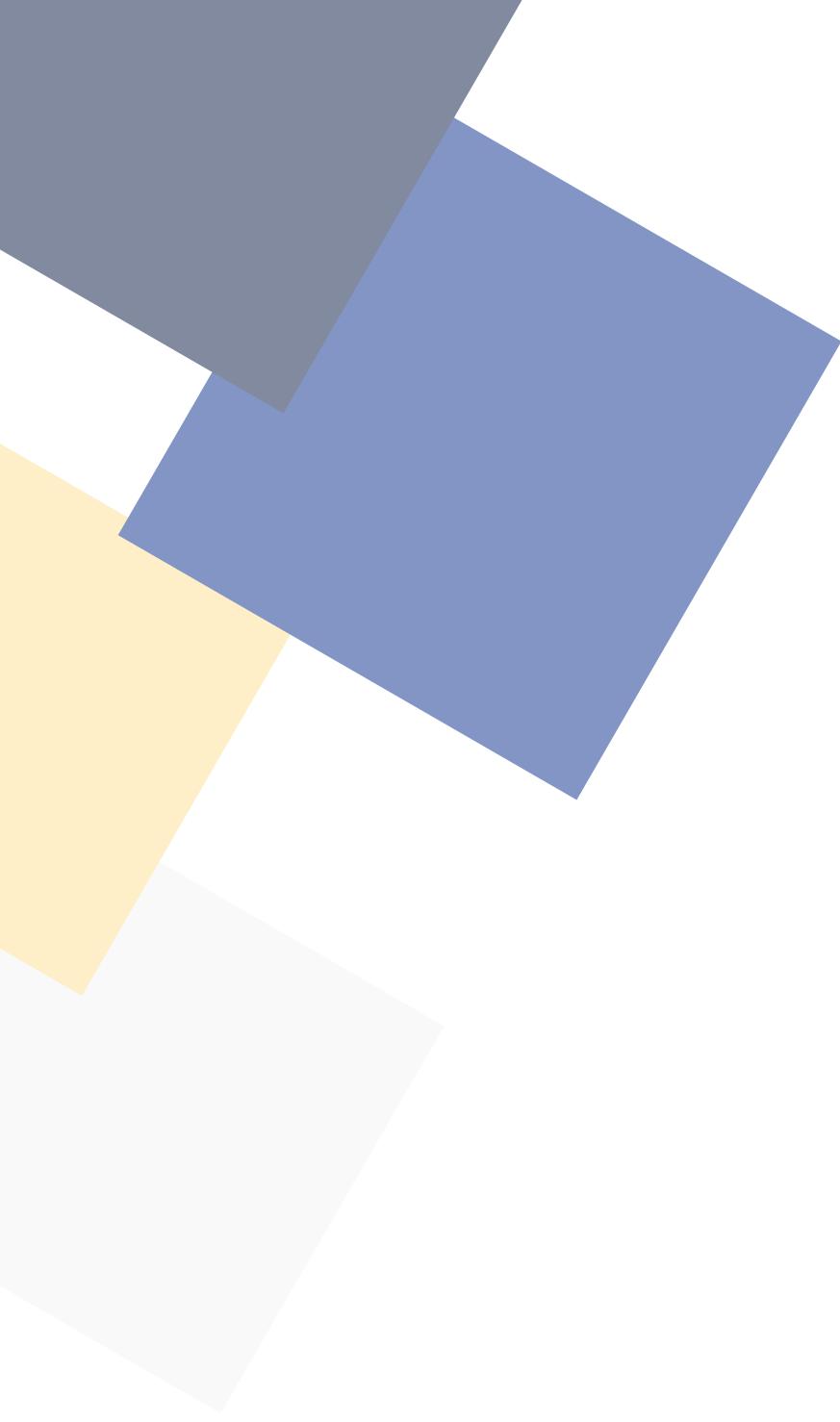


City of Daly City  
Commercial-Mixed Use Zoning District

# Objective Design Standards

City Council Draft | November 2023





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# 1. Introduction

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## 1.1 Purpose and Goals

The Commercial-Mixed Use Objective Design Standards provide objective requirements for the development of multifamily residential and mixed-use development within the City's Commercial-Mixed Use (C-MU) Zone. New projects on sites within this zone are intended to contribute pedestrian-oriented housing and mixed-use development as well as increase the City's housing supply.

Unlike design guidelines, objective design standards are written to have "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal." In other words, the goal of these objective design standards is to provide a clear and straight forward application and approval process for multifamily housing construction within the C-MU Zone.

## 1.2 User Guide

This document contains objective design standards for four topic areas:

- 1. Site Design**
- 2. Building Design**
- 3. Context Sensitivity**
- 4. Landscaping**

Each standard type begins with an intent statement, followed by specific standards. The intent statements are provided to help the reader understand the overarching principle behind the standard requirements and do not serve as review criteria.

A checklist listing the objective design standard requirements is provided in the appendix of this document. This checklist should be filled out by the applicant and reviewed by staff to indicate whether the applicant's project meets the requirements for non-discretionary staff review.

## 1.3 Relationship to State and City Regulations

The following describes how these objective design standards relate to and comply with State and City regulations:

- » **California State Senate Bill (SB) 35.** SB 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments to increase the supply of housing in jurisdictions that have not yet made sufficient progress toward meeting their Regional Housing Need Allocation (RHNA). As part of the streamlining process, jurisdictions are required to establish objective design standards for multifamily residential development.
- » **General Plan.** The General Plan's Land Use Element describes the City of Daly City's goal of developing mixed use and infill housing in the Mission Street and Geneva Avenue corridors within the city.
- » **Zoning Ordinance.** All development must comply with the regulations within the City of Daly City's Zoning Ordinance. These objective design standards are applicable to new multifamily housing and mixed-use projects built on parcels within the City of Daly City's Commercial-Mixed Use zoning district, identified and described further in the City's Zoning Ordinance.
- » **Existing Citywide Design Guidance.** Where appropriate, these objective design standards reference and are compatible with adopted design guideline documents including the Mission Street Urban Design Plan, the Mission Street Landscape Masterplan Report, and the BART Station Area Specific Plan, where they address multifamily residential and mixed-use development.

