

# DALY CITY C-MU ZONING DISTRICT DEVELOPMENT COMMUNITY MEETING

AUGUST 28, 2023

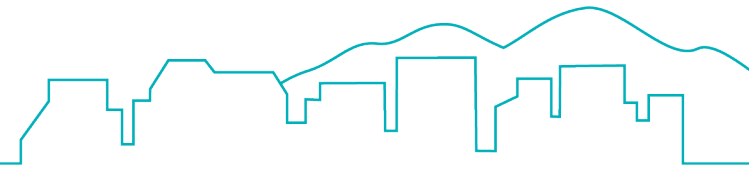




# AGENDA

- A. Welcome and Introductions
- B. Presentation by PlaceWorks
  - 1. Project Overview
  - 2. Case Studies
  - 3. Test Fit Proposals on Opportunity Sites
  - 4. Recommended Development and Design Standards
- C. Questions and Answers
- D. Open House Community Feedback
- E. Next Steps

# Project Overview | Objectives

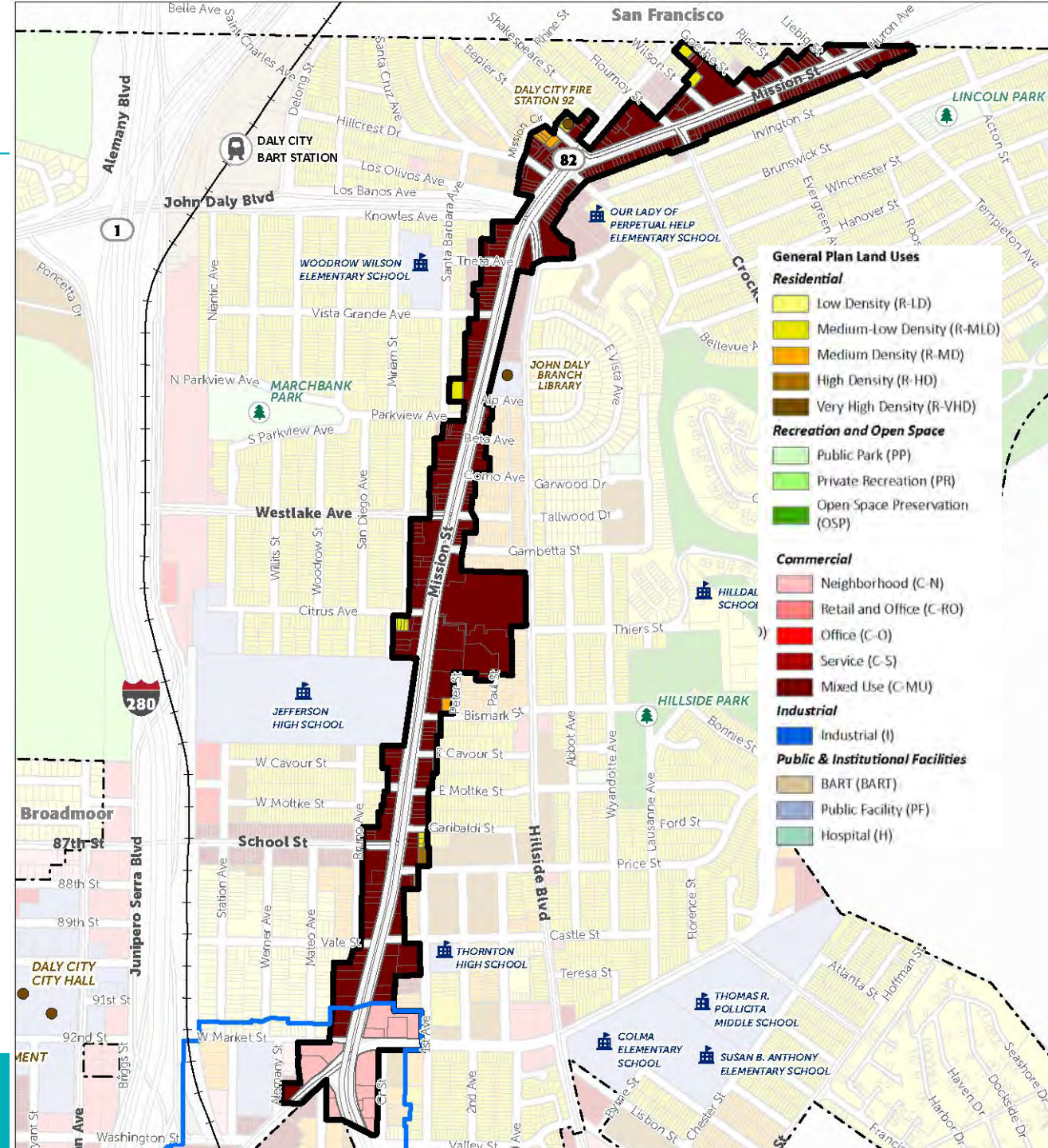
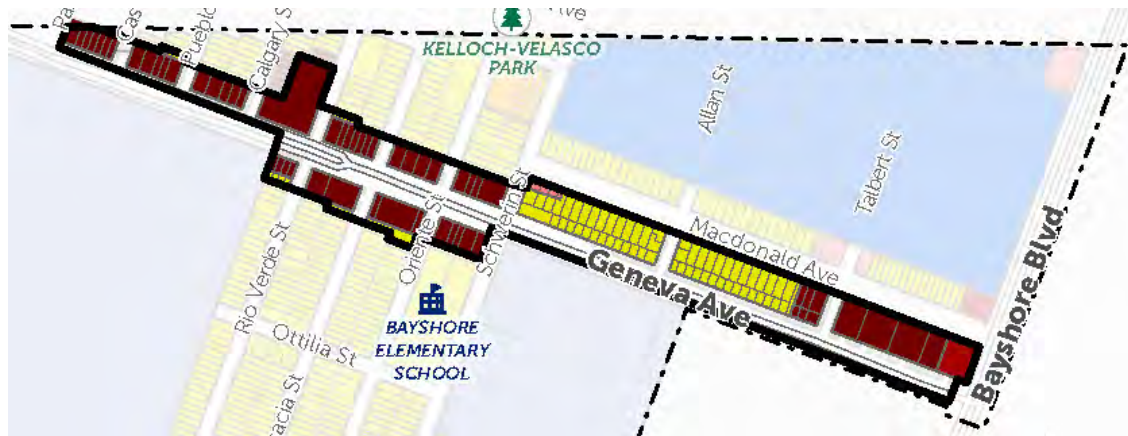


- Create new **Commercial Mixed Use (C-MU)** zoning district to incentivize and streamline quality residential and mixed-use development in the Mission and Geneva corridors
- Adjust regulations to overcome barriers to development, while including regulations that address community concerns



