

1.0 INTRODUCTION

1.1 PROJECT TITLE

Brunswick Street Apartment Project

1.2 LEAD AGENCY

City of Daly City
Economic and Community Development
333 90th Street
Daly City, California 94015

1.3 LEAD AGENCY CONTACT

Tendai Mtunga, Associate Planner
Economic and Community Development
333 90th Street
Daly City, California 94015

1.4 PROJECT LOCATION

The Brunswick Street Apartment Project-UPR-1-15-10267 (proposed project) is located in Daly City, San Mateo County, California (Figure 2.0-1). The project site is located east of the Mission Street / John Daly Boulevard intersection, at 4619 Brunswick Street, on the undeveloped parcel identified as assessor parcel number (APN) 003-210-260 (Figure 2.0-2). The parcel, which is zoned as Heavy Commercial (C-2), consists of 1.15 acres within the Hillside Planning Area.

1.5 PROJECT SPONSOR

Applicant

AMG & Associates, LLC
16633 Ventura Boulevard, Suite 1014
Encino, California 91436

1.6 LAND USE DESIGNATIONS

The Daly City 2030 General Plan (Daly City General Plan) land use designation for the project site is Commercial Mixed-Use (C-MU), which allows residential development. The zoning for the project site is Heavy Commercial (C-2).

1.7 SUMMARY OF PROJECT

The proposed project is a mixed-use project consisting of both residential and office/commercial uses. The project site totals approximately 1.15 acres. The land use designation is C-MU, which allows for both residential and commercial development.

The proposed project's residential component is made up of 100% affordable senior studio apartment housing with supporting office/commercial space on street level; both which are consistent with the Daly City General Plan and City Zoning Ordinances.

The proposed project allows for residential intensification with mixed-use elements on and adjacent to the main thoroughfares of Daly City, which are well-served by public transportation. The project site plan is presented in Figures 2.0-3 through 2.0-5. The proposed project also anticipates a number of efficiency standards, which would allow the proposed project to be at least 15% more efficient than Title 24 standards.

1.7.1 Residential Element

The proposed project comprises one five-story, 206 studio unit senior apartment complex with ground floor office-commercial/residential space and floors of residential space both above a two-level podium parking garage. The proposed project would include:

- 29,600 square feet (sf) of ground floor (Level 3) office-commercial/residential space, of which 20,430 sf would be residential space.
- Four stories (Levels 4 through 7) of residential space (25,820 sf each).
- An approximately 4,804 sf Amenity area (including a minimum 1,500 sf Senior Community Center) on the ground floor to be used as a gathering space for residents.
- An approximately 2,570 sf outdoor patio adjacent to the Amenity area on the ground floor.
- An approximately 3,757 sf common open space courtyard on Level 4.

The ground floor outdoor patio area would be used primarily by residents and those who work in the office-commercial/leasing space areas, while the common open space courtyard on Level 4 would be used primarily by residents.

The proposed project's residential floor area ratio (FAR) is approximately 2.47. In accordance with the City's Housing Ordinance goals, 100% of residences constructed as part of this proposed project would include apartment community housing available for those earning up to 60% of the area median income (AMI) for San Mateo County.

1.7.2 Commercial Element

The proposed project includes ground floor office/commercial space above a two-level podium parking garage. The proposed project would include:

- Approximately 6,451 sf of office/commercial space to be used for non-residential uses.
- Approximately 2,719 sf of leasing space.

- An approximately 2,570 sf outdoor patio adjacent to the Amenity area on the ground floor.

The ground floor outdoor patio area would be used primarily by residents and those who work in the office-commercial/leasing space areas.

The proposed project would result in the construction of up to 6,451 sf of office/commercial space and 2,719 sf of leasing space (for a total of 9,170 sf). The Daly City General Plan's allowable average FAR for this land use designation is generally 1.0 to 6.0. The proposed project's commercial FAR is approximately 0.18 due to the topographic limitations of the parcel. The US Green Building Council (USGBC) determines that an average of 304 sf/employee is needed for general office space; the proposed project would hold approximately 30 employees (9,170 sf ÷ 304 sf/employee = 30 employees).

1.8 SURROUNDING LAND USES AND SETTING

The currently vacant project site is bordered on all sides by a mix of residential, commercial, religious, and school uses. To the north and west are commercial businesses fronting Mission Street, consisting of a dentist's office, a beauty school, the Daly City History Museum, amid a row of small storefronts. To the east is the Our Lady of Perpetual Help Parish and school associated grounds, with church parking immediately adjacent to the eastern project site border. To the south and southeast are high-density multi-family apartments. To the south, on the corner of Brunswick and Mission, is a used car sales lot, a further mix of residential and commercial uses, and a Church of Jesus Christ of Latter Day Saints.