## 1.4 Review Process

Applications for multifamily or mixed-use development projects in the C-MU zoning district will be submitted to the Planning Division for ministerial processing and must include an application packet and design plans.

Projects will be processed administratively by staff and reviewed for conformance with these objective design standards. If the project conforms with all applicable objective design standards, the applicant can proceed with submitting a building application for the project.

If a project does not meet one or more of the Objective Design Review standards, the applicant can amend their application to comply, or when appropriate, the City of Daly City's Planning Manager can administratively approve minor deviations (e.g., when the applicant can demonstrate that site design/layout would be improved or that there is a constraint that would make complying with a standard infeasible given site layout, etc.) from the objective design standards.

For deviations not deemed minor by the Planning Manager, the applicant may apply for an appeal to the City Council, as outlined in Chapter 17.XX.090 Objective design standards and conformity review.

Regarding compliance with the California Environmental Quality Act (CEQA), new buildings that are allowed by right are not subject to CEQA since they are non-discretionary. In addition, a project on a qualified site may be exempt from CEQA using a Section 15183 exemption, unless there are peculiar circumstances that would create a new impact not already identified and mitigated as part of the General Plan Addendum which covers the C-MU Zoning. Other factors like hazardous materials may require environmental review.

If the project is not allowed by right or does not meet the CEQA 15183 exemption, then the project will either require additional CEQA review or require an additional EIR or Supplemental EIR (SEIR), depending on whether the project is within the envelope of development analyzed in the General Plan EIR.

## 2. Development Standards

Table 1 contains the development standards for multifamily residential and mixed-use development within the C-MU Zoning District.

Table 1. C-MU Overlay District Development Standards									
Max. Height <sup>1</sup>	Min. height	Min. Lot Area <sup>2</sup>	Max. Lot Coverage	Min. lot coverage	Min. usable Open space <sup>3</sup>	Min. Front Yard <sup>4</sup>	Max. Front yard <sup>5</sup>	MIN. side YARD	Min. Rear Yard
120 ft. 10 stories	30 ft. 3 stories	10,000 sf	100%	50%	150 sf per unit	0 ft.	10 ft.	N/A	N/A

**Notes:**

1. New buildings abutting lots zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential District) and over three stories or 30 feet high (whichever is lesser) shall follow the transitional height requirements and yard requirements in the C-MU Objective Design Standards.
2. The proposed lot area and lot width are higher than the minimum lot areas and widths required within other City zoning districts to 1) encourage lot mergers or the assemblage of smaller contiguous parcels to develop a larger residential or mixed-use project and 2) prohibit sites larger than 10,000 square feet to subdivide into sites smaller than 10,000 square feet.
3. The C-MU district shall allow flexibility in which the Usable Open Space calculation of 150 square feet may include private open space for the dwelling unit (i.e., decks and balconies), shared open space for the building's occupants (i.e., terraces, roof decks, etc.), and publicly accessible open space on the ground floor.
4. Minimum front yard shall be dependent on the existing sidewalk width along the primary building frontage to create a minimum of a 10-foot sidewalk if the primary building frontage is along Mission Street and a 10-foot sidewalk if the primary building frontage is along Geneva Avenue. Any new sidewalk within the property line will require a public right-of-way easement or dedication to the City of Daly City and/or Caltrans.
5. The front yard setback space may be used for landscape or usable open space but not parking. Larger setbacks are allowed where needed for usable public gathering space, driveways, or garage entries.

# 3. Objective Design Standards

## 3.1 Site Design

### 3.1.1 Building-Street Edge

#### INTENT

*To enhance the street character by placing active building frontages and public open spaces close to the street.*

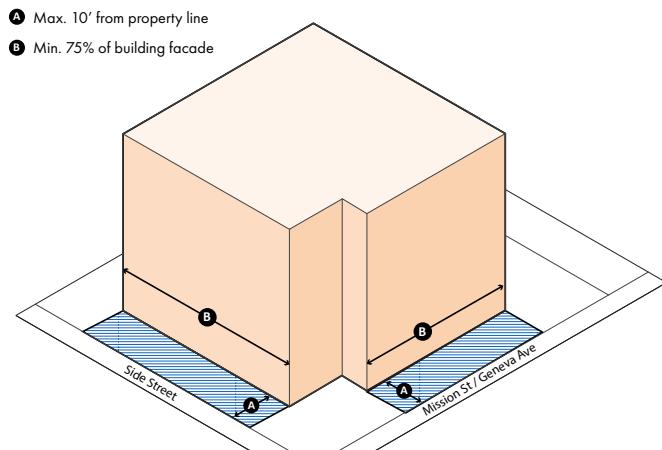
#### 3.1.1.1 Building Orientation

At least 50 percent of the building frontage along Mission Street or Geneva Avenue shall be oriented parallel to that street.

#### 3.1.1.2 Building Façade along Mission Street and Geneva Avenue

A minimum of 75 percent of the front façade of the building along Mission Street and Geneva Avenue shall be located on or within 10 feet of the front property line. Habitable open space on a podium above the ground level could make up 50 percent of this required front façade.

