

DALY CITY C-MU ZONING DISTRICT DEVELOPMENT

PRESENTATION TO THE CITY COUNCIL

JULY 24, 2023

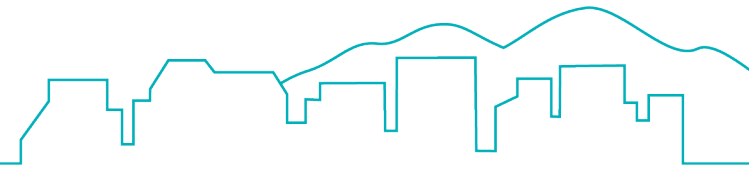




AGENDA

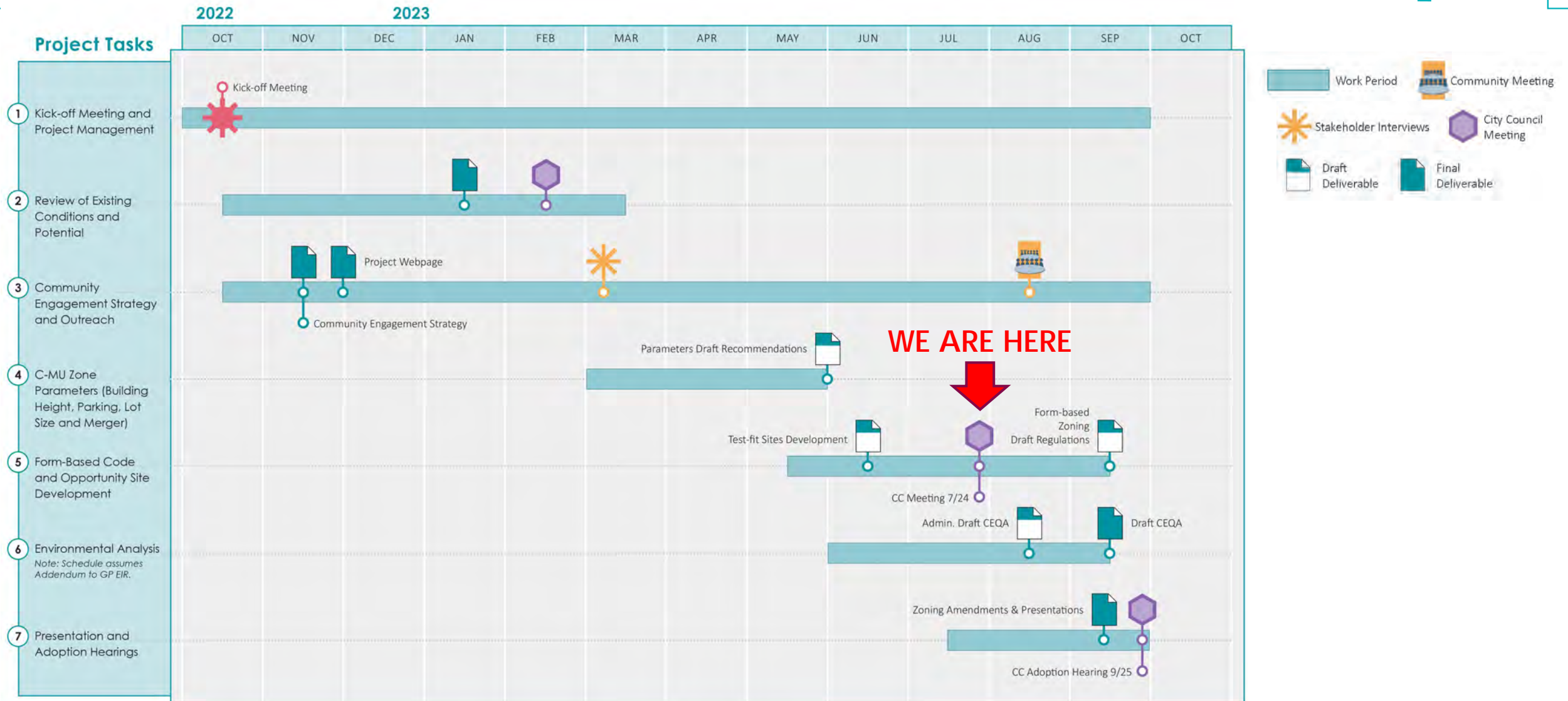
1. Welcome and Introductions
2. Project Overview
3. Test Fit Proposals on Opportunity Sites
4. Recommended Development and Design Standards
5. Next Steps

Project Overview | Objectives



- Create new **Commercial Mixed Use (C-MU)** zoning district to incentivize and streamline quality residential and mixed-use development in the Mission and Geneva corridors
- Adjust regulations to overcome barriers to development, while including regulations that address community concerns

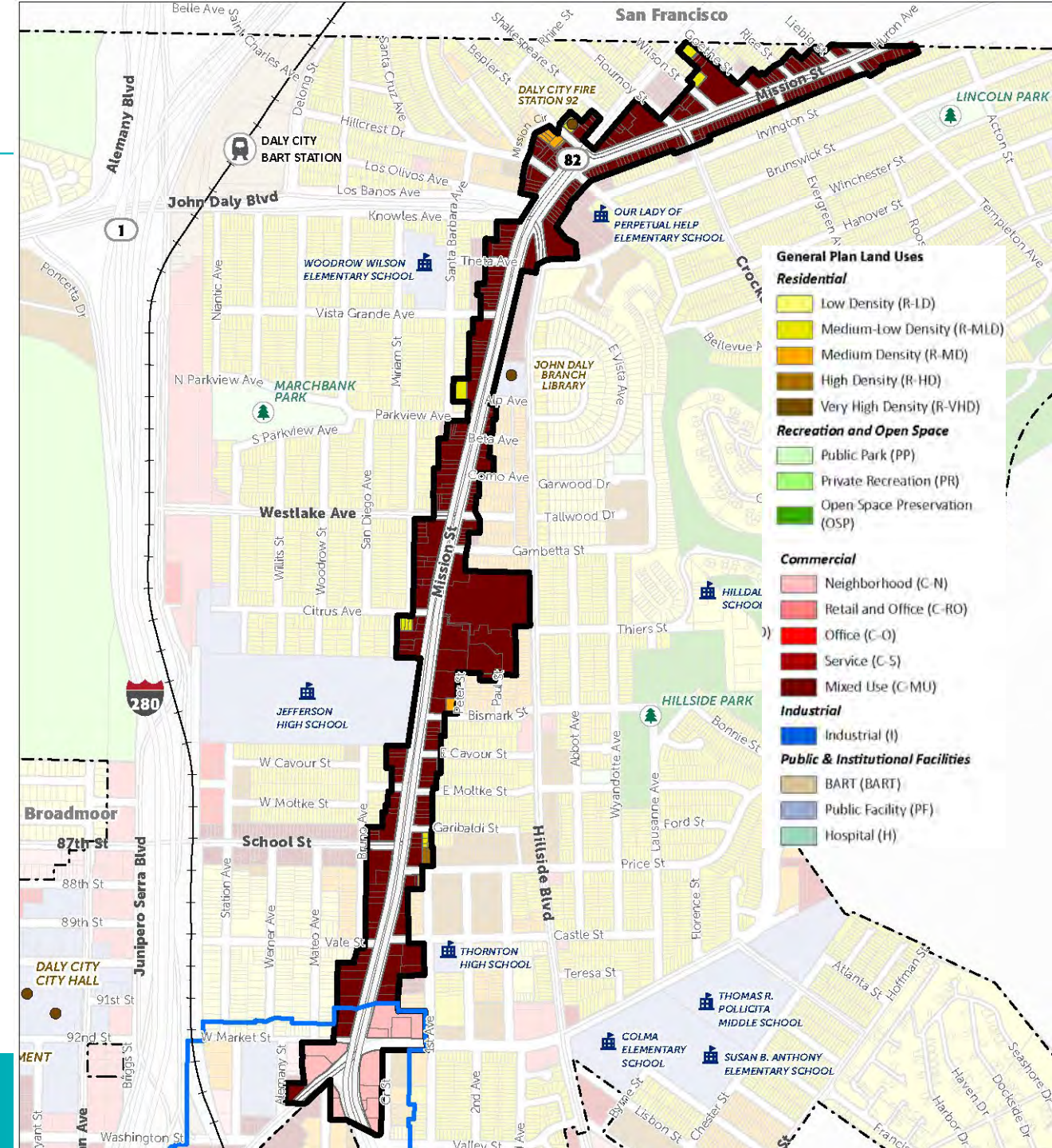
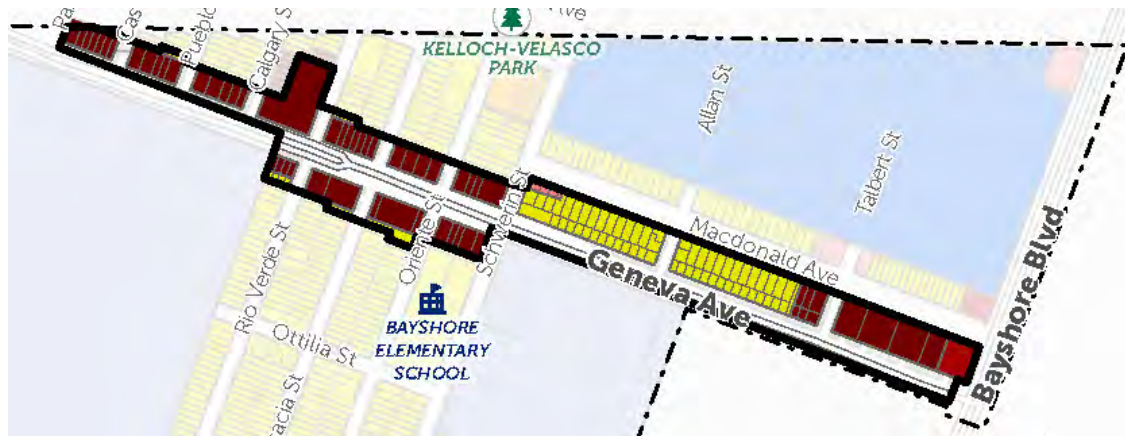
Project Overview | Scope & Schedule