# Project Boundary and General Plan Land Use

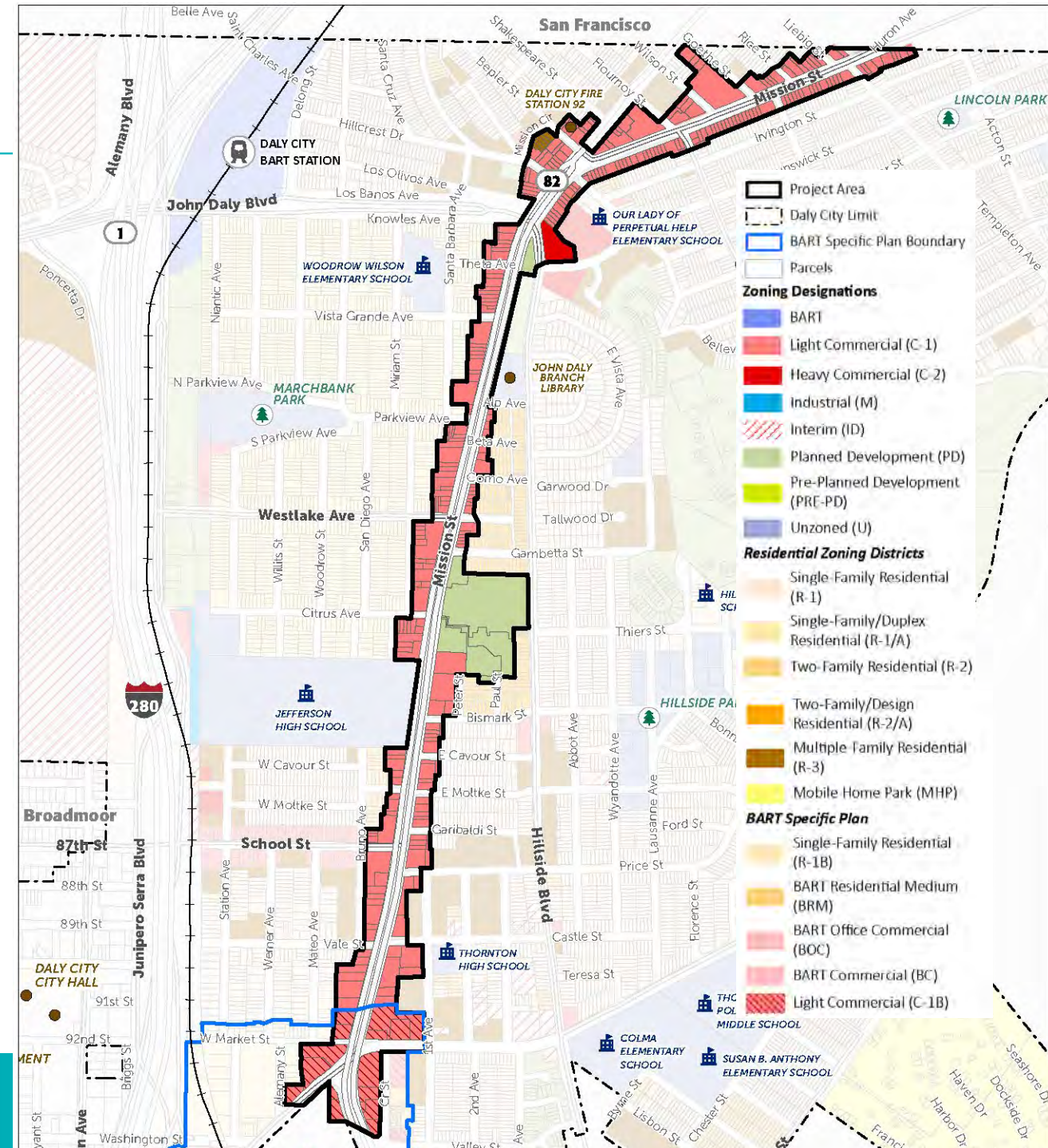
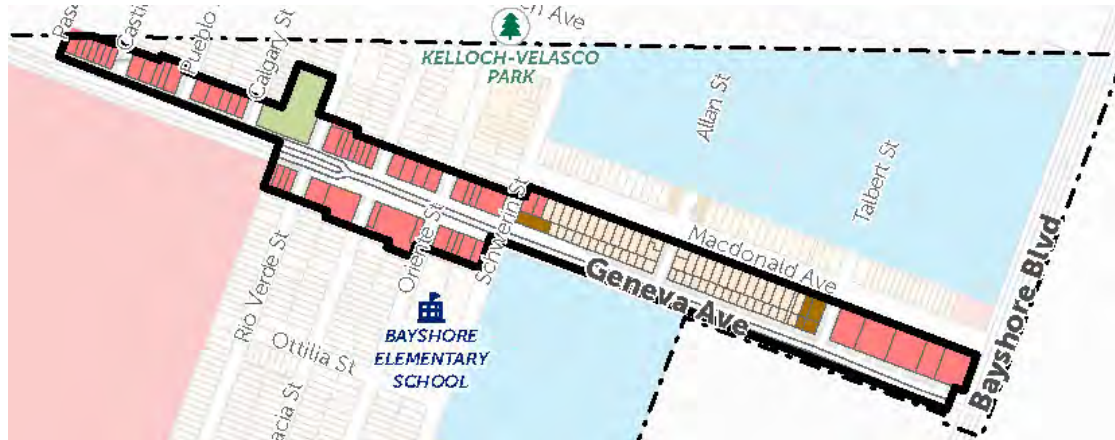
- Parcels along corridors designated C-MU
- Excludes properties that will not be redeveloped as part of this project (i.e., schools, Cow Palace, PG&E substation)





# 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.





# Case Studies

- Three recent development projects on similar corridors in other cities
- Examples of potential development that could occur in Daly City's new CMU zoning district

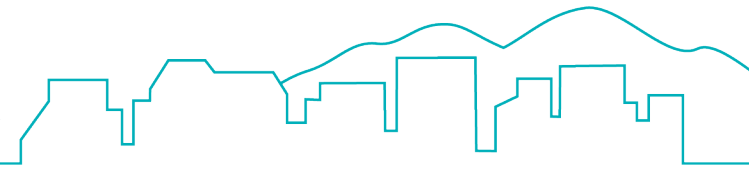


NEIGHBORHOOD CONTEXT – MASSING/HEIGHTS/GUIDELINES – EXISTING NEIGHBORHOOD MOSTLY 2-4 UNIT WALK UPS, 20-100 UNIT MULTI FAMILY, STREET RETAIL AND SOME LIGHT INDUSTRIAL PARKING — PARKING PROVIDED – 75 STRUCTURED – 0.65/UNIT. SAN FRANCISCO HAS MAX PARKING LIMITS, NOT MINIMUMS  
INCENTIVES/ZONING – SPLIT ZONING W 2 DIFFERENT HEIGHTS. NO MAX DENSITY ONLY BULK AND HEIGHT LIMITS.  
PROXIMITY TO TRANSIT – 1 BLOCK TO BUS AND 3 BLOCKS TO LIGHT RAIL AND BART  
CONSTRUCTION TYPE – TYPE III AND V WOOD OVER TYPE I CONCRETE  
SITE SIZE – 0.9 ACRES  
HEIGHT – 4 AND 6 FLOORS  
UNITS – 112 UNITS  
COMMERCIAL SPACE – 5,600 SF RETAIL, REQUIRED ON ONE STREET FRONTAGE  
SETBACKS – 0' SETBACKS ON STREETS AND 25% REAR YARD REQUIREMENT  
PUBLIC OPEN SPACE – NONE