**Figure 1: Building Façade along Mission Street, Geneva Avenue, and Side Streets**



#### 3.1.1.3 Building Façade on Side Streets

A minimum of 75 percent of the front façade of the building along side streets off Mission Street and Geneva Avenue shall be located on or within 10 feet of the front property line. Ground level publicly accessible open space or habitable open space on a podium above the ground level could make up 50 percent of this required front façade.

### 3.1.2 Corner Sites

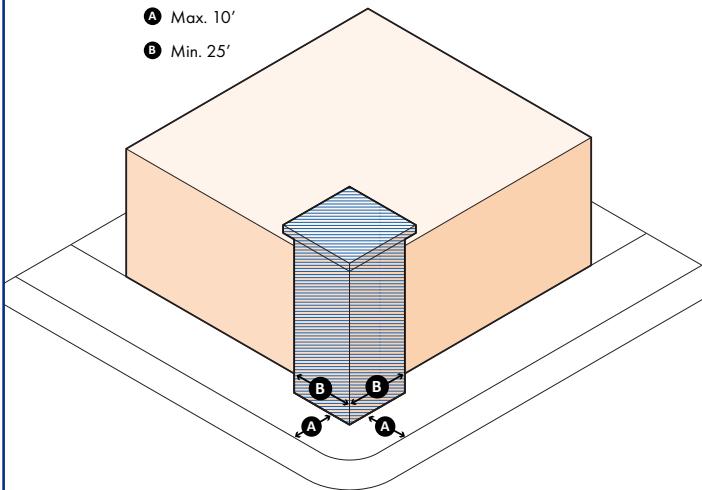
#### INTENT

*Design building corners to provide public open space for pedestrians or apply special architectural elements to provide a strong urban edge.*

#### 3.1.2.1 Corner Building Siting

On a corner lot, a building shall be sited no more than 10 feet from either adjacent street property line for a minimum distance of 25 feet to help define the corners of street blocks unless it provides a public open space that provides direct internal access, where grading

**Figure 2: Corner Building Siting**





Embedded corner tower element for a mixed-use building.

permits, and contains one or more of the following: outdoor dining areas, plazas, courtyards, fountains, public art, entry forecourts, and/or landscaping.

### 3.1.2.2 Enhanced Corner Treatments

Buildings located at a signalized intersection along Mission Street or Geneva Avenue shall include at least two of the following:

- » Rounded or angled facet on the corner.
- » Location of the building entrance at the corner.
- » A change in material for a minimum of 25 feet on both sides of the street.
- » Public open space as defined in Standard 3.1.2.1 Corner Building Siting.
- » Embedded corner tower element for a minimum of 25 feet on both sides of the street.



Muti-family residential development with private open space.



Multifamily residential developments with publicly accessible common open space with seating.

## 3.1.3 Open Space

### INTENT

*To provide well-designed open spaces that offer opportunities to relax, socialize, and play.*

### 3.1.3.1 Public Open Space Size

A minimum of 750 square feet of privately-owned publicly accessible open space shall be provided at the ground floor for projects on sites of one or more acre in size. The provided public open space can count toward the minimum provision of private open space requirements.

### 3.1.3.2 Public Open Space Access

Any required public open space shall be publicly accessible from and oriented toward the public sidewalk.

### 3.1.3.3 Private Common Open Space

Private common open space shall include features to promote its use by the building's residents, including outdoor fitness equipment and/or seating/gathering areas.

### 3.1.3.4 Private Common Rooftop Open Space

Rooftop common open spaces on rooftops shall incorporate a solid or glass screen or barrier or be entirely enclosed.

## 3.1.4 Parking and Service

### INTENT

*Minimize the public view of parking and provide easy access to parking and service areas.*

### 3.1.4.1 Parking Siting

Locate parking to the rear, inside, or under the building. Corner parking lots are prohibited.



Multifamily residential project with podium parking on the ground floor.

### 3.1.4.2 Parking and Service Access

Locate parking and service access on side and/or rear streets unless the property has no rear or side frontage on a public right-of-way or if existing grading conditions do not permit side or rear street parking/service access. If the property has no rear or side frontage on a public right-of-way or if existing grading conditions do not permit side or rear street parking/service access, parking and service access may be provided from Mission Street or Geneva Avenue. In this case, vehicles shall enter Mission or Geneva moving forward only, and all parking facilities shall be designed to facilitate this requirement.

For driveways providing access to twenty or fewer parking spaces, one-way travel may be allowed. The minimum one-way driveway dimension will be twelve feet, clear of all obstructions (e.g., building support columns). For driveways providing access to more than fifty spaces, the driveway dimension shall be at least twenty-four feet, clear of all obstructions. All required driveway dimensions shall be subject to final determination by the city's traffic engineer.

For Mission Street and Geneva Avenue, all gated garages shall provide at least 12' between the back of sidewalk and the face of the proposed gate to ensure cars entering the building do not impede traffic on the adjacent street.

### 3.1.4.3 Curb Cuts

Minimize the number of curb cuts for driveways. For parcel street frontages less than 300 feet, no more than one curb cut at 25 feet width maximum is allowed. For parcel street frontages 300 feet or more, no more than two curb cuts at 25 feet width maximum are allowed. Where parking ingress and egress are separated, each driveway shall be not more than 12 feet wide.

### 3.1.4.4 Services-Restricted Parking Space Minimum

For projects with a minimum of 20 parking spaces, at least one parking space dedicated to loading/unloading or pick-up/drop-off activities (i.e., service, shuttle, taxi, rideshare service) shall be provided per building and shall be directly accessible from the building. The dedicated parking space may be in a surface parking lot area or inside a parking structure.

## 3.1.5 Trash and Service Areas

### INTENT

*Provide convenient service access to residential developments. Design and locate trash and storage facilities so that they are not visually obtrusive.*



Trash collection area screened from public view by a metal gate of durable material.

