

# DALY CITY C-MU ZONING DISTRICT DEVELOPMENT

## PRESENTATION TO THE CITY COUNCIL

JULY 24, 2023



PLACEWORKS



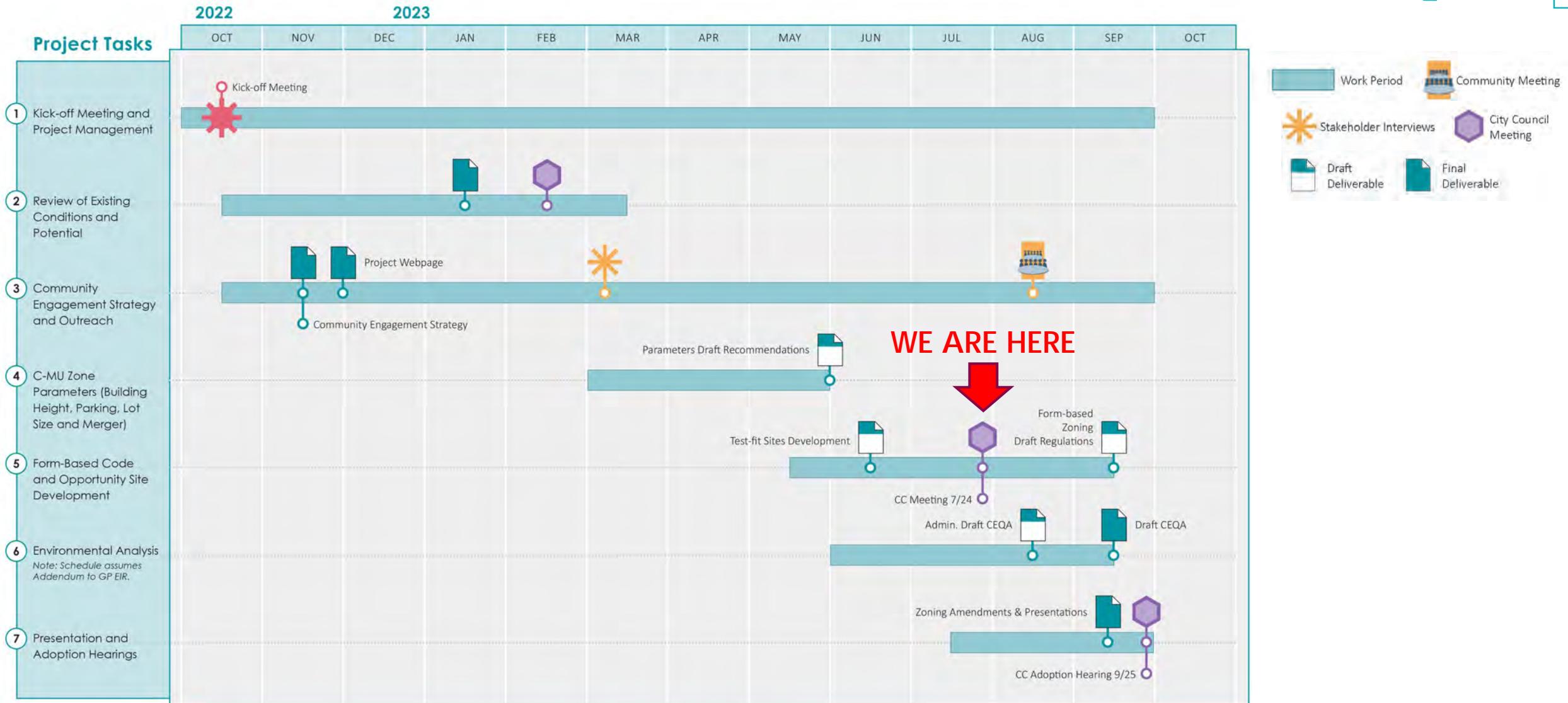
# AGENDA

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

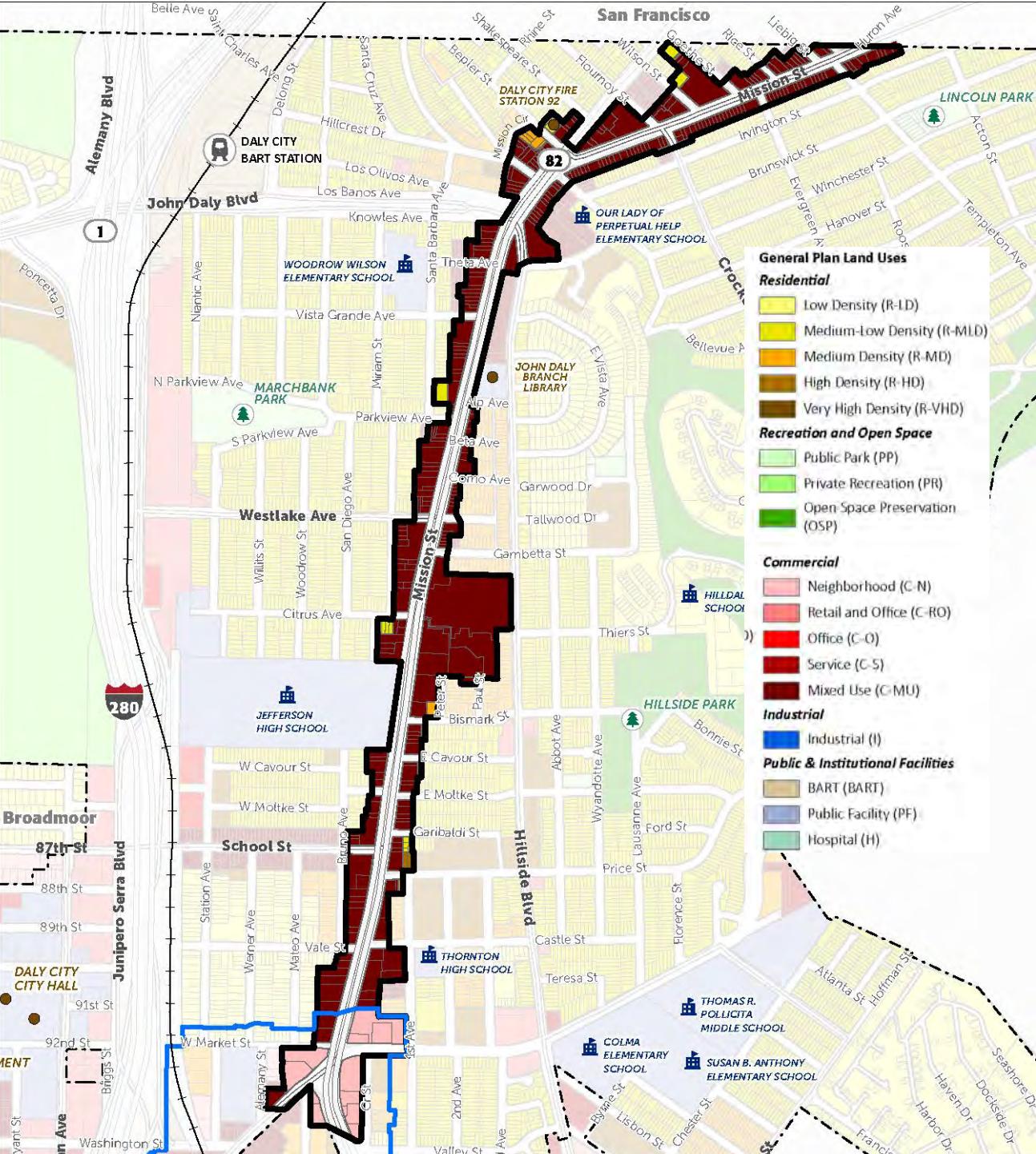
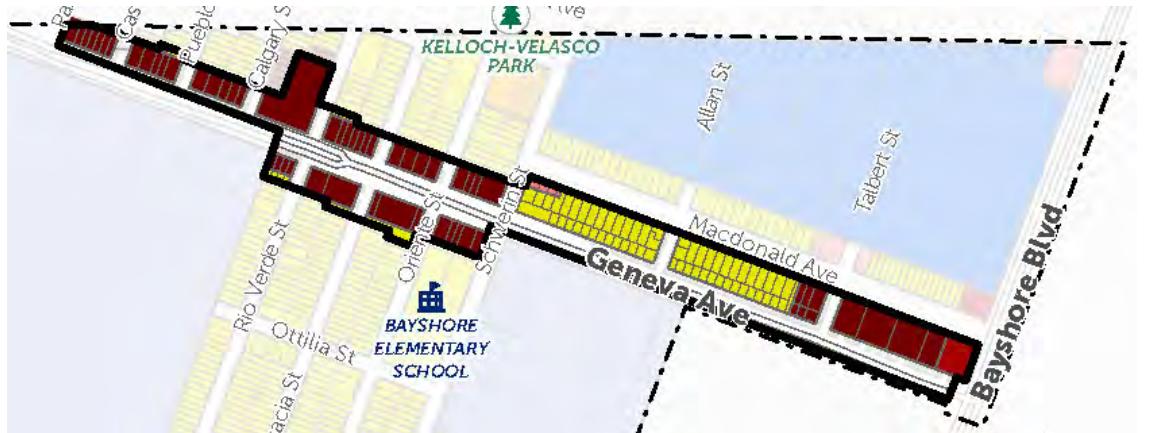
# Project Overview | Scope & Schedule



