2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The 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 APN 003-210-260 (Figure 2.0-2). The parcel, which is zoned as C-2, consists of 1.15 acres within the Hillside Planning Area.

2.1.1 Land Use Designation

General Plan

The Daly City General Plan Housing Element, Table HE-18, land use designation for the project site is C-MU, which is defined as follows:

"Commercial-Mixed Use (C-MU) Land Use Designation

This land use designation pertains generally to areas fronting Mission Street and Geneva Avenue, and includes certain areas within the Sullivan Corridor Specific Plan and Bay Area Rapid Transit (BART) Station Area Specific Plan intended for mixed-use development. The designation applies to areas where the City intends to provide, through the Zoning Ordinance, regulatory incentives and/or requirements for developers to construct buildings which contain a vertical mix of uses, e.g. retail or restaurant uses at the street level and office or residential uses at levels above the street. The introduction of the C-MU designation along Mission Street and Geneva Avenue is intended to allow for residential intensification of these corridors, both of which are well-served by public transportation, so that they may be transformed into more vibrant urban streets as identified during the Envision Daly City process. The FAR for mixed-use land uses generally ranges from 1.0 to 6.0, except in mixed use areas of the BART Station Area Specific Plan and Sullivan Corridor Specific Plan Area, which contain specific development standards for properties within the boundaries of these plans."

Zoning

The zoning for the project site is Heavy Commercial, which is described as follows:

"Heavy Commercial Zoning Designation

The C-2 Zone allows for a range of commercial development as well as high-density residential (as would be allowed in the R-4 zone) without a Conditional Use Permit. Lot area per du (sq. ft.) [sf] is 1/300. Allowed density is 145 du/[acre][ac]".

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Figure 2.0-1
Regional Project Location

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0 400 Feet

Figure 2.0-2
Project Vicinity Map

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2.2 DESCRIPTION OF PROJECT

2.2.1 Project Characteristics

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 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 the City 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.

Residential Element

The proposed project includes one five-story, 206 studio unit senior apartment complex with ground floor office-commercial/residential space above a two-level podium parking garage. The proposed project would include 29,600 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; 25,820 sf each) of residential space; an approximately 4,804 sf Amenity area (including a minimum 1,500 sf Senior Community Center) to be used as a gathering space for residents on the ground floor; an approximately 2,570 sf outdoor patio adjacent to the Amenity area on the ground floor; and an approximately 3,757 sf common open space courtyard on Level 4. The proposed project shall also include 82 private balconies, which would provide residents with an additional 50 sf of open space and seven Juliette balconies, which would provide 10 sf of open space, for a total of 10,497 sf of open space.. Additionally, the ground floor outdoor area would be used primarily by residents and those who work in the office/commercial space areas, while the common open space courtyard would be used primarily by residents.

The residential FAR for the proposed project is approximately 2.47 (123,710 sf residential structure ÷ 50,094 sf lot). The proposed residential density is 179.13 du/ac (206 dus ÷ 1.15 ac).

Senior Community Center

The Senior Community Center would include a community space for residents to gather and host events and would be comprised of an open flex-space area, a kitchenette, and a Community Wellness Center. The flex-space area would be an area where residents could host events such as parties, classes, and club meetings. The Community Wellness Center would be a resource within the Community Center for educating and promoting wellness. The Community Wellness Center would provide residents access to local health information including: posted hospital and emergency maps and routes; building emergency evacuation maps and routes; and local urgent care facility contact information. A dedicated 911 telephone land-line, first-aid kit, and a defibrillator