### 3.1.5.1 Trash and Service Area Siting

Refuse collection areas and dumpsters shall be incorporated into parking areas inside buildings or enclosed by a screen wall of durable material. Planting shall screen views from streets, pedestrian areas, and neighboring properties.

### 3.1.5.2 Access to Trash Collection Facilities

The facility shall be located no more than 35 feet from the Truck Access Point and the slope of the truck access path leading to the facility shall be no greater than five percent in the direction of travel and two percent in the cross slope.

### 3.1.5.3 Review by Trash/Recycling Service Provider

Any application for a new building shall have all proposed trash/recycling storage capacity and pick-up locations reviewed and approved by the City's trash/recycling service provider.

## 3.1.6 Services and Utilities

### INTENT

*Provide services and utilities that are adequately screened from public view and are visually compatible with the surrounding development. Avoid placing utilities and services along active building frontages and in front yard of properties, unless required by regulation.*

### 3.1.6.1 Location Restrictions

Ground-mounted utilities and mechanical equipment shall not be located in a required front setback area or between any structure and a front property line, unless required by regulation.

### 3.1.6.2 Location Exception Requirements

Where ground-level utilities and mechanical equipment is required to be in the front yard or between a building and the public right-of-way, at least three of the following measures shall be provided:

- » Group above-ground utilities and mechanical equipment.
- » Orient equipment to be perpendicular to the sidewalk and not parallel, as to result in a slimmer profile from street view.
- » Set equipment below grade with solid or grated coverings.
- » Install walls, fences, or screens using design features, materials, and colors used in the main structure.
- » Raise the existing grade around the equipment with a berm or earthwork.
- » Provide U-shaped plantings of shrubs that grow at least as high as the equipment without preventing maintenance access.
- » Design recesses in the building wall that provide space for equipment set back from the public right-of-way.
- » Paint equipment black or dark green to reduce their visibility.

### 3.1.6.3 Utility Meters

Locate utility meters in service, loading, or screened areas. Exterior surface mounted utility boxes visible from the public right-of-way are prohibited. Utility meters shall be painted to match the color of the building face to which they are attached.

### 3.1.6.4 Location of Electrical Transformers and Generators

If undergrounding is not feasible, at least one of the following measures shall be employed:

- » Enclose equipment within the building.
- » Place equipment behind the building and screen with walls, fences, or other screens that contain design features, materials, and colors related to the main structure. The height of the screening walls shall at least be as tall as the mounted height of the transformer/generator.
- » A solid enclosure with screening walls shall be located adjacent to the building wall and be at least as tall as the mounted height of the transformer/generator and any associated ventilation equipment.

### 3.1.6.5 Screening of Backflow Preventers

Backflow preventers (BFP) shall be screened from view using one or more of the design approaches below:

- » Consolidate all BFP components in a single location within 10 feet of the side property line.
- » Screen BFP with a hedge of English Boxwood, Coyote Brush, Morning Glory, Rockrose, Lavender, or other visually dense and water-wise species at least 4 feet tall and surrounding BFP on street-facing frontage and two other sides, while maintaining required access for maintenance.
- » Install a wall, fence, or screen around three sides of BFP displaying materials, colors or design features used in the principal building.
- » Paint all BFP components black or dark green.

### 3.1.6.6 Screening of Rooftop Mechanical Equipment

Rooftop mechanical equipment shall be screened from the view of all adjacent public rights-of-way by screens or walls designed with complimentary materials and colors to the building. Screen walls shall be located within 20 feet of rooftop parapet walls.

### 3.1.6.7 Stormwater Management

All building and site designs must provide stormwater treatment measures that meet Daly City Municipal Regional Permit requirements. These can have significant impacts on site design. The regulations are communicated here: <https://www.dalycity.org/stormwater>

## 3.2 Building Design

### 3.2.1 Street Frontage

#### INTENT

*Design visually interesting and inviting spaces at ground-floor level to facilitate engagement between buildings and pedestrians.*

#### 3.2.1.1 Ground Floor Height

For residential buildings with ground-floor commercial uses, the floor-to-floor height shall be at least 12 feet to ensure appropriate scale of the base of the building in relation to the upper floors. This ground floor height shall extend 30 feet deep minimum from the frontage of Mission Street or Geneva Avenue.

#### 3.2.1.2 Building Entrances

Locate main building entrances along the primary street (Mission Street and Geneva Avenue). A side-facing entrance may be provided if there is an entry court with a clear path from the street.



Mixed-use development with building entrances facing primary street and with ground floor height of at least 12 feet.

### 3.2.1.3 Active Ground Floor Frontage

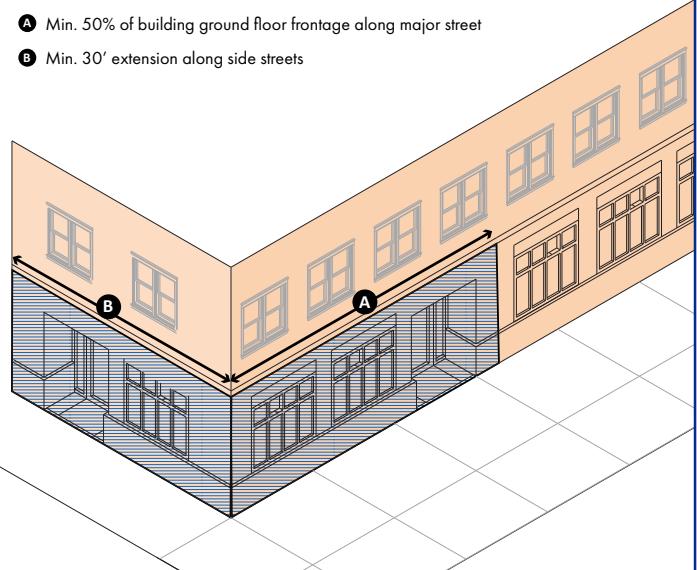
A minimum of 50 percent of a building's ground floor frontage along Mission Street and Geneva Avenue shall be "active street frontages," which includes shops, restaurants, gyms, community rooms or other amenities, building entrances, offices, or bike stations. The active ground-floor frontage shall extend 30 feet deep minimum from the frontage along Mission Street and Geneva Avenue. This active frontage shall continue around the corner on frontages along side streets for a minimum of 30 feet.

