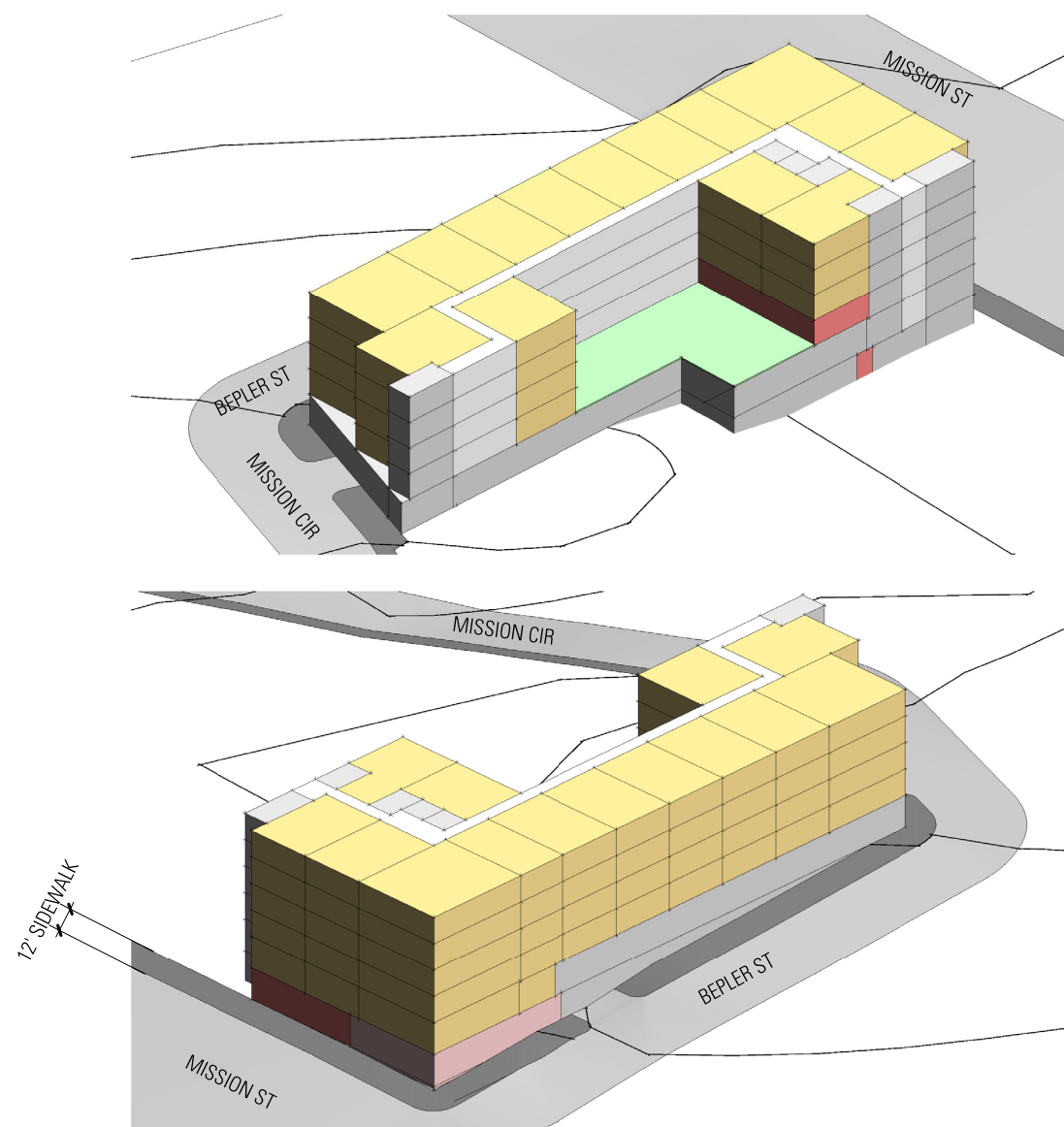




Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

Test-fit Site #1: 3 Bepler Street



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	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"	

OVERALL BUILDING HEIGHT

66' - 0"

