

DALY CITY C-MU ZONING DISTRICT DEVELOPMENT

COMMUNITY MEETING

AUGUST 28, 2023



PLACEWORKS



AGENDA

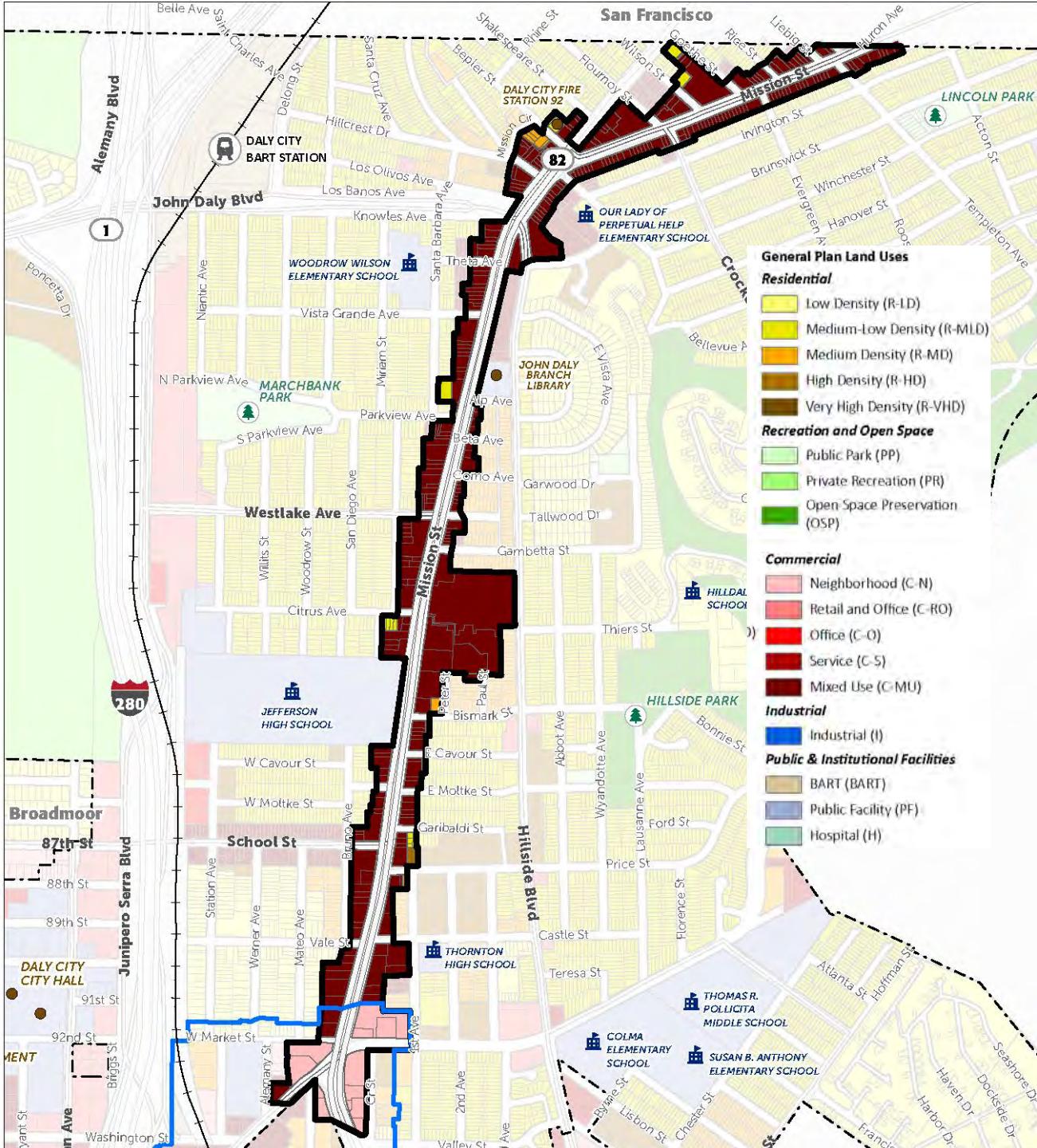
- A. Welcome and Introductions
- B. Presentation by PlaceWorks
 - 1. Project Overview
 - 2. Case Studies
 - 3. Test Fit Proposals on Opportunity Sites
 - 4. Recommended Development and Design Standards
- C. Questions and Answers
- D. Open House Community Feedback
- E. Next Steps

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

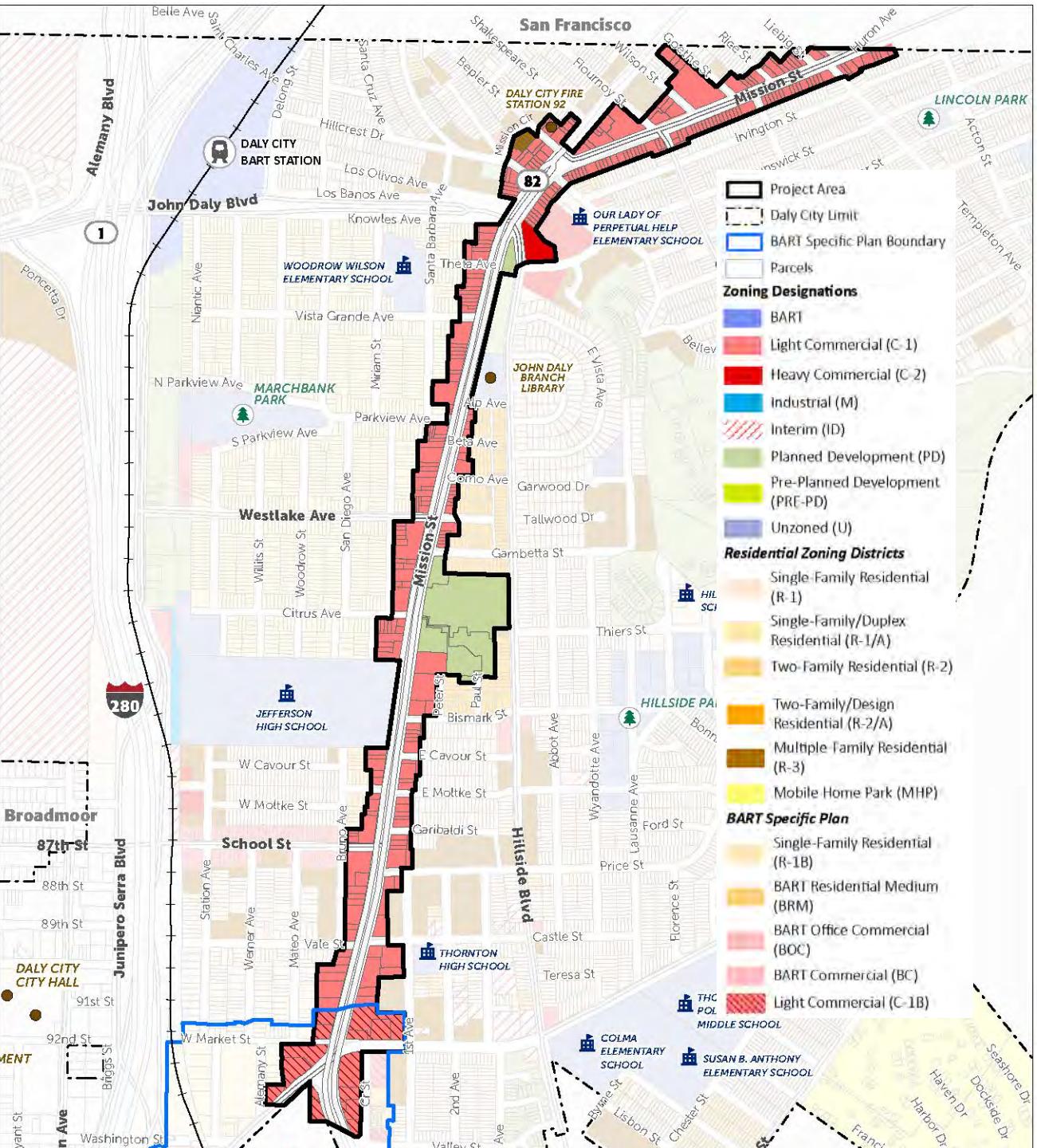
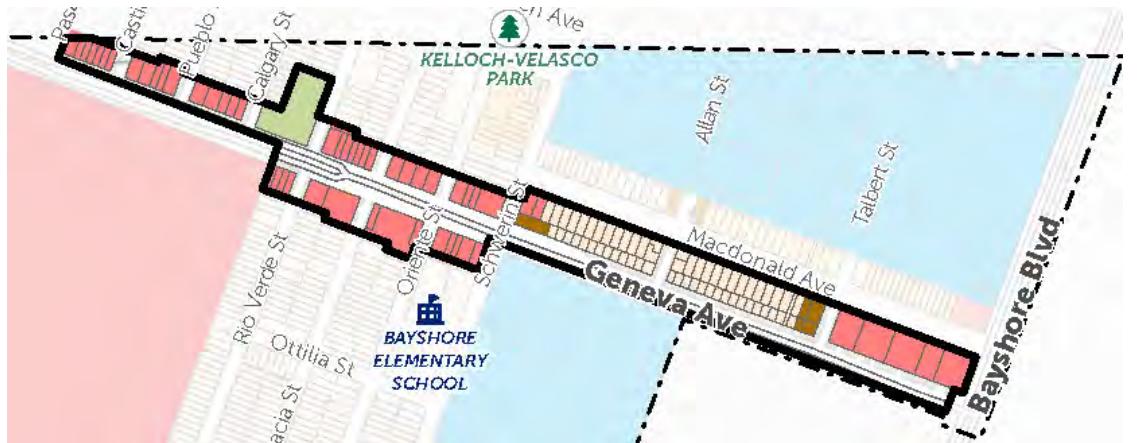
Project Boundary and General Plan Land Use