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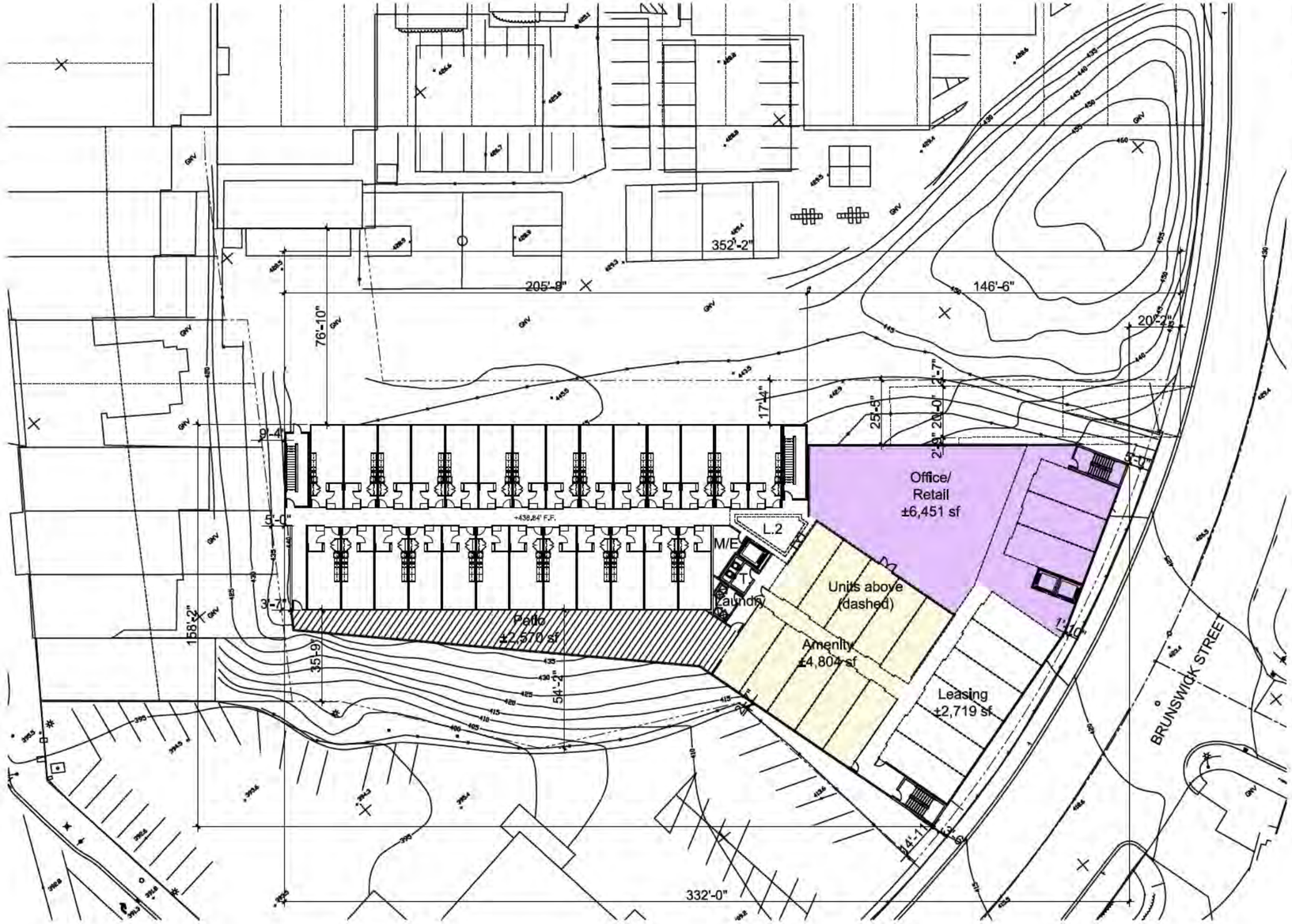

Project Data

5-Story Residential over 2-Story Garage

Site Area Information

Gross Site Area	± 1.15 AC
Dwelling Units	206 DU
Density	179.1 DU / AC

Zoning Information

Unit SF Summary

Total Units (Studio)	206
Average Unit Size	± 403 gsf

Commercial / Office Space

11,100 sf

Amenity Space

2,120 sf

Parking Summary

Required

206 Units x 0.25 Stalls Max/Unit = 52 Stalls

Provided

59 Total Stalls

Garage Level 2 - 25 Standard Stalls, 1 compact, 1 Accessible Stall

Garage Level 1 - 29 Standard Stalls, 1 compact, 2 Accessible Stalls

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SITE PLAN

A1.0

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Figure 2.0-3
Project Site Plan