99 RAUSCH  
SAN FRANCISCO, CA

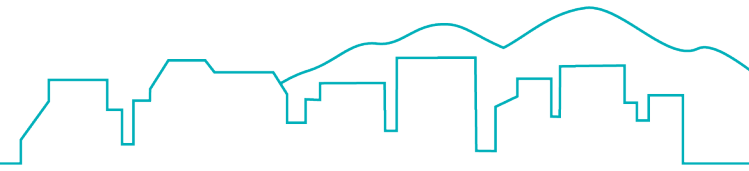
BAR architects  
& interiors

# Case Studies: Jefferson Condos, Redwood City CA



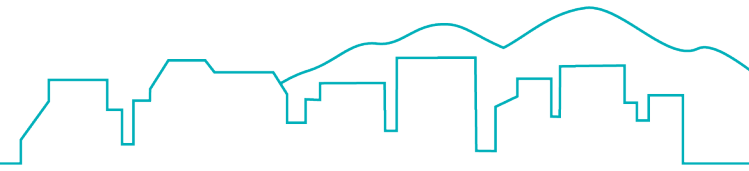


# Case Studies: 99 Rausch, San Francisco CA





# Case Studies: Cityline, Seattle WA



# Case Studies: Findings

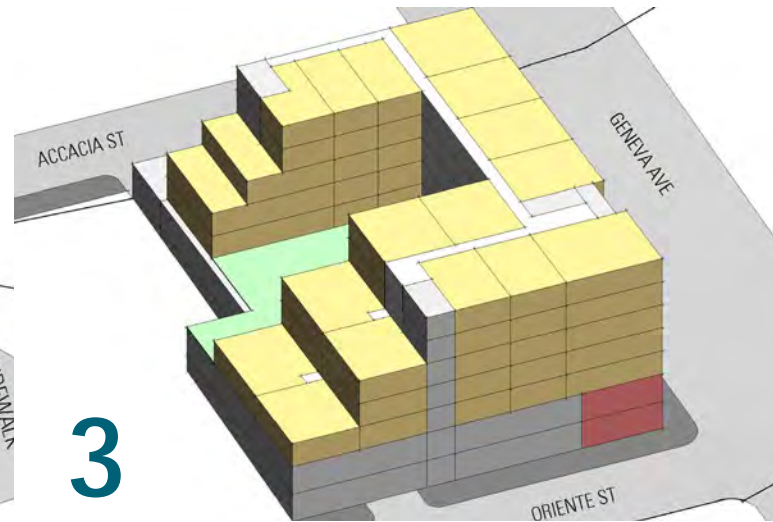
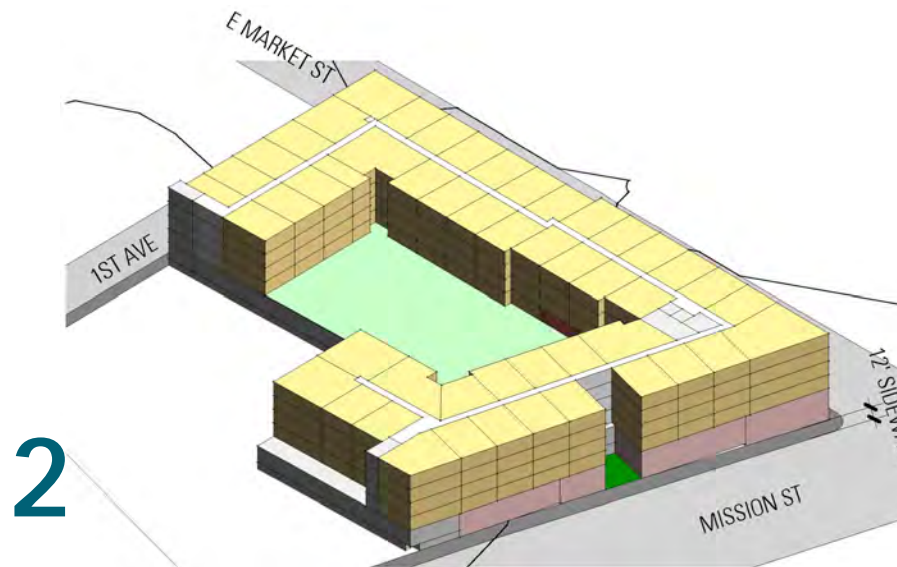
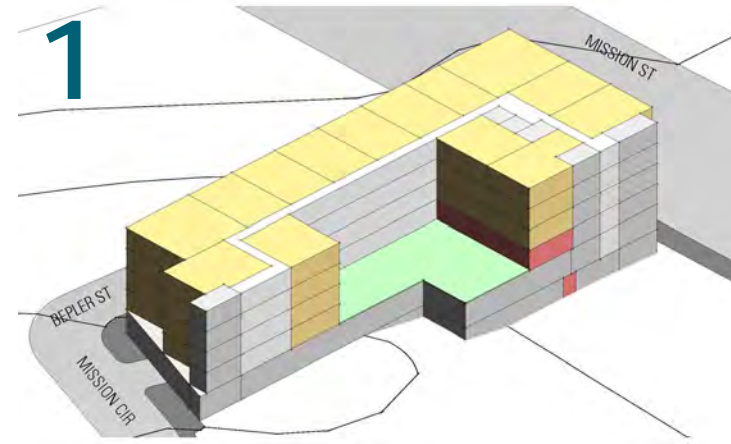
- Type III and V Wood over Type 1 Concrete
- Up to 7 stories high
- Over 100 units/acre
- Zero or minimal setbacks
- Within a few blocks from transit
- Provision of <1 parking space/unit
- Larger sites can provide public open space





# Test Fit Proposals

- Three opportunity sites on assembled parcels
  1. 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