- 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 FRONTRAGE SETBACKS - 0' SETBACKS ON STREETS AND 25% REAR YARD REQUIREMENT PUBLIC OPEN SPACE - NONE



99 RAUSCH
SAN FRANCISCO, CA

BAR architects
& interiors

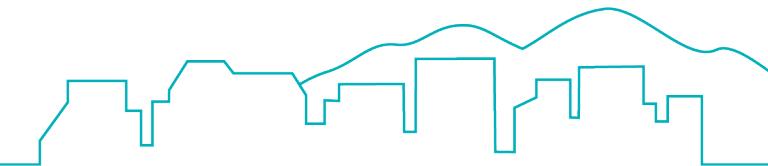
Case Studies: Jefferson Condos, Redwood City CA



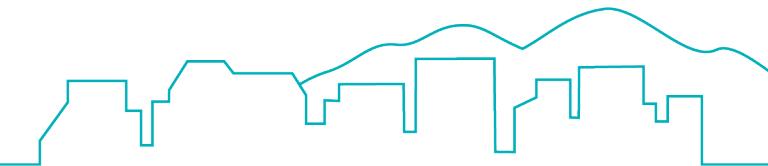
Case Studies: 99 Rausch, San Francisco CA



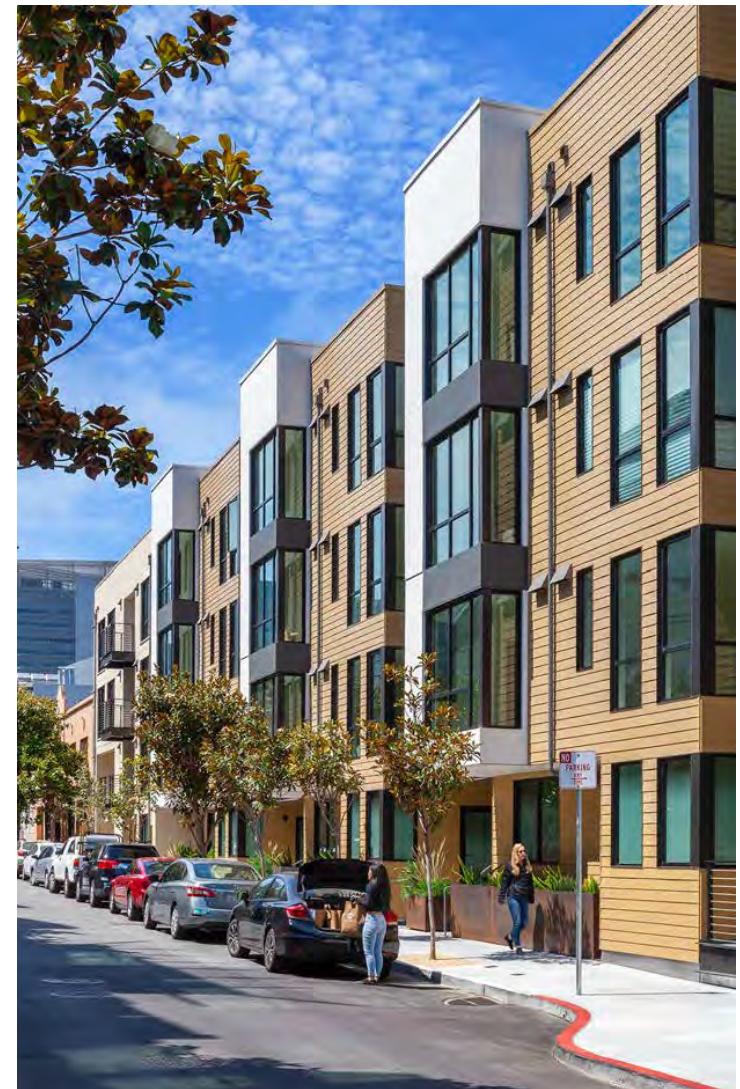
Case Studies: Cityline, Seattle WA



Case Studies: Findings

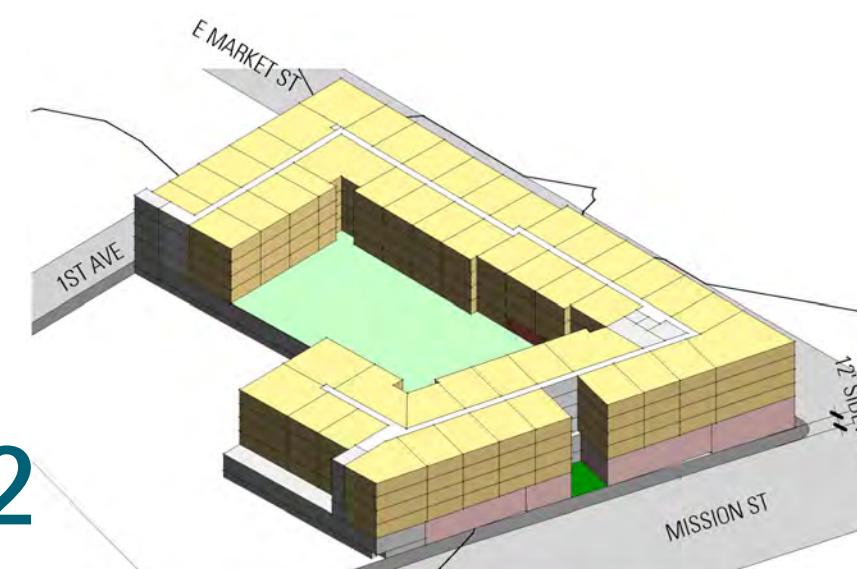
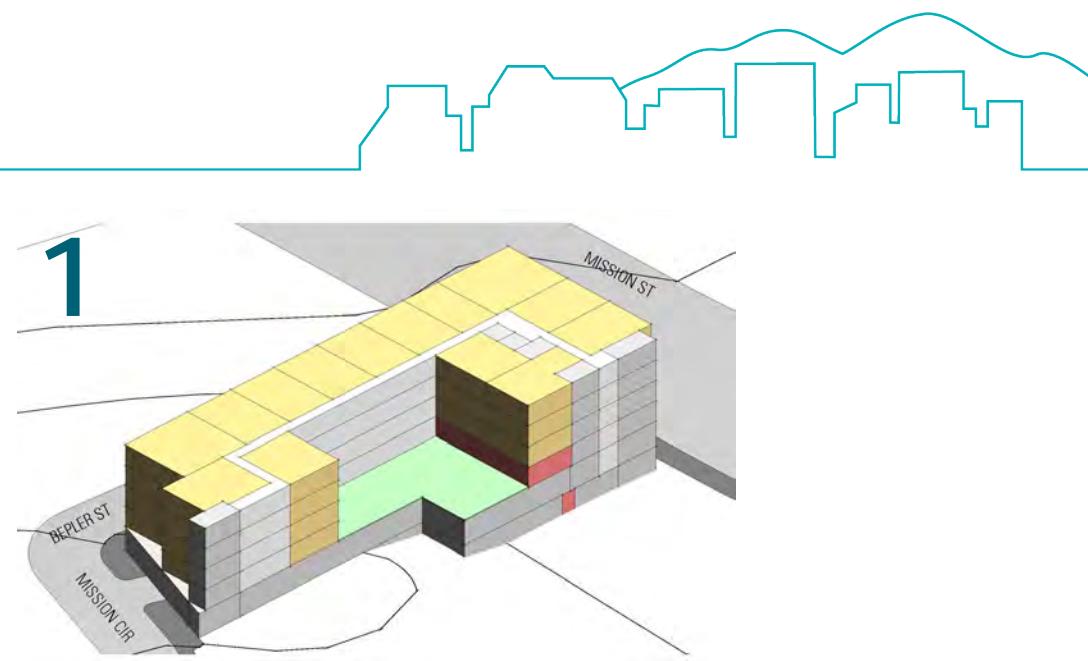


