



# City Council Meeting Agenda Report

Item # \_\_\_\_\_

Meeting Date: July 24, 2023

**Subject: Recommended Commercial Mixed Use (C-MU) Zoning District Standards – Presentation by Consultant Preparing Standards (Placeworks)**

## Recommended Action

Receive the consultant's presentation on the Draft Commercial Mixed Use (C-MU) Zoning District Standards and provide input on the standards.

## Background

In March 2020, the State Department of Housing and Community Development (HCD) issued a grant award to the City of Daly City to establish development regulations promoting new multi-family housing and mixed-use development, in the Mission Street and Geneva Avenue corridors. The City Council selected Placeworks consultants to develop the new Commercial Mixed-Use (C-MU) zone and Placeworks has been working on these development regulations since last September.

In March 2023, Placeworks held a stakeholder interview for Mission Street and Geneva Avenue property owners, and other interested parties, to allow these stakeholders to provide input on the project and to gain insight about issues facing the two urban corridors. In mid-August (next month) Placeworks will hold a more-broad public outreach effort in City Hall.

## Discussion

The City of Daly City is developing a new Commercial Mixed Use (C-MU) zoning district for its Mission Street and Geneva Avenue corridors to allow for the development of new multi-family residential and mixed use development. The new C-MU zoning district would replace the existing zoning for many of the properties adjacent to or in close proximity of the Mission Street and Geneva Avenue corridors.

Most parcels within the Mission Street and Geneva Avenue project boundaries are zoned Light Commercial (C-1) and other zoning districts that do not allow for multifamily residential development. However, these parcels have a land use designation of Mixed Use (C-MU) in the General Plan, which envisions vibrant mixed-use corridors on Mission Street and Geneva Avenue. The Land Use Element in the General Plan contains several policies that encourage the revitalization of Mission Street and Geneva Avenue and promote higher-density mixed-use development along these corridors through Zoning Ordinance amendments. These include the following:

1. Increase minimum property sizes in all commercial zones and restrict the ability of existing sites to subdivide (Policy LU-1);
2. Incorporate a lot merger incentive allowance to incentivize property owners to merge two or more adjacent lots for the purpose of new development (Policy LU-1);

3. Explore increased building height within the new C-MU zone along Mission Street and Geneva Avenue (Policy LU-4);
4. Review, amend, and augment existing design guidelines for mixed-use development to incorporate methods for repositioning mixed-use building mass away from lower-density neighborhoods (Policy LU-4);
5. Amend parking regulations to allow for a 30 percent parking reduction for all mixed-use development projects and clarify that the mixed-use parking reduction is allowed for buildings containing residential and retail components and parking available to both uses (Policy LU-4); and
6. Establish parking regulations for the C-MU zone to require that any new restaurant provide the same number of parking spaces as that of a retail business (one space per each 300 square feet) (Policy LU-6).

Therefore, the zoning code needs to be updated to align with the General Plan to allow mixed use and residential development, along with commercial development. The attached memo prepared by Placeworks describes the recommended development and design standards for the new C-MU district as proposed text to be incorporated into Chapter 17 of the City of Daly City Zoning Ordinance (see Attachment A – Recommended Commercial Mixed Use (C-MU) Zoning District Standards).

In addition, Placeworks has prepared a series of “test-fits” that relate the proposed development and design standards to specific properties on the Mission Street and Geneva Avenue corridors (see Attachment B – C-MU Zoning Regulation Test Fit Package). These test-fit sites include properties at the Mission/Bepler intersection, Mission/East Market intersection, and at 2840 Mission Street (presently a Dollar Tree store).

#### Recommendation

Staff recommends that the City Council review the attached standards and test fits, and ask any question of the consultant Council members may have.

Respectfully submitted,



Michael VanLonkhuyzen  
Planning Manager



Tatum Mothershead  
Director of Economic and  
Community Development

#### Attachments

Attachment A – Recommended Commercial Mixed Use (C-MU) Zoning District Standards  
Attachment B – C-MU Zoning Regulation Test Fit Package