# Project Overview

## Project Boundary and General Plan Land Use

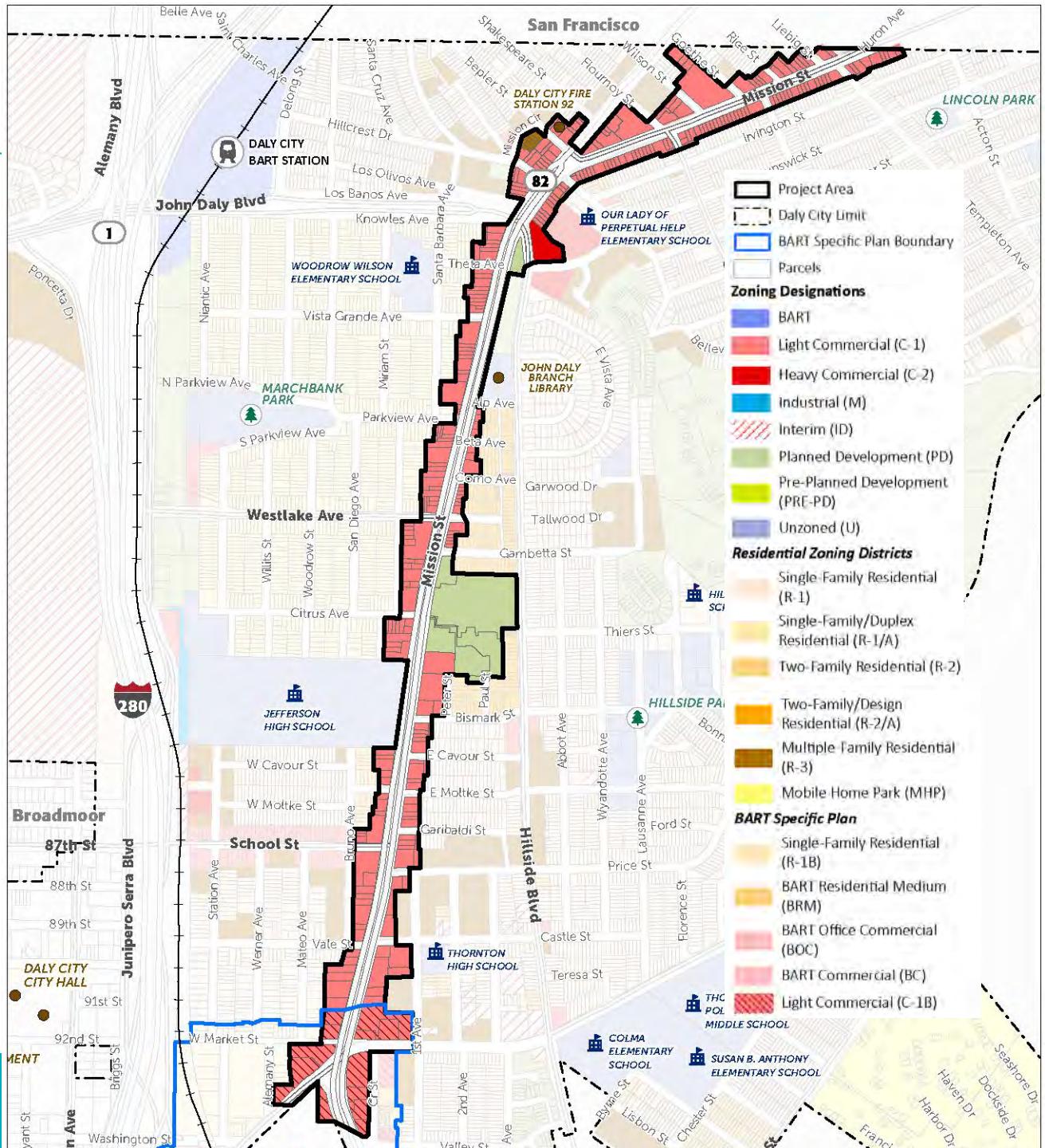
- Parcels along corridors designated C-MU
- Excludes properties that will not be redeveloped as part of this project (i.e., schools, Cow Palace, PG&E substation)



# Project Overview

## Zoning

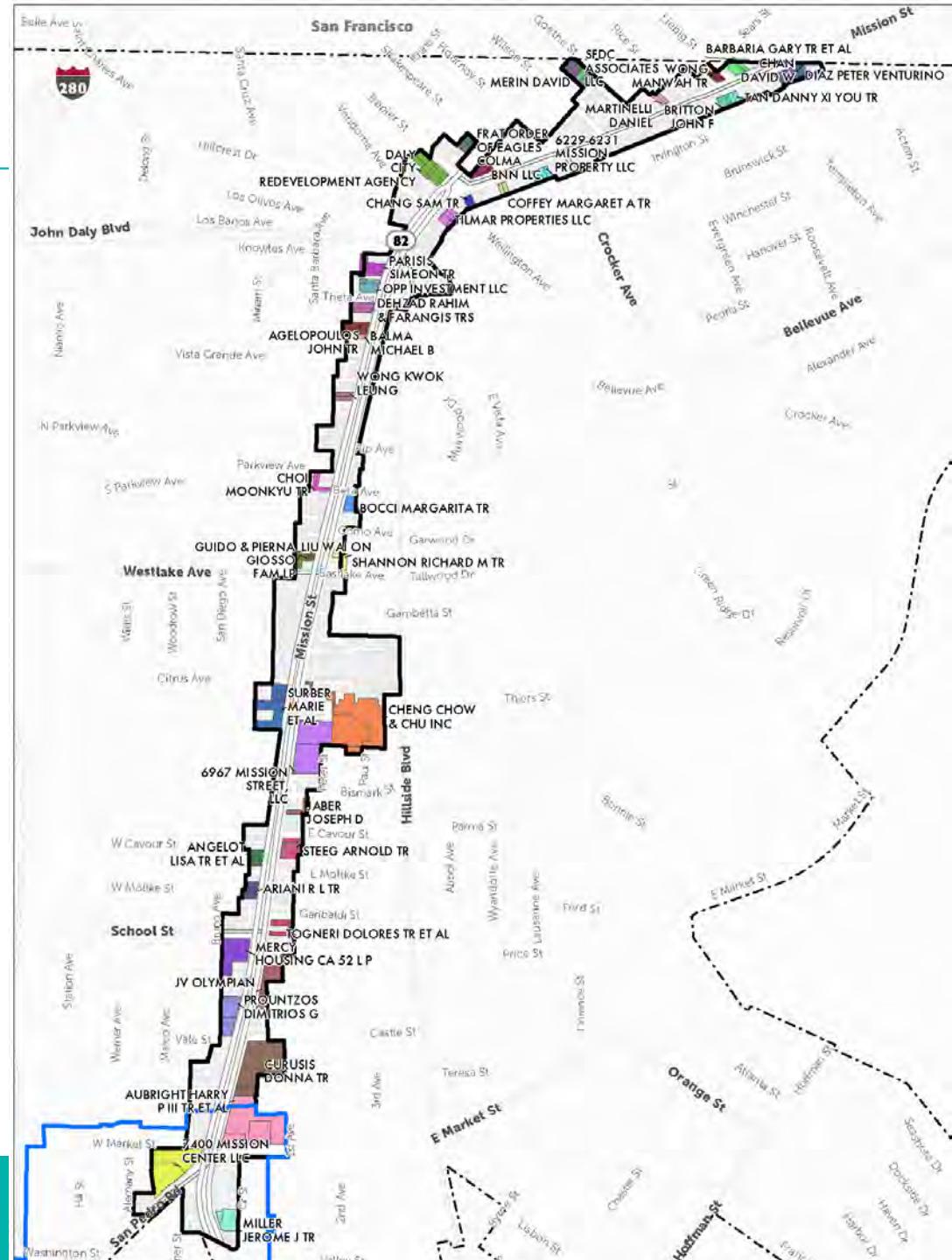
- Zoning does not align with GPU
- Primarily Light Commercial (C-1) parcels
  - C-1 does not allow for residential uses
  - Minimum required lot size of 2,500 s.f.