- Type III and V Wood over Type 1 Concrete
- Up to 7 stories high
- Over 100 units/acre
- Zero or minimal setbacks
- Within a few blocks from transit
- Provision of <1 parking space/unit
- Larger sites can provide public open space



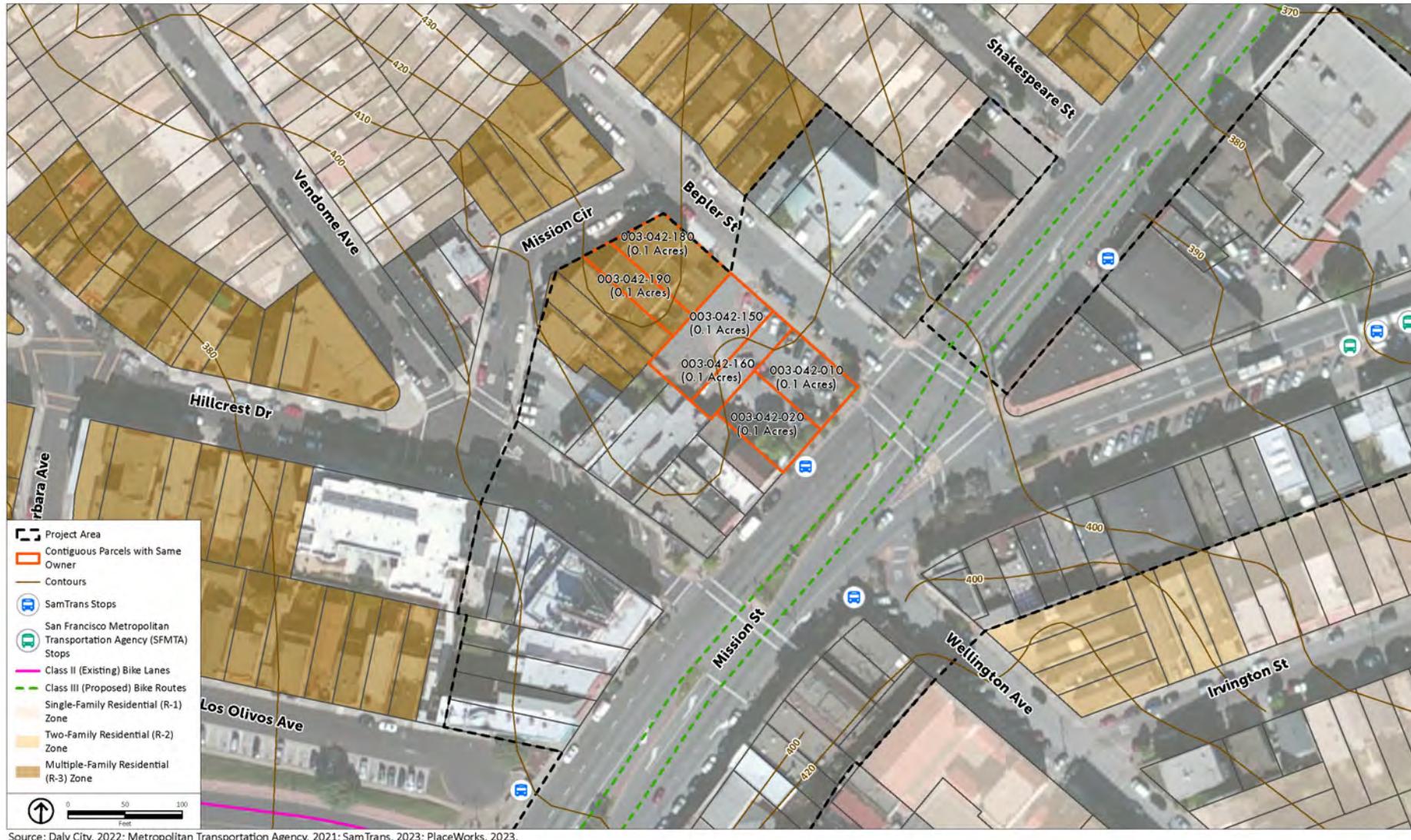
Test Fit Proposals

- 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

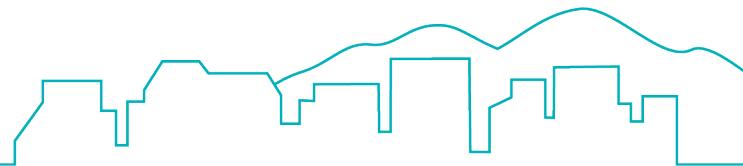


Test Fit Proposal 1: Bepler Street

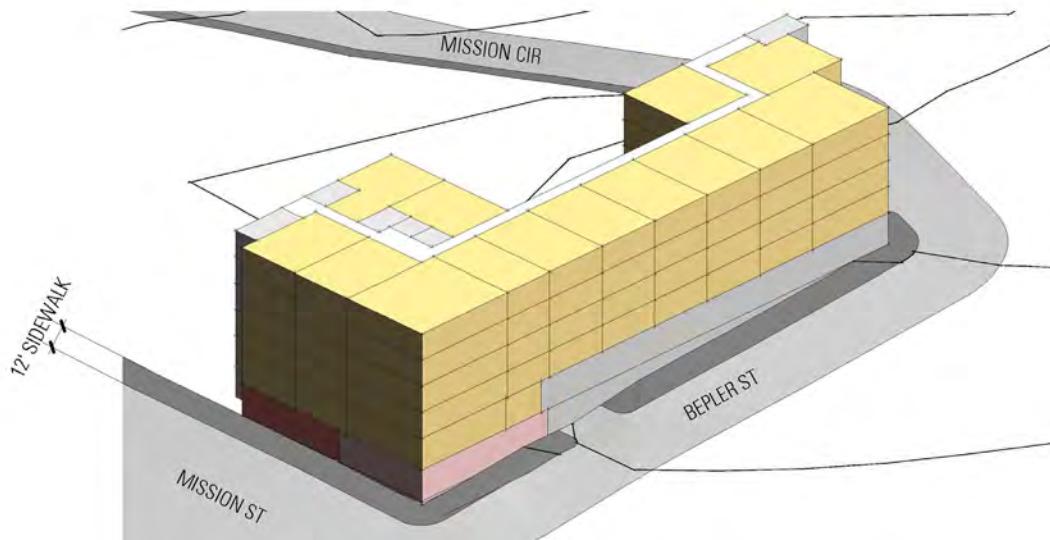
- Several parcels owned by City
- Sloped topography



