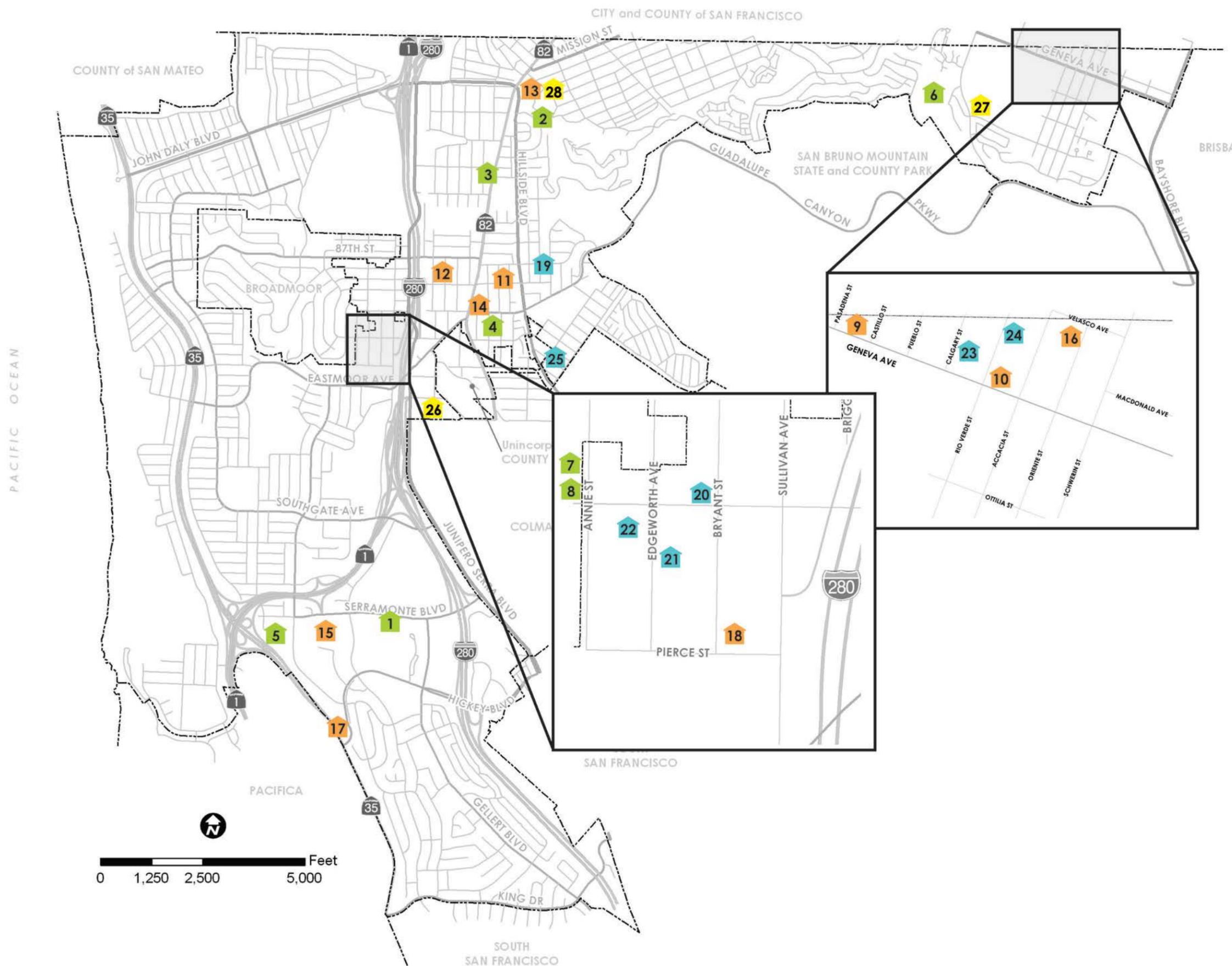


Figure HE-8
**HOUSING SITE
 LOCATION MAP**

-  Approved
-  Residential Required
(greater than 30 du/ac permitted)
-  Residential Required
(less than 30 du/ac permitted)
-  Zoning/General Plan
Changes Necessary

CITY OF DALY CITY
**HOUSING ELEMENT
 2014-2022**

Quantified Objectives

Based on the objectives outlined in this Housing Element, the City has established the quantified objectives shown in Table HE-57 to meet its housing needs over the 2014-2022 planning period. A more detailed discussion follows.

Table HE-57: Quantified Objectives by Income Category

Income Category	Extremely Low	Very-Low	Low	Moderate	Above Moderate	Total
Vacant Sites	4	12	8	31	40	94
Underutilized Sites	4	11	7	30	33	86
New Second Units	9	2	2	0	0	13
Conservation	3	3	0	0	0	6
Rehabilitated Units	2	1	0	0	0	3
Preserved Units	12	12	0	0	0	24
Total	33	42	17	61	73	226

Construction Objective

The population of Daly City can expect to grow by 13,700 residents between 2010 and 2030. This figure represents an addition of about 685 new residents per year or an annual population growth rate of 0.64 percent. Based on the current household size (3.21 persons per household), this population increase will create an annual need for about 200 housing units each year between 2010 and 2030.

Taking into account existing housing units under construction, this long-term 200 unit-per-year target roughly correlates to the eight-year 1,350-unit construction target established as part of the Regional Housing Need Allocation (RHNA) (see *Regional Housing Needs Assessment* section for discussion). According to the Table HE-56 on page 63, there are a 27 development sites on which significant housing developments could be constructed. These sites range in size from .17 acres to 14 acres, and range in approved or allowed density from 15 units per acre to 68 units per acre. Combined, the sites could provide as many as 958 dwelling units, or enough housing for about 3,161 new residents.

Although the sites identified in Table HE-56, in combination with two identified rezonings, satisfy the 2014-2022 RHNA, this Housing Element does not identify which sites will be available for housing development beyond this timeframe. For this reason, the City has developed a comprehensive set of housing policies targeted toward maximizing the use of both vacant and previously development properties not reflected in Table HE-56.

Rehabilitation Objective

In order to upgrade deteriorated dwelling units found throughout Daly City, the City will work to complete the rehabilitation of 31 dwelling units per year for the years 2014 through 2022. This is a continuation of the objective identified in the 2013 Housing Element. While it is not possible to specify precisely which units will be rehabilitated, the quantified objective is, within the next seven years, to correct 90 percent of the residential buildings with major or critical deficiencies identified in the Housing Conditions Survey. While the City's Residential Rehabilitation Program is not targeted to a specific area and property owners throughout the City may avail themselves of the Program, the neighborhoods east of Interstate 280 have the highest concentration of dilapidated units and may likely require a greater proportion of the residential rehabilitation resources.

This category also includes rehabilitation loans or grants to provide access for handicapped persons. Eligible homes can be retrofitted with such modifications as ramps, grab bars, lowered sinks and widened doorways. The City implemented the Senior Minor Home Repair Program in July 1990 that offers grants to seniors to make necessary repairs to their homes, often deferring the cost of repair until the dwelling is sold. Also, the City has annually allocated CDBG funds to a nonprofit, Center for the Independence of the Disabled, to provide free home modifications for eligible households with disabled members.

Replacement Objective

The City will seek to remove by appropriate means all buildings identified as not suitable for rehabilitation. A substandard building is considered not suitable for rehabilitation if improvement costs to make it into decent, safe and sanitary housing exceeds the cost of replacing it with a newly constructed building. Such units are, by definition, considered to be in such a state of disrepair that rehabilitation is not feasible, and occupancy of these units on a long-term basis poses a significant threat to health and safety of the occupants.

Recognizing the guidelines for replacement, it is nearly impossible to determine the precise number of units not suitable for rehabilitation. In a few extreme cases, dilapidated and structurally unsound buildings will require major work (e.g., new foundations, structural modifications, new heating and plumbing) to the extent that demolition and complete new construction would be more cost effective. The structural problems associated with these properties usually go undetected in a windshield survey of building conditions like the one completed in July of 2001 and updated in 2008. However, based on previous demolition permits issued by Daly City a total of three such units per year is anticipated. The Replacement Objective for the current planning period from 2014-2022 is, therefore, 15 units. This number reflects the same objective identified in the 2013 Housing Element.

Preservation Objective

In order to conserve the existing housing stock, the City should avoid actions that would adversely affect existing, sound dwellings, such as rezoning to non-residential uses and approving major demolition projects without adequate replacement housing. The preservation objective also contributes to the provision of a balanced housing supply by discouraging the demolition of lower cost housing that would be replaced with more expensive housing, unless that housing complies with the previously cited housing construction objectives. The San Mateo County Housing Authority, along with the City, is presently monitoring the one at-risk rental property, Villa Fontana Apartments with 120 affordable units), in Daly City to ensure its long-term affordability.

Second Unit Construction Objective

As identified in the *Tasks Necessary to Address Housing Affordability* section, the sites identified in Table HE-X together with rezonings are insufficient to address the Extremely Low-Income category where a deficit of units affordable to Extremely Low-Income households remains. The section describes a number of steps the City will take as part of the Zoning Ordinance update to increase the number of second units in Daly City and, in particular, smaller second units which are those most likely to be affordable to households of extremely low-income. The changes to the Zoning Ordinance outlined in the section will effectively introduce the potential for new smaller second units in neighborhoods where these units are presently not allowed due to density limits and parking restrictions. Staff estimates that these modifications could double the number of permissible second units each year dispersed throughout the City, effectively addressing the City's extremely low-income housing supply deficit.

Preservation of Affordable At-Risk Housing Units

California Government Code Section 65583 requires jurisdictions to evaluate the potential for low-income housing projects to convert to non-low-income housing and to propose activities to preserve or replace the converted units. The following information is required:

- An inventory of restricted low-income housing projects in the City and their potential for conversion;
- An analysis of costs for preserving and/or replacing the units at risk;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units at risk;
- Quantified objectives for the number of at-risk units to be preserved;
- Programs for preserving the at-risk units

The State requires that the analysis include projects that are at-risk of converting during the next two five year planning periods under the Housing Element.

Inventory of At-Risk Units

This section identifies in Daly City the low-income units at-risk of converting to market rate units during the next ten years and evaluates the likelihood of conversion.

This inventory includes all multiple-family units which are assisted under a variety of federal, State, and local programs, including HUD programs, State and local bond programs, redevelopment programs and local in-lieu fees, inclusionary housing polices, density bonuses, and direct assistance programs. The inventoried units should be those eligible to change to market rate housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Within Daly City, there is only one government assisted low-income housing project (see description below) at-risk of converting to market rate housing use during the next ten years.

Apartment Name:	Villa Fontana
Owner:	G&K Management Co., Inc. 5150 Overland Ave. Culver City, CA 90230
Total Unit Count:	120 (of which all are targeted to elderly and/or disabled and 112 are Section 8 units)
Mortgage Type:	HUD Section 236 Mortgage and Section 8 Agreement. While the Section 236 Mortgage contract does not expire until September 2016, the owner executed a HUD Mark Up-to-Market agreement on October 1, 1999 that prevents it from opting out of its project-based Section 8 contract until September 30, 2004.

Amberwood Apartments in Daly City is no longer on the at-risk inventory for Daly City because it opted out in July 1999. Amberwood contains 123 elderly units. This project was originally funded with a HUD 221(d)(4) loan. All tenants in the complex now receive Section 8 vouchers from the San Mateo County Housing Authority. Presently, the owner of Amberwood Apartments is voluntarily participating in the Section 8 Voucher Program and has not indicated any intentions to discontinue program participation in the near future.

If owners of at-risk housing complexes wish to prepay the HUD loan or terminate their HUD contract, they must notify affected tenants and public agencies at least one year prior to sale or termination under federal and State law. In addition, State law requires that owners of at-risk multifamily buildings seeking to sell or end their HUD contract provides qualified organizations interested in maintaining the affordability of the units first right of refusal.

With the current state of high cost housing market in San Mateo County, it is difficult to assess whether the City's at-risk units will convert to market housing or not. However, the Villa Fontana ownership appears to find its HUD subsidies satisfactory as evident from its recently re-negotiated Mark Up-to-Market agreement for project-based Section 8. Meanwhile, Amberwood Apartments, which opted out in July 1999, continues using HUD assistance by accepting tenant-based Section 8 vouchers. There has been no noticeable discontent with HUD assistance from either Villa Fontana or Amberwood Apartments. The San Mateo County Housing Authority and HUD, not Daly City, have purview over Villa Fontana's HUD mortgage. The City will monitor its at-risk units on its own initiative and work with and support the County Housing Authority and HUD to make sure these units remain affordable.

Cost Analysis of Preservation and Replacement

The following analysis examines the cost of preserving the units at-risk and the cost of producing replacement rental housing comparable in size and rent levels to the units which might convert to market rate prices. In addition, this analysis will compare the costs between preservation and replacement.

Preservation costs. In the Bay Area, including Daly City, housing prices have undergone dramatic increases in recent years. A comparable apartment building in size and rents to Villa Fontana Apartments was recently listed for sale at \$11.2 million, or \$112,000 per unit. Applying this per unit estimate to Villa Fontana, with its 120 units, would result in a market value of approximately \$13.4 million. The costs of preserving units discussed above factor in purchase, rehabilitation, and maintenance costs. Maintenance costs are assumed to be low for Villa Fontana given its age and excellent condition.

Replacement costs. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Land costs in the Bay Area are among the highest in the nation. The cost to replace Villa Fontana Apartments has been estimated using average costs for land and construction in Daly City. The per unit replacement cost is estimated to be between \$100,000 to \$125,000 per unit. Consequently, the replacement cost for the 120-unit Villa Fontana Apartments would range from \$12 million to \$15 million. Based on the present day housing market and its inflated prices, the replacement cost for Villa Fontana is likely nearer the higher end of the range.

Under the earlier analysis of preservation costs, it was assumed that HUD Section 8 subsidies would be available annually for existing and future owners of Villa Fontana Apartments. If Congress significantly cuts Section 8 appropriations in the near future, the estimated preservation costs for Villa Fontana would increase significantly. Based on the assessment of preservation and replacement costs, preserving the City's at-risk units appears to be the most cost-effective option.

Resources for Preservation

The types of resources available to preserve the at-risk low-income housing units in Daly City fall into two categories: 1) entities, such as public agencies or non-profits, with the interest and capacity to purchase and/or manage at-risk units, and 2) financial resources available to purchase existing units or develop replacement units.

Public and nonprofit agencies. As part of the research for this section, local and regional private, non-profit housing organizations were contacted. They could not make a commitment to purchase the at-risk units in the future because the need to assume ownership and management of these units is

speculative at this stage. They did state, though, that they were interested and would be willing to work with Daly City to preserve the long-term affordability of these units if necessary. The organizations contacted were Mid-Peninsula Housing Coalition, Citizens Housing Corporation and Mercy Charities Housing.

The State Housing and Community Development Department (HCD) also maintains a list of qualified organizations, including nonprofit housing developers, who are interested in being given first right of refusal on any upcoming sale of federally-subsidized at-risk rental units in order to keep the units affordable.

Public financing and subsidies. As a result of the high cost of purchasing and developing housing, intense competition for available funding, and restrictions on the use of funds, financing for the preservation and/or replacement of at-risk units will likely come from multiple sources. The following funding sources have been identified for use in purchasing at-risk units in Daly City. Because new funding sources may become available in the future, the list below should not be viewed as comprehensive.

1) State Programs

The State provides several financial resources for housing development activities, including the preservation or replacement of at-risk units, through its various agencies. Since many of the State housing programs have a competitive funding cycle, Daly City would, if the situation arose, identify the amount of funding needed to preserve or replace at-risk units and apply to the appropriate programs.

- a. State Housing and Community Development Funds: State HCD offers a variety of loans and grants for housing development. One current program is the Multifamily Housing Program, which awards deferred loans for acquisition, rehabilitation and new construction.
- b. CalHFA Funds: The California Housing Finance Agency (CalHFA) operates several programs targeting both multifamily and single family housing. CHFA's multifamily housing development programs offer a range of loans to assist in the acquisition and development of affordable rental units.
- c. Tax Credits: The California Tax Credit Allocation Committee, under the State Treasurer's Office, implements the federal and State low-income housing tax credit programs, which are available to eligible acquisition, rehabilitation and/or new construction projects annually through a competitive application cycle. State tax credits can only be received upon approval for federal tax credits. Because of the highly competitive nature of the funding process, projects awarded tax credits are targeted to very low-income renters. Public or private developers are eligible to apply.

2) CDBG Funds

Through the federal Community Development Block Grant (CDBG) program, the City provides grants and loans to a wide range of housing and neighborhood development activities. As an entitlement grantee, Daly City receives CDBG funds directly from HUD each year. The City has been averaging about \$1.6 million in annual CDBG funding from HUD over the last four years which is allocated to five funding categories: general administration, housing, economic development, capital improvements and public services.

Over the last four fiscal years, an average of \$500,000 has been allocated annually towards housing activities. However, the City commits the majority of its annual CDBG funds for housing activities towards residential rehabilitation. Under the City's Residential Rehabilitation Program,

grants and low interests loans are available to eligible single family and multifamily property owners.

4) HOME Funds

Daly City, in conjunction with several local jurisdictions in San Mateo County and the County itself, form a consortium to receive Home Investment Partnership Program (HOME) funds from HUD. Being a consortium enables the participating jurisdictions to take a regional approach to meeting housing needs, have consensus on prioritizing proposed projects and allocations, and pool funds and human resources. The County administers the HOME funds.

Jurisdictions in the consortium apply to the County each year for HOME dollars. Each jurisdiction within the consortium has an opportunity to review and comment on all proposed applications. Daly City has focused its HOME applications and received HOME funds in the last few years for proposed acquisition and rehabilitation of multifamily units and for homebuyer assistance to households with emergency needs. The City became HOME in FY 2003-04.

5) Other HUD Funds

Subject to annual Congressional appropriations, HUD will provide most – and in some cases all – of the financial incentives necessary for acquisition or maintenance of federally subsidized at-risk projects with existing owners or other public or private entities like non-profit organizations. Some HUD funding sources include the following:

- Restructured and/or renewed Section 8 contracts between existing owners and HUD to maintain or extend affordability of at-risk units. Villa Fontana Apartments chose this option by participating in HUD's Mark Up to Market Program and delaying any possibility of an opt out for five years.

- Section 8 Vouchers are available to tenants in at-risk multifamily units whose owners terminate their project-based Section 8 contracts to prevent any displacements. These owners can then voluntarily accept Section 8 tenant-based vouchers or else the tenants can seek out another rental unit since the vouchers are portable. If the tenants move, the vouchers will only pay up to the difference of the HUD rent standard and 30 percent of the tenant's monthly income.

Housing Goal, Policies, and Tasks

The information, analyses, recommendations and programs offered in this Housing Element are aimed at the accomplishment of a single housing goal, which was developed as part of the Envision Daly City process completed as part of the General Plan Update in 2009:

“Daly City will include well-designed housing choices for a variety of household incomes, life stages and its diverse population with a good balance between ownership and rental units. Mission Street and Geneva Avenue will be urban corridors with unique mixed-use developments and public improvement projects that add to vibrancy to these streets.”

This goal seeks to allow a wider range of choices for those who have few, if any choices. The housing goal promotes opportunities to choose a location where they want to live, select a dwelling that meets their needs, both physically and financially, and improve their living environment. An underlying theme in Daly City's General Plan, which is especially true in the Housing Element, is that as each individual is better off with more choices in any decision, so are we all.

The following section provides specific housing policies and the tasks necessary to implement the housing goal. Appendix A provides a summary of each of these policies and identifies the specific department charged with implementing each policy, the estimated completion date for each task, and the funding source that the City will use to implement each task. In many instances, task implementation will occur as part of the City's upcoming update of the Daly City Zoning which is expected to be complete by the end of 2015.

Housing Supply

Policy HE-1: Maintain and, where possible, create larger housing development sites throughout the City

Task HE-1.1: Increase the minimum property sizes in all commercial zones and R-3 Multiple-Family Residential zone and restrict the ability of existing sites within this zone to subdivide below the established minimum lot size. The minimum parcel shall be established at the time of the Zoning Ordinance update and shall be such that it promotes the construction of mixed-use and/or higher density multifamily development, as determined by the respective zone to which it applies. [note: this change would only be instituted if an amendment to the minimum number of units required for new condominium project is decreased].

Task HE-1.2: Incorporate a lot merger incentive allowance into the Zoning Ordinance whereby property owners electing to merge two or more adjacent lots for the purpose of development are provided specific incentives to do so. The incentive program shall establish incentives that are significant enough to promote voluntary lot mergers and shall be commensurate with the size of the parcels being merged and/or created (see also Land Use Element Task LU 1.2).

Policy HE-2: Support infill housing in existing neighborhoods by offering streamlined planning and environmental reviews

Task HE-2.1: Develop a Permit Streamlining Program that identifies specific ways to reduce the processing times of projects that increase the supply of housing. These projects shall include minor subdivisions involving the creation of four or fewer parcels and the construction of duplexes in the R-1/A Single Family/Duplex Residential Zone. The

Program shall identify criteria for inclusion in the Zoning Ordinance that establish which project characteristics will qualify a project for streamlining and what method of streamlining will be utilized.

Task HE-2.2: Continue to exempt infill housing development proposals (including minor subdivisions) from the requirements of the California Environmental Quality Act (CEQA) if the proposal meets all of the requirements of CEQA Guidelines Section 15332.

Task HE 2.3: Amend the automatic expiration for all discretionary land use approvals (including design review approval) from one year to two years, and amend the expiration provision to indicate that an applicant need only apply for a building permit within the specified two-year timeframe.

Policy HE-3: Provide regulatory incentives for developers to construct higher-density mixed-use development along Mission Street, Geneva Avenue, and any other locations within close proximity to public transit

Task HE-3.1: Within one year, of the Housing Element adoption, the City shall establish a Commercial Mixed-Use (C-MU) zone for areas targeted for mixed-use development, including, but not limited to the boundaries of the existing C-1 Light Commercial zone presently encompassing Mission Street and Geneva Avenue (approximately 65 acres), and establish development regulations in the Zoning Ordinance specifically for higher-density mixed-use development. The City shall, as a part of this task, explore increased building height within the C-MU zone, as determined sufficient to promote the construction of higher density mixed-use development within the zone.

Task HE-3.2: Review the existing design guidelines for mixed-use development to ensure the guidelines adequately address pertinent issues related to the construction of the mixed-use development both within existing neighborhoods and when higher-density development is proposed adjacent to lower-density neighborhoods. Amend these guidelines and augment with development regulations identified in Task HE 3.1 above to incorporate methods for repositioning mixed-use building mass away from lower-density neighborhoods.

Task HE-3.3: Amend the parking regulations to allow for a 30 percent parking reduction for all mixed-use development projects and clarify that the mixed-use parking reduction is allowed for buildings containing residential and retail components and parking available to both uses (same as Task CE-10.2).

Task HE-3.4: For larger projects (e.g., 50 units or more), allow further parking reductions for all development projects that provide permanently-funded HOA/POA amenities (e.g., van pools or car sharing programs) to building occupants, are within 0.25 miles of any public bus hub, or are within 0.5 mile distance of a BART station. For the purpose of this task, a bus hub shall be defined as a location where significant numbers of passengers are exchanged from one mechanized mode of transport to another (e.g., bus transfer points, bus "park-n-rides", etc.) (same as Task CE-10.3).

Task HE-3.5: Amend the parking regulations to remove differentiation between single-family, multiple-family, and condominium uses for the purpose of parking regulations, and establish such regulations based on total bedroom count. This requirement shall also apply to residential additions and the provision of additional bedrooms within any existing dwelling (same as Task CE-10.4).

Task HE-3.6: Clarify that no parking reduction incentive (other than incentives allowed for senior affordable units) shall result in less than one parking space per unit. Any housing development that is willing to deed-restrict at least 20 percent of units for

extremely low-income households shall be however be exempt from the minimum parking requirement identified by this task and instead a be subject to providing at least 0.5 parking spaces per unit (same as Task CE-10.5).

Policy HE-4: Assure that standards for new housing construction comply with appropriate aircraft noise abatement requirements

Task HE-4.1: All new housing development within the 65dB CNEL aircraft contour, as shown on the most recent FAA accepted San Francisco International Airport Noise Exposure Map, shall be constructed to achieve an interior noise level of 45 dB CNEL or less based on aircraft noise events.

Task HE-4.2: For all development proposals with the 65dB CNEL noise contour, the City shall require a noise study that identifies the proposed project's compliance with requirement of Task 4.1 above. If the project qualifies for review under the California Environmental Quality Act (CEQA), the City shall incorporate the noise study and any mitigation measures into the CEQA document and shall adopt findings that the project, as conditioned, complies with the interior noise level requirement.

Task HE-4.3: The City shall incorporate compliance with this policy into adopted CEQA compliance guidelines. The guidelines shall identify detailed compliance requirements, such as the methods of acceptable noise mitigation (insulation, windows, etc.).

Housing Affordability

Policy HE-5A: Allow the construction of additional second units throughout the City

Task HE-5.1: Align the maximum neighborhood density applicable to second units to be consistent with the maximum neighborhood density allowed by the General Plan.

Task HE-5.2: Eliminate the required parking for small second units where the second unit is no larger than 400 square feet, the size of the home in which the unit is proposed is no greater than 1,600 square feet including the garage, and the existing home provides two legal, i.e., full-sized, parking spaces.

Task HE-5.3: Eliminate the requirement for owner-occupancy for second units where the applicant for a non-owner occupied second unit can demonstrate that the entire property is subject to professional property management by means of a written contract supplied to the City.

Task HE-5.4: Continue to offer same-day, express plan check permitting for all second units (see also Land Use Element Task LU-14.4).

Task HE-5.5: Monitor second unit construction and rental activity on an annual basis and report this information in the City's General Plan Annual Report.

Policy HE-5B: Reduce or eliminate the impacts of new construction to residents displaced by such construction.

Task HE-5.6: The City shall evaluate the potential impacts of displacement and adopt measures, as appropriate, to address the risk of displacement of existing residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes

more desirable. If adopted, the City would implement programs as appropriate to address displacement, monitor such programs annually for effectiveness, and make adjustments as necessary.

Vacant and Underutilized Sites

Policy HE-6: Assure that adequate development sites exist on the Potential Housing Sites Inventory List to ensure compliance with the City's Regional Housing Need Allocation.

Task HE-6.1: Remove the use permit requirement for mixed-use projects located in the (future) C-MU Commercial Mixed Use zone that provide a residential component resulting in an overall net density of at least 30 dwelling units per acre and which also contain a first-floor commercial component that occupies a proportion of the total building area identified by the Zoning Ordinance. Proposed development consistent with this density, the Zoning Ordinance, and any applicable design guidelines would be permitted "by-right," without requirement for discretionary approvals.

Task HE-6.2: Amend the BART Station Area Specific Plan to redesignate the 8.7-acre Samtrans park-and-ride lot at 3501 Junipero Serra Boulevard (APNs 008-131-010 through 040 and 008-132-010 and 020) to the Specific Plan's High Density Residential designation. Simultaneously, amend the BART Station Area Specific Plan regulations to require at least 30 dwelling units per acre for new development and amend the development regulations provided within the Plan to comply with the balance of policies provided in this Housing Element.

Task HE-6.3: Amend the General Plan designation and Zoning Ordinance for the 1.15-acre property located on Brunswick Street across from Chelsea Court (APN 003-210-260) from Commercial Mixed-Use and C-2 Heavy Commercial, respectively, to Residential High Density and R-3 Multiple Family Residential District, respectively.

Task HE-6.4: Work with Caltrans to ensure that access from Hickey Boulevard is achievable so as to allow residential development of the 2.49-acre housing site located at 1050 St. Francis Boulevard. The maximum density at this site shall continue to reflect the permitted General Plan Medium Density designation currently attributable to the site, i.e., 35 dwelling units per acre.

Task HE-6.5: Amend the Zoning Ordinance to require that, if after adopting the General Plan Land Use Map and Zoning Map, the City redesignates and/or rezones any site(s) included on the Potential Housing Sites Inventory List to a non-residential use or a residential use of less intensity than has been identified on the Potential Housing Sites Inventory List, the City shall replace the redesignated/rezoned site(s) with another site(s). The new site(s) shall allow the same or greater development intensity as the rezoned site(s) and shall be physically capable of providing the development intensity of rezoned sites(s) in terms of environmental restraints, infrastructure capacity, and similar constraints. The Ordinance shall specify that this requirement shall apply only to sites that are necessary to satisfy the City's Regional Housing Need Allocation (RHNA), but that any replacement site shall continue to satisfy the City's RHNA by income category.

Policy HE-7: Allow development density on all residentially-zoned properties consistent with the General Plan Land Use Map and work with utility providers to ensure that adequate water supplies and sewer capacities are available to allow construction at such density, especially for development that includes housing units affordable to lower-income households.

Task HE-7.1: Review and amend the Zoning Ordinance, if necessary, to ensure that residential densities identified on the General Plan Land Use Map can be reasonably constructed given property size, accessibility, and topography. For the purpose of calculating densities, the Ordinance shall be amended to describe a method for calculating residential density that is site specific, meaning that the land area calculated as part of the density prescription shall include the site only and no portion of adjacent right-of-way or adjacent public or private property.

Task HE-7.2: Upon adoption of the Housing Element, the City will provide a copy of the adopted Housing Element to each of the City's water and sewer providers, advising each of these agencies of the City's intention to comply with Government Code Section 65589.7, which requires these providers to grant priority service allocation to proposed developments that include housing units affordable to lower-income households.

Policy HE-8: Avoid rezoning properties that are presently designated or zoned for residential uses for non-residential uses

Task HE-8.1: Amend the Zoning Ordinance to identify specific findings for adoption by the Planning Commission and City Council when approving any rezoning or redesignation involving a residentially-zoned or residentially-designated property to any zone or designation other than residential. For the purpose of this policy, the C-MU (Commercial Mixed-use) zone shall be considered a residential zone. The findings identified by the Zoning Ordinance shall relate to finding that the rezoning or redesignation is necessary to ensure that the City will not be economically impaired, that the City has, since the Housing Element adoption, met its housing construction target, and that the rezoning or redesignation does not involve a property identified by the Potential Housing Sites Inventory List for which a replacement site has not been identified.

Housing Types and Tenures

Policy HE-9: Expand homeownership opportunities by facilitating condominium construction, while protecting renters from condominium conversions

Task HE-9.1: Amend the condominium regulations to reduce the number of units necessary for a new condominium building and increase the minimum number of units necessary to qualify an apartment building for condominium conversion.

Task HE-9.2: Amend the condominium regulations to include specific standards for a relocation program necessitated by condominium conversion that include requirements for the following: 1) an on-site relocation assistance office, 2) the return of all deposits and fees, 3) benefits for voluntary relocation after conversion approval, 4) benefits for forced relocation, 5) first right of refusal for tenants wishing to purchase and 6) rent stabilization during the entire conversion process.

Policy HE-10: Use the financial and other resources available to the City to reduce the cost and increase the amount of affordable housing

Task HE-10.1: When such funds are available, use and leverage Federal, State and local funds, tax credits, tax-exempt bonds, and private sources such as foundations to encourage the production of affordable housing. The City shall strive to leverage such funds, on average, every two years within the planning period.

Task HE-10.2: Offer technical assistance to landowners and prospective developers regarding, for instance, regulatory guidelines, development potential, design solutions, and marketing data.

Task HE-10.3: Continue to routinely monitor, investigate and utilize available new funding sources.

Policy HE-11: Continue to require affordable units in all new housing development and in new condominium conversions

Task HE-11.1: Enforce the requirements of the Inclusionary Zoning Ordinance to the extent that Task HE-11.2 below is addressed.

Task HE-11.2: Provide as part of the General Plan Annual Report an analysis of the effectiveness of the Inclusionary Zoning Ordinance in creating long-term affordable renter- and owner-occupied housing units. The analysis shall identify housing developments subject to the Ordinance for which construction has been completed in the previous year, and shall qualitatively and quantitatively describe the extent to which the ordinance impacted the construction cost of market-rate units within these developments.

Task HE-11.3: Through staff training, ensure effective dissemination about the Inclusionary Zoning Ordinance to prospective property purchasers and developers, and prepare paper and electronic brochures to assist these individuals to better understand and determine their obligation under the ordinance.

Task HE-11.4: Adopt disclosure requirement about the existence of an inclusionary zoning ordinance in Daly City and that directs property purchasers to the City for additional details. This disclosure would be required for transaction of properties over a certain size and valuation that could be subject to the City's inclusionary zoning ordinance.

Task HE 11.5: Continue to offer developers alternative compliance measures to the Inclusionary Housing Ordinance and work with developers to identify any other potential alternatives that address mutual needs of the City and developer with respect to including deed restricted units in residential development.

Policy HE-12: Provide regulatory incentives and streamline the permit process for development projects that contain deed-restricted affordable units

Task HE-12.1: Reduce delays in project approval and issuance of building permits by developing a plan check prioritization system that reduces the time required to complete the plan check review process for affordable housing projects, especially those projects which exceed the City's inclusionary zoning ordinance requirements.

Task HE-12.2: Continue to offer parking reductions offered in the current Zoning Ordinance that serve as an incentive to developers of low-income elderly housing provided a minimum age for residency of such units is established by the Ordinance (e.g., 62 years of age).

Task HE-12.3: Establish regulations that allow parking reductions for all multiple-family housing developments containing low-income units, commensurate to the proportion of the project devoted to such units (currently a project must be 100 percent affordable to qualify for a parking reduction).

Task HE-12.4: Continue to offer streamlined environmental review for affordable housing development where authorized by the California Environmental Quality Act (Public Resources Code Sections 21159.20 through 21159.27 – Special Review of Housing Projects).

Policy HE-13: Consider financial incentives to increase the supply of rental housing for all household income groups including extremely low-income households

Task HE-13.1: Give priority expenditure of City housing funds to projects that will provide deed restricted affordable rental housing, especially to development projects that will provide extremely low-income units.

Task HE-13.2: When funds are available, apply for and/or co-sponsor funding opportunities for the construction of rental housing. The City shall strive to make such applications, on average, every two years within the planning period.

Task HE-13.3: Give priority expenditure of City housing funds (e.g., HOME, Affordable Housing Trust Fund, etc.) to projects that will occupy sites that have been previously developed.

Policy HE-14: Assure access to services in Daly City for homeless individuals and families, and address the special needs and circumstances of these individuals

Policy HE-15: Require adaptability and accessibility of residential units for disabled occupants, and ensure that the Zoning Ordinance provides regulations that are sensitive to the needs of disabled occupants.

Task HE-15.1: Maintain an active role in expanding accessibility and require all State and local accessibility codes to be met.

Task HE-15.2: Regularly monitor the implementation of the jurisdiction’s ordinances, codes, policies, and procedures to ensure they comply with the “reasonable accommodation” for disabled provisions and all fair housing laws.

Task HE-15.3: Continue to fund (as funding permits) and support home repair programs that assist residents in paying for various handicapped modifications in and around their homes.

Policy HE-16: Prevent housing discrimination based on age, race, religion, sex, ethnic background, or familial status, and work to ensure the safety and availability of Employee Housing.

Task HE-16.1: The City shall assist in the implementation and enforcement of State and federal fair housing and civil rights laws, and shall make use of opportunities in its interaction with real estate offices, businesses, and other groups or agencies to eliminate housing discrimination. Where discrimination is suspected, the City shall work with the appropriate public interest agencies to vigorously pursue the matter and where discrimination is found, the City shall assist the relevant entity in prosecuting the matter.

Task HE-16.2: The City will continue to contract to provide fair housing services to its residents and property owners. Services will include:

1. Distributing educational materials to property owners, apartment managers, and tenants every two years;

2. Making public service announcements (PSAs) via different media (e.g., newspaper ads and public service announcements at local radio and television channels) at least two times a year;
3. Conducting public presentations with different community groups;
4. Responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution); and
5. Referring services to appropriate agencies.

Task HE-16.3: The City shall, to the extent of its jurisdiction, implement all of the provisions of the Employee Housing Act (Government Health and Safety Code Sections 17030-17039) and work with the State Department of Housing and Community Development to do the same.

Policy HE-17: Provide financial assistance to lower income households in emergency situations

Task HE-17.1: Continue to operate and support (as funding permits) the Housing Assistance Program that grants eligible lower income families, seniors and persons with disabilities money to cover housing related emergencies (e.g., security deposits, temporary difficulty meeting rent payments).

Policy HE-18: Support a balanced distribution of quality residential care facilities

Task HE-18.1: Develop location regulations for larger residential care facilities that are not exempt from local zoning restrictions to provide objective standards to persons desiring to establish such facilities, while at the same time dispersing such facilities throughout the City.

Policy HE-19: Address the range of needs and encourage the production of additional housing opportunities for extremely low-income (ELI) households.

Task HE-19.1: Provide an exception to the proposed zoning regulation identified in Task HE 3.6, whereby any housing development that is willing to deed-restrict at least 20 percent of units for extremely low-income households would be exempt from the minimum one parking space per unit rule identified by this task (applies to projects qualifying for transit-proximate parking reductions) and instead be subject to providing at least 0.5 parking spaces per unit.

Task HE-19.2: Revise the Zoning Ordinance to waive the parking requirements altogether for ELI deed-restricted second units that are transit proximate, as described in Task HE 3.4.

Task HE-19.3: For any new housing development utilizing public funding or publicly-owned land, the City and project developer shall explore the inclusion of units specifically targeted to and restricted for ELI households.

Policy HE-20: Support home sharing programs, such as that operated by HIP Housing, as part of a collection of policies, programs and practices for addressing the housing needs of those at the lowest income levels including seniors, those living with disabilities, those at risk of homelessness and female head of households.

Housing Maintenance

Policy HE-21: Encourage voluntary housing rehabilitation and reconstruction

Task HE-21.1: Amend the Zoning Ordinance non-conforming building regulations to allow the voluntary reconstruction, restoration, or rebuilding of any multifamily residential building with three or more units. Examples of non-conformity may include unit count, parking provision, and building setback and height. Such reconstruction, restoration, or rebuilding shall be limited for both single-family and multiple-family buildings in the ways described by California Government Code Section 65852.25.