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GARAGE LEVEL 1

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Figure 2.0-4
Project Site Plan

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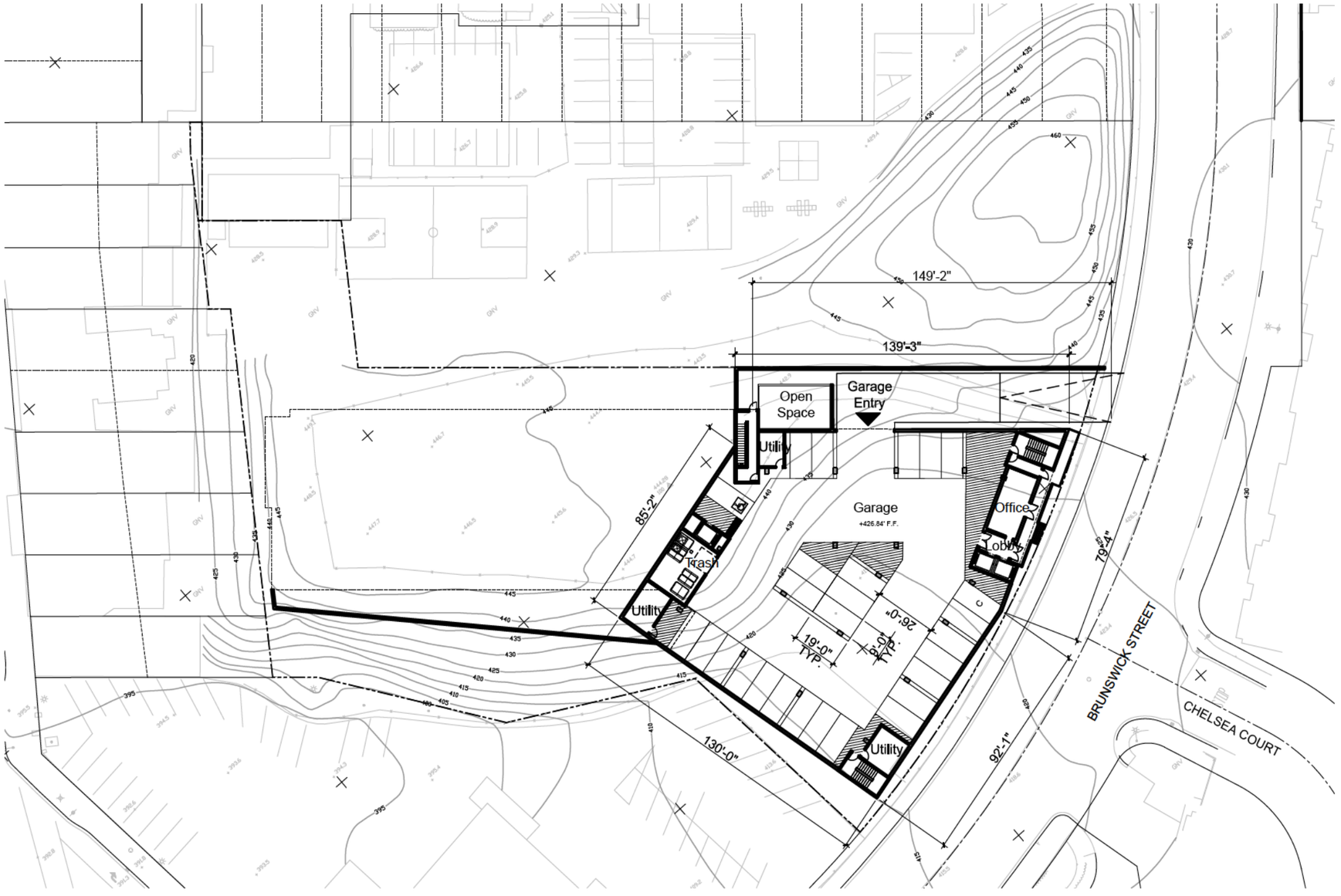

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GARAGE LEVEL 2

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Figure 2.0-5
Project Site Plan

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(AED) would be located in the Community Wellness Center, as well. The Wellness Center would offer scheduled visits by professionals to perform health screenings such as blood pressure checks, hearing tests, and podiatry evaluations, as well as answers to general health related questions. The Wellness Center would also house a resource library with information on managing specific health conditions and maintaining wellness. In addition, seminars would be scheduled that focus on topics such as nutrition, weight management, medication use, and sleep.