1.9 SCEA CRITERIA

The following information demonstrates that the proposed project is a qualified transit priority project pursuant to the requirements of PRC Section 21155:

Plan Bay Area

The project must be consistent with the general land use designation, density, building intensity, and applicable policies specified for the project area in the Plan Bay Area, and the State Air Resources Board must agree that the Plan Bay Area will achieve applicable greenhouse gas emissions reductions targets (PRC Section 21155(a)).

The Plan Bay Area was adopted jointly by Association of Bay Area Governments (ABAG) and MTC in July 18, 2013. On April 10, 2014, the State Air Resources Board, by Executive Order No. G-14-028, accepted the determination by ABAG that implementation of the Plan Bay Area would achieve the greenhouse gas emission reduction targets.

The Plan Bay Area identifies the subject property as falling within the multi-family and commercial growth assigned to the El Camino Real Corridor, mixed use designation of the Plan Bay Area for the City of Daly City. This corridor, along with others in the inner Bay Area, represent a major share of both housing and job growth within the Plan Bay Area document, accommodating 19 percent of regional housing and 11 percent of regional job growth. Specifically, the

proposed project is located in the Mission Boulevard Mixed Use Corridor, and it is anticipated to add approximately 3,310 new housing units and 5,200 new jobs by 2040.

The policies of the Plan Bay Area document are embedded in the metrics and growth forecast assumption of the Plan Bay Area document. For the purposes of determining consistency, projects consistent with the growth forecast assumptions of the Plan Bay Area are consistent with these policies. The proposed Brunswick Apartments project is consistent with these growth forecast assumptions because it is located within the Mission Boulevard Mixed Use Corridor, designation for the City of Daly City, and is consistent with the allowed uses, densities and intensities of the applicable adopted local land use plan (in this case, the City's 2030 General Plan).

ABAG has determined that the policies of the Plan Bay Area are general in nature and integrated into the metrics, growth forecasts and land use modeling for which proposed project consistency is demonstrated above. There are no additional policies specifically applicable to this proposed project or project area. Proposed project consistency with the Plan Bay Area is addressed more specifically throughout this document.

Land Use

The project must contain at least 50% residential use, based on total building square footage. If the project contains between 26% and 50% nonresidential uses, a floor area ratio of not less than 0.75 is required (PRC Section 21155(b)(1)).

The proposed project is comprised of 9,170 sf of commercial uses, 123,710 sf of residential use, and 34,325 sf of parking garage. Residential use is approximately 74% of the total (123,710 sf ÷ 167,205).

Density

The project must provide a minimum net density of at least 20 dwelling units per acre (du/ac) (PRC Section 21155(b)(2)).