Policy HE-22: Encourage housing reconstruction after fire or other natural disaster

Task HE-22.1: Amend the Zoning Ordinance non-conforming building regulations to allow reconstruction of non-conforming buildings affected by fire or natural disaster subject to the land use regulations in place at the time of the original building construction, if the present development regulations are determined by the Director of Economic and Community Development to allow fewer total units than were originally permitted. This amendment shall allow such reconstruction provided the total unit count does not increase and the size of each replacement unit is substantially similar to the size of the original unit being replaced. The amendment shall not apply where the General Plan Land Use Map requires a higher minimum density than was provided in the building prior to the fire or natural disaster.

Policy HE-23: Preserve existing low-income housing units that are at risk of being converted to market-rate housing

Task HE-23.1: Monitor existing at-risk low-income housing units to determine if the owners plan to file a notice of interest to prepay the mortgage obligation. The prepayment would terminate the requirement that the units be rented to low-income individuals. The City should maintain an up-to-date list of public and private non-profit housing entities who can and will be able to purchase the at risk units should the necessity arise. The City should also maintain a current list of available financial resources to fund the potential purchase of these units.

Energy Efficiency

Policy HE-24: Gradually increase energy and water efficiency standards for all new and existing housing while minimizing the costs of such standards.

Task HE-24.1: Develop enhanced residential energy efficiency standards (Title 24, California Administrative Code) in all new residential construction which exceeds State-mandated requirements by five percent in 2015, ten percent in 2020, and twenty percent in 2030.

Task HE-24.2: Establish energy and water efficiency upgrade programs that promote energy and water efficiency upgrades in all existing residential buildings. Energy efficiency upgrades promoted as part of this program could include upgrades such as attic insulation, programmable thermostats, heating duct insulation, and water heater insulation. Water efficiency upgrades could include the installation of low-flow shower heads, where feasible, and retrofit of existing toilets to meet low-flush requirements as established by the City. Examples of programs developed as a part of this task could

provide financial incentives (e.g., rebates, appliance buy-back, and similar programs) aimed at providing strong incentives to residential building owners to use the programs.

Policy HE-25: Mandate the inclusion of green building techniques into most new construction.

Task HE-25.1: Amend the building code to require all City-funded affordable housing projects reach a Home Energy Rating System (HERS) score above 86 (the minimum Energy Star rating), or equivalent.

Policy HE-26: Provide a greater number of street trees throughout Daly City's neighborhoods.

Task HE-26.1: Amend the Zoning Ordinance to require street tree planting as part of the construction of any new home and any remodel to any residential structure exceeding 50 percent valuation of the structure being remodeled. The Ordinance shall require uniform street tree spacing within new neighborhoods of one tree per each 25 linear feet of curb, to the maximum extent practical. All new street trees shall receive irrigation.

Task HE-26.2: Amend the plan check process to ensure compliance with amended Zoning Ordinance provisions related to street tree planting. At a minimum, applicants and developers shall identify street tree placement on all utility plans submitted for City of public utility review and approval.

Policy HE-27: Through the development of a Stormwater Management Program, ensure that all new development complies with applicable municipal stormwater National Pollutant Discharge Elimination System (NPDES) permits by incorporating controls that reduce water quality impacts over the life of the project.

Task HE-27.1: In locations where high density residential development is prevalent (e.g., east of Interstate 280), consider the use of the public right of way as an appropriate location for privately maintained stormwater treatment mechanisms.

Policy HE-28: Revise land use policies to meet or exceed the greenhouse gas reduction goals established in Assembly Bill 32 (reducing California's greenhouse gas emissions to 1990 levels by 2020).

Task HE-28.1: Create and adopt a Climate Action Strategy Plan that establishes a greenhouse gas reduction goal, based on the baseline established in the respective Plan.

Task HE-28.2: Adopt progressive energy efficiency strategies similar to those adopted by the California Public Utilities Commission:

1. All new residential construction in California will be zero net energy by 2020;
2. All new commercial construction in California will be zero net energy by 2030;
3. Heating, Ventilation and Air Conditioning (HVAC) will be transformed to ensure that its energy performance is optimal for California's climate; and
4. All eligible low-income customers will be given the opportunity to participate in the low-income energy efficiency program by 2020

Policy HE-29: Promote alternative sources of energy in all homes.

Task HE-29.1: Encourage, incentivize, or require all new major construction projects to pre-plumb for solar hot water and pre-wire for solar electric systems.

Task HE-29.2: Develop a funding source to offer loans to residents and developers that invest in solar electric, solar hot water, wind, and/or other clean energy systems.

Task HE-29.3: Amend the Zoning Ordinance to include development standards for the installation of alternative energy generating systems on residential properties.

Neighborhood Preservation and Character

Policy HE-29: Ensure that additions of habitable space within existing dwellings are completed safely and in a manner consistent with the City's building and zoning regulations

Policy HE-30: Require property owners to provide relocation assistance to renters displaced where rental units in which they live were constructed or are maintained in violation of the Daly City Municipal Code.

Task HE-30.1: Require that property owners who place renters in units that violate the Municipal Code provide relocation assistance when the tenant must vacate the premises due to code enforcement activity. This policy will serve to protect particularly residents living in substandard illegal secondary units.

Policy HE-31: Ensure that, in instances where higher density mixed-use development is permitted adjacent to existing neighborhoods, the impacts of building height are decreased to the maximum extent feasible without reducing permitted General Plan density

Task HE-31.1: Review the Mixed-Use Design Guidelines and Zoning Ordinance to ensure that the guidelines address impacts created by larger mixed-use buildings proposed adjacent to smaller buildings and amend the Guidelines and Ordinance as needed.

Housing Programs

Several of the policies and tasks identified in the previous section require the continued implementation of existing housing programs by the City of Daly City. Although the City funds and administers many of the housing programs below, funding deficiencies for municipal housing and community development programs require creative combinations among and between the public and private sectors (e.g., cities working with other cities or other levels of government, cities uniting with the private sector, or cities sponsoring nonprofits) to help cities meet their housing needs. Some of the programs described below are administered by other agencies and are made possible by support from the City.

Residential Rehabilitation Program

The City administers a residential rehabilitation program that offers a variety of grants and loans. Grants are available to replace existing security bars on bedroom windows and exit doors. Seniors are eligible for grants of up to \$1,000 for minor home repairs. The program offers low interest rate loans to low-income homeowners for roof replacement, window installation, or exterior painting. There is also the complete rehab loan of up to \$75,000 for homeowners. This loan includes a complete home inspection, termite report, cost estimate, work write-up, assistance with contractor selection, and a final inspection. Loans are also available to rehabilitate rental units.

This program is primarily funded with Community Development Block Grant (CDBG) funds, and as a result, is targeted to low-income households. The City is an entitlement jurisdiction and receives CDBG funds directly from the Department of Housing and Urban Development.

Community Development Block Grant Program (CDBG)

In addition to funding the City's Residential Rehabilitation Program, CDBG funds are used to support and fund several housing and housing-related programs carried out by various nonprofit agencies. More detailed descriptions of the programs administered by the nonprofit agencies can be found in the City's annual HUD Consolidated Plans. CDBG-supported programs serve low to moderate income persons.

Minor Home Repair

The City provides funding for minor home repair and installation of ramps, smoke detectors and/or grab bars. Minor home repair includes repair of windows, doors and plumbing fixtures. The City provides funding to three nonprofit agencies that assist Daly City residents with minor home repairs.

Homelessness Assistance

The City provides funding to four agencies that operate homeless shelters in the County. Shelter Network operates Family Crossroads, a transitional shelter for families located in Daly City; and Maple Street, an emergency and transitional shelter for individuals that is located in Redwood City. Samaritan House operates Safe Harbor, an emergency shelter located in South San Francisco and serves individuals. The Mental Health Association of San Mateo County operates Spring Street, a shelter located in Redwood City and serves homeless individuals with mental health issues. Community Overcoming Relationship Abuse (CORA) operates a shelter for women with abusive partners. All these shelters also provide supportive services to help connect their clients to other services that they may need.

Shared Housing

Shared housing is an alternative affordable rental housing option for low-income renters in small households. These renters are matched with homeowners seeking boarders. Often times, the homeowners are low-income themselves and can use the additional income provided by the rental payments. The City provides funding to help match renters with homeowners in Daly City.

Fair Housing

In recognition that housing discrimination is a wide-ranging problem, Daly City provides funding to a fair housing agency that responds to and investigates housing discrimination complaints. The agency has staff experience and expertise in dealing with housing discrimination complaints and is an invaluable asset towards the City's efforts to affirmatively further fair housing. The City has partnered with other jurisdictions and the fair housing agency in producing brochures to better educate and inform the public about fair housing issues and resources.

Housing Legal Assistance

The City contracts with a legal service provider to provide free housing legal assistance to low-income residents. The program primarily assists residents with tenant/landlord conflict and habitability issues. The program helps prevent homelessness by invalidating illegal evictions, negotiating more time for tenants to find and move into a new apartment, or having landlords make contractually required habitability improvements. Office hours are offered once a week at the Daly City Community Service Center.

Housing Assistance for Residents with Special Needs

Many of the programs mentioned above also serve residents with special needs, particularly seniors and the disabled. The minor home repair program, for example, provides assistance to help residents with mobility limitations stay in their homes by installing ramps and/or grab bars.

Daly City Community Service Center

Established in 1974, the Daly City Community Service Center serves as one of the core, or primary entry, social service agencies in the County. The Center's mission is to promote and improve the quality of life for the residents of Daly City, Colma and Broadmoor through the provision of quality crisis intervention services, either directly or by referral to the appropriate provider. A vital housing-related service through the Center is the distribution of motel vouchers to families and individuals who need temporary emergency shelter. Also, the Center offers a comprehensive needs assessment and is able to provide housing-related information and referrals. The Center is funded by the City's General Fund and grants.

Home and Low-Income Housing Fund Program

The City, as a Participating Jurisdiction, receives a direct HOME allocation from HUD to support affordable housing projects and programs. The City also has two redevelopment project areas that provide a source of funds to be used for affordable housing. Both HOME and the Low-income Housing Fund enable the City to subsidize affordable housing projects that would otherwise not go forward without the subsidies. In the past, the City has worked with nonprofit developers such as Mercy Housing, Habitat for Humanity and American Baptist Homes of the West to develop housing affordable for low-income Daly City residents. The City will continue to work with developers, evaluate development proposals for affordable housing, and fund those projects that most effectively and efficiently meet the affordable housing needs of Daly City. Housing development includes new construction as well as acquisition/rehab projects.

The City, in order to leverage the funds it has available for affordable housing development, will seek out other sources of funding. In the past, the City has applied and received funds from the State directly and collaborated with developers in applying for funds.

Inclusionary Housing Programs

In October 2007, the City passed an inclusionary housing ordinance that requires all projects consisting of five or more units, to provide that at least ten percent of the units be affordable to lower income households. The ordinance provides for flexibility, requiring ten to 20 percent affordable units depending on the tenure and income levels targeted.

The City will be working with a BMR Administrator to help administer the program. The ordinance can be found at http://www.dalycity.org/city_services/depts/e cd/inclusionary/index.htm.

Homebuyer Assistance and Education Program

As a complement to its Below Market Rate/Inclusionary Housing Program, the City will require homebuyer education for all its BMR participants in ownership projects. The homebuyer education workshops will also be made available to the general public. The City will work with its BMR Administrator to offer relevant and important information to first-time homebuyers. In some cases the City may provide financial assistance to homebuyers, as necessary, to make the units affordable.

In the current economic climate, Daly City has not been immune to the foreclosure crisis. In fact, the City has the most number of foreclosures in San Mateo County. Working in collaboration with agencies

such as Project Sentinel and EPACANDO, Daly City has offered foreclosure prevention and information workshops. Most recently, the workshop in November 2008 had 58 households in attendance. The City plans to continue working with community agencies to help educate households facing foreclosure.

HUD Section 8 Housing Assistance Program

The San Mateo County Housing Authority administers the Public Housing Program throughout San Mateo County. There is one public housing complex in Daly City, Midway Village. Midway Village is located in the Bayshore neighborhood and has 150 rental units, all of which are restricted for low and very low-income households.

The Housing Authority administers the HUD Section 8 Housing Choice Voucher Program which provides eligible very low-income renters with rental assistance subsidies. Tenant-based Section 8 housing vouchers are portable, which means tenants can continue using them when they move, while project-based Section 8 stays with the multifamily building as a development or operating cost subsidy. The City strongly supports the Section 8 Program's efforts to preserve affordable rental units in the County and will continue to maintain a cooperative working relationship with the County Housing Authority to preserve the program. In July 2007, the City worked with the County to advertise the opening of the Section 8 waitlist. Information on the vouchers used in Daly City is always included in the City's Annual HUD Consolidated Action Plan.

Second Dwelling Unit Program

In May 1983, Daly City established one of the first ordinances in California to allow second dwelling units ("second units") within existing single-family residential dwellings. The Ordinance allows attached second units subject to size, neighborhood density, parking, and owner-occupancy regulations. The Ordinance has resulted in the construction of over 1,400 second units over the past 25 years, although the pace of second units has decreased dramatically in recent years.

To address this decrease, tasks have been included in this Housing Element to continue the expansion of the second unit program by removing barriers to second unit construction. Examples of these policies include reducing the parking requirement for very small units as well as removing the requirement for owner-occupancy of second units. The Element also proposes aligning the maximum neighborhood density applicable to second units to be consistent with the maximum neighborhood density allowed by the General Plan.

Although not rent restricted, secondary units have proven to be more affordable than other rental units on the market. The City regularly conducts a survey of rental postings on www.craigslist.com to ascertain how the secondary units compare to other multifamily rental units. The surveys support the claim that secondary units are affordable to low-income households.

Also falling under this program is an ordinance requiring property owners who have placed renters in units that violate City municipal code (e.g., building and safety) to provide relocation assistance to tenants who must vacate the premises due to code enforcement activity. This program provides some protection to tenants and discourages property owners from renting out units that are unsafe and unhealthy.

At-Risk Housing Preservation Program

The City will monitor the status of the affordable housing stock that is at risk for conversion to market rate or substantially higher rents. The 2004 Housing Element cited the goal of preserving the affordability of Franciscan Mobile Home Park. The City was successful in doing this by working with LINC, a nonprofit housing developer, and helping to facilitate the transfer of the park to nonprofit ownership.

Villa Fontana Apartments is a 120-unit apartment complex in Daly City that was originally financed with a HUD Section 236 mortgage. In the interest of preserving affordability, City staff contacts the Villa Fontana property owners at least once a year to discuss any changes in property ownership. In addition, the City is in ongoing discussions with local non-profit housing developers regarding the possibility of a Villa Fontana acquisition. At present, the owners of Villa Fontana do not intend to sell the property or to prepay the Section 236 mortgage.

The San Mateo County Housing Authority and HUD have purview over Villa Fontana. However, the City will continue maintaining regular contact with the both of them in order to keep apprised of Villa Fontana's status and coordinate efforts to maintain the affordability of these units. If the opportunity arises for Villa Fontana to be transferred to non-profit ownership, the City may evaluate the benefits of providing local jurisdiction funds or tax-exempt financing to facilitate the transfer.

Funding for Housing

There are a variety of public and private financial resources available for financing housing activities in Daly City. Potential sources of subsidy financing include federal HOME Investment Partnerships Program and Community Development Block Grant (CDBG) funds, tax credits, and private sources such as foundations.

Generally, the housing developer takes the primary role for securing financing for affordable housing development. Daly City, though, directly controls three key sources of subsidy financing. These are federal HOME and CDBG funds and. Each of these is discussed in the sections below.

HOME Funds

Daly City has been a participating jurisdiction in the Federal HOME program since 2003. In the last five years, it has received an average of \$328,234 in annual HOME funds. The HOME funds are to be used for the purpose of expanding and improving the supply of affordable housing in Daly City. The proposed use of HOME funds is described in the City's HUD Consolidated Plan. An annual allocation is insufficient to fund an affordable housing project of a significant size so the City accumulates funds over several years in order to make a substantial contribution to a project. Most recently, the City provided \$1.2 million to Habitat for Humanity Greater San Francisco to build 7555 Mission, a 36-unit condominium project affordable to lower income households in Daly City.

CDBG Funds

In the last five years, Daly City has received an average of about \$1.1 million annually through the Community Development Block Grant Program. The primary objective of the CDBG Program is the provision of decent housing, a suitable living environment and economic opportunity. The CDBG Program has been a critical component of several City projects including housing rehabilitation, economic development, ADA accessibility projects, street beautification and a wide variety of public services. In the last Five-Year HUD Consolidated Plan period, the City provided \$835,420 for housing rehabilitation. CDBG funds cannot be used for housing construction, but it can be used for development costs such as site acquisition and preparation, demolition and infrastructure improvements related to housing development. About \$13,000 in CDBG funds was used for site preparation costs related to the 7555 Mission project.

Affordable Housing Trust Fund

When the City adopted its Inclusionary Housing Ordinance in 2007, it established an Affordable Housing Trust Fund to which in-lieu payments would be deposited. The Affordable Housing Trust Fund would be used to increase and improve the supply of affordable housing. The Inclusionary Housing Ordinance was repealed and replaced by the Affordable Housing Ordinance in 2014, and now affordable housing impact fees will be deposited into the Affordable Housing Trust Fund. To date, there have been no deposits to the Affordable Housing Trust Fund because of the economic downturn that coincided with its establishment in 2007. With the recent economic recovery, however, proposals for residential developments have been submitted and the City can anticipate deposits to the Affordable Housing Trust Fund.

Consistency With Other General Plan Elements

The Housing Element is consistent with all other elements of the Daly City General Plan which are being updated simultaneously with the Housing Element. The General Plan Land Use Element implements specific policies of the Housing Element such as encouraging mixed use development and parcel assembly, and also includes the following overall policy:

Policy LU-25: Facilitate housing production by carrying out the goals and policies in the Housing Element.

The Circulation Element includes an analysis of future traffic and the identification of improvements necessary to implement the volume of traffic associated with the eventual development of planned housing sites. These traffic projections are based in part on anticipated residential development projects identified in Table HE-56.

To further ensure that the Housing Element remains internally consistent, the City will perform an internal consistency review as a part of the Annual General Plan Implementation Report required under Government Code Section 65400.

Appendix A: Housing Element Task Implementation Timeframe and Responsibility

Policy	Task	Task Summary	Responsibility	Z.O. Update	Completion Date	Funding Source
Maintain and, where possible, create larger housing development sites throughout the City.	1.1	Increase the minimum property sizes in all commercial zones and R-3 Multiple-Family Residential zone and restrict the ability of existing sites within this zone to subdivide below the established minimum lot size. The minimum parcel shall be established at the time of the Zoning Ordinance update and shall be such that it promotes the construction of mixed-use and/or higher density multifamily development, as determined by the respective zone to which it applies.	Planning Division	X	2015	General Fund
	1.2	Incorporate a lot merger incentive allowance into the Zoning Ordinance whereby property owners electing to merge two or more adjacent lots for the purpose of development are provided specific incentives to do so. The incentive program shall establish incentives that are significant enough to promote voluntary lot mergers and shall be commensurate with the size of the parcels being merged and/or created.	Planning Division	X	2015	General Fund
Support infill housing in existing neighborhoods by offering streamlined planning and environmental reviews.	2.1	Develop a Permit Streamlining Program that identifies specific ways to reduce the processing times of projects that increase the supply of housing. These projects shall include minor subdivisions involving the creation of four or fewer parcels and the construction of duplexes in the R-1/A Single Family/Duplex Residential Zone. The Program shall identify criteria for inclusion in the Zoning Ordinance that establish which project characteristics will qualify a project for streamlining and what method of streamlining will be utilized.	Planning Division	X	2015	General Fund
	2.2	Continue to exempt infill housing development proposals from the California Environmental Quality Act (CEQA) if the proposal meets all of the requirements of CEQA Guidelines Section 15332.	Planning Division		On-going	None required
	2.3	Amend the automatic expiration for all discretionary land use approvals (including design review approval) from one year to two years, and amend the expiration provision to indicate that an applicant need only apply for a building permit within the specified two-year timeframe.	Planning Division	X	2015	General Fund
Provide regulatory incentives for developers to construct higher-density mixed-use development along Mission Street, Geneva Avenue, and any other locations within close proximity to public transit.	3.1	Within one year, of the Housing Element adoption, the City shall establish a Commercial Mixed-Use (C-MU) zone for areas targeted for mixed-use development, including, but not limited to the boundaries of the existing C-1 Light Commercial zone presently encompassing Mission Street and Geneva Avenue (approximately 65 acres), and establish development regulations in the Zoning Ordinance specifically for higher-density mixed-use development. The City shall, as a part of this task, explore increased building height within the C-MU zone, as determined sufficient to promote the construction of higher density mixed-use development within the zone.	Planning Division	X	2015	General Fund
	3.2	Review the existing design guidelines for mixed-use development to ensure the guidelines adequately address pertinent issues related to the construction of the mixed-use development both within existing neighborhoods and when higher-density development is proposed adjacent to lower-density neighborhoods. Amend these guidelines and augment with development regulations identified in Task HE 3.1 above to incorporate methods for repositioning mixed-use building mass away from lower-density neighborhoods.	Planning Division		2015	General Fund
	3.3	Amend the parking regulations to allow for a 30 percent parking reduction for all mixed-use development projects and clarify that the mixed-use parking reduction is allowed for buildings containing residential and retail components and parking available to both uses.	Planning Division	X	2015	General Fund
	3.4	For larger projects (e.g., 50 units or more), allow further parking reductions for all development projects that provide permanently-funded HOA/POA amenities (e.g., van pools or car sharing programs) to building occupants, are within 0.25 miles of any public bus hub, or are within 0.5 mile distance of a BART station. For the purpose of this task, a bus hub shall be defined as a location where significant numbers of passengers are exchanged from one mechanized mode of transport to another (e.g., bus transfer points, bus "park-n-rides", etc.)	Planning Division	X	2015	General Fund

Appendix A (continued): Housing Element Task Implementation Timeframe and Responsibility

Policy	Task	Task Summary	Responsibility	Z.O. Update	Completion Date	Funding Source
Provide regulatory incentives for developers to construct higher-density mixed-use development along Mission Street, Geneva Avenue, and any other locations within close proximity to public transit.	3.5	Amend the parking regulations to remove differentiation between single-family, multiple-family, and condominium uses for the purpose of parking regulations, and establish such regulations based on total bedroom count. This requirement shall also apply to residential additions and the provision of additional bedrooms within any existing dwelling.	Planning Division	X	2015	General Fund
	3.6	Clarify that no parking reduction incentive (other than incentives allowed for senior affordable units) shall result in less than one parking space per unit. Any housing development that is willing to deed-restrict at least 20 percent of units for extremely low-income households shall be however be exempt from the minimum parking requirement identified by this task and instead a be subject to providing at least 0.5 parking spaces per unit.	Planning Division	X	2015	General Fund
Assure that standards for new housing construction comply with appropriate aircraft noise abatement requirements.	4.1	All new housing development within the 65dB CNEL aircraft contour, as shown on the most recent FAA accepted San Francisco International Airport Noise Exposure Map, shall be constructed to achieve an interior noise level of 45 dB CNEL or less based on aircraft noise events.	Planning Division		On-going	General Fund
	4.2	For all development proposals with the 65dB CNEL noise contour, the City shall require a noise study that identifies the proposed project's compliance with requirement of Task 4.1 above. If the project qualifies for review under the California Environmental Quality Act (CEQA), the City shall incorporate the noise study and any mitigation measures into the CEQA document and shall adopt findings that the project, as conditioned, complies with the interior noise level requirement.	Planning Division		On-going	General Fund
	4.3	The City shall incorporate compliance with this policy into adopted CEQA compliance guidelines. The guidelines shall identify detailed compliance requirements, such as the methods of acceptable noise mitigation (insulation, windows, etc).	Planning Division		2017	General Fund
Allow the construction of additional second units throughout the City.	5.1	Align the maximum neighborhood density applicable to second units to be consistent with the maximum neighborhood density allowed by the General Plan.	Planning Division	X	2015	General Fund
	5.2	Eliminate the required parking for small second units where the second unit is no larger than 400 square feet, the size of the home in which the unit is proposed is no greater than 1,600 square feet including the garage, and the existing home provides two legal, i.e., full-sized, parking spaces.	Planning Division	X	2015	General Fund
	5.3	Eliminate the requirement for owner-occupancy for second units where the applicant for a non-owner occupied second unit can demonstrate that the entire property is subject to professional property management by means of a written contract supplied to the City.	Planning Division	X	2015	General Fund
	5.4	Continue to offer same-day, express plan check permitting for all second units.	Planning Division		On-going	General Fund
	5.5	Monitor second unit construction and rental activity on an annual basis and report this information in the City's General Plan Annual Report.	Planning Division		On-going	General Fund
	5.6	<u>The City shall evaluate the potential impacts of displacement and adopt measures, as appropriate, to address the risk of displacement of existing residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable. If adopted, the City would implement programs as appropriate to address displacement, monitor such programs annually for effectiveness, and make adjustments as necessary.</u>	Planning Division		2017	General Fund
Assure that adequate development sites exist on the Potential Housing Sites Inventory List to ensure compliance with the City's Regional Housing Need Allocation	6.1	Remove the use permit requirement for mixed-use projects located in the (future) C-MU Commercial Mixed Use zone that provide a residential component resulting in an overall net density of at least 30 dwelling units per acre and which also contain a first-floor commercial component that occupies a proportion of the total building area identified by the Zoning Ordinance. <u>Proposed development consistent with this density, the Zoning Ordinance, and any applicable design guidelines would be permitted "by-right," without requirement for discretionary approvals.</u>	Planning Division	X	2015	General Fund
	6.2	Amend the BART Station Area Specific Plan to redesignate the 8.7-acre Samtrans park-and-ride lot at 3501 Junipero Serra Boulevard (APNs 008-131-010 through 040 and 008-132-010 and 020) to the Specific Plan's High Density Residential designation. Simultaneously, amend the BART Station Area Specific Plan regulations to require at least 30 dwelling units per acre for new development and amend the development regulations provided within the Plan to comply with the balance of policies provided in this Housing Element.	Planning Division		2015	General Fund
	6.3	Amend the General Plan designation and Zoning Ordinance for the 1.15-acre property located on Brunswick Street across from Chelsea Court (APN 003-210-260) from Commercial Mixed-Use and C-2 Heavy Commercial, respectively, to Residential High Density and R-3 Multiple Family Residential District, respectively.	Planning Division		2015	General Fund
	6.4	Work with Caltrans to ensure that access from Hickey Boulevard is achievable so as to allow residential development of the 2.49-acre housing site located at 1050 St. Francis Boulevard. The maximum density at this site shall continue to reflect the permitted General Plan Medium Density designation currently attributable to the site, i.e., 35 dwelling units per acre.	Planning Division		2015	General Fund

Appendix A (continued): Housing Element Task Implementation Timeframe and Responsibility

Policy	Task	Task Summary	Responsibility	Z.O. Update	Completion Date	Funding Source
	6.5	Amend the Zoning Ordinance to require that, if after adopting the General Plan Land Use Map and Zoning Map, the City redesignates and/or rezones any site(s) included on the Potential Housing Sites Inventory List to a non-residential use or a residential use of less intensity than has been identified on the Potential Housing Sites Inventory List, the City shall replace the redesignated/rezoned site(s) with another site(s). The new site(s) shall allow the same or greater development intensity as the rezoned site(s) and shall be physically capable to providing the development intensity of rezoned sites(s) in terms of environmental restraints, infrastructure capacity, and similar constraints. The Ordinance shall specify that this requirement shall apply only to sites that are necessary to satisfy the City's Regional Housing Need Allocation (RHNA), but that any replacement site shall continue to satisfy the City's RHNA by income category.	Planning Division		2015	General Fund
Allow development density on all residentially-zoned properties consistent with the General Plan Land Use Map and work with utility providers to ensure that adequate water supplies and sewer capacities are available to allow construction at such density, especially for development that includes housing units affordable to lower-income households.	7.1	Review and amend the Zoning Ordinance, if necessary, to ensure that residential densities identified on the General Plan Land Use Map can be reasonably constructed given property size, accessibility, and topography. For the purpose of calculating densities, the Ordinance shall be amended to describe a method for calculating residential density that is site specific, meaning that the land area calculated as part of the density prescription shall include the site only and no portion of adjacent right-of-way or adjacent public or private property.	Planning Division	X	2015	General Fund
	7.2	Upon adoption of the Housing Element, the City will provide a copy of the adopted Housing Element to each of the City's water and sewer providers, advising each of these agencies of the City's intention to comply with Government Code Section 65589.7, which requires these providers to grant priority service allocation to proposed developments that include housing units affordable to lower-income households.	Planning Division	X	2015	General Fund
Avoid rezoning properties that are presently designated or zoned for residential uses for non-residential uses	8.1	Amend the Zoning Ordinance to identify specific findings for adoption by the Planning Commission and City Council when approving any rezoning or redesignation involving a residentially-zoned or residentially-designated property to any zone or designation other than residential. For the purpose of this policy, the C-MU (Commercial Mixed-use) zone shall be considered a residential zone. The findings identified by the Zoning Ordinance shall relate to finding that the rezoning or redesignation is necessary to ensure that the City will not be economically impaired, that the City has, since the Housing Element adoption, met its housing construction target, and that the rezoning or redesignation does not involve a property identified by the Potential Housing Sites Inventory List for which a replacement site has not been identified (see Policy HE-X above).	Planning Division	X	2015	General Fund
Expand homeownership opportunities by facilitating condominium construction, while protecting renters from condominium conversions	9.1	Encourage a variety of housing types and tenures for all income levels, and assure access to housing by all groups of individuals.	Planning Division	X	2015	General Fund
	9.2	Amend the condominium regulations to include specific standards for a relocation program necessitated by condominium conversion that include requirements for the following: 1) an on-site relocation assistance office, 2) the return of all deposits and fees, 3) benefits for voluntary relocation after conversion approval, 4) benefits for forced relocation, 5) first right of refusal for tenants wishing to purchase and 6) rent stabilization during the entire conversion process.	Planning Division	X	2015	General Fund
Use the financial and other resources available to the City to reduce the cost and increase the amount of affordable housing	10.1	When such funds are available, the City shall use and leverage Federal, State and local funds (including Redevelopment Agency set-aside finds), tax credits, tax-exempt bonds, and private sources such as foundations to encourage the production of affordable housing. The City shall strive to leverage such funds, on average, every two years within the planning period.	Planning Division, Housing Division		On-going	CDBG, HOME, CalHome funding
	10.2	Offer technical assistance to landowners and prospective developers regarding, for instance, regulatory guidelines, development potential, design solutions, and marketing data.	Planning Division		On-going	General Fund
	10.3	Continue to routinely monitor, investigate, and utilize available new funding sources.	Planning Division, Housing Division		On-going	General Fund
Continue to require affordable units in all new housing development and in new condominium conversions	11.1	Enforce the requirements of the Inclusionary Zoning Ordinance to the extent that Task HE 11.2 below is addressed.	Planning Division		On-going	General Fund
	11.2	Provide as part of the General Plan Annual Report an analysis of the effectiveness of the Inclusionary Zoning Ordinance in creating long-term affordable renter- and owner-occupied housing units. The analysis shall identify housing developments subject to the Ordinance for which construction has been completed in the previous year, and shall qualitatively and quantitatively describe the extent to which the ordinance impacted the construction cost of market-rate units within these developments.	Planning Division		Annual	General Fund
	11.3	Amend the Inclusionary Zoning Ordinance and the condominium regulations to clarify that condominium conversions are subject to the Ordinance.	Planning Division	X	2015	General Fund
	11.4	Through staff training, ensure effective dissemination about the Inclusionary Zoning Ordinance to prospective property purchasers and developers, and prepare paper and electronic brochures to assist these individuals to better understand and determine their obligation under the ordinance.	Planning Division		On-going; 2015 for brochure preparation	General Fund

Appendix A (continued): Housing Element Task Implementation Timeframe and Responsibility

Policy	Task	Task Summary	Responsibility	Z.O. Update	Completion Date	Funding Source
Continue to require affordable units in all new housing development and in new condominium conversions	11.5	Adopt disclosure requirement about the existence of an inclusionary zoning ordinance in Daly City and that directs property purchasers to the City for additional details. This disclosure would be required for transaction of properties over a certain size and valuation that could be subject to the City's inclusionary zoning ordinance.	Planning Division	X	2015	General Fund
Provide regulatory incentives and streamline the permit process for development projects that contain deed-restricted affordable units.	12.1	Reduce delays in project approval and issuance of building permits by developing a plan check prioritization system that reduces the time required to complete the plan check review process for affordable housing projects, especially those projects which exceed the City's inclusionary zoning ordinance requirements.	Building Division (policy development)		2015	General Fund
	12.2	Continue to offer parking reductions offered in the current Zoning Ordinance that serve as an incentive to developers of low-income elderly housing provided a minimum age for residency of such units is established by the Ordinance (e.g., 62 years of age).	Planning Division		On-going	General Fund
	12.3	Establish regulations that allow parking reductions for all multiple-family housing developments containing low-income units, commensurate to the proportion of the project devoted to such units (currently a project must be 100 percent affordable to qualify for a parking reduction).	Planning Division	X	2015	General Fund
	12.4	Continue to offer streamlined environmental review for affordable housing development where authorized by the California Environmental Quality Act (Public Resources Code Sections 21159.20 through 21159.27 – Special Review of Housing Projects).	Planning Division		On-going	General Fund
Consider financial incentives to increase the supply of rental housing for all household income groups including extremely low-income households.	13.1	Give priority expenditure of City housing funds to projects that will provide deed restricted affordable rental housing, especially to development projects that will provide extremely low-income units.	Housing Division		On-going	Low Income Housing Set Aside Fund, HOME funds
	13.2	When funds are available, apply for and/or co-sponsor funding opportunities for the construction of rental housing. The City shall strive to make such applications, on average, every two years within the planning period.	Planning Division		On-going	Low Income Housing Set Aside Fund, HOME funds
	13.3	Give priority expenditure of City housing funds (e.g., HOME, Affordable Housing Trust Fund, etc.) to projects that will occupy sites that have been previously developed.	Planning Division		On-going	Low Income Housing Set Aside Fund, HOME funds
Require adaptability and accessibility of residential units for disabled occupants, and ensure that the Zoning Ordinance provides regulations that are sensitive to the needs of disabled occupants.	15.1	Maintain an active role in expanding accessibility and require all State and local accessibility codes to be met.	Planning Division		On-going	General Fund
	15.2	Regularly monitor the implementation of the jurisdiction's ordinances, codes, policies, and procedures to ensure they comply with the "reasonable accommodation" for disabled provisions and all fair housing laws.	Planning Division		On-going	General Fund
	15.3	Continue to fund (as funding permits) and support home repair programs that assist residents in paying for various handicapped modifications in and around their homes.	Planning Division		On-going	Community Development Block Grant
Prevent housing discrimination based on age, race, religion, sex, ethnic background, or familial status, and work to ensure the safety and availability of Employee Housing.	16.1	The City shall assist in the implementation and enforcement of State and federal fair housing and civil rights laws, and shall make use of opportunities in its interaction with real estate offices, businesses, and other groups or agencies to eliminate housing discrimination. Where discrimination is suspected, the City shall work with the appropriate public interest agencies to vigorously pursue the matter and where discrimination is found, the City shall assist the relevant entity in prosecuting the matter.	Housing Division, Planning Division, City Attorney's Office		On-going	General Fund
	16.2	The City will continue to contract to provide fair housing services to its residents and property owners. Services will include: 1. Distributing educational materials to property owners, apartment managers, and tenants every two years; 2. Making public service announcements (PSAs) via different media (e.g., newspaper ads and public service announcements at local radio and television channels) at least two times a year; 3. Conducting public presentations with different community groups; 4. Responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution); and 5. Referring services to appropriate agencies.	Housing Division, Planning Division		On-going	General Fund
	16.3	The City shall, to the extent of its jurisdiction, implement all of the provisions of the Employee Housing Act (Government Health and Safety Code Sections 17030-17039) and work with the State Department of Housing and Community Development to do the same.	Housing Division, Planning Division		On-going	General Fund
Provide financial assistance to lower income households in emergency situations	17.1	Continue to operate and support (as funding permits) the Housing Assistance Program that grants eligible lower income families, seniors and persons with disabilities money to cover housing related emergencies (e.g., security deposits, temporary difficulty meeting rent payments).	Housing Division	X	On-going	General Fund
Support a balanced distribution of quality residential care facilities	18.1	Develop location regulations for larger residential care facilities that are not exempt from local zoning restrictions to provide objective standards to persons desiring to establish such facilities, while at the same time dispersing such facilities throughout the City.	Planning Division	X	2015	General Fund

Appendix A (continued): Housing Element Task Implementation Timeframe and Responsibility