Housing Affordability

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 AMI for San Mateo County.

Residential Parking

The proposed project would be required to meet the parking requirements of the Zoning Ordinance or alternative ratios based on professional analysis and approved by the City prior to project approval and adoption of this SCEA. The proposed project would include approximately 34,325 sf of garage space (17,025 sf Level 1 + 17,300 sf Level 2), with a total of approximately 59 parking stalls for both residential and office/commercial use. Level 1 would have 32 stalls (one compact and two accessible) and Level 2 would have 27 stalls (one compact and one accessible). Two electric vehicle charging stations would be located on Level 2 for assignment to residents who may own clean air vehicles.

Commercial Element

The proposed project includes ground floor (Level 3) office/commercial space above a two-level podium parking garage. The proposed project would include approximately 6,451 sf of office/commercial space and 2,719 sf of leasing space (for a total of 9,170 sf) to be used for non-residential uses and an approximately 2,570 sf outdoor patio adjacent to the Amenity area on the ground floor. The ground floor outdoor 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 9,170sf of office-commercial/leasing space. 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.

Commercial Parking

The proposed project would be required to meet the parking requirements of the Zoning Ordinance or alternative ratios based on professional analysis and approved by the City prior to project approval and adoption of this SCEA. The proposed project would include approximately 34,325 sf of garage space (17,025 sf Level 1 + 17,300 sf Level 2) with a total of approximately 59 parking stalls for both residential and office/commercial use. Level 1 would have 32 stalls (one compact and two accessible) and Level 2 would have 27 stalls (one compact and one accessible).

Employment

The USGBC determines that an average of 304 sf/employee is needed for general office space. The proposed project includes 9,170 sf office-commercial/leasing space, which would hold approximately 30 employees (9,170 sf ÷ 304 sf/employee = 30 employees).

Design and Appearance

Based on the Daly City General Plan and City Zoning Ordinance, the proposed project is suitable for the surrounding area. 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 and may transform into more vibrant urban streets.

The project design would complement the existing design and appearance of the adjacent commercial and residential area. The building would be highly articulated on all four sides to maximize architectural interest and minimize building massing.

The proposed project has been designed with a number of architectural treatments, changes in plane, and volume. Building exteriors would consist of materials such as stucco, fiber cement siding, fiber cement panels, brick veneer, metal panels, storefront windows, vinyl windows, metal awnings, metal railings, glass railings, and metal louvre. Figures 2.0-6 through 2.0-11 provide renderings of the proposed project.

As shown on the site plan, the proposed project has been developed to set back from existing sensitive land uses surrounding the project site (Figure 2.0-3).

Circulation

Two access points would be located along Brunswick Street and connect to the internal parking area. Circulation onsite would originate at the northern driveway (access point), allowing entry to the Level 2 garage, while the southern driveway (access point) would be entry and egress to the Level 1 garage. Trucks would access the office/commercial portion of the proposed project through the southern access point connected to Level 1 garage.

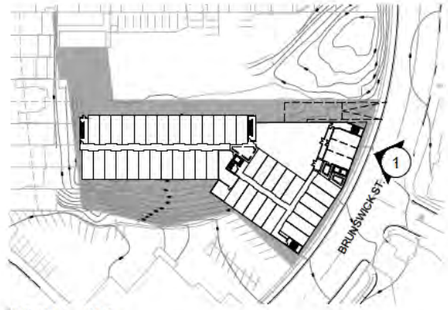
Pedestrian routes would be differentiated by patterned concrete and raised sidewalks throughout the site that would connect with the City's existing sidewalk structure along the southern property boundary.

Grading and Excavation

There would be approximately 2,000 cubic yards of earth movement on the project site. The maximum depth of cut and fill onsite would be approximately 5 ft (pers. comm. A. Locke, April 2015).