### 3.2.1.4 Buildout of Active Ground Floor Spaces

Ground floor retail, office and amenity areas which contribute to the Active Ground Floor Frontage standard above shall be constructed to a "tenantable" condition and shall provide accessible restroom facilities and include wall, ceiling, and flooring finishes that render them in a leasable condition prior to final occupancy of the building. This includes fully equipped code-compliant lavatories, commercial-grade wall and floor electrical outlets, plumbing stub-outs, HVAC systems and provisions for overhead lighting.

**Figure 3: Active Ground Floor Frontage**

- Ⓐ Min. 50% of building ground floor frontage along major street
- Ⓑ Min. 30' extension along side streets



## 3.2.2 Massing and Articulation

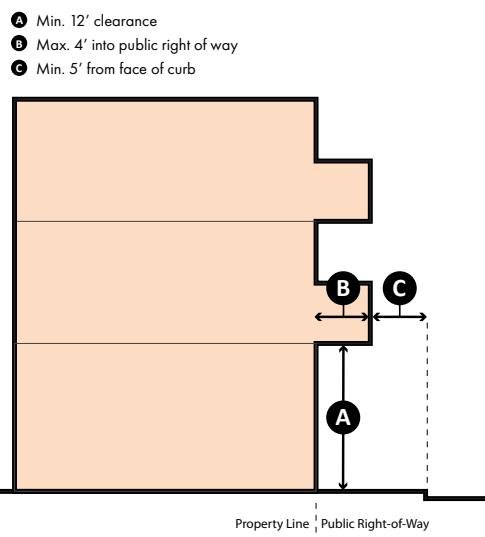
### INTENT

**Design buildings to have an aesthetically pleasing appearance by applying architectural detailing and variation in rooflines. Avoid creating a building with a bulky or monolithic appearance.**

#### 3.2.2.1 Massing Breaks

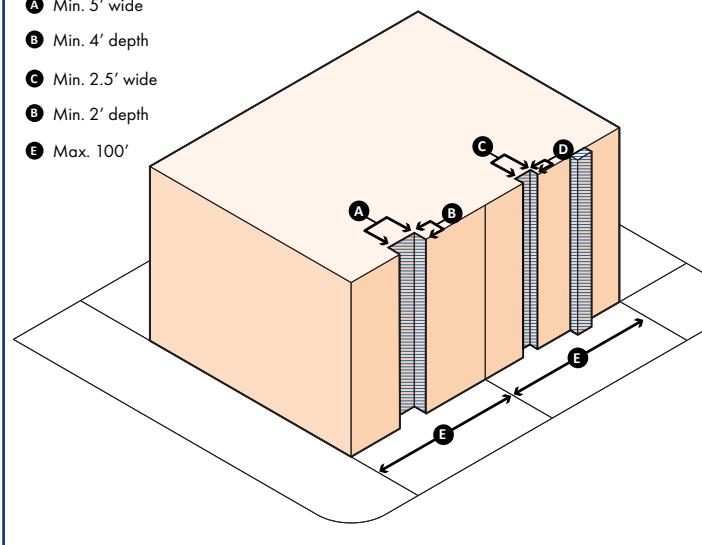
Large building massing shall be articulated to reduce apparent bulk and size. All street-facing facades must include at least one change in plane (projection or recess) at least 4 feet in depth and 5 feet in width, or two changes in plane at least 2 feet in depth and 2.5 feet in width, for every 100 linear feet of wall. Such features shall extend the full height of the respective façade of a building from either the ground level or the floor above ground level, to the top of the wall. Upper floors of buildings shall be allowed to project or cantilever up to 4 feet into public right-of-way, provided the projection is at least 12 feet clear above the level of sidewalk, five feet clear from the face of curb, and does not impact any below- or above-ground utilities. Any below- or above-ground utilities that are impacted due to upper floor projections shall be relocated by the developer.

**Figure 4: Upper Floor Projections**

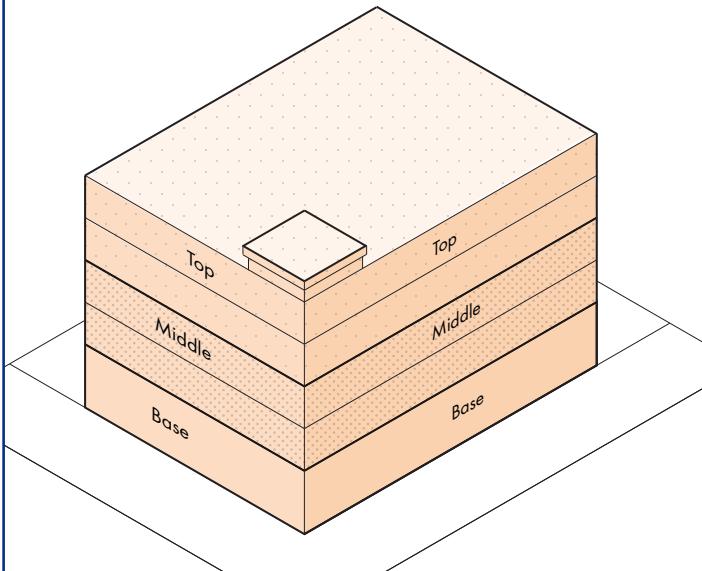


**Figure 5: Massing Breaks**

- Ⓐ Min. 5' wide
- Ⓑ Min. 4' depth
- Ⓒ Min. 2.5' wide
- Ⓓ Min. 2' depth
- Ⓔ Max. 100'