Policy	Task	Task Summary	Responsibility	Z.O. Update	Completion Date	Funding Source
Address the range of needs and encourage the production of additional housing opportunities for extremely low-income (ELI) households.	19.1	Provide an exception to the proposed zoning regulation identified in Task HE 3.7, whereby any housing development that is willing to deed-restrict at least 20 percent of units for extremely low-income households would be exempt from the minimum one parking space per unit rule identified by this task (applies to projects qualifying for transit-proximate parking reductions) and instead be subject to providing at least 0.5 parking spaces per unit.	Planning Division	X	2015	General Fund
	19.2	Revise the Zoning Ordinance to waive the parking requirements altogether for ELI deed-restricted second units that are transit proximate, as described in Task HE 3.5.	Planning Division	X	2015	General Fund
	19.3	For any new housing development utilizing public funding or publicly-owned land, the City and project developer shall explore the inclusion of units specifically targeted to and restricted for ELI households.	Housing Division, Planning Division		On-going	CDBG, HOME., CalHome funding, DCRA set-aside funds, HUD supportive housing funds
Encourage voluntary housing rehabilitation and reconstruction	21.1	Amend the Zoning Ordinance non-conforming building regulations to allow the voluntary reconstruction, restoration, or rebuilding of any multifamily residential building with three or more units. Examples of non-conformity may include unit count, parking provision, and building setback and height. Such reconstruction, restoration, or rebuilding shall be limited for both single-family and multiple-family buildings in the ways described by California Government Code Section 65852.25.	Planning Division	X	2015	General Fund
Encourage housing reconstruction after fire or other natural disaster	22.1	Amend the Zoning Ordinance non-conforming building regulations to allow reconstruction of non-conforming buildings affected by fire or natural disaster subject to the land use regulations in place at the time of the original building construction, if the present development regulations are determined by the Director of Economic and Community Development to allow fewer total units than were originally permitted. This amendment shall allow such reconstruction provided the total unit count does not increase and the size of each replacement unit is substantially similar to the size of the original unit being replaced. The amendment shall not apply where the General Plan Land Use Map requires a higher minimum density than was provided in the building prior to the fire or natural disaster.	Planning Division	X	2015	General Fund
Preserve existing low-income housing units that are at risk of being converted to market-rate housing	23.1	Monitor existing at-risk low-income housing units to determine if the owners plan to file a notice of interest to prepay the mortgage obligation. The prepayment would terminate the requirement that the units be rented to low-income individuals. The City should maintain an up-to-date list of public and private non-profit housing entities who can and will be able to purchase the at risk units should the necessity arise. The City should also maintain a current list of available financial resources to fund the potential purchase of these units.	Housing Division		On-going	General Fund
Gradually increase energy and water efficiency standards for all new and existing housing while minimizing the costs of such standards.	24.1	Develop enhanced residential energy efficiency standards (Title 24, California Administrative Code) in all new residential construction which exceeds State-mandated requirements by five percent in 2015, ten percent in 2020, and twenty percent in 2030.	Building Division		On-going	General Fund
	24.2	Establish energy and water efficiency upgrade programs that promote energy and water efficiency upgrades in all existing residential buildings. Energy efficiency upgrades promoted as part of this program could include upgrades such as attic insulation, programmable thermostats, heating duct insulation, and water heater insulation. Water efficiency upgrades could include the installation of low-flow shower heads, where feasible, and retrofit of existing toilets to meet low-flush requirements as established by the City. Examples of programs developed as a part of this task could provide financial incentives (e.g., rebates, appliance buy-back, and similar programs) aimed at providing strong incentives to residential building owners to use the programs.	Planning Division; Department of Water and Wastewater		2015	General Fund
Mandate the inclusion of green building techniques into most new construction.	25.1	Adopt amendments to the building code that require all City-funded affordable housing projects reach a Home Energy Rating System (HERS) score above 86 (the minimum Energy Star rating), or equivalent.	Building Division		2017	General Fund

Appendix A (continued): Housing Element Task Implementation Timeframe and Responsibility

Policy	Task	Task Summary	Responsibility	Z.O. Update	Completion Date	Funding Source
Provide a greater number of street trees throughout Daly City's neighborhoods.	26.1	Amend the Zoning Ordinance to require street tree planting as part of the construction of any new home and any remodel to any residential structure exceeding 50 percent valuation of the structure being remodeled. The Ordinance shall require uniform street tree spacing within new neighborhoods of one tree per each 25 linear feet of curb, to the maximum extent practical. All new street trees shall receive irrigation.	Planning Division	X	2015	General Fund
	26.2	Amend the plan check process to ensure compliance with amended Zoning Ordinance provisions related to street tree planting. At a minimum, applicants and developers shall identify street tree placement on all utility plans submitted for City of public utility review and approval.	Planning Division		Initially 2014 and then on-going	General Fund
Through the development of a Stormwater Management Program, ensure that all new development complies with applicable municipal stormwater National Pollutant Discharge Elimination System (NPDES) permits by incorporating controls that reduce water quality impacts over the life of the project.	27.1	In locations where high density residential development is prevalent (e.g., east of Interstate 280), consider the use of the public right of way as an appropriate location for privately maintained stormwater treatment mechanisms.	Public Works Department, Planning Division		On-going	None required
Revise land use policies to meet or exceed the greenhouse gas reduction goals established in Assembly Bill 32 (reducing California's greenhouse gas emissions to 1990 levels by 2020).	28.1	Create and adopt a Climate Action Strategy Plan that establishes a greenhouse gas reduction goal, based on the baseline established in the respective Plan.	City Manager's Office		2016	General Fund
	28.2	Adopt progressive energy efficiency strategies similar to those adopted by the California Public Utilities Commission: 1. All new residential construction in California will be zero net energy by 2020; 2. All new commercial construction in California will be zero net energy by 2030; 3. Heating, Ventilation and Air Conditioning (HVAC) will be transformed to ensure that its energy performance is optimal for California's climate; and 4. All eligible low-income customers will be given the opportunity to participate in the low-income energy efficiency program by 2020.	Building Division, Planning Division		2016	General Fund
Promote alternative sources of energy in all homes.	29.1	Encourage, incentivize, or require all new major construction projects to pre-plumb for solar hot water and pre-wire for solar electric systems.	Building Division		2016	General Fund
	29.2	Develop a funding source to offer loans to residents and developers that invest in solar electric, solar hot water, wind, and/or other clean energy systems.	Building Division, Planning Division		2016	General Fund
	29.3	Amend the Zoning Ordinance to include development standards for the installation of alternative energy generating systems on residential properties.	Building Division, Planning Division		2016	General Fund
Require property owners to provide relocation assistance to renters displaced where rental units in which they live were constructed or are maintained in violation of the Daly City Municipal Code	30.1	Require that property owners who place renters in units that violate the Municipal Code provide relocation assistance when the tenant must vacate the premises due to code enforcement activity. This policy will serve to protect particularly residents living in substandard illegal secondary units.	Code Enforcement Division		On-going	None required
Ensure that, in instances where higher density mixed-use development is permitted adjacent to existing neighborhoods, the impacts of building height are decreased to the maximum extent feasible without reducing permitted General Plan density.	31.1	Review the Mixed-Use Design Guidelines and Zoning Ordinance to ensure that the guidelines address impacts created by larger mixed-use buildings proposed adjacent to smaller buildings and amend the Guidelines and Ordinance as needed.	Planning Division	X	2015	General Fund

CITY OF DALY CITY

Circulation Element



Introduction

Scope and Role of the Circulation Element

The Circulation Element identifies policies for ensuring that adequate transportation facilities are maintained throughout the planning period, that the facilities in which the City plans to invest reflect the land uses contemplated by the Land Use Element, and that the transportation system provides a range of transportation choices. The element accomplishes these objectives by describing the existing transportation system, areas that need improvement, and proposing policies and tasks to ensure the safe and efficient transport of people and goods throughout the City. Topics that are given special attention in this plan are traffic improvements, public transit, bicycle facilities, and techniques to mitigate impacts from individual development proposals.

State Planning Law

State Planning law requires every city and county adopt a Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other public transit facilities. State law encourages the development of a balanced transportation system within each community. In particular, Section 65302 (b) of the California Government Code states that the Circulation Element policies and programs should:

- Coordinate the transportation and circulation system with planned land uses as outlined in the Land Use element;
- Promote the efficient transportation of goods and the safe and effective movement of a segments of the population;
- Make efficient use of existing transportation facilities; and
- Protect environmental quality and promote the wise and equitable use of economic and natural resources.

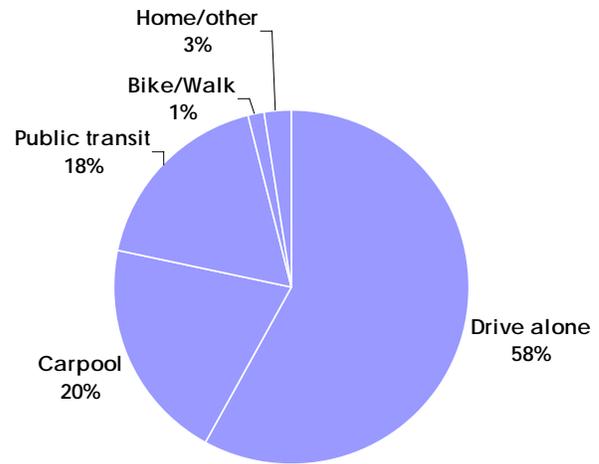
Additionally, the California Complete Streets Act requires that all cities plan for the development of a multimodal transportation network which allows for effective travel by motor vehicle, foot, bicycle, and transit to reach key destinations within their community and the larger region. The law emphasizes the desire that cities prioritize the construction of public improvements that accelerate development of a balanced, multimodal transportation network. The General Plan Circulation Element provides a policy framework wherein both public and private project's efforts to enhance the multimodal transportation network are identified and, where necessary, funding mechanism(s) for their implementation explored.

Background Information

Although Daly City remains one of the most-dense communities in the Bay Area in terms of population per square mile, most of the City is characterized by neighborhoods consisting of single-family homes most easily accessed by the private automobile. As illustrated in Figure CE-1, approximately 78 percent of residents travel to work either driving alone or with others, up slightly since 1980 when about 75 percent of residents did so.

Given the automobile's predominance in the transportation network, it is important to understand how the City's land use decisions can have a cumulative impact on traffic conditions. For example, single-family subdivisions generate considerably more traffic (measured by the number of average daily vehicular trips) than housing types which are typically constructed in more-dense structures. As identified in Table CE-1, a new development consisting of 50 single-family homes will generate 25 percent more vehicular trips than a comparably-sized condominium project and almost 40 percent more trips than a comparably-sized apartment project.

Figure CE-1: Daly City Residents Means of Transportation to Work



Source: US Census (2000)

Table CE-1: Traffic Generation by Comparable Residential Land Use

Residential Land Use Type	Daily Traffic Generation	Morning Peak-Hour Generation	Evening Peak-Hour Generation	50-unit development	
				Morning Peak	Evening Peak
Single family home	9.57 trips	0.75 trips	1.01 trips	37.5 trips	50.5 trips
Apartment	6.65 trips	0.51 trips	0.62 trips	25.5 trips	31 trips
Condo/townhouse	5.81 trips	0.44 trips	0.75 trips	22 trips	37.5 trips
Retirement Community	2.81 trips	0.18 trips	0.29 trips	9 trips	14.5 trips

Source: Institute of Transportation Engineers

As land availability shrinks and higher densities become more commonplace, the City will likely see a continued shift away from the single-family home to denser types of housing, such as condominiums and apartments. As this occurs, it will become increasingly important that the Circulation Element promote other modes of transportation in addition to -- and in some instances in-lieu of -- the private automobile, e.g., public transit, bicycling, and pedestrian circulation. For this reason, the Circulation Element provides information regarding each of these modes.

Vehicular traffic

Because the private automobile remains a primary transportation resource in Daly City, managing vehicular traffic will remain a principal concern for the City. This section identifies the traffic system's

components, its current effectiveness in moving traffic, what concerns in the system could arise within the planning period, and what can be done to address anticipated traffic issues.

Roadway network

Figure CE-2 identifies the City's existing roadway network, categorized by size, volume of traffic, and how each is connected to the larger regional transportation network. The following are descriptions of the four major roadway types identified in the figure.

- **Freeways** are routes designed to carry large traffic volumes over long distances. The two freeways that travel through Daly City, Highway 1 and Interstate 280, are owned, operated, and maintained by the California Department of Transportation (Caltrans). Vehicular access to these freeways is limited to on- and off-ramps, crossings are grade separated and median islands are used to separate lanes moving in opposite direction. Interstate 280, an eight-lane freeway with a right-of-way of 290 feet, is the most heavily traveled roadway in the City carrying approximately 150,000 vehicles through Daly City every day.
- **Highways** are roads designed to carry heavy traffic volumes at moderate speeds. Like freeways, access is controlled to just a few locations and there are medians between lanes in opposite directions. Highways are different from freeways in that cross traffic usually is at the same grade. The basic right-of-way can vary from 100 to 170 feet. Access to abutting properties is provided by frontage roads. Intersections are signalized and parking is not permitted. Highways are typically landscaped heavily to give them a parkway-type character. At the present time, Highway 35 is the only highway in Daly City. Like Interstate 280, Highway 35 is owned, operated, and maintained by Caltrans.
- **Arterials** are designed to carry heavy traffic volumes at lower speeds than highways. Most arterials incorporate medians to control cross traffic, and provide separate turn lanes and signals controls at major intersections. In Daly City, four-lane arterials have rights-of-way ranging from 88 to 115 feet, depending on whether there are parking lanes and typically provide a capacity of 22,500 average daily trips (ADT). Examples of four-lane arterials are Geneva Avenue, Mission Street, John Daly Boulevard, and Serramonte Boulevard. Examples of two-lane arterials are Eastmoor Avenue and Southgate Avenue. They have right-of-ways ranging from 60 to 70 feet and have a capacity of 11,000 ADT.
- **Collector streets** are designed to channel traffic from local streets into the arterial street system and to handle short trips within neighborhoods. Collectors have two lanes in a right-of-way of 50 or 60 feet and have a capacity of 3,000 ADT. Examples of collector streets include Crocker Avenue and South Mayfair Avenue.

In addition to the above roadways (not identified in Figure CE-2) are local streets. They provide access from larger roadways to destinations within a residential or business district. Local streets may be loop streets, cul-de-sacs, or straight connections between two collector streets, and are typically not signalized. Travel distance to a collector typically does not exceed one-half of a mile. Right-of-way widths typically range from 50 to 60 feet, and capacity does not typically exceed 800 ADT. Local streets are designed for relatively low speed travel with parking permitted on both sides of the street.

Level of Service

Traffic at Daly City's intersection is measured by a Level of Service (LOS) standard which grades intersection performance on an "A" through "F" scale. This LOS measurement is calculated by summing the average delay for vehicles in each lane for all intersection approaches. Table CE-2 provides a brief description of the levels of service recognized by the City and corresponding driving conditions associate with each:

Table CE-2: Traffic Level of Service (LOS) Descriptions

Level of Service	Average Stopped Delay ¹ (seconds/vehicle)	Description
A	Delay ≤ 10.0.0	Free flow; minimal to no delay
B	10.0 < Delay ≤ 20.0	Stable flow, but speeds are beginning to be restricted by traffic condition; slight delays.
C	20.0 < Delay ≤ 35.0	Stable flow, but most drivers cannot select their own speeds and feel somewhat restricted; acceptable delays.
D	35.0 < Delay ≤ 55.0	Approaching unstable flow, and drivers have difficulty maneuvering; tolerable delays.
E	55.0 < Delay ≤ 80.0	Unstable flow with stop and go; delays
F	Delay > 80.0	Total breakdown; congested conditions with excessive delays.

¹ Control Delay per vehicle (seconds per vehicle).

Source: Transportation Research Board, Special Report 209, Highway Capacity Manual, Chapter 16 – Signalized Intersections, 2000.

As identified in Task CE-1.6 on page 151, this Circulation Element employs a Level of Service “D” standard intended primarily to determine impacts of new land uses on the City’s roadway network and the intersection improvements that may need to occur as a result. This standard requires that a minimum Level of Service “D” be maintained at all principal intersections. The morning and evening peak traffic conditions occur between 7:00 a.m. and 9:00 a.m., and 4:00 p.m. and 7:00 p.m., respectively.

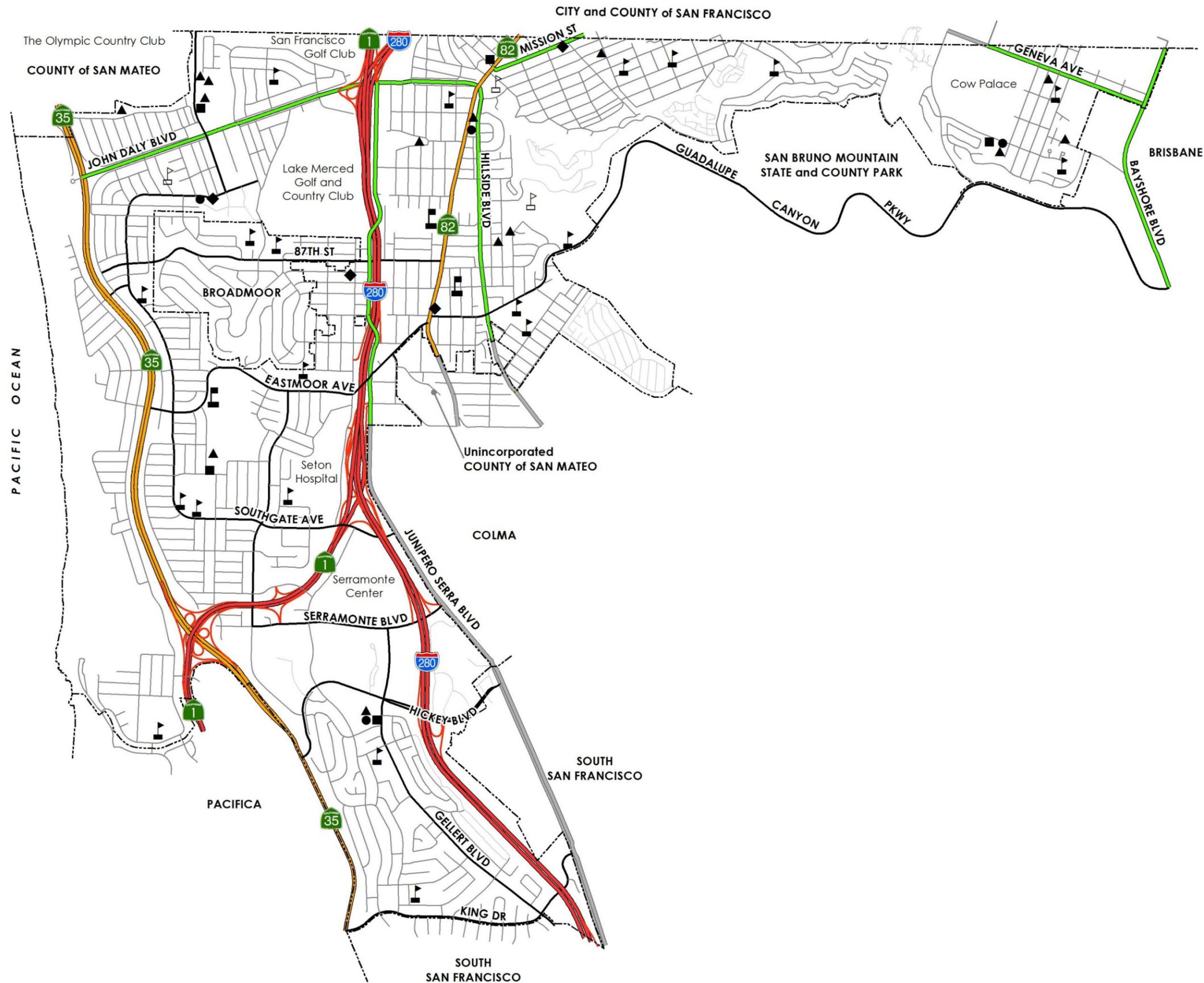
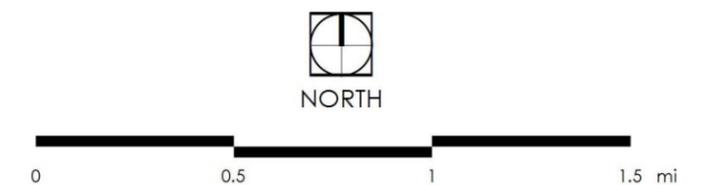


Figure CE-2
**EXISTING
ROADWAYS**

- Freeway
- Highway
- Arterial
- Collector
- Local
- Private

CITY OF DALY CITY
**CIRCULATION
ELEMENT**



Existing traffic conditions

In 2008, the City measured traffic volumes at 54 principal intersections to determine the peak-hour Level of Service for each. According to these measurements, the vast majority of the City's intersections operate at minimum Levels of Service during both peak traffic periods. However, the following intersections did not:

- The intersection of John Daly Boulevard/Junipero Serra Boulevard currently operates at LOS E during the p.m. peak. The congestion at this intersection can be attributed to commuters exiting the nearby BART station and the large number of motorists exiting and entering I-280.
- The intersection of Junipero Serra Boulevard/Washington Street currently operates at LOS F during the p.m. peak. The congestion at this intersection can be attributed to the large number of northbound and southbound vehicles access the I-280 on-ramp.
- The intersection of Hickey Boulevard/Skyline Boulevard currently operates at LOS E during the p.m. peak. This intersection provides access to a shopping center on the northwest corner as well as the Fairmont neighborhood in Pacifica.

The existing LOS identified in the Circulation Element constitute baseline traffic conditions in Daly City and as such may be used for future analyses in the City in conjunction with, or tiered from, the environmental document prepared in association with this element.

Future traffic conditions

Using a computerized traffic model, the City has been able to develop projections which identify the intersections that will likely be impacted by additional traffic and new development occurring both inside and outside Daly City between now and the a future year when all properties are expected to be fully developed. This future year is called "build out". Although the majority of the City's intersections would continue to operate at an acceptable Level of Service, several intersections could degrade from acceptable to unacceptable levels, including the following six intersections:

- John Daly Boulevard/Mission Street/Hillside Boulevard could operate at LOS F in the a.m. and p.m. peaks and Junipero Serra Boulevard/Washington Street could operate at LOS F in the p.m. peak.
- Mission Street/East Market Street/San Pedro Road could operate at LOS E in the a.m. and p.m. peaks.
- John Daly Boulevard/Junipero Serra Boulevard could operate at LOS F in the p.m. peak.
- Hickey Boulevard/Skyline Boulevard could operate at LOS E in the p.m. peak.
- Geneva Avenue/Bayshore Boulevard could operate at LOS E in the p.m. peak.

In consideration of the traffic model projections, it is important to understand that the degradation of these intersections is not imminent because the traffic impacts anticipated to affect service levels would likely take several decades to be realized. Also, all new traffic is not attributable to new development as high housing costs make intergenerational living arrangements and renting rooms to unrelated individuals even more commonplace than they are today, resulting in increased traffic from existing neighborhoods. Rather than causing alarm, the intent of developing the traffic model is that the model act as a catalyst for how the City plans for future infrastructure needs, informing the City's decision-makers that with new housing and job opportunities comes the need to effectively plan for and finance an expanded City infrastructure.

Future roadway improvements

Figure CE-3 identifies the future roadway improvements that are presently considered by the City as both feasible and necessary to improving the City's transportation network within the planning period. Although the figure may identify projects that are not located in Daly City or projects in which Caltrans is the lead agency, the intent of identifying these improvements is to identify any project to which the City intends to commit financial resources or seek public funding to help finance.

Parking

As mentioned in the introduction section of this element, housing construction in Daly City will likely continue to shift away from the single-family home to denser types of housing, such as condominiums and apartments. The decreased traffic associated with these higher densities (as compared with a single-family home) has a related secondary impact of reducing parking demand according to the studies of parking demand undertaken by the Institute of Traffic Engineers (ITE). In consideration of ITE's findings, the Circulation Element provides policies that offer parking reductions to denser transit-oriented development that occurs in close proximity to public transit hubs like the Daly City and Colma BART stations. These policies would be refined and incorporated into the Zoning Ordinance.

Public Transit

Despite the prevalence of the automobile, Daly City residents are somewhat more inclined to use public transit for getting to work than their counterparts in other cities and in the entirety of San Mateo County. As identified in Figure CE-4, when compared to the residents of the entire State of California, Daly City residents are almost four times as likely to use public transit as a method of travel to and from work. The reasons for this are very likely Daly City's relatively easy access to SamTrans and Muni bus services, and close proximity to two BART stations, both of which provide public parking.

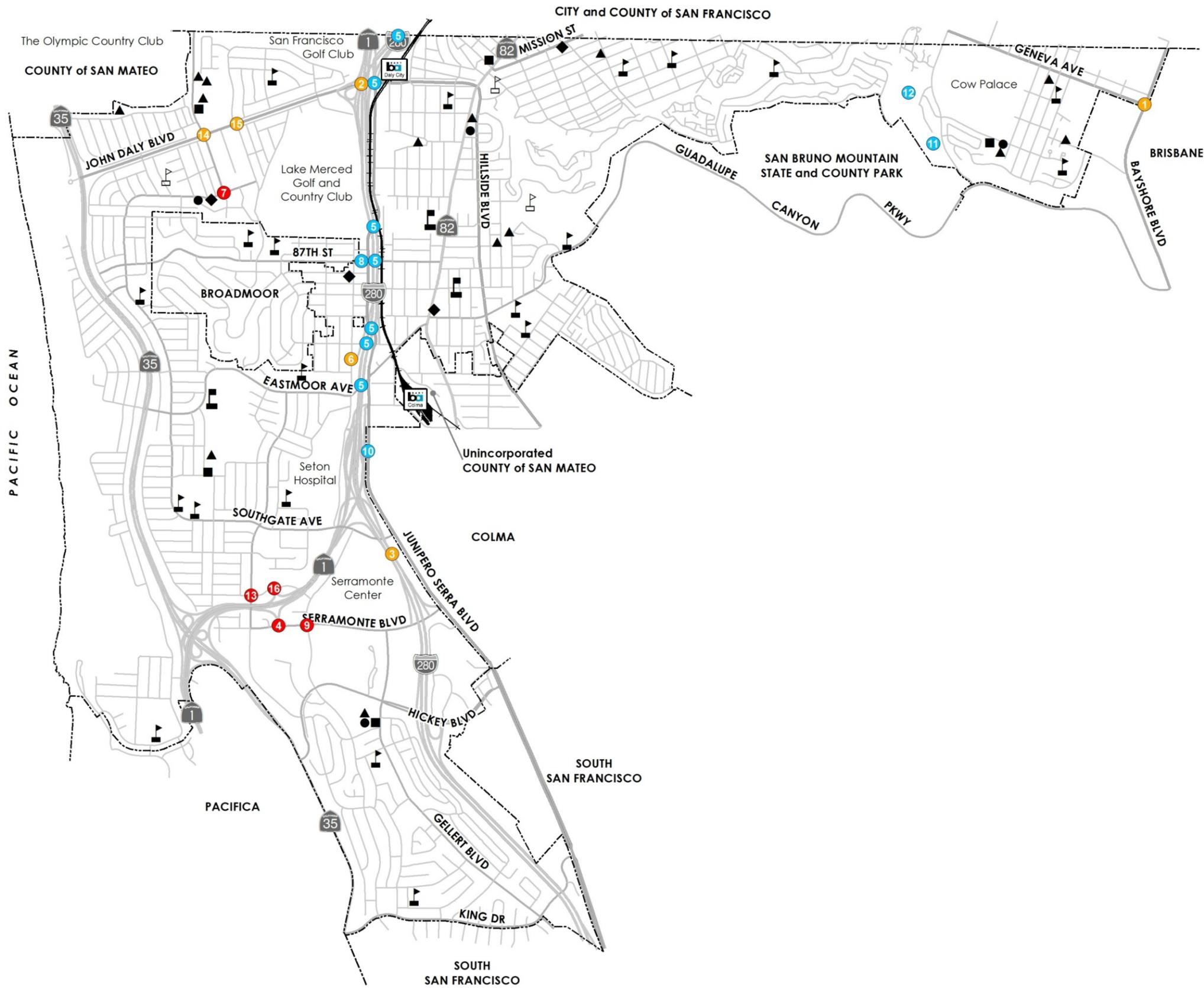


Figure CE-3 ROADWAY IMPROVEMENTS

- 1 Geneva Avenue Extension
- 2 John Daly Blvd Overcrossing
- 3 Serramonte Blvd/HWY 1/ I-280 Merge Lane
- 4 Serramonte Blvd/SR-1 On/OffRamp - Install Traffic Signal
- 5 I-280 Overcrossings Pedestrian Improvements
- 6 Sullivan Avenue Widening
- 7 Lake Merced Blvd/Southgate Ave Sign
- 8 School Street/Junipero Serra Blvd Intersection Improvements
- 9 Serramonte Blvd/Callan Blvd - Install Traffic Signal
- 10 Junipero Serra Blvd Sidewalk Extension
- 11 Bay Ridge Trail Improvements
- 12 Martin St Extension/Circulation Plan
- 13 St Francis Blvd/Clarinda Ave - Install Traffic Signal
- 14 John Daly Blvd/Lake Merced Blvd - Optimize Signal Timings - Adjust Signal Phasing
- 15 John Daly Blvd/Park Plaza Dr - Optimize Signal Timings
- 16 Clarinda Ave/SR-1 On/Offramp - Install Traffic Signal

CITY OF DALY CITY CIRCULATION ELEMENT



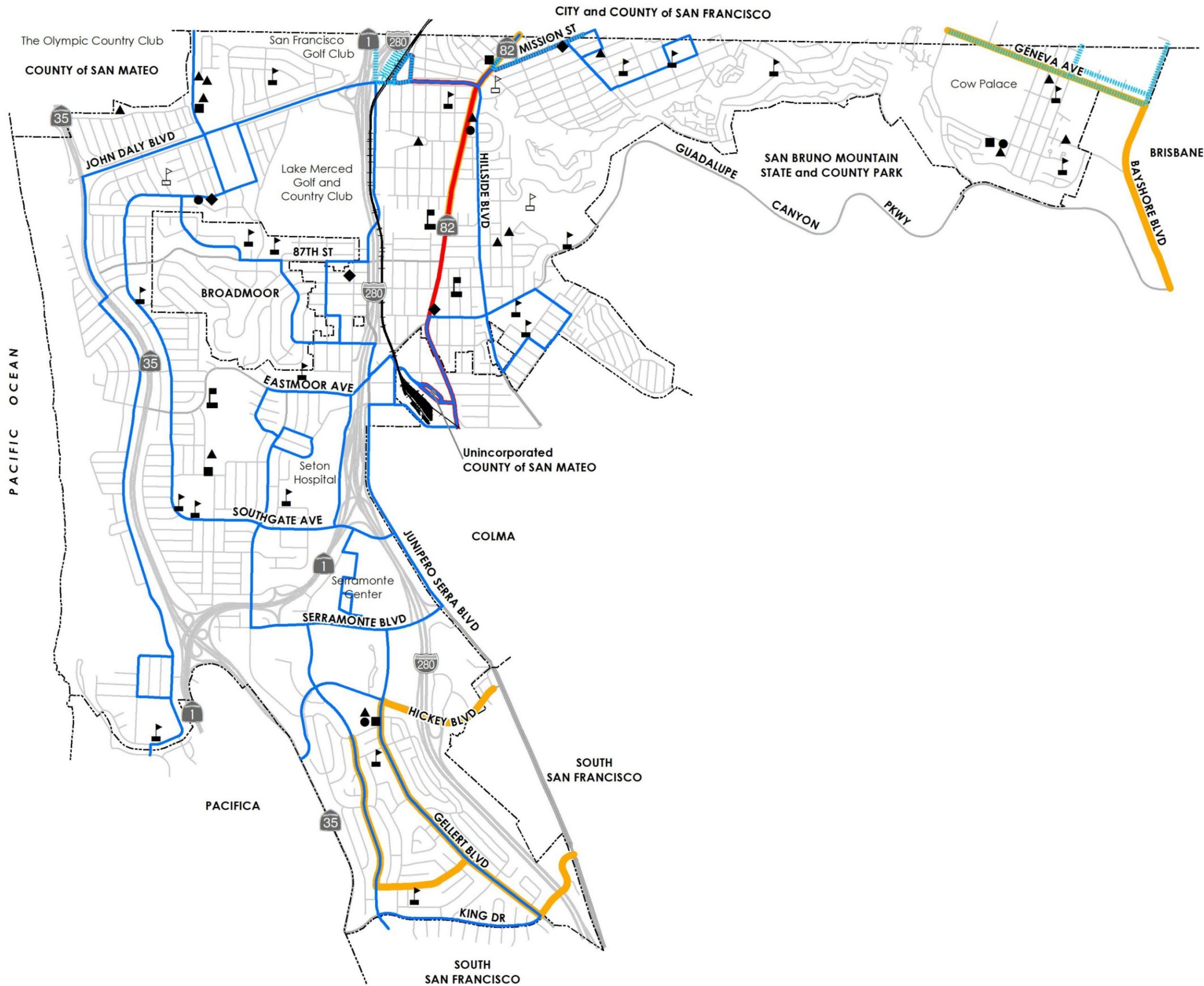


Figure CE-5
**PUBLIC
TRANSPORTATION**

- Rail
- +— BART - Bay Area Rapid Transit
- Bus
- samTrans - San Mateo County Transit
 - Service to BART
 - Service to BART and CalTra
 - Community Service
- MUNI - San Francisco
- Service to Daly City BART or connections to samTrans

CITY OF DALY CITY
**CIRCULATION
ELEMENT**

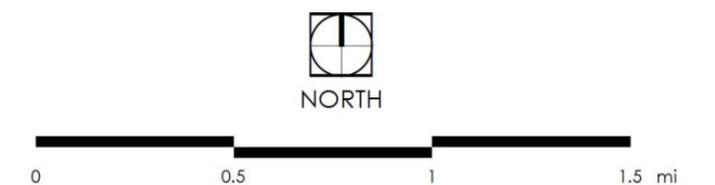
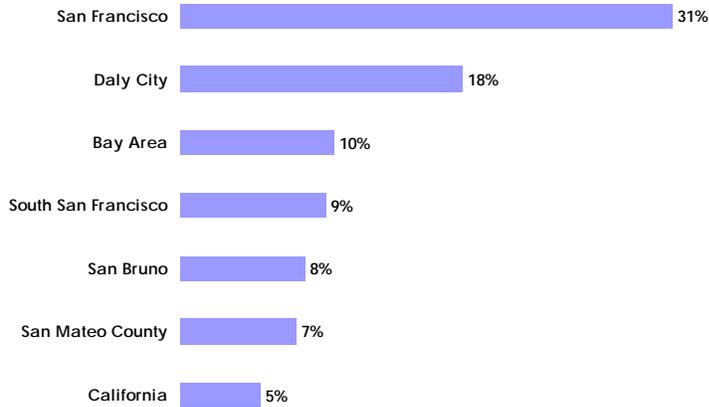


Figure CE-4: Daly City Workers Aged 16+ Using Public Transit



Source: U.S. Census

Figure CE-5 identifies the public transit options, including bus routes, available to Daly City residents. As shown in the figure, Daly City is served by two BART stations, SamTrans bus service, and Muni bus service.

San Mateo County Transit District (SamTrans)

SamTrans operates an overall fixed route bus system of 82 routes with a service area of 150 square miles. SamTrans operates 14 fixed bus routes in Daly City with 14 routes directly serving the BART station. Four of the fixed bus routes have vehicles equipped with handicapped access and one route is an express route which runs along Interstate 280 directly into San Francisco.

San Francisco Municipal Railway (Muni)

Municipal Railways of the City and County of San Francisco (Muni) operates five routes into Daly City. Route 28-19th Avenue and route 54-Felton serve the Daly City BART station, and the 14-Mission route serves Mission Street at the Top of the Hill. Routes 8-Bayshore Express and 9-San Bruno serve the Bayshore neighborhood. Of the three routes that serve the Daly City BART station, the 28-19th Avenue has the highest number of passengers. Muni has expressed an interest in extending the 14-Mission line to the Daly City BART station.

Bay Area Rapid Transit (BART)

Daly City is presently served by two BART stations: the Daly City BART Station located at the corner of John Daly Boulevard and Junipero Serra Boulevard, and the Colma BART Station located south of San Pedro Road in unincorporated Colma. In Fiscal Year 2009, the Daly City and Colma stations in combination were used by almost 12,000 riders each weekday.

Table CE-3: Daly City/Colma BART Ridership Levels 2002-2009 (Station Exits)

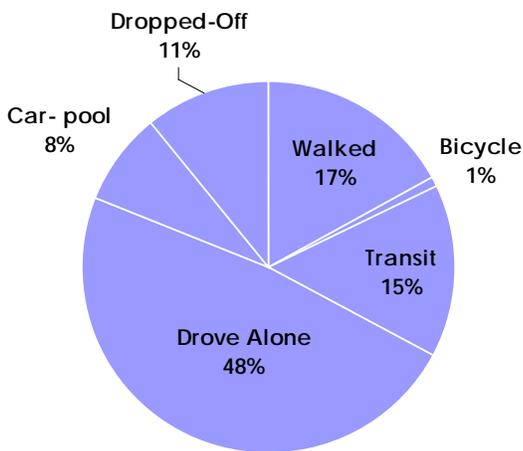
Station	FY	2002	2003	2004	2005	2006	2007	2008	2009
Daly City		7,722	7,650	7,319	7,275	7,879	8,257	8,590	8,096
Annual Change			-0.9%	-4.3%	-0.6%	8.3%	4.8%	4.0%	-5.8%
Colma		6,530	6,332	3,770	3,221	3,181	3,350	3,632	3,759
Annual Change			-3.0%	-40.5%	-14.6%	-1.2%	5.3%	8.4%	3.5%
Combined Total		14,252	13,982	11,089	10,496	11,060	11,607	12,222	11,855
Annual Change			-1.9%	-20.7%	-5.3%	5.4%	4.9%	5.3%	-3.0%

Source: Bay Area Rapid Transit District Annual Report

According to Table CE-3, BART ridership levels at the Colma station has decreased since 2002, mostly due to the opening of new BART stations in South San Francisco, San Bruno, Millbrae, and San Francisco Airport. This decrease is most pronounced at the station between the fiscal years 2003 and 2004, when the opening of the aforementioned stations in 2003 caused ridership at the station to decrease by about 40 percent. Ridership at the Daly City BART Station has remained fairly consistent since 2002, peaking at over 8,500 daily riders in 2008.

As identified in Figure CE-6, most of the riders arriving at the Daly City and Colma BART Stations do so by private automobile and just under half of these riders do so by driving to the stations alone. The percentage of riders who have walked to the station is approximately the same (15 to 17 percent) as the number who have arrived by public transit (SamTrans or Muni), while the number arriving by bicycle is extremely low (one percent).

Figure CE-6: Daly City/Colma BART Stations (combined)
– Mode of Travel to Station



Source: 2008 BART Station Profile Study

With regard to the destinations of the riders at both the Daly City and Colma BART Stations who have arrived at these stations from home, the trip destination for 82 percent of these riders is to work. Specifically with regard to riders who have arrived at the Daly City BART Station from a place other than home, 63 percent have arrived from school and 27 percent have arrived from work (2008 BART Station Profile Study).

Paratransit Services

Paratransit is an alternative mode of flexible passenger transportation that does not follow fixed routes or schedules. In Daly City, paratransit consists of shuttlebuses, carpools, vanpools, and taxicab services. As described below, some paratransit services respond to special needs of people who cannot use public transit and require an on-call service to get to a doctor’s appointment, shopping, or social event. Other paratransit services are pre-arranged ridesharing services that operate mainly during peak times and provide commuters with constant work schedules the opportunity to share vehicles.