Project Overview

Project Boundary and General Plan Land Use

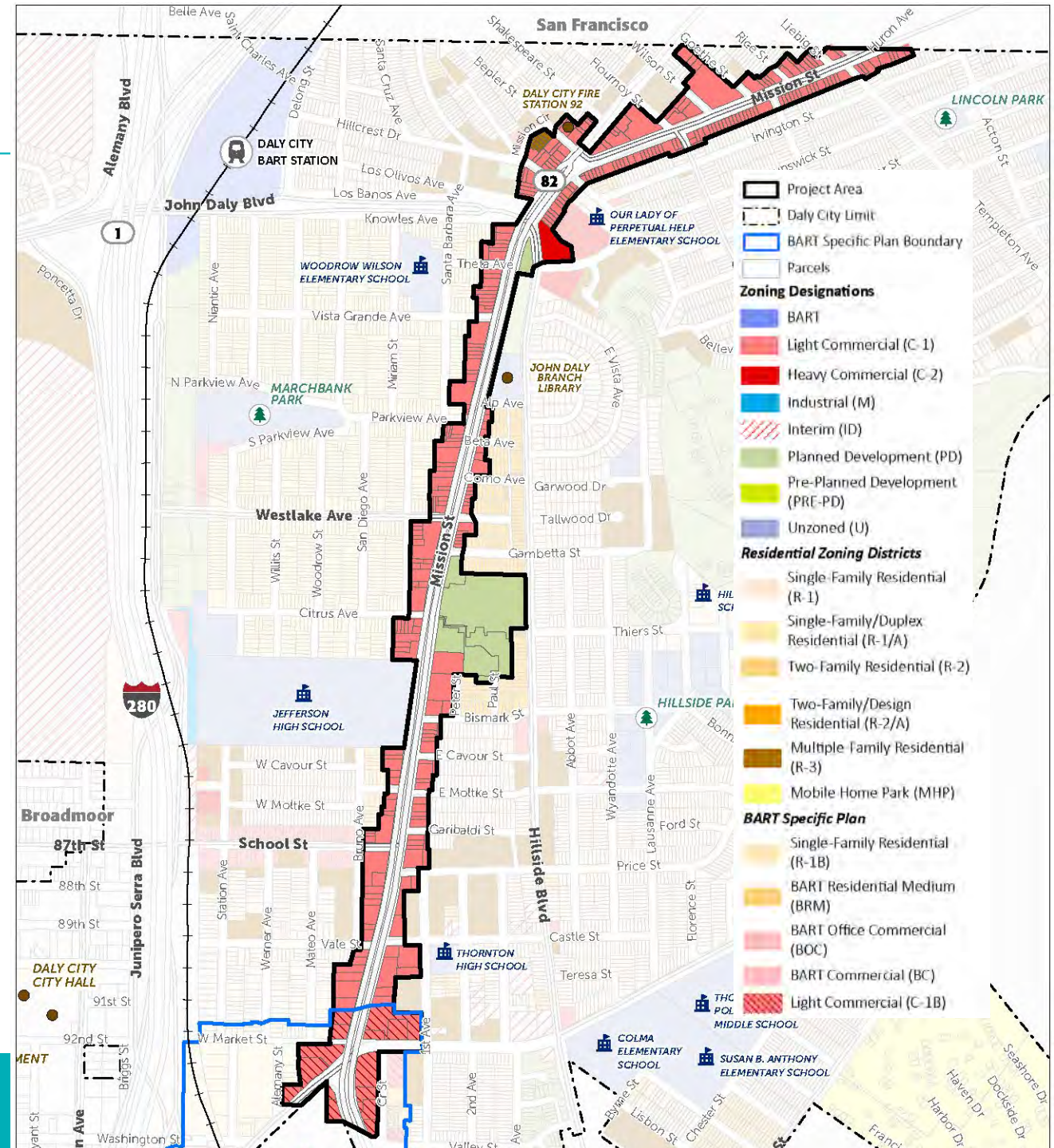
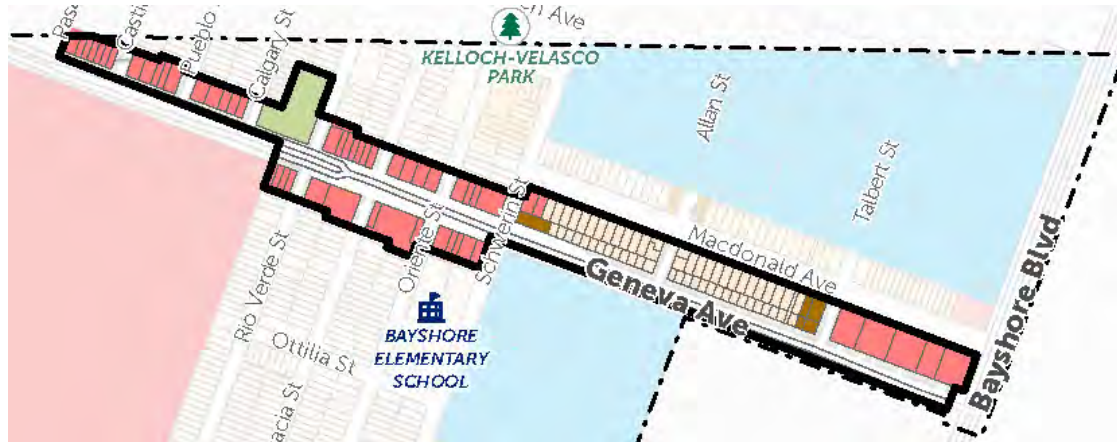
- Parcels along corridors designated C-MU
- Excludes properties that will not be redeveloped as part of this project (i.e., schools, Cow Palace, PG&E substation)



Project Overview

Zoning

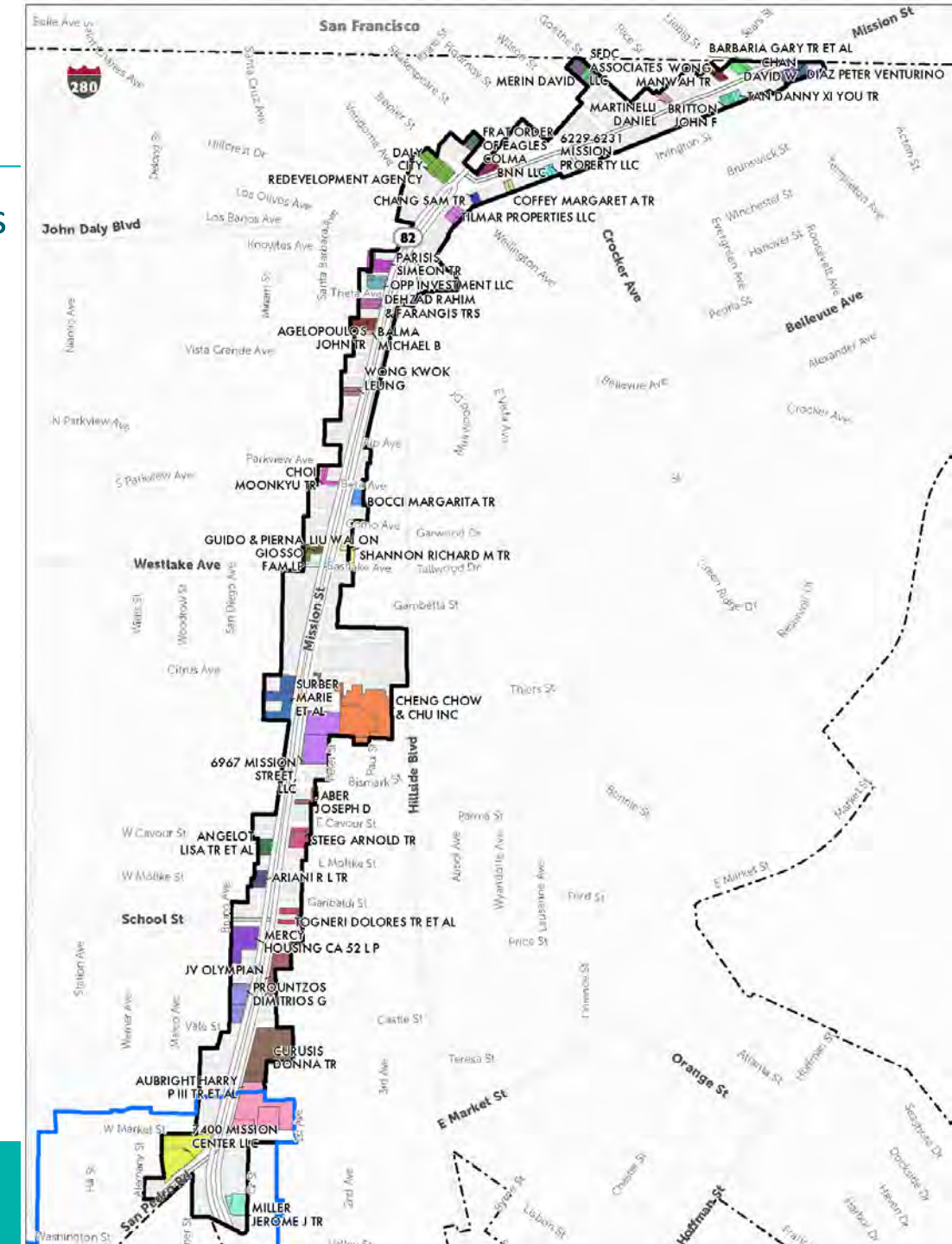
- Zoning does not align with GPLU
- Primarily Light Commercial (C-1) parcels
 - C-1 does not allow for residential uses
 - Minimum required lot size of 2,500 s.f.



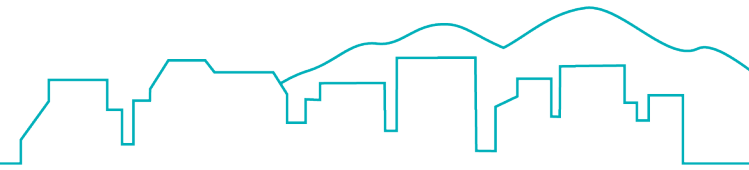
Project Overview

Parcel Ownership

- Contiguous parcels with same owner provide opportunities for new development
- Group of six parcels owned by City of Daly City at Bepler Street
- Assembled parcels range in size
 - Mission St: 0.35 - 2.4 acres (average: 0.4 ac.)
 - Geneva Ave: 0.12 - 0.57 acres, (average: 0.3 ac.)



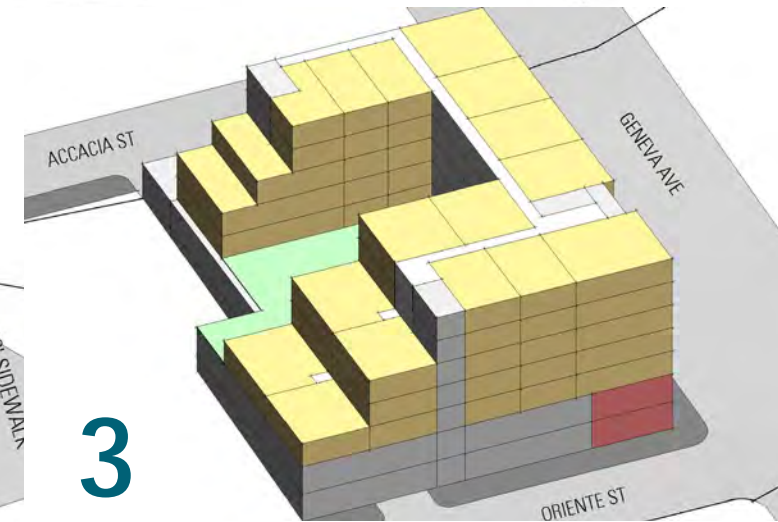
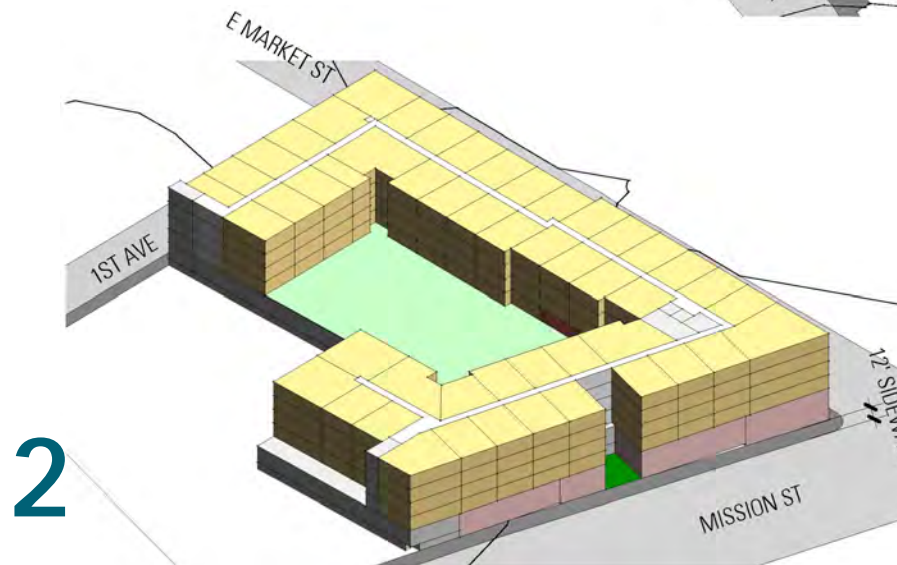
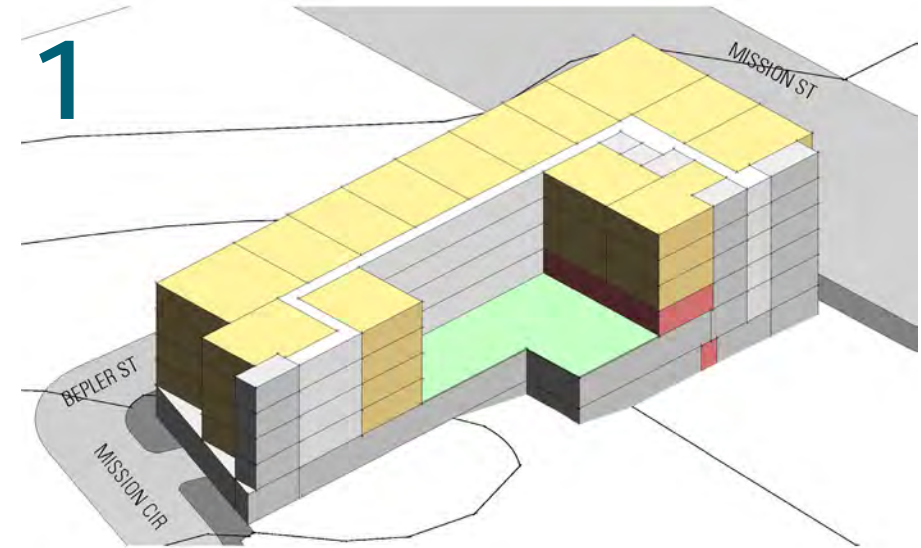
Stakeholder Meeting Summary