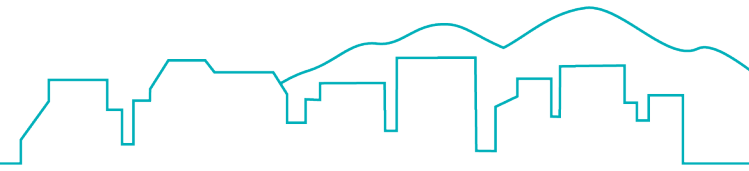
# Test Fit Proposal 1: Bepler Street

- Several parcels owned by City
- Sloped topography



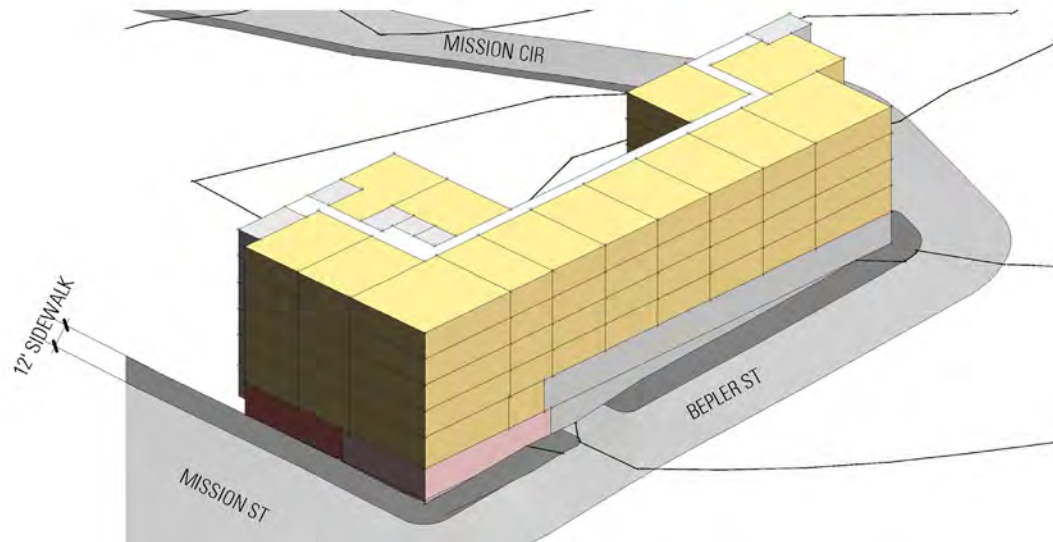


# Test Fit Proposal 1: Bepler Street

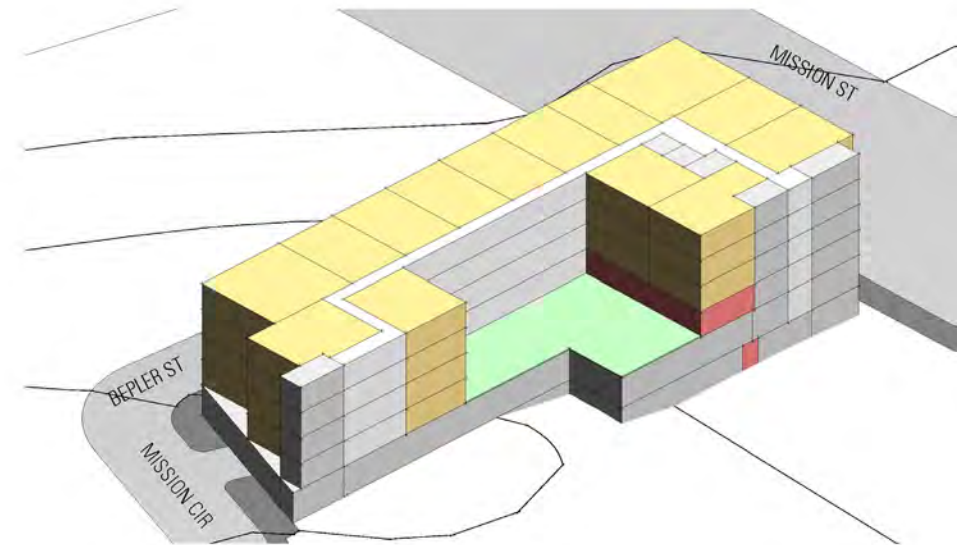


- .52 Acres
- Height: 6 Stories
- 58 Units

- 112 du/acre
- 1.06 parking space per unit

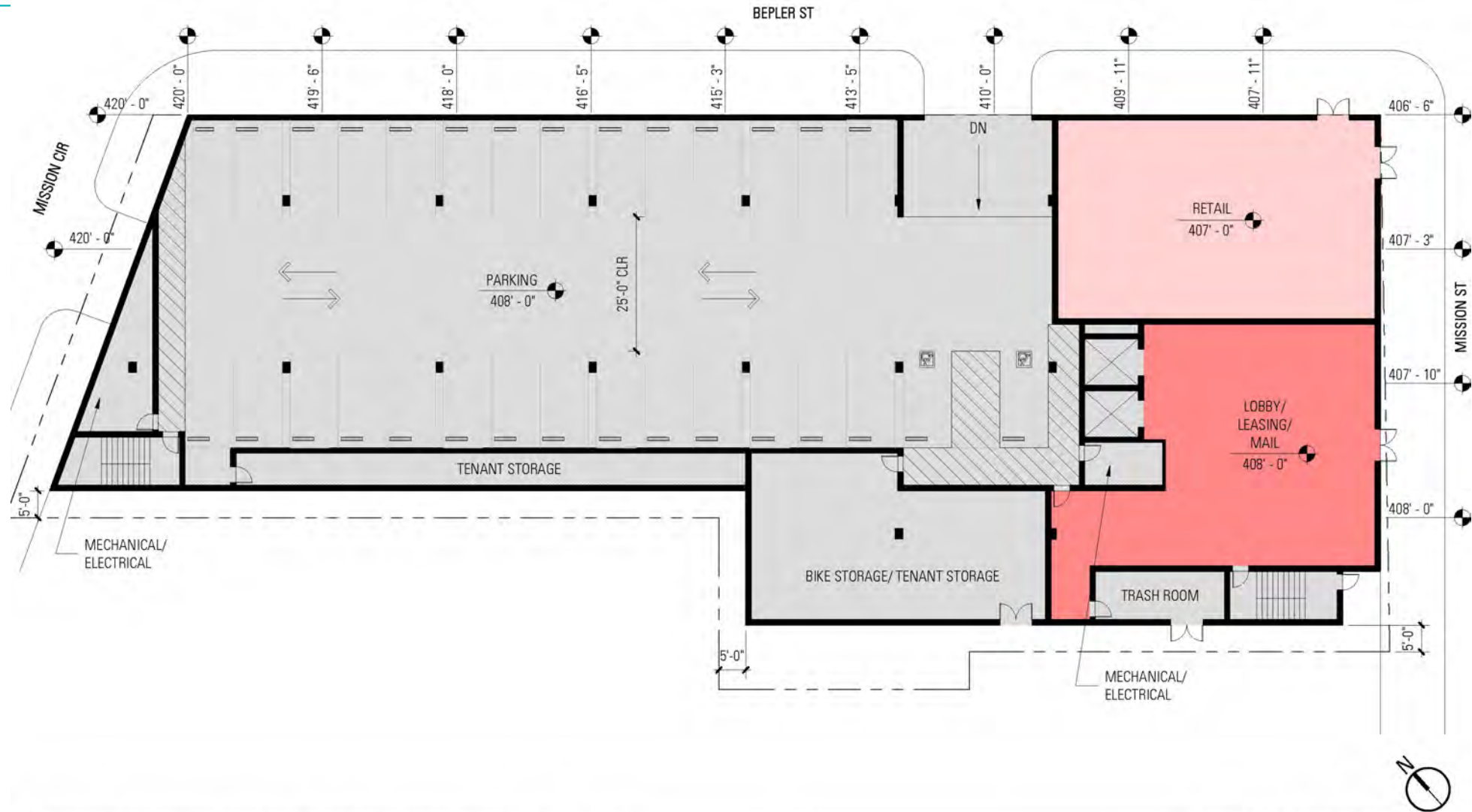


From Mission Street / Bepler Street



From Mission Circle

# Test Fit Proposal 1: Bepler Street

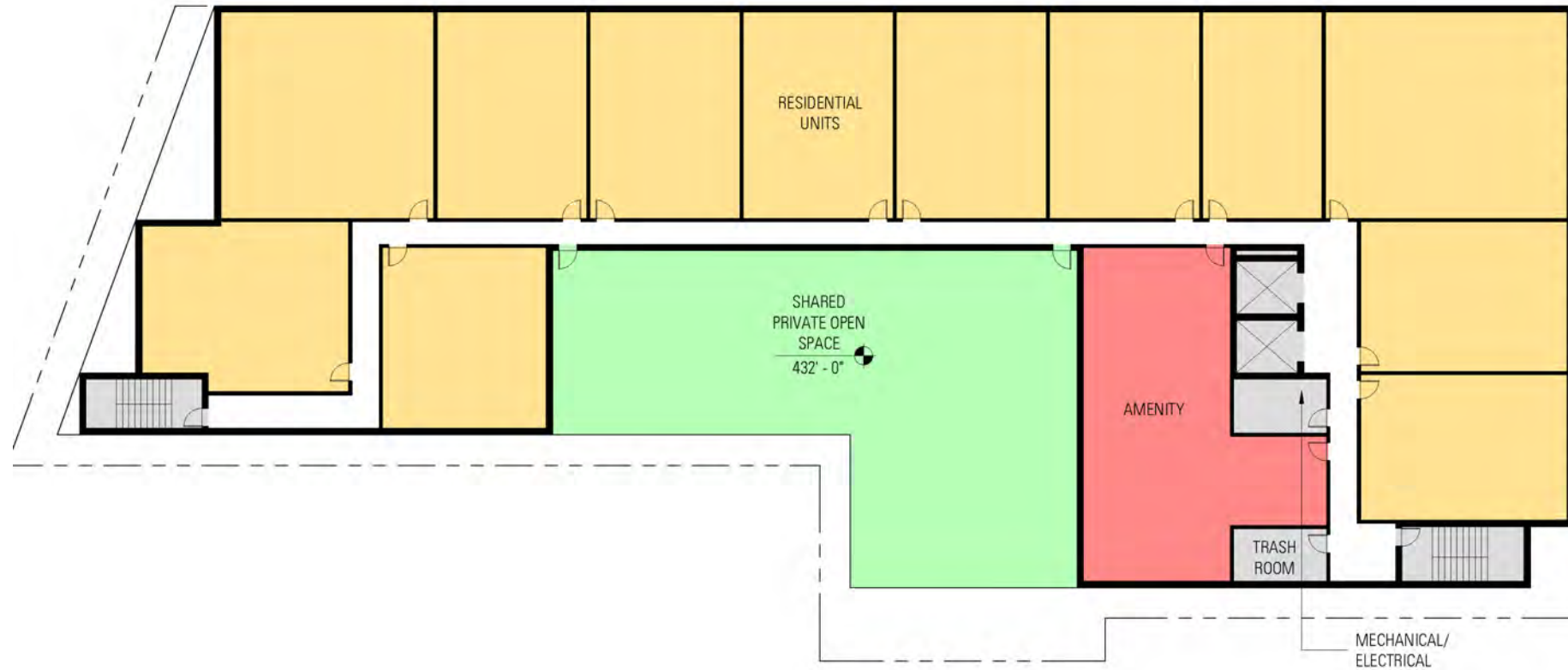


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3 BEPLER ST - LEVEL 01



# 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

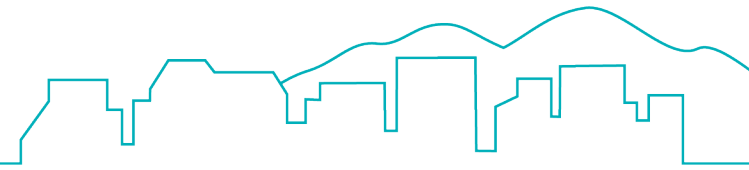


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3 BEPLER ST - TYPICAL RESIDENTIAL LEVEL