Shuttlebuses

Shuttlebuses services are typically provided by employers or homeowners associations to transport residents or employees to work or to public transit hubs. Examples of shuttlebuses in Daly City are the Seton Shuttle and the shuttle provided by Crown Colony Condominium Association. Both of these shuttles provide the opportunity for a large concentration of individuals to ride to a specific common destination such as BART, where the rider can continue their commute to work.

Two shuttlebus programs serve the mobility-impaired population in Daly City. SamTrans contracts with the Redi-Wheels program to operate a County-wide service. This program provides curb-to-curb service for handicapped individuals and the elderly who have impairments that exclude them from effectively using public transit. The service is provided on-call to persons who make reservations. In Daly City, Redi-Wheels focuses on taking people to various medical offices in the St. Francis Heights neighborhood, Seton Hospital on Sullivan Avenue, and Kaiser medical facilities. The service is also extended to groups of elderly people for trips to adult day care centers and social gatherings, and handicapped students who attend Skyline College in San Bruno.

Vanpools

Vanpools allow groups of people to share a ride similar to a carpool, but on a larger scale with concurrent savings in fuel and vehicle operating costs, providing a flexible and cost effective mode of transportation. Vehicles may be provided by individuals, individuals in cooperation with various public and private support programs, through a program operated by or on behalf of an element of government, or a program operated by or on behalf of an employer. The key concept is that people share the ride from home or one or more common meeting locations and travel together to a common destination or work center.

Carpools

Carpooling, also known as car-sharing, is the sharing of car journeys so that more than one person travels in a car. Carpooling reduces the costs involved in car travel by sharing journey expenses such as fuel, tolls, and car rental between the people travelling. Carpooling is also an environmentally friendly and sustainable way to travel as sharing journeys reduces carbon emissions, traffic on the roads, and the need for parking spaces.

Carpools are typically established by private individuals who may work together or are brought together by Rideshare 511, a private non-profit corporation funded mostly by the Metropolitan Transportation Commission and Caltrans. Established as Rides in 1977, the program was established to promote and facilitate alternative transportation for commuters who work and/or live in the nine-county Bay Area and Santa Cruz. Rides provides carpooling services for both individual commuters and large employers. The services for individual commuters includes free computerized car pool matching, general commuter and transit information, and specialized information on how to establish, operate, and maintain a carpool.

Taxicabs

Two companies provide twenty-four hour private taxi service in Daly City. The City Council reviews and approves the license to operate a taxi service in the City. The Gateway Cab Company operates eleven cabs and, with a fleet of sixteen vehicles, the Daly City Cab Company provides about 500 trips per day to locations within and outside of the City. The average length of a trip is approximately three miles and the average number of passengers is 1.25 persons.

Bikeway System

The topography, level of development, and high traffic volumes in Daly City provide the greatest challenge to providing a safe environment for bicyclists. There are a limited number of flat or even relatively flat through-routes in the City, and bicycles must compete for space on these streets with automobiles and transit. In spite of these challenges, much can be done to make bicycling safer and more convenient.

Figure CE-7 identifies the City's existing bicycle network. The following are descriptions of the three major bikeway types identified in the figure.

- **Class I bikeways** are designed and operated for the exclusive use of bicycles. Street and pedestrian crossings are minimized or are avoided altogether by building underpasses or overpasses. This type of bikeway is best located in parks or alongside freeways, railroad right-of-way or waterways. An example of a Class I bikeway located in Daly City on Lake Merced Boulevard extending from Westlake Park into San Francisco. Another example is John Daly Boulevard between Ashland and Poncetta.
- **Class II bikeways** are adjacent to, but separated from motor vehicle and/or pedestrian traffic. While the cyclist has a separate path, it may be preempted by turning or parking vehicles. This type of bikeway can be added easily to existing streets by removing curb parking or narrowing travel lanes to provide a path separated by a low berm or painted markings. One way lanes should be at least four feet wide. An example of a Class II bikeway in Daly City is found along Callan Boulevard.
- **Class III bikeways** are shared bikeways where the cyclist occupies the same right-of-way with either motor vehicles or pedestrians. Signs are used to designate that the street or path also is to be used by cyclists. While this type of bikeway is the most hazardous, it also is the least expensive to install and is often used to provide continuity to other bicycle facilities (e.g., Class II bikeways) where right-of-way is limited). The segment of Southgate Avenue between St. Francis Boulevard and Junipero Serra Boulevard is an example of this type of bikeway in Daly City.

In 2004 the City adopted a Bicycle Master Plan intended to provide a comprehensive network of signed and mapped routes for bicyclists and identify improvements that would expedite travel and improve safety along these routes. Since the plan's adoption, new bicycle facilities not contemplated by the plan have been installed and other aspects of the plan are in need of refinement to the extent that this Circulation Element has identified the update of the Master Plan as a task.

Although the Circulation Element provides broad policies for improvements intended to make bicycling a viable transportation option, the Bicycle Master Plan should continue to be the primary policy document used to guide the provision of bicycle facilities in Daly City.

Pedestrian Circulation

The pedestrian circulation system in Daly City has been determined by the type and extent of land uses within the City. In the older areas of the City, most notably the Original Daly City and Crocker neighborhoods, commercial land uses are integrated with residential uses in the form of corner grocery stores that are easily accessed by walking rather than driving. The central location of Mission Street within these two neighborhoods also provides the residents with commercial uses within walking distance. However, in the newer areas such as the St. Francis Heights and Serramonte neighborhoods, commercial uses are concentrated in small neighborhood serving commercial shopping centers which are more easily accessed by automobile or bus, therefore restricting pedestrian access.

There are several hiking trails in Daly City. Most notably is the coastline trail which runs north to south along the Pacific coastline and closely follows the abandoned Highway 1 right-of-way. Other hiking trails in the city are located around San Bruno Mountain and provide access to San Bruno Mountain State and County Park. Although opportunities for new full-length trail development are limited, the development of a coastline trail would provide better access to Daly City's scenic coastal resources. In addition, the continued inclusion of pedestrian access easements in new developments located around San Bruno Mountain that provide links to the extensive trail system in the San Bruno Mountain State and County park would further promote hiking and a recreational activity in the City.

To assist the City in identifying potential pedestrian improvement, the Circulation Element calls for the development of a Pedestrian Mobility Plan (PMP) which would include specific projects for inclusion in the City's Capital Improvement Program (CIP). These projects would not just include new sidewalk construction, but projects that raise the profile of walking as a mode of transportation as well as expand walking as an attractive recreational opportunity in Daly City. In this regard, the Pedestrian Master Plan should make specific recommendations for both Mission Street and Geneva Avenue. An existing conditions report related to the PMP was under preparation as of the summer of 2011.

Circulation Goal, Policies, and Tasks

The circulation goal represents the type of circulation system the City would prefer. The objectives represent actions, which can be measured over time, that provide a general direction towards achievement of the goals, while the policies reflect more specific actions that the City has to take in order to attain the circulation goal.

The City's Circulation goal is:

"Develop and maintain an efficient, balanced transportation system which preserves and enhances environmental quality while providing for the safe movement of all people and goods throughout the community. To this end, the City shall strive to provide complete streets that are safe, comfortable, and convenient routes for walking, bicycling, and public transportation to increase use of these modes of transportation, enable active travel as part of daily activities, reduce pollution, and meet the needs of all users of the streets, including bicyclists, children, persons with disabilities, pedestrians, users of public transportation, seniors, and families, while continuing to maintain a safe and effective transportation system for motorists and movers of commercial goods consistent with the other goals, objectives, and policies of this plan."

Several facets of the goal warrant consideration. First of all, a balanced transportation system provides the community with alternative transportation choices. Although the automobile is still the primary mode of transportation in the City, many people use other forms of transportation such as buses, taxis,

ridesharing, shuttle services and bicycles to move throughout the City. The location of BART in Daly City and in Colma also provides the community with an alternative method of travelling throughout the Bay Area region. However, there are some people who have little or no choice in terms of transportation mode. These transit dependent citizens must use public transit to move throughout the community or region. Emphasis should be placed on developing new choices and maintaining and improving existing alternative forms of transportation.

Second, the goal promotes the development of an efficient system. The efficiency of a transportation system is related to the reduction in costs associated with travelling between two places. Two types of costs, direct and indirect costs can be defined. Direct costs include: time, gas, vehicle maintenance, and traffic accidents. Indirect costs include: emotional or psychological stress, energy use, and air quality impacts. A reduction in these costs can be achieved through the development of a balanced, multi-modal transportation system.

Third, a balanced and efficient transportation system helps to preserve and enhance environmental quality. The use of alternative modes of transportation reduces the number of single occupancy vehicles, will result in improved air quality through the conservation of natural resources such as fuel and reduce parking demand. Adverse transportation impacts resulting from development can be mitigated through the requirement of contributions for transportation system improvements such as the signalization of intersections and widening of roads. Other transportation impacts such as insufficient parking can also be mitigated by requiring in-lieu fees for the construction of parking garages or requiring payments under a parking assessment district.

Fourth, all forms of transportation within the community provide for the safe movement of all citizens. The proper maintenance of streets, sidewalks, intersections, signals, bus stops and directional signs is essential to the safety of the community. The construction of handicapped modifications allow for the improved movement and safety of the physically handicapped. Programs and policies should be directed towards improving the safety of public transit systems that serve the City such as BART, SamTrans, and Muni, in order to ensure the safety of their passengers.

The following provides a set of integrated policies and tasks.

Vehicular Traffic

Policy CE-1: Use the City's traffic model and environmental review process outlined by the California Environmental Quality Act (CEQA) to ensure that the City's existing roadway network is relatively free flowing during peak traffic periods.

Task CE-1.1: Keep the city's traffic model up to date to reflect new development, circulation network improvements, and land use projection amendments as they occur.

Task CE-1.2: Monitor traffic at intersections to identify timing of improvements by analyzing intersections currently operating at LOS C or worse on a regular basis. It is recommended that intersection counts are collected every five years on a typical mid-week day at these locations and analyzed per Daly City's Local Thresholds of Significance Guidelines to determine if and when improvements are needed. Unsignalized intersections should also be analyzed using the most current California Manual on Uniform Traffic Control Devices (California MUTCD) to determine if and when a traffic signal is warranted. Monitoring of intersections currently operating at LOS C or worse would continue through 2035, or until an improvement is warranted and implemented, whichever comes first.

Task CE-1.3: Require a traffic study as part of a complete application for discretionary projects which meet pre-determined criteria established by the City Engineer. The study shall determine the cumulative impact of the project on the City's principal intersections together with approved projects and projects under construction in Daly City and adjacent jurisdictions.

Task CE-1.4: Allow a trip generation discount pre-determined by the City Traffic Engineer for residential projects exceeding 30 dwelling units per acre located within 0.25 miles of any public bus hub or are within 0.5 mile distance of a BART station. For the purpose of this task, a bus hub shall be defined as a location where significant numbers of passengers are exchanged from one mechanized mode of transport to another (e.g., bus transfer points, bus "park-n-rides", etc.)

Task CE-1.5: Require a traffic study as part of a complete application in accordance with the *Caltrans Guide for the Preparation of Traffic Impact Studies* and proactively consult Caltrans where there exists ambiguity as to whether such a study is required under Caltrans guidelines.

Task CE-1.6: Incorporate a Level of Service (LOS) standard into Daly City's Local Thresholds of Significance Guidelines and use the standard as an evaluation measure for the traffic impacts created by new discretionary projects and to identify future roadway and intersection improvements in the City's Capital Improvement Program.

This standard shall be applied as follows:

- Require that a minimum LOS D be maintained at all principal intersections.
- Where a traffic study identifies that a discretionary project will degrade the Level of Service at any of the City's principal intersections to below acceptable levels, the City shall, through the environmental review process, require measures to mitigate the anticipated impact to a level of insignificance.
- New vehicular traffic created by a discretionary project that causes any of the City's principal intersections to degrade to LOS F during any traffic period shall be considered a significant impact subject to the preparation of an Environmental Impact Report (EIR). The EIR shall provide both mitigation measures and feasible project alternatives that would effectively mitigate anticipated traffic impacts to a level of insignificance.
- Mitigation measures shall include construction of or financial contribution toward traffic improvements that can effectively mitigate the impact within a ten-year timeframe from the project approval date. Traffic impacts which are not fully mitigable within a ten-year timeframe shall be considered temporarily unmitigable and subject to the adoption of a Statement of Overriding Considerations in addition to mitigation measures.
- The City shall consider the potential for adoption of a Statement of Overriding considerations related to traffic in instances where there is substantial evidence that the project possesses qualities (including environmental, legal, technical, social, and economic factors) that merit the project's approval despite the traffic impacts caused by the project.

The Local Thresholds of Significance Guidelines may provide additional detail and clarity.

Policy CE-2: Minimize impacts on collector and local streets by moving traffic with origins and destinations outside of Daly City efficiently to area freeways and major arterial streets.

Task CE-2.1: Review new development projects in adjacent jurisdictions and make every reasonable effort to ensure that these projects do not degrade traffic conditions at Daly City's principal intersection to Levels of Service identified in Daly City's Local Thresholds of Significance Guidelines.

Task CE-2.2: Support efforts by the City of Brisbane to establish an extension of Geneva Avenue, connecting with the Candlestick Highway 101 Interchange, as a part of the Baylands Specific Plan implementation, to the extent that any pass-through traffic originating from the new interchange can be effectively dissuaded/mitigated.

Task CE-2.3: Ensure that the Bi-County Transportation Study provides for an infrastructure phasing plan which ensures that Daly City roadways and intersections are not onerously impacted for significant periods of time.

Task CE-2.4: Limit and control the number and location of driveways into arterial streets and disallow any traffic entering City or State right-of-way to do so by backing into the right-of-way.

Policy CE-3: In areas adjacent to principal intersections anticipated to experience Level of Service degradations, give preference to new development that can demonstrate a 20 percent reduction in long-term vehicular trip generation.

Policy CE-4: Proactively plan for roadway network improvements by using the City's Capital Improvement Program (CIP) to prioritize necessary traffic improvements and identifying the funding sources necessary to construct these improvements.

Task CE-4.1: Continue updates of the CIP which include circulation improvements identified in Figure CE-3 and ensure that the figure is maintained to reflect all planned circulation improvements.

Task CE-4.2: Within the CIP, allocate to existing and new development the proportionate costs for traffic improvements identified in Figure CE-5, and identify anticipated funding sources for all improvements. In addition to circulation improvement projects in Daly City, the CIP should provide a component which identifies funding sources and responsibilities for joint-benefit transportation projects in adjacent jurisdictions to which the City intends to commit financial resources.

Task CE-4.3: Continue to collect AB1600 impact fees from new development and, from time to time, re-assess the amount and distribution of monies collected from such fees to ensure that these amounts are sufficient to provide an adequate pro-rata contribution toward the public improvements identified in the City's Capital Improvement Program (same as Task LU-17.2 and RME-11.1).

Task CE-4.4: As part of the comprehensive infrastructure plan for the Geneva Avenue Corridor identified in Task LU-3.2, develop a infrastructure enhancement fee program specific to new development in the Bayshore area which provides funding for any necessary circulation, utility, and joint-benefit projects planned in this area.

Policy CE-5: Work with the Metropolitan Transportation Commission to coordinate the transportation planning efforts of the City with those of adjacent jurisdictions.

Task CE-5.1: Support the Metropolitan Transportation Commissions (MTC) efforts to coordinate regional transportation planning insofar as they contribute to the accomplishment of the goals and policies of the General Plan.

Task CE-5.2: Ensure that the programs contained in MTC's Regional Transportation Plan are in accord with the needs of the City by participating in the yearly revisions of the plan.

Policy CE-6: Support regional efforts to improve traffic while accommodating future development.

Task CE-6.2: Participate in regional planning efforts conducted by CCAG and ensure the Countywide Congestion Management Program reflects the future transportation needs of Daly City residents and businesses.

Task CE-6.3: Actively participate in the multi-agency Bi-County Transportation Study currently being undertaken by the San Francisco County Transportation Authority to ensure that the study adequately identifies traffic improvements in and adjacent to Daly City necessary to accommodate future development in Bi-County study area.

Public Transit

Policy CE-7: Ensure an effective transit system by supporting the work of other agencies in their efforts to expand public transit in and around Daly City.

Task CE-7.1: Participate in SamTrans service planning and work with SamTrans staff to ensure the service levels in Daly City are enhanced and expanded.

Task CE-7.2: Participate in efforts by MUNI to extend the 14 Mission Street bus service to the Daly City BART Station to the extent that such a connection does not require the installation of additional utilities in Daly City's right-of-way or create a visual blight on John Daly Boulevard.

Task CE-7.3: Participate in efforts by MUNI to extend the T-Third light rail line and construct a multimodal Bayshore transit station.

Task CE-7.4: Support efforts to enhance MUNI and SamTrans service in the Bayshore neighborhood.

Policy CE-8: Accommodate the transit system by considering mechanisms which help public transit agencies reduce the headway times of their vehicles.

Task CE-8.1: Work with both San Mateo County Transit District and the San Francisco Municipal Transportation Agency to explore the concept of peak-hour exclusive bus-only lanes along Mission Street and Geneva Avenue.

Task CE-8.2: Ensure that plans for future exclusive bus-only lanes accommodate dedicated bicycle lanes identified by the City's Bicycle Master Plan.

Policy CE-9: Increase ridership levels for all public transit services by promoting public transit programs.

Task CE-9.1: Develop a program which provides free or reduced public transit vouchers to City employees who can demonstrate that their travel to work is provided primarily by public transit.

Task CE-9.2: Allow as a mitigation measures bona fide private programs which provide free or reduced public transit vouchers/passes to employees who can demonstrate that their travel to work is provided primarily by public transit.

Task CE-9.3: Ensure that access to public transit services is convenient by providing information about these services, such as bus routes and schedules, at City facilities such as libraries and community centers.

Task CE-9.4: Promote the development and maintenance of programs that increase transit ridership levels through incentives such as reduced fares and/or preferential passes for senior citizens, students, and other transportation dependent citizens.

Parking

Policy CE-10: **Parking requirements contained within the Zoning Ordinance should, as closely as possible, reflect accepted current parking trends. Regulations for residential uses should recognize the ability for high-density mixed-use development that is close to transit to reduce parking requirements.**

Task CE-10.1: As a part of the Zoning Ordinance update, ensure that parking requirements are identified for all non-residential land uses allowed within the City and that the off-street parking requirements for these uses reflect the minimum parking requirements supported by recognized parking demand studies.

Task CE-10.2: Amend the parking regulations to allow for a 30 percent parking reduction for all mixed-use development projects (as defined in the Zoning Ordinance) and clarify that the mixed-use parking reduction is allowed for buildings containing residential and retail components (same as Task HE-3.3).

Task CE-10.3: For larger residential projects (e.g., 50 units or more), allow further parking reductions for all development projects that provide permanently-funded HOA/POA amenities (e.g., van pools or car sharing programs) to building occupants, are within 0.25 miles of any public bus hub, or are within 0.5 mile distance of a BART station. For the purpose of this task, a bus hub shall be defined as a location where significant numbers of passengers are exchanged from one mechanized mode of transport to another (e.g., bus transfer points, bus "park-n-rides", etc.) (same as Task HE-3.4).

Task CE-10.4: Amend the parking regulations to remove differentiation between single-family, multiple-family, and condominium uses for the purpose of parking regulations, and establish such regulations based on total bedroom count. This requirement shall also apply to residential additions and the provision of additional bedrooms within any existing dwelling (same as Task HE-3.5).

Task CE-10.5: Clarify in the parking regulations that no parking reduction incentive (other than incentives allowed for senior affordable units) shall result in less than one parking space per unit. Any housing development that is willing to deed-restrict at least 20 percent of the units for extremely low-income households shall, however, be exempt from the minimum parking requirement identified by this task and instead be subject to providing at least 0.5 parking spaces per unit (same as Task HE-3.6).

Policy CE-11: Consider the use of in-lieu fees for parking areas, joint-use of parking areas, the creation of parking assessment districts, and other innovative methods of providing off-street parking.

Task CE-11.1: Continue to explore the potential for use of innovative methods of providing off-street parking in these and other areas.

Task CE-11.2: Formalize within the Zoning Ordinance the allowance of shared parking between uses and provided criteria which identify when shared parking is appropriate and the extent to which it is allowed.

Task CE-11.3: Explore amendments to the Zoning Ordinance to require the payment of parking in-lieu fees for parcels 5,000 square feet or less with direct frontage on Mission Street or Geneva Avenue. As part of any such amendment, the City shall identify capital improvement(s) for both Mission Street and Geneva Avenue toward which in-lieu money is expended within a certain time. These improvements may include any improvements that enhance parking, pedestrian mobility, or public transit access along each respective corridor.

Policy CE-12: Encourage parking lots of 500 or more spaces in new development to be provided in parking structures.

Task CE-12.1: Consider revisions to the Zoning Ordinance that require structured parking for projects which require the provision of 500 or more parking spaces in all zones, including Planned Development zones.

Bicycle and Pedestrian Travel

Policy CE-13: View transportation improvements (new and retrofit) as opportunities to improve safety, access, and mobility for all travelers and recognize bicycle, pedestrian, and transit modes as integral elements of the transportation system.

Task CE-13.1: As part of the comprehensive infrastructure and streetscape plan for the Geneva Avenue Corridor (see Task LU-3.2), ensure that both public and private improvements provide significant accommodation of both pedestrian and bicycle transportation modes.

Task CE-13.2: Continue to participate in the effort of the Grand Boulevard Initiative for Mission Street and, when considering the design of Mission Street pedestrian improvements, make every reasonable effort to implement the street design guidelines identified by the Grand Boulevard Multimodal Transportation Corridor Plan.

Task CE-13.3: Consider impacts to the existing and future bicycle and pedestrian network when completing environmental review for private development projects, and require mitigation measures where necessary and reasonable to ensure that these systems are not impacted.

Task CE-13.4: Ensure that as part of any reassessment of the City's Development Impact Fee (AB1600) that adequate and commensurate money is collected and distributed to City projects involving the expansion of Daly City's pedestrian and bicycle network. The amount of this allocation shall be determined at the time of the fee reassessment, should a reassessment occur.

Task CE-13.5: As part of the effort to unify the Zoning Ordinance into a more broad set of development regulations (as identified in Policy LU-14.3), review the City's public improvement (i.e., street, curb, sidewalk) standards to ensure that safe and effective bicycle and pedestrian circulation is accommodated to the same extent as the automobile.

Policy CE-14: **Actively comment on the environmental reviews completed by other public agencies and quasi-public agencies desiring to undertake projects within Daly City in an effort to ensure impacts to pedestrian and bicycle circulation systems are not impacted.**

Task CE-14.1: As part of any City involvement in or comments provided for the Geneva Avenue connection with the Candlestick Highway 101 Interchange, work toward the inclusion of the both pedestrian and bicycle transportation modes that, at a minimum, extend those identified in the Geneva Avenue infrastructure plan, and/or Daly City Bicycle Route Map.

Policy CE-15: **Ensure the new buildings along Mission Street and Geneva Avenue are situated so that they are easily accessible by pedestrians.**

Task CE-15.1: Explore amendments to the Zoning Ordinance to provide for maximum setbacks along Mission Street and Geneva Avenue, consistent with any City-adopted urban design plan, and which disallow parking within any provided front setback area.

Task CE-15.2: Amend the Zoning Ordinance to require, in new development projects located along either Mission Street or Geneva Avenue, that all parking spaces provided for projects located be either underground or placed behind buildings.

Policy CE-16: **Strengthen pedestrian access between and within residential areas and schools, commercial areas, recreational facilities, transit centers, and major activity centers in the City.**

Task CE-16.1: Develop a Pedestrian Master Plan and, include specific projects in the City's Capital Improvement Program (CIP) that raise the profile of walking as a mode of transportation and as an attractive recreational opportunity. This Master Plan should make specific recommendations for both Mission Street and Geneva Avenue, consistent with any City-adopted urban design plan.

Task CE-16.2: Update the Comprehensive Accessibility and Mobility Plan, and codify requirements for private replacement of non-compliant sidewalk curbs for redevelopment or significant rehabilitation of non-residential properties.

Task CE-16.3: Improve pedestrian safety by providing adequate separation of pedestrian and motor vehicle traffic. This includes making provisions for sidewalks on newly constructed or existing roads and constructing pedestrian overcrossings in areas of heavy pedestrian and vehicular traffic.

Task CE-16.4: Make street crossings easier and more accessible to pedestrians by widening sidewalks, medians, installing bulb-outs, and/or allowing more time for pedestrians to cross the street.

Task CE-16.5: Consider developing parking lot design guidelines for shopping center parking lots exceeding a certain size that maximizes safe pedestrian access from perimeter sidewalks, parking lots to storefronts, and between storefronts.

Task CE-16.6: Work with BART on providing safe pedestrian access to and from the Daly City BART Station that utilizes existing street level crossings on John Daly Boulevard and maximizes either existing or future grade separated crossing(s) at this location.

Task CE-16.7: Evaluate increasing the City standard for new sidewalk construction to at least five (5) feet wide in an effort to increase sidewalk usability for pedestrians with strollers, wheelchairs, and other walking assistance devices.

Task CE-16.8: Explore amendments to the Zoning Ordinance which would require increased sidewalk dedication along roadways where existing sidewalk width has been determined by the City to be inadequate and/or less than optimal.

Task CE-16.9: Require as a condition of development/redevelopment project approval the provision of sidewalks and wheelchair ramps where lacking, repair or replacement of damaged sidewalks, and sidewalks that link directly to building entrances.

Task CE-16.10: Develop a policy which minimizes the number of curb-cuts along arterial and collector roadways.

Policy CE-17: Work with local school districts to implement projects and activities that promote walking to school among students, parents, and staff.

Task CE-17.1: Invite school districts in Daly City to participate in the Bicycle and Pedestrian Advisory Committee.

Policy CE-18: Continue to install bicycle facilities throughout the city in accordance with the Bicycle Master Plan

Task CE-18.1: Update the Bicycle Master Plan and Capital Improvement Programs to ensure that the City's bikeways system is effectively coordinated with the countywide system and conveniently serves major areas of attraction, such as shopping centers, public buildings, parks, schools and places of employment.

Task CE-18.2: Implement bicycle route improvements, which include signing, striping, paving and provision of bicycle facilities at employment sites, shopping centers, schools, and public facilities.

Policy CE-19: Take proactive steps to ensure that owning and using a bicycle in Daly City is a viable transportation option.

Task CE-19.1: Require the provision of secure covered bicycle parking for large multifamily residential, commercial and office/institutional uses, and other key destinations, including public facilities such as transit stations. The requirement for such provision shall be detailed in the Zoning Ordinance and may be implemented through either code compliance during major remodel or environmental review undertaken as a part of the California Environmental Quality Act.

Task CE-19.2: Encourage provision of showers and lockers for employees as a part of all non-residential development by providing within the Zoning Ordinance a pre-specified parking reduction for projects that provide such facilities in perpetuity.

Task CE-19.3: Pursue regional funding and other sources for new bikeways to the extent possible under federal and State law.

Task CE-19.4: Work with transit providers to ensure that transit facilities are equipped with adequate bicycle carrying capacity.

Task CE-19.5: Work with local school districts to implement projects and activities that promote bicycling to school among students, parents, and staff.

Complete Streets

Policy CE-20: Integrate Complete Streets infrastructure and design features into street design and private construction to create safe and inviting environments for people to walk, bicycle, and use public transportation.

Task CE-20.1: In the design of any new roadway and as a part of any development review, ensure that adequate infrastructure is included that promotes a safe and convenient means of travel for all users. This shall include the provision of sidewalks, shared use paths, and, where practical, bicycle lanes.

Task CE-20.2: In the review of new residential subdivisions, ensure that sidewalks are provided on both sides of the street where site conditions allow, whether the new street is public or private. Where determined feasible by the City and where minimum lot size can be maintained, new residential development shall provide separated sidewalks to ensure the comfortable and attractive sidewalks. The City shall update and provide a standard cross-section for separated sidewalk to developers.

Task CE-20.3: Require that new subdivisions be designed to minimize the use of cul-de-sacs, unless pedestrian connections are provided in perpetuity between cul-de-sac ends.

Task CE-20.4: Require during the design review of all new public or private parking lots and driveways the incorporation of raised sidewalks providing access from the City sidewalk adjoining the development to site interior or, in the case of non-residential development, to the proposed store- or office-front(s).

Task CE-20.5: Include infrastructure in new public roadway projects that facilitates safe crossing of the right-of-way, such as accessible curb ramps, crosswalks, refuge islands, and, where necessary, pedestrian signals; such infrastructure must meet the needs of people with different types of disabilities and people of different ages.

Task CE-20.6: Give strong consideration to mid-block pedestrian crossings where these crossings can be implemented safely and provide facilitate a direct pedestrian connection between properties and uses.

Task CE-20.7: As a part of all new development, require, where appropriate, the provision of pedestrian-oriented signs, pedestrian-scale lighting, benches, and other street furniture so as to make non-motorized forms of travel comfortable and attractive alternatives to the automobile. Where necessary in new development, the City may require additional sidewalk and/or right-of-way width to accommodate these amenities.

Task CE-20.8: Ensure that sidewalks, crosswalks, public transportation stops and facilities, and other aspects of the transportation right-of-way are compliant with the Americans with Disabilities Act and meet the needs of people with different types of disabilities, including mobility impairments, vision impairments, hearing impairments, and others.

Task CE-20.9: Incorporate multimodal improvements into pavement resurfacing, restriping, and signalization operations where the safety and convenience of users can be improved within the scope of the work.

Task CE-20.10 In any assessment, collection, and/or distribution of AB1600 funds, consider the implementation of City projects that further the provision of Complete Streets in Daly City.

Policy CE-21: Provide children with safe and appealing opportunities for walking and bicycling to school in order to decrease rush hour traffic and fossil fuel consumption, encourage exercise and healthy living habits in children, and reduce the risk of injury to children through traffic collisions near schools.

Task CE-21.1: Work with the school districts in Daly City to pursue encouragement programs such as Walk and Bike to School Days, as well as “Walking School Bus”/“Bike Train” programs at elementary schools, where parents take turns accompanying a group of children to school on foot or via bicycle.

Task CE-21.2: Work with the school districts in Daly City and advocates to obtain Safe Routes to School funding to implement educational programs.

Task CE-21.3: Work with the school districts in Daly City to encourage educational programs that teach students safe walking and bicycling behaviors, and educate parents and drivers in the community about the importance of safe driving.

Task CE-21.4 Enforce speed limits and traffic laws, assist in ensuring safe crossings, and promote safe travel behavior within the schools.

Policy CE-22: Prioritize safety and roadway improvements around schools.

Task CE-22.1 Pursue Safe Routes to School funding to implement infrastructure.

The following section defines some of these technical terms used in this document in an attempt to clarify their meaning. Many of the terms described below are also used in other planning documents, such as environmental impact reports, when estimating the traffic impact of a proposed development project.

Average Daily Traffic (ADT) is the total volume of traffic that crosses over a fixed point on a road in a 24-hour period. This data is usually averaged over a month, year, or several years.

Average Weekday Traffic (AWDT) is very similar to ADT. As the name indicates, the figure for AWDT does not include weekend traffic. The weekday traffic count is used when traffic from employment centers needs to be analyzed.

Accessibility is the relative ease with which a location can be reached by car, public transit, bicycle, or walking.

Capacity of a road or street is measured in several ways. Capacity of a road is the maximum number of vehicles that can use the road over a time period, such as one hour, under the prevailing roadway and traffic conditions. The prevailing roadway conditions are the factors that influence the design capacity of the roadway.

Design capacity is the number of vehicles that can use a portion of the roadway in one direction, for one hour. The design capacity assumes existing traffic conditions and works toward a prescribed level of service. For example, when traffic engineers are asked to design road improvements, they will analyze the existing traffic volumes and propose the improvements needed to meet the desired level of service. (See below for explanation of level of service.)

Intersection capacity is affected by design factors such as the width of the streets and the timing and length of the signal cycle. Other characteristics also factor into the capacity of an intersection. These include the percent of turning vehicles, the percent of commercial vehicles, whether parking is allowed nearby, pedestrian use of the intersection, and the location of bus stops.

Controlled access means that through traffic is given preferential treatment in the design of a roadway. Expressways and some arterials have controlled access to increase the capacity of the road to handle larger volumes of traffic. Access to a road is controlled by limiting connections to selected public streets, and prohibiting direct connections of private driveways.

Directional split is always associated with a number and is used to identify the difference in the number of vehicles travelling in opposite directions on a road.

Headway is the time between arrivals of a bus or train at a specific location.

Mobility—impaired refers to that segment of the population where physical or mental handicaps, or age has made it impossible for individuals to use standard modes of transportation such as a vehicle or public transit.

Mode of travel is the type of transportation used by people to get to where they want to go. A mode of travel can be an auto, bus, skateboard, bicycle, walking, rapid transit, or airplane. This plan uses the term **multimodal**. This means maximizing the use of all modes of travel in an effort to design and/or promote a circulation system that is efficient.

Paratransit is an alternative form of transportation that fall between a fixed route public transportation and the private automobile. Conventional public transit has predetermined schedules, fixed routes and stops, and is available to the general public. Depending on the type of paratransit service, it may or may not have a fixed route or stops, or a predetermined schedule. They do not serve the general public. The paratransit service is targeted for a specific group of people such as employees from a company, residents of a residential complex, or the mobility- impaired. Examples of paratransit are dial-a-ride, carpools, shuttlebuses, and shared-ride taxis.

Peak hour(s) is the sixty-minute period(s) in which traffic volume is the highest for the day. Peak hours during the weekday typically occur during the time periods from 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.

Transportation Systems Management is the combination of several programs used by an employer to reduce the impact of single occupancy automobiles on the transportation system. A variety of ways can be used to reduce the impacts of a large concentration of employees on the traffic and air quality of an area. For example, the employer could provide a shuttle service to mass transit facilities, promote ridesharing of employees that live in the same area, or allow for flexible work hours that allow employees to arrive and leave work at non-peak hours of traffic congestion.

A trip is one-way travel from an origin to a destination for a particular purpose such as a journey-to-work or the grocery store. **A trip end** is both the origin and destination of a trip; each trip has two trip ends. **A person trip** is one way travel by one person from an origin to a destination by any mode of travel.

Volume/Capacity Ratio, or V/C Ratio is the ratio of the volume of traffic to the design capacity of a road to handle those volumes. For example, if the capacity of a road is 20,000 vehicles/day and a day of traffic counts indicate 18,000 vehicles are using the road, then the V/C Ratio is 1.8:2.0. VC Ratios are used to estimate levels of service and congestion.

CITY OF DALY CITY Safety Element



Introduction

Scope and Role of the Safety Element

The Safety Element identifies the natural and man-made hazards that the City needs to consider when making land use decisions or when preparing plans and policies for control and response to potential danger (i.e. emergency response plans, evacuation plans, etc.). The Safety Element is therefore a means to identify these hazards and to educate residents, City staff, elected officials, and other members of the community that a risk or a problem exists, and, when feasible, implement land use policies to reduce the public exposure to these risks.

A Safety Element is not a static document. It is a changing document in the light of advances in scientific discovery and new information. The past decades have ushered in many environmental laws based on new information addressing geologic safety, air quality, water quality, etc. Further, stricter development controls have been imposed to minimize or eliminate potential man-made hazards such as buildings in landslide areas or earthquake prone areas. In the past, homes and other structures were built in geologically sensitive areas in many parts of California and Daly City prior to the knowledge that a hazard existed. Recent disasters (i.e. the Loma Prieta earthquake of 1989, the Oakland fire storm of 1991, and the Northridge earthquake of 1994) have served as reminders of the need to be aware of the safety issues and to be prepared to deal with the aftermath of disasters.

State Planning Law

State planning law, Government Code Section 65302 requires every city and county to adopt a Safety Element. The element must contain, to the extent that they pertain to the community the following:

- the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche and dam failure;
- the effects of slope instability leading to mudslides and landslides, subsidence and other geologic hazards;
- mapping of known seismic or other geologic hazards;
- flooding; and
- identification and appraisal of evacuation routes, peak load water supply routes, and minimum road widths as they relate to identified fire and geologic hazards.

Background Information

A hazard is a potential danger, risk, threat, or peril and is often viewed as a constraint. It is necessary to understand the nature of hazards and constraints in order to effectively protect ourselves against these threats and to respond efficiently to disasters when they do occur.

Natural Hazards

Natural hazards are those that are not man-made. Natural disasters illicit the most fear and attention because the time, place, and intensity of their occurrence cannot be exactly predicted or forecasted. For example, seismologists talk in terms of ranges and probabilities, and do not yet have the exact science for predicting when and where the next earthquake will occur. Another cause of fear is that natural hazards are beyond our control. It is important to understand natural hazards, especially those that occur in our immediate vicinity. Increased knowledge and awareness may lead to better preparation so that one can avoid or minimize the effects of natural disasters.

Generally, there are four types of natural hazards that may occur in Daly City and nearby areas: seismic hazards, slope instability, flooding, and wildland fires. Each of these hazards is described as follows:

Seismic Hazards

The San Francisco Bay Area is one of the most seismically active regions in the United States. The San Andreas Fault, which runs directly through the southwestern portion of the Serramonte neighborhood and coastal areas in Daly City, is considered the most dominant of all faults in the Bay Area.

The most recent earthquake on the San Andreas Fault was the Loma Prieta earthquake which occurred on October 17, 1989 with a 7.1 magnitude, epicentered 16 kilometers northeast of Santa Cruz. The event was responsible for 63 deaths and at least \$5.9 billion in damages, making it one of the costliest natural disasters in the United States history. On April 18, 1906, an earthquake measuring 8.3 on the Richter Scale caused near total destruction of San Francisco primarily due to resulting fires. A lesser known earthquake on the San Andreas Fault occurred on March 1957 and had a magnitude of 5.3 on the Richter Scale. Its epicenter was located just off the Daly City coast. Although there were no noticeable surface ruptures, the earthquake resulted in approximately \$1,000,000 in property damages and caused several landslides along the coastline.