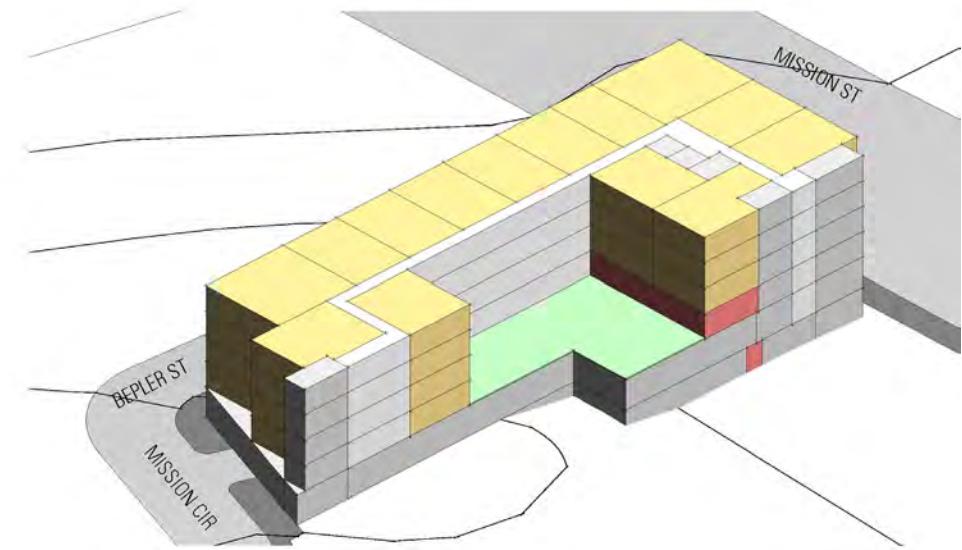
Test Fit Proposal 1: Bepler Street



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

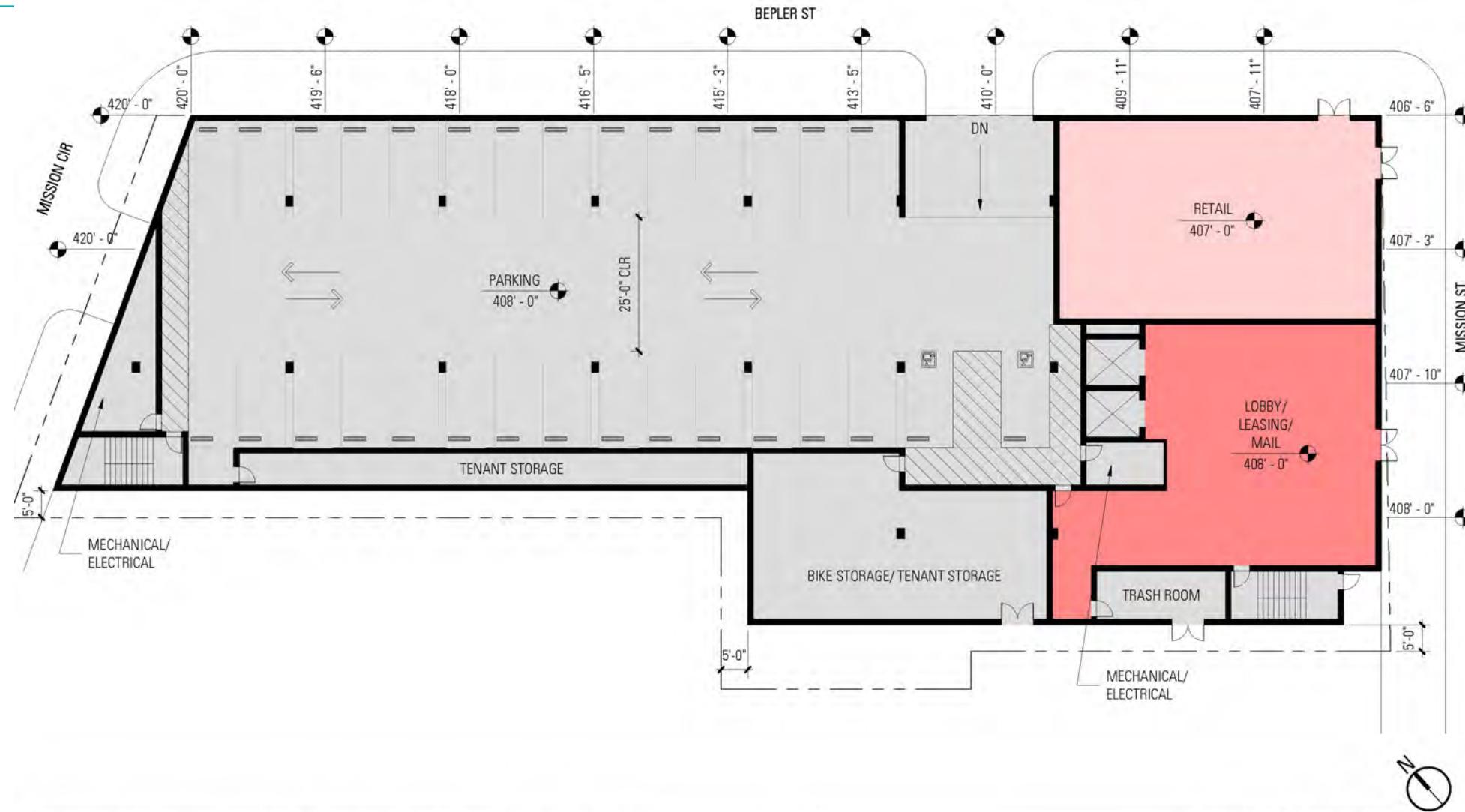


From Mission Street / Bepler Street



From Mission Circle

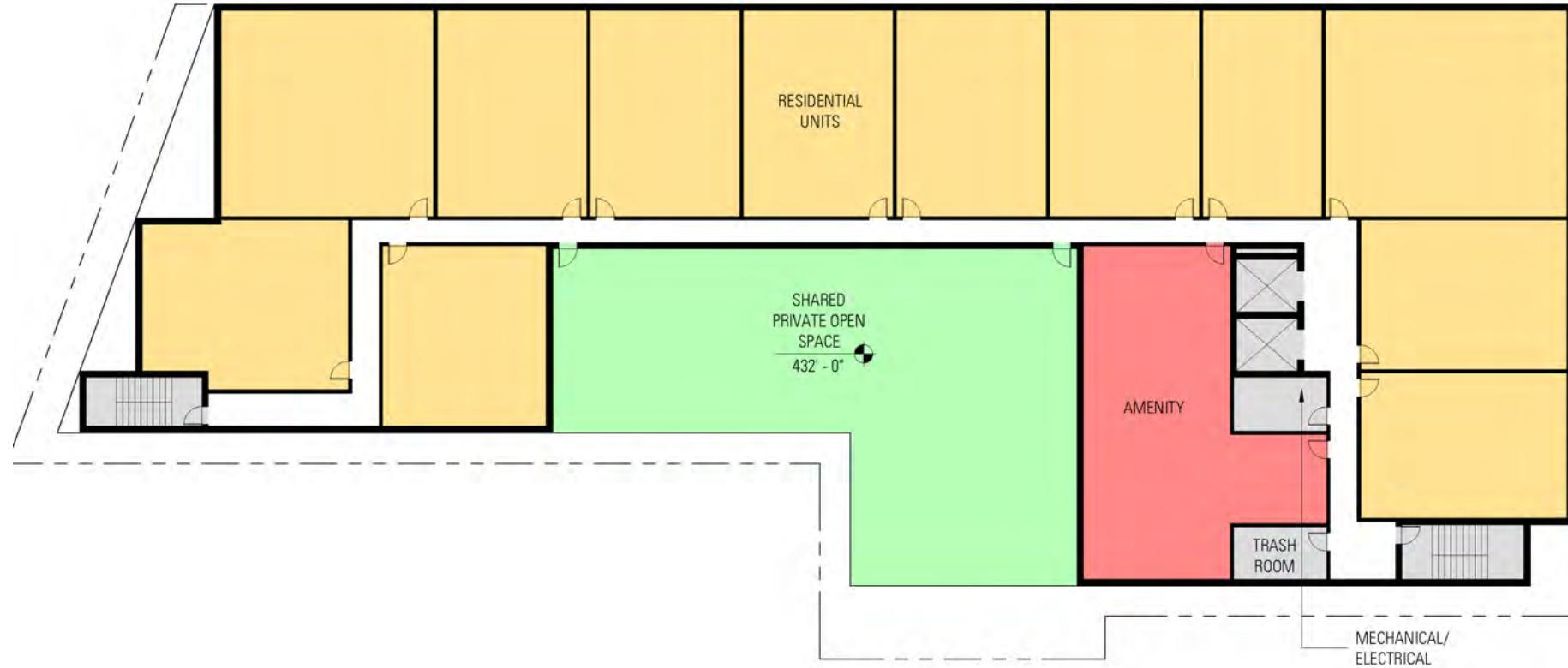
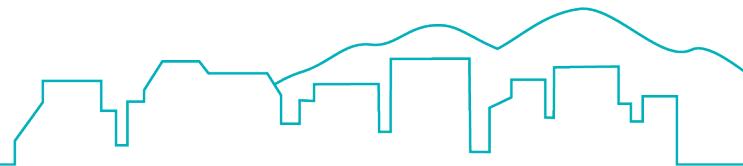
Test Fit Proposal 1: Bepler Street



CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

3 BEPLER ST - LEVEL 01

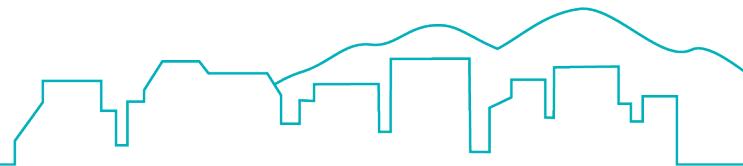
Test Fit Proposal 1: Bepler Street



CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

3 BEPLER ST - PODIUM LEVEL

Test Fit Proposal 1: Bepler Street



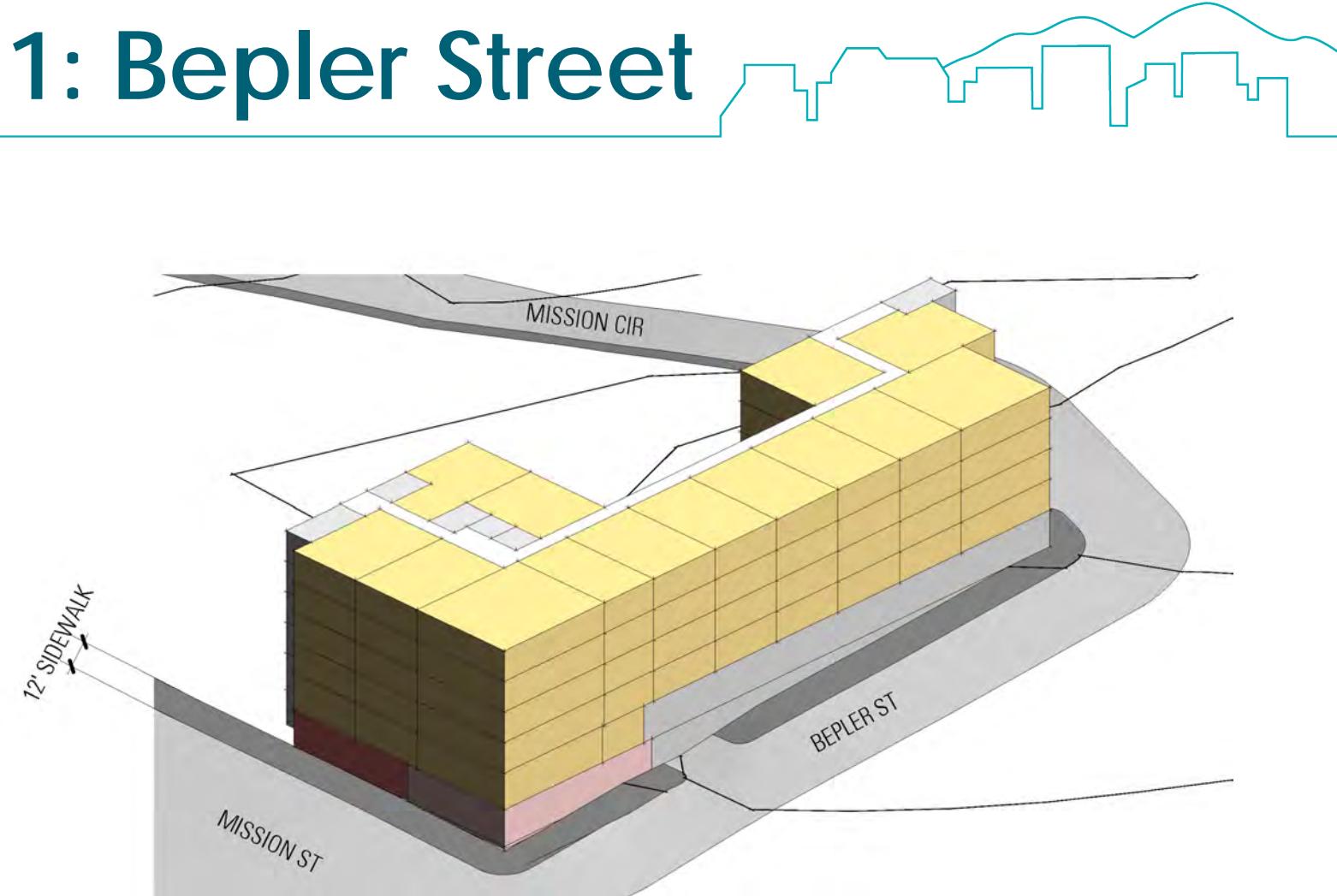
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