TOTAL RESIDENTIAL AMENITY/ LOBBY 4,000 SF

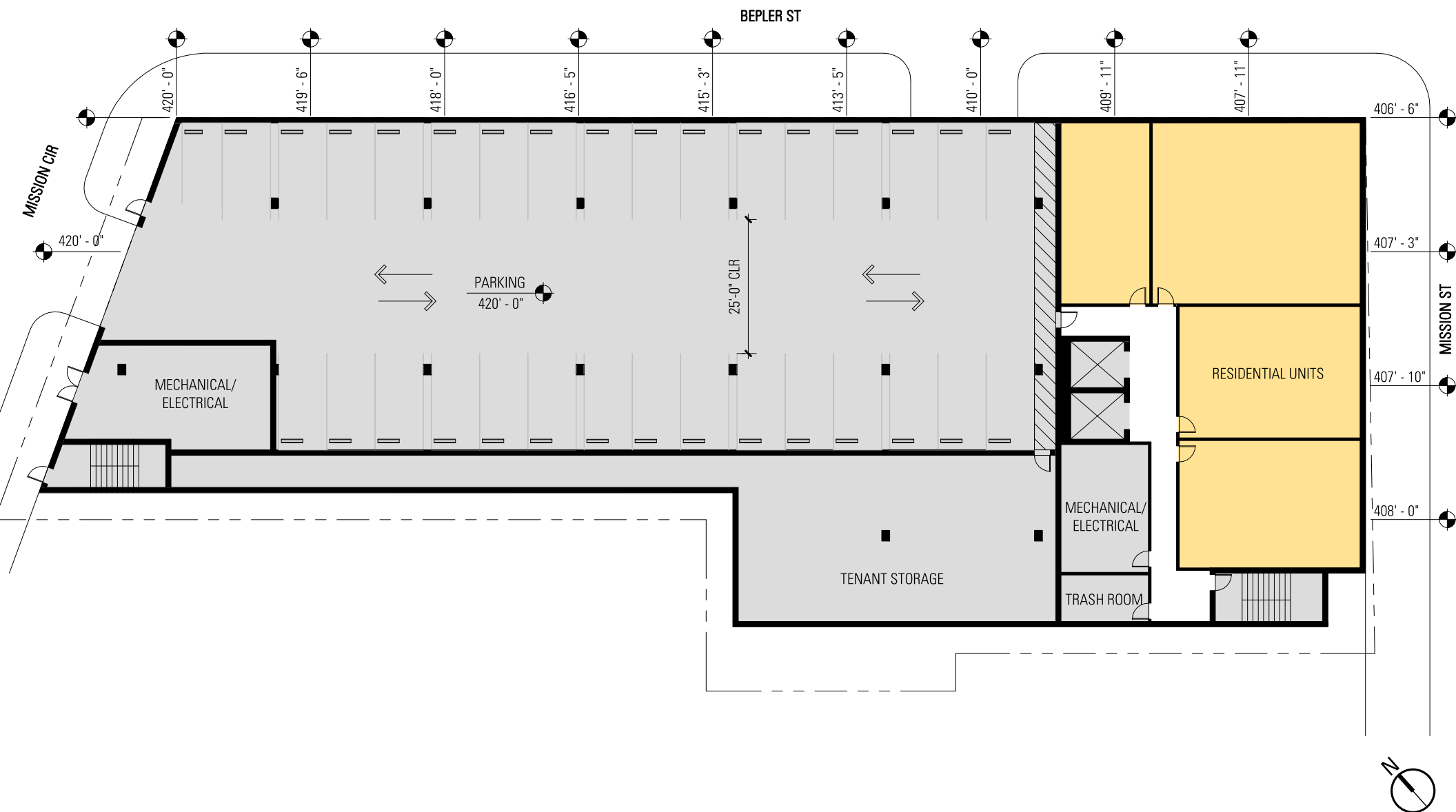
TOTAL RETAIL 2,300 SF

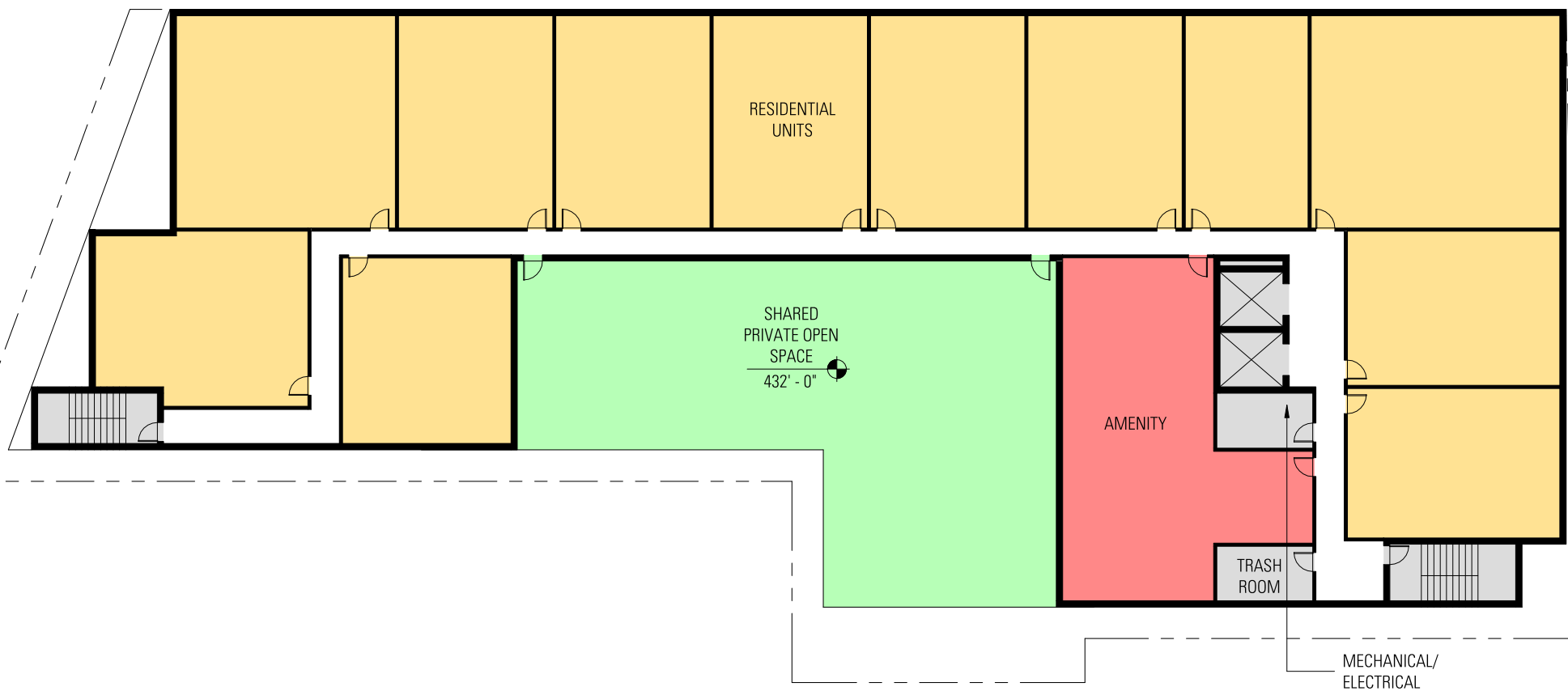
TOTAL SHARED PRIVATE OPEN SPACE 3,400 SF