The San Andreas Fault zone can be observed in the Mussel Rock area of the City, where the greatest potential for surface rupture exists in the City. The Alquist-Priolo Special Studies Zone Act of 1972 delineated special studies zone ranges from 750 to 1,000 feet on each side of the fault trace, for that portion of the zone located in Daly City. Surface rupture of the San Andreas within the Alquist-Priolo special studies zone could directly affect several single-family residences, a high school, and a mini-storage facility existing in the area.

Several different types of hazards are seismically-induced or caused by an earthquake. These hazards can be responsible for damage, the amount of which depends on several factors including existing geologic conditions and the extent and type of land uses in the area. Seismically-related hazards include surface rupture, ground shaking, liquefaction, subsidence, and landslides.

Surface Rupture. Surface rupture is the fracturing or cracking of the earth's surface by fault displacement or fault movement during an earthquake. Surface rupture in the form of landslides occurred during both the 1906 and 1989 earthquakes, the more recent of which produced cracks in sidewalks, streets, and residential lots causing curb separation, cracks on structures, and broken gutters.

Ground Shaking. The most perceptible of all hazards associated with earthquakes is ground shaking, the amount which depends on several factors including the local geology, the intensity and magnitude of the earthquake, and the distance of the area from the fault. Geologic formations that underlie a certain area greatly influence the intensity of the ground shaking. Thick, loose soils such as bay mud tend to amplify and prolong the shaking while bedrock formations are considered to be less susceptible to ground shaking.

Ground shaking is a potentially serious seismic hazard for Daly City. Since Daly City for the most part is underlain by weak to moderately consolidated, loose to firm sands, and is in close proximity to the San Andreas Fault, the potential for damage due to ground shaking is high. A Geologic Units Map prepared by the Association of Bay Area Governments (ABAG) classifies geologic units into categories of similar susceptibility to ground shaking from very low to extremely high. The ABAG map indicates that if an 8.3 earthquake on the San Andreas Fault occurred, the portions of Daly City underlain by the Colma and Merced Formations would have moderately high to very high susceptibility to groundshaking. Areas underlain by the Franciscan outcrop, such as those adjacent to San Bruno Mountain, have low to moderately low susceptibility. Some areas in the Bayshore neighborhood, however, have high to extremely high susceptibility due to the mixture of different geologic formations near the San Francisco Bay.

Liquefaction. Liquefaction is the transformation of saturated, loose, granular soil such as silt sand or gravel to a liquefied state. In 1987, the United States Geological Survey (USGS), in cooperation with San Mateo County, prepared a Liquefaction Susceptibility Map for San Mateo County. The map categorizes areas in the county into eight classes of liquefaction susceptibility, ranging from low to high. Because the data contained within Liquefaction Susceptibility Map is very generalized, the map should not be used to determine the presence or absence of liquefiable soils in any specific area. Rather, an on-site geotechnical investigation should be required to make a site specific assessment.

Subsidence. Subsidence is the sinking or lowering of a part of the earth's surface, and may be either earthquake-induced or occur independent of earthquakes. In Daly City, the potential for seismically-induced land subsidence is greater in areas most susceptible to liquefaction. Subsidence as a direct result of fault displacement is not as likely in Daly City due to the nature of the how the San Andreas Fault moves during an earthquake.

Landslides. Landslides have occurred in Daly City during major earthquakes, the most notable of which was as a result of the 1906 earthquake when large quantities of earth and rocks slipped down due to the earthquake (Lawson and others, 1908). The failure was so extensive that a cut bench for the Ocean Shore Railroad was entirely destroyed along a five kilometer stretch. Similarly, in 1957, a 5.3 magnitude earthquake with an epicenter near Mussel Rock caused extensive landslides along the same section of the bluffs. The Loma Prieta earthquake in 1989 also caused a large landslide and is notable because the landslide occurred about 55 miles from the earthquake's epicenter in Santa Cruz County.

Slope Instability

Slope instability hazards, consists of non-seismic landslides and cliff erosion, which exist where unstable hills and cliffs threaten occupied structures and public facilities.

Non-Seismic Landslides. Landslides are defined as the downward movement caused by gravity of soil, rock, mud, or debris. Landslides can occur as a direct result of an earthquake but more frequently they are caused by other natural events such as heavy rainfall. Landslides can also be the result of human activities such as grading and deforestation or removal of vegetation.

The effect of landslides in Daly City has been most prevalent in the Westlake neighborhood of the City where, over the past several decades, a number of existing homes have been removed due to risks posed by landslides. As recently as 2000, the City declared 21 single-family homes located on Westline Drive unsuitable for human occupancy and the homes were subsequently removed. Blufftop erosion

will continue to threaten existing homes. The vulnerability of homes to landslide hazards in this area is exacerbated by the San Andreas Fault which bisects the neighborhood.

Cliff erosion. This type of slope instability is often considered a type of landslide and is generally caused by an increase in moisture along the bluff line of a cliff which results in the breaking away of material along the face of the cliff. Development along the coastal bluffs can also contribute to increases in cliff erosion through increased runoff due to ineffective storm drainage design.

The rates of erosion along the bluffs vary greatly. A comparison of measurements taken between December 1974 and January 1982, for example, along the 900 block of Skyline Boulevard indicated that the cliff at that time had receded between one to thirteen feet over that time period. It was notable however, that other parts of the bluffs had receded at much slower rates.

Flooding

A flood is defined as a partial or complete inundation of normally dry land areas from the overland flood of a lake, river, stream ditch or other inland water body. It is also defined as the unusual rapid accumulation or runoff of surface waters and sudden collapse of shoreline land. The standard for assessing the risk of flood hazards is the 100-year flood plain. A flood plain is the land area that is submerged during a flood. The 100-year flood plain is the land area that has a one percent statistical probability of being flooded within any given year.

The Federal Insurance Administration (FIA) administers the National Flood Insurance Program and is the primary agency for flood related disasters and mitigation. The FIA also prepares and updates the flood zone maps. Flooding is not considered a significant natural hazard in Daly City. To attest to this fact, FIA has no flood zone map for Daly City. No part of Daly City lies within the 100-year flood plain meaning that the statistical probability of flooding is less than one percent in any part of the City on any given year. The City has been designated Flood Zone C (Flood Hazard No. 060317) per letter from FIA dated July 13, 1979. Areas within the 100-year floodplain are designated Flood Zone A.

Fire Hazards

Fires in urban areas pose one of the greatest threats to life and property. In Daly City, the close proximity of many of the structures to each other, combined with typical wood frame construction intensifies an emergency response. In addition, many older neighborhoods have narrow and steep access roads, and poor water pressure which also increases the potential hazard. Many fires in the City are caused by unattended cooking, accident, arson, and juvenile firesetters. While the majority of fires occur in vehicles, single family homes, and some wildland areas, regular inspections of commercial establishments have helped to keep fire incidents low.

There are numerous areas with potential for wildland fires in both San Mateo County and Daly City. Although not a true wildland, the Southern Hills section of Daly City has flammable vegetation consisting primarily of gorse weeds. This area has been identified by the California Department of Forestry as a very high fire hazard severity zone. Because of its designation, and fire hazard, the City has initiated a gorse weed abatement program for residents to clear the gorse weed and other combustible vegetation 50 feet away from structures. Other fire hazard areas within the City's boundaries are the wildlands adjacent to the freeways and highways, parks, and numerous areas where structures are built near vegetation.

Man-Made Hazards

Man-made hazards are those risks created directly by human activity (i.e. generation of hazardous materials) or those indirectly, accidentally, or unknowingly created as part of man's everyday living (i.e., houses near fault lines). Although it may be argued that since these hazards are caused by man and are avoidable or can be controlled unlike natural hazards, the reality is that most man-made hazards

could be eliminated or minimized only at great cost and effort. For example, a man-made hazard is the construction of houses and critical facilities near fault lines. It is often infeasible to relocate already built structures. At best, safety policies may be limited to response and containment of damage of existing facilities once a hazard occurs and controls of the siting or design of new facilities and structures.

Destruction or Damage of Critical Facilities

Critical facilities are facilities serving many people, such as hospitals, fire and police stations, and public utilities such as water, gas, and sewer transmission lines. A structure may also be considered a critical facility because it houses a large number of people: shopping centers, a BART station, schools, libraries, senior centers, churches and high-density residential structures. Damage to these sorts of facilities would be a serious disaster in itself or would act as a hindrance to response to disasters elsewhere.

Because the public utility infrastructure is old and many of the service delivery systems in the City are more than twenty-five years old, the potential for damage to these facilities is high. For example, the water and sewer systems infrastructure in some parts of the City are old and have a higher potential for damage than newer systems. Age of these critical facilities is a major consideration for hazard reduction and emergency preparedness.

Another factor to consider in damage to critical facilities is the potential effect of other threats and hazards. The water and sewer systems and other service delivery systems in the portion of the City traversed by the San Andreas Fault has a greater potential for damage and destruction in an earthquake.

Hazardous Materials

Hazardous materials and wastes include any substance that has the potential to cause substantial injury, serious illness, or harm to human beings and to the environment. A legal definition of hazardous waste is a material that is toxic, corrosive, flammable or an irritant. Hazardous waste may take many forms: liquid, solid, gas, sludge, or slurry. Wastes are often the by-products of the manufacturing process although the term also includes household items such as bleaches, pesticides, motor oils, thinners, and solvents. The threats brought about by hazardous materials are not limited to areas where these wastes are generated.

Safe and responsible management of hazardous materials, particularly hazardous waste, is one of the most important environmental issues facing the region, State, and nation. As society continues to depend upon chemical products and processes to enhance the quality of life, the potential for human exposure to hazardous materials increases. Some hazardous materials are known to produce serious adverse human health and environmental effects, while little is known about others. With the evolution of technology industries in the Bay Area and the general proliferation of toxics in the environment, it is essential that Daly City become more involved in the management of hazardous materials, particularly through development of techniques which protect public health and safety from hazardous materials exposure.

Hazardous Buildings and Conditions

A hazardous building is a structure that poses a risk to life or property in the event of an earthquake or other disaster. The hazardous condition is usually due to the fact that a structure was constructed prior to the adoption and enforcement of local codes requiring earthquake resistant design of buildings. An example of a hazardous building is one that was constructed of unreinforced masonry, and is inadequately maintained or abandoned.

Hazardous buildings and conditions can and have been responsible for human injury and death. At the same time, unsafe construction is a man-made hazard which is most amenable to control and

elimination. Thus, it is within the City's fundamental purpose to ensure that human health is protected and injury avoided through the guarantee of safe and adequate structures and living conditions.

Providing safe structures and conditions involve development of techniques which address both existing building stock and new building construction in the City. Regulating new development to conform to accepted set of construction standards is one approach toward obtaining safe structures. This technique involves adoption of a building code to assure uniform building practice and administration by the City.

Hazard Control and Emergency Response

The response to any man-made or natural disaster must include two parts: hazard control and emergency response. Of these two actions needed to adequately ensure safety, emergency response or emergency preparedness has received more attention and planning. However, lessons from the past and recent disasters point to the eventual need for hazard control and risk reduction.

Perhaps the most important lesson learned from the Loma Prieta and Northridge earthquakes is the need for a commitment to reduce risk over time. These earthquakes happened several years into fortuitous planning, seismic forecasting, and risk reduction statewide and still became the two most expensive natural disasters in United States history. A rational program of hazard control or risk reduction should be instigated over time. Hazards will not be immediately eliminated. Hazard control should start with a comprehensive program that emphasizes the reduction of existing risk and start in those areas of greatest life threats (critical facilities) and at the same time insure that risks are reduced for future development. In identifying critical facilities, cities should gather data on (1) which types of structures have the greatest potential for danger, (2) how many people use them and at what times of the day, and (3) where are they concentrated. Such programs and mitigations may be costly but experience has shown that it is more cost effective to invest in preparedness than to spend millions of dollars for relief and reconstruction.

Safety Goal, Policies, and Tasks

This section of the Safety Element contains a discussion of the goal, objectives, and policies the City has outlined in order to promote a safe environment. The safety goal reflects the general direction the City wishes to advance. The objectives represent actions which can be measured over time, and provide general direction toward achievement of the goal. The policies provide a more specific statement for achievement of the goal as well as direction for the formulation of programs to implement the goal.

The City's Safety goal is:

"Promote a safe environment which minimizes the potential risks from manmade and natural disasters, informs and educates the public on appropriate procedures to follow during emergencies, and integrates data from these disasters to identify hazardous areas and mitigation measures."

Several important issues in this goal should be addressed. First, the goal seeks to accomplish a safe environment for all citizens, businesses, structures, and uses within the City. In achieving a safe environment, the City must understand the nature of hazards which are both natural and manmade on a general level. Then the City must identify and assess the safety hazards and issues relevant to Daly City.

Second, the goal promotes the City to inform and educate the public about both natural and man-made disasters relevant to Daly City. In addition the City must inform the public about the appropriate procedures to follow during emergencies.

Third, the goal directs the City to gather information from natural and man-made disasters to better prepare the City and the public from potential disasters. In light of advances in scientific discovery and new information on disasters, the Safety Element will be updated to meet current levels of hazard assessment. Issues within the Safety element may change as new environmental laws are adopted which address geologic safety, air quality, and water quality. Further, as disasters occur, stricter development controls will be imposed to minimize or eliminate potential man-made hazards such as buildings in landslide areas or earthquake prone areas.

To implement the safety goal, the General Plan provides the following policies and tasks:

Seismic and Geologic

- Policy SE-1.1:** Continue to investigate the potential for seismic and geologic hazards as part of the development review process and maintain this information for the public record. Update Safety Element maps as appropriate.
- Policy SE-1.2:** Require site specific geotechnical, soils, and foundation reports for development proposed on sites identified in the Safety Element and its Geologic and Hazard Maps as having moderate or high potential for ground failure.
- Policy SE-1.3:** Permit development in areas of potential geologic hazards only where it can be demonstrated that the project will not be endangered by, nor contribute to, the hazardous condition on the site or on adjacent properties. All proposed development is subject to the City's Zoning Ordinance and Building Codes.
- Policy SE-1.4:** Prohibit development - including any land alteration, grading for roads and structural development - in areas of slope instability or other geologic concerns unless mitigation measures are taken to limit potential damage to levels of acceptable risk.
- Policy SE-1.5:** Design and improve all critical care facilities and services to remain functional following the maximum credible earthquake. Avoid placement of critical facilities and high-occupancy structures in areas prone to violent ground shaking or ground failure.
- Policy SE-1.6:** Work with San Mateo County, California Water Service Company, and the San Francisco Water Department to ensure that all water tanks and San Francisco's main water pipeline are capable of withstanding high seismic stress.

Flooding

- Policy SE-2.1:** Protect the City of Daly City from unreasonable risk to life and property caused by flood hazards by designing and constructing drainage facilities to improve the flow capacity of the City's water system in order to accommodate the storm water runoff generated by a 100-year storm.
- Policy SE-2.2:** Reduce localized flooding through City funded drainage system improvements; seek alternate funding where possible.
- Policy SE-2.3:** Continue to require the habitable portions of new structures to have a finished floor elevation 1.5 feet above the projected 100-year water surface or to be adequately protected from flooding.

Policy SE-2.4: Prohibit any reduction of creek channel capacity, impoundment or diversion of creek channel flows which would adversely affect adjacent properties or the degree of flooding. Prevent erosion of creek banks.

Policy SE-2.5: Protect new development adjacent to creeks by requiring adequate building setbacks from creek banks and provision of access easements for creek maintenance purposes.

Fire Safety

Policy SE-3.1 Support and maintain the City's Insurance Service Office (ISO) rating of a Class 2, which establishes the fire insurance rates for the City.

Policy SE-3.2 Provide for a seven (7) minute total reflex time for arrival of a first due company to 90% of all emergency incidents.

Policy SE-3.3 Provide for an eleven (11) minute total reflex time for arrival of multiple fire companies to 90% of all structure fires.

Policy SE-3.4 Maintain fire company reliability, whereby 90 percent of all incidents are handled by the district fire company.

Policy SE-3.5 Continue to support and participate in the county wide auto-aid and boundary drop agreement within San Mateo County, which provides the closest fire resources to emergency and non-emergency incidents regardless of jurisdiction.

Hazardous Materials

Policy SE-4.1: Support efforts to locate, regulate, and maintain information regarding hazardous materials located or transported within the City.

Policy SE-4.2: Cooperate with the County of San Mateo in the regulation of hazardous materials and transportation of such material in Daly City.

Policy SE-4.3: Promote on-site treatment of hazardous wastes by waste generators to minimize the use of hazardous materials and the transfer of waste for off-site treatment.

Policy SE-4.4: Promote measures aimed at significantly decreasing solid waste generation including community recycling. Require recycled materials storage and collection areas in accordance with requirements of the Recycling Ordinance.

Policy SE-4.5: Promote public awareness of safe and effective hazardous waste use, storage, and disposal; utilize the media sources to inform residents.

Policy SE-4.6: Require the preparation of a risk assessment to determine site suitability for applications for hazardous waste management facilities. Establish the distance requirements for these facilities from public assembly, residential or immobile population and recreation areas and structures. Assess impacts from seismic, geologic, and flood hazards, impacts on wetlands, endangered species, air quality and emergency response capabilities; and proximity to major transport routes.

Emergency Operations

- Policy SE-5.1: Maintain the City's emergency readiness and response capabilities, especially regarding hazardous materials spills, natural gas pipeline ruptures, earthquakes, and flooding due to dam failure, peak storms, and like failure.
- Policy SE-5.2: Continue to participate with San Mateo County's Automatic and Mutual Aid Programs, Area/County Emergency Plan, and Operational Area Emergency Services Organization as a basis for community emergency preparedness.
- Policy SE-5.3: Continue to analyze the significant seismic, geologic and community-wide hazards as part of the environmental review process; require that mitigation measures be made as conditions of project approval.
- Policy SE-5.4: Utilize emergency evacuation routes as determined by the Police Department. The evacuation routes will follow the major roadways as set forth in the Circulation Element.
- Policy SE-5.5: Promote awareness of the City's emergency operations procedure; utilize media sources to inform residents.
- Policy SE-5.6: Improve inter-jurisdictional, interagency cooperation with other public and private agencies for safety in future land use planning, hazard prevention and emergency response.
- Policy SE-5.7: Support the adoption and full implementation of the Local Hazard Mitigation Plan (LHMP) which was adopted by the City Council on March 12, 2012, under resolution 12-33 and accepted by FEMA and posted by ABAG June 5, 2012.

Building Construction/Hazardous Structures

- Policy SE-6.1: Regulate building construction practices to prevent hazardous structures and assure structural safety. Measures may include requiring conformance to an accepted set of construction standards, authorizing inspection of suspected dangerous structures, discontinuing improper construction activities, and eliminating hazardous conditions.
- Policy SE-6.2: Support efforts to inform purchasers of existing buildings and structures that the City's building inspection services are available, upon request, to inspect structures, describe their condition and existing violations and provide construction history to the extent that such information is available.
- Policy SE-6.3: Consider measures which would facilitate timely resolution of outstanding building inspection violations. Measures may include establishing authority to record citations against notified properties.
- Policy SE-6.4: Facilitate rehabilitation of hazardous structures through measures which offer financial as well as technical assistance.
- Policy SE-6.5: Encourage the Contractor's State License Board to undertake vigorous monitoring of and enforcement against unlicensed building activities.

Safety Programs

Safety Programs are action programs defining what Daly City is doing and intends to do to implement the policies and achieve the Goal and Objectives of the Safety Element. The Safety Programs are organized into two categories, Current and Proposed Programs for Safety. The program identifies the specific action; the existing or anticipated funding source; the responsible agency; and, the time frame for each component. The following specific actions have been undertaken by Daly City to achieve a safe community.

Current Programs for Safety

California Environmental Quality Act (CEQA) Environmental Review Procedure

The California Environmental Quality Act (CEQA) mandates an initial study be prepared for all projects that are non-discretionary in nature, i.e., projects that are allowed for which an applicant need only apply for a plan check and a building permit. An initial study is prepared for applicable projects and based upon findings of the study, the project is conditioned accordingly. If significant potential impacts are identified, an environmental impact report is required. Mitigation measures are applied to the project accordingly. The initial study would identify the effects of the project on available safety resources and the relative safety of the project itself.

Resource Protection Combining District

The Resource Protection Combining District may be used in conjunction with an underlying zoning district classification such as R-1 Single Family Residential or OS Open Space. The intent of the District is to ensure that the character and intensity of development does not create adverse impacts on geotechnically hazardous areas. The Resource Protection Combining District is used only in conjunction with the R-1 single family residential zoning district for those properties directly fronting coastal bluffs. The district requires that a Use Permit be acquired prior to any construction within the zone and prohibits construction within fifty feet of a bluff, on a slope greater than thirty percent, or where the vertical relief is ten feet or greater. The district prohibits grading or filling operations except those required as drainage and erosion control measures. In addition, each new project in the district must provide a geotechnical report which includes past and possible future landslide conditions. Furthermore, each project must have certification that the development will not endanger life or property during the economic life of the property.

Subdivision Ordinance

The Subdivision Ordinance sets forth minimum standards for land division, site preparation and facility design. Soil and Geotechnical reports may be required by the City Engineer.

Municipal Code

The Daly City Municipal Code requires all new and remodeled projects to comply with Building Code requirements, Fire Code requirements, and City ordinances applicable to development.

Inspection of Buildings

The Fire Prevention Services Bureau's Fire Safety Inspection Program includes enforcement of current fire and building code requirements. The Fire Prevention Services Bureau and the Building Division are responsible for the identification of hazardous buildings and proper structural maintenance of critical care faculties or services.

Fire Sprinkler Ordinance

This ordinance requires provision of a fire sprinkler system in new construction and existing occupancies. When an existing building undergoes any alteration, renovation, addition, or repair which exceeds 50% of the building's original gross area, the entire building shall be protected by an automatic fire sprinkler system. Gross area shall be the area included within surrounding exterior walls.. The ordinance was passed in an effort to provide additional life safety measures and fire protection primarily because of the close proximity of many of the structures to each other in the City.

Seismic Retrofit Program

This program provides assistance for citizens in retrofitting their home to safeguard against severe earthquake damage. The Building Division of the Economic and Community Development Department administers the voluntary program, which includes provision of construction handouts and promotion of an "open house for the public." The Building Division also issues permits for the seismic upgrades and inspects the construction.

Project Review

Proposed projects are reviewed by the Building and Planning Divisions, Police, Public Works, and Fire Department personnel. This procedure provides information for use in design review and the conditioning of permits for new development.

Emergency Operations

This Plan outlines the City's planned response to emergency situations. Emergency response is administered by the Police and Fire Departments. Daly City's emergency operations center (EOC) is located in rooms 201-203 of the War Memorial Community Center. The plan includes periodic practice drills to ensure emergency preparedness for both natural and man-made disasters.

Hazardous Material Inventory

This program involves the maintenance of records of hazardous materials locations for commercial/industrial businesses in the City. The program would determine the nature, extent, cumulative impacts, and an associated risk factor for hazardous material use and transportation within the City. The program is operated in conjunction with the Office of Environmental Health, Office of Emergency Services, and cooperation from local emergency response agencies.

Public Education for Use and Disposal of Hazardous Materials

The North County Fire Authority's Community Emergency Preparedness & Planning Division, as well as the Fire Prevention Services Bureau provides public education programs for both local businesses, and residents in areas including emergency preparedness, fire safety and hazardous materials and household hazardous waste. The household hazardous waste program, in conjunction with the Hazardous Material Inventory Program, regulates the location of uses involving the manufacture, storage, transportation, use, treatment, and disposal of hazardous materials to ensure community compatibility. The program also provides adequate siting, design, and performance standards for hazardous material sites.

San Mateo County Major Air Crash/High Risk Plan

This plan specifies initial notification and response assignments in reference to a major airliner accident or high rise fire in the County.

Automatic and Mutual Aid Programs

Local cities and the County utilize automatic and mutual aid programs to respond to major emergencies.

County Health Department

This agency provides comprehensive identification of hazardous waste generators within San Mateo County and enforcement of hazardous waste regulations. The department is continuing efforts to improve emergency spill response and prevent illegal dumping through vigorous enforcement and programs which educate the public and industry. The department is engaged in the preparation of a hazardous waste management plan which includes a Countywide survey of hazardous waste generators, full investigation of reported illegal disposal accidents, and development of a multi-agency emergency response plan.

Sheriff's Office of Emergency Services (OES)

The San Mateo County Sheriff's Office of Emergency Services & Homeland Security serves in the capacity of the Operational Area (OA) emergency management agency. Their function is to coordinate information, resources and priorities among local governments within the county following a disaster and serves as the communication link between the local government level and the state's regional level.

Proposed Programs for Safety

The following specific actions will be undertaken by Daly City in order to implement the policies outlined in the element.

Program S-1: Grading and Erosion Control Ordinance

Objective: Minimize runoff from grading
Responsible Agency: Department of Public Works, Engineering Division, Department of Economic and Community Development
Time Frame: 2013-2015
Funding Source: General Fund
Activity: Adopt ordinance which ensures that new construction, on-going businesses, and municipal maintenance will preserve storm water runoff which flows to the ocean and bay.

Program S-2: Implementation of Erosion Control Program

Objective: Reduce hazards associated with soil erosion
Responsible Agency: Department of Public Works
Time Frame: 2013-2014 initially, then continually
Funding Source: General Fund
Activity: Inspection and monitoring of construction activities to ensure compliance with the erosion and grading ordinance.

Program S-3: Establishment of a Geological Sensitive Zone

Objective: Protection of geologically sensitive areas
Responsible Agency: Department of Economic and Community Development, Department of Public Works, Engineering Division
Time Frame: 2013-2014 initially, then continuously
Funding Source: General Fund

Activity: This program involves identifying geologically sensitive areas throughout Daly City. These areas could include land subject to landslides, erosion, and areas with steep slopes. The first phase of program will identify these areas. The second phase will include these areas in a combining district and preparation of performance standards to be included in Zoning Ordinance.

Program S-4: CEQA - Thresholds of Significance

Objective: Protection of geologically sensitive areas
Responsible Agency: Department of Economic and Community Development, Planning Division
Time Frame: 2013-2014
Funding: General Fund
Activity: Prepare objective thresholds of significance which will trigger preparation of an EIR. Thresholds of significance will include conditions which relate to physical conditions of the land or the potential for natural or man-made disasters which would necessitate the preparation of an EIR.

CITY OF DALY CITY Resource Management Element



Introduction

Scope and Role of the Resource Management Element

Daly City, over time, has been developed primarily as an urban area, and therefore the discussion of resource management is limited to natural resources such as water, air, water, stormwater, vegetation and wildlife, and cultural resources including historic resources, archaeological resources, and visual quality. This is not to say, however, that there are no remaining resources worth managing in the Daly City area. San Bruno Mountain and the Daly City Coastline provide some of the greatest natural and archaeological resources in the County. Older portions of Daly City reflect the architectural styles of a bygone era, and remind us of the historical events that have made Daly City what it is today. Therefore, it is important that any remaining resources are carefully managed, to ensure that the spirit of environmental and historic preservation is upheld and that future generations can enjoy these precious resources.

State Planning Law

The Resource Management Element consists of the Conservation Element and Open Space Element as required by State Planning Law. State law permits the consolidation of elements when doing so will avoid redundancy, more easily achieve internal consistency, and effectively group together related goals, objectives, and policies for easier reference.

State Planning, Zoning and Development Law and State General Plan Guidelines provide direction for municipalities preparing the required General Plan Elements. Section 65302(d) makes specific reference to the content of the Conservation Element and indicates that Conservation Elements shall:

"Address the conservation, development and utilization of natural resources, Including but not limited to; water, forests; soils, rivers, harbors, fisheries, wildlife and minerals."

The requirement for, and the content, objectives, and intent of the Open Space Element are addressed in Government Code Sections 65302(e) and 65560-65567. Section 65302(e) mandates that every municipality shall include an Open Space Element in their General Plan. Sections 65560-65567 are specific sections of the code which define open space and give direction with regard to the content and objectives of the Element. Sections 65560(a) and 65563 are concerned with the requirement of an Open Space Element and the time frame in which that requirement must be met. Section 65560(b)(1-4) defines open space land as:

"Any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or state open space plan as any of the following:"

- Open space for the preservation of natural resources.
- Open space used for the managed production of resources.
- Open space for outdoor recreation.
- Open space for public health and safety.

Section 65561(a-e) specifies the findings and declarations as to the need for open space, whereas Section 65564 requires that every open space element must contain an action program consisting of specific programs for implementation of the policies outlined in the Element. Sections 65566 and 65567 state that actions within a municipality must be consistent with the adopted open space element.

Background Information

Natural and cultural resources must be identified so that provisions for the conservation and preservation of those resources can be made.

Natural resources are defined as:

Resources present in the natural environment that could continue to exist without intervention by humans, but have the potential to be either depleted, eliminated, or preserved by humans.

Cultural resources are defined as:

Resources created by humans, that through events and places located within an area, describe the historic events that have contributed to the present culture of the City.

Natural resources discussed include: water, air, open space, and vegetation and wildlife. Cultural resources discussed include: visual quality, historic resources, and archaeological resources. Visual resources can be considered a combination of natural and cultural resources. This is due to the visual qualities associated with natural landscapes, man-made landscapes, and architectural design.

Water Resources

Up until the 1970s, most people viewed water as an unlimited resource. Since that time, supply shortages caused by declining rainfall levels and increasing demand for water, have resulted in mandatory conservation practices. In Daly City, water is used for many different purposes including domestic, commercial, and irrigation uses. The majority of water, however, is used by residents for drinking, cooking, and general household purposes, including residential irrigation. Since water is one of the most important and finite natural resources, determining the existing and future supply and demand is extremely important.

Water Supply

In June 2010, the City of Daly City adopted an Urban Water Management Plan (UWMP). The purpose of the plan is to describe the water system operated by the City's Department of Water and Wastewater Resources (DWWR) and the water supply sources, magnitudes of historical and projected water use, and a comparison of water supply to demands during normal, single-dry, and multiple-dry years.

According to the plan, the City pumps local groundwater and receives a large portion of its water supply from the San Francisco Public Utilities Commission (SFPUC) and supplements the SFPUC supply with groundwater pumped from six local wells. During dry periods, groundwater makes up a larger proportion (up to 45 percent) of the City’s supply. The City also uses tertiary recycled water from the North San Mateo County Sanitation District wastewater treatment plant wherever feasible, to offset potable/aquifer water demands.

Historically, the City has provided an average of about 45 percent of its water from its wells. The recent replacement of Well 10 with the new Junipero Serra Well is expected to result in a groundwater supply average of 50 percent of water needs. Since 1999, groundwater supplies have provided as much as 44 percent in drought years and as little as 8 percent in wet years. Table RPE-1 shows the breakdown between groundwater production and surface water purchases for the Daly City System from 1999 to 2009.

Table RME-1: Historical Well Production and Water Purchases

Year	Groundwater Wells	Water Purchases	Total
1999	4,101	5,199	9,300
2000	3,960	5,534	9,494
2001	3,880	5,001	8,881
2002	2,190	6,678	8,868
2003	1,500	7,142	8,642
2004	1,018	7,843	8,860
2005	726	7,380	8,106
2006	862	6,795	7,657
2007	2,603	5,796	8,399
2008	3,564	4,791	8,354
2009	1,667	6,067	7,734
Average	2,370	6,202	8,572

Source: Daly City 2010 Urban Water Management Plan

Water Consumption

Information about how much is currently consumed by City water customer is provided by analyses of water meter data. For purposes of this analysis, metered water customers are classified as single-family residential, multifamily residential, commercial, industrial, institutional, governmental, and landscape irrigation (there are agricultural uses in the City). Table RPE-2 on page 190 identifies the water use and customer account profile percentages for each water use sector. These classifications provide a basis by which current consumption patterns among various types of customers may be analyzed.

According to the table, the largest number of customers (55 percent) was single-family residences, including attached dwelling units with individual meters. The second largest customer group was the multifamily with connections comprising about 30 percent of total accounts. The relative proportion of demand that each of these customer types exerts on the water system is not however the same. Although comprising five percent of the total connections, nonresidential customers represent 16 percent of the average annual demand. Multifamily connections account for another 30 percent of the annual water demand leaving 55 percent of the metered demand originating from single-family residential units.

Table RME-2: Historical Well Production and Water Purchases

Category	Use profile percent	Accounts	Account Percentage
Single Family	54.5	18,683	83
Multifamily	30.26	2,840	13
Commercial	8.65	668	3
Industrial	0.13	3	0.01
Institutional	2.47	80	0.36
Governmental	2.35	112	0.5
Irrigation	1.64	123	0.55
Total No. of Accounts in 2001		22,509	100

Source: Daly City 2010 Urban Water Management Plan

Future Water Use

To determine future water use, the UWMP model uses population and employment projections provided by the Association of Bay Area Government’s *Projections 2007* document for Daly City to estimate how much water demand there will be. Table RPE-3 provides a summary of projected water deliveries based on these population and growth figures for the year 2030.

Table RME-3: Projected Water Deliveries in Year 2030

Water Use Sector	Number of Accounts	Metered Volume
Single family	22,360	4,945
Multi-family	3,399	2,763
Commercial	1,723	1,469
Industrial	4	14
Institutional	207	567
Governmental	134	251
Landscape irrigation	147	150
Agriculture	0	0
Total	27,974	10,158

Source: Daly City 2010 Urban Water Management Plan

Total water use within the City is the sum of the water use by customer type and water losses. Through water conservation designed to save 0.82 million gallons per day (mgd) by 2035, the UWMP estimated that the City’s water use will remain consistent with current use. Table RPE-4 summarizes the total water use for the City through 2035.

Table RME-4: Projected Water Deliveries in Year 2030

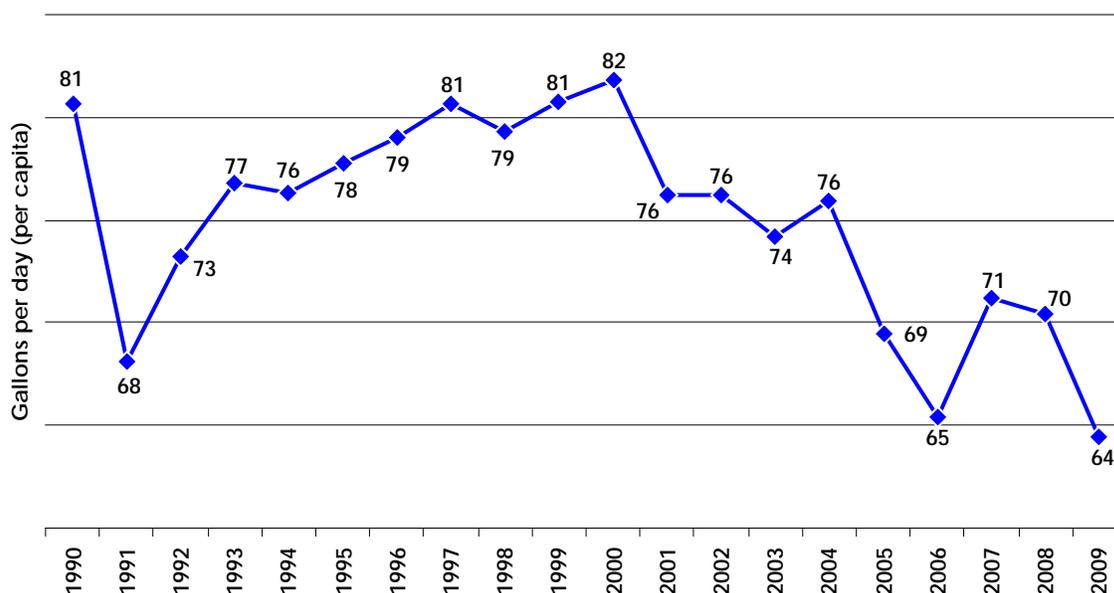
Water Distributed	Total Water Use (AFY)				
	2015	2020	2025	2030	2035
Total Water Deliveries	9,396	9,965	10,036	10,159	10,192
Sales to Other Water Agencies	0	0	0	0	0
Additional Water Uses and Losses	3,704	7,561	7,579	7,597	7,617
Total	13,100	17,526	17,615	17,756	17,809

Source: Daly City 2010 Urban Water Management Plan

Water Use Reduction Plan

In 2000, the City began implementing an aggressive water conservation program and has had a consistently low per capita water demand, i.e., less than 100 gallons per capita per day (gpcd), as shown in Figure 3-2.

Figure RME-3.1: Per Capita Per Day Water Demand 1990 - 2010



Source: City of Daly City Department of Water and Wastewater (water data)

It is important to note that conservation practices instituted in the past three decades during two major droughts and, most recently, during two dry years have contributed to the below average gpcd use. During emergencies, conservation is a more limited option in Daly City as the City's current use is already at 48 gpcd for residential uses and 62 gpcd for gross use. Daly City's per capita use is less than the regional use among other water delivery agencies (excluding Stanford University) of 78 gpcd for residential uses and 130 gpcd for gross use.

Air Resources

The overall quality of life in Daly City is directly related to air quality. Significant amounts of air pollution are unsightly and can result in health hazards for residents. Fortunately, the Bay Area's air quality has actually improved significantly over the past several decades. According to the Bay Area 2010 Clean Air Plan prepared by the Bay Area Air Quality Management District (BAAQMD), this improvement has greatly reduce health effects related to air pollution, extending the average life expectancy in the Bay Area by approximately six months over the past two decades. In economic terms, the public health dividend of the improvement in air quality provides billions of dollars in benefits to the Bay Area each year.

Undoubtedly, implementation of the policies and programs outlined in the General Plan could result in air quality impacts. Development activities contemplated by the Housing and Land Use Elements for example will indirectly pollute the air by causing increases in traffic, construction dust, and greenhouse gas emissions. For this reason, the policies and programs contained within this Resource Management

Element are directed towards compliance with and implementation of the regional Air Quality Plan which identifies regional policies targeted to toward minimizing these air quality impacts.

In Daly City, vehicle emissions and construction activities are considered to be the primary contributors to increases in air pollution levels. BAAQMD inventories of stationary sources of air pollution within the Bay Area Air Basin do not identify any major stationary sources of air pollution within Daly City's city limits.