3 BEPLER ST - TYPICAL RESIDENTIAL LEVEL

Test Fit Proposal 1: Bepler Street

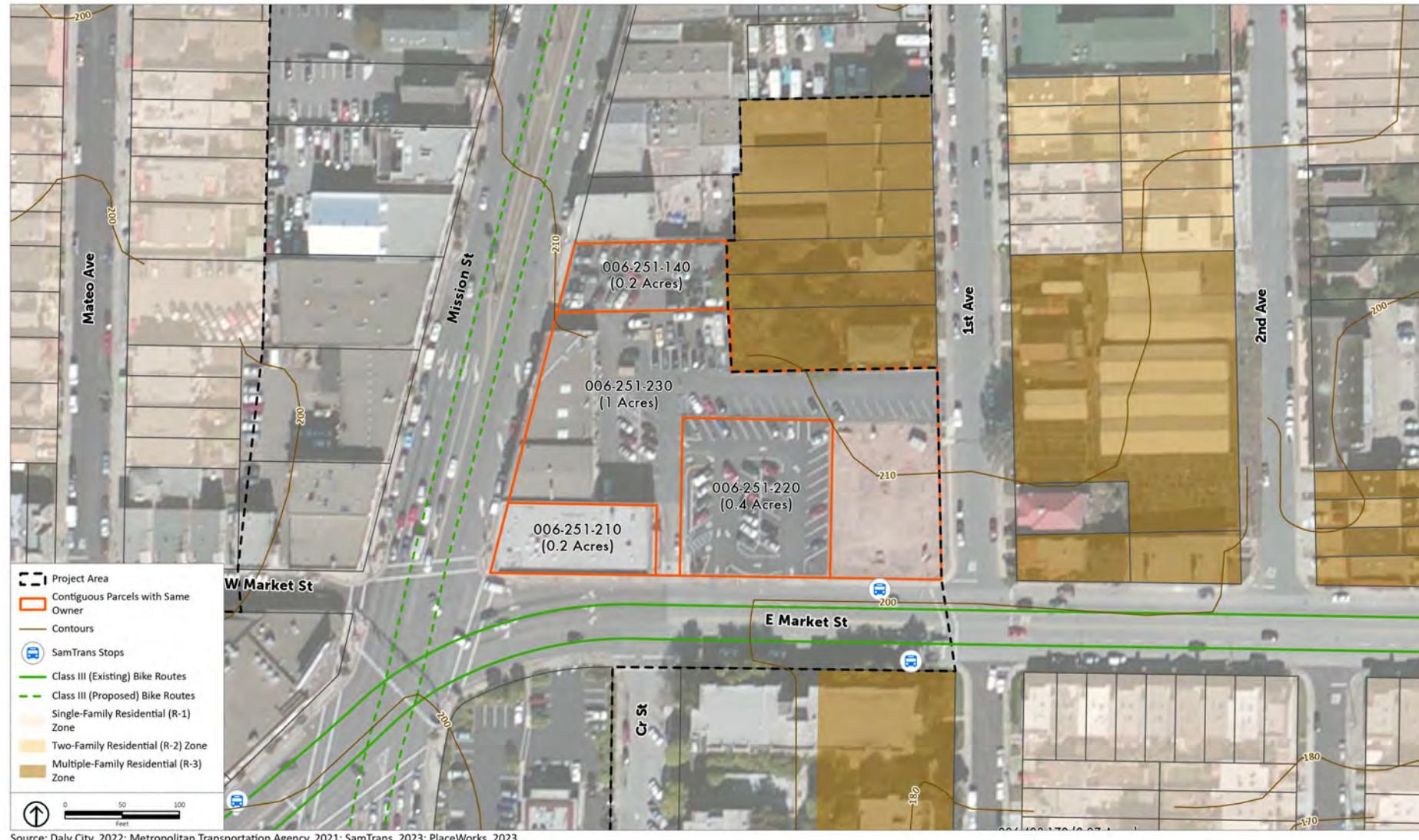
Key Standard – Site Access

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



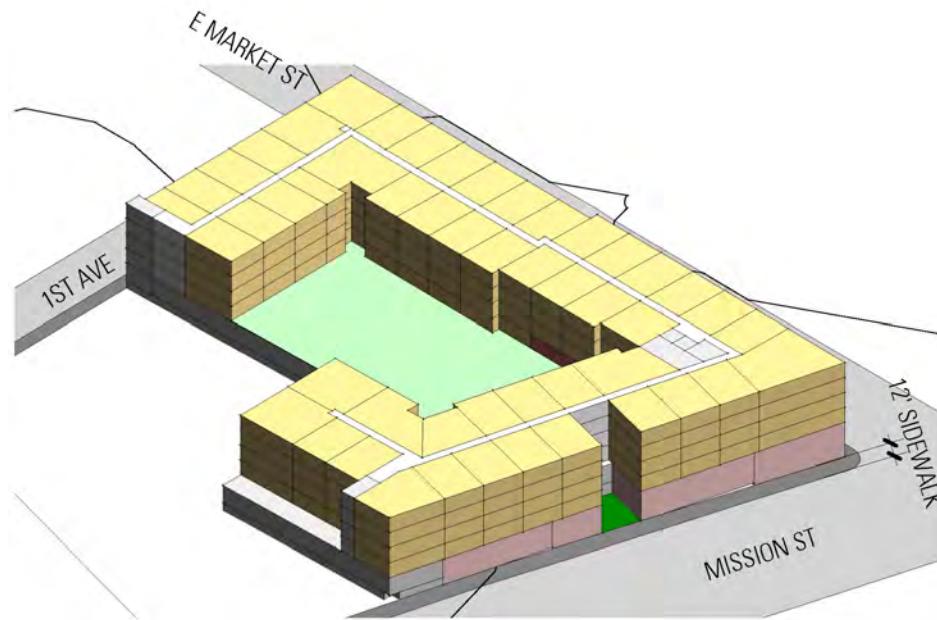
Test Fit Proposal 2: Mission/Market

- Located at busy intersection with Market Street



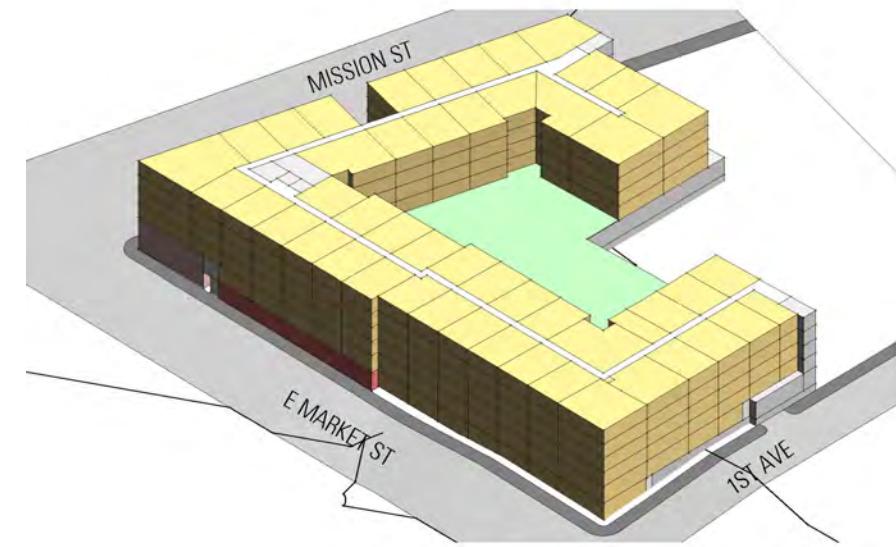
Test Fit Proposal 2: Mission / Market

- 1.9 Acres
- Height: 6 Stories
- 219 Units



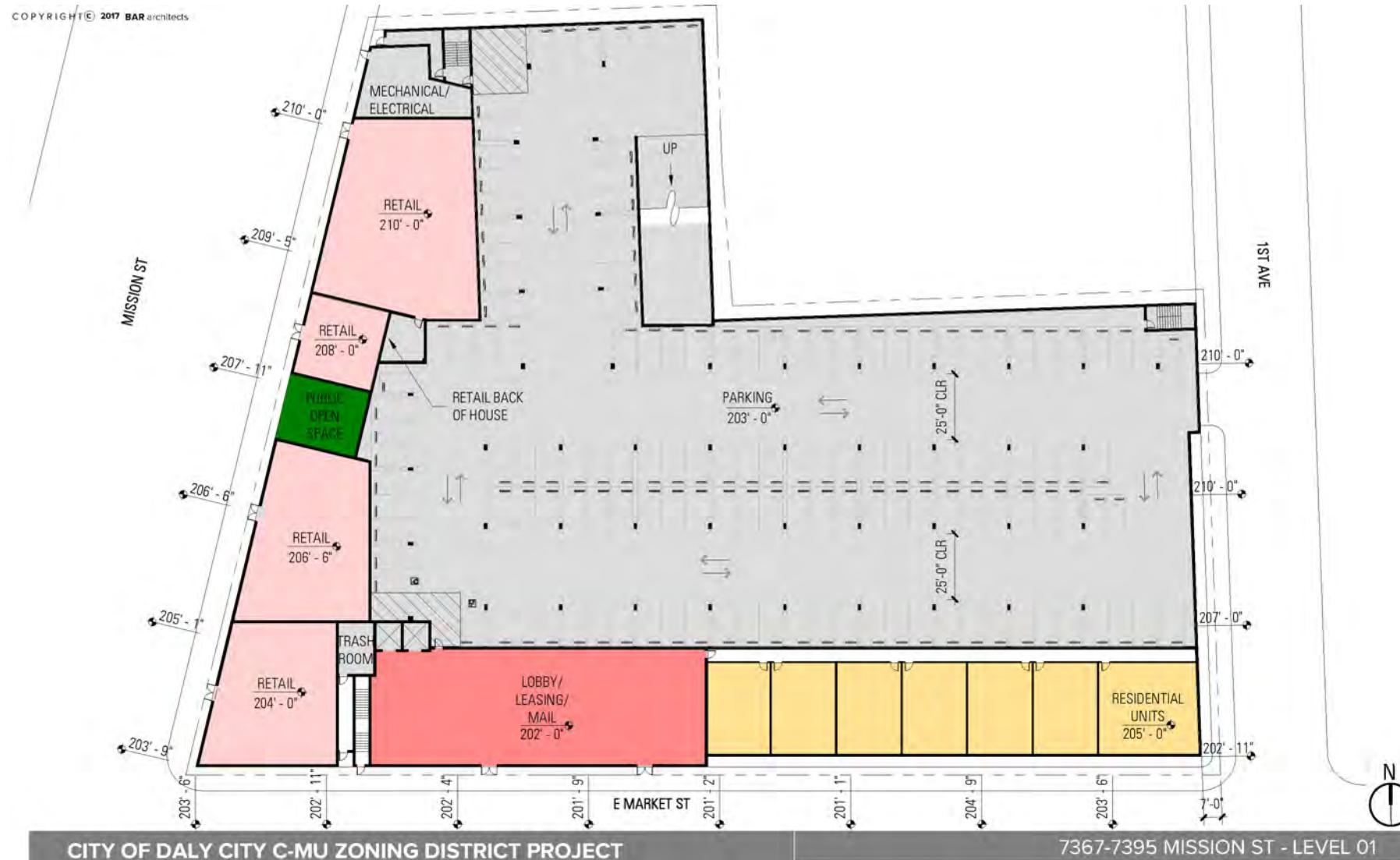
From Mission Street

- 115 du/acre
- 1.17 parking space per unit



From Market Street / 1st Avenue

Test Fit Proposal 2: Mission / Market



Test Fit Proposal 2: Mission / Market

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CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

7367-7395 MISSION ST - PODIUM LEVEL

Test Fit Proposal 2: Mission / Market

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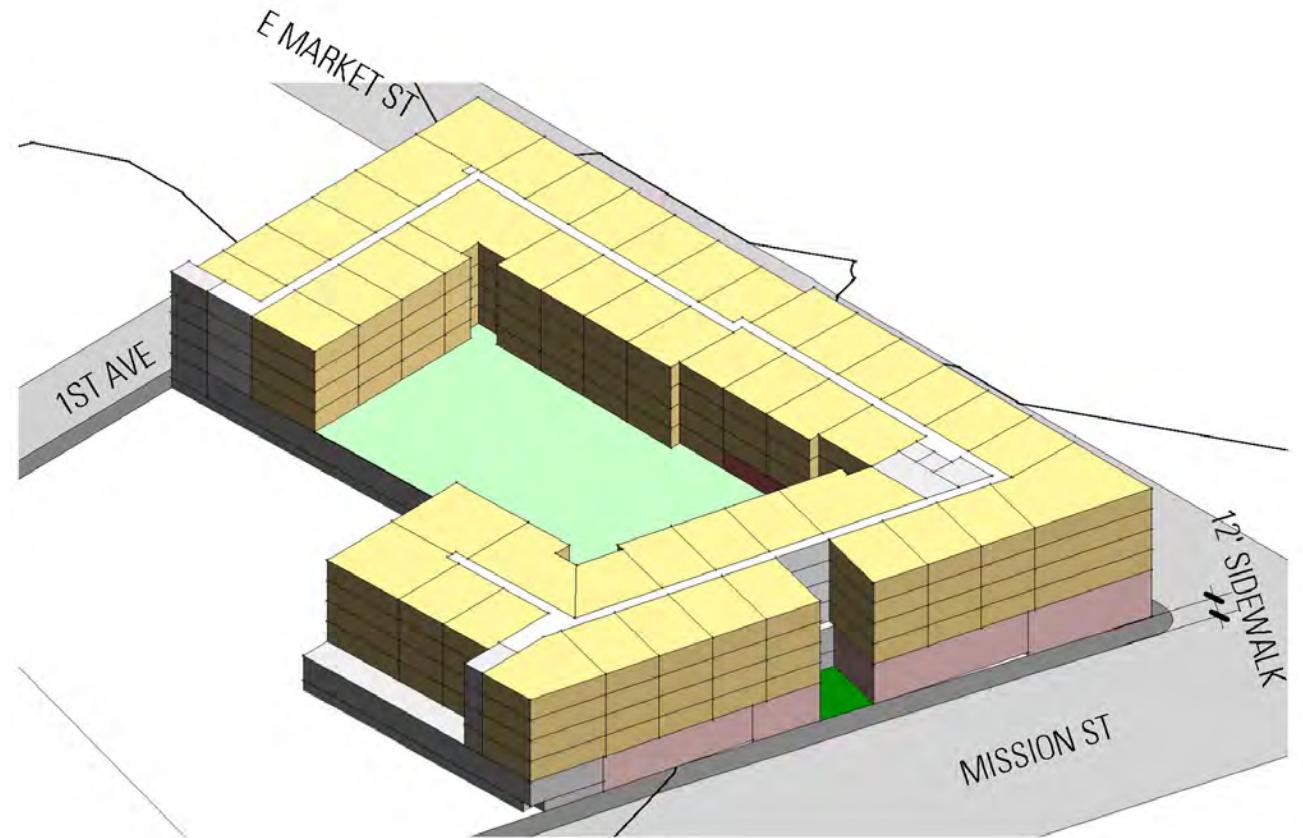
CITY OF DALY CITY C-MU ZONING DISTRICT PROJECT