**Figure 6: Building Composition**



### 3.2.2.2 Building Composition

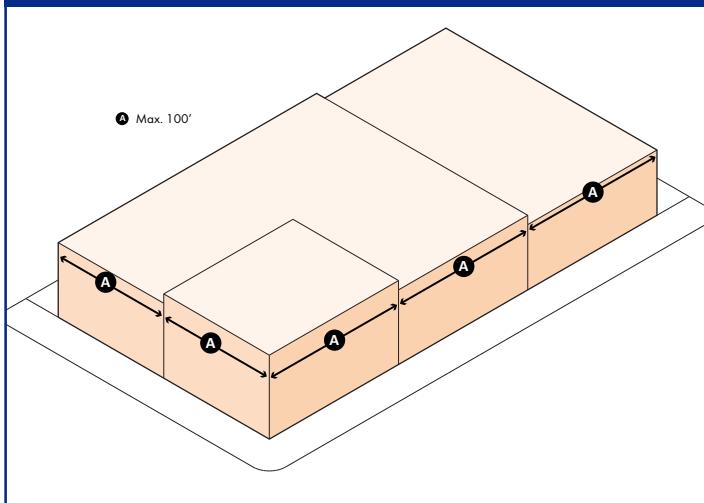
Buildings of three stories or more shall have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top. Elements to articulate a building's façade shall include:

- » The top of the building shall have one or more of the following: a cornice line with minimum 6-inch overhang; a parapet with minimum 6-inch cap; eaves with brackets or other detailing; a recessed parapet behind the top of the building wall; a change in material or color at the top floor; or upper floor stepbacks.
- » The middle or body of the building shall have a façade made up of regular components including one or more of the following: consistent window pattern; repeating bay windows; regularly spaced pilasters; recesses; or other vertical elements.
- » The base of the building shall have one or more of the following: recessed ground floor; a continuous horizontal element at the top of the ground floor; and enhanced window or entry elements such as awnings or canopies.
- » The elements comprising the base, middle, and top of the building may be interrupted by a protruding vertical element such as a tower, or a recessed vertical element such as a massing break, an entry, or a courtyard.

### 3.2.2.3 Rooflines

Roofline ridges and parapets shall not run unbroken for more than 100 feet. Variation for roofs shall be accomplished by changing the roof height, offsets, direction of slope, and by including elements such as dormers. Variation for parapets shall be accomplished by raising a section of parapet higher, interrupting a run of parapet with a taller volume such as a tower, or a change in the design or material of the parapet ornamentation.

**Figure 7: Rooflines**



Mixed-use building with varied rooflines.

### 3.2.3 Architecture

#### INTENT

*Provide articulation to building facades and roofs through a variety of architectural design features. Design and locate windows so that they provide well-proportioned articulation to building façades.*

#### 3.2.3.1 Architectural Roof Details

Where buildings have a traditional architectural style, building walls along the street frontage shall have architectural detail (e.g., brackets, rafter tails, dentils, or other repeating elements) at the cornice or roof eave. Where buildings have a contemporary architectural style, the top of the wall may be expressed through the use of a clean stucco detail or a recess. Exposed and painted or unpainted sheet metal flashing at the top of the wall is not allowed.

#### 3.2.3.2 Architectural Design Features on Elevations

At least one architectural design feature from the following list shall be integrated into all elevations of a building facing a primary or secondary street, or a common open space:

- » Projecting or bay window treatments
- » Brows or overhangs over windows
- » Canopies or Awnings over doors
- » Projecting eaves of 24' or more
- » Balconies

#### 3.2.3.3 Windows

- » **Recess/Trim.** All individual window openings along street frontages shall either be recessed 2 inches minimum or surrounded by trim at least 4 inches in width and 2 inches in depth.
- » **Street Frontage.** Building walls along all street frontages shall have windows at all floors above ground level.



Mixed-use building with awnings to differentiate separate retail establishments.

- » **Orientation and Proportion.** Buildings shall include vertically oriented and proportioned façade openings with windows that have a greater height than width (an appropriate vertical/horizontal ratio ranges from 1.5:1 to 2:1). Where larger horizontal openings are used, they shall be divided into multiple groups of vertical windows. Smaller windows in utility areas or bathrooms may be horizontally proportioned.
- » **Materials.** All windows shall be metal, wood clad or fiberglass. Vinyl windows may be used above the ground floor, if they are commercial grade acceptable to City staff.
- » **Glazing.** Glass shall be clear with a minimum of 88 percent light transmission. Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments are appropriate.

- » **Mullions and Muntins.** Muntins shall be three-dimensional with a minimum thickness of 1/2-inch, or true divided lites. Snap-in muntins shall not be used.

### 3.2.4 Building Materials

#### INTENT

*Accentuate building design through quality building materials and attractive finishes.*

#### 3.2.4.1 Appropriate Building Materials

- » At the base of the building along public rights-of-way, high quality, durable, and easy to clean materials and finishes shall be used, such as stone, brick, cementitious board, glass, metal panels, ceramic tiles, poured in place concrete and smooth troweled plaster finishes. Windows and doors shall be framed in aluminum or other durable material – vinyl is not allowed.
- » Above the ground floor, finish materials shall be materials that are high quality and durable, such as cementitious board, plaster or stucco, ceramic tiles (as a secondary material), finished and painted wood or composite trim, durable sheet metal, and wood, aluminum, copper, steel, commercial-grade vinyl, and fiberglass clad frames for windows and doors.
- » Due to Daly City's climate, all metal used shall be weather resistant metal such as galvanized metal, zinc, stainless steel or non-ferrous metals such as copper.

