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

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.)
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
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

C-MU Zone Development | July 24, 2023
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.
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
- LEVEL 1: 7 UNITS
- LEVEL 2: 15 UNITS
- LEVEL 3: 47 UNITS
- LEVEL 4: 59 UNITS
- LEVEL 5: 50 UNITS
- LEVEL 6: 50 UNITS

*AVG UNIT SIZE = 850 SF

DENSITY
- 115.3 DU/ACRE

PARKING COUNT
- LEVEL 1: 138 SPACES
- LEVEL 2: 118 SPACES

RESIDENTIAL PARKING RATIO
- 1.17 SPACE/UNIT

BUILDING LEVELS
- 6 LEVELS TOTAL
  - LEVEL 1: 202' - 0" TFF
  - LEVEL 2: 215' - 0" TFF
  - LEVEL 3: 227' - 0" TFF
  - LEVEL 4: 237' - 0" TFF
  - LEVEL 5: 247' - 0" TFF
  - LEVEL 6: 257' - 0" TFF
  - ROOF: 288' - 0"

OVERALL BUILDING HEIGHT
- 86' - 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
Test Fit Proposal 2: Mission / Market
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.**
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
Test Fit Proposal 3: Geneva Ave
Test Fit Proposal 3: Geneva Ave
Test Fit Proposal 3: Geneva Ave
Test Fit Proposal 3: Geneva Ave

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

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)
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.
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.
**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 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)