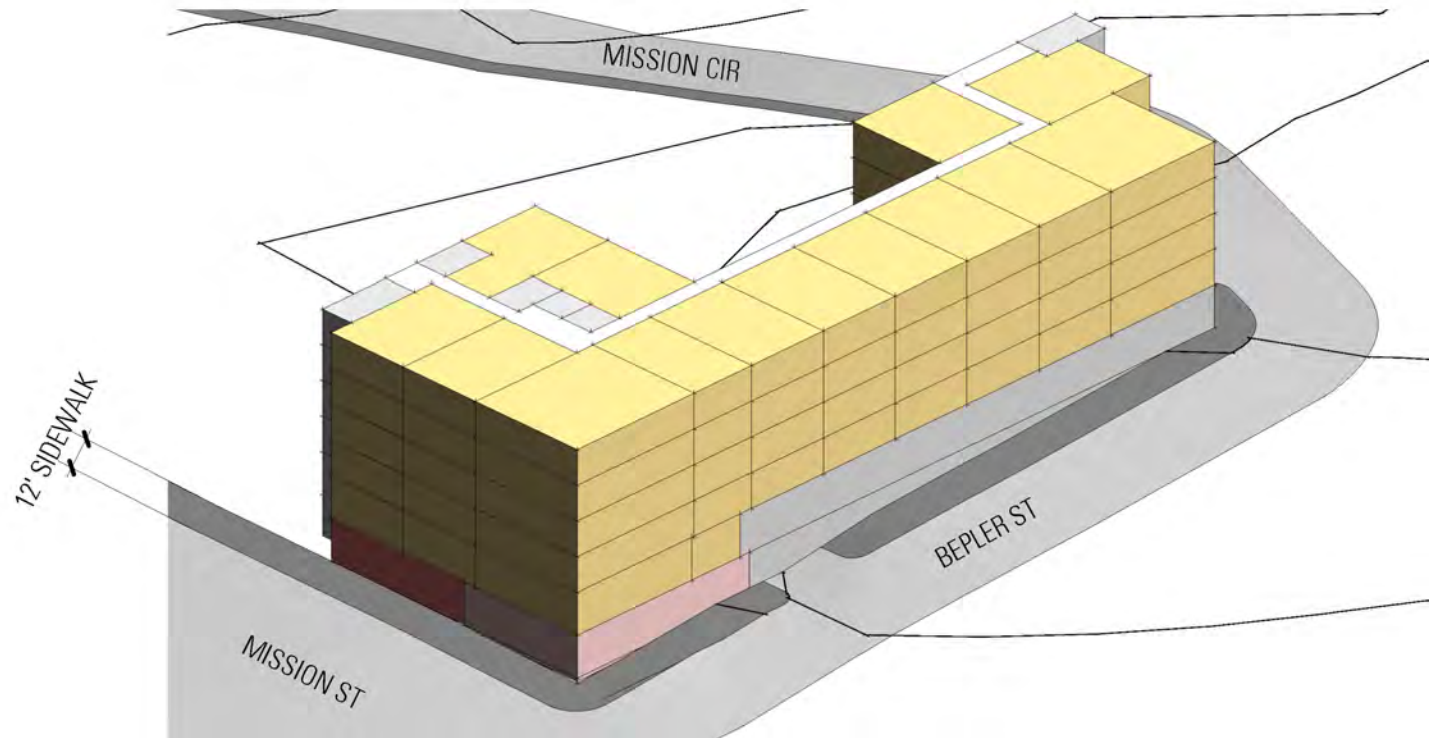


# Test Fit Proposal 1: Bepler Street



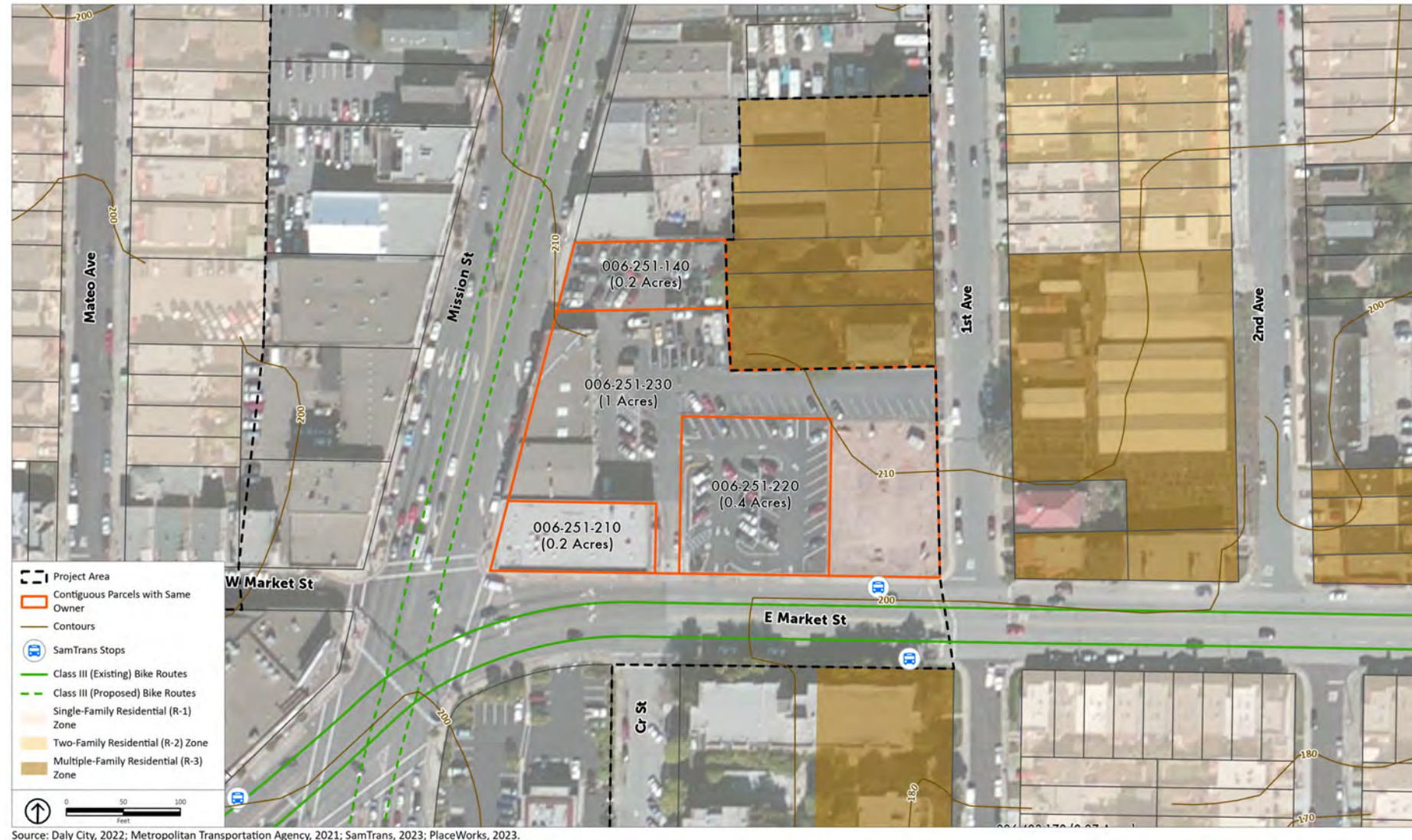
## Key Standard – Site Access

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



# Test Fit Proposal 2: Mission/Market

- Located at busy intersection with Market Street

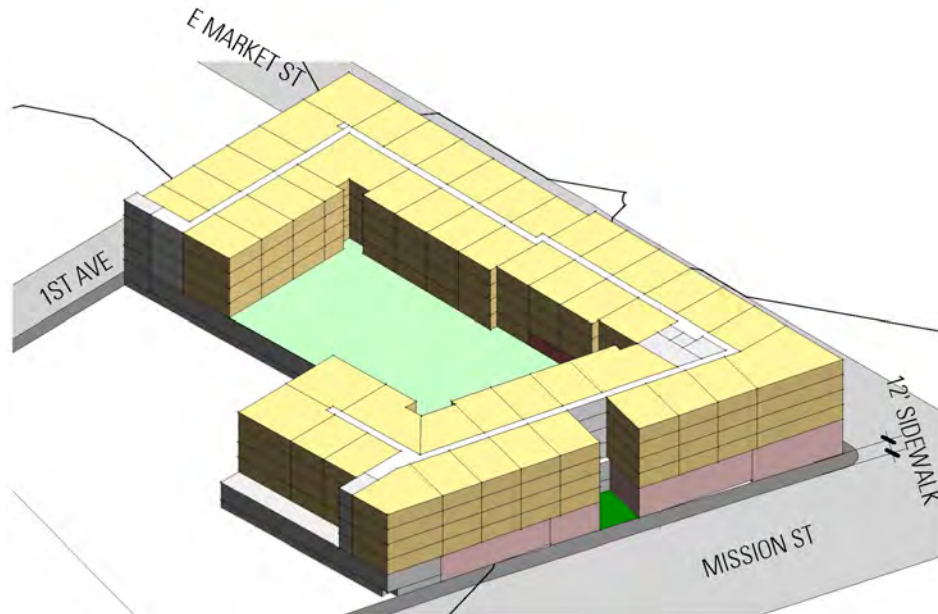




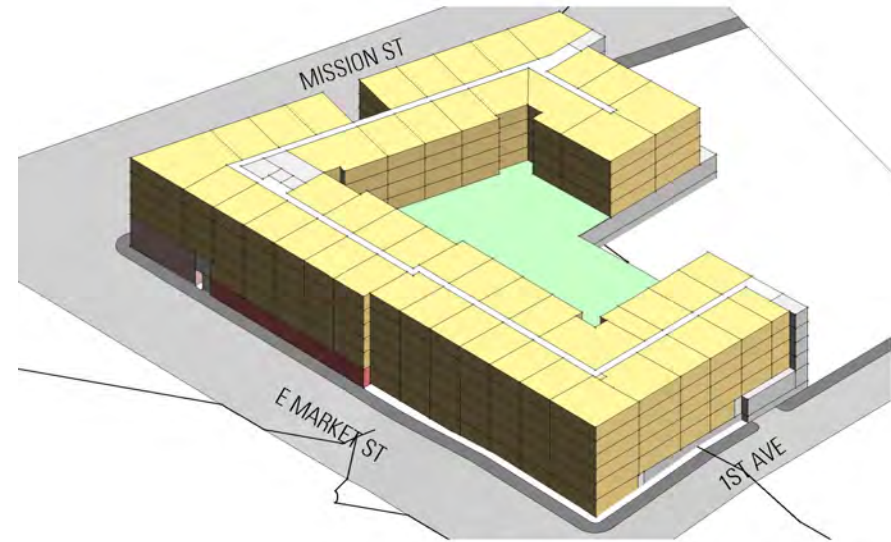