# 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.)



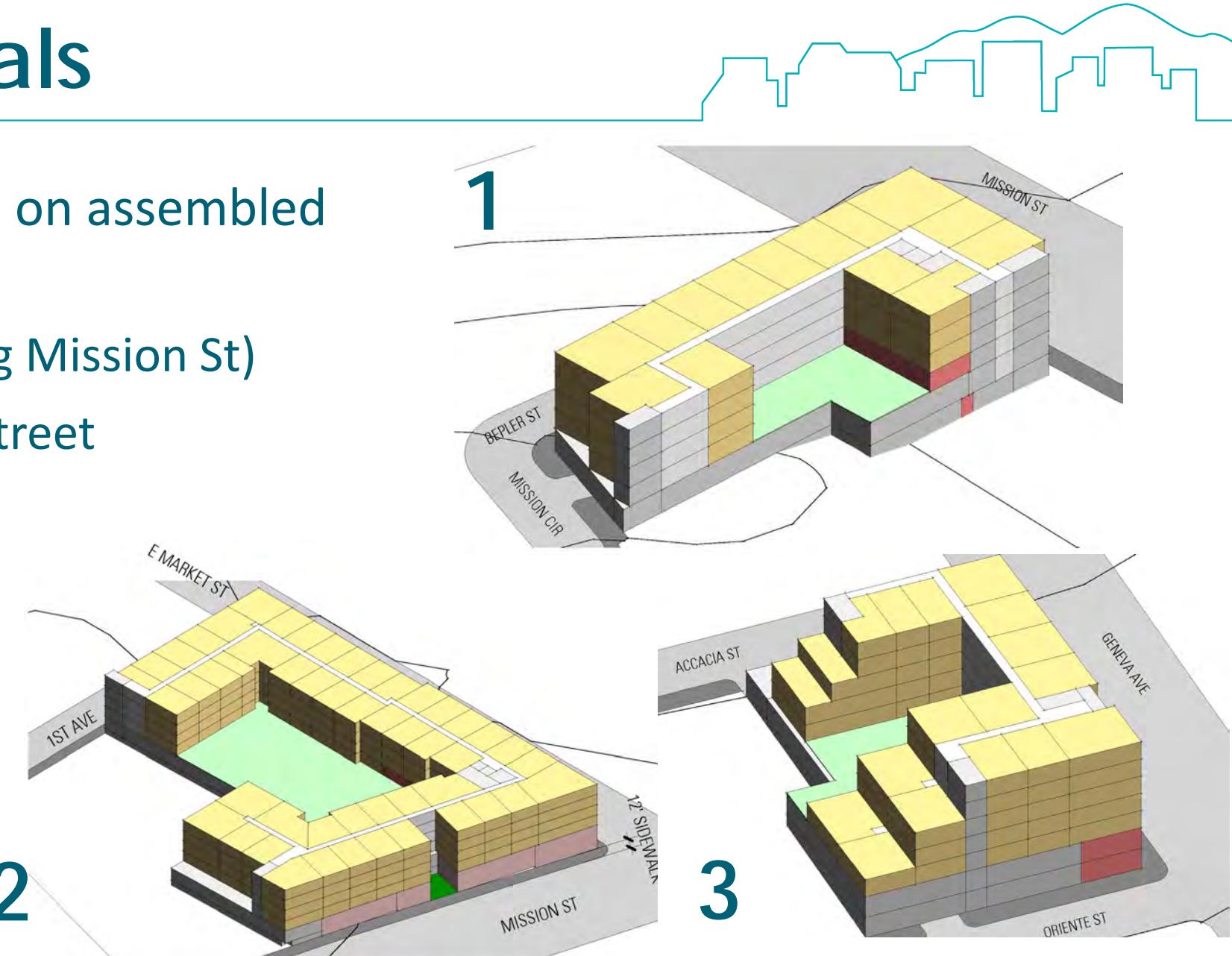
# Stakeholder Meeting Summary



- 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

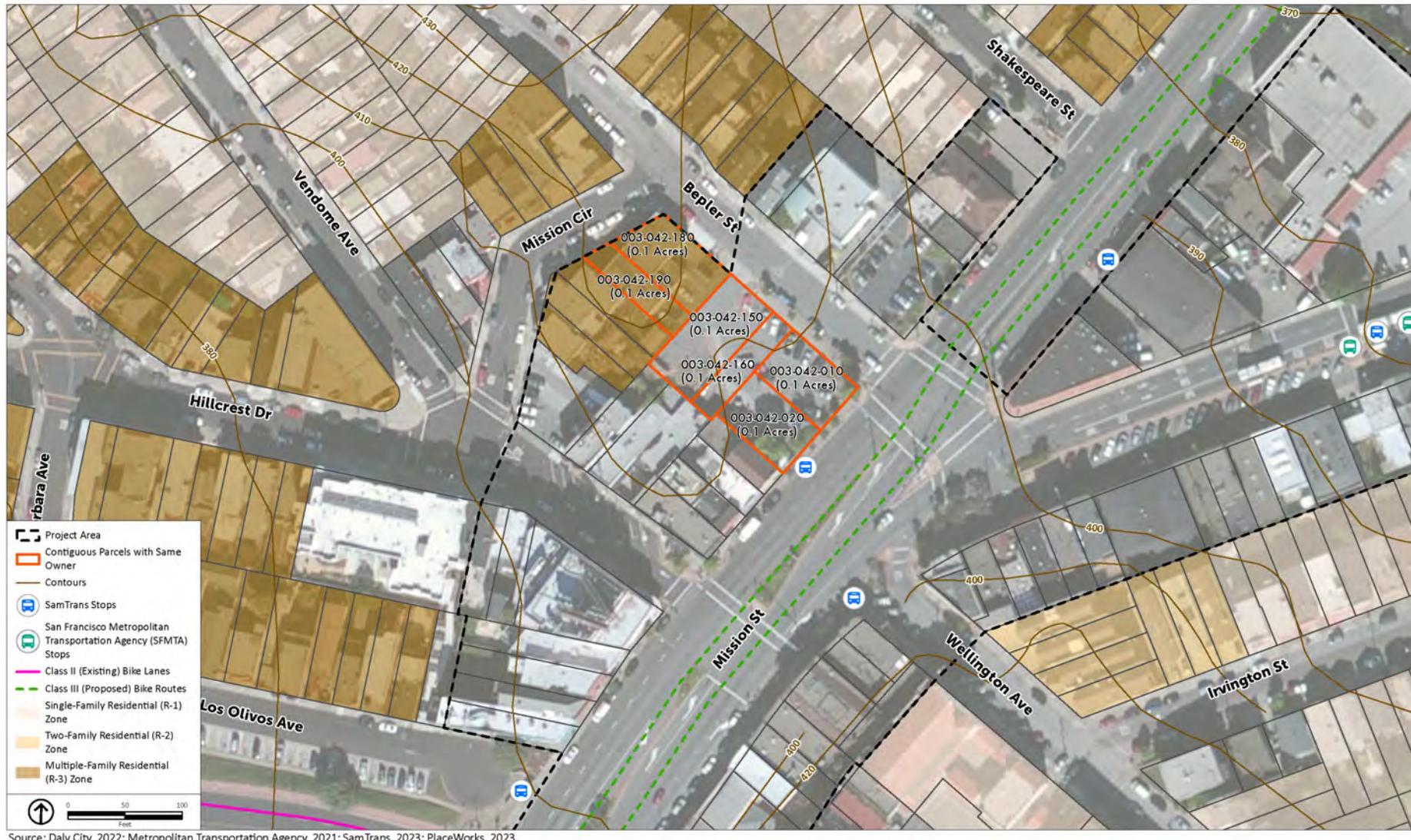
# Test Fit Proposals

- 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



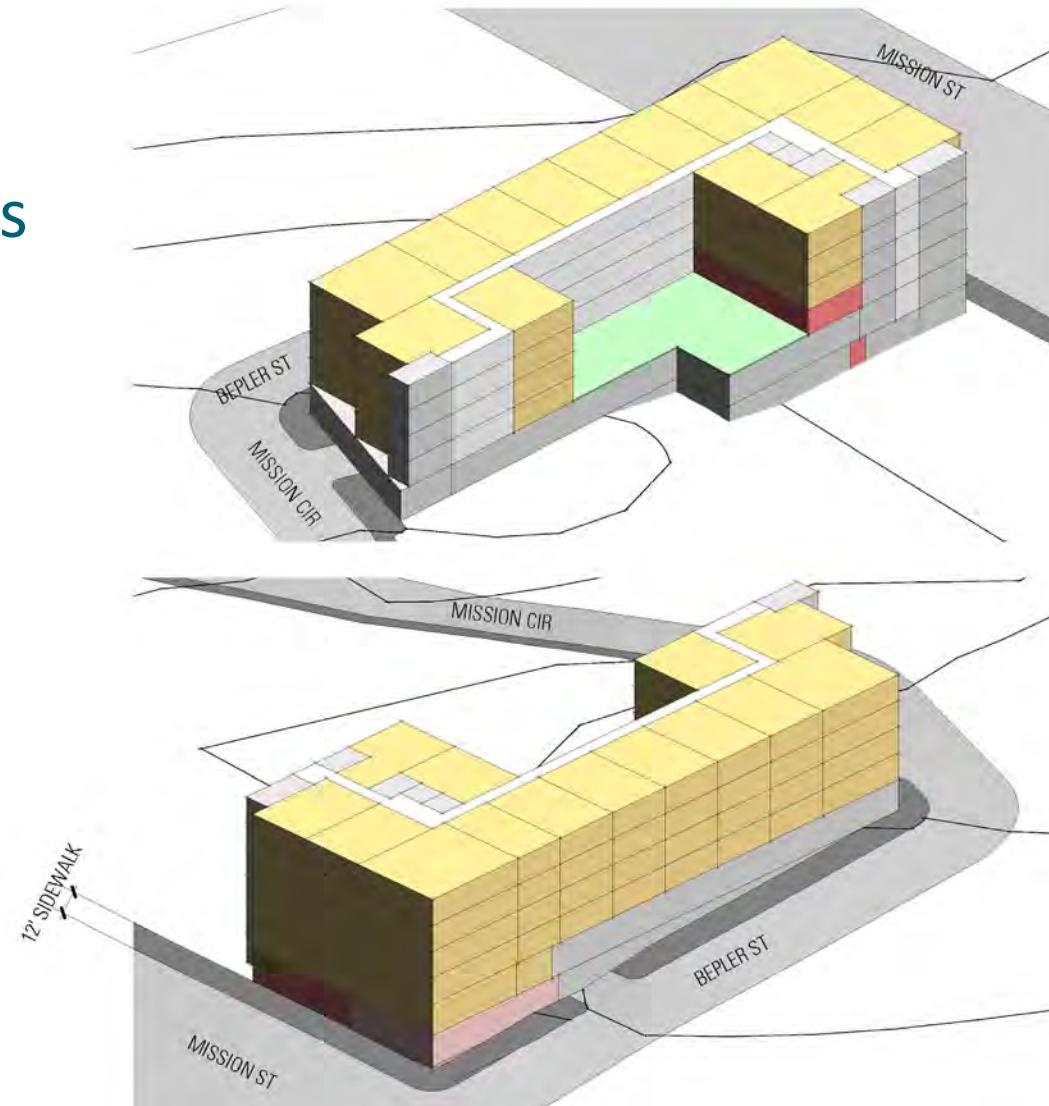
# Test Fit Proposal 1: Bepler Street

- Parcels owned by City
- Sloped topography



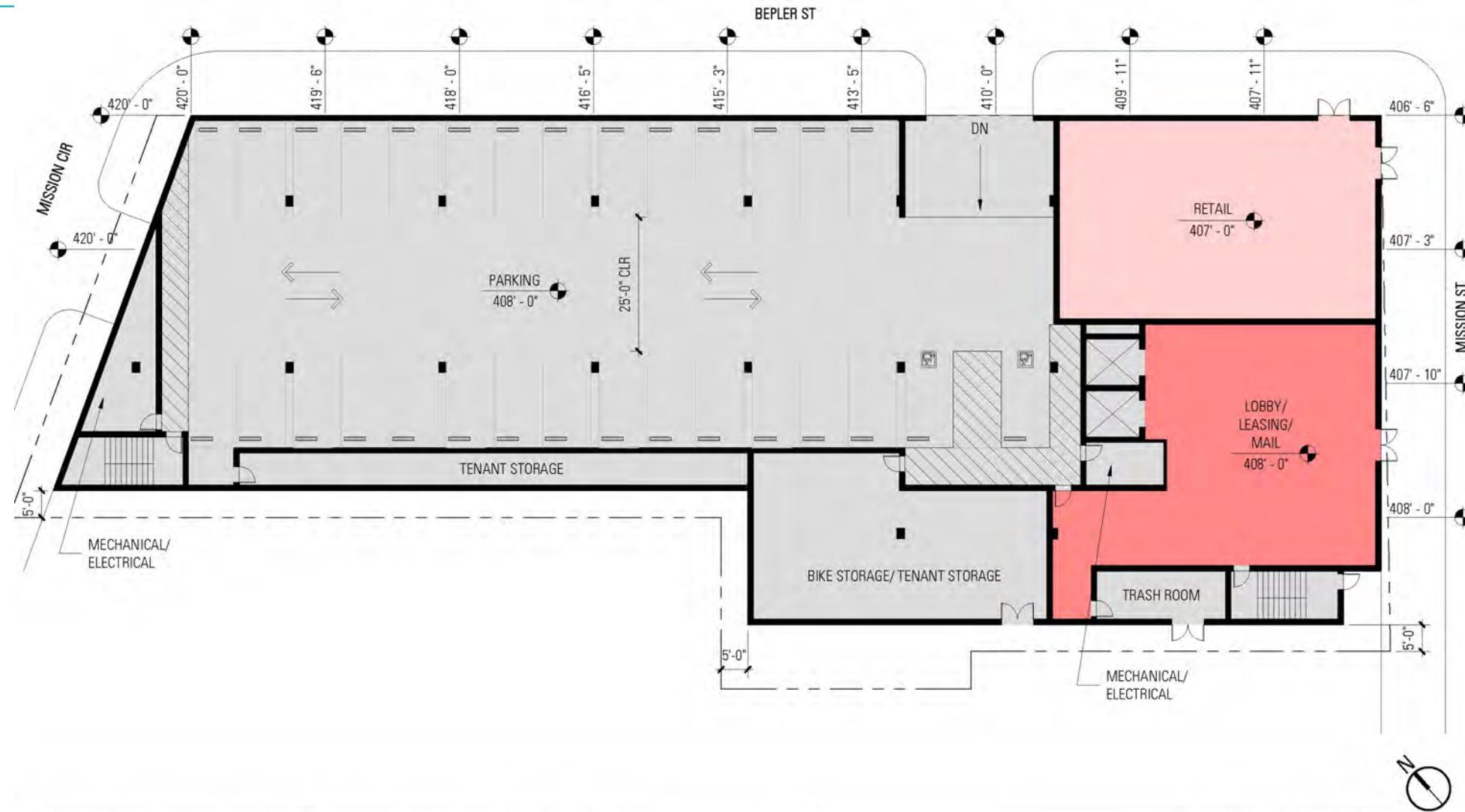
# Test Fit Proposal 1: Bepler Street

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

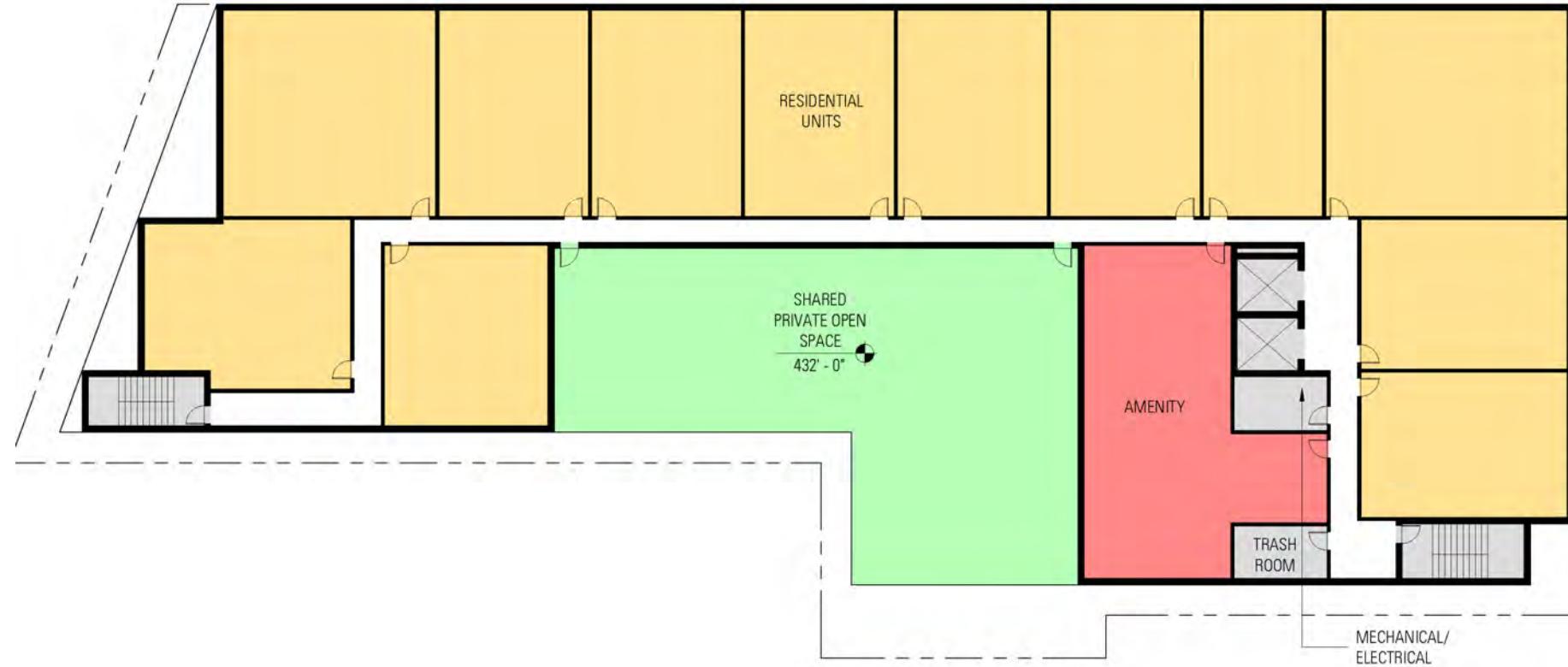
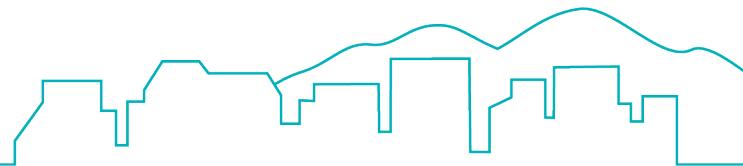


|   |                              |
|---|------------------------------|
| <u>LOT SIZE</u>                         | 0.52 ACRES                   |
| <u>UNIT COUNT</u>                       | 58 UNITS TOTAL*              |
| LEVEL 1                                 | 0 UNITS                      |
| LEVEL 2                                 | 4 UNITS                      |
| LEVEL 3                                 | 12 UNITS                     |
| LEVEL 4                                 | 14 UNITS                     |
| LEVEL 5                                 | 14 UNITS                     |
| LEVEL 6                                 | 14 UNITS                     |
| <small>*AVG UNIT SIZE = 850 SF</small>  |                              |
| <u>DENSITY</u>                          | 111.5 DU/ACRE                |
| <u>PARKING COUNT</u>                    | 62 SPACES                    |
| LEVEL 1                                 | 30 SPACES                    |