#### 3.2.4.2 Brick and Stone Veneer

If used, brick and stone veneer shall be mortared and wrapped around corners a minimum of 4 feet to give the appearance that they have a structural function and minimize a veneer appearance.



Mixed-use building with a stone veneer at the ground floor.

#### 3.2.4.3 Inappropriate Building Materials

The following materials are not permitted because they do not uphold the quality or lifespan that is desirable for new development:

- » Mirrored glass, reflective glass, or heavily tinted glass
- » Vinyl siding
- » Vertical wood sheathing such as T1-11
- » Plywood or similar wood

### 3.3 Context Sensitivity

The following standards provide context sensitivity when projects are adjacent to existing residential development. This will ensure that new development is harmonious with neighboring residential development.

#### 3.3.1 Adjacent to Existing Residential Development

#### INTENT

*For projects adjacent to existing residential properties of no more than two stories, apply design measures that preserve privacy and daylight for residents of those properties, and minimize additional vehicle circulation and parking on existing residential streets.*

### 3.3.1.1 Height Transitions

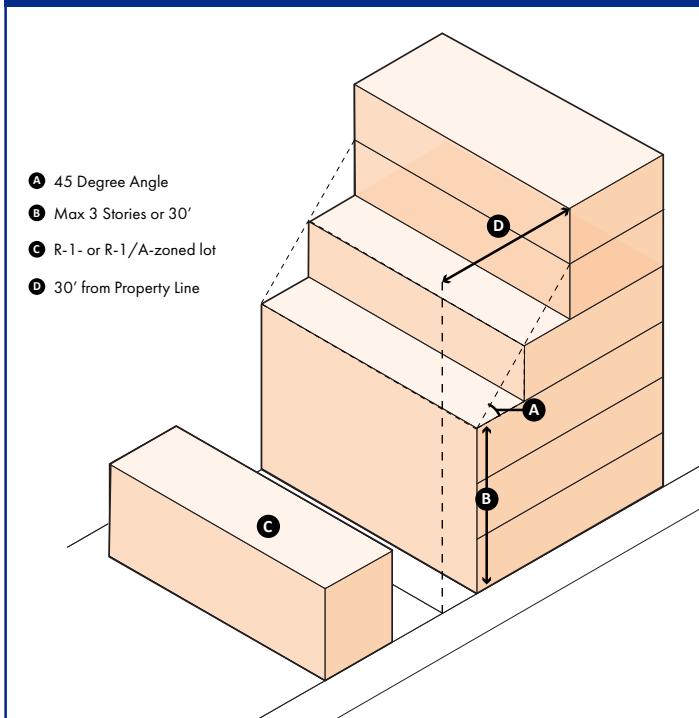
Buildings abutting lots zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential District) and over three stories or 30-feet high (whichever is lesser), shall be designed with one or more horizontal stepbacks for the entire length of the building façade adjacent to the R-1 or R-1/A lot. This stepback is required to step back at a 45-degree angle, starting from the top of the third story to a maximum depth of 30 feet from the adjacent property. The stepback area may be used for residential terraces. Towers or other similar vertical architectural features, such as stairwells, do not require a stepback but shall not occupy more than 20 percent of the façade. The loss of mass/bulk from a required horizontal stepback may be transferred to a building façade that is not adjacent to or across the street from a R-1- or R-1/A-zoned lot, beyond the required maximum building height.

### 3.3.1.2 Windows

Windows facing residences within 15 feet of the property line, shall be arranged, or designed to minimize views into adjacent residences using at least one of the following privacy options:

- » Translucent or louvered windows
- » Offset window patterns
- » Locating windows 5 feet above the floor level (subject to building code requirements).
- » Screening with dense landscaping between the new development and existing residential property, using species such as *Callistemon citrinus* (lemon bottlebrush), *Rhamnus alaternus* (Italian buckthorn), or *Pittosporum tenuifolium* (kohuhu), or another similar species approved by the Community Development Director at a minimum mature height of 8 feet.

**Figure 8: Height Transitions**



### 3.3.1.3 Parking

Parking for residents, visitors, and/or employees shall be accommodated onsite in garages, parking areas, or along internal streets to minimize spillover to adjacent residential neighborhoods. Parking and loading/unloading areas shall be designed to minimize stacking/queuing issues at ingress/egress points.

## 3.4 Landscaping

### 3.4.1 Plantings

#### INTENT

*Provide well-maintained landscape that enhances parking lots and streets adjacent to new development.*

### 3.4.1.1 Parking Lot Landscaping

- » **Parking Lot Fencing.** For abutting lots that are zoned R-1 (Single-family Residential District) or R-1/A (Single-family/Duplex Residential District), all surface parking lots at the ground floor shall provide a minimum 6-foot-high fence or wall between the parking lot and the property line. Fences or walls shall have a planted edge of at least 4 feet between the parking lot and the face of the fence or wall.
- » **Parking Lot Trees Spacing.** For surface parking lots, provide at least one tree per 200 square feet of total area between the property line and the face of the curb of the parking area. Trees shall be 15-gallon size minimum.
- » **Parking and Service Area Landscaped Setbacks.** A fully landscaped setback area of trees and shrubs at least 5 feet deep shall be provided along the street-facing edge of all parking, driveways, and service areas.
- » **Surface Parking Lot Perimeter.** The perimeter of any surface parking lot shall terminate a minimum of 5 feet from the face of a building. This area shall be planted with shrubs, unless used as a pedestrian walkway.