- 15 attendees – mostly property owners along Mission St and Geneva Ave
- Many expressed support for C-MU rezone
- Several expressed interest to redevelop their property to build multi-family residential or mixed use
 - Would increase number of tenants
 - Appropriate given proximity to BART
 - Increase in residents would benefit businesses
- A few raised concerns about future C-MU development standards
 - Parking management
 - Heights of buildings near existing residential zones

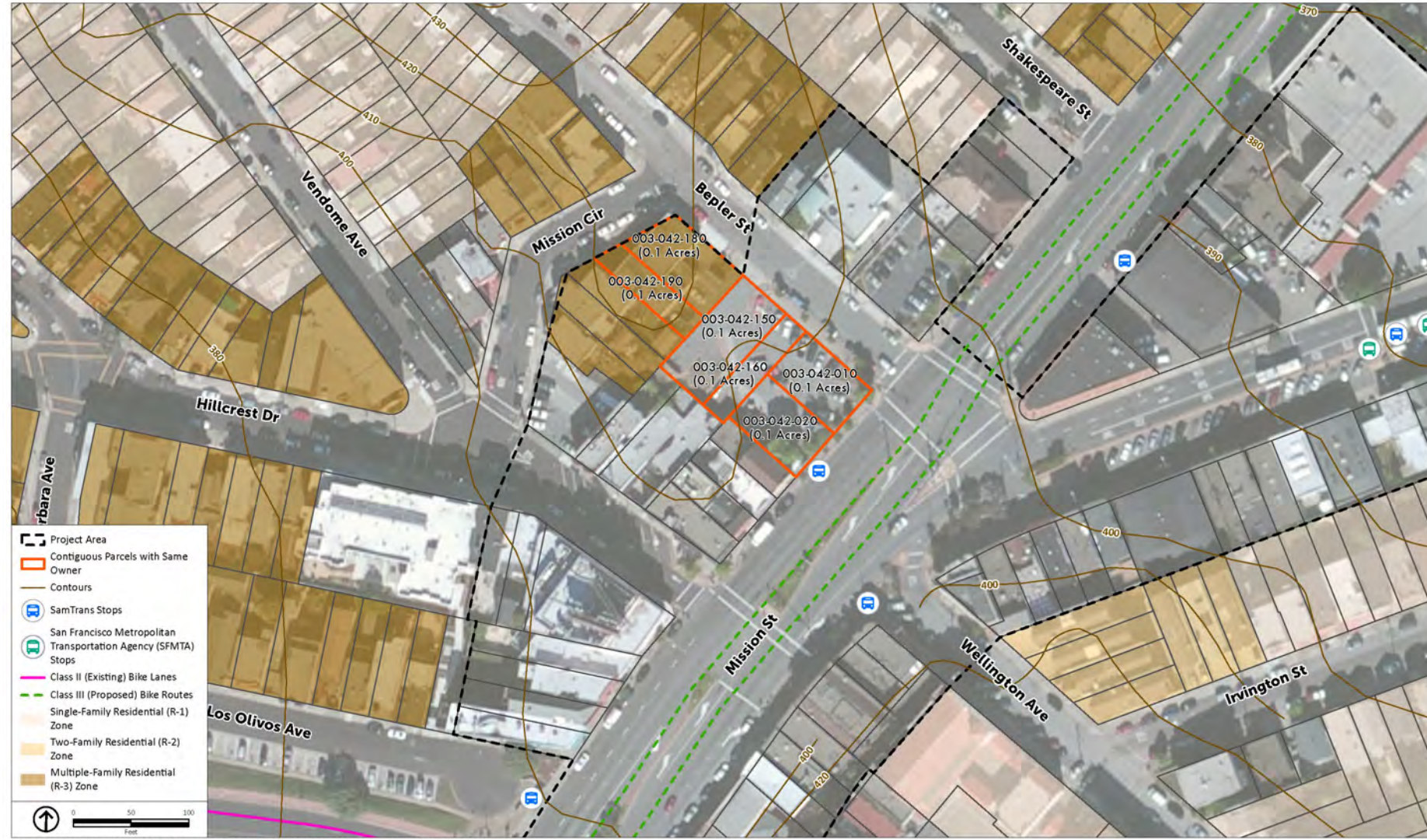
Test Fit Proposals

- Three opportunity sites on assembled parcels
 1. 3 Bepler Street (along Mission St)
 2. 7367-7395 Mission Street
 3. 2840 Geneva Avenue
- Site Plans Developed by BAR Architects with City staff and PlaceWorks review



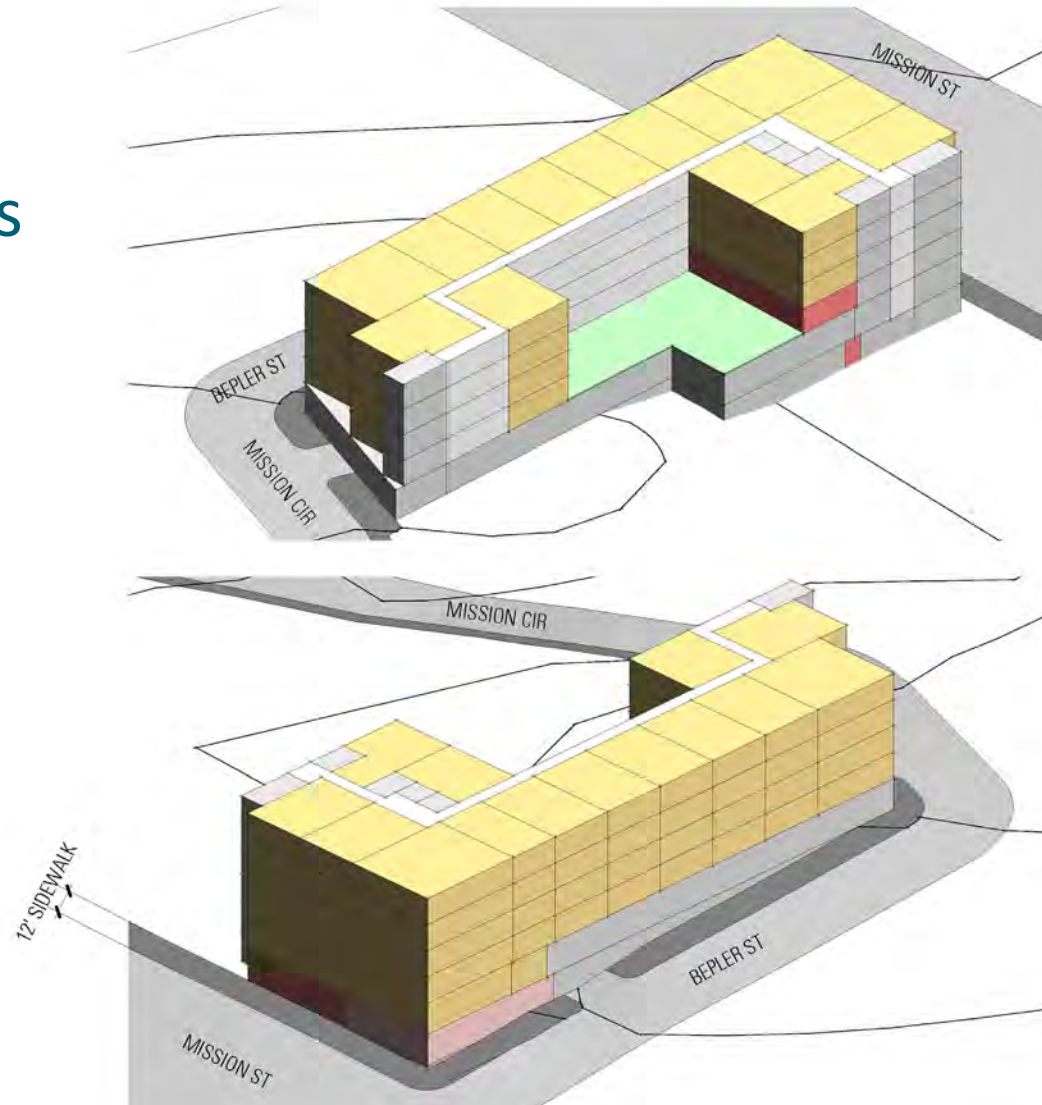
Test Fit Proposal 1: Bepler Street

- Parcels owned by City
- Sloped topography



Test Fit Proposal 1: Bepler Street

- .52 Acres
- Height: 6 Stories
- 58 Units
- 112 du/acre
- 1.06 parking space per unit



<u>LOT SIZE</u>	0.52 ACRES
<u>UNIT COUNT</u>	58 UNITS TOTAL*
LEVEL 1	0 UNITS
LEVEL 2	4 UNITS
LEVEL 3	12 UNITS
LEVEL 4	14 UNITS
LEVEL 5	14 UNITS
LEVEL 6	14 UNITS
*AVG UNIT SIZE = 850 SF	

<u>DENSITY</u>	111.5 DU/ACRE
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<u>PARKING COUNT</u>	62 SPACES
LEVEL 1	30 SPACES
LEVEL 2	32 SPACES

<u>RESIDENTIAL PARKING RATIO</u>	1.06 SPACE/UNIT
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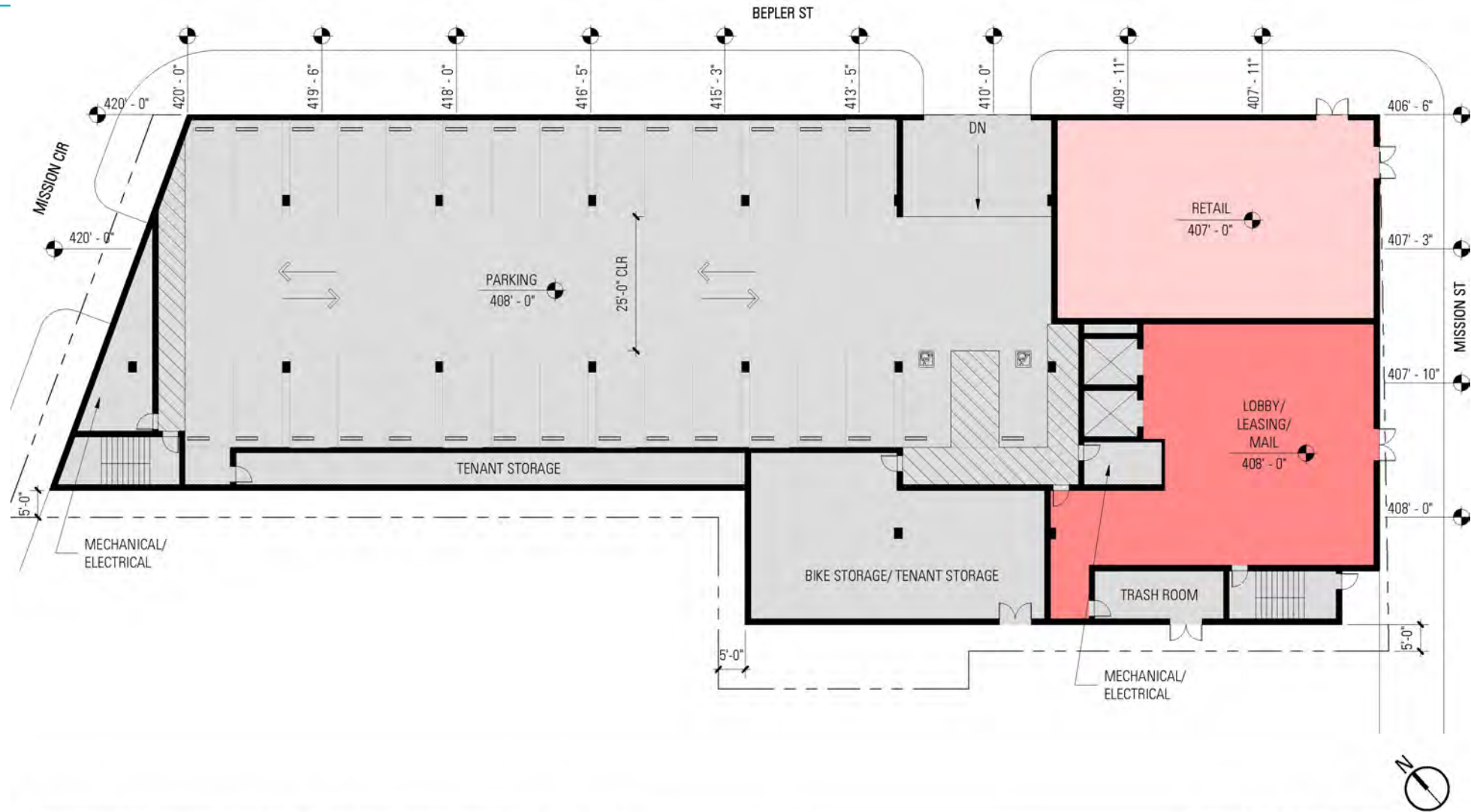
<u>BUILDING LEVELS</u>	6 LEVELS TOTAL	
LEVEL 1	407' - 0"	13'-0" FTF
LEVEL 2	420' - 0"	12'-0" FTF
LEVEL 3	432' - 0"	10'-0" FTF
LEVEL 4	442' - 0"	10'-0" FTF
LEVEL 5	452' - 0"	10'-0" FTF
LEVEL 6	462' - 0"	10'-0" FTF
ROOF	473' - 0"	