Trees, roots, vegetation, and organic surficial soil would be removed from structural areas unless specified in the final design plans by the City. The depth of organic surficial soil to be removed would vary from approximately 2 to 4 inches (pers. comm. A. Locke, April 2015).

It is anticipated that 2.5 acres of surface area would be affected by grading operation at the project site (pers. comm. A. Locke, April 2015).



KEY MAP - N.T.S.

Material Legend

1. Stucco
2. Fiber Cement Siding
3. Fiber Cement Panel
4. Brick Veneer
5. Metal Panel
6. Storefront Window
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Glass Railing
11. Metal Louvre

Elevation 1

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ELEVATIONS

A2.0

0 8 16 32

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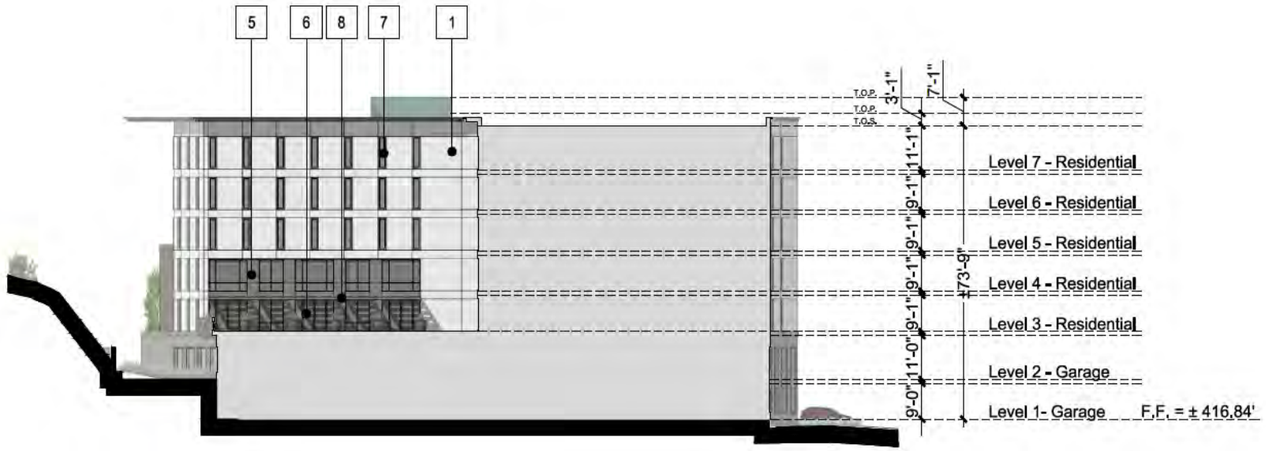
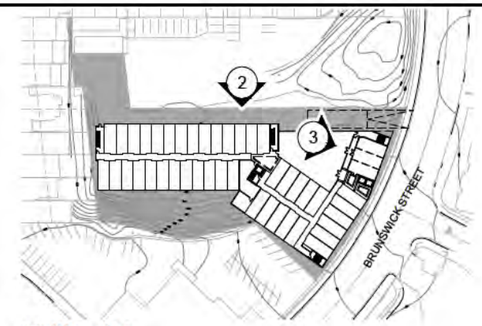


Elevation 3: Courtyard

Elevation 2



KEY MAP - N.T.S.

Material Legend

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7. Vinyl Window
8. Metal Awning
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11. Metal Louvre