LEGEND

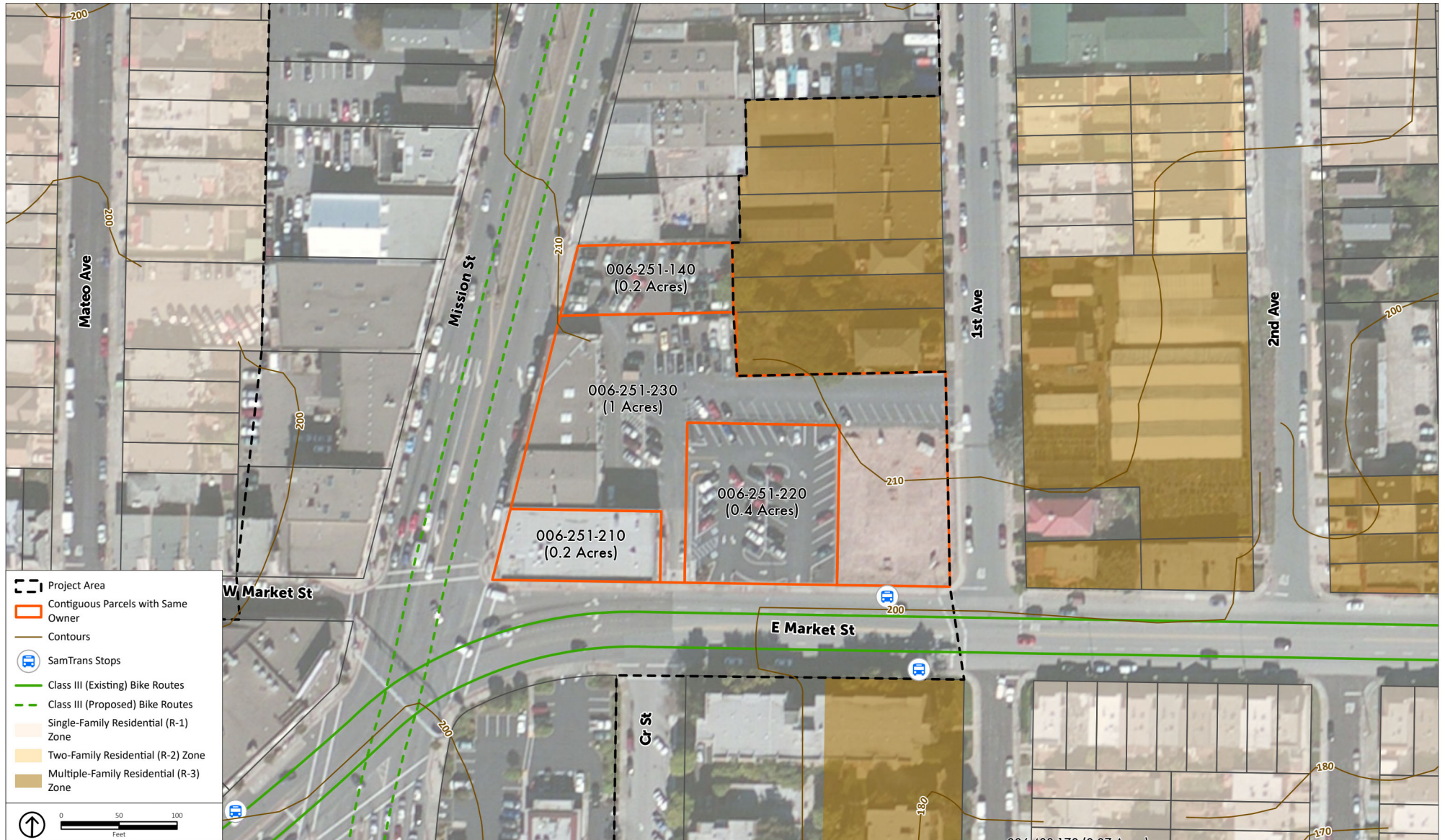
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE
	PUBLIC OPEN SPACE