<u>OVERALL BUILDING HEIGHT</u>	66' - 0"
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<u>TOTAL RESIDENTIAL AMENITY/ LOBBY</u>	4,000 SF
<u>TOTAL RETAIL</u>	2,300 SF
<u>TOTAL SHARED PRIVATE OPEN SPACE</u>	3,400 SF

<u>LEGEND</u>	
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE

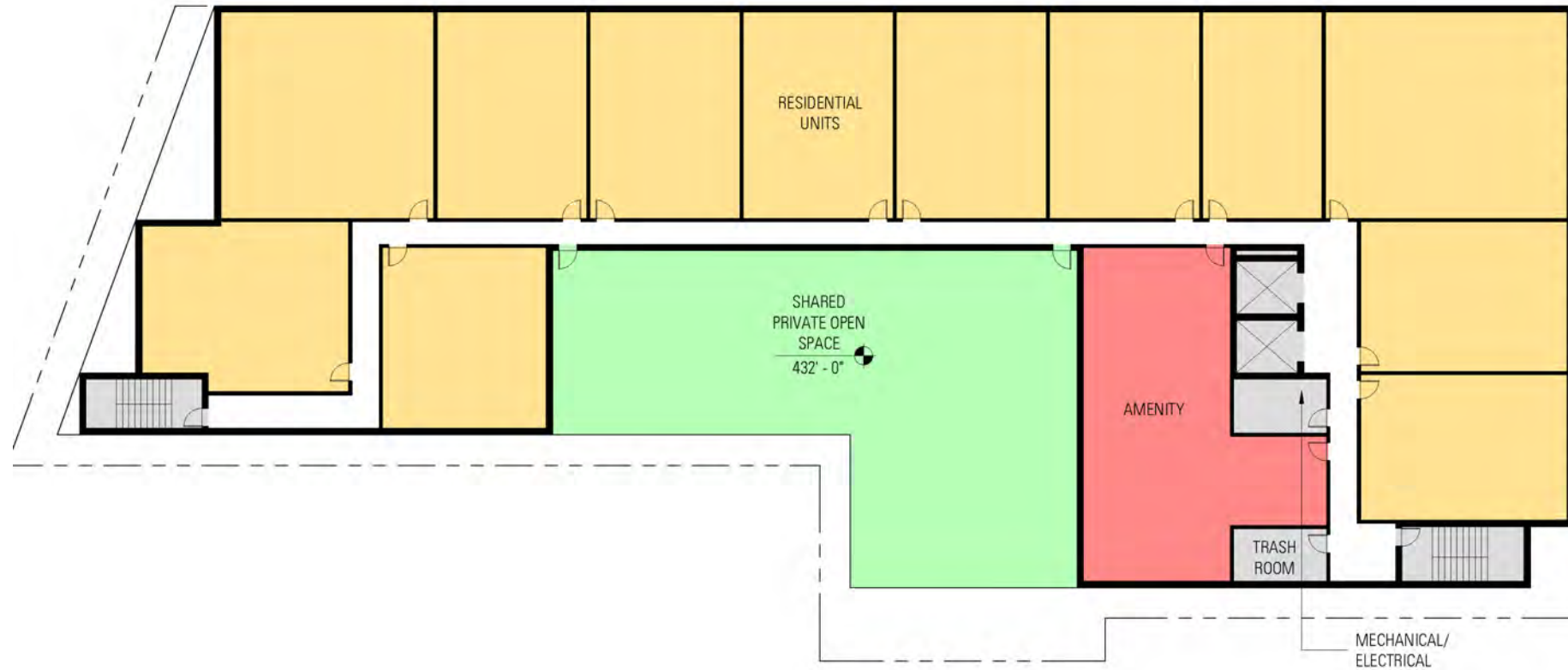
Test Fit Proposal 1: Bepler Street



CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

3 BEPLER ST - LEVEL 01

Test Fit Proposal 1: Bepler Street



CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

3 BEPLER ST - PODIUM LEVEL

Test Fit Proposal 1: Bepler Street



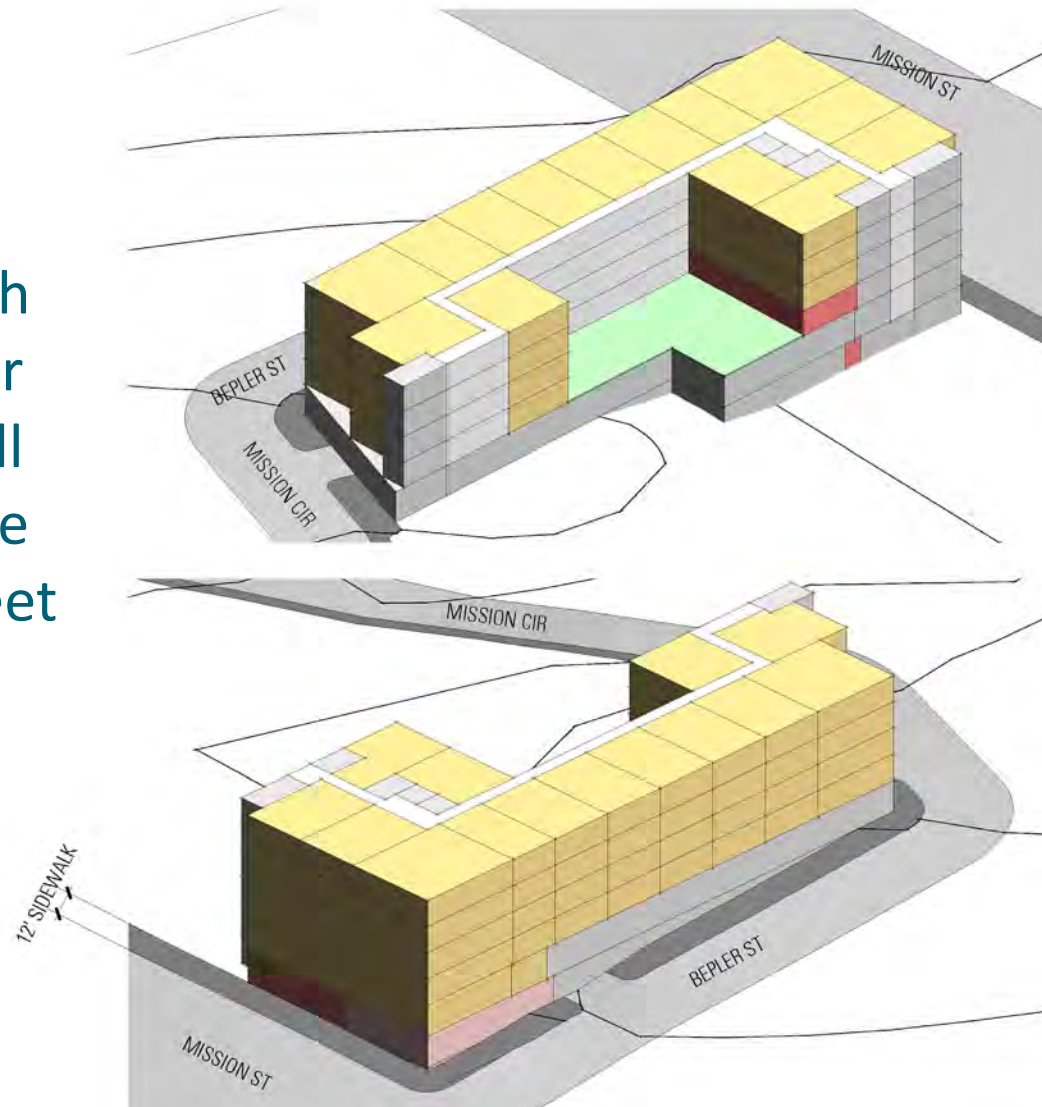
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

3 BEPLER ST - TYPICAL RESIDENTIAL LEVEL

Test Fit Proposal 1: Bepler Street

Key Standard:

- Site Access
 - Properties which abut side and/or rear streets shall use only the side and/or rear street for vehicular parking and service access.



LOT SIZE	0.52 ACRES
UNIT COUNT	58 UNITS TOTAL*
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LEVEL 3	12 UNITS
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*AVG UNIT SIZE = 850 SF	

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RESIDENTIAL PARKING RATIO	1.06 SPACE/UNIT
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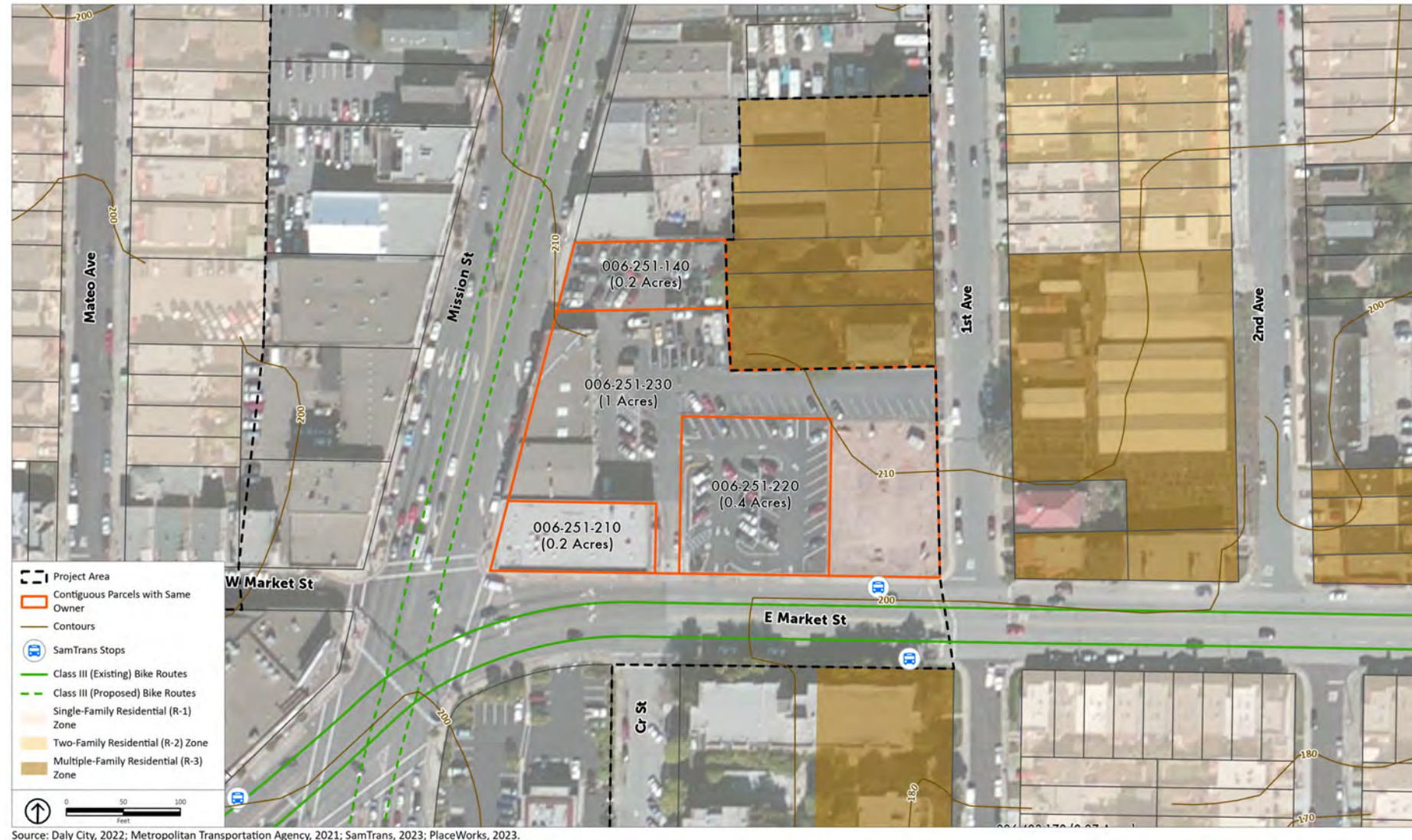
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LEVEL 4	442' - 0"	10'-0" FTF
LEVEL 5	452' - 0"	10'-0" FTF
LEVEL 6	462' - 0"	10'-0" FTF
ROOF	473' - 0"	