| LEVEL 2                                 | 32 SPACES                    |
| <u>RESIDENTIAL PARKING RATIO</u>        | 1.06 SPACE/UNIT              |
| <u>BUILDING LEVELS</u>                  | 6 LEVELS TOTAL               |
| LEVEL 1                                 | 40' - 0" FTF                 |
| LEVEL 2                                 | 420' - 0" FTF                |
| LEVEL 3                                 | 432' - 0" FTF                |
| LEVEL 4                                 | 442' - 0" FTF                |
| LEVEL 5                                 | 452' - 0" FTF                |
| LEVEL 6                                 | 462' - 0" FTF                |
| ROOF                                    | 473' - 0"                    |
| <u>OVERALL BUILDING HEIGHT</u>          | 66' - 0"                     |
| <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



# Test Fit Proposal 1: Bepler Street

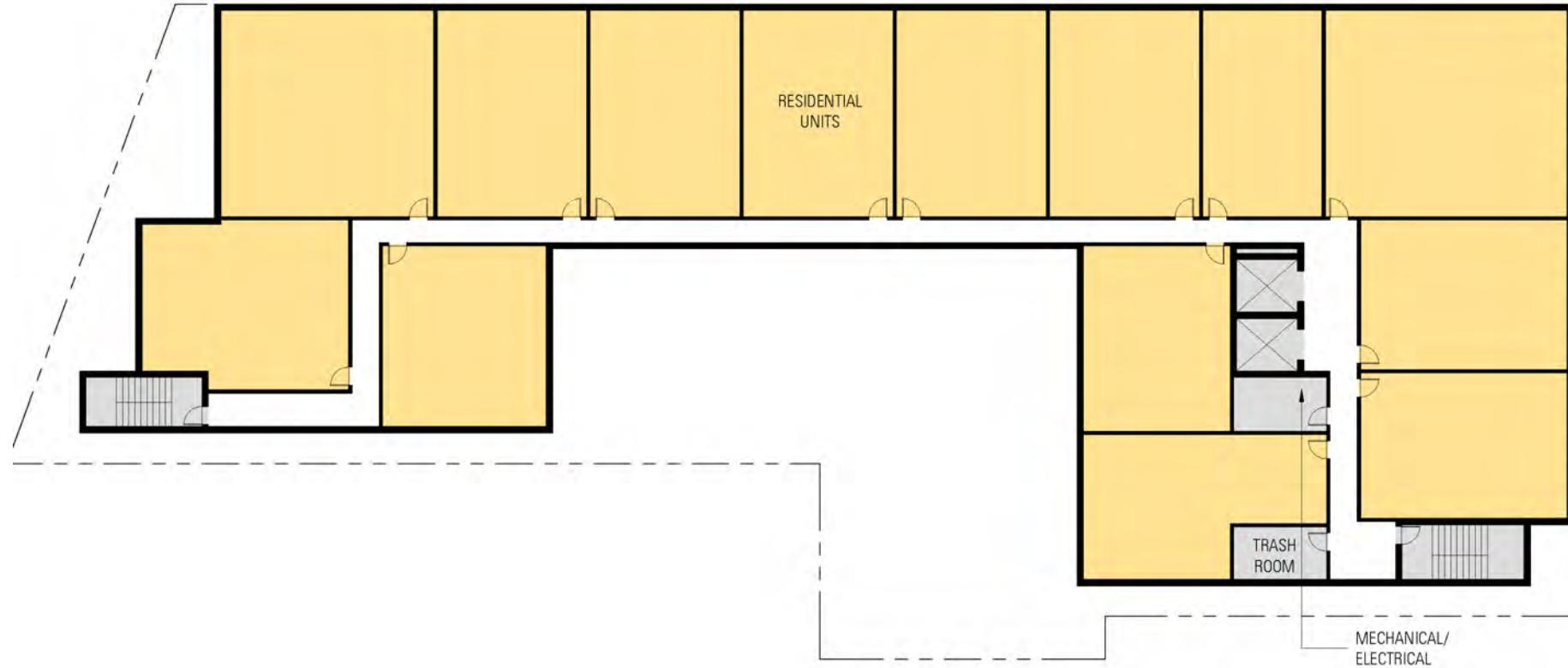
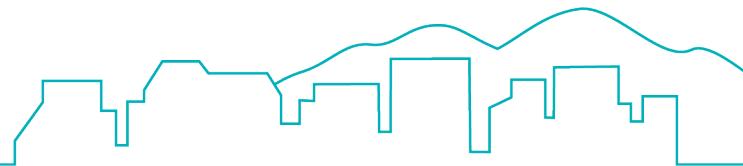


CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

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\*

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

DENSITY

111.5 DU/ACRE

PARKING COUNT

62 SPACES

LEVEL 1

30 SPACES

LEVEL 2

32 SPACES

RESIDENTIAL PARKING RATIO

1.06 SPACE/UNIT

BUILDING LEVELS

6 LEVELS TOTAL

LEVEL 1

40'7" - 0"

13'-0" FTF

LEVEL 2

42'0" - 0"

12'-0" FTF

LEVEL 3

43'2" - 0"

10'-0" FTF

LEVEL 4

44'2" - 0"

10'-0" FTF

LEVEL 5

45'2" - 0"

10'-0" FTF

LEVEL 6

46'2" - 0"

10'-0" FTF

ROOF

47'3" - 0"