7367-7395 MISSION ST - TYPICAL RESIDENTIAL LEVEL

Test Fit Proposal 2: Mission / Market

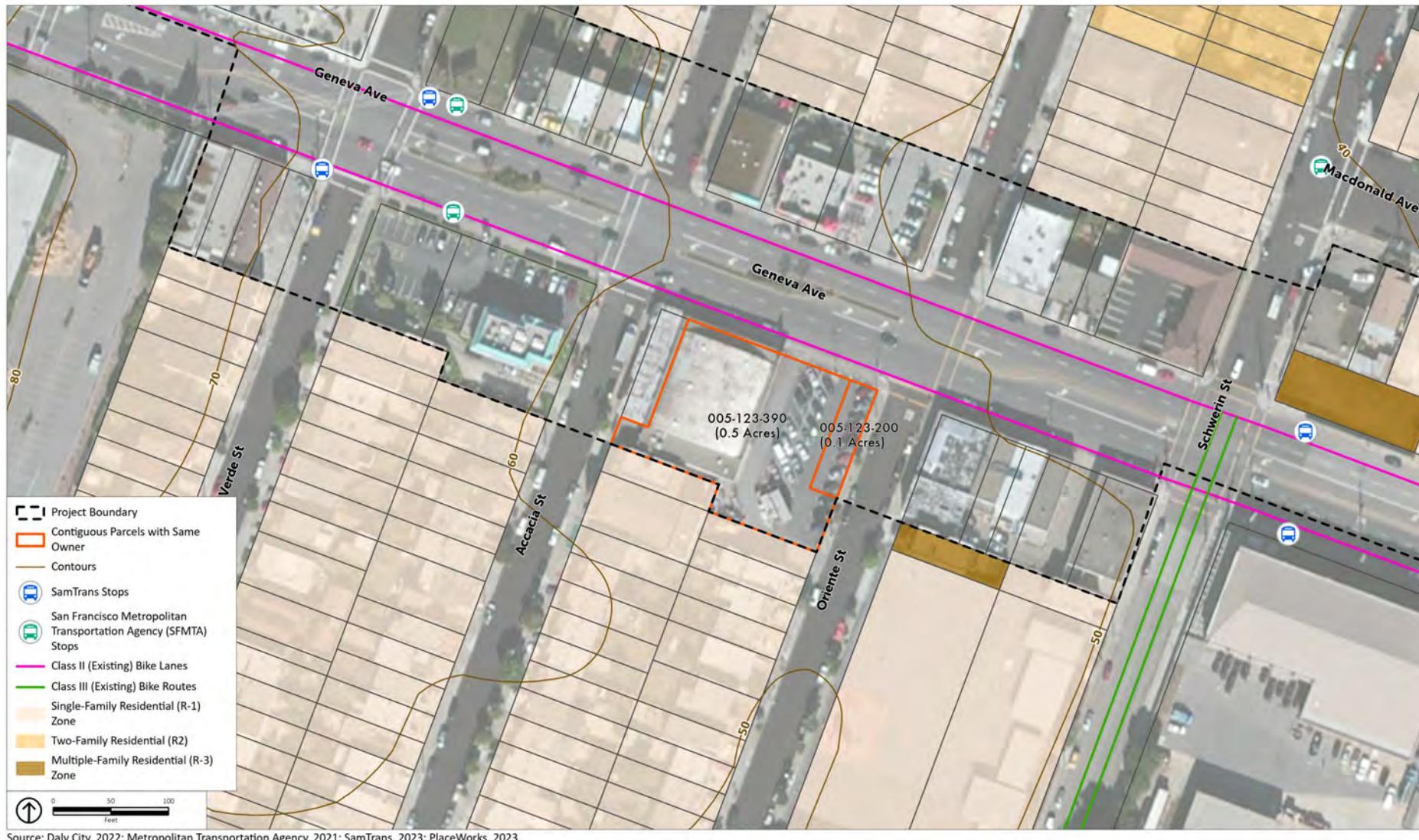
Key Standard – Open Space:

- 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.