OVERALL BUILDING HEIGHT	66' - 0"
TOTAL RESIDENTIAL AMENITY/ LOBBY	4,000 SF
TOTAL RETAIL	2,300 SF
TOTAL SHARED PRIVATE OPEN SPACE	3,400 SF

LEGEND	
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE

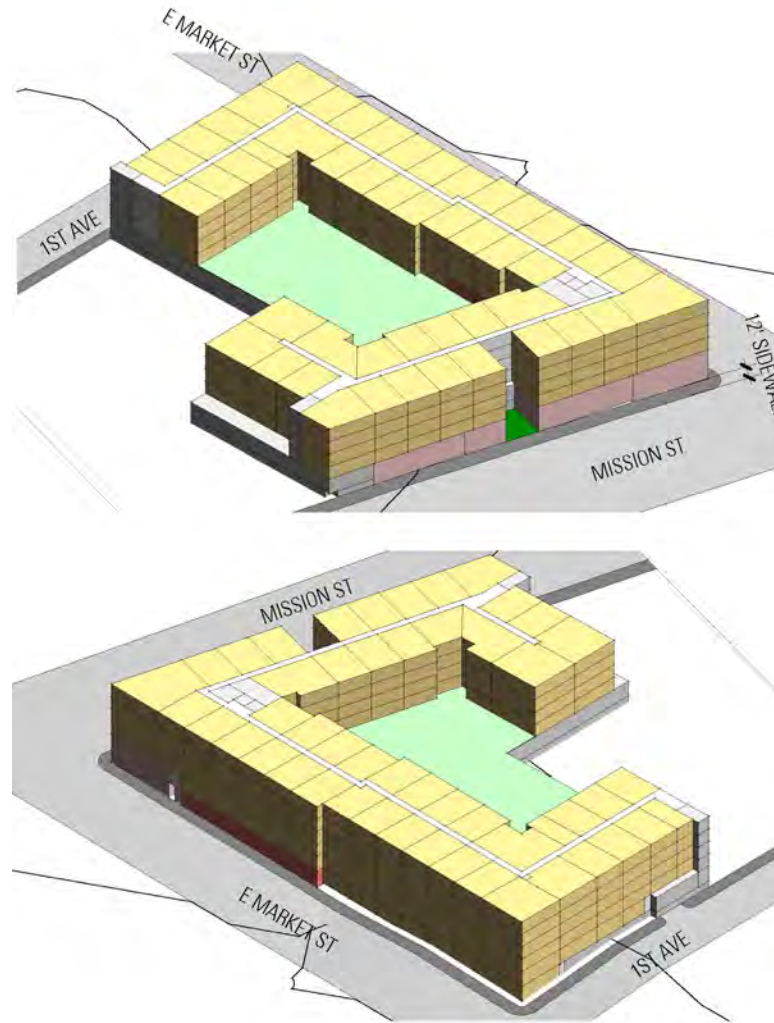
Test Fit Proposal 2: Mission/Market

- Located at busy intersection with Market Street



Test Fit Proposal 2: Mission / Market

- 1.9 Acres
- Height: 6 Stories
- 219 Units
- 115 du/acre
- 1.17 parking space per unit



LOT SIZE

1.9 ACRES

UNIT COUNT

219 UNITS TOTAL*

LEVEL 1	7 UNITS
LEVEL 2	15 UNITS
LEVEL 3	47 UNITS
LEVEL 4	50 UNITS
LEVEL 5	50 UNITS
LEVEL 6	50 UNITS

*AVG UNIT SIZE = 850 SF

DENSITY

115.3 DU/ACRE

PARKING COUNT

256 SPACES

LEVEL 1	138 SPACES
LEVEL 2	118 SPACES

RESIDENTIAL PARKING RATIO

1.17 SPACE/UNIT

BUILDING LEVELS

6 LEVELS TOTAL

LEVEL 1	202' - 0"	13'-0" FTF
LEVEL 2	215' - 0"	12'-0" FTF
LEVEL 3	227' - 0"	10'-0" FTF
LEVEL 4	237' - 0"	10'-0" FTF
LEVEL 5	247' - 0"	10'-0" FTF
LEVEL 6	257' - 0"	10'-0" FTF
ROOF	268' - 0"	10'-0" FTF

OVERALL BUILDING HEIGHT

66' - 0"

TOTAL RESIDENTIAL AMENITY/ LOBBY

8,300 SF

TOTAL RETAIL

10,900 SF

TOTAL SHARED PRIVATE OPEN SPACE

20,800 SF

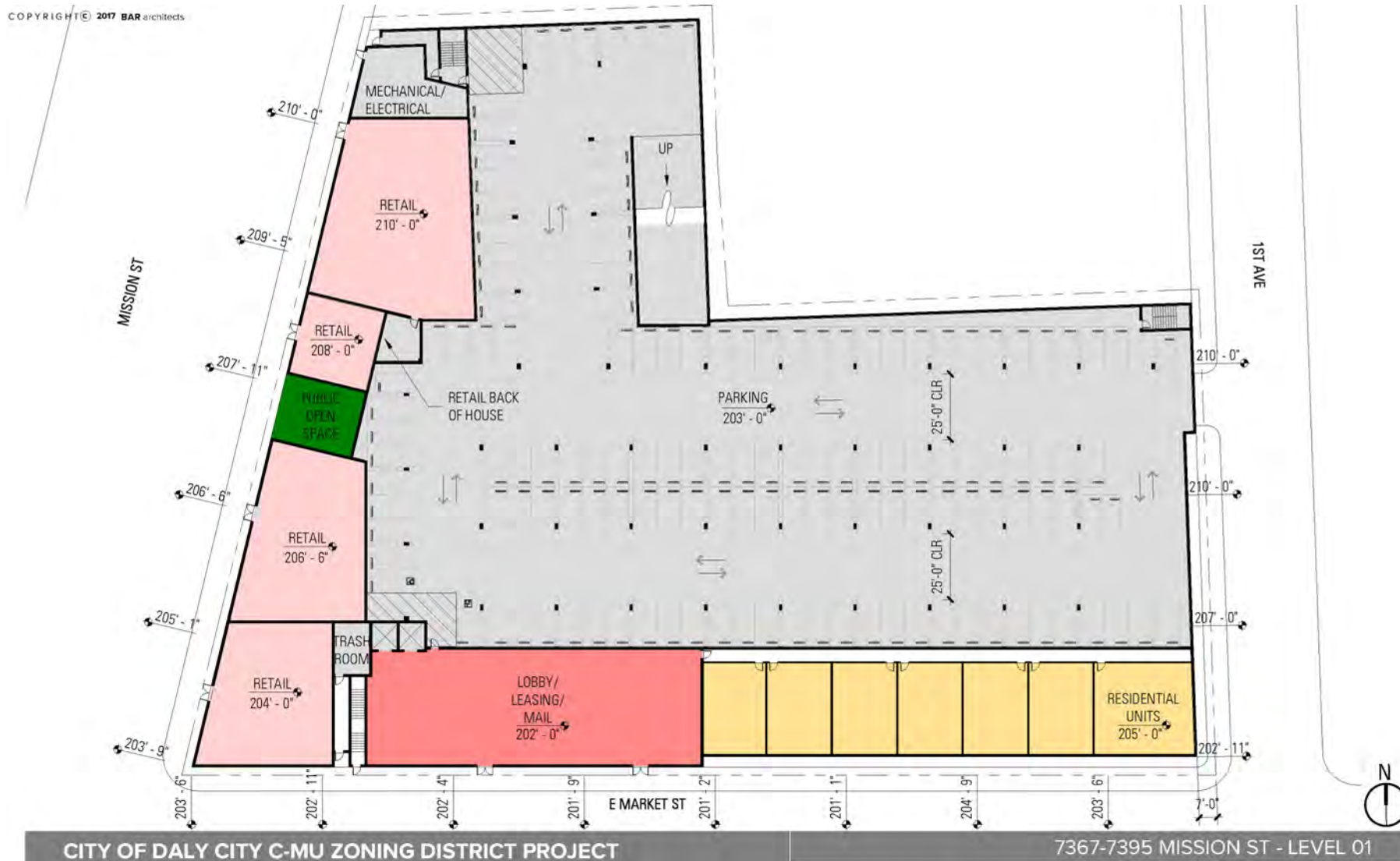
TOTAL PUBLIC OPEN SPACE

780 SF

LEGEND

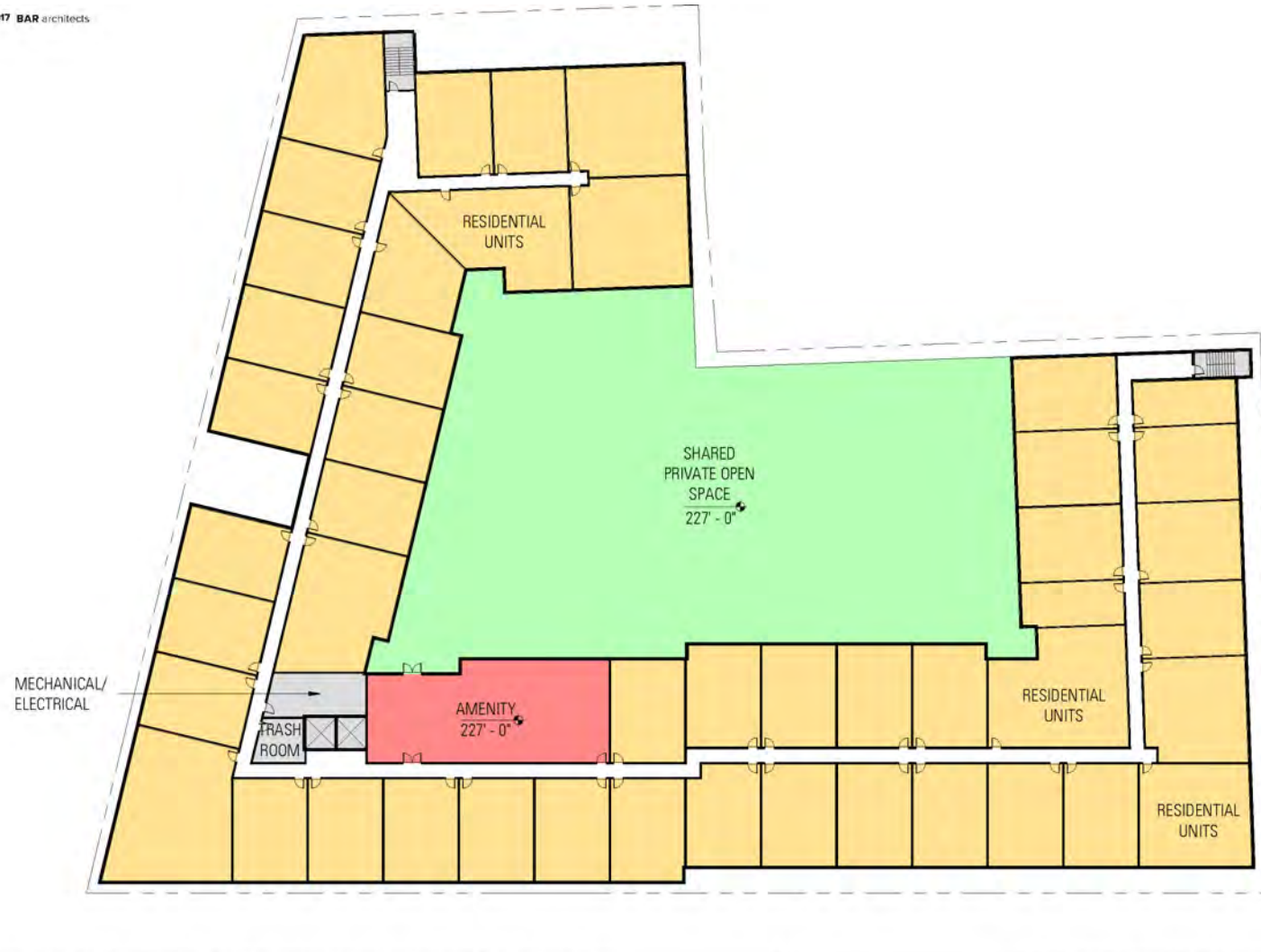
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE
	PUBLIC OPEN SPACE