Regulating Air Quality

Under the authority of the Clean Air Act of 1970, the United States Environmental Protection Agency (EPA) has established air quality standards for six air pollutants: ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, and particulate matter. The California Air Resources Board (CARB) has also established air quality standards for these same pollutants, which in many cases are more stringent than those developed by the EPA. Both federal and state air quality standards prescribe the level of a pollutant that cannot be exceeded during a specific time period, usually one, eight, or twenty-four hour periods within a specific area. A description of regulated pollutants is provided in the subsequent section.

For the purpose of managing California's air resources on a regional basis, the CARB has divided the state geographically into 15 air basins which possess similar meteorological and geographic conditions. Daly City is located in the San Francisco Bay Area Air Basin, which includes seven Bay Area counties, each of which is subject to the regulatory authority of the Bay Area Air Quality Management District (BAAQMD).

Because polluted air cannot be contained within any single jurisdiction, the regulatory authority of the BAAQMD provides guidance to municipalities like Daly City in developing implementation measures for helping to improve regional air quality. The General Plan provides a policy for framework for implementing measures to reduce air quality impacts in the area of land use planning. In addition to the preparation of the plan, the BAAQMD is also responsible for regulating point or stationary sources of air pollution. Stationary sources include: manufacturing and chemical plants; oil refineries; and construction sites. Other types of air pollution, such as vehicle emissions, are often referred to as mobile sources of air pollution.

Air Pollutants

The following air pollutants are regulated by the Federal Government, State of California, and Bay Area Air Quality Management District (BAAQMD):

Ozone (O₃) is a gas composed of three oxygen atoms and is not usually emitted directly into the air, but at ground-level is created by a chemical reaction between oxides of nitrogen (NO_x) and volatile organic compounds (VOC) in the presence of sunlight. Ozone has the same chemical structure whether it occurs miles above the earth or at ground-level and can be "good" or "bad," depending on its location in the atmosphere. In the earth's lower atmosphere, ground-level ozone is considered "bad," where it is the primary constituent of smog. Motor vehicle exhaust and industrial emissions, gasoline vapors, and chemical solvents as well as natural sources emit NO_x and VOC that help form ozone. Sunlight and hot weather cause ground-level ozone to form in harmful concentrations in the air. As a result, it is known as a summertime air pollutant.

Carbon monoxide (CO) is a colorless, odorless gas that is formed when carbon in fuel is not burned completely. It is a component of motor vehicle exhaust, which contributes about 56 percent of all CO emissions nationwide. Other non-road engines and vehicles (such as construction equipment and boats) contribute about 22 percent of all CO emissions nationwide. Higher levels of CO generally occur in areas with heavy traffic congestion. In cities, 85 to 95 percent of all CO emissions may come from motor vehicle exhaust. The highest levels of CO in the outside air typically occur during the colder

months of the year when inversion conditions are more frequent. The air pollution becomes trapped near the ground beneath a layer of warm air.

Particulate Matter (PM). Particle pollution is a complex mixture of extremely small particles and liquid droplets created by both natural sources, such as wind-blown dust and pollen, as well as man-made sources, such as vehicles, roads, and industrial and agricultural practices. The size of particles is directly linked to their potential for causing health problems. Particles that are 10 micrometers in diameter or smaller are considered unhealthy because those are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects.

Particle pollution is grouped into two categories:

- "Respirable Particulate Matter," such as that found near roadways and dusty industries, are larger than 2.5 micrometers and smaller than 10 micrometers in diameter. This pollution is referred to as **PM10**.
- "Fine Particulate Matter," such as that found in smoke and haze, are 2.5 micrometers in diameter and smaller. These particles can be directly emitted from sources such as forest fires, or they can form when gases emitted from power plants, industries, and automobiles react in the air. This pollution is referred to as **PM2.5**. According to the 2010 Bay Area Clean Air Plan, Exposure to PM2.5 is by far the leading public health risk from air pollution in the Bay Area, accounting for more than 90 percent of premature mortality related to air pollution.

Sulfur dioxide (SO₂) is a colorless gas emitting a strong, irritating odor. The odor, which is similar to rotten eggs, is most noticeable around oil refineries, power plants, and sewage treatment plants. Sulfur dioxide (when oxidized to sulfur trioxide), in combination with nitrogen oxides, is responsible for the creation of acid rain. SO₂ also is linked with a number of adverse effects on the respiratory system.

Nitrogen dioxide (NO₂) is a brown-colored toxic gas, noticeable in the Bay Area as a reddish-brown haze. It is one of two oxides of nitrogen formed by combustion, the other being nitric oxide. Automobiles and industry are the major contributors to the formation of oxides of nitrogen. The evaporation of paints, inks, solvents or gasoline, as well as the burning of fuels or organic materials, result in the formation of organic gases. Photochemical oxidants are formed in the atmosphere during a chemical reaction between nitric oxide (which is converted to nitrogen dioxide during the reaction), organic gases and sunshine.

Existing Air Quality

Due to its close proximity to the coast and resulting onshore winds, the air quality within Daly City itself is generally excellent during a majority of the year. BAAQMD air quality monitoring stations in San Francisco, the closest to Daly City, indicate that the area is an attainment area for all federal and state ambient air standards except particulate matter (PM10 and PM2.5). The City's previous Resource Management Element previously identified this station as exceeding the state and federal standards related to CO emissions. However, the entire air basin has been in attainment of the CO standards since 1991 due largely to the introduction of cleaner burning fuels and a more efficient fleet of motor vehicles. A summary of this localized monitoring between the years 2002 and 2009 is provided in Table RME-5.

Table RME-5: Local Air Quality (2002 – 2009)

Air Pollutant	2009 Standards		Study Year									Total Exceedances (CA + US)
	California (CA)	National (US)	2002	2003	2004	2005	2006	2007	2008	2009		
Ozone												
1-Hour (ppb)	90	-	50	90	90	58	53	60	82	72		
8-Hour (ppb)	70	75	50	60	60	54	46	49	66	56		
Days of Exceedance (CA)			0	0	0	0	0	0	0	0	0	
Days of Exceedance (US)			0	0	0	0	0	0	0	0	0	
Carbon Monoxide												
1-Hour (ppm)	20	35	3.5	3.6	2.9	2.5	2.7	2.5	5.7	4.3		
8-Hour (ppb)	9	9	2.6	2.8	2.2	2.1	2.1	1.6	2.3	2.9		
Days of Exceedance (CA/US)			0	0	0	0	0	0	0	0	0	
Nitrogen Dioxide												
1-Hour (ppm)	0.25	-	0.08	0.07	0.06	0.066	0.107	0.069	0.062	0.059		
Annual Average (ppm)	0.03	0.053	0.019	0.018	0.017	0.016	0.016	0.016	0.016	0.0151		
Days of Exceedance (CA/US)			0	0	0	0	0	0	0	0	0	
Sulfur Dioxide												
24-Hour (ppm)	0.04	0.14	0.006	0.007	0.008	0.007	0.006	0.006	0.005	-		
Annual Average	-	0.03	0.0019	0.0022	0.0014	0.0014	0.0013	0.0015	0.0015	-		
Days of Exceedance (CA/US)			0	0	0	0	0	0	0	-	0	
Particulates ≤ 10 microns (PM₁₀)												
24-Hour (µg/m ³)	50	150	21	52	52	46	61	70	41	36		
Annual Average	20	-	24.7	22.7	22.5	20.1	22.9	21.9	22	18.7		
Days of Exceedance (CA)			2	1	1	0	3	2	0	0	9	
Days of Exceedance (US)			0	0	0	0	0	0	0	0	0	
Particulates ≤ 2.5 microns (PM_{2.5})												
24-Hour (µg/m ³)	-	35	70	42	46	43.6	54.3	45.2	29.4	35.6		
Annual Average (µg/m ³)	12	15	13.1	10.1	9.9	9.5	9.7	8.7	9.8	9.7		
Days of Exceedance (US)			4	0	0	0	3	5	0	1	13	
Total Exceedances (CA + US)			6	1	1	0	6	7	0	1	22	

Source: Bay Area Air Quality Management District (BAAQMD) Bay Air Air Pollution Summaries 2002-2009

On a regional level, the Bay Area as a whole attains all national and state standards for four of the six criteria pollutants: lead, carbon monoxide, sulfur dioxide, and nitrogen dioxide. It has not however attained standards for ozone and PM. Under the Clean Air Act, areas that do not meet federal ambient air quality standards must prepare an Air Quality Management Plan outlining the measures that need to be undertaken to meet the federal and state standards. In the Bay Area, the BAAQMD has been charged with preparing such a plan due to non-attainment of the PM air quality standard.

Thresholds of Significance

To assist the City in conforming to state and federal air quality regulations, the BAAQMD has adopted thresholds of significance to be used when the City reviews any discretionary project subject to the California Environmental Quality Act (CEQA). The thresholds of significance are included in the Air District's updated CEQA Guidelines. It is the Air District's policy that the adopted thresholds apply to projects for which a Notice of Preparation is published, or environmental analysis begins, on or after the applicable effective date.

The BAAQMD CEQA Guidelines recommend air quality significance thresholds, analytical methodologies, and mitigation measures for local agencies to use when preparing air quality impact analyses under CEQA. The updated CEQA Guidelines seek to better protect the health and well-being of Bay Area residents by addressing new health protective air quality standards, exposure to toxic air contaminants, and adverse effects from global climate change.

The updated CEQA Guidelines address recent changes in air quality standards for ozone and particulate matter (PM) from the State of California and federal government. The new health-protective air quality standards are in response to growing scientific evidence that exposure to ozone, fine particles, and air toxics have greater health effects than previously estimated. In addition, the BAAQMD's new greenhouse gas thresholds were developed to ensure that the Bay Area meets the State's plan to address global climate change. The CEQA Guidelines also address exposure to toxic air contaminants, which is associated with increased risk for cardiovascular disease, asthma, reduced birth weight, and higher mortality. Although air quality in the Bay Area has improved over the last thirty years, fine PM and other air toxic contaminants released by transportation and industrial activities threaten the health of local residents. The updated CEQA Guidelines seek to better protect the health and well-being of Bay Area residents.

Stormwater Management

Urban development is a major contributor to stormwater-caused pollution. Development or redevelopment of property represents an opportunity to incorporate measures that can reduce water quality impacts over the life of the project. The legal mandate to do so stems from the Federal Clean Water Act which required municipalities like Daly City to proactively control and regulate pollution from their municipal separate storm sewer systems (MS4) to the maximum extent feasible. In addition, the State of California's Porter-Cologne Water Quality Control Act of 1969 and other State legislation require municipalities to protect water quality.

On October 14, 2009, the San Francisco Bay Regional Water Quality Control Board (RWQCB) adopted the Municipal Regional Stormwater NPDES Permit for the San Francisco Bay Region. In an effort to standardize stormwater management requirements throughout the region, this permit replaces the formerly separate countywide municipal stormwater permits with a regional permit for 76 Bay Area municipalities, including the City of Daly City.

The intent of these various laws and permits is to mitigate potentially detrimental effects of urban runoff through proper site design and source control early in the development review process, and to provide guidance in the selection of appropriate Best Management Practices (BMPs). BMPs are defined as methods, activities, maintenance procedures, or other management practices for reducing the amount of pollution entering a water body. The City of Daly City reviews individual public and private

projects for stormwater conformance with applicable laws, policies, and guidelines, and is the lead City agency responsible for implementing the C.3 Provision requirements of the NPDES Permit related to new development and redevelopment.

The C.3 Provisions of the NPDES Permit require each of the co-permittees, including the City of Daly City, to implement measures/BMPs to reduce stormwater pollution and to reduce increases in stormwater runoff flow, volume, and duration (“hydromodification”) from new development or redevelopment projects. In addition to the NPDES Permit provisions, all construction projects in the City of Daly City are regulated by the NPDES General Permit for Storm Water Discharges Associated with Construction Activity (General Permit), which requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and the filing of a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for all projects that disturb an area of one acre or greater.

Open Space

Open space is one of the most precious and limited natural resources in Daly City. For the purposes of discussion in this element, open space has been divided into two categories: 1) Open Space as a Natural Resource and; 2) Open Space for Recreational Purposes.

Open Space as a Natural Resource

As identified by the General Plan Land Use Map, approximately 400 acres within Daly City will continue to remain designated as Open Space Preservation on the General Plan Land Use Map. Areas within this acreage are a large conglomeration of vacant parcels along the coastline that, because of environmental constraints such as steep slopes and unstable soils, have limited development potential.

In addition to their designation as Open Space Preservation in the General Plan, coastal bluff areas are protected through the Resource Protection (-RP) Combining District of the Zoning Ordinance. This combining district prohibits construction within 50 feet of the blufftop, on a slope greater than thirty percent, or where the vertical relief is ten feet or greater. The district also prohibits grading or filling operations except for those required as drainage and erosion control measures, and requires permanent vista corridors of at least five feet or 15 percent of the lot, whichever is greater, for any development which occurs within the district.

Although areas designated as Open Space Preservation function primarily as non-usable open space, portions of the coastal bluffs and beaches provide limited recreational opportunities for Daly City residents. However, these areas have not been designated as recreational open space because they do not contain any recreational improvements such as playground equipment, benches, and similar improvements.

Open Space for Recreational Purposes

This category of open space has been further divided into two categories: public and private recreational open space. Public recreational open space consists of City parks and related facilities, and State and County parks. Private recreational open space consists of private golf and country clubs which limit access only to members.

City parks. Thirteen municipal parks and twelve tot lots are located in Daly City, resulting in a total of 82.95 acres of developed public recreational open space. Table RME-2 identifies each of the parks, tot lots, and recreational facilities in Daly City. School playgrounds also provide recreational open space opportunities, but have not been included in this figure because they are owned and regulated by their respective school districts, and are only available during limited periods of time to residents of Daly City.

State and County parks. In addition to City parks, San Bruno Mountain State and County Park provides Daly City residents with a variety of open space and recreational facilities and unique views of the San Francisco Bay Area. The 2,063-acre park is located east of the City’s Hillside neighborhood and

comprises both State and County owned lands. The planning, development, and management of the park, however, is the responsibility of the San Mateo County Division of Parks and Recreation. The park is also the home of several rare and endangered species of plants and animals. Endangered species located on the mountain are discussed in greater detail in the Vegetation and Wildlife section of this element. Recreational facilities in the park include: picnic; day camp and open space areas; scenic vista areas; a nature interpretive center; as well as hiking, bicycling and equestrian trails.

At the coastline, Thornton Beach State Park, which has been made largely inaccessible due to landslides, now provides a panoramic overlook and parking lot adjacent to Highway 1, at the end of the John Daly Boulevard.

Private parks. Private recreational open space in Daly City is comprised of three golf and country clubs located in the northwestern portion of the City. These clubs include the Lake Merced Golf and Country Club, and portions of the Olympic and San Francisco Golf and Country Clubs. Although these areas contribute to open space in Daly City, they do not provide recreational opportunities for all Daly City residents. All three of these golf and country clubs restrict use to members only.

Recreational Facility Deficiencies

The City has twenty-seven recreational facilities dispersed throughout the various neighborhoods to serve residents. While the number of facilities might be abundant, the city as a whole contains only approximately 0.26 acres of parkland per 100 dwelling units, well below the State Recreation Commission standard of 2.6 acres of parkland per 100 dwelling units. In terms of population, Daly City contains only .76 acres of parkland per 1,000 persons, well below the National Park and Recreation Commission Standard of four to five acres per 1,000 persons.

To comply with these standards, the City would need to provide several hundred acres of additional parkland, a prospect which is impractical due to both fiscal limitations and the general lack of vacant land on which to construct new centrally-located park facilities. Also, it is worth noting that the aforementioned standard should be viewed as a guideline only and does not necessarily represent a definitive or even the most appropriate measure of the amount of required recreational facilities for a specific city, but rather should be considered as one means of determining system-wide deficiencies. Based on the City's current parkland dedication ratio of three acres per 1,000 residents identified in the Municipal Code, the City would need to provide 15.8 acres of parkland to meet future need resulting from the additional population.

While the potential for construction of additional active park space may be limited due to fiscal realities and a scarcity of vacant land in locations suitable for park space, the City could instead improve underutilized park sites already owned by the City or properties owned by the City that have the potential for passive recreation.

One example of an area that has the potential for passive recreation is the Mussel Rock area, which is located along the coastline and functions primarily as a natural resource due to the environmentally sensitive habitat area on the bluffs surrounding it. While the Mussel Rock area is currently undeveloped, the potential exists for the portions of the area to be improved with amenities such as directional signage, cultural/environmental interpretive stations, a recreational par course, and/or developed vista points. To this end, Task RME-12.1 provides for the development of Mussel Rock Park as a passive recreational area for community use.

Table RME-5: Existing Daly City Parks, Tot Lots, and Recreational Facilities

Parks		Tot Lots	
Name	Size	Name	Size
Bayshore Heights Park	3.50	Alta Loma Tot Lot	0.11
David Rowe Park	3.50	Ardendale Tot Lot	0.40
Broderick-Terry Duel Site	3.19	Camelot Tot Lot	0.37
Edgewood Park	1.00	Cameo Ct. Tot Lot	0.30
Dan Gilbrech Park	0.64	Caterbury Tot Lot	0.40
Gellert Park	19.53	Hampshire Tot Lot	0.40
Hillside Park	6.40	John Daly Tot Lot	0.18
Lincoln Park	2.40	Longview Tot Lot	0.30
Marchbank Park	7.77	Lycett Tot Lot	0.59
Northridge Park	1.31	Mission Hills Tot Lot	0.68
Palisades Park	0.99	Norwood Tot Lot	0.20
Westlake Park	10.44	Polaris Tot Lot	0.20
Westmoor Park	7.64		
Other Facilities		Undeveloped	
Rio Verde Horseshoe Pits	0.08	Mussel Rock Park	140
Parkview Clubhouse	0.69		
War Memorial Community Center	2.09		
Margate Tennis Courts	4.53		
Teglia Community Center	0.41		
Doelger Art Center	2.70		
		Daly City Total	82.95

Category Definitions:

C = Citywide Park

N = Neighborhood Park

S = Subneighborhood Park

Visual Quality

To assess visual quality in Daly City, this Resource Management element considers natural scenic vistas available to Daly City residents. These include: the Coastline, San Bruno Mountain, and scenic corridors. The following is a discussion of each:

The Coastline

The Daly City coastline is the largest scenic area in Daly City. Although access to the lower portion of the coastline is extremely limited, the upper portions of the coastal bluffs provide visual access. Three parks, Northridge, Palisades, and Edgewood Park are located along the coastal bluffs and provide vista points for Daly City residents. Coastal Element policies encourage the preservation, enhancement and further development of visual access from these parks. The incorporation of a major portion of the coastline in the GGNRA and future recreational improvements in the Mussel Rock area could improve visual access and limited physical access along the coastline.

San Bruno Mountain

San Bruno Mountain is located along the eastern and northeastern city limits of Daly City. The mountain, rising to approximately 1,000 feet in elevation, provides a scenic background along the eastern portion of the City. In addition to being a scenic resource in itself, the mountain also provides hiking trails

around portions of the mountain and vista points on top of the mountain which provide dramatic views of the City, the Pacific Ocean and San Francisco Bay.

Scenic Corridors

Although no State or County designated scenic highways are located in Daly City, several roadways have been recognized as having scenic quality. Those highways recognized by the State include: Skyline Boulevard (Route 35), Junipero Serra Freeway (I-280), and the Cabrillo Highway (Route 1). The County has also recognized Guadalupe Canyon Parkway and Mission Street (Highway 84), as well as the previously mentioned three highways, as having scenic quality. The recognition of these roadways as having scenic quality, indicates that they have the potential to be designated as official scenic highways by the State or County. Elements of these roadways that contribute to their scenic quality include: views of San Bruno Mountain; the coastline; San Francisco Bay; and panoramic views of both Daly City and San Francisco.

Other roadways that provide scenic vistas, but are not recognized by the State or County as having scenic quality include John Daly Boulevard, and Lake Merced Boulevard. In addition to providing scenic quality, some of these roadways also function as open space links to areas such as San Bruno State and County Park along Guadalupe Canyon Parkway and the Milagra Ridge and Sweeny Ridge open space areas along Route 35.

Vegetation and Wildlife

This section of the element contains a discussion of the different plant and animal resources found in the Daly City area. Since the City consists primarily of developed areas, the focus of this section is on San Bruno Mountain and the Coastal Zone, two areas rich in biotic and biologic resources. A discussion of the rare and endangered species of plants and animals, located in each of these two areas, is contained in each respective section.

San Bruno Mountain

San Bruno Mountain represents the greatest collection of plant and animal resources in the Daly City area. The mountain is the location of several rare and endangered species of plants and animals, most notably the four different species of butterflies located on the mountain. A complete list of rare and endangered species of plants and animals found on San Bruno Mountain is contained in Appendix A. Since the time that the last Resource Management Element was prepared, significant development has occurred along the northern and northeastern portion of San Bruno Mountain. All of the developments within this area have been required to meet the requirements of the Habitat Conservation Plan prepared for San Bruno Mountain.

Habitat Conservation Plan (HCP)

In order to preserve the different rare and endangered plant and animal species on San Bruno Mountain, a Habitat Conservation Plan was prepared and an agreement with regards to the plan entered into by several local and regional agencies including Daly City, Brisbane, South San Francisco, San Mateo County and LAFCo, local developers, property owners, the United States Fish and Wildlife Service, and the California Department of Fish and Game. The HCP was the first of its kind adopted in the United States and was prepared to protect the endangered species habitat, while allowing limited development on portions of the Mountain.

The primary focus of the HCP continues to be the preservation of rare and endangered species, most notably the four species of butterflies and their food plants located on the mountain. A Habitat Conservation Plan must be prepared to allow the Department of Interior to issue a Section 10(a) permit. A Section 10(a) permit allows the incidental taking of an endangered species during development. A taking is generally defined as any action that results in harm to an endangered species during

development. In addition to the Section 10(a) Permit, an agreement, setting forth the obligation of the interested parties to implement the HCP must be entered into by federal, state, and local agencies and the participating land owners and developers. The HCP contains specific mitigation measures which must be incorporated into developments within the HCP boundaries. The mitigation measures consist primarily of plans for the reclamation of lands which are to be graded, the payment of a fee to San Mateo County to operate the HCP, a ban on pesticide spraying, the designation of a buffer area, and the construction of a habitat fence to separate developed and undeveloped areas.

The Coastline

The 2.6-mile long Daly City Coastline encompasses approximately 280 acres of undeveloped and partially developed land. The Coastal Zone, as designated in Daly City's Coastal Element, includes all areas west of Skyline Boulevard and two small areas east of Skyline Boulevard in the Westlake North neighborhood. This section, however, focuses on the undeveloped open space areas, including only the coastal bluffs and beaches.

The Coastal Element identifies two areas within the Coastal Zone as Environmentally Sensitive Habitat areas. These areas are located in the Daisaku Ikeda Canyon and the bluffs around Mussel Rock Park. Environmentally Sensitive Habitat is defined in the Coastal Element as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. A botanical inventory taken in 1980 indicated that both native and non-native species have become or were becoming established in these two areas. A listing of these species by area is included in Appendix B.

Archaeology

Archaeological resources in Daly City consist primarily of the remains of the Ohlone Indian tribe which inhabited the area. The following discussion briefly describes the Ohlone tribe and their customs, as well as the significant archaeological find, with regard to the tribe, that was made at Mussel Rock.

Ohlone Tribe

The Ohlone Indian Tribe inhabited a large area along the California Coast, running from the San Francisco Bay Area to Monterey Bay. The tribelet which inhabited the Daly City area lived primarily in two main inland villages located on the Colma and San Bruno Creeks and a seasonal village along the coast at Mussel Rock. The Ohlones were a small and very mobile tribe of hunters and gatherers that travelled to find food and other items that were available only in certain areas on the Peninsula. The women and children were responsible for gathering the nuts, roots, berries, and shellfish such as mussels and clams. They were also responsible for preparing the meals and making baskets to store the food. The males were responsible for hunting and fishing. The Ohlone hunted deer, rabbits, wild geese, and ducks to go along with the gathered food. Most of the fishing was done on the inland bay areas, while the coast provided sea otters and seals. Items which could not be found locally were usually obtained through trading with neighboring villages.

Mussel Rock Archaeological Site

The Mussel Rock archaeological site, San Mateo County Site SMa-72, is the only site in Daly City from which artifacts of the Ohlone tribe were uncovered. During the excavation and grading of the area in 1977, for the construction of the waste transfer station, archaeologists uncovered the largest amount of Ohlone artifacts of any of the registered sites in San Mateo County. Artifacts uncovered at the site included: human remains; cooking and food preparation tools; hunting and fishing items; shell jewelry; and mammal remains. Archaeologists have determined that the artifacts date back to approximately 1500 A.D.

Resource Management Goal, Policies, and Tasks

This section of the Resource Management Element establishes a single goal and several objectives and policies that provide direction for the management of natural and cultural resources. The goal provides the definitive statement of how natural and cultural resources will be handled by local government. The objectives provide a means how attainment of the goal can be measured, while the policies provide a more specific statement for achievement of the goal as well as direction for the formulation of programs to implement the goal.

"Ensure the enhancement and preservation of existing resources by effectively managing their development and conservation and providing adequate recreational open space for future generations."

Since the Resource Management Element contains the Open Space and Conservation Elements, components of both are incorporated into a single goal. Several of the components of the goal warrant further consideration. The management of resources is directly related to the first component of the goal, assuring the preservation and enhancement of existing resources. The preservation of resources speaks directly to air, vegetation and wildlife, and visual resources as well as open space. In addition to preserving resources, efforts should also be directed at enhancing resources. The goal seeks to ensure that past efforts to improve air quality; preserve and enhance environmentally sensitive and rare and endangered species habitat; and provide open space areas are continued and given priority attention. It also seeks to extend those efforts to cultural resources, including both historic and archaeologically significant resources, so they can also be preserved.

Second, the goal seeks to effectively manage the development and conservation of resources. Resource development focuses on water and open space resources. The development and conservation of water and open space resources is required to maintain the high quality of these resources. For example, to maintain the quality of the existing water supply, new supplies must be developed and existing supplies conserved. To allow development in areas and still maintain adequate open space, careful attention must be paid to the type of development and its impact on the existing environment.

The third facet of the goal, providing adequate recreational open space for future generations, is directed at maintaining and expanding recreational opportunities for existing and future residents. Recreational opportunities are provided through a citywide system of parks, tot lots, and indoor facilities. Due to a lack of an adequate mixture of facilities in the City, overall system deficiencies exist. The City should make every effort to protect and maintain existing parks, tot lots, and recreational open space areas as well as provide additional facilities in order to alleviate system-wide deficiencies.

To implement the resource management goal, this element provides for the following policies and tasks:

Water Resources

Policy RME-1: Reduce average per capita demand by implementing cost effective water conservation programs that address all applicable methods of water conservation.

Task RME-1.1: Enforce the provisions of the Indoor Water Use Efficiency Ordinance through an extensive public outreach campaign to residents and contractors, to be completed by 2014.

Task RME-1.2: Explore mechanisms that would allow permanent retrofits for fixtures requiring replacement under 15.66.020 (A)(3) the provisions of the Indoor Water Use Efficiency Ordinance through an extensive public outreach campaign to residents and contractors, to be completed by 2014.

Task RME-1.3: Develop a capital plan to retrofit plumbing fixtures at existing City facilities by 2015 and complete all retrofits by 2020.

Policy RME-2: **Require drought resistant landscaping and water conserving irrigation methods in new development, and encourage the replacement of existing water-intensive landscaping.**

Task RME-2.1: Enforce the provisions of the Water Conservation in Landscaping Ordinance and conduct a public education effort to ensure that residents, businesses, and contractors are aware of the Ordinance provisions.

Task RME-2.2: Examine the feasibility of a cost-effective turf buy-back program offered to owners of residential properties who voluntarily replace water intensive landscape with landscaping that meets predefined water efficiency standards.

Policy RME-3: **Continue to use recycled wastewater for irrigating and explore opportunities to expand capacity to accommodate its use in development projects, landscaped medians, golf courses, cemeteries, parks, and school playgrounds.**

Policy RME-4: **For development projects which will create water demand exceeding a pre-defined amount, require that developers provide a water supply analysis for the project to demonstrate water availability to adequately serve the proposed project.**

Task RME-4.1: Develop a water supply questionnaire for inclusion with any application involving 50 or more residential units, 50,000 square feet of commercial or industrial development, or other pre-defined development intensity that constitutes a significance threshold under CEQA.

Task RME-4.2: Amend the application submittal checklist to include a water supply analysis when necessary.

Air Resources

Policy RME-5: **Assess projected air emissions from new development and associated construction and demolition activities in conformance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, and relative to state and federal standards.**

Task RME-5.1: Amend the Planning Division's development review procedures to include a formal step that would help identify how a development project can incorporate design or functional changes that will minimize air quality impacts.

Task RME-5.2: Incorporate air quality significance thresholds into the Local Thresholds of Significance document identified in Program RME-1.

Task RME-5.3: Consider cumulative air quality impacts consistent with the region's Clean Air Plan and State law.

Task RME-5.4: Require the preparation of a Transportation Systems Management plan for new development that has been determined to contribute to a reduction in location air quality.

Task RME-5.5: Consult with BAAQMD to identify stationary and mobile TAC sources and determine the need for and requirements of a health risk assessment for proposed developments.

Policy RME-6: **Minimize exposure of residents to objectionable smoke and odors by proactively regulating potential sources.**

Task RME-6.1: For new, expanded, or modified development proposals (including tenant improvements) that are potential sources of objectionable smoke and odor, require an analysis of possible smoke and odor impacts and the provision of smoke and odor minimization and control measures as mitigation. The requirements for such shall be codified within the Daly City Municipal Code.

Task RME-6.2: Require new residential development projects and projects categorized as sensitive receptors to be located an adequate distance from facilities that are existing and potential sources of odor. An adequate separate distance will be determined based upon the type, size and operations of the facility.

Policy RME-7: **To the maximum extent fiscally reasonable, minimize air quality impacts in City operations.**

Task RME-7.1: Develop an Environmentally Preferable Purchasing Policy which requires City employees to consider the environmental attributes along with traditional purchasing factors such as performance, safety, price and local availability, when making purchasing decisions.

Task RME-7.2: Compile a master fleet replacement schedule which identifies vehicles in need of replacement (including heavy-duty and off-road vehicles) and offers suggestions for the most environmentally friendly replacement.

Task RME-7.3: Construct all new City facilities at a Leadership in Energy and Environmental Design Gold standard.

Stormwater

Policy RME-8: **Through the development of a Stormwater Management Program, ensure that all new development complies with applicable municipal stormwater Municipal Regional Stormwater NPDES Permit by incorporating controls that reduce water quality impacts over the life of the project in way that is both technically and economically feasible, and reduces pollutants in stormwater discharges to the maximum extent practicable.**

Task RME-8.1: Appoint a stormwater control coordinator charged with overseeing the implementation of the City's Stormwater Management Program. The coordinator shall be responsible for reviewing public and private stormwater control mechanism proposals, requiring amendments to such controls as part of the development review process, and their proper construction.

Task RME-8.2: Evaluate acceptable development standards for stormwater treatment mechanisms and publish such standards for distribution to developers. Such standards shall be based on a thorough evaluation of modern stormwater control mechanisms and shall, to the extent feasible, consider soil conditions in various parts of Daly City.

Task RME-8.3: In locations where high density residential development is prevalent (e.g., east of Interstate 280), consider the use of the public right of way as an appropriate location for privately maintained stormwater treatment mechanisms.

Task RME-8.4: Assess projected stormwater impacts from new development in conformance with the San Mateo County Water Pollution Prevention Program, CEQA Guidelines and relative to state and federal standards.

Task RME-8.5: Ensure the regular inspection of stormwater treatment facilities as required by the Municipal Regional Stormwater NPDES Permit.

Policy RME-9: **Balance stormwater mitigation measures with the other inherent benefits of higher density development that is in close proximity to public transit, i.e., reduction of Vehicle Miles Traveled (VMT) on local and regional roadways, to the extent permitted under the Municipal Regional Stormwater Permit.**

Task RME-9.1: Continue to explore low-impact development credits for high density transit-oriented development within the City's established Priority Development Areas with the Regional Water Quality Control Board.

Task RME-9.2: Ensure during the update of the Zoning Ordinance the City's compliance with the State's "by right" program requirement whereby sites identified within the Housing Element and part of the City's adequate sites program continue to provide zoning that allows the residential density identified within Table HE-27.

Task RME-9.3: Amend the Zoning Ordinance to provide flexibility in development regulations in instances where the City determines that, in the review of a development proposal, a stormwater regulation will effectively decrease the number of units allowable within a parcel identified in Table HE-27.

Open Space

Policy RME-10: **Minimize development in all areas designated as open space preservation.**

Task RME-10.1: Review the land uses in the Zoning Ordinance to ensure that allowed uses are consistent with the intent of the Open Space Preservation designation.

Policy RME-11: **Areas designated as open space recreation-public shall continue to be maintained and upgraded by the Public Works Department.**

Task RME-11.1: Continue to collect AB1600 impact fees for new development and, from time to time, re-assess the amount and distribution of monies collected from such fees to ensure that these amounts are sufficient to provide an adequate pro-rata contribution toward the public improvements identified in the City's Capital Improvement Program (same as Task LU-4.4B).

Park Facilities

Policy RME-12: **Encourage a diverse, equitable, and integrated system of park facilities throughout Daly City that are accessible to all age, social, and economic groups and all geographic areas of the City.**

Task RME-12.1: Program for and undertake improvements to develop Mussel Rock Park as a passive recreational area for community use. All improvements within the park shall be in substantial conformance with a Public Access Management Plan prepared for the site which shall include the following:

1. Public access paths provided in such a way as to ensure connectivity, maximize utility, and provide access along the entirety of the park site.
2. Public access amenities (such as benches, table and chairs, bicycle racks, trash and recycling receptacles, etc.), including benches in the public view overlook at appropriate locations.
3. Public access signs to facilitate, manage, and provide public access to the park, including the provision of directional signs.
4. At a minimum, two interpretive panels relevant to the site shall be provided at locations that maximize their utility.

Policy RME-13: **Require the dedication of parkland or the payment of an in-lieu fee in accordance with Subdivision Map Act.**

Task RME-13.1: Review and amend the park in-lieu fee payment requirement as necessary to assure that the formula for park in-lieu fee payment is more standardized equitable among all residential uses, including rental housing (see also Task LU-17.3).

Policy RME-14: **Prioritize the dispersal of park in-lieu fees collected from the development of new subdivisions to ensure that the fees are spent in the appropriate areas (see Program RME-3).**

Visual Resources

Policy RME-15: **Require public visual access easements in new developments along the coastline.**

Task RME-15.1: Amend the Zoning Ordinance to require, as a part of a complete development application, for projects over a certain size located in the Resource Protection (RP) Zone, that an analysis be included which evaluates potential visual impacts caused by the proposed development.

Task RME-15.2: Develop, as a part of Program RME-1, a significant threshold for visual impacts and develop potential mitigation criteria for such impacts.

Vegetation and Wildlife

Policy RME-16: **Continue to recognize the importance of the San Bruno Mountain Habitat Conservation Plan (HCP), uphold the integrity of the concepts behind the plan, and respect the agreements that serve to implement it (same as Task LU-22).**

Task RME-16.1: Through the development review process, the City shall continue to assist with the effort of preserving undisturbed habitat containing unique flora and fauna in areas adjacent to San Bruno Mountain State and County Park. Where mandated by State or federal law, the City shall adopt mitigation measures to either reduce to insignificance or eliminate the impacts on these resources as part of the

approval private development occurring in the HCP area or vicinity (same as Task LU 22.1).

Task RME-16.2: Amend the Zoning Ordinance to require approval of a San Bruno Mountain Site Activity Permit for any construction projects located with the HCP area (same as Task LU-22.2).

Policy RME-17: **Preserve environmentally sensitive habitat by imposing strict regulations on development in areas that have been identified as environmentally sensitive habitat.**

Task RME-17.1: The City shall continue to consult with the Department of Fish and Game, Army Corps of Engineers, and other regulatory agencies to identify avoidance or mitigation measures where special status species and their respective habitats would be potentially significantly impacted by development proposals (see also Task LU-24.2).

Policy RME-18: **Preserve trees that do not pose a threat to the public safety.**

Task RME-18.1: Consider amendments to Chapter 12 (Streets, Sidewalks, and Public Spaces) that would severely restrict or disallow topping or removal by private individuals and public utilities of live, growing trees within the public right-of-way which do not pose an imminent threat to the public safety.

Task RME-18.2: Consider amendments Chapter 17 (Zoning) to disallow the topping or removal by private individuals and public utilities of live, growing trees on private property which were required as a condition of development approval (including Design Review approval) and do not pose an imminent threat to the public safety.

Historical and Archaeological Resources

Policy RME-19 **Undertake measures to protect and preserve historic and archaeological resources.**

Task RME-19.1: Comply with State statues related to historical and archaeological resources.

Task RME-19.2: Serve as a leader in historic preservation by preserving, restoring, and reusing City-owned historic resources where feasible.

Task RME-19.3: Through the City's Facade Improvement Program, encourage the preservation of facades and exteriors that exhibit historical architectural characteristics, e.g., those identified by the City's Mission Street Urban Design Plan.

Task RME-19.4: Continue to support community projects that will add to the knowledge of Daly City's past, including the continuing work of the History Guild of Daly City/Colma and the Daly City History Museum.

Task RME-19.5: Cooperate with civic organizations in the placement of appropriate monuments or plaques to publicize or memorialize historic sites.

Policy RME-20: **Recognize the physical differences between different parts of the City and regulate land uses within these areas accordingly (same as Policy LU-7).**

Task RME-20.1: Retain elements in the Zoning Ordinance which effectively preserve the architectural character of Daly City's older neighborhoods (e.g., predominant setback and tandem parking allowances) (same as Task LU-7.1).

Task RME-20.2: Amend the Zoning Ordinance to provide development regulations that more closely reflect the predominant neighborhood character established when the neighborhood was constructed (e.g., provide for three-foot side yard setbacks in Westlake where there is currently no side setback required). Where necessary, establish either separate or overlay zoning districts for such neighborhoods (same as Task LU-7.2).

Task RME-20.3: Update the Residential Design Guidelines to provide bulk, mass, and architectural guidelines for exterior additions and reconstructed homes in neighborhoods which possess unique architectural characteristics (same as Task LU-7.3).