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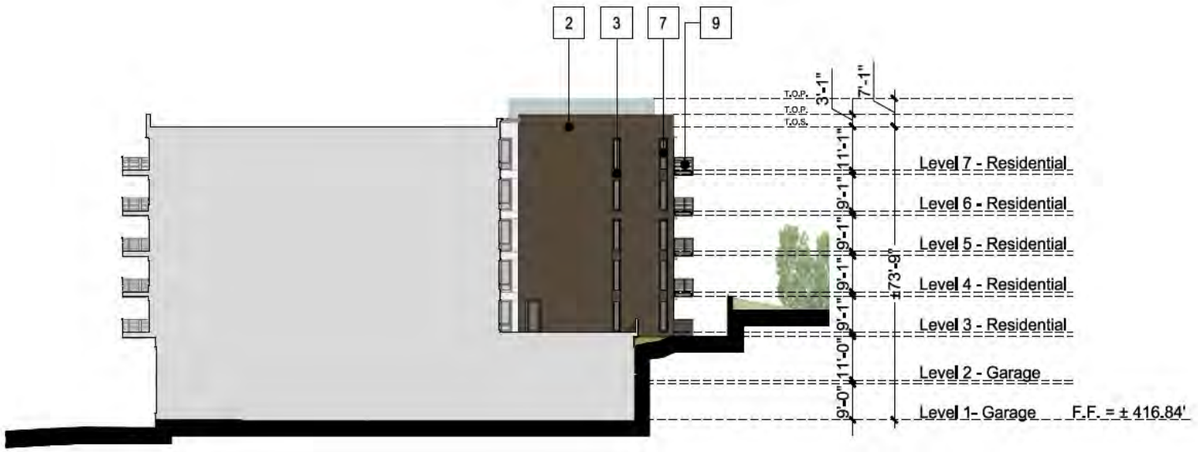
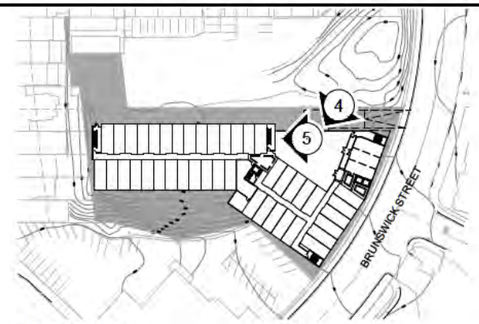


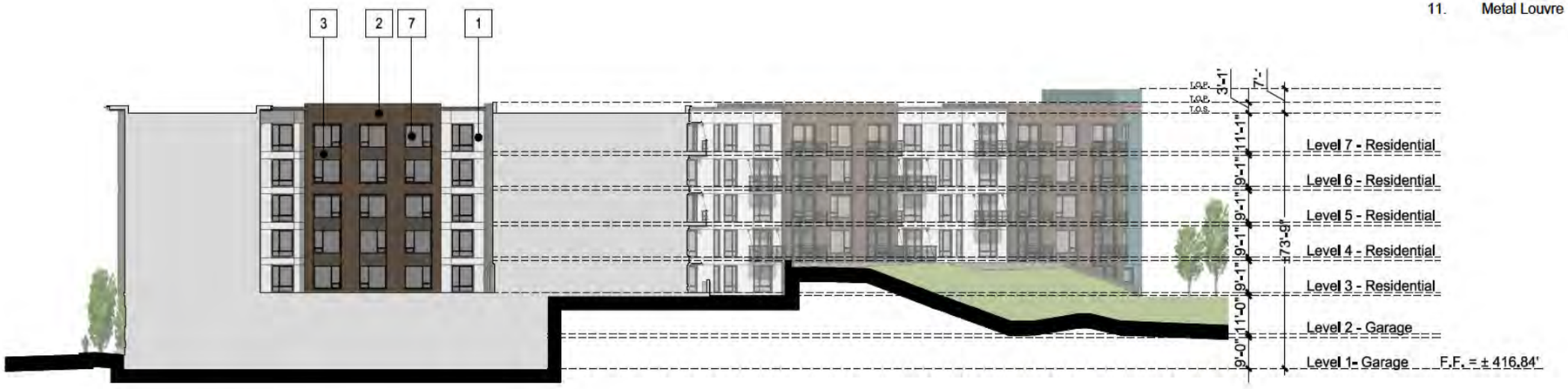
Elevation 5: Courtyard



KEY MAP - N.T.S.