Test Fit Proposal 2: Mission / Market



Test Fit Proposal 2: Mission / Market

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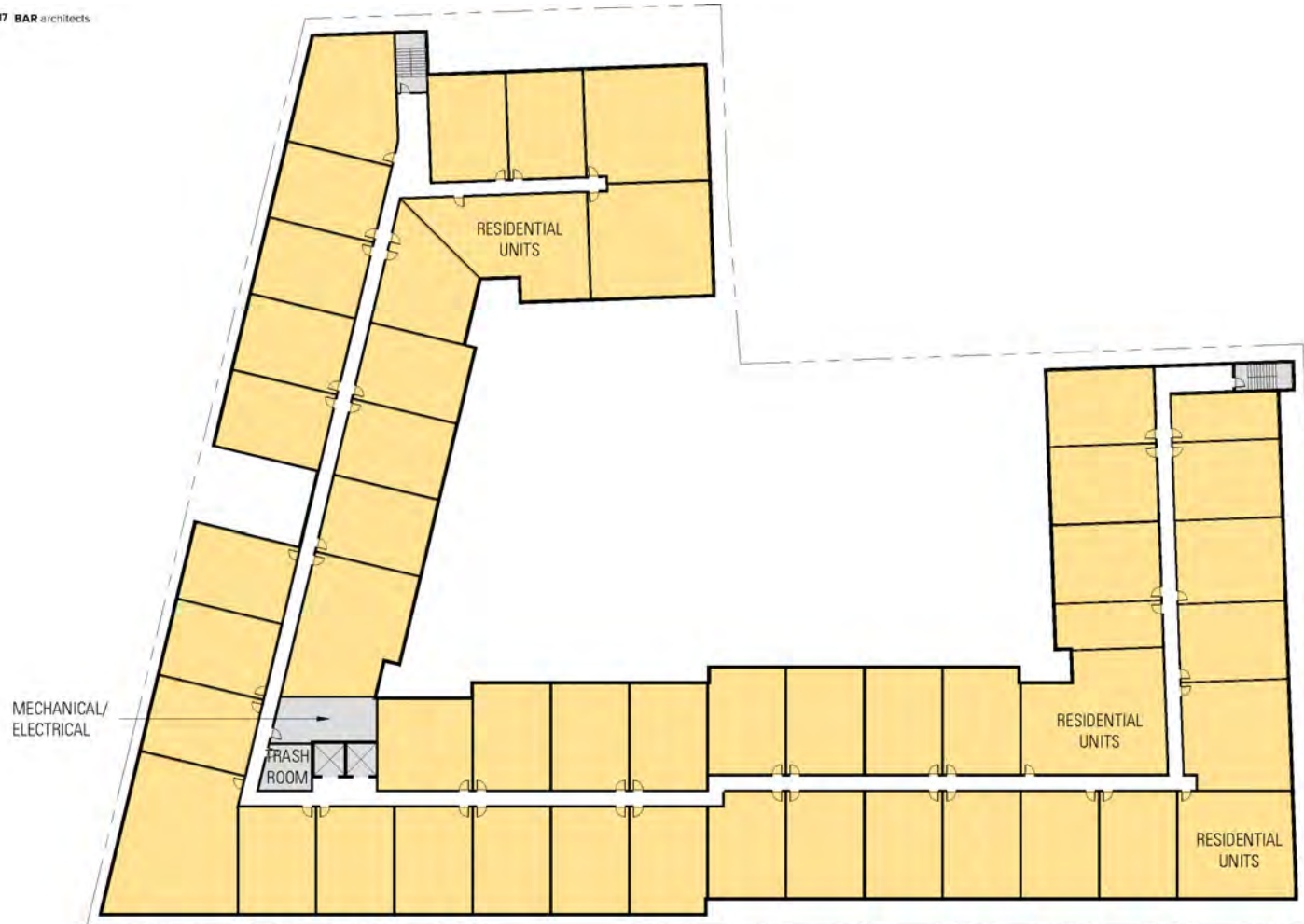


CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

7367-7395 MISSION ST - PODIUM LEVEL

Test Fit Proposal 2: Mission / Market

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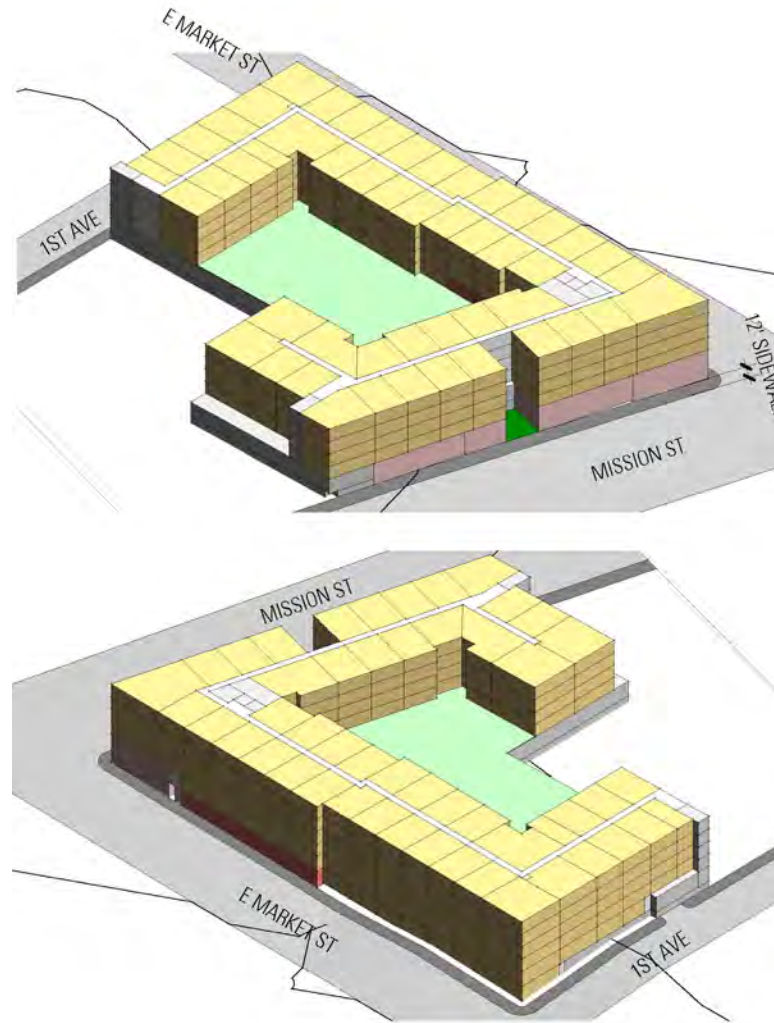
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

7367-7395 MISSION ST - TYPICAL RESIDENTIAL LEVEL

Test Fit Proposal 2: Mission / Market

Key Standard:

- Public Open Space
 - Minimum of 750 square feet of privately-owned publicly accessible open space on sites of one or more acre in size.
- Open space publicly accessible from and oriented toward the public sidewalk.



LOT SIZE

1.9 ACRES

UNIT COUNT

219 UNITS TOTAL*

LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6

7 UNITS
15 UNITS
47 UNITS
50 UNITS
50 UNITS
50 UNITS

*AVG UNIT SIZE = 850 SF

DENSITY

115.3 DU/ACRE

PARKING COUNT

256 SPACES

LEVEL 1
LEVEL 2

138 SPACES
118 SPACES

RESIDENTIAL PARKING RATIO

1.17 SPACE/UNIT

BUILDING LEVELS

6 LEVELS TOTAL

LEVEL 1
LEVEL 2
LEVEL 3
LEVEL 4
LEVEL 5
LEVEL 6
ROOF

202' - 0"
215' - 0"
227' - 0"
237' - 0"
247' - 0"
257' - 0"
268' - 0"

13'-0" FTF
12'-0" FTF
10'-0" FTF
10'-0" FTF
10'-0" FTF
10'-0" FTF

OVERALL BUILDING HEIGHT

66' - 0"

TOTAL RESIDENTIAL AMENITY/ LOBBY

8,300 SF

TOTAL RETAIL

10,900 SF

TOTAL SHARED PRIVATE OPEN SPACE

20,800 SF

TOTAL PUBLIC OPEN SPACE

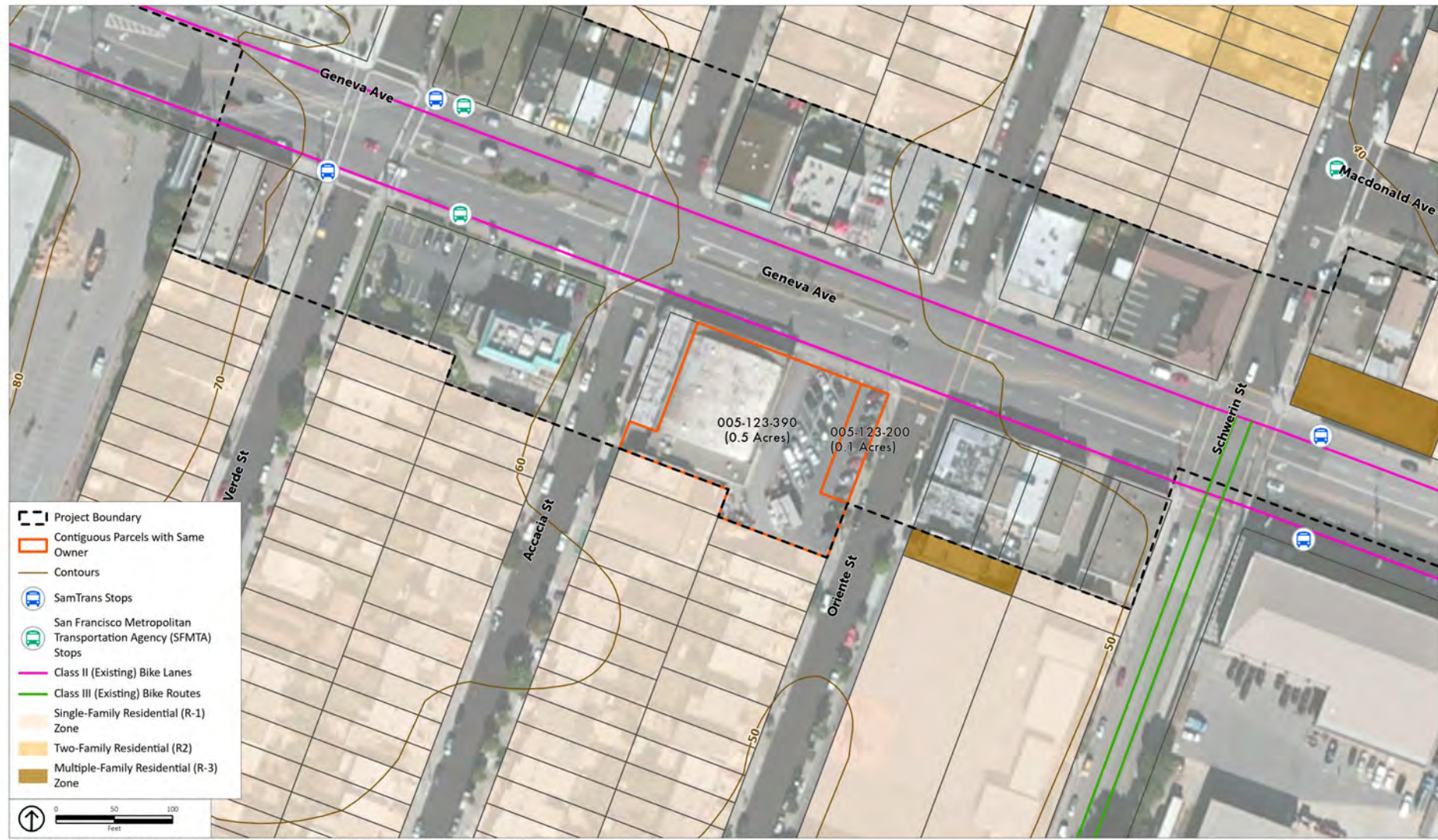
780 SF

LEGEND

RESIDENTIAL UNITS
RESIDENTIAL AMENITY/ LOBBY
RETAIL
BACK OF HOUSE/ PARKING/ CORE
CIRCULATION
SHARED PRIVATE OPEN SPACE
PUBLIC OPEN SPACE