# Test Fit Proposal 2: Mission / Market

- 1.9 Acres
- Height: 6 Stories
- 219 Units

- 115 du/acre
- 1.17 parking space per unit



From Mission Street



From Market Street / 1<sup>st</sup> Avenue

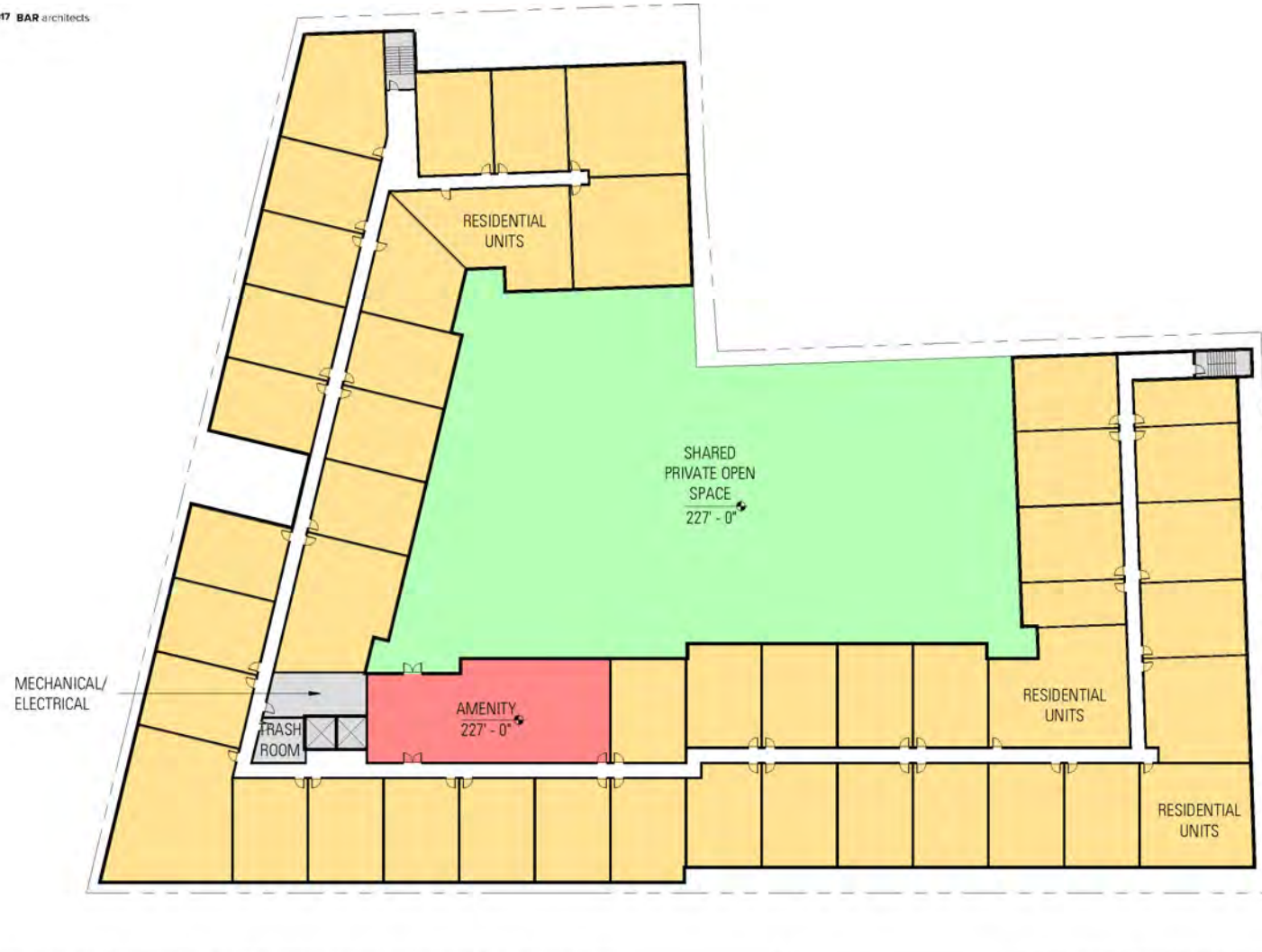
# Test Fit Proposal 2: Mission / Market





# Test Fit Proposal 2: Mission / Market

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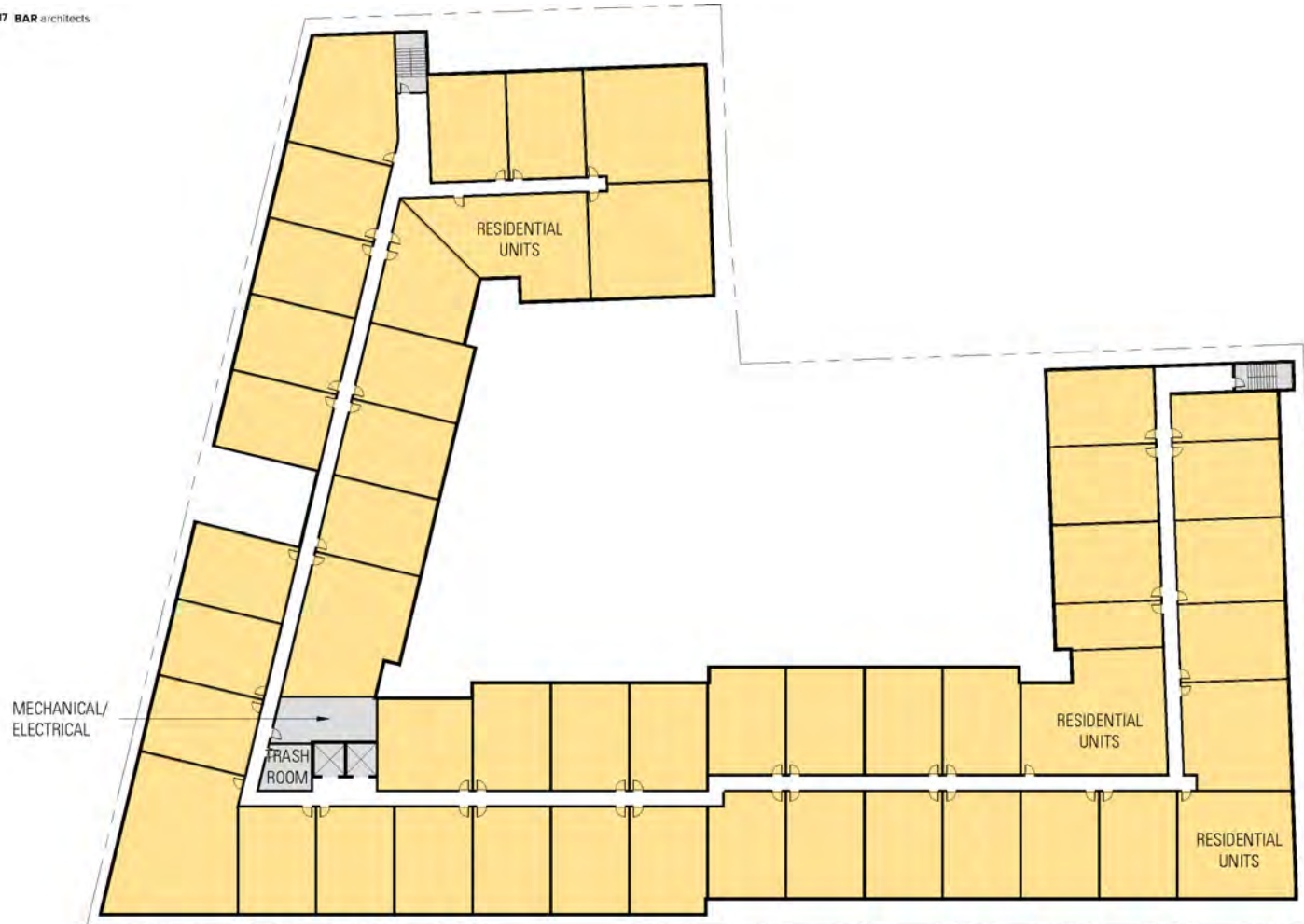


