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
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 DALLY CITY C-MU ZONING DISTRICT PROJECT

3 BEPLER ST - LEVEL 01
Test Fit Proposal 1: Bepler Street
Test Fit Proposal 1: Bepler Street
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 / 1st Avenue
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 – 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
Test Fit Proposal 3: Geneva Ave
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