Task RME-20.4: Incorporate design features in new development that reflects the character of the neighborhood, to ensure that new construction is compatible with existing development (same as Task LU-7.4).

Resource Management Programs

Current Programs for Resource Management

Resource Protection Combining District

The Resource Protection Combining District may be used in conjunction with an underlying zoning district classification such as R-1 Single Family Residential or OS Open Space. The intent of the District is to ensure that the character and intensity of development does not create adverse impacts on sensitive resources or geotechnically hazardous areas. The District outlines specific regulations for the preservation of designated open space areas and the creation of buffer zones between designated open space areas and development. The Resource Protection Combining District is currently used only in conjunction with the R-1 single family residential zoning district for those properties directly fronting coastal bluffs. The district requires that a Use Permit be acquired prior to any construction within the zone and prohibits construction within fifty feet of a bluff, on a slope greater than thirty percent or where the vertical relief is ten feet or greater. Additional District regulations prohibit grading or filling operations except for those required as drainage and erosion control measures and the provision for permanent vista corridors of at least five feet or fifteen percent of the lot, whichever is greater.

S-1 Design Review Combining District

The S-1 Design Review Combining District may be used in conjunction with any underlying zoning district classification. The intent of the District is to create, preserve, and enhance areas of unusual civic significance. The District requires that special design treatment and consideration of the aesthetic and functional relationships of the surrounding development, be applied in these areas. The S-1 Design Review Combining District is most prevalent in the Civic Center/ Sullivan Corridor area and is used in conjunction with both residential and commercial zoning districts in this area. The District requires that each project be reviewed by the City Planner to determine the consistency of the project with the requirements of the District. If the City Planner determines that the project is consistent and does not require further consideration by the Planning Commission, the City Planner refers the project directly to the City Council for their review.

San Bruno Mountain Habitat Conservation Plan

The Habitat Conservation Plan (HCP) was prepared to protect endangered species habitat, while allowing limited development on portions of San Bruno Mountain. The intent of the HCP is to preserve the endangered species located on the mountain and their habitat. As a requirement of the HCP, Daly City entered into an agreement with federal, state and local agencies as well as participating land owners and developers, to implement the policies contained in the HCP. The HCP contains specific mitigation measures that must be incorporated into developments within HCP boundaries, including: plans for the reclamation of lands which are to be graded; the payment of a fee to San Mateo County to operate the HCP; a ban on pesticide spraying; the designation of a buffer area; and the construction of a habitat fence to separate developed and undeveloped areas.

Proposed Programs for Resource Management

Program RME-1: Local Thresholds of Significance Guidelines

Objective: To make objective and consistent determinations of environmental impact significance for discretionary projects subject to CEQA review

Responsible Agencies: Department of Economic and Community Development, Public Works Department, and Department of Water/ Wastewater Resources

Time Frame: 2013-2014

Funding Source: General Fund

Activity: This program requires that the City develop a policy document that establishes the quantitative or qualitative standards used to determine when non-exempt discretionary projects will likely have significant environmental impacts. The document would serve as an analytical tool used to make consistent determinations of significance. Project environmental reviews undertaken by different staff members or at different times would employ a standard methodology, increasing the certainty for both the agency and the applicant. The City's efficiency in preparing an initial study would also be improved. Development of the Local Thresholds will place the City further in compliance with the CEQA Guidelines' requirement that the City's determination of significance be "based to the extent possible on scientific and factual data" (Guidelines Section 15064).

Program RME-2: Residential Design Review Guidelines

Objective: To preserve the architectural integrity of residential buildings while minimizing the impacts

Responsible Agencies: Department of Economic and Community Development, Planning division; City Attorney

Time Frame: 2015

Funding Source: General Fund

Activity: Design review has been required for new development as either conditions of approval or in areas with a S-1 Design Review Combining District zoning overlay. Design review is currently handled by committees assigned by the Mayor and only three areas in the City, the Redevelopment Areas on Juniper^o Serra Boulevard and Mission Street and the Sullivan Corridor Specific Plan area, have specific guidelines for design review. The preparation of a specific ordinance for regulating design review procedures should be enacted to

ensure high quality design not only in specific areas, but throughout the entire City. The ordinance would create specific criteria for design review, create a design review committee and develop a fee structure for design review projects which are not part of a discretionary review procedure.

Program RME-3: Park System Analysis and Master Plan

Objective: Address existing and future park needs
Responsible Agency: Department of Public Works
Time Frame: 2015
Funding Source: General Fund

Activity: The preparation of a Parks and Recreation Analysis and Master Plan is proposed to address existing and future opportunities for parks and recreational services for the City. Envisioned as a ten year plan, the Master Plan is to be a comprehensive document that will include a format for the planning, selection, dedication and funding of future park land in the City. A park system analysis would inventory existing park sites and outline future needs of the current park space. The proposed Master Plan will focus on the planning for new sites or expanding and/or improving existing sites. In addition, the Master Plan would allow priorities to be adopted and that individual park site locations and development plans be determined at the time the acquisition and development process begins.

Appendix A

Environmentally Sensitive Habitat - Coastal Zone

Daisaku Ikeda Canyon			
Latin Name	Common Name	Native or Invasive	Observed Frequency
Lupinus arboreus	Yellow bush lupine	Native	Abundant
Eriophyllum staechadifolium	Lizard tail		Abundant
Scrophluaria californica	Bee plant	Native	Abundant
Anaphalis margaritacea	Pearly everlasting	Native	Localized
Gnaphalium species (2 types)	Cudweed		Localized
Epilobium franciscanum	Willow herb	Native	Abundant
Matricaria matricariodes	Pineapple weed	Invasive	Abundant
Stachys species	Hedge nettle	Invasive	Localized
Brassica species	Wild Mustard	Invasive	Abundant
Raphinus sativus	Wild radish	Invasive	Abundant
Melilotus indica	Yellow sweet clover	Invasive	Abundant
Heracleum lanatum	Cow parsnip	Native	Abundant
Erigeron glaucus	Seaside daisy	Native	Localized
Circium species	Thistle		Infrequent
Baccharis pilularis	Coyote bush	Native	Localized
Artemesia caifornica	Sagebrush	Native	Localized
Mesembryanthemum edule	Hottentot fig	Invasive	Localized
Mesembryanthemmn chilense	Sea fig		Localized
Aehillea millefolium	White yarrow	Invasive	Abundant
Castineje species	Indian Paintbrush		Infrequent
Vicia species (3 types)	Vetch		Abundant
Gallium species	Bedstraw		Localized
Geranium species	Storksbill, cranebill		Localized
Lobularia maritima	Sweet alyssum	Invasive	Localized
Anagallis arvenis	Scarlet pimpernel	Invasive	Localized
Solarium species	Nightshade	Invasive	Abundant
Rubus species	Blackberry		Abundant
Senicio elegans		Native	Infrequent
Sidalcea species	Checkerbloom	Invasive	Localized

Note: Observed frequencies identified above vary by season and general environmental conditions

MUSSEL ROCK CANYON

Latin Name	Common Name	Native or Invasive	Observed Frequency
Lupinus arboreus	Yellow bush lupine	Native	Abundant
Eriophyllum staechadifolium	Lizard tail	Invasive	Abundant
Scrophluaria californica	Bee plant	Native	Abundant
Anaphalis margaritacea	Pearly everlasting	Native	Infrequent
Gnaphalium species (2 types)	Cudweed		Infrequent
Epilobium franciscanum	Willow herb	Native	Localized
Stachys species	Hedge nettle	Invasive	Localized
Brassica species	Wild Mustard	Invasive	Abundant
Raphinus sativus	Wild radish	Invasive	Abundant
Melilotus indica	Yellow sweet clover	Invasive	Localized
Heracleum lanatum	Cow parsnip	Native	Abundant
Erigeron glaucus	Seaside daisy	Native	Localized
Baccharis pilularis	Coyote bush	Native	Abundant
Castilleja species	Indian Paintbrush		Infrequent
Artemesia californica	Sagebrush	Native	Localized
Vicia species (3 types)	Vetch		Abundant
Geranium species	Storksbill, cranebill	Invasive	Localized
Lobularia maritima	Sweet alyssum	Invasive	Abundant
Anagallis arvenis	Scarlet pimpernel	Invasive	Abundant
Solarium species	Nightshade		Abundant
Rubus species	Blackberry	Native	Abundant
Sidalcea species	Checkerbloom		Localized
Cotula coronopifolia	Brass buttons	Invasive	Localized
Potentilla egedei	Silverweed	Native	Localized
Mimulus auranticus	Bush monkey-flower	Native	Infrequent
Mimulus guttatus	Common monkey-flower	Native	Infrequent
Linocera involucrata	Twinberry	Native	Infrequent
Conium maculatum	Poison hemlock	Invasive	Abundant
Lotus corniculatus	Bird's foot trefoil	Invasive	Infrequent
Satureja douglasil	Yerba buena	Native	Abundant
Arnsinckia spectabilis	Coast fiddleneck	Native	Infrequent
Sanicula crassicaulis	Pacific sanicle	Native	Localized
Solanum species	Nightshade		Abundant
Ribes species	Currants		Infrequent
Achillea mellefolium	Common yarrow	Invasive	Abundant
Lathyrus species	Beach pea		Infrequent
Senecio milcanioides	German Ivy	Invasive	Localized
Dudleya caespitosa	Live forever	Native	Localized
Helenium bolanderi	Sneezeweed	Native	Infrequent
Phacelia malvifolia	Stinging phacelia	Native	Infrequent
Equiselum species	Horsetail		Infrequent
Myrica califomica	Wax myrtle	Native	Abundant
Rhus toxicodendron	Poison oak	Native	Abundant
Corladeria argentea	Panpas grass	Invasive	Localized
Salix species	Willow		

Note: Observed frequencies identified above vary by season and general environmental conditions

Appendix B

Environmentally Sensitive Habitat – San Bruno Mountain

San Bruno Mountain Rare, Endangered/Endemic, and Range Limit Plants			
Latin Name	Common Name	CNPS Code	Observed Frequency
Maieanthemum dilatatum	False Lily of the Valley		Rare
Allocarya chorisiana			Rare
Sambucus callicarpa	Red elderberry		Rare
Silene scouleri			Rare
Silene verecunda		2-2-1-3	Rare
Chtysopsis villosa	Golden Aster		Frequent
Cirsium quercetorum	Brownie Thistle		Occasional
Grindelia maritima	Steyermark	3-3-3-3	Rare
Helianthella castanea		2-2-1-3	Rare
Layia hieracioides			Frequent
Pentachaeta bellidiflora		2-2-1-3	Rare
Senecio aronicoides	Butterweed		Frequent
Tanacetum camphoratum	Dune Tansy	2-2-2-3	Rare
Arabis blepharaphylla	Coast Rock Cress	1-2-2-3	Frequent
Erysimum franciscanum	Franciscan Wallflower	1-2-2-3	Occasional
Arctostaphylos imbricata	Manzanita	3-3-3-3	Occasional
Arctostaphylos montaraensis	Montara Manzanita	2-1-1-3	Rare
Arctostaphylos pacifica		3-3-3-3	Rare
Arctostaphylos uva-ursi	Bear-berry		Occasional
Vaccinium arbuscula	Huckleberry		Rare
Lathyrus vestitus	Pacific Pea		Common
Clarkia rubicunda	Farewell-to-Spring		Frequent
Chorizanthe pungens	Spine-flower		Rare
Grossularia leptosma	Bay/Canyon Gooseberry		
Castilleja franciscana	Franciscan Paint Brush		Occasional
Orthocarpus floribundus			Rare
Ligusticum appiifolium	Loveage	1-1-1-3	Occasional

CNPS R-E-V-D CODE

R (Rarity)

- 1 - rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.
- 2 - occurrence confined to several populations or to one extended population.
- 3 - occurrence limited to one or a few highly restricted populations, or present in such small numbers that it is seldom reported.

E (Endangerment)

- 1 - not endangered
- 2 - endangered in a portion of its range
- 3 - endangered throughout its range

Vigor (Vigor)

- 1 - increasing or stable in number
- 2 - declining in number
- 3 - approaching extinction or extirpation

D (Distribution)

- 1 - more or less widespread outside of California
- 2 - rare outside of California
- 3 - endemic to California

**San Bruno Mountain
Insect Host Plants**

CNPS R-E-V-D CODE

R (Rarity)

- 1 - rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.
- 2 - occurrence confined to several populations or to one extended population.
- 3 - occurrence limited to one or a few highly restricted populations, or present in such small numbers that it is seldom reported.

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Vigor (Vigor)

- 1 - increasing or stable in number
- 2 - declining in number
- 3 - approaching extinction or extirpation

D (Distribution)

- 1 - more or less widespread outside of California
- 2 - rare outside of California
- 3 - endemic to California

Plants - Larval Food

1. Plantago erecta - larval food plant for the Bay Checkerspot
2. Sedum spathulifolium - larval food plant for the San Bruno Elfin
3. Lupinus albifrons - larval food plant for the Mission Blue
4. Lupinus varicolor - larval food plant for the Mission Blue
5. Lupinus formosus - larval food plant for the Mission Blue
6. Viola pedunculata - larval food plant for the Callippe Silverspot
7. Lupinus arboreus - larval food plant for the Tree Lupine Moth
8. Orthocarpus densiflorus - larval food plant for the Bay Checkerspot

Other Plants - Host Plant, Rare, Endemic, and Range Limit

1. Lomatium utriculatum - host plant
2. Chrysopsis villosa - Golden Aster; range limit; host plant
3. Cirsium quercetorum - Brownie Thistle; range limit host plant
4. Eriogonum latifolium - Wild Buckwheat; host plant
5. Brodiaea pulchella - Blue dicks; host plant
6. Carduus species - host plants
7. Silybum marianum - Milk thistle; introduced host plant
8. Pteridium aquilinum - Braken Fern; host plant
9. Monardella villosa - Coyote Mint. Pennyroyal; host plant
10. Horkelia californica - California Horkelia; host plant
11. Scabiosa atropurpurea - Pincushion Plant; host plant

Species of Concern

<u>Common Name</u>	<u>Latin Name</u>
Mission Blue butterfly	Plebejus icariodes missionensis
Callippe Silverspot	Speyeria callippe callippe
San Bruno Elfin	Callophrys mossii bayensis
Bay Checkerspot	Euphydryas editha bayensis
San Francisco Garter Snake	Thamnophis sirtalis tetrataenia
Solitary Bee	Dufourea stage
San Francisco Tree Lupine	McGrapholitha edwardsiana

Source:

Adoption and implementation of San Bruno Mountain Habitat Conservation Plan Endangered Species Act Section 10a permit. Final EIR and EA. November 1982. County of San Mateo and US Dept. of the Interior.

CITY OF DALY CITY Noise Element



Introduction

Scope and Role of the Noise Element

Noise in excessive levels and over prolonged time periods has the potential to incrementally degrade the quality of life in Daly City. Studies have shown that excessive noise can have adverse physiological and psychological effects. Extreme levels can cause pain and hearing loss. Continuous exposure to low-level noise can present long-term impacts to human health such as raising blood pressure, lessening the quality of sleep, or inhibiting children's ability to learn.

In Daly City, the most prevalent noise sources are from motor vehicle traffic on heavily traveled roadways like Mission Street or Interstate 280, BART trains, and noise from aircraft associated with San Francisco International Airport (SFO). Although the city is largely built-out, redevelopment of properties with more intense land uses, expansion of BART and San Francisco International Airport operations, and increased peak-hour traffic along area roadways will likely add to the City's noise levels. Because the City's population will rise in locations most likely to experience increases in noise (e.g., in close proximity to freeways and transit), an increasingly greater proportion of the population will be exposed to these increasing noise levels.

Controlling noise at its source to acceptable levels can make a substantial improvement in the quality of life for people living and working in Daly City. When this is not feasible, the city can apply additional measures to limit the effect of noise on future land uses, which include spatial separation, site planning, and building design.

The Noise Element provides an overview of how much noise is already in the environment, a framework for how sound will be measured and regulated, and policy direction to guide decision makers in regulating new uses that either produce excessive noise or expose persons or institutions to unacceptable noise levels.

State Laws Affecting the Noise Element

State planning law requires every city and county to adopt a Noise Element. In preparing the Noise Element, state law requires that the City recognize guidelines for noise element preparation set forth by the State Office of Noise Control (Government Code Section 65302).

According to the guidelines, the City must identify the extent of noise exposure through actual measurement or the use of noise modeling. Noise level contours must be mapped and the conclusions

of the element used as a basis for land use decisions. Technical data relating to mobile and point sources must be collected and synthesized into a set of noise control policies and programs identified that “minimizes the exposure of community residents to excessive noise.” The element must include implementation measures and possible solutions to existing and foreseeable noise problems. Furthermore, the policies and standards must be sufficient to serve as a guideline for compliance with sound transmission control requirements. The noise element directly correlates to the land use, circulation, and housing elements.

In addition to specific requirements for the Noise Element, state law obligates the City to ensure that its General Plan is in conformance with the San Mateo County Comprehensive Airport Land Use Plan (CLUP), adopted in 1996. The CLUP identifies policies and criteria to help achieve compatibility between proposed land use development and/or proposed airport development with airport and aircraft operations. The plan is administered by the City/County Association of Governments of San Mateo County (C/CAG), which has conferred the airport land use planning process to the Airport Land Use Committee. The Committee advises and recommends actions to C/CAG regarding the updating of the Plan, and other land use compatibility issues affecting the three airports in San Mateo County.

Background Information

Identifying and Measuring Noise

Noise is generally defined as unwanted sound. Whether a sound is unwanted or not depends on a number of factors, including when it occurs, what the listener is doing when it occurs, the characteristics of the sound, and how intrusive it is above background (ambient) noise levels. In the urban environment, different sounds possess different characteristics that make some sounds more unwanted than others, including the loudness or intensity of the sound, its duration, its repetition rate, and its unfamiliarity or uniqueness.

Common noise levels are identified in Figure NE-1. As shown in the figure, noise is measured in decibels (dBA) using a measuring device which closely approximates the way the human ear responds to sound. The threshold of human hearing roughly corresponds to 0 dBA while the threshold of pain is approximately 120 dBA; 120 dBA corresponds to a jet taking off at 200 feet from the source. Decibels are calculated on a logarithmic scale. An increase of 10 decibels represents a ten-fold increase in sound level, although the sound is perceived as twice as loud. For example, 65 dBA is perceived to be about twice as loud as 55 dBA. An increase of 3 dBA is just barely perceptible to the human ear; a 5 dBA increase is clearly noticeable; and a 10 dBA increase is heard as an approximate doubling in loudness.

Although a single noise level value may adequately describe the noise at a particular location at any given instant in time, noise levels vary continuously throughout the day and include different types of noise. Continuous noise in the distance for example, is called ambient noise. Ambient noise contributes to noise levels when the listener experiences it in combination with a succession of identifiable or intrusive noise events.

Noise descriptors are used to describe the time-varying character of ambient noise by itself and when in combination with intrusive noise events. The Noise Equivalent Level (L_{eq}) is such a descriptor and is representative of an equivalent constant sound level over a given period of time. The actual noise measured during a given period of time, say 24 hours, varies; a single noise event during the time period may have reached 90 dBA the L_{max} and the lowest may have been 45 dBA while the L_{eq} representing that time frame may be 55 dBA L_{eq} . The 90 dBA level represents the most intrusive noise event during the measuring period and is referred to as the L_{max} . Intrusive noise events are of particular importance in understanding and assessing aircraft noise impacts.

Community Noise Equivalent Level (CNEL)

People are usually more sensitive to noise in the nighttime than they are during the daytime. Two factors contribute to this increased sensitivity. First, during the evening and nighttime, outdoor ambient noise levels are generally lower than in the daytime. Most offices and businesses are closed and automobile traffic has decreased. Second, as household noise levels decrease during the evening, changes in exterior nighttime noise levels can be more noticeable and annoying than such changes are during the day.

To account for this sensitivity, a calculation called the Community Noise Equivalent Level (CNEL) is used to divide the 24-hour day into three time periods: daytime (7:00 a.m. to 7:00 p.m.), evening (7:00 p.m. to 10:00 p.m.), and nighttime (10:00 p.m. to 7:00 a.m.). The evening sound levels are assigned a five decibel penalty (or weighting) and the nighttime sound levels are assigned a 10 decibel penalty (or weighting) prior to averaging with daytime hourly sound levels. In this way, the CNEL is a noise metric that, if used to regulate noise, provides for a quieter evening and nighttime environment.

Figure NE-1: A-Weighted Sound Pressure Level (in decibels)



(100') = DISTANCE IN FEET
BETWEEN SOURCE
AND LISTENER

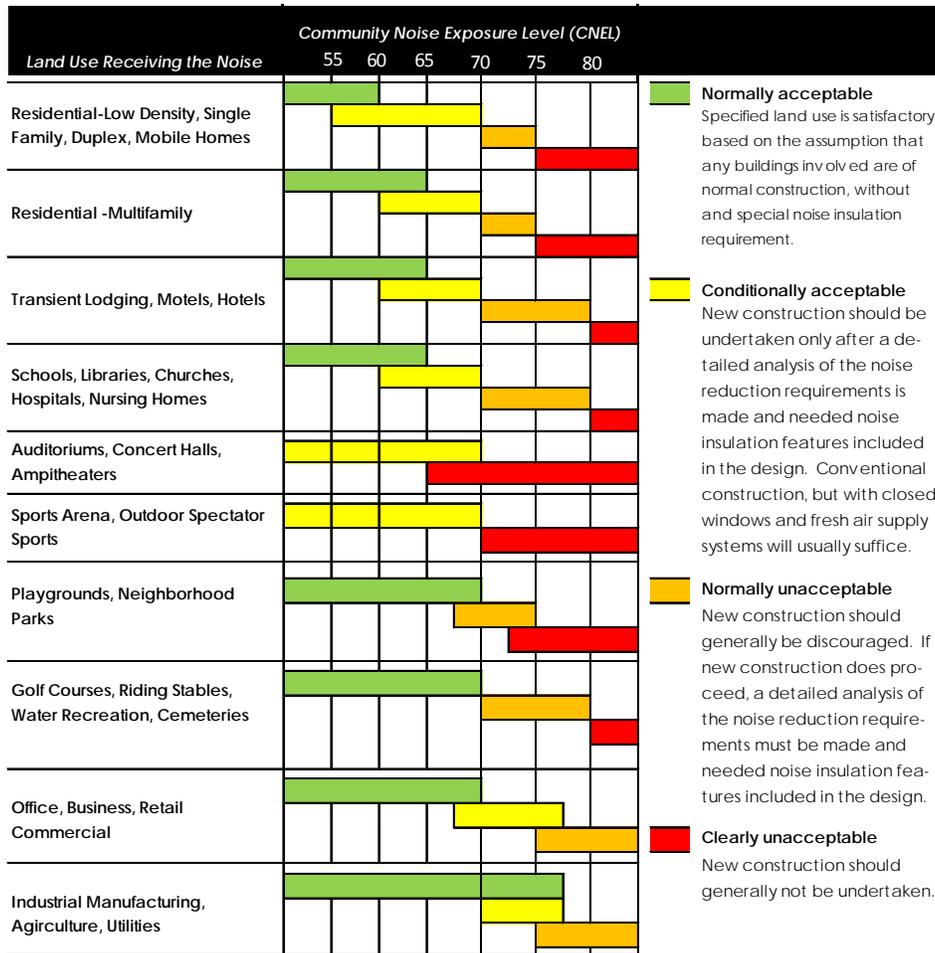
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Noise Compatibility Guidelines

Because of its ability to account for human sensitivities, the CNEL is used in the implementation of the Noise Compatibility Guidelines developed by the State Office of Noise Control and first adopted by the City of Daly City in 1978. These guidelines establish compatibility criteria for common land uses and are intended to ensure that new development proposals do not introduce excessive noise in a given location to the detriment of existing uses. Conversely, the guidelines also discourage introducing new uses to existing noise sources. For example, new residential construction in a location next to a busily traveled roadway exhibited unacceptably high existing noise levels may be allowed, but only with proper mitigation.

Figure NE-1 provides a matrix illustrating the compatibility of common land uses and a corresponding range of noise levels. A “compatible” land use indicates that standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor noise level and people can carry out outdoor activities with essentially no noise interference. In general, evaluation of a land use that falls into the “conditionally compatible” noise environment should include consideration of the type of noise source, the sensitivity of the noise receptor, and the degree to which the noise source may interfere with speech, sleep, or other activities characteristic of the land use. Land uses which are normally acceptable may require the implementation of mitigation measures supported by detailed noise analyses. If the noise environment exceeds a certain criterion, new construction is prohibited.

Figure NE-2: Noise Compatibility Guidelines



Source: State of California Office of Noise Control

Existing Noise Environment

Introduction

This section describes the existing noise environment in Daly City. The section first describes various noise sources and sensitive receptors in general, and in Daly City. A discussion of the noise monitoring and modeling program that was used to develop the existing and projected (2035) noise contours in Daly City closes the section.

Continuous Noise Sources

Noise sources in Daly City include freeways, arterials, and local major streets; noise from aircraft associated with San Francisco International Airport; BART train operations; and to a lesser extent commercial and industrial land uses. The level of noise along and nearby a freeway, arterial, or local street is a function of the traffic volume, the speed of the traffic, and the types of vehicles in the traffic stream (car, light or heavy truck). Heavier volumes of traffic produce more noise than lighter volumes of traffic. Slower or congested traffic travelling along a freeway produces more noise than traffic travelling at the posted freeway speed. Heavy trucks, tractor-trailers, and diesel buses are noisier than standard passenger cars. Traffic volumes, however, must double over existing volumes for there to be a perceptible (3 dBA) increase in noise levels. Traffic noise is usually more pronounced during morning and evening peak commute hours. Major traffic noise sources in Daly City are Interstate 280, Highway 35, and Highway 1; John Daly, Hickey, Serramonte, Callan, Gellert, San Pedro, South Hill, Bayshore, and Lake Merced Boulevards; Southgate, Eastmoor, St. Francis, Geneva, San Jose, El Camino, and Bellevue Avenues; East Market, School, Mission, and 87th Streets; and King Drive.

Heliport and airport noise sources tend to be intrusive noise events that are short in duration. Intrusive noise events resulting from aircraft fly-overs can reach 90-100 dBA, L_{eq} for the brief (few seconds) fly-over period. Intrusive noise events resulting from aircraft fly-over can raise the hourly noise level to 75 dBA, L_{eq} . The San Francisco International Airport is the only airport that has an effect on Daly City. Noise from aircraft fly-overs affects the Serramonte neighborhood in the southeastern tip of the City. Seton Medical Center was the location of the only heliport in Daly City prior to 2006 when medical transports to the hospital ceased due to budget constraints.

Rapid transit lines, such as Bay Area Rapid Transit District (BART) are a source of noise. Noise from BART trains is less intrusive and less intense than aircraft fly-overs. The highest hourly noise level from BART operations in Daly City is less than 70 dBA, L_{eq} . Bus lines that serve the BART Station are a source of noise in Daly City. The noise from bus operations drops dramatically after midnight when BART ceases running for the day.

Commercial and industrial land uses are a source of noise. Commercial land uses generate vehicular and pedestrian traffic both of which add to the noise environment. Commercial uses, by their nature, include noise sources such as the delivery of goods to a site; the unloading of the delivery; and sometimes minor processing of the goods. Commercial uses in Daly City are centered along the Mission Street corridor, at shopping centers such as Westlake, Serramonte, Skyline Plaza and St. Francis Square, and pocketed in neighborhood commercial areas that serve an immediate neighborhood.

Industrial noise sources are usually more intrusive in nature than commercial noise sources. Delivery of raw and finished materials, usually in large tractor-trailers; use of heavy equipment such as saws, grinders and other machinery; and speaker systems add to the noise environment. Industrial land uses are minimal in Daly City; are centered in the Bayshore neighborhood; and are of a less intense nature than typical industrial uses.

Temporary Noise Sources

The noise sources described above are fairly continuous noise sources. The noise levels they generate do vary over a 24-hour period, from business hours to evening hours, and they may cease on weekends, Sundays or holidays; their pattern, however is fairly continuous year round. Another type of noise worthy of mention is temporary noise generated from construction activities.

Construction noise is intrusive and can reach up to 105 decibels at fifty feet from the source for pile driving. Earthmoving equipment such as compactors, backhoes, tractors, trucks and graders range from 70 to 95 dBA at 50 feet from the source. Impact equipment such as pneumatic wrenches, jack hammers and pile drivers generate higher levels of noise. The noise range for this type of equipment is 80 to 105 dBA at 50 feet from the source.

Construction noise is shorter in duration than noise associated with fixed land uses. The typical time frame for construction noise is three to nine months. Construction noise is regulated in Daly City through the environmental review process by the Engineering and Planning Divisions. Typically, construction activities are limited to the daytime hours, 8:00 a.m. to 5:00 p.m., and prohibited on weekends and holidays. The time limitation protects residents near the construction activity from the higher noise levels during the noise sensitive times of the day (evening and nighttime) and noise sensitive times of the week (weekends when people are usually home).

Sensitive Receptors

Residential areas, hospitals and extended care facilities, schools, libraries, and parks and open spaces are land uses that are considered more sensitive to high noise levels and changes in ambient noise levels. High noise levels and intrusive noise can disrupt relaxation and sleep, convalescing, and the enjoyment of open space and recreational areas.

Approximately 53 percent of Daly City is residential and of this, approximately 90 percent is low to medium density and consists of predominantly single-family and duplex units. This land use category also includes residential care facilities. Residential care facilities serve the elderly and physically and mentally handicapped individuals in a home setting.

Seton Medical Center is the only hospital in Daly City. Other supervised medical care facilities include three skilled nursing homes. Additionally there are three retirement communities in Daly City designed to provide group residential care for the elderly,

Daly City has twenty-seven public elementary and high schools, and four libraries. Approximately sixteen percent of Daly City is open space. Approximately fourteen percent of the total open space is public and includes tot lots, and state, regional and local parks. Fifty-three percent of the total is open space for preservation because of environmental factors that render the site undevelopable such as soil and slope instability or because of lack of infrastructure serving the site. Thirty-two percent of the open space is private and includes golf courses, country clubs, and horse stables. Although there are different categories of open space, the expected use is primarily relaxation and recreation. The general location of sensitive receptors in Daly City is shown on the General Plan Land Use Map.

Noise Monitoring, Modeling and Mapping Methodology

State Planning Law (Government Code Section 65302) requires cities to prepare noise contours around major noise sources. The requirement is designed to identify areas of noise impact. Daly City retained the services of an acoustical consultant to conduct a noise monitoring program. The program included six 24-hour noise measurements and thirteen short-term noise measurements. Noise contours were developed and mapped in four decibel bands using the Community Noise Equivalent Level (CNEL) metric.

Existing Noise Levels

Six 48-hour and thirteen short-term noise measurements were taken throughout Daly City in July of 2011. Freeway and major arterial roadway noise has generally increased by approximately one to two decibels since noise measurements were taken in 1987 for the 1989 Noise Element. Noise levels in the Serramonte area due to aircraft fly-overs have increased by approximately five decibels since 1987. Increases in noise levels for the projected future year, 2035, will be insignificant in most areas. Increases are expected to occur along freeways and arterials near the Bayshore neighborhood and some segments of Junipero Serra Boulevard. Increases are projected to be between 0.5 and 7 decibels.

In establishing noise contours for land use planning it is customary to ignore noise attenuation afforded by buildings, roadway elevations, and depressions, and to minimize the barrier effect of natural terrain features. The result is a worst-case estimate of the existing and future (projected) noise environment. The purpose of noise contours is to identify the potential need for more detailed acoustical studies, not to predict with certainty the noise level throughout the City. The assumption is that it is desirable to overestimate the potential noise at a future sensitive development site, than to underestimate the noise environment and allow for potentially incompatible land use development. Buildings may be removed as a part of future development which would result in eliminating the particular noise attenuation feature. The noise attenuation provided by existing earthen berms or terrain may also be diminished by future development.

Two types of noise contours are provided: one set reflecting traffic noise and another set reflecting aircraft noise. The traffic noise contours, produced by computer modeling, utilize the time tested Federal Highway Traffic Noise Prediction Model. This model represents more than 40 years of traffic noise research.

The aircraft noise contours are based on contours produced by the Aircraft Noise Abatement Office of the San Francisco International Airport (SFO). These contours are based on computer modeling and validated by a noise monitoring system operated by SFO. This monitoring system includes 29 monitors located around the Bay Area, one of which is located in the Serramonte area. This method is most reliable in that it represents actual long term measurement data rather than computer modeling alone.

Results of Noise Monitoring: Existing Conditions

The Environmental Protection Agency has established 70 dBA, L_{eq} as the noise level requisite to protect the public from the health effects of severe noise exposure year round. This level also assumes a 24-hour day exposure. The L_{eq} (Noise Equivalent Level) is a fairly constant noise level and is less stringent than the CNEL. CNEL values are typically three to four decibels higher than the L_{eq} . Daly City meets the 70 dBA, L_{eq} exposure level throughout the City in areas where there are sensitive receptors except for the second story of homes along Station Avenue (discussed in Location C below), and buildings along Mission Street and Geneva Avenue setback less than 65 feet from the centerline of the roadway. See Figure NE-3 on page 222 for a depiction of the noise contours.

Location A: Serramonte Area. The purpose of this measurement was to characterize the noise exposure in the Serramonte neighborhood from aircraft departing westbound from the San Francisco International Airport. The background noise in the area is 50 to 55 dBA, L_{eq} which is relatively low. The maximum noise from aircraft flyovers often reaches 85 to 95 dBA, L_{max} for a brief few seconds of the flyover. As a result, the hourly noise levels fluctuate in this neighborhood depending on airport activity. Table NE-1 below identifies the maximum noise levels and the time of those noise levels associated with aircraft activity. The CNEL at this location is 70 dBA and the L_{eq} is 65 dBA.

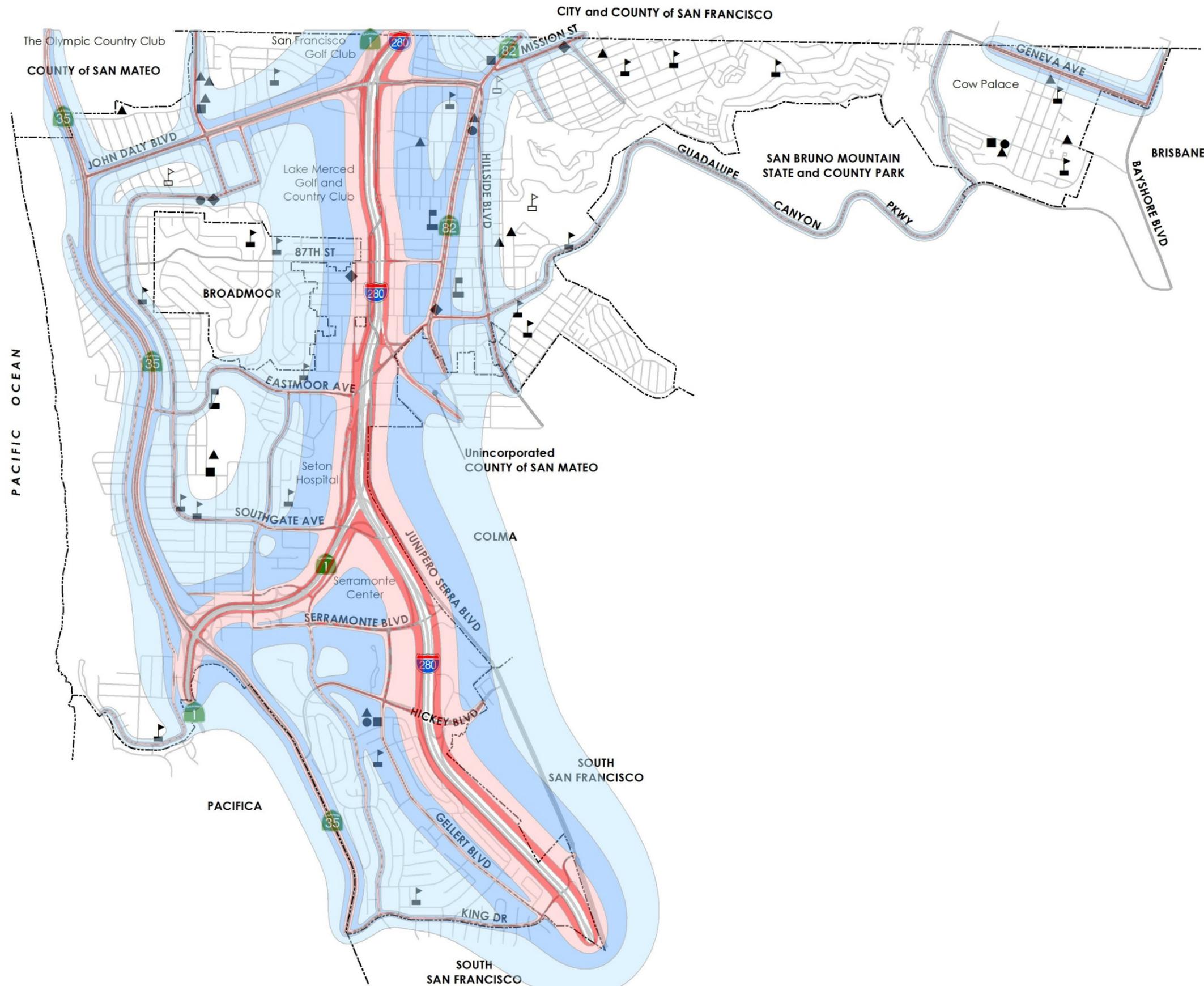


Figure NE-3
**EXISTING
 NOISE LEVELS**

Noise Levels

- 60-65 CNEL
- 65-70 CNEL
- 70-75 CNEL
- Greater Than 75 CNEL

Source: Charles Salter and Associates

**CITY OF DALY CITY
 NOISE ELEMENT**

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Agriculture
- Industrial
- Commercial
- Public
- Institutional
- Public Utilities
- Recreation
- Open Space
- Mixed Use
- Neighborhood
- Other

Table NE-1: Aircraft Events in the Serramonte Area

6-Jul-11		7-Jul-11		8-Jul-11			
Time	Lmax	Time	Lmax	Time	Lmax		
1:08 PM	87	1:37 AM	83	1:52 PM	85	12:20 AM	91
1:19 PM	83	1:44 AM	92	2:02 PM	93	1:36 AM	82
1:33 PM	82	1:54 AM	83	2:23 PM	92	1:45 AM	84
1:41 PM	81	1:59 AM	92	2:26 PM	92	2:07 AM	91
1:45 PM	81	2:37 AM	86	2:34 PM	86	2:16 AM	92
1:49 PM	83	3:02 AM	93	2:50 PM	87	2:41 AM	90
2:17 PM	91	7:26 AM	83	3:08 PM	89	8:05 AM	87
2:22 PM	93	8:02 AM	86	4:27 PM	86	9:04 AM	84
2:24 PM	94	9:04 AM	83	4:41 PM	85	9:11 AM	84
2:31 PM	81	9:08 AM	87	4:57 PM	88	9:23 AM	84
2:37 PM	85	9:10 AM	84	5:19 PM	86	9:28 AM	87
2:43 PM	91	9:22 AM	87	5:25 PM	91	11:04 AM	81
3:18 PM	89	11:06 AM	83	6:29 PM	86	11:30 AM	93
4:26 PM	86	11:47 AM	93	6:34 PM	88	11:58 AM	92
5:16 PM	89	11:59 AM	93	7:07 PM	89	12:00 PM	93
7:15 PM	89	12:06 PM	90	7:17 PM	92	12:12 PM	86
7:46 PM	88	12:17 PM	86	7:42 PM	90	12:19 PM	88
7:48 PM	80	1:00 PM	83	7:45 PM	85	12:54 PM	82
11:20 PM	93	1:21 PM	84	9:20 PM	84		
11:50 PM	89	1:24 PM	82	10:11 PM	89		
		1:33 PM	83	10:27 PM	84		
		1:46 PM	93	11:23 PM	95		

Location B: Clarinada Drive. The purpose of this measurement is to quantify the noise exposure to the residents along Clarinada Drive. Homes in the area are somewhat protected from freeway noise as the freeway is elevated and thus breaks the line of sight from the noise source to the receiver. The neighborhood is also exposed to aircraft noise and local street traffic on Clarinada Drive. The measured noise level at this location increased approximately seven decibels from the 1987 measurement due to aircraft and traffic noise. The CNEL at this location is 70 dBA and the Leq is 66 dBA.