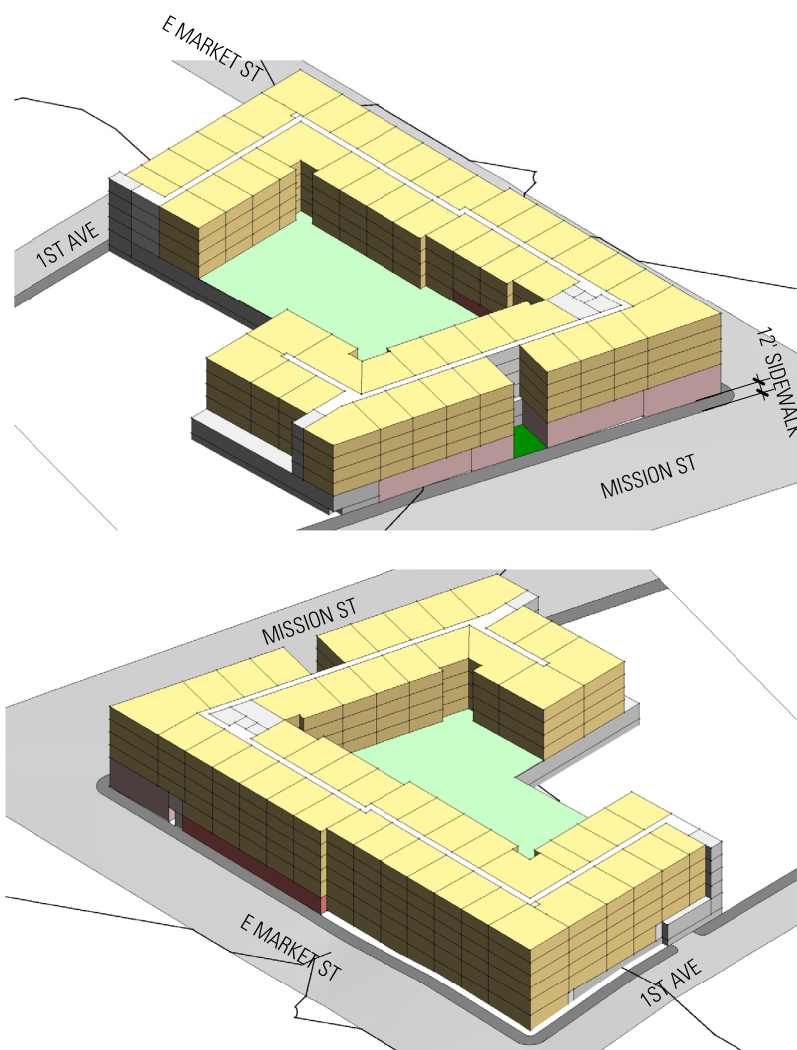






Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

Test-fit Site #2: 7367-7395 Mission Street