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7367-7395 MISSION ST - PODIUM LEVEL

# Test Fit Proposal 2: Mission / Market

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CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

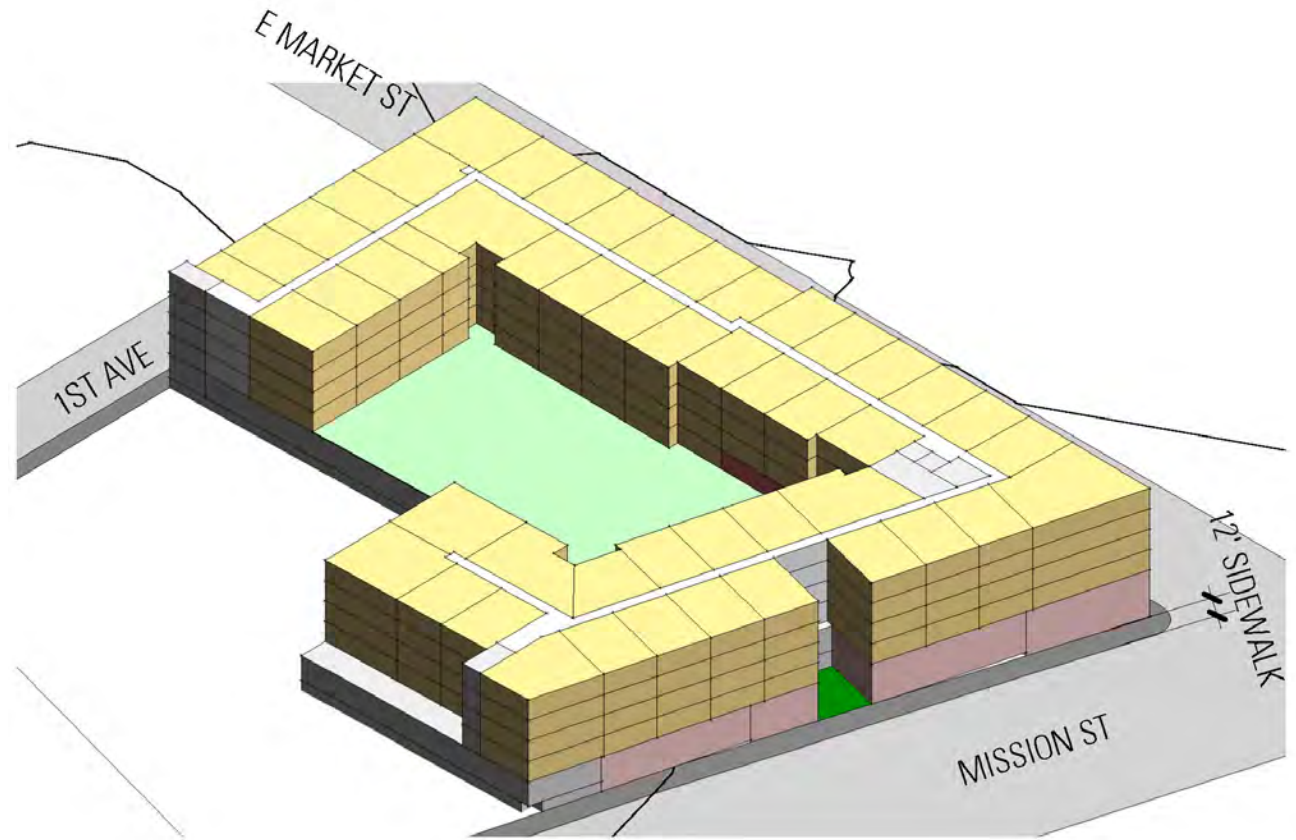
7367-7395 MISSION ST - TYPICAL RESIDENTIAL LEVEL



# Test Fit Proposal 2: Mission / Market

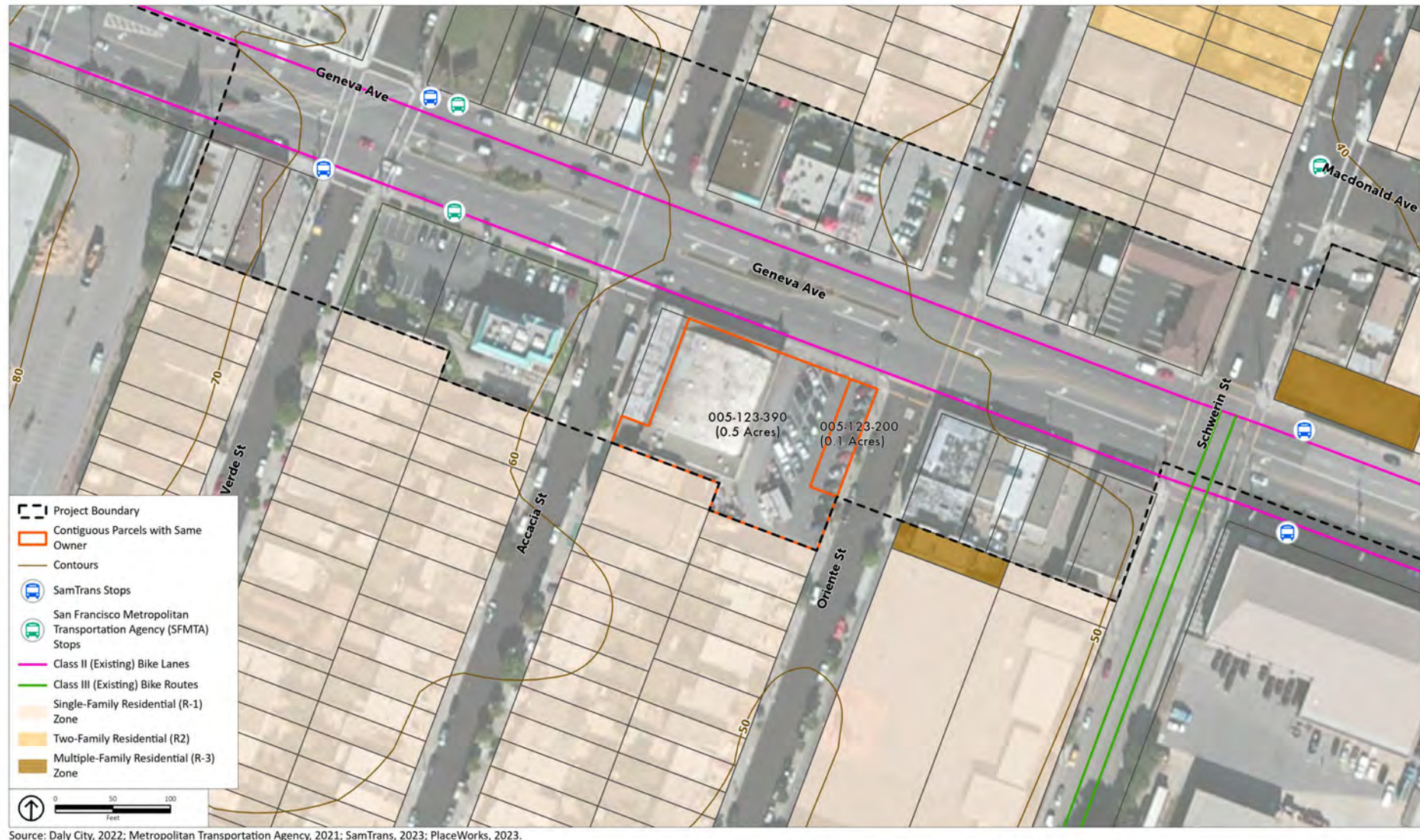
## Key Standard – Open Space:

- 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

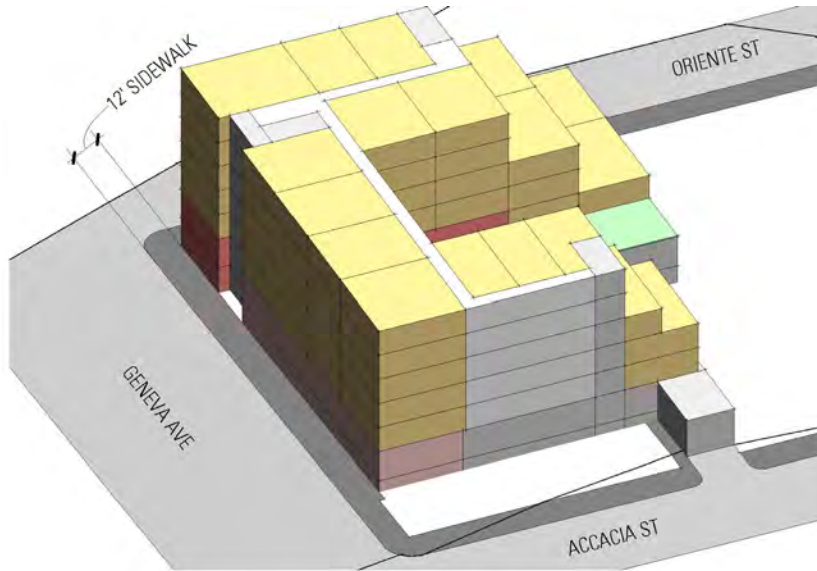
- At intersection with Oriente Street
- Adjacent to single-family residential (R-1) zone at the rear





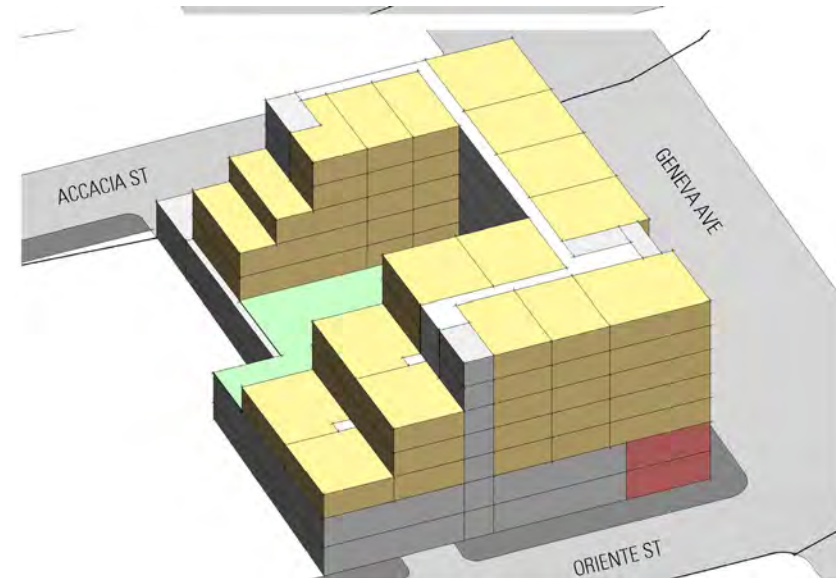
# Test Fit Proposal 3: Geneva Ave

- .57 Acres
- Height: 6 Stories
- 66 Units



From Geneva / Accacia Street

- 116 du/acre
- 1.03 parking space per unit



From Oriente Street

# 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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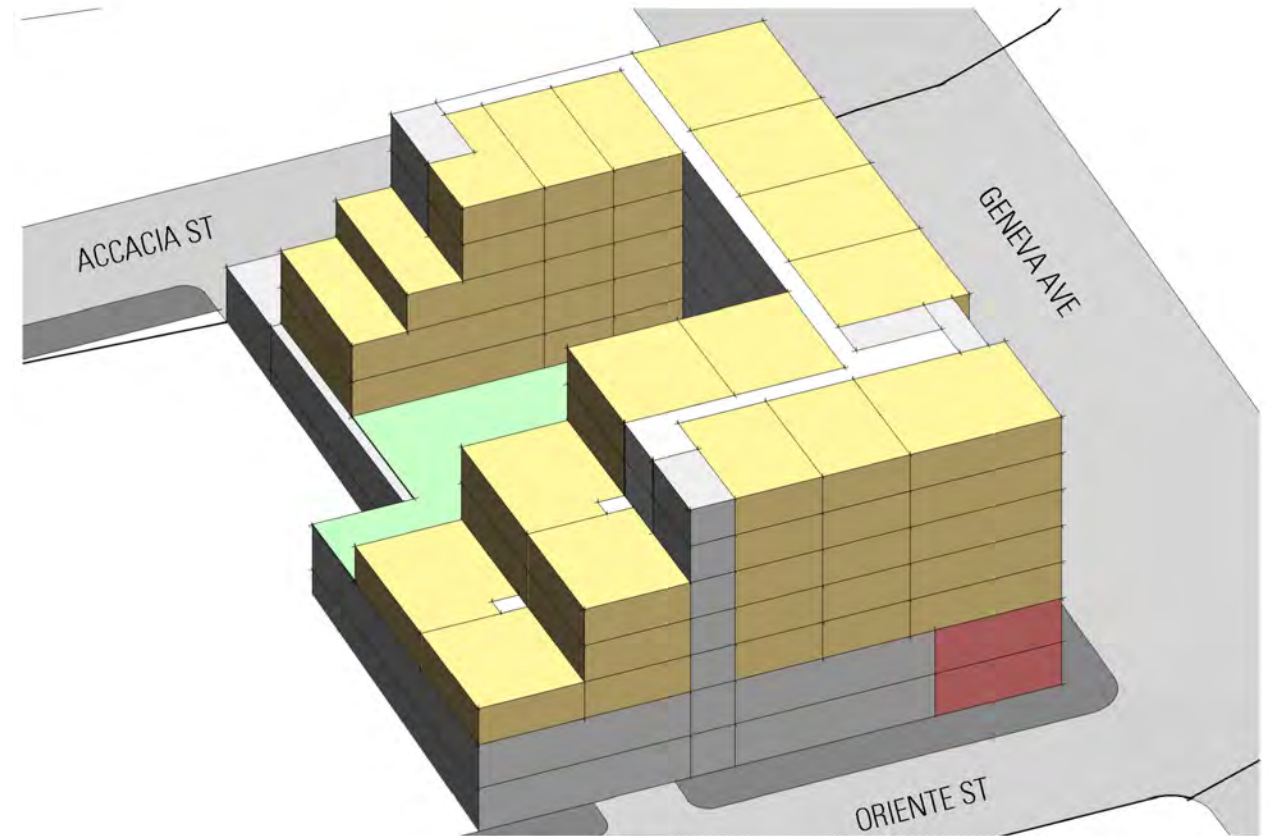




# Test Fit Proposal 3: Geneva Ave

Key Standard: Neighborhood Transition where adjacent to 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
- Usable Open Space
- Yard and open space
- Parking



# QUESTIONS?



# OPEN HOUSE COMMUNITY MEETING

Please circulate among  
exhibits, discuss and provide  
comments to staff -

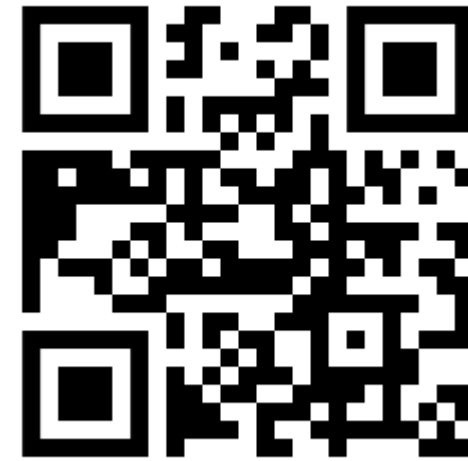
We want your input!





# Next Steps

- Draft CEQA
- Draft Objective Design Standards
- Draft Zoning Amendments
- City Council Adoption Hearing  
(September 2023)



<http://www.dalycity.org/cmu>

# DALY CITY C-MU ZONING DISTRICT DEVELOPMENT

## COMMUNITY MEETING

AUGUST 28, 2023