Location C: Station Avenue. The purpose of this measurement is to quantify the noise exposure to the second story of homes along Station Avenue. The second-story of the homes are exposed to higher noise levels than the first floor; this is because the first floors are shielded from noise by existing terrain. The terrain shielding reduces noise exposure on the first floors by 5 to 10 decibels compared to the second floors.

Environmental noise at this location is primarily generated by Interstate 280 traffic and BART train operations. The CNEL in this location is 76 dBA and the Leq is 71 dBA. This represents the worst case exterior noise exposure at the second story. The first story CNEL and Leq levels are 66 dBA and 61 dBA.

Location D: Mission Street. The purpose of this measurement is to quantify the noise exposure to homes located on the east side of Mission Street behind the commercial frontage. Homes on the west side of Mission Street are at a lower elevation than street level and are thus shielded from traffic noise. The extent of the shielding is approximately 10 decibels; so quantification of the east side of Mission Street represents a worst-case analysis. The CNEL is 70 dBA and the Leq is 64 dBA.

Location E: Daly City BART. The purpose of this measurement is to quantify the noise exposure to homes on the east side of the Daly City BART Station along Delong Street. The primary source of noise in the area is bus traffic rather than BART trains. The noise level in the area drops significantly after bus and BART train traffic ceases. The CNEL at this location is 68 dBA and the L_{eq} is 64 dBA.

Location F: Geneva Avenue. The purpose of this measurement is to quantify the noise exposure to buildings along Geneva Avenue generated by normal street traffic. The CNEL at this location is 74 dBA and the L_{eq} is 70 dBA. Increased noise levels expected along Geneva Avenue reflect the near doubling of traffic along this arterial projected as a result of increased development in the Bayshore neighborhood, Brisbane, and southeast San Francisco.

Projected Future Noise Environment

The following section describes the projected future noise environment in Daly City. The projected future year selected on which to base the noise contours is 2030, the end of the planning period of the current General Plan. See Figure NE-4 on page 225 for a depiction of future noise contours.

Future Noise Environment Predictions

The increase in CNEL noise exposure levels between the existing conditions and the 2035 future conditions is low throughout the City. It is generally accepted that a three decibel increase is barely perceptible.

Arterial roads in the Bayshore neighborhood are expected to increase between three and five decibels. Bayshore Boulevard is projected to increase by 3 dB (to CNEL 72 dBA), Geneva Avenue by 2 dB (to CNEL 76 dBA), Carter Street by 4 dB (to CNEL 68 dBA), and Guadeloupe Canyon Parkway by 5 dB (to CNEL 68 dBA).

Portions of Junipero Serra Boulevard are expected to see a noise increase of 6 dB to 7 dB from new developments. Hickey Boulevard between Gellert Boulevard and Interstate 280 is expected to increase by 4 dB.

Portions of Lake Merced Boulevard, Serramonte Boulevard, Skyline Boulevard (Highway 35), Templeton Avenue, and John Daly Boulevard are expected to have noise levels increase 2 dB. Interstate Highway 280 and State Highways 1 and 82 are expected to see increases of 1 dB. Other roads are expected to see increases of 1 dB or less.

Generally, aircraft noise is projected to be reduced in the future based on quieter aircraft technology and stricter regulations surrounding aircraft operations. An absolute prediction, however, cannot be made due to the lack of data on future airport operations.

San Francisco International Airport Noise Environment

San Francisco International Airport (SFO) is located approximately six miles southwest of the City of Daly City in a mostly unincorporated area of San Mateo County. The airport serves as the primary air carrier airport in the San Francisco Bay area and the Northern California region. In 2009, approximately 18.2 million enplaned passengers (37.3 million annual passengers) used the airport, making it the tenth busiest airport in the country and 20th busiest in the world based on passenger totals. SFO is owned and operated by the City and County of San Francisco, and is administered by the San Francisco Airport Commission and the Airport Director.

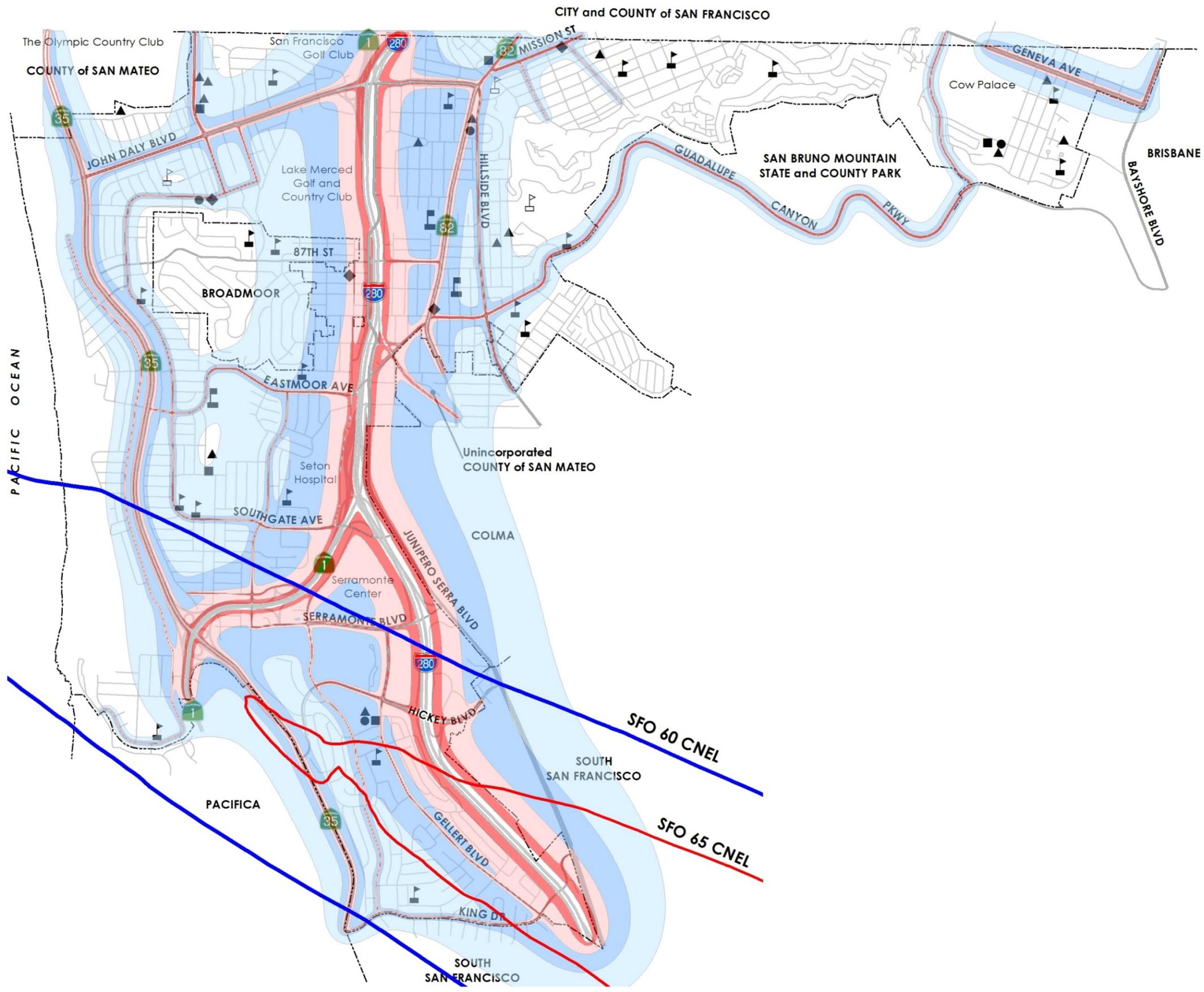


Figure NE-4
**FUTURE
 NOISE LEVELS**

Traffic Noise Levels 2035

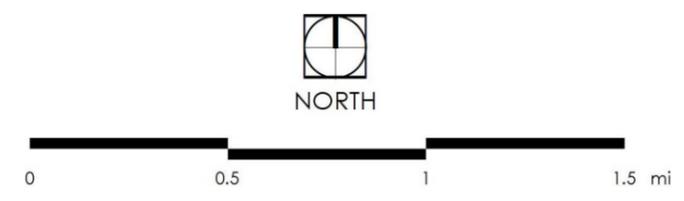
- 60-65 CNEL
- 65-70 CNEL
- 70-75 CNEL
- Greater Than 75 CNEL

SFO Noise Levels

- 60 CNEL
- 65 CNEL

Sources: Charles Salter and Associates
 City and County of San Francisco

**CITY OF DALY CITY
 NOISE ELEMENT**



Airport Land Use Compatibility Plan

State law requires airport land use commissions to prepare and adopt an Airport Land Use Compatibility Plan (ALUCP) for airports within their jurisdiction. In San Mateo County, the City/County Association of Governments (C/CAG) has prepared the ALUCP for SFO in its designated role as the Airport Land Use Commission (ALUC) for San Mateo County. C/CAG adopted the SFO ALUCP in November 2012. The Plan identifies the following four areas of concern:

- Aircraft Noise Impact Reduction – To reduce the potential number of future airport area residents who could be exposed to adverse noise impacts from airport and aircraft operations.
- Overflight Notification – To establish an area within which aircraft flights to and from the Airport occur frequently enough and at a low enough altitude to be noticeable by noise-sensitive residents.
- Safety of Persons on the Ground and in Aircraft in Flight – To minimize the potential number of future residents and land use occupants exposed to hazards related to aircraft operations and accidents.
- Height Restrictions/Airspace Protection – To protect the navigable airspace around the Airport for the safe and efficient operation of aircraft in flight.

Airport Influence Areas

In compliance with State law, the ALUCP identifies the Airport Influence Areas (AIA) for SFO where airport-related factors may significantly affect land uses or necessitate restrictions on those uses as determined by the Airport Land Use Commission. The AIA includes two parts: Area A and Area B (see SFO ALUCP adopted November 2012). Area A is the larger of the two areas and encompasses all of San Mateo County. Area B lies within Area A and includes much of westerly Daly City exposed either to aircraft noise above CNEL 65 dB or lying below critical airspace surfaces. Within Area A, state law requires that people offering subdivided property for sale or lease to disclose the presence of all existing and planned airports within two miles of the property. Within Area B, the ALUC reviews proposed land use policy actions, including new general plans, specific plans, zoning ordinances, plan amendments, rezonings, and land development proposals for consistency with the relevant land use compatibility criteria in the plan. Task NE-11.1 requires routing such projects to the ALUC in compliance with this requirement.

Noise Compatibility Criteria

When reviewing proposed policy actions and/or related development, the ALUC is required to determine airport/land use compatibility using the safety compatibility criteria, airspace protection/height limitation criteria, and noise compatibility criteria identified in the ALUCP. Figure NE-4 identifies the area within Daly City where airport noise exposure is great enough to warrant land use controls to promote noise compatibility. This area is generally where aircraft noise is or is projected in the year 2020 to be at levels above CNEL 65 dB, and primarily lies within the Serramonte neighborhood.

Within this area, compatibility of proposed land uses shall be determined according to the noise/land use compatibility criteria shown in Table NE-2, which reflects the compatibility criteria identified in the ALUCP. These criteria indicate whether a proposed land use is “compatible,” “conditionally compatible,” or “not compatible” within each zone, designated by the identified CNEL ranges.

Any action that would either permit or result in the development or construction of a land use considered to be conditionally compatible with aircraft noise of CNEL 65 dB or greater may be required by the ALUC to record an avigation easement to the benefit of the City and County of San Francisco, as proprietor of the Airport. Policy NE-11 ensures the City’s continued compliance with the ALUCP, and provides that the City shall ensure that any ALUC requirement for an avigation easement will be

implemented prior to final approval or, if the project requires construction, prior to building permit issuance.

Table NE-2: SFO Noise/Land Use Compatibility Criteria

LAND USE	COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)			
	< 65 dB	65-70 dB	70-75 dB	> 75 dB
Residential				
Residential, single family detached	Y	C	N (a)	N
Residential, multi-family and single family attached	Y	C	N (a)	N
Transient lodgings	Y	C	C	N
Public/Institutional				
Public and Private Schools	Y	C	N	N
Hospitals and nursing homes	Y	C	N	N
Places of public assembly, including places of worship	Y	C	N	N
Auditoriums, and concert halls	Y	C	C	N
Libraries	Y	C	C	N
Outdoor music shells, amphitheaters	Y	N	N	N
Recreational				
Outdoor sports arenas and spectator sports	Y	Y (c)	Y (c)	N
Nature exhibits and zoos	Y	Y	N	N
Amusements, parks, resorts and camps	Y	Y	Y	N
Golf courses, riding stables, and water recreation	Y	Y	Y	Y
Commercial				
Offices, business and professional, general retail	Y	Y	Y	Y
Wholesale; retail building materials, hardware, farm equipment	Y	Y	Y	Y
Industrial and Production				
Manufacturing	Y	Y	Y	Y
Utilities	Y	Y	Y	Y
Agriculture and forestry	Y	Y (b)	Y (d)	Y (d)
Mining and fishing, resource production and extraction	Y	Y	Y	Y

Notes:

CNEL = Community Noise Equivalent Level, in A-weighted decibels.

Y (Yes) = Land use and related structures compatible without restrictions.

C (conditionally compatible) = Land use and related structures are permitted, provided that sound insulation is provided to reduce interior noise levels from sources to CNEL 45 dB or lower and that an avigation easement is granted to the City and County of San Francisco as operator of SFO. See Policy NE-X.exterior

N (No) = Land use and related structures are not compatible.

(a) Use is conditionally compatible only on an existing lot of record zoned only for residential use as of the effective date of the ALUCP. Use must be sound-insulated to achieve an indoor noise level of CNEL 45 dB or less from exterior sources. The property owners shall grant an avigation easement to the City and County of San Francisco prior to issuance of a building permit for the proposed building or structure. If the proposed development is not built, then, upon notice by the local permitting authority, SFO shall record a notice of termination of the avigation easement.

(b) Residential buildings must be sound-insulated to achieve an indoor noise level of CNEL 45 dB or less from exterior sources.

(c) Accessory dwelling units are not compatible.

SOURCES: Jacobs Consultancy Team 2010. Based on State of California General Plan Guidelines for noise elements of general plans; California Code of

Regulations, Title 21, Division 2.5, Chapter 6, Section 5006; and 14 CFR Part 150, Appendix A, Table 1.

PREPARED BY: Ricondo & Associates, Inc., June 2012.

Noise Goal, Policies, and Tasks

The noise goal reflects the general direction the City wishes to advance. The objectives represent actions which can be measured over time, that provide a general direction toward achievement of the goal, while the policies reflect more specific actions that the City will take in order to attain the noise goal. The City's Noise goal is:

"Promote a noise environment that reflects a balance of the various City objectives while providing an environment that maintains a healthy living environment; fosters relaxation and recreation; is conducive to the work environment; and provides pleasant living conditions."

Many factors of this goal must be considered. First of all, objectives that must be considered in conjunction with noise concerns include the provision of housing for all segments of the City; the provision of an efficient transportation and infrastructure system; economic and commercial development in the City; and a safe and pleasant environment within which to work and live. No element of the General Plan can be considered in isolation from the others and this is particularly true of the Noise Element. For example, transportation modes are a major source of noise in Daly City. Not expanding roadways or improving roadway surfaces, when needed, can add to the noise environment and locating new housing close to major transportation corridors can expose residents to high noise levels. Take as another example the construction of housing, a City objective addressed in the Housing Element. Short term noise impacts occur during housing construction and additional people and traffic also add incrementally to the noise environment. Moreover, potential sites for infill housing must be carefully evaluated in terms of the location of noise sources that could impact future residents. Various City goals must be considered as a whole and not incrementally, In order to provide a balanced and well-functioning City.

Although various City objectives influence the noise environment, the noise goal should not lose sight of quality of life issues; such as quiet areas for relaxation and recreation. Open spaces, parks and private backyards should be maintained in a relatively quiet environment. An environment that one can relax in without intrusive or jarring noise impinging upon the experience is essential to personal well-being and the quality of life one enjoys in their community.

Conducive work environments and pleasant living conditions are easier to attain than providing quiet open space areas. A conducive work environment is of primary importance in worker productivity and physical well-being. Pleasant living conditions are tied to reduced noise levels in the home thus providing an environment where people can converse, dine, relax, and rest. Noise insulation standards and alteration of building placement in relationship to noise sources are two common methods utilized to reduce interior noise levels. Title 24 Noise Insulation Standards and careful site planning shall continue to be employed in Daly City as a means to reduce interior noise levels.

To implement the noise goal, this element provides for the following policies and tasks:

Noise Identification and Mitigation

Policy NE-1: Use the future noise contour map to identify existing and potential noise impact areas.

Task NE-1.1: Use the existing and projected noise contours in conjunction with the State Office of Noise Control Guidelines (Guidelines) to identify areas where land use

incompatibilities exist and to guide future noise sensitive development to appropriate and compatible locations.

Task NE-1.2: Use the existing and projected noise contours to identify existing noise impact areas that could benefit from noise insulation programs.

Policy NE-2: **Use the State Office of Noise Control Guidelines as a guide to assess development that will need additional noise study and mitigations.**

Task NE-2.1: Use the Noise Control Guidelines to assess the suitability of a site for new development in combination with the noise contours to accurately identify areas that may need additional noise study and mitigation. Noise mitigations include additional insulation, double glazing of windows and increasing building setbacks from the noise source. Mitigations should also be creative and attractive whenever possible and appropriate. Creative noise mitigation measures can include incorporation of fountains using water to mask freeway noise and noise walls of an appropriate scale painted with decorative murals.

Policy NE-3 **Maintain a CNEL level of not more than 70 dBA L_{eq} in residential areas.**

Task NE-3.1: Continue to enforce the environmental noise requirements of the State Building Code (Title 24).

Task NE-3.2: Encourage noise insulation programs in areas that do not meet the current noise standard and ensure that future development is mitigated appropriately or avoided in areas where the noise levels exceed or is projected to exceed 70 dBA, L_{eq} .

Policy NE-4: **Maintain a noise level not in excess of 75 dBA CNEL in open space, parks, and tot lots, including outdoor activity areas such as outdoor entertainment or green space of multi-family projects.**

Task NE-4.1: When feasible, situate new parks and tot-lots away from busy streets or other known noise sources.

Policy NE-5: **Maintain the City's current standard of 75 dBA CNEL for office, commercial and professional areas.**

Task NE-5.1: Additional noise studies should be conducted in "Conditionally Acceptable" noise environments to ensure adequate mitigation features are employed. Usually conventional construction with closed windows and fresh air supply systems will maintain a healthy noise environment.

Policy NE-6: **Require new development to perform additional acoustical studies in noise environments that are identified as 'Conditionally Acceptable' or 'Normally Unacceptable' to the Guidelines.**

Task NE-6.1: Require acoustical studies for new development through the discretionary review and California Environmental Quality Act processes, while paying particular attention to borderline noise environments. Conditions and mitigations, as appropriate, should be attached to projects.

Task NE-6.2: As part of the development of the new Commercial Mixed-Use zone, identify and codify, where possible, noise attenuation measures to assure that noise impacts by more intensive development to adjacent residential uses are reduced.

Policy NE-7: Require proposed intensification of development and proposed new development in noise environments identified as “Clearly Unacceptable” in the Guidelines to reduce ambient interior noise levels to 45 dBA, CNEL.

Task NE-7.1: Either discourage new development or mitigate the noise impacts to it in areas identified as “Clearly Unacceptable” in the Noise Compatibility Guidelines.

Policy NE-8: Discourage noise sensitive land uses from locating in areas of inappropriate or high noise levels.

Task NE-8.1: Work to ensure that the outdoor ambient noise levels for uses such as day care centers, extended care facilities, and group care homes in residential neighborhoods not exceed 70 dBA, CNEL. For such uses allowed by right, the City should encourage a potential care provider to maintain an appropriate noise environment.

Task NE-8.2: Continue to attach conditions of project approval to residential day care centers in excess of eight children through the administrative use permit process to maintain an appropriate noise environment.

Policy NE-9: Work to ensure that the expansion of or changes to existing land uses do not create additional noise impacts for sensitive receptors in the vicinity of the project from intensification or alteration of existing land uses by requiring applicants .

Task NE-9.1: Depending upon the hours of operation, intensity of use, and the location of sensitive receptors in the area, the expansion or change of use could cause noise impacts. Acoustical studies should be performed, at the applicant's expense, during the discretionary and environmental review processes and conditions should be placed on the project accordingly.

Policy NE-10: Work with SamTrans and MUNI in the placement of bus stops in order to reduce noise associated with bus activity to noise sensitive receptors.

San Francisco International Airport Noise Environment

Policy NE-11: Require that all future land use actions and/or associated development conforms to the relevant height, aircraft noise, and safety policies and compatibility criteria contained in the most recently adopted version of the Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport.

Task NE-11.1: Route any proposed land use policy actions, including new specific plans, zoning ordinances, general plan amendments, and rezoning involving land development to the Airport Land Use Commission in compliance with the Airport Land Use Plan.

Task NE-11.2: Require that development involving the construction of one or more dwelling units within the 65 dBA CNEL SFO noise contour to submit an avigation easement to the airport, when required by the Airport Land Use Commission. Specific avigation easement requirements shall be consistent with the Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport. This requirement shall be implemented prior to final project approval or, if the project requires construction, prior to building permit issuance.

Task NE-11.3: Require all future development within the Airport Influence Area B boundary for San Francisco International Airport to conform to the relevant height/airspace protection, aircraft noise, and safety policies and land use compatibility criteria contained within the most recent adopted version of the comprehensive airport/land use compatibility plan (ALUCP) for the environs of San Francisco International Airport.

Task NE-11.4: Ensure that all future development in Daly City complies with all relevant FAA standards and criteria for safety, regarding flashing lights, reflective building material, land uses that may attract large concentrations of birds, HVAC exhaust vents, thermal plumes, and uses that may generate electrical/electronic interference with aircraft communications and/or instrumentation.

Noise Programs

Noise Programs are action programs defining what Daly City is doing or intends to do to implement the policies and achieve the Goal and Objectives of the Noise Element. The Noise Programs are organized into two major categories: Current Programs for Noise Reduction and Proposed Programs for Noise Reduction. The program identifies the specific action; the existing or anticipated funding source, as appropriate; the responsible agency; and, the time frame for each component. The following specific actions have been undertaken by Daly City in response to the needs of the noise environment.

Current Programs for Noise Reduction

Daly City Municipal Code

Chapter 9.22 of the Daly City Municipal Code contains language to protect residents from excessive noise exposure. Section 9.22.010 prohibits an individual from causing a disturbance such that it disturbs the public peace off-site. Section 9.22.020 states that no person shall maintain, operate, or conduct any loudspeaker or amplifier in such a manner as to cause the sound to be projected outside any building or out of doors in any part of the City without first obtaining a permit to do so, Section 9.22.030 deals more specifically with noise and states that between the hours of 10:00 p.m. and 6:00 a.m. no person shall cause, create, or permit any noise which may be heard beyond the confines of the property of origin. The Police Department enforces Chapter 9.22 of the Municipal Code.

Title 24 Noise Insulation Standards for Multi-Family Development

Title 24 of the California Administrative Code requires a particular set of noise insulation features be incorporated into multi-family residential construction. Additional noise insulation is required because multi-family development is usually permitted in a slightly noisier environment than single-family and because adjacent apartments are an additional source of noise in multi-family areas. Title 24 is prescribed by state law and enforced by the Building Division through the permit process and building inspection prior to issuance of the Certificate of Occupancy.

Discretionary Review of Projects

Title 17 Zoning of the Daly City Municipal Code provides for discretionary review of projects through the use permit and variance process. An application for development is analyzed in light of many concerns including comparing the proposed use against the noise contours and Noise Compatibility Guidelines. The Planning Division attaches conditions of project approval to reduce noise impacts to future occupants of the proposed development as well as conditioning times construction activities may occur in order to reduce noise impacts to surrounding land uses.

California Environmental Quality Act Review

The California Environmental Quality Act (CEQA) mandates an initial study be prepared on all projects except for those that are categorized as exempt or administrative. Administrative projects are projects that are allowed by right in a particular zoning district for which an applicant need only apply for a plan check and a building permit. The courts however, in the recent past, have interpreted the law to include administrative projects of substantial size or magnitude to be included under the provisions of CEQA.

An initial study is prepared for such projects and based upon the findings of the study. The project is conditioned accordingly. If significant potential impacts are identified an environmental impact report may be required and mitigations are applied to the project accordingly.

Environmental impact reports are an important tool when assessing potential noise impacts from proposed development projects. A noise study is conducted, if determined necessary. A noise study usually involves actual noise measurements of the existing noise environment in the vicinity of the proposed project. Population and traffic projections are used to determine the percent of increased vehicle trips in the project area, or project region depending on the size or type of the proposal. The extent that vehicular traffic increases has a direct quantifiable bearing on the potential noise impacts of a proposed project. Traffic data, including traffic speeds, and percent of trucks present in a traffic stream, is entered into a computer model. The end result of the modeling is a reasonable projection of the noise impacts associated with a particular project.

The projected noise environment is then compared to the State Noise Compatibility Guidelines, for the particular land use in question. A project may go forth without additional noise insulation or mitigation features if the noise level is within the "Normally Acceptable" range, The "Conditionally Acceptable" range sometimes requires additional noise reduction requirements while the 'Normally Unacceptable' and 'Clearly Unacceptable' noise ranges provide a basis to deny a project in terms of noise impacts, Noise reduction techniques can include additional insulation, double glazing of windows. increasing building setbacks from the noise source, altering the placement of the buildings in order to utilize noise reflection in a beneficial manner, and construction of a sound wall, If noise generated from a proposed project is determined to have a significant unavoidable impact in other areas, and it is an impact that cannot be mitigated, the project may be denied.

Noise, of course, is not the only consideration when determining the merits of a particular project. Approval or denial of a project requires weighing all the potential impacts and benefits of a project. Benefits and impacts may occur in areas such as housing and density; land use compatibilities or incompatibilities; air quality, circulation, transportation and parking; socio-economics such as the location of job force, economic impacts or benefits to the city or region; the consideration of public services and infrastructure available to support the project; the location and extent of natural and man-made hazards, such as earthquake and slide areas or the presence of hazardous materials.

Proposed Programs for Noise Reduction

The following specific actions will be undertaken by the City in order to implement the policies outlined in this element.

Apply Title 24 Noise Insulation Standards to Single-Family Development

Objective: Ensure ambient interior noise levels sufficient to protect public health in single-family development

Responsible Agency: Planning Division, Engineering Division, Building Division

Time Frame: [insert timeframe]

Funding Source: Developer

Activity:

Title 24 noise insulation standards are required by state law to be applied to multi-family residential development. These same standards can be applied to single-family development in appropriate cases to insure that the interior ambient noise levels are sufficient to protect the residents from adverse noise impacts. Title 24 would not be applied in every case; but in cases where new residential development is proposed in a noise environment above 60 dBA, CNEL. The Planning and Engineering Divisions would identify the project, through discretionary or California Environmental Quality Act review, where this condition or mitigation should be applied, The Building Division, through plan check and building inspection, would insure that the standards were being incorporated in building design, and construction.

Program NE-1: Apply for Federal Monies to Retrofit Homes Affected by Aircraft Noise

Objective: Reduce noise levels to homes affected by airport noise

Responsible Agency: Department of Economic and Community Development

Time Frame: Continuing

Funding Source: City and County of San Francisco, Federal Aviation Administration, Private Funds

Activity: The City has applied for federal monies to retrofit homes that are affected by aircraft noise. Homes affected by aircraft noise in Daly City are located in the southeastern portion of the City. The program consists of installing additional noise insulation to homes. The City and County of San Francisco would pay 20 percent of the costs and the Federal Aviation Administration (FAA) would supply the remaining 80 percent. Under FAA guidelines retrofit homes must be within the 65 dBA, CNEL contour area. At this time it is questionable if the City falls within this noise contour. A final determination will be made by the FAA.

Program NE-2: Amend the Municipal Code to Include Standard Noise Conditions for Construction Activities

Objective: Enforce unilateral noise control measures for all construction related noise

Responsible Agency: Planning Division, Engineering Division, Building Division, City Attorney

Time Frame: 2015

Funding Source:

General Fund

Activity:

Currently through the Planning and Building Divisions the City enforces construction related noise by attaching conditions to project approval. The conditions regulate the time that grading and site preparation activities may occur; times that machinery may be started up; and the times that cleaning and shut-down may occur. The conditions protect surrounding properties from excessive noise after 5:00 P.M. Monday through Friday, and on the weekends. There are provisions for emergency work provided the developer or the contractor secure permission from the City Engineer and certain findings are made.

Amending Chapter 15 Building of the Municipal Code would apply these types of noise conditions to all construction. The Engineering and Planning Divisions and the City Attorney would draft language for adoption. The City would adopt the changes by ordinance and the provisions would be enforced by the Building Division through the building permit process.

Appendix NE-A

Glossary

The following section defines some of these technical terms used in this document in an attempt to clarify their meaning. Many of the terms described below are also used in other planning documents, such as environmental impact reports, when estimating the traffic impact of a proposed development project.

A-Weighted Sound Level (dBA) is the sound pressure in decibels as measured on a sound meter using the A-filtering network. The A-filtering network de-emphasizes the very low and very high components of sound in a manner similar to the response of the human ear. The acronym dBA accompanies a given measurement or calculation and indicates a particular noise level measured with an A-filtering device.

Absorption reduces (attenuates) noise. Some portions of sound energy that strike a surface are converted to heat (thermal) energy rather than being reflected as noise; this reduces the amount of energy that is heard as noise. Absorptive materials include thick glass, spun fiberglass and materials such as upholstered furniture (as opposed to wood furniture), drapes and carpeting.

Airborne sound is sound that reaches the point of interest by travelling through air.

Ambient Noise Level constitutes the "normal" or "background" noise components and level of noise at a given location. Ambient noise is a composite from all noise sources that are experienced in a given location, Ambient noise in a residential area, for example, could consist of sounds of people talking, dogs barking, children playing and cars passing by. Ambient noise in an office might consist of people talking, telephones ringing, and the sound of typewriter or computer keyboards clicking. Ambient noise in a cabinet shop could include saws, grinders, drills, sanders, and people shouting.

Attenuation refers to the lessening or reduction of a noise level, Noise attenuates by travelling a distance from the source or by other mechanisms such as absorption or reflection. The placement of buildings, sound walls, and noise insulation features are predicated on noise attenuation. Noise will attenuate at different levels depending if the noise source originates from a point or line source and if it travels over a hard or soft surface and if it is absorbed or reflected by a noise mitigation feature. Basically five things are taken into consideration when calculating noise attenuation: the type of noise; level of noise at the source; distance the noise travels to the point of interest; type of terrain over which the noise travels; and the presence or absence of noise barriers.

Building Envelope is a technical term which refers to the components of a building such as the foundation, walls, windows and insulation and is an important concept in noise attenuation. Portions of the building envelope will reflect noise, some portions will absorb noise and some noise will be transmitted through to the interior of the building. This term is discussed further in the following section, as characteristics of the building envelope have an important impact on noise reduction for residential, and other, areas.

Community Noise Equivalent Level (CNEL) is the average equivalent A-filtered sound level during a 24-hour period. The value is obtained after the addition of 5 decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 decibels in the night after 10:00 p.m. and 7:00 a.m. The CNEL weights the actual noise measurements taken to account for the increased sensitivity people have to noise during the evening and nighttime hours. Daly City's Noise Element employs this noise weighting metric.

Cycles per second is a measure of frequency numerically equivalent to hertz.

Decibel is a logarithmic unit of sound intensity. Sound waves travel out from a source and exert a force known as sound pressure. The sound pressure level of intensity is measured in decibels and is usually referred to as the sound level.

Doubling Distance refers to the doubling of a given distance (in feet) from a particular noise source. Doubling distance is used to calculate the amount noise will attenuate (reduce) from the noise source to the noise receiver.

Pay Night Average Noise Level (L_{dn}) is the average equivalent A-filtered sound level during a 24-hour period obtained after the addition of 10 decibels to sound levels in the night after 10:00 P.M. and before 7:00 A.M.. The L_{dn} weights noise measurements taken to account for the increased sensitivity people have to noise during the nighttime hours.

Energy Equivalent Noise Level (L_{eq}) is the sound level corresponding to a steady state sound level containing the same total energy over a given period of time.

Environmental noise is a combination of noise from various sources which produce a relatively steady or ambient noise level. Environmental noise is a term often used to describe outdoor ambient noise that one experiences in our daily environment.

Frequency is the number of times per second that the sine-wave of sound repeats itself, or that the vibrating object repeats itself. Frequency is expressed in hertz (Hz) and was formally expressed in cycles per second.

Hard surfaces (terrain) include paved surfaces and concrete buildings. Hard surfaces reflect noise and tend to absorb less noise than do soft surfaces and thus, in the absence of other noise mitigation features, tend to attenuate noise less than soft surfaces. The importance of hard or soft surfaces comes into play in absence of other noise attenuation features and are most important when calculating noise attenuation due to distance from the noise source.

Hertz (Hz) is the unit of measurement of frequency numerically equal to cycles per second.

Intrusive noise is a noise that intrudes over the existing ambient noise in a given location. The relative intrusiveness of the sound depends upon the amplitude, duration, frequency and time of occurrence of the intrusive noise as well as the level of the ambient noise.

Line of site is often used when describing the noise source and noise receiver relationship. Basically, if one can see the noise source then one can hear the noise; if however, the line of sight is broken by a wall, building, mountain, or other barrier, then the noise source is reduced accordingly. Various features reduce noise at different levels and these differences are discussed throughout this noise element,

L_{max} is the highest noise (sound pressure) level recorded during the measurement period. The L_{max} , then represents one intrusive noise event, there may be others of less intensity, during the measurement period. Intrusive noise can typically be from such sources as an aircraft flyover, a horn or siren, or construction activities.

Line source is a noise originating from a line such as a stream of moving traffic, a moving train, conveyor belt, or even a river. Noise from a line source produces parallel sound waves moving linearly outward from the source, Noise will attenuate 3 dBA per doubling of distance from a line source in hard terrain and approximately 4.5 dBA per doubling of distance in soft terrain. The significance in the distinction between a line and point surface is the rate of attenuation.

Noise is a sound that is undesirable because it interferes with speech or hearing, or has the intensity or duration of such to damage hearing, or, is otherwise annoying.

Noise Compatibility Guidelines, developed by the State Office of Noise Control, establish certain criteria for noise levels with regard to land use compatibility. Each category of land use enjoys a range of noise levels considered compatible with the use and the noise levels may increase provided certain noise insulation features are employed. Daly City has adopted the Noise compatibility Guidelines.

Noise exposure contours are lines drawn about a noise source which indicate a constant level of noise exposure. Noise contours are similar to contours drawn on a topographical map which represent areas of the same elevation. Noise contours are significant inasmuch as they indicate areas where noise mitigation measures may be needed and they indicate what types of land uses are subject to particular noise exposures.

Point source noise originates from a single source such as a horn, motor and machinery. Point source noise produces spherical waves which travel outward in a circular pattern from the source. Point source noise attenuates approximately 6 dBA per doubling of distance from the source in hard terrain and approximately 9 dBA per doubling of distance in soft terrain. The significance in the distinction between a line and a point source is the rate of attenuation.

Reflection is a method that can reduce noise, Noise strikes a hard surface and is reflected back toward the source of the noise. Reflection can reduce noise in one area while adding noise in another area.

Sensitive receptor includes people engaging in activities that are sensitive to noise. Residential areas, hospitals, extended care facilities, schools, libraries and open spaces are land uses sensitive to noise.

Soft surfaces (terrain) include surfaces such as barren earth, soil, landscaped areas, and acoustically absorptive materials. Soft surfaces absorb more sound energy than hard surfaces and thus more noise is attenuated in a soft environment. The importance of hard or soft surfaces comes into play in absence of other noise attenuation features and are most important when calculating noise attenuation due to distance: the further one is from the noise source the lesser the noise level (sound energy) at that location.