Test Fit Proposal 3: Geneva Ave

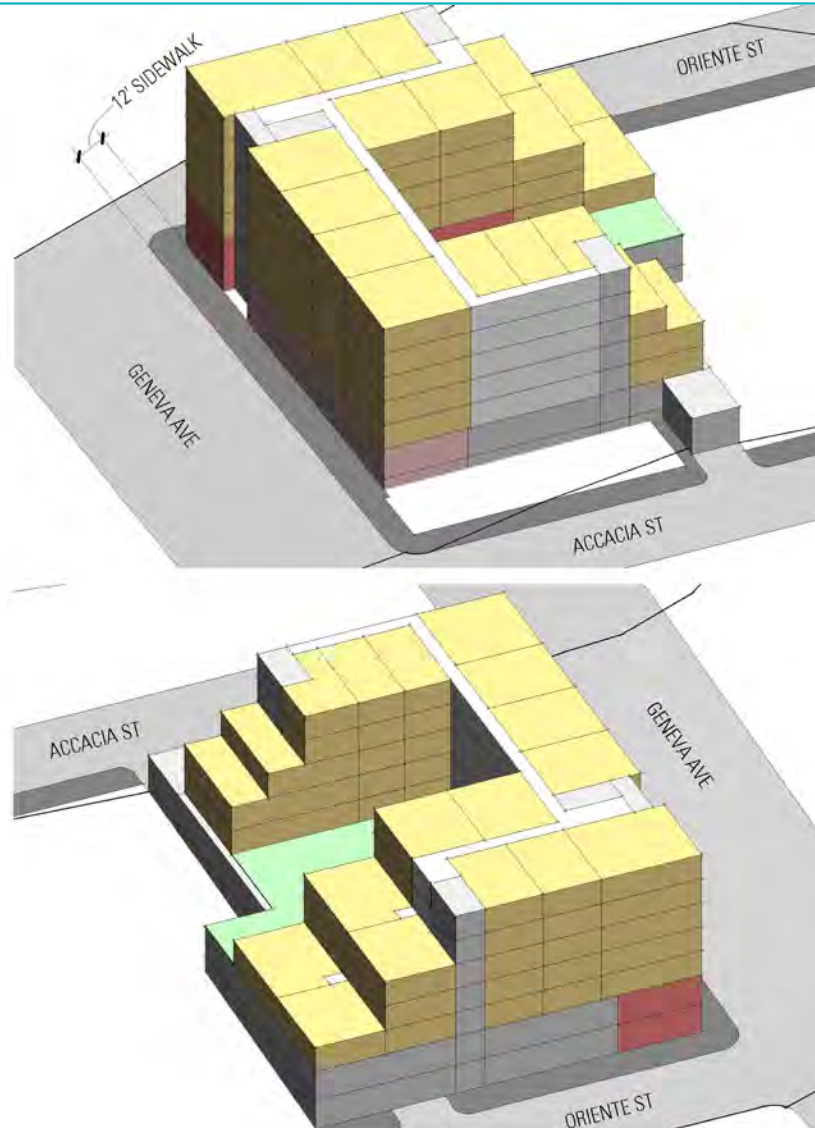
- At intersection with Oriente Street
- Adjacent to single-family residential (R-1) zone at the rear








Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

Test Fit Proposal 3: Geneva Ave

- .57 Acres
- Height: 6 Stories
- 66 Units
- 116 du/acre
- 1.03 parking space per unit



<u>LOT SIZE</u>	0.57 ACRES
<u>UNIT COUNT</u>	66 UNITS TOTAL*
LEVEL 1	0 UNITS
LEVEL 2	0 UNITS
LEVEL 3	14 UNITS
LEVEL 4	14 UNITS
LEVEL 5	14 UNITS
LEVEL 6	12 UNITS
LEVEL 7	12 UNITS
*AVG UNIT SIZE = 900 SF	
<u>DENSITY</u>	115.8 DU/ACRE
<u>PARKING COUNT</u>	68 SPACES
LEVEL 1	35 SPACES
LEVEL 2	33 SPACES
<u>RESIDENTIAL PARKING RATIO</u>	1.03 SPACE/UNIT
<u>BUILDING LEVELS</u>	6 LEVELS TOTAL
LEVEL 1	51' - 0"
LEVEL 2	63' - 0"
LEVEL 3	75' - 0"
LEVEL 4	85' - 0"
LEVEL 5	95' - 0"
LEVEL 6	105' - 0"
LEVEL 7	115' - 0"
ROOF	126' - 0"
<u>OVERALL BUILDING HEIGHT</u>	75' - 0"
<u>TOTAL RESIDENTIAL AMENITY / LOBBY</u>	2,900 SF
<u>TOTAL RETAIL</u>	3,600 SF
<u>TOTAL SHARED PRIVATE OPEN SPACE</u>	5,400 SF
<u>LEGEND</u>	
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE

Test Fit Proposal 3: Geneva Ave



Test Fit Proposal 3: Geneva Ave

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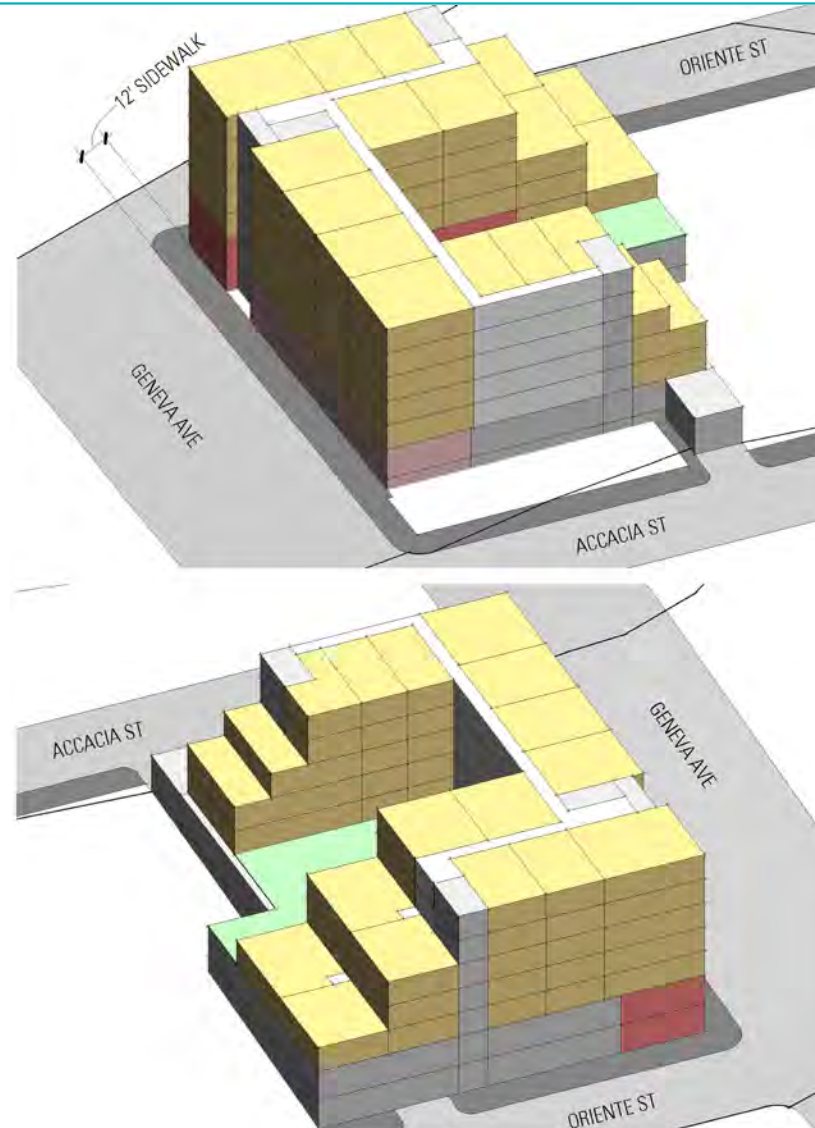
The floor plan shows a central corridor area. On the left side, there are three residential units, each labeled "RESIDENTIAL UNITS". A staircase is located at the bottom left. On the right side, there are three residential units, each labeled "RESIDENTIAL UNITS". A trash area labeled "TRASH" is located at the top right. A staircase is located at the bottom right. The plan also shows a large open area at the bottom center and a dashed line indicating the building's perimeter.







2840 GENEVA AVE - TYPICAL UPPER RESIDENTIAL LEVEL

Test Fit Proposal 3: Geneva Ave

Key Standard:

- Transition to abutting R-1 or R-1A residential:
 - 45 degree angle
 - Starting above third floor



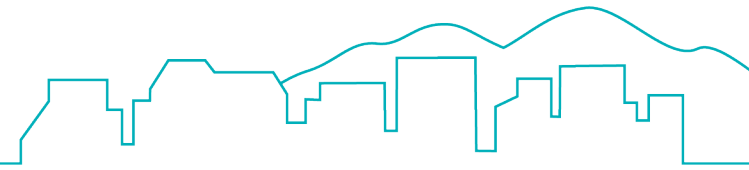
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LEVEL 6	105' - 0"
LEVEL 7	115' - 0"
ROOF	126' - 0"
<u>OVERALL BUILDING HEIGHT</u>	75' - 0"
<u>TOTAL RESIDENTIAL AMENITY / LOBBY</u>	2,900 SF
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	RESIDENTIAL UNITS
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	CIRCULATION
	SHARED PRIVATE OPEN SPACE

Other Recommended Development Standards



- Permitted uses
- Building height
- Lot area, width, and coverage
- Parking
- Yard and open space

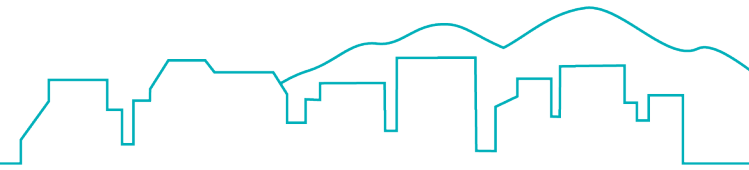
Recommended Development Standards



Permitted uses

- Multi-family residential mixed use (retail or office space at the street level)
- Non-residential uses
- Conditional uses
- Prohibited uses
- Nonconforming uses

Recommended Development Standards



Building Heights

- Maximum height
 - 10 stories or 120 feet measured from any street frontage
- Minimum height
 - 3 stories or 30 feet
- Any new buildings abutting lots zoned single-family residential R-1 or R-1/A and over three stories or 30 feet high (whichever is lesser), shall adhere to the transitional height requirements in the C-MU Objective Design Standards
- Building height is measured from the curb at the centerline of the building to the building's highest point

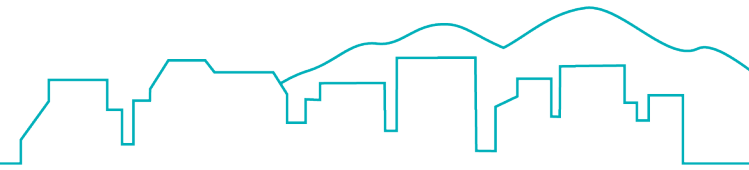
Recommended Development Standards



Lot Area, Width and Coverage

- Minimum lot area: 10,000 square feet
- Minimum lot width: 100 feet
- Encourage lot mergers or the assemblage of smaller contiguous parcels to develop a larger residential or mixed-use project
- Prohibit sites larger than 10,000 sf to subdivide into smaller sites
- Minimum lot coverage: 50% of the lot
- Maximum lot coverage: 100% of the lot

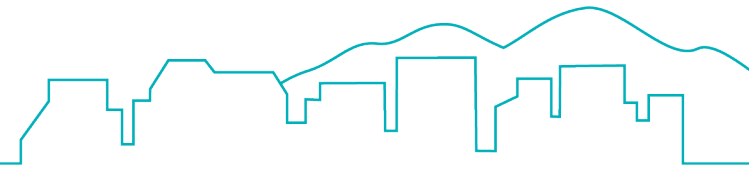
Recommended Development Standards



Usable Open Space Requirements

- Follow City's existing requirements
 - 150 sf of usable open space per dwelling unit
- Flexibility allowed in which required open space 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.)
 - Publicly open space on the ground floor

Recommended Development Standards



Yard Requirements

- Minimum front yard
 - Create a minimum 10' sidewalk along Mission St or Geneva Ave
- Maximum front yard: 10 feet
 - Landscape/usable open space but no parking in the front yard setback
- Minimum rear yard: No requirement
- Minimum side yard: No requirement