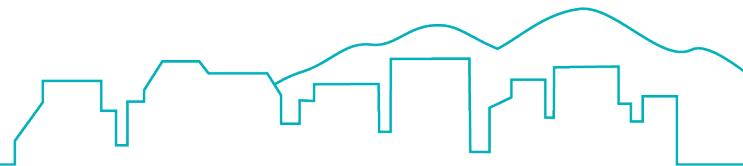


Test Fit Proposal 3: Geneva Ave

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

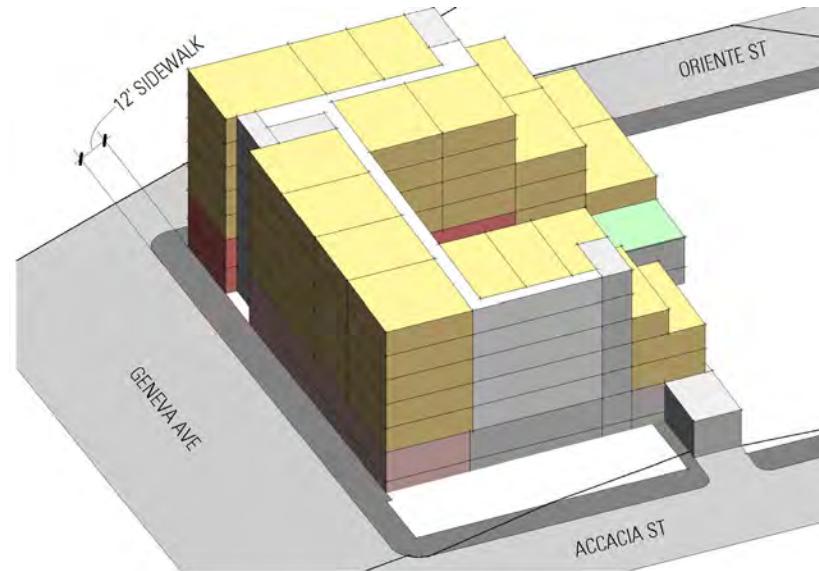


Test Fit Proposal 3: Geneva Ave

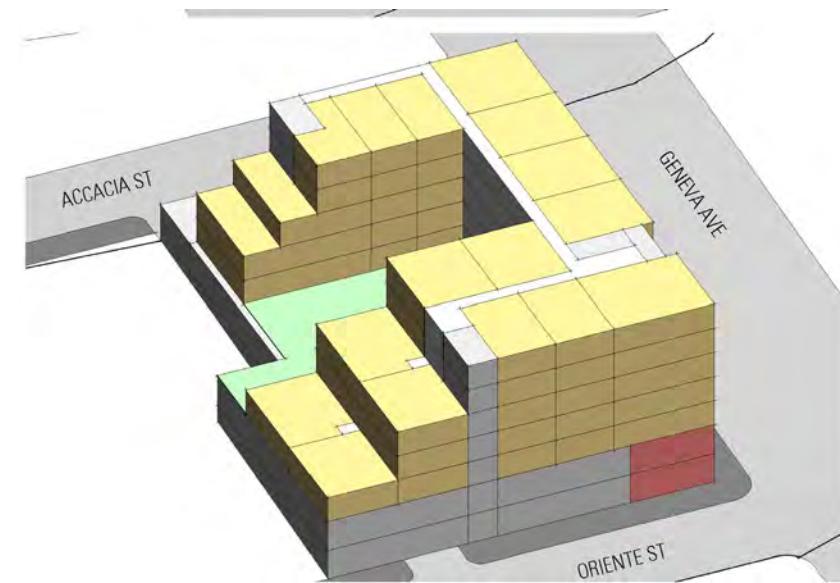


- .57 Acres
- Height: 6 Stories
- 66 Units

- 116 du/acre
- 1.03 parking space per unit



From Geneva / Accacia Street



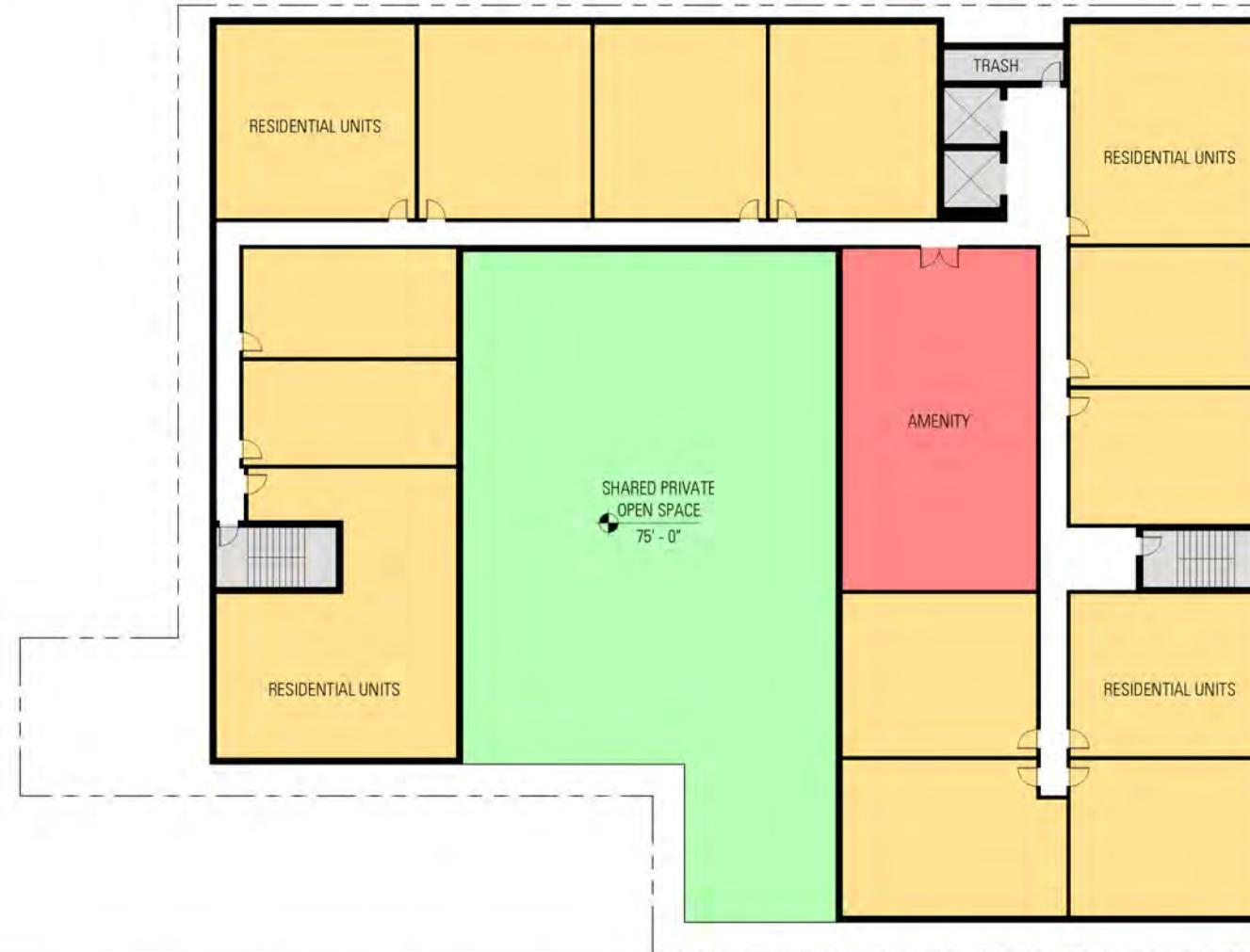
From Oriente Street

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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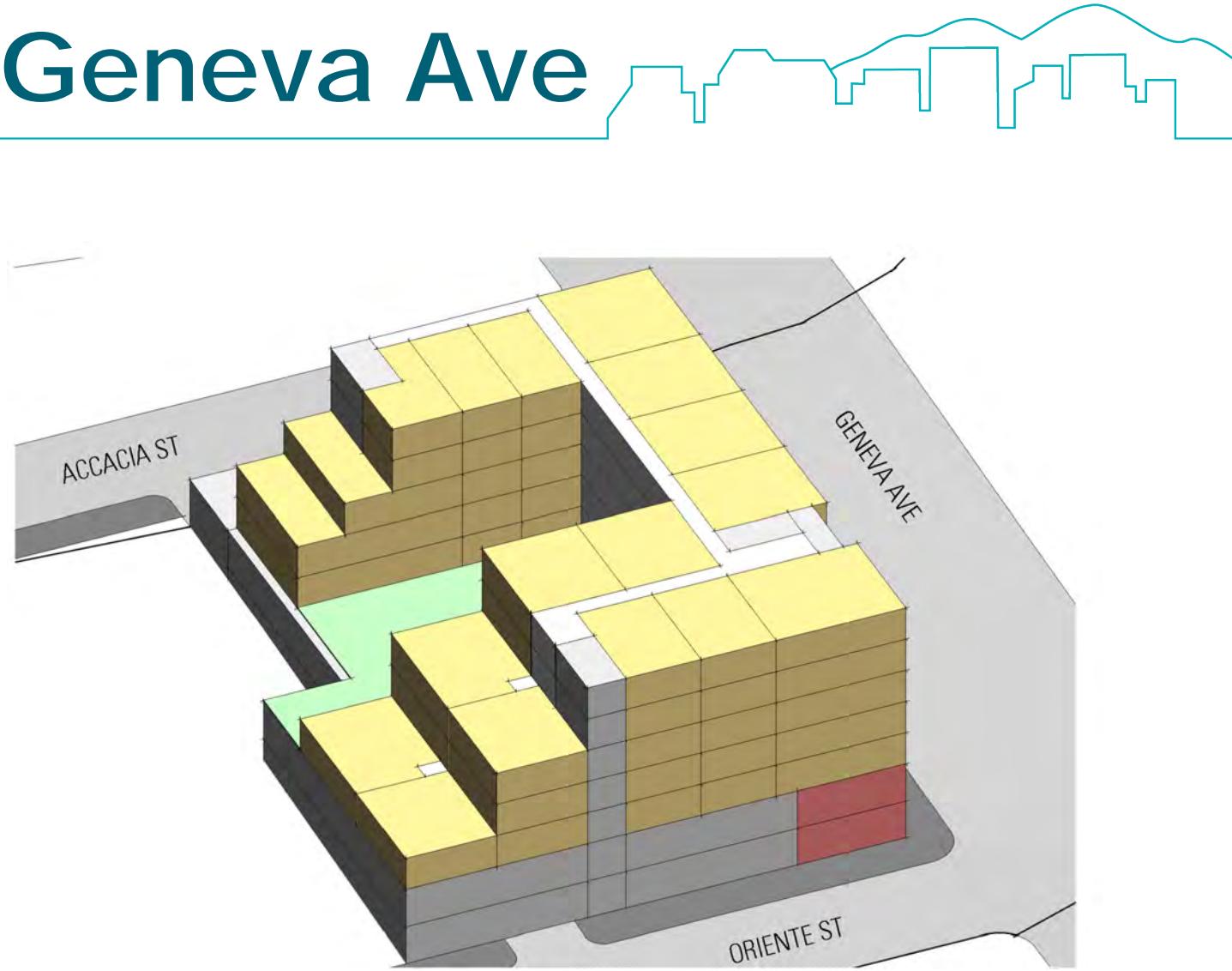
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2840 GENEVA AVE - TYPICAL UPPER RESIDENTIAL LEVEL

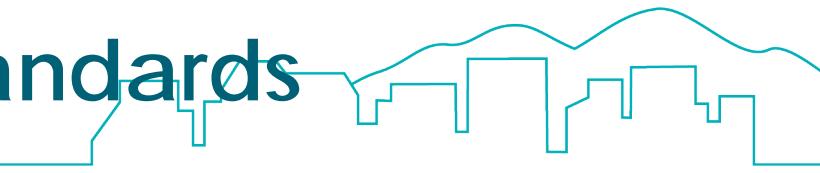
Test Fit Proposal 3: Geneva Ave

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>

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