10'-0" FTF

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



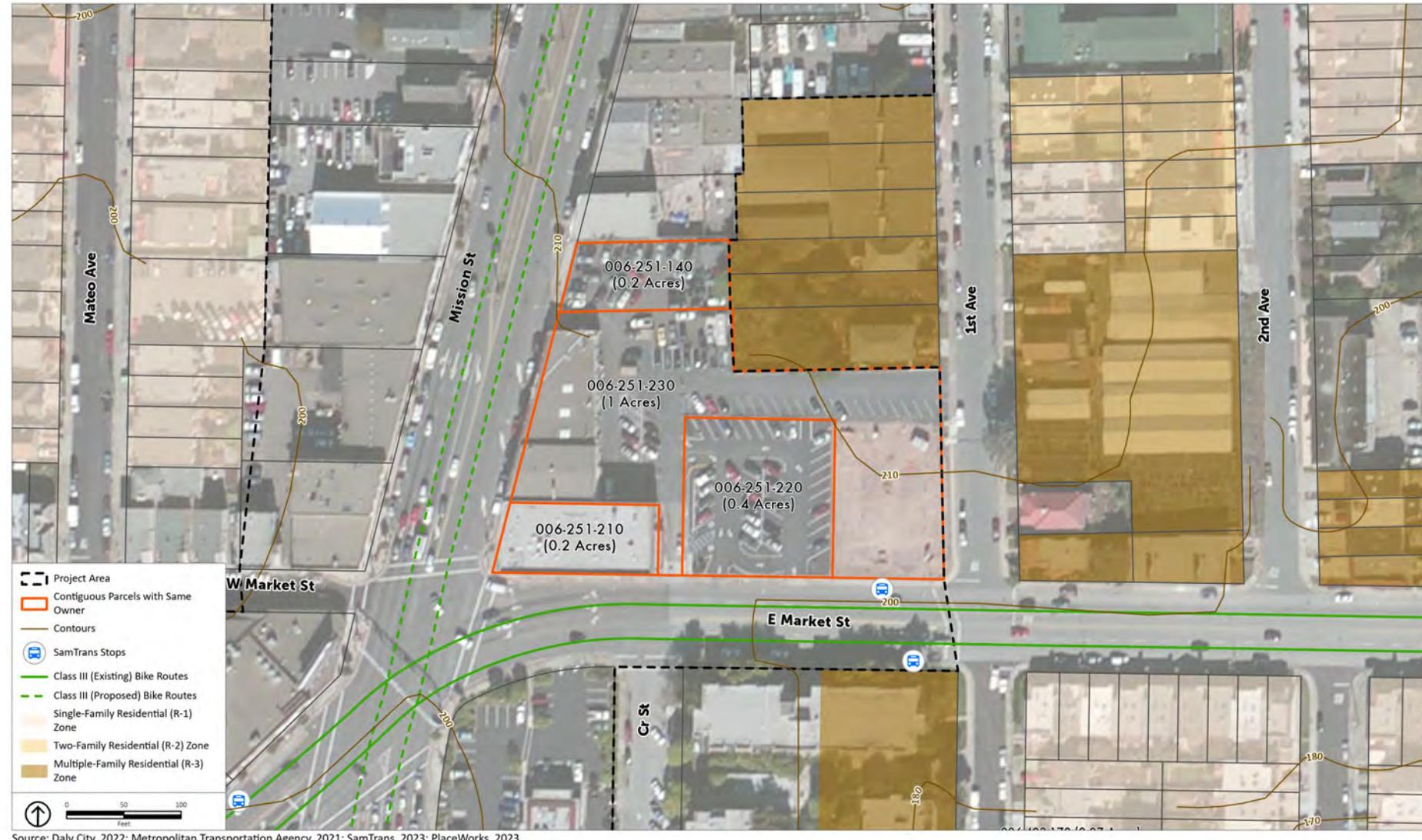
BACK OF HOUSE/ PARKING/ CORE CIRCULATION