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

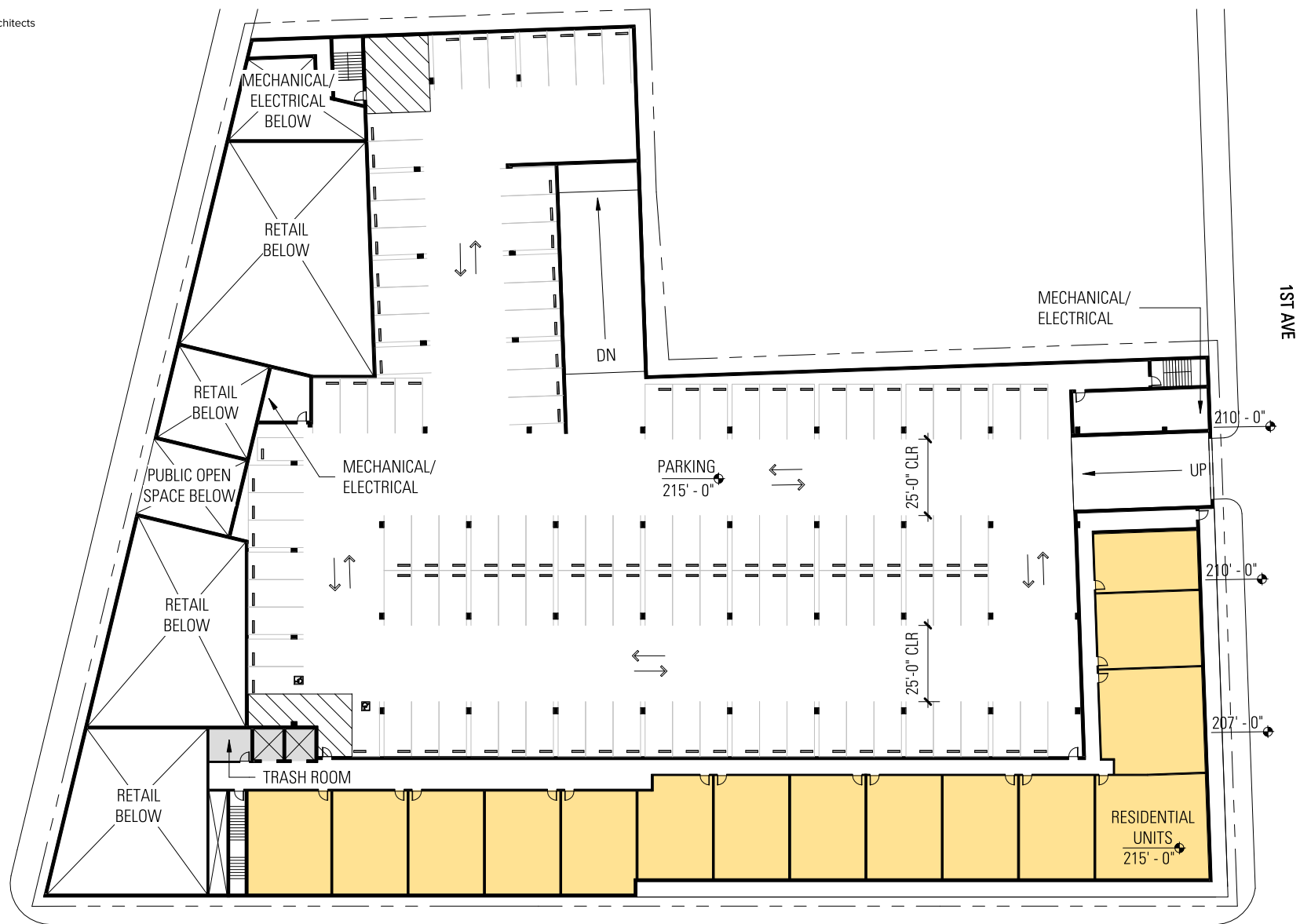
TOTAL PUBLIC OPEN SPACE

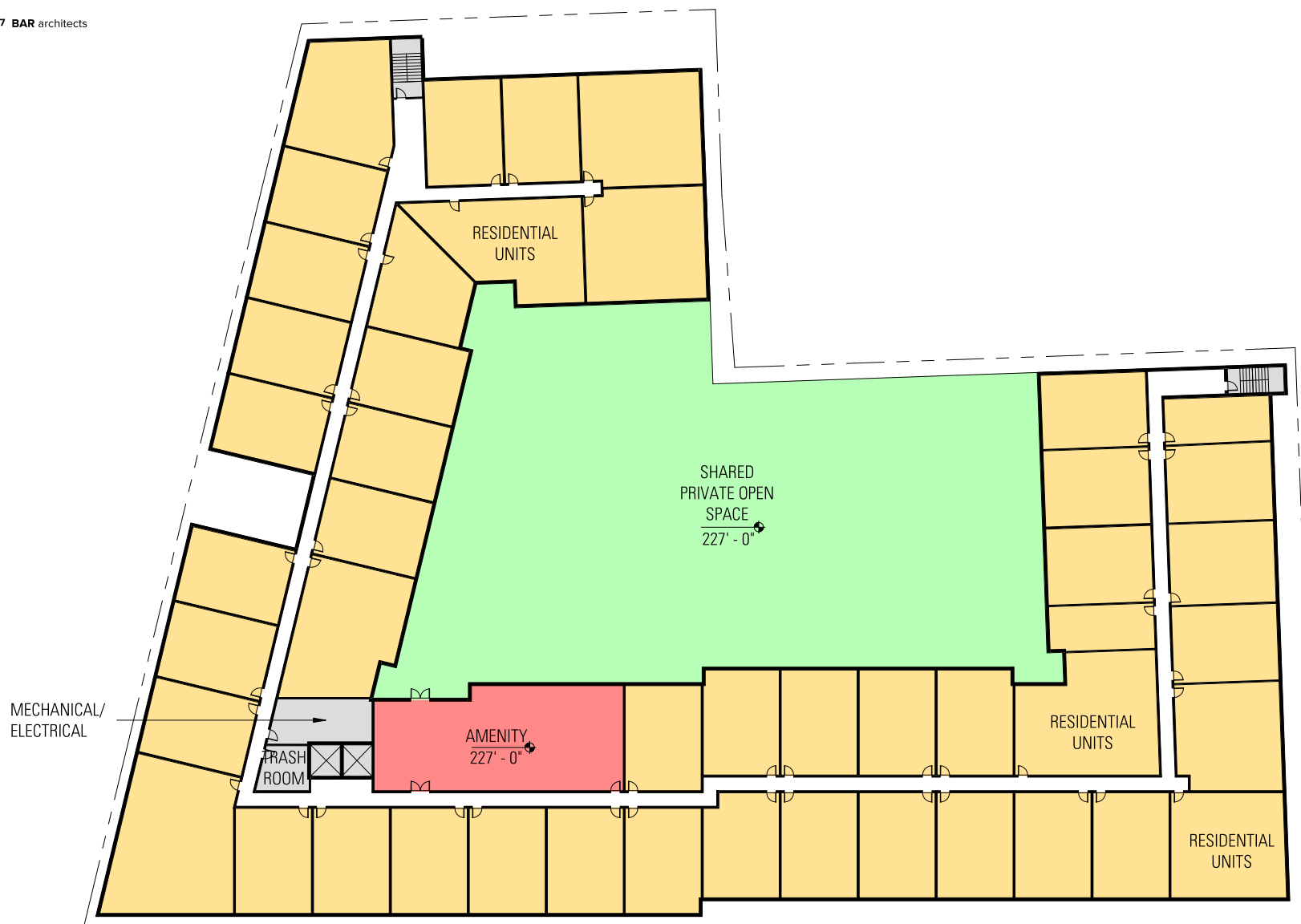
780 SF