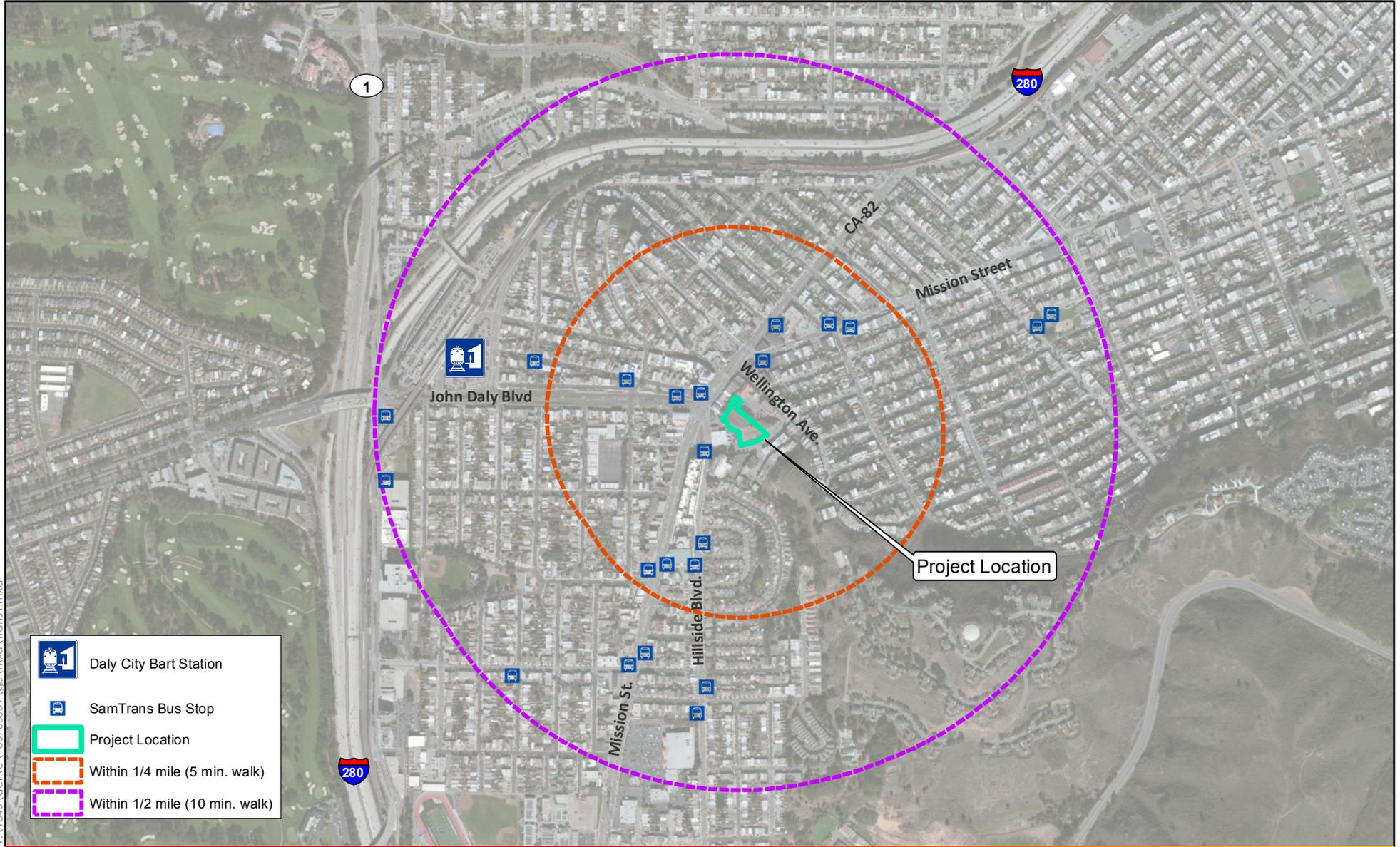
The proposed residential density of the project is 179.13 du/ac (206 dus ÷ 1.15 ac).

Proximity to Transit

1) The project must be located within a Transit Priority Area studied within the Plan Bay Area; and 2) No more than 25% of the project area can be farther than one-half mile from the major transit stop or high-quality transit corridor and no more than 10% of the residential units or 100 units (whichever is less) can be farther than one-half mile from the stop or corridor (PRC Section 21155(b)(3)).

The proposed project is within a Transit Priority Area studied within the Plan Bay Area.

100% of the proposed project is within one-half mile of the Daly City BART Station and multiple Samtrans bus stops and surrounding businesses (Figure 1.0-1).



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Project: 185703059; Sources: Stantec 2015. Created By: L. McCandless. Updated: 6/19/2015. Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**Figure 1.0-1
Transit Priority Area Proximity**

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Mitigation Measures

The project must incorporate all feasible mitigation measures, performance, standards, or criteria set forth in Findings of Fact for prior applicable EIRs including the Plan Bay Area EIR and Daly City General Plan EIR (PRC Section 21155.2(a)).

In each impact section of the SCEA checklist, applicable mitigation measures from the Findings of Fact for the Plan Bay Area EIR and Daly City General Plan EIR are identified, and where feasible, identified for incorporation into the proposed project.

1.10 DOCUMENT ORGANIZATION

This Sustainable Communities Environmental Assessment (SCEA) is organized as follows:

Section 1: Introduction. This section provides an introduction and describes the purpose and organization of this document.

Section 2: Project Description and Background. This section describes the purpose of and need for the proposed project, identifies project objectives, and provides a detailed description of the proposed project.

Section 3: Environmental Checklist and Environmental Evaluation. This section presents an analysis of a range of environmental issues identified in the California Environmental Quality Act (CEQA) Appendix G Environmental Checklist and determines if the proposed project would result in no impact, a less than significant impact, a less than significant impact with mitigation incorporated, or a potentially significant impact for each topic. If impacts are determined to be potentially significant after incorporation of applicable mitigation measures, an environmental impact report (EIR) would be required. For this proposed project, however, mitigation measures have been incorporated, where needed, that would reduce all potentially significant impacts to a less than significant level.

Section 4: Summary of Mitigation. This section summarizes the mitigation measures incorporated into the proposed project and agreed to by the City as a result of the SCEA, as well as permits that may be required.

Section 5: Determination. This section identifies the Agency's determination of the SCEA evaluation.

Section 6: References. This section lists the references used in preparation of this SCEA.

Section 7: List of Preparers. This section identifies report preparers.

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