### 3.4.1.2 Street Trees

- » **Street Tree Pattern.** Provide street trees within the public right-of-way in a linear row pattern at an interval between 20 to 40 feet on all street façades.

## 4. Definitions

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- » **Active Ground Floor Frontage:** Active ground-floor frontage includes active uses that generate pedestrian activity at the interior and exterior of buildings at the ground floor at streets and public spaces. Active uses can be retail, commercial, educational, artistic, institutional, or community uses such as a community room or daycare.
- » **Building Frontage:** Edge of the building closest to the street bordering the property.
- » **Internal Street:** Smaller street or network of streets within a development project that provides internal circulation.
- » **Massing:** Massing is the three-dimensional bulk of a building in terms of general shape, form, height, width, and depth.
- » **Mixed Use:** Development project that has commercial uses on the ground floor with residential uses above.
- » **Multifamily Residential:** Residential rental apartments and/or condominiums with two or three stories.
- » **Podium:** Development project that has parking in an enclosed ground floor parking garage.
- » **Primary Street:** Street where the highest level of vehicle, pedestrian, and/or bicycle circulation is anticipated for a development project.
- » **Private Common Open Space:** Open space accessible to residents or tenants of a building only. Common examples are open spaces above podiums or on rooftops.
- » **Privately-Owned Publicly Accessible Open Space:** Privately-owned outdoor space that functions as public space but may have limited hours of availability.
- » **Property Line:** Property line is measured from the face-of-curb for publicly accessible private streets, a designated property line along an access drive, or back of sidewalk along public streets.
- » **Public Realm:** The public realm is an exterior urban space shaped by buildings comprised of publicly accessible streets, parks, open spaces, pathways, and civic facilities.
- » **Secondary Street:** Non-primary street adjacent to a development project.
- » **Setback:** The required minimum distance for the placement of a building measured from a property line, face of curb or another feature.
- » **Stepback:** Stepback is a horizontal recess applied to the upper floor or floors of a building to reduce the shadow casted on the adjacent street or open space.

# Appendix

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## City of Daly City Commercial-Mixed Use Zoning District Objective Design Standards Checklist

Name of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Project Address: \_\_\_\_\_

Project Application Number (City staff to fill out): \_\_\_\_\_

Existing Zone: \_\_\_\_\_

Project site is located adjacent to lots zoned R-1  
(Single-family Residential District) or  
R-1/A (Single-family/Duplex Residential) (Yes/No) \_\_\_\_\_

**Development Type (check all that apply):**

- Multifamily Residential
- Mixed-Use

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			Evaluation and Drawing Reference	
	Yes	No	N/A	Yes	No	N/A		
<b>3.1 SITE DESIGN STANDARDS</b>								
<b>3.1.1 Building-Street Edge</b>								
3.1.1.1 Building Orientation								
3.1.1.2 Building Façade along Mission Street and Geneva Avenue								
3.1.1.3 Building Façade on Side Streets								
<b>3.1.2 Corner Sites</b>								
3.1.2.1 Corner Building Siting								
3.1.2.2 Enhanced Corner Treatments								
<b>3.1.3 Public Open Space</b>								
3.1.3.1 Public Open Space Size								
3.1.3.2 Public Open Space Access								
3.1.3.3 Private Common Open Space								
3.1.3.4 Private Common Rooftop Open Space								

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			Evaluation and Drawing Reference
	Yes	No	N/A	Yes	No	N/A	
<b>3.1.4 Parking and Service</b>							
3.1.4.1 Parking Siting							
3.1.4.2 Parking and Service Access							
3.1.4.3 Curb Cuts							
3.1.4.4 Services-Restricted Parking Space Minimum							
<b>3.1.5 Trash and Service Areas</b>							
3.1.5.1 Trash and Service Area Siting							
3.1.5.2 Access to Trash Collection Facilities							
3.1.5.3 Review by Trash/Recycling Service Provider							
<b>3.1.6 Services and Utilities</b>							
3.1.6.1 Location Restrictions							
3.1.6.2 Location Exception Requirements							
3.1.6.3 Utility Meters							
3.1.6.4 Location of Electrical Transformers and Generators							
3.1.6.5 Screening of Backflow Preventers							
3.1.6.6 Screening of Rooftop Mechanical Equipment							
3.1.6.7 Stormwater Management							
<b>3.2 BUILDING DESIGN</b>							
<b>3.2.1 Street Frontage</b>							
3.2.1.1 Ground Floor Height							
3.2.1.2 Building Entrances							
3.2.1.3 Active Ground Floor Frontage							
3.2.1.4 Buildout of Active Ground Floor Spaces							
<b>3.2.2 Massing and Articulation</b>							
3.2.2.1 Massing Breaks							
3.2.2.2 Building Composition							
3.2.2.3 Rooflines							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			Evaluation and Drawing Reference
	Yes	No	N/A	Yes	No	N/A	
<b>3.2.3 Architecture</b>							
3.2.3.1 Architectural Roof Details							
3.2.3.2 Architectural Design Features on Elevations							
3.2.3.3 Windows							
<b>3.2.4 Building Materials</b>							
3.2.4.1 Appropriate Building Materials							
3.2.4.2 Brick and Stone Veneer							
3.2.4.3 Inappropriate Building Materials							
<b>3.3 CONTEXT SENSITIVITY</b>							
<b>3.3.1 Adjacent to Existing Residential Development</b>							
3.3.1.1 Height Transitions							
3.3.1.2 Windows							
3.3.1.3 Parking							
<b>3.4 LANDSCAPING</b>							
<b>3.4.1 Plantings</b>							
3.4.1.1 Parking Lot Landscaping							
3.4.1.2 Street Trees							