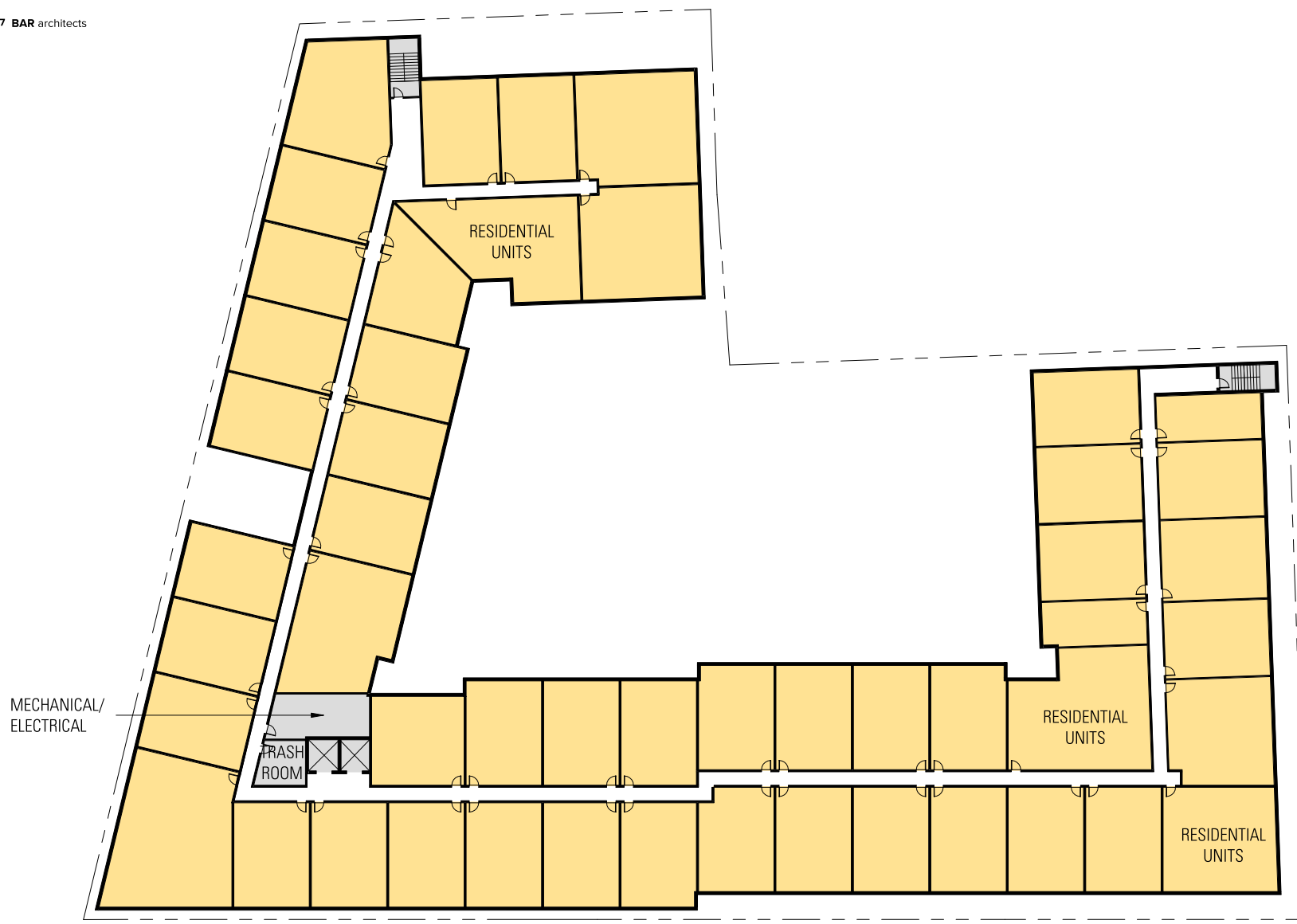
LEGEND

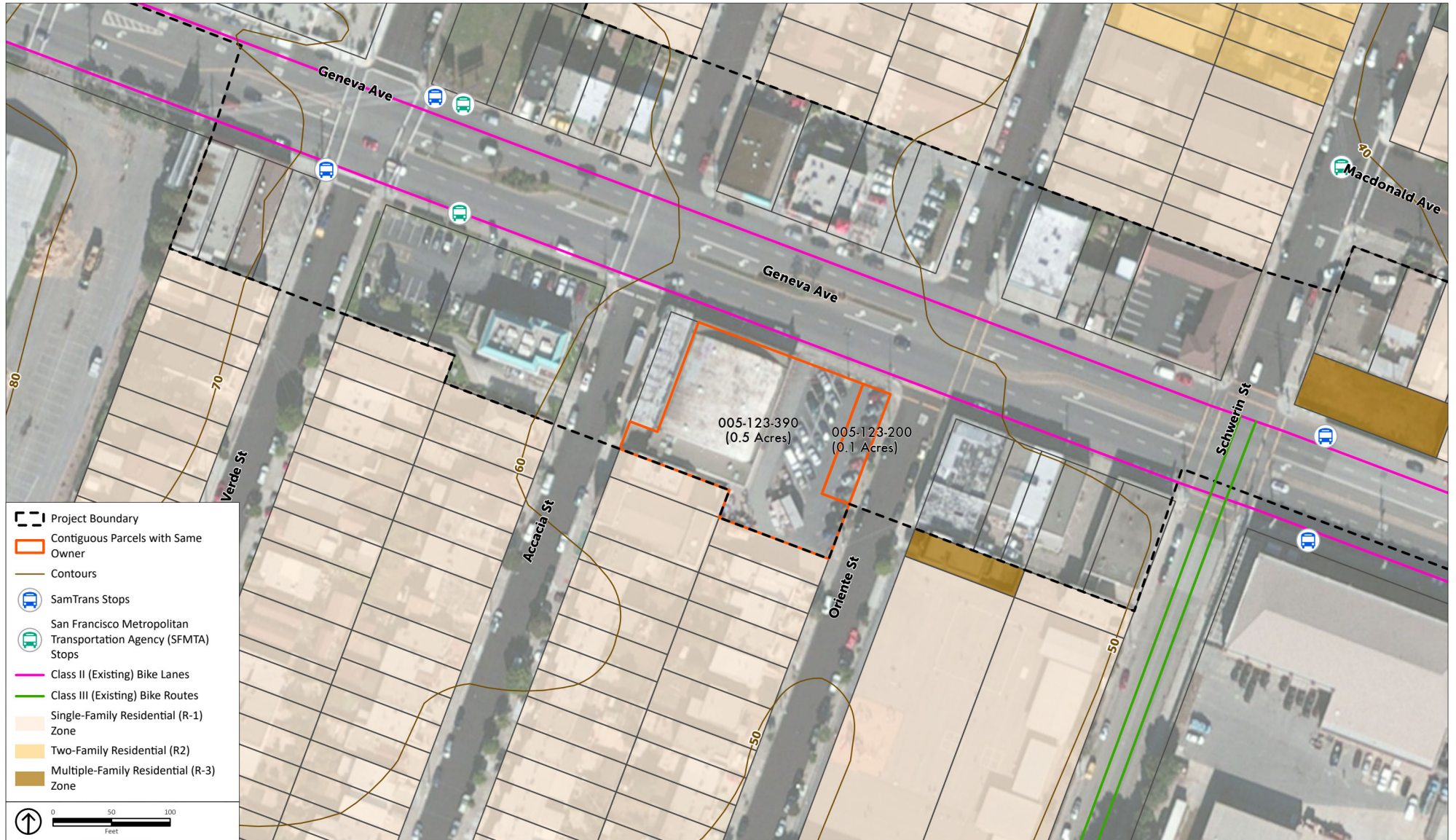
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITY/ LOBBY
	RETAIL
	BACK OF HOUSE/ PARKING/ CORE