SHARED PRIVATE OPEN SPACE

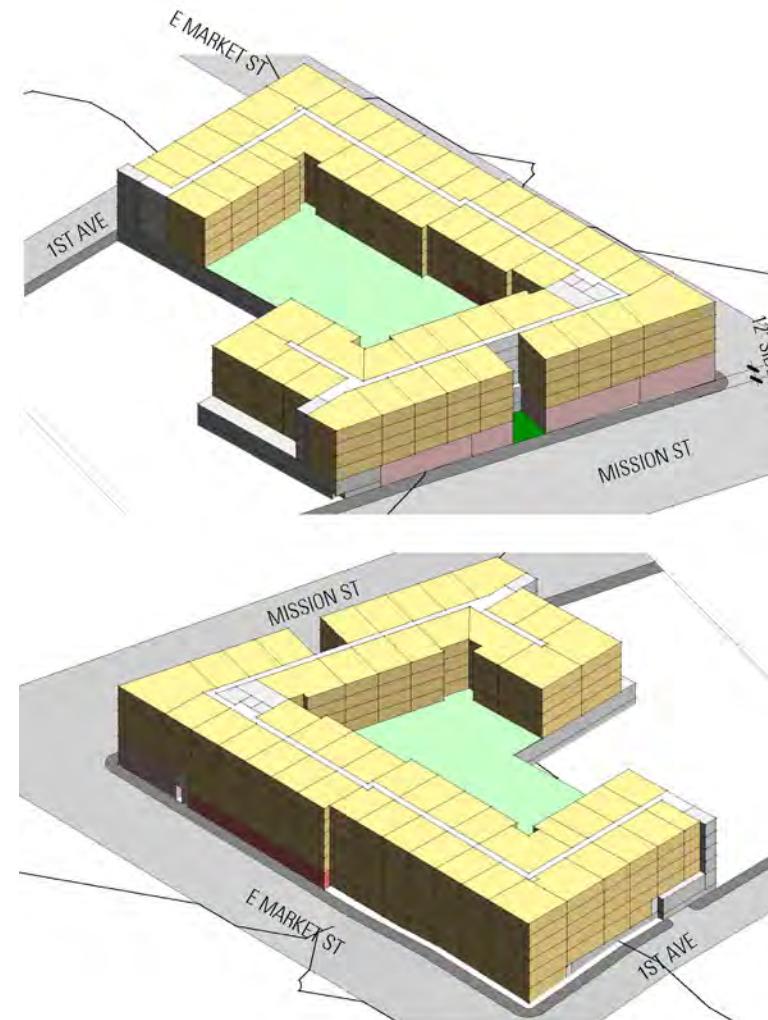
# Test Fit Proposal 2: Mission/Market

- 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

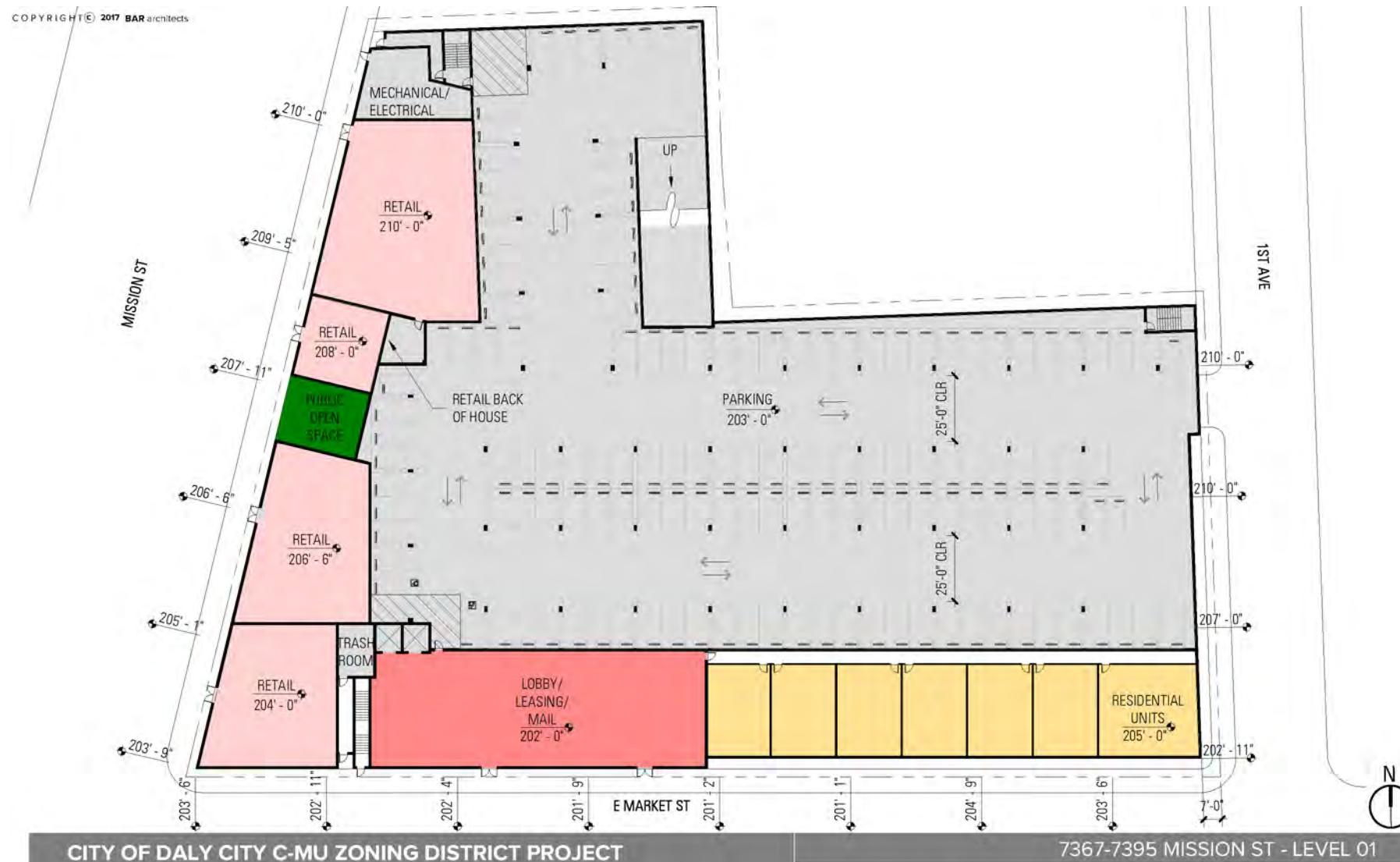
## TOTAL PUBLIC OPEN SPACE

780 SF

## LEGEND

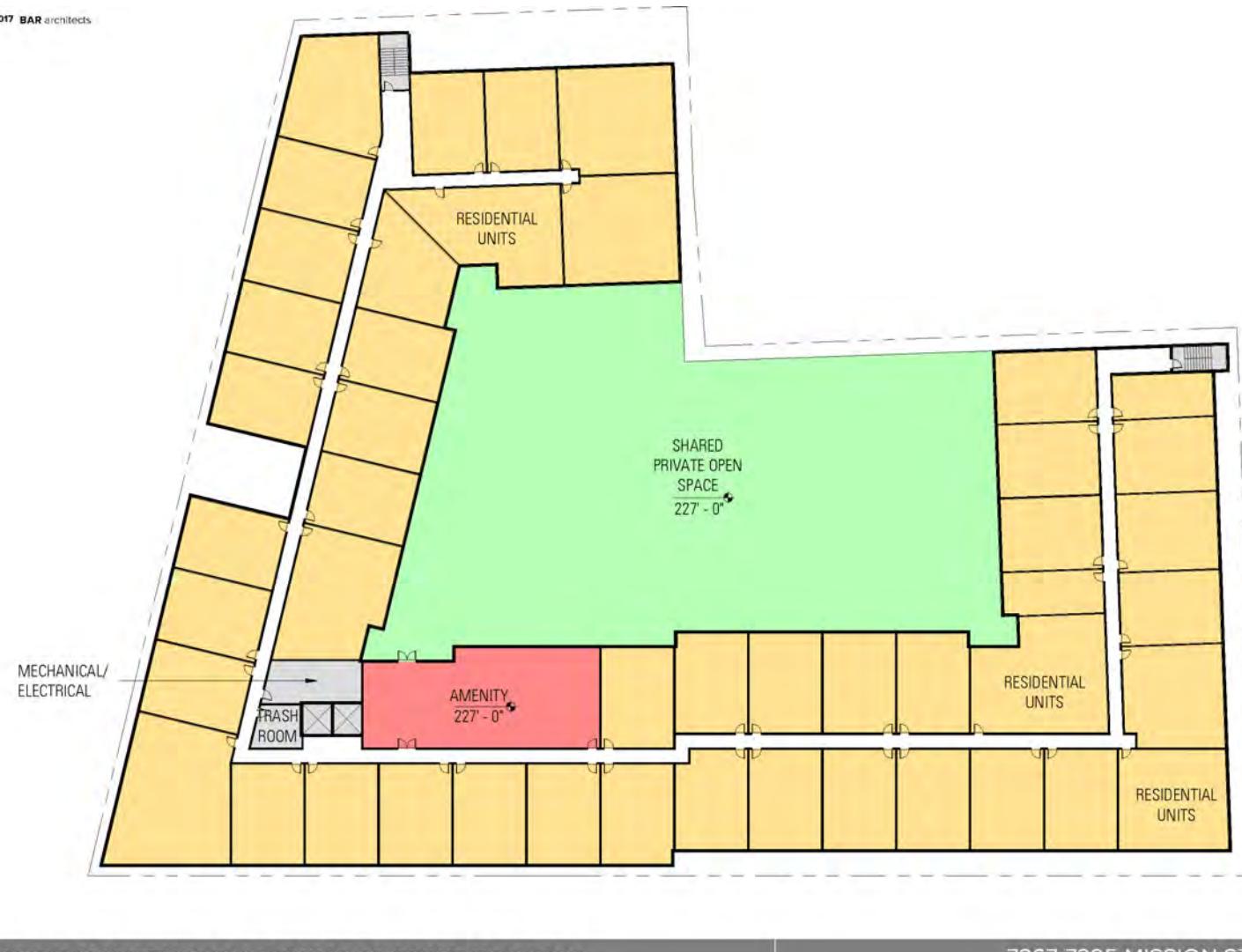
|  |                                |
|--|--------------------------------|
|  | RESIDENTIAL UNITS              |
|  | RESIDENTIAL AMENITY / LOBBY    |
|  | RETAIL                         |
|  | BACK OF HOUSE / PARKING / CORE |
|  | CIRCULATION                    |
|  | SHARED PRIVATE OPEN SPACE    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

# Test Fit Proposal 2: Mission / Market



# Test Fit Proposal 2: Mission / Market

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7367-7395 MISSION ST - PODIUM LEVEL

# Test Fit Proposal 2: Mission / Market

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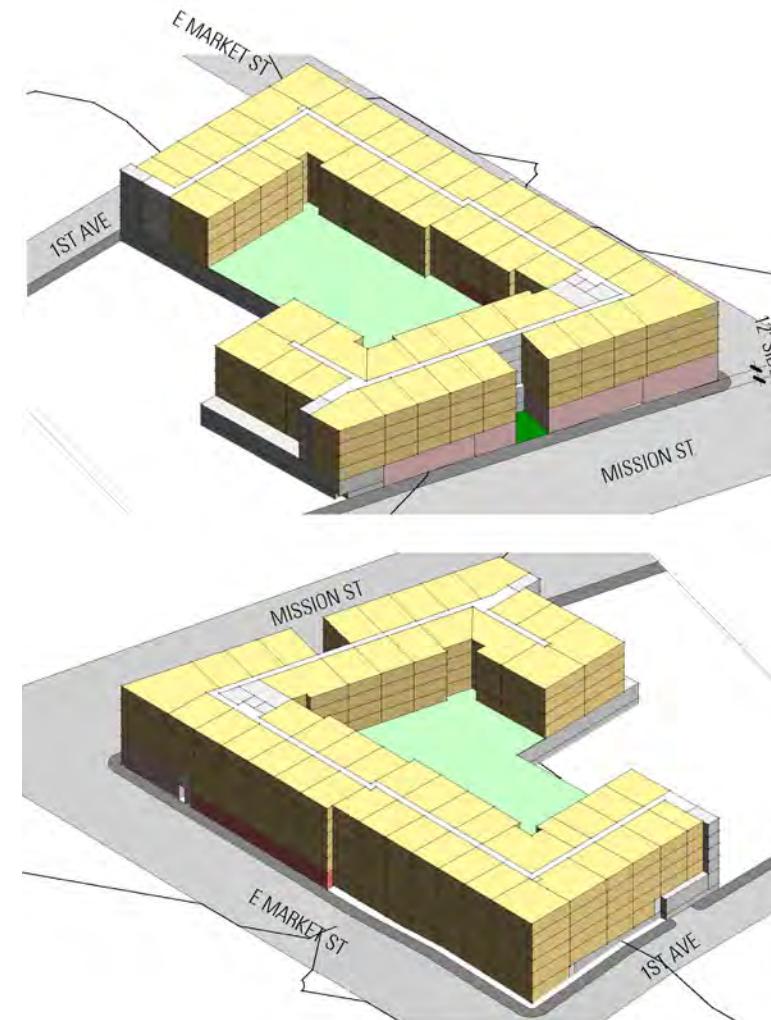
7367-7395 MISSION ST - TYPICAL RESIDENTIAL LEVEL

# 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

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"

### 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

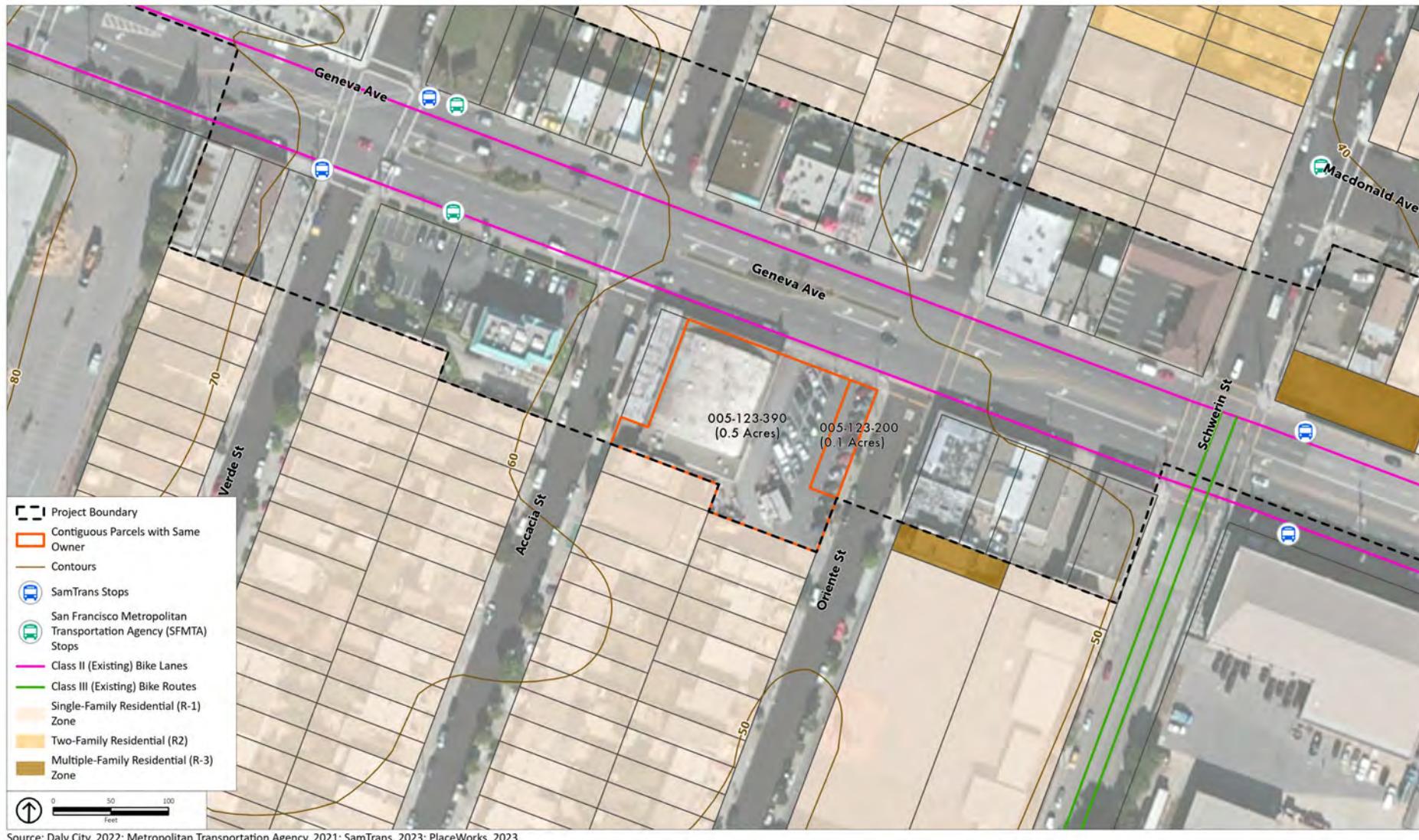
780 SF

### LEGEND

|  |                                |
|--|--------------------------------|
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>     | RESIDENTIAL UNITS              |
| <span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>        | RESIDENTIAL AMENITY / LOBBY    |
| <span style="background-color: pink; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>       | RETAIL                         |
| <span style="background-color: grey; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>       | BACK OF HOUSE / PARKING / CORE |
| <span style="background-color: white; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>      | CIRCULATION                    |
| <span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> | SHARED PRIVATE OPEN SPACE      |
| <span style="background-color: darkgreen; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>  | PUBLIC OPEN SPACE              |