Recommended Development Standards

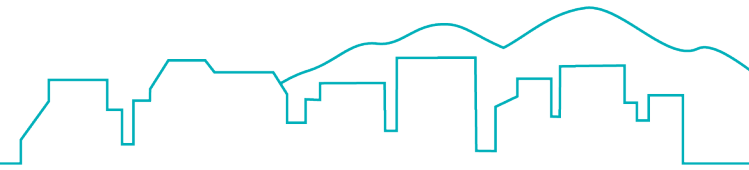
Parking

- AB2097 prohibits a City from imposing a minimum parking requirement
- Almost the entire study area is exempt from parking requirements
- Public agency may impose other requirements on parking



Area within Project Boundary not covered by AB2097

Recommended Development Standards

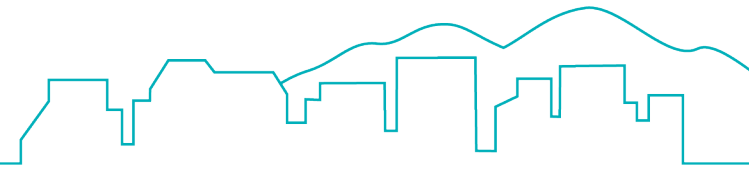


Parking

- Maximum parking requirements based on review of other South Bay/Peninsula cities:
 - 2 spaces per residential unit
 - 6 spaces per thousand square feet of commercial space
 - 1 space per hotel room
- Other parking requirements
 - Vehicle Trip Reduction/TDM
 - Shared parking
 - Unbundled parking
 - Bike parking/facilities
- Potential parking management strategies identified

Recommended Development Standards

Objective Design Standards



Objective Design Standards

1. Site Design

- Building-Street Edge
- Corner Sites
- Parking and Service
- Trash and Service Areas

2. Building Design

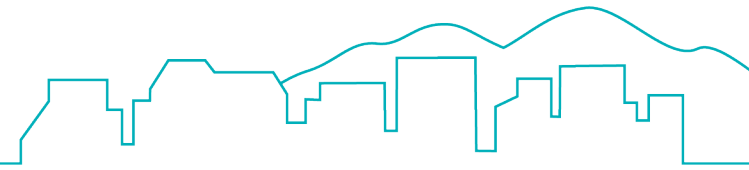
- Street Frontage
- Windows
- Massing and Articulation
- Building Materials

3. Context Sensitivity

4. Landscaping

- Parking Lot Planting
- Street Trees

Next Steps



- Community Open House – Tue, August 15, 2023
 - City Hall Training Room, 333 90th Street, 1st Floor
- Draft CEQA
- Draft Objective Design Standards
- Draft Zoning Amendments
- City Council Adoption Hearing (September 2023)

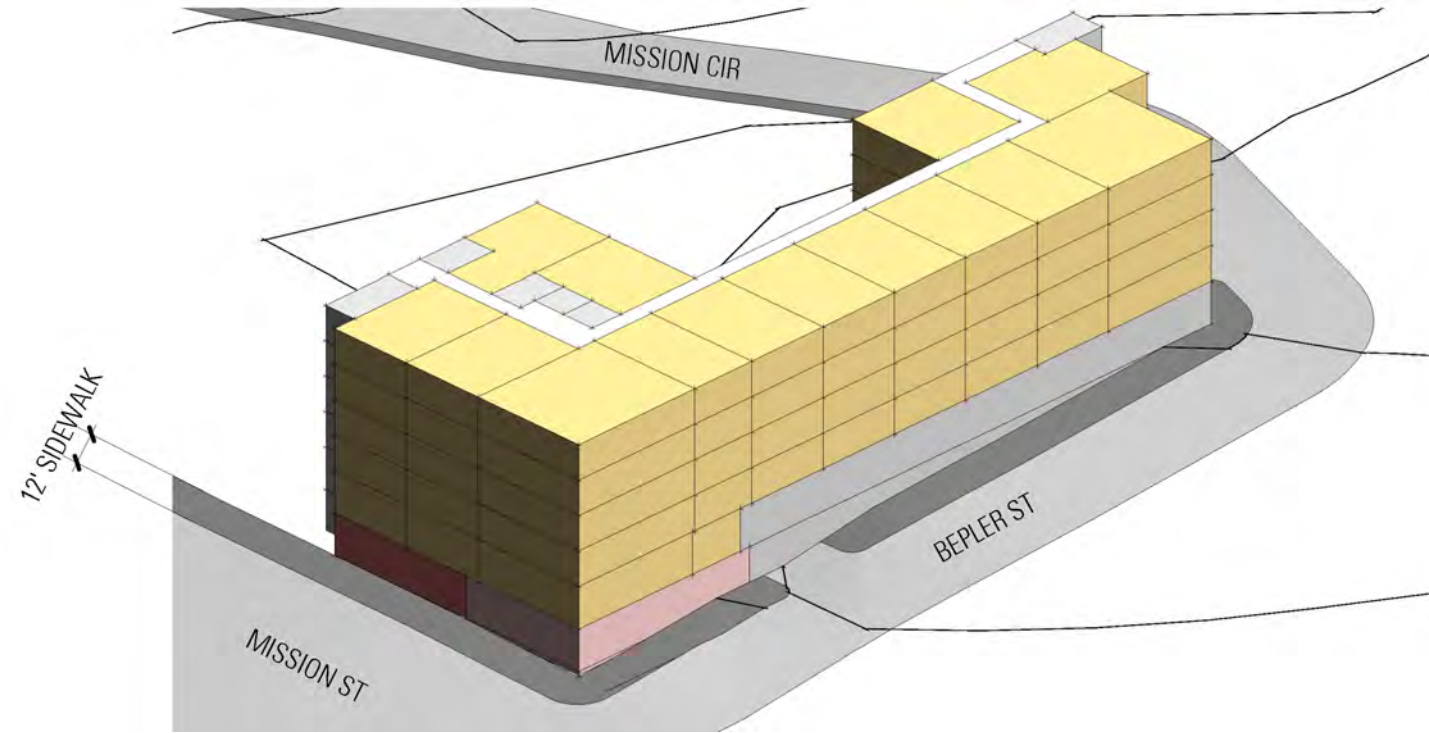


Recommended Development Standards

Objective Design Standards

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. Properties which abut side and/or rear streets shall use only the side and/or rear street for vehicular parking and service access.



3 Bepler Street Test Fit Proposal

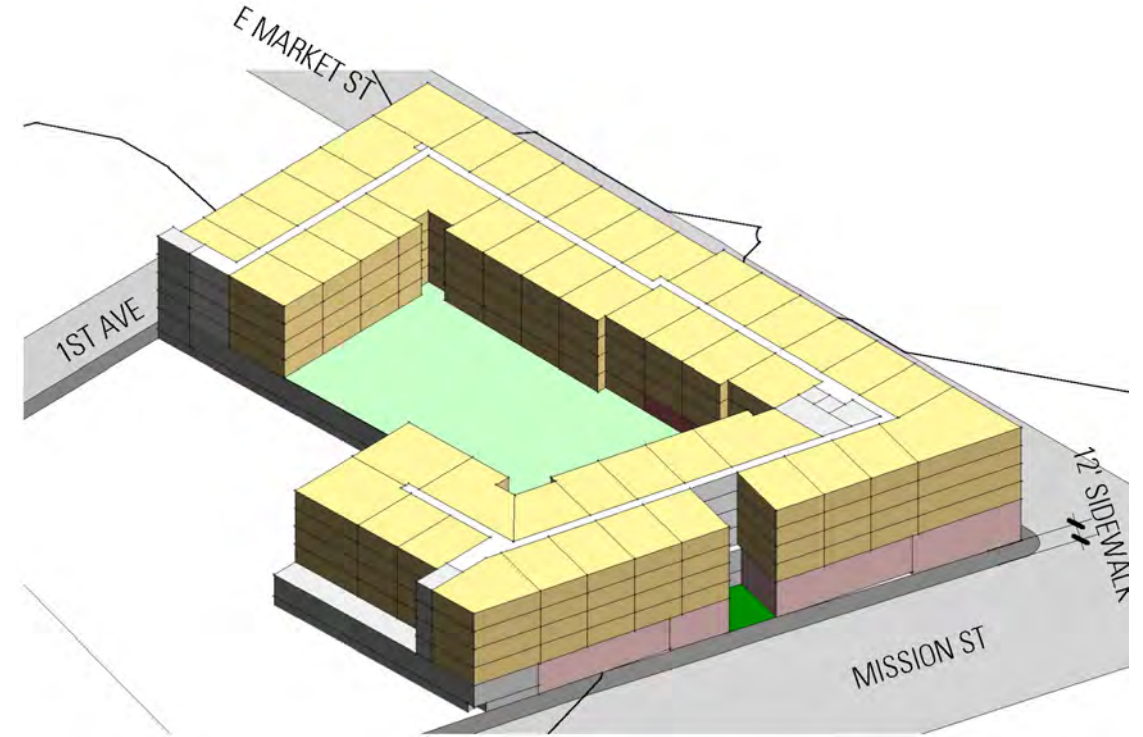
Recommended Development Standards

Objective Design Standards

Public Open Space

A minimum of 750 square feet of privately-owned publicly accessible open space shall be provided 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.

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



7367-7395 Mission Street Test Fit Proposal

Recommended Development Standards

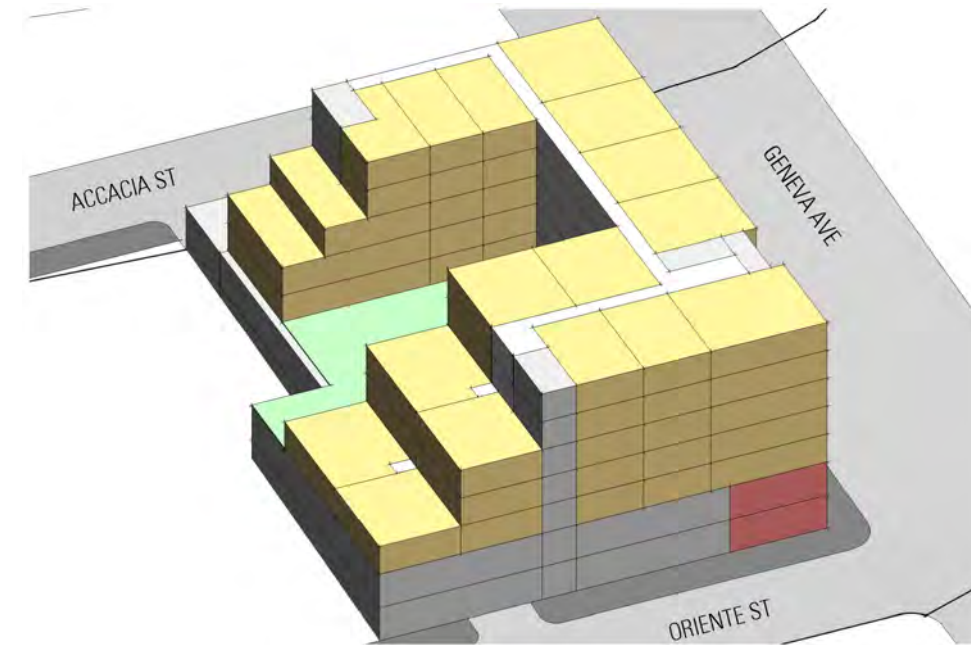
Objective Design Standards

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.

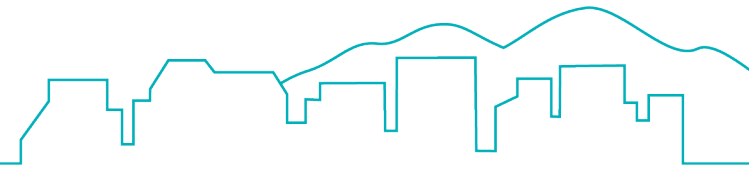
This stepback is required to step back at a 45-degree angle, starting from the top of the third story. The stepback area may be used for residential terraces.

Towers or other similar vertical architectural features, such as stairwells, do not require a stepback but shall not occupy more than 20% of the façade.



2840 Geneva Avenue Test Fit Proposal

Recommended Development Standards



Permitted uses

- Multi-family residential mixed use (retail or office space at the street level)
- Non-residential uses
- Conditional uses
- Prohibited uses
- **Nonconforming uses** – *continue or remain until there has been a structural alternation, an enlargement or increase in space occupied, change in the nonconforming use, moving of said nonconforming building, abandonment or discontinuance of the nonconforming use, damage, or determined a nuisance (Section 17.42)*