	CIRCULATION
	SHARED PRIVATE OPEN SPACE
	PUBLIC OPEN SPACE





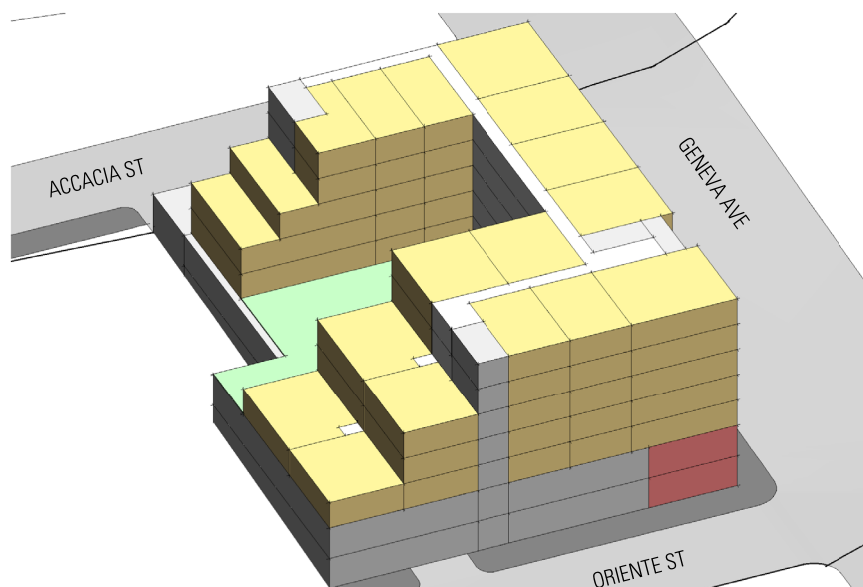
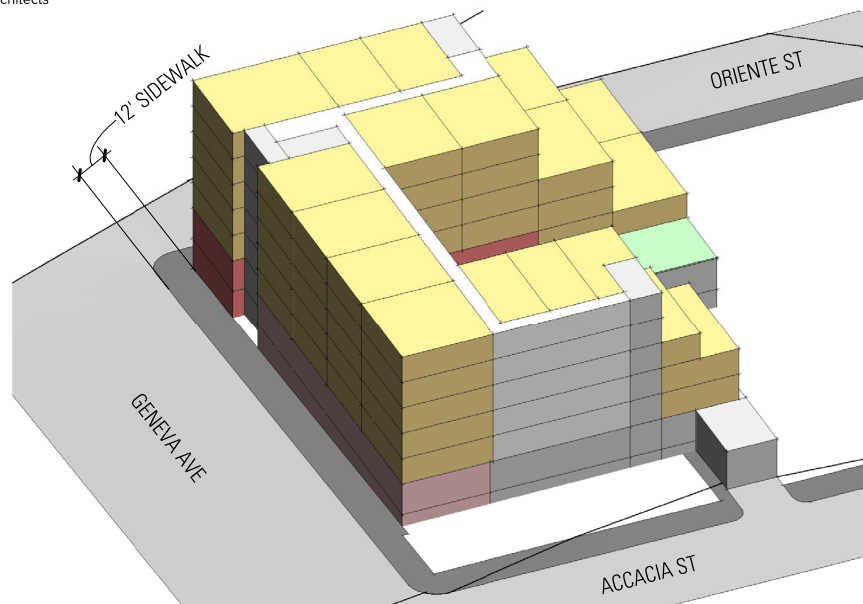