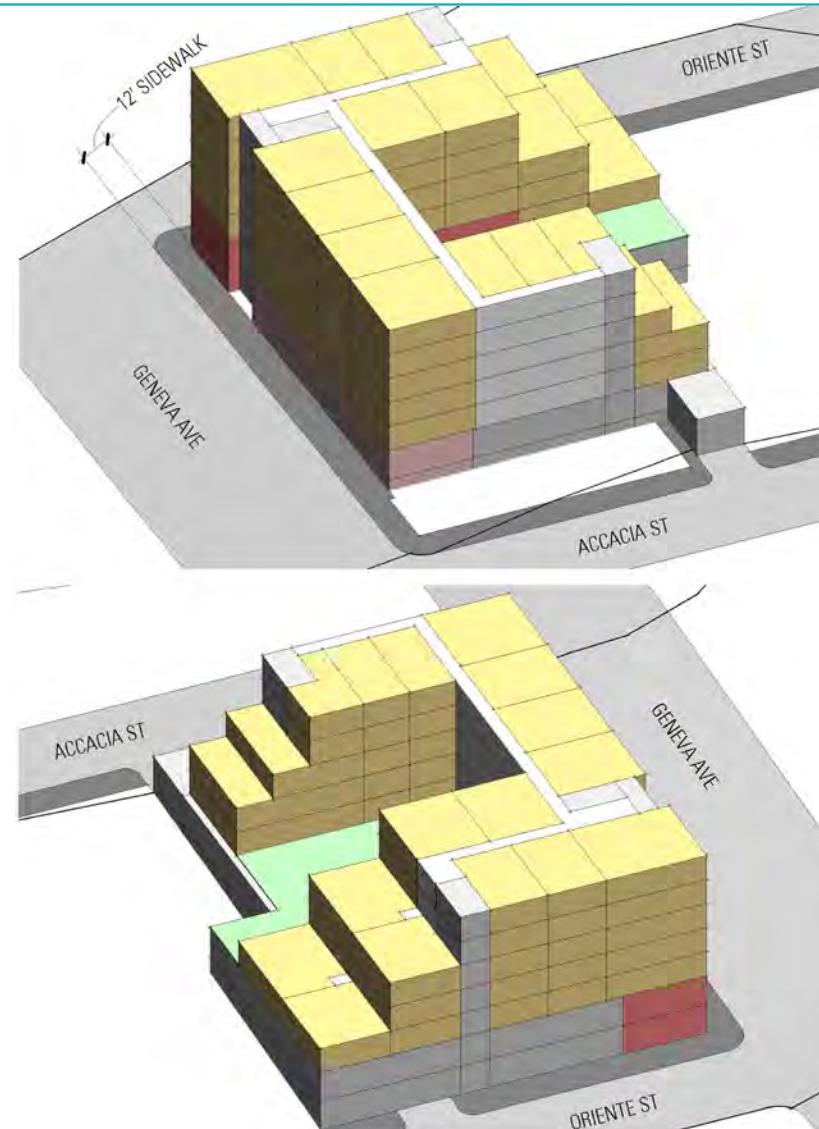
# Test Fit Proposal 3: Geneva Ave

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



# Test Fit Proposal 3: Geneva Ave

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



LOT SIZE

0.57 ACRES

UNIT COUNT

66 UNITS TOTAL\*  
0 UNITS  
0 UNITS  
14 UNITS  
14 UNITS  
14 UNITS  
12 UNITS  
12 UNITS

\*AVG UNIT SIZE = 900 SF

DENSITY

115.8 DU/ACRE

PARKING COUNT

68 SPACES  
35 SPACES  
33 SPACES

RESIDENTIAL PARKING RATIO

1.03 SPACE/UNIT

BUILDING LEVELS

| 6 LEVELS TOTAL               |
|------------------------------|
| LEVEL 1 51' - 0" 12'-0" FTF  |
| LEVEL 2 63' - 0" 12'-0" FTF  |
| LEVEL 3 75' - 0" 10'-0" FTF  |
| LEVEL 4 85' - 0" 10'-0" FTF  |
| LEVEL 5 95' - 0" 10'-0" FTF  |
| LEVEL 6 105' - 0" 10'-0" FTF |
| LEVEL 7 115' - 0" 10'-0" FTF |
| ROOF 126' - 0"               |

OVERALL BUILDING HEIGHT

75' - 0"

TOTAL RESIDENTIAL AMENITY / LOBBY 2,900 SF

TOTAL RETAIL 3,600 SF

TOTAL SHARED PRIVATE OPEN SPACE 5,400 SF

LEGEND

|  |                              |
|--|------------------------------|
|  | 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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# Test Fit Proposal 3: Geneva Ave

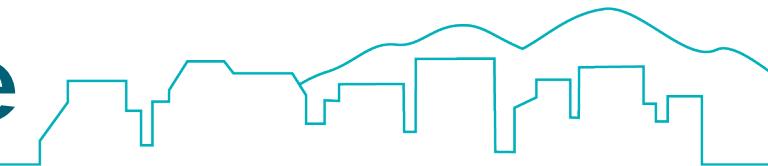
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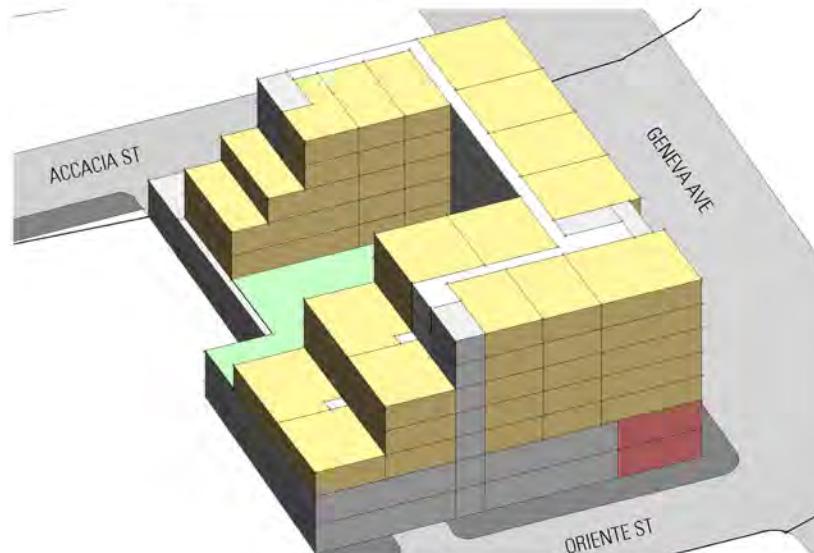
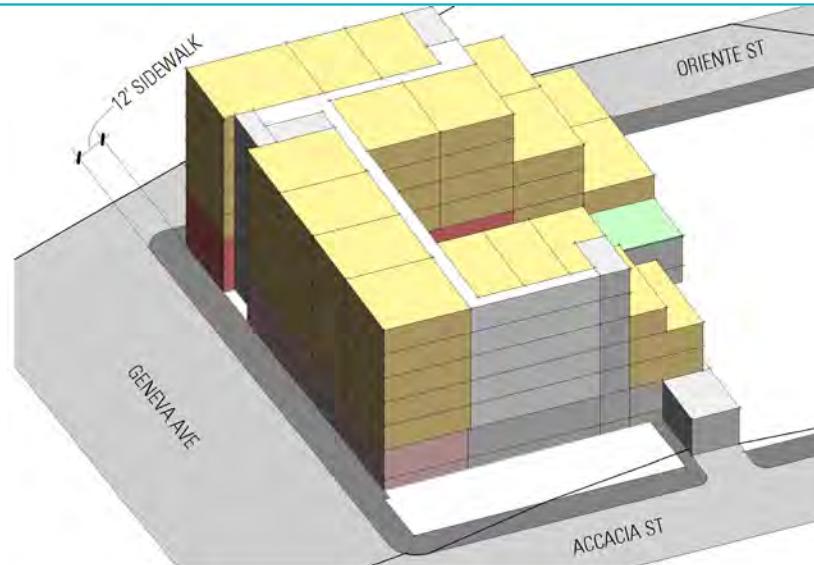
2840 GENEVA AVE - TYPICAL UPPER RESIDENTIAL LEVEL

# Test Fit Proposal 3: Geneva Ave



## Key Standard:

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



LOT SIZE 0.57 ACRES

UNIT COUNT 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

DENSITY 115.8 DU/ACRE

PARKING COUNT 68 SPACES  
LEVEL 1 35 SPACES  
LEVEL 2 33 SPACES

RESIDENTIAL PARKING RATIO 1.03 SPACE/UNIT

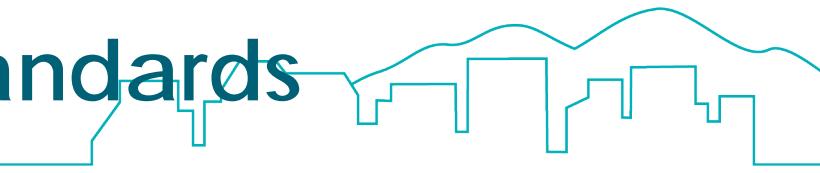
BUILDING LEVELS 6 LEVELS TOTAL  
LEVEL 1 51' - 0" 12'-0" FTF  
LEVEL 2 63' - 0" 12'-0" FTF  
LEVEL 3 75' - 0" 10'-0" FTF  
LEVEL 4 85' - 0" 10'-0" FTF  
LEVEL 5 95' - 0" 10'-0" FTF  
LEVEL 6 105' - 0" 10'-0" FTF  
LEVEL 7 115' - 0" 10'-0" FTF  
ROOF 126' - 0"

OVERALL BUILDING HEIGHT 75' - 0"

TOTAL RESIDENTIAL AMENITY / LOBBY 2,900 SF  
TOTAL RETAIL 3,600 SF  
TOTAL SHARED PRIVATE OPEN SPACE 5,400 SF

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

# Other Recommended Development Standards



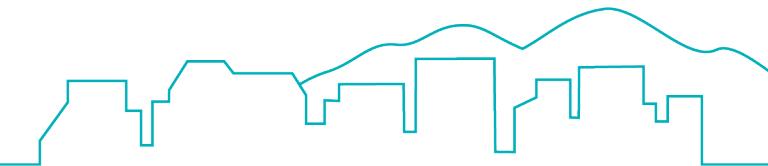
- Permitted uses
- Building height
- Lot area, width, and coverage
- Parking
- Yard and open space

# 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

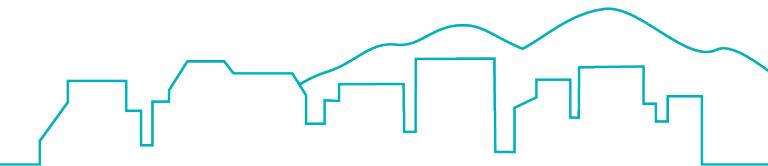
# Recommended Development Standards



## 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

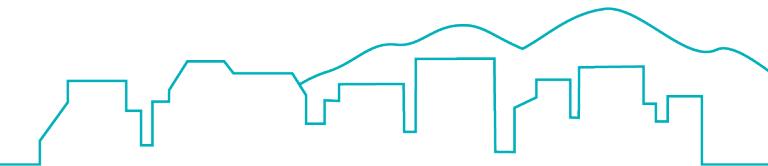
# Recommended Development Standards

## 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



# Recommended Development Standards

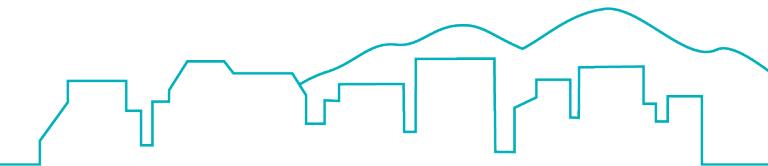


## Parking

- 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)