Source: Daly City, 2022; Metropolitan Transportation Agency, 2021; SamTrans, 2023; PlaceWorks, 2023.

Test-fit Site #3: 2840 Geneva Avenue



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

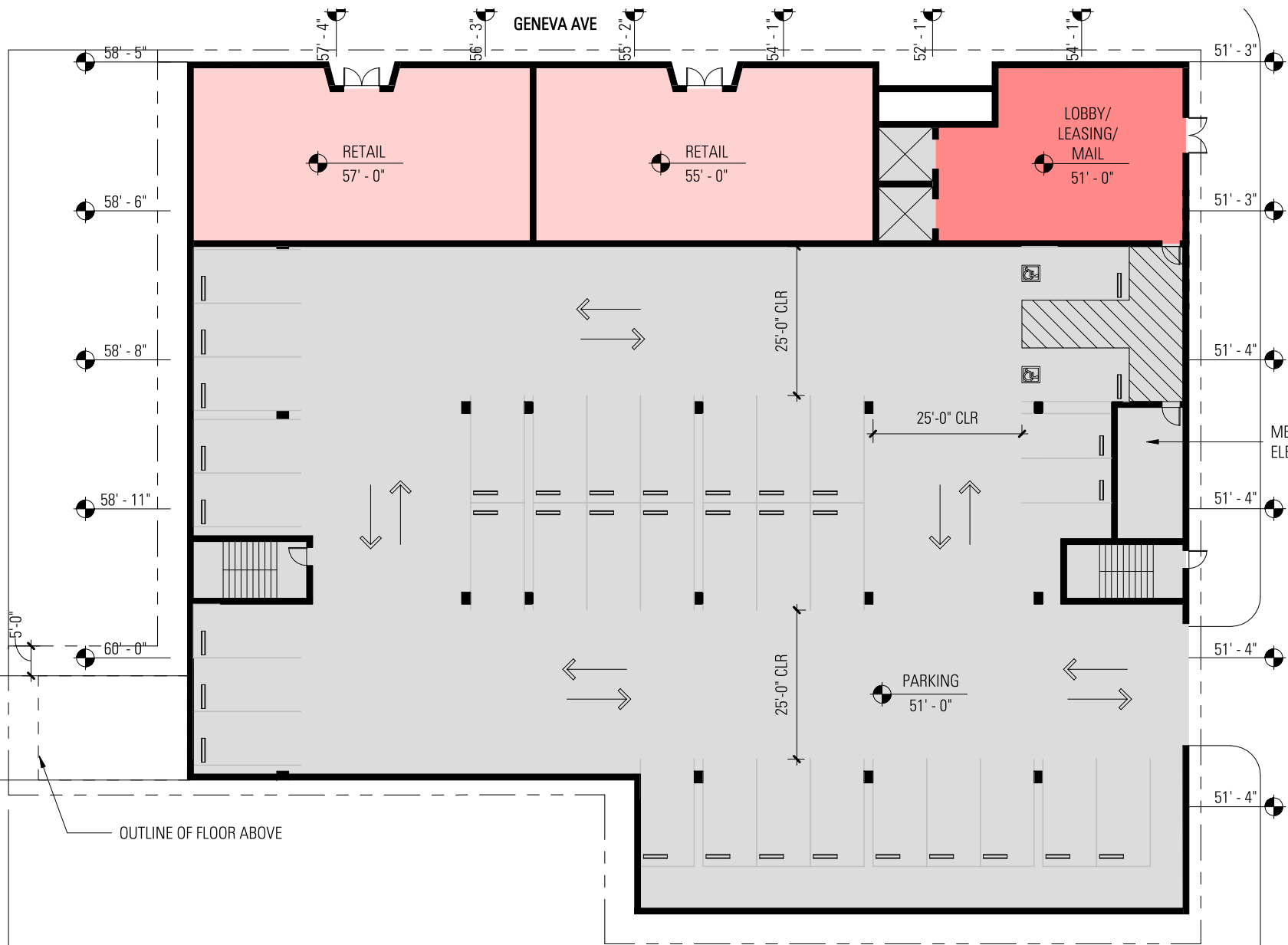
LEGEND

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

ACCACIA ST

GENEVA AVE

ORIENTE ST



CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

2840 GENEVA AVE - LEVEL 01

ACCACIA ST