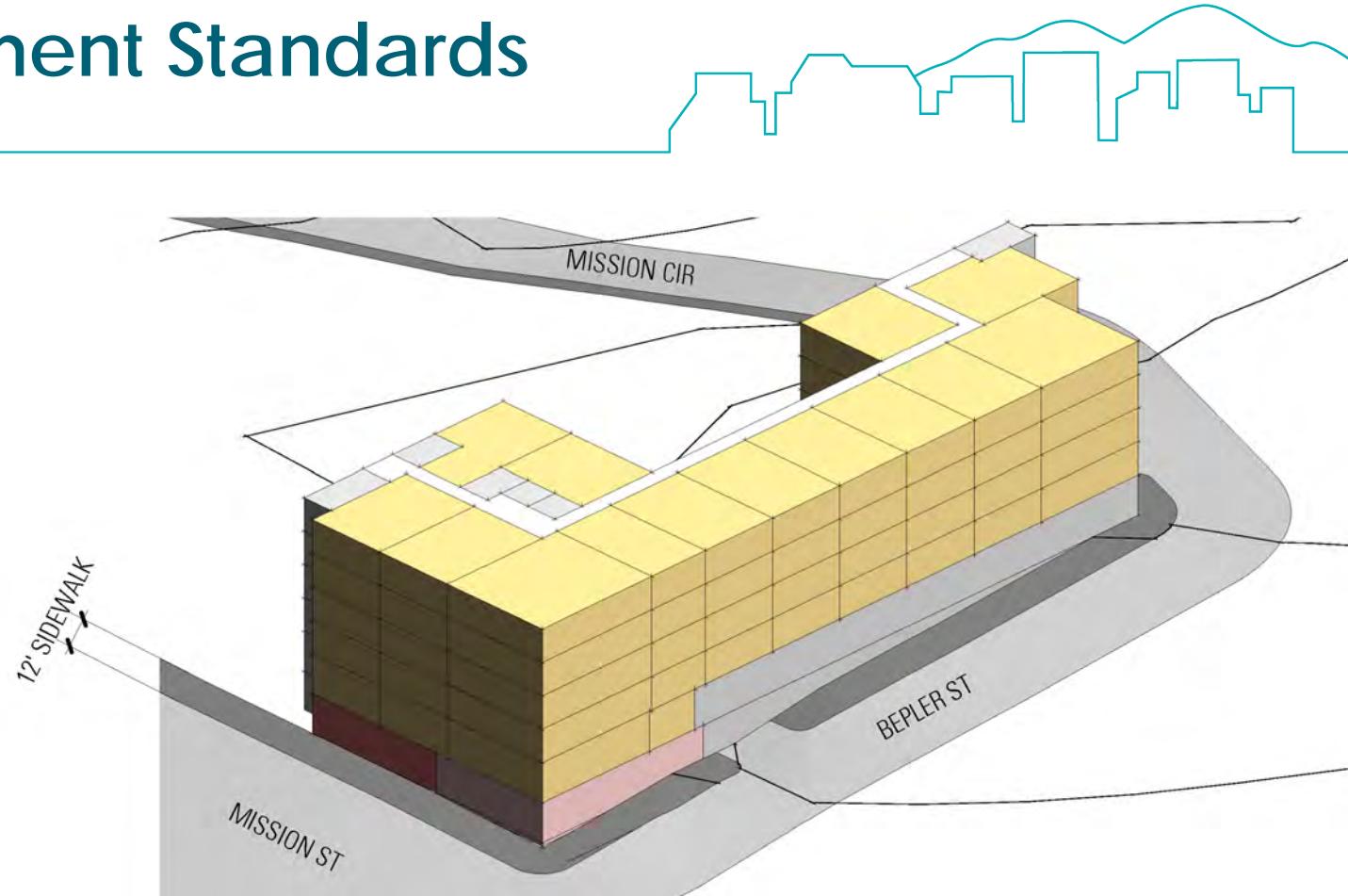
PLACEWORKS

# 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

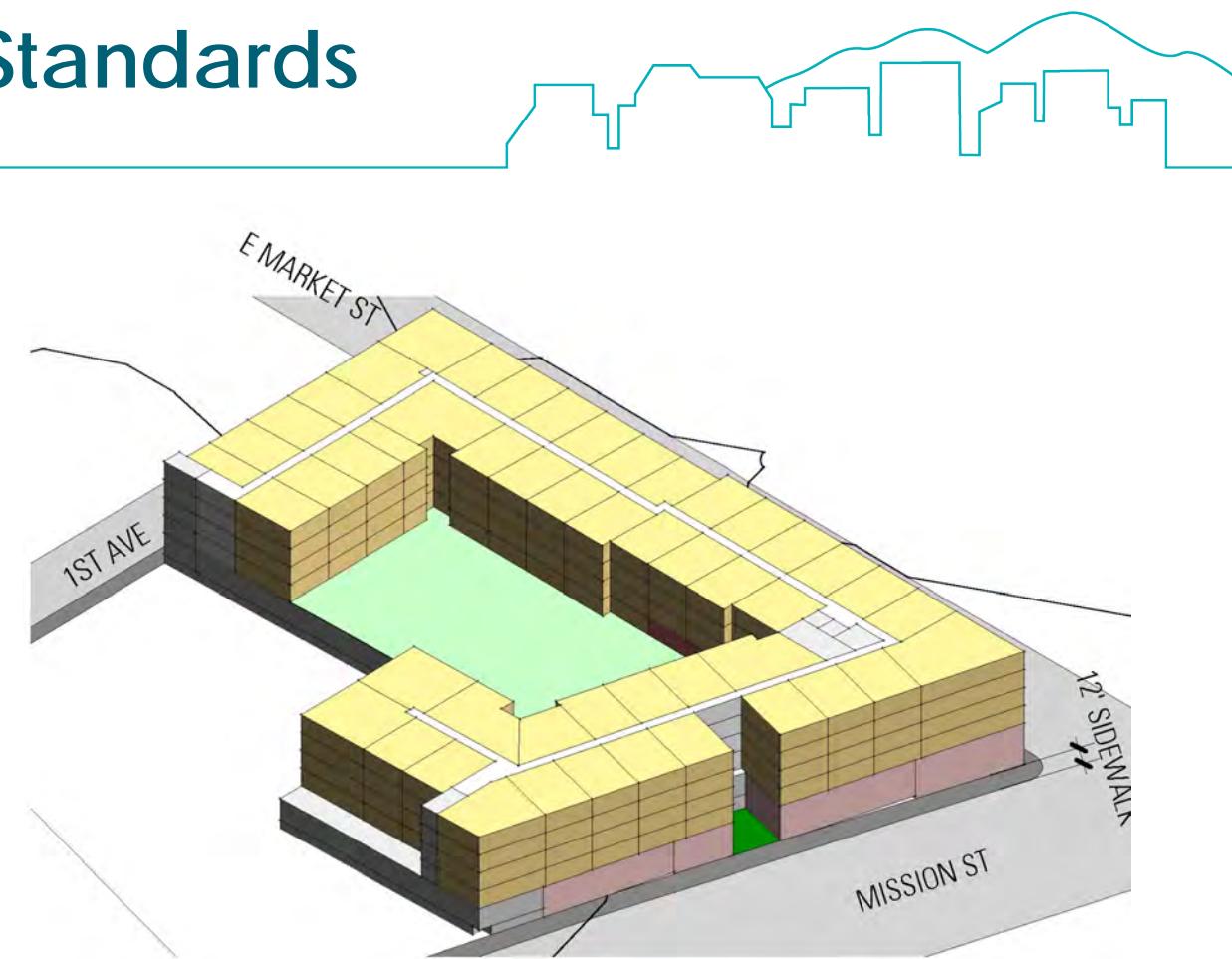
# Recommended Development Standards

## 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

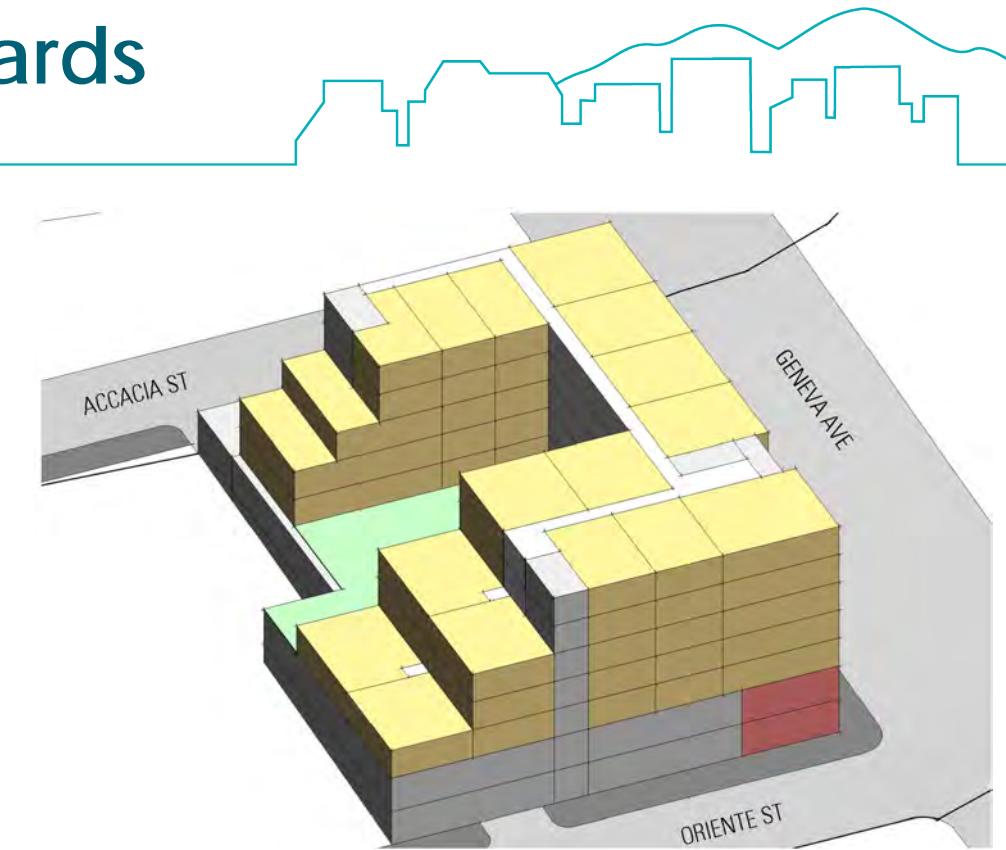
## Objective Design Standards

### ***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.*



# 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 alteration, 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)*