Material Legend

1. Stucco
2. F ber Cement Siding
3. F ber Cement Panel
4. Brick Veneer
5. Metal Panel
6. Storefront Window
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Glass Railing
11. Metal Louvre



Elevation 4: Courtyard

0 8 16 32

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Figure 2.0-8
Project Rendering

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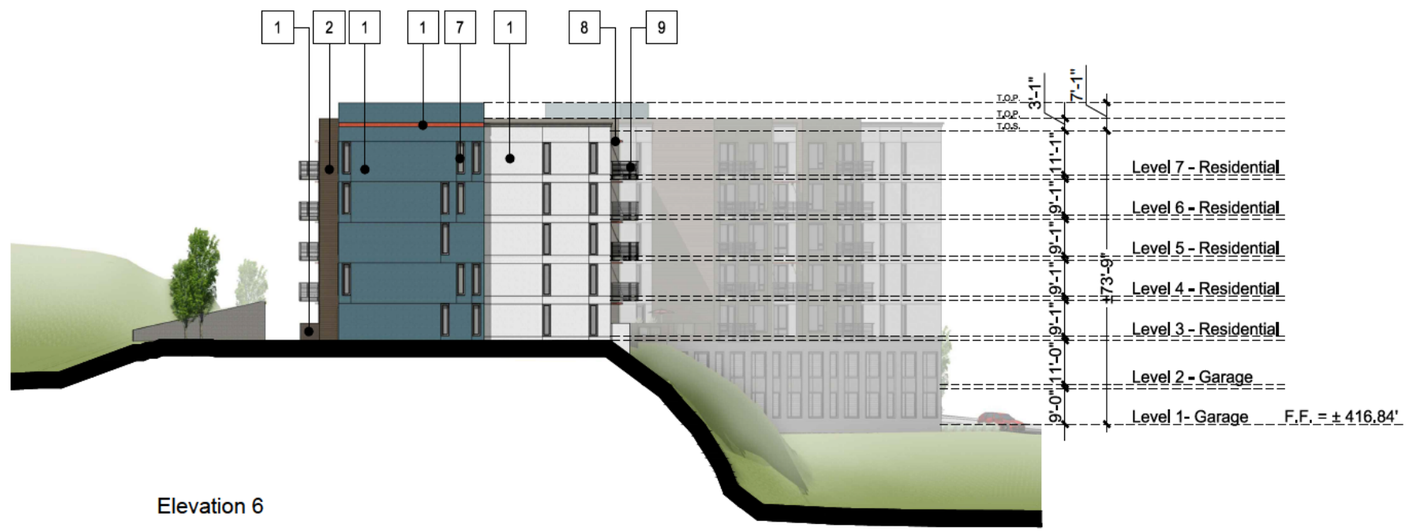
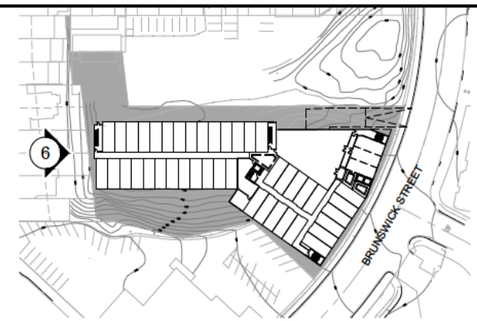


Elevation 6



KEY MAP - N.T.S.

Material Legend

1. Stucco
2. Fiber Cement Siding
3. Fiber Cement Panel
4. Brick Veneer
5. Metal Panel
6. Storefront Window
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Glass Railing
11. Metal Louvre

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Figure 2.0-9
Project Rendering

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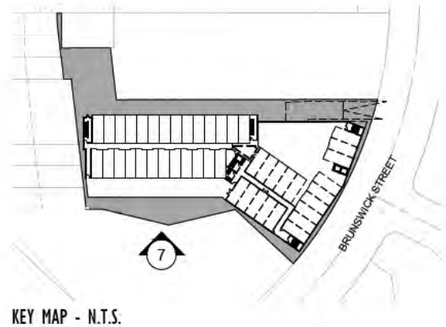

KEY MAP - N.T.S.

Material Legend

1. Stucco
2. F ber Cement Siding
3. F ber Cement Panel
4. Brick Veneer
5. Metal Panel
6. Storefront Window
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Glass Railing
11. Metal Louvre

Elevation 7

0 8 16 32

A2.4

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Figure 2.0-10
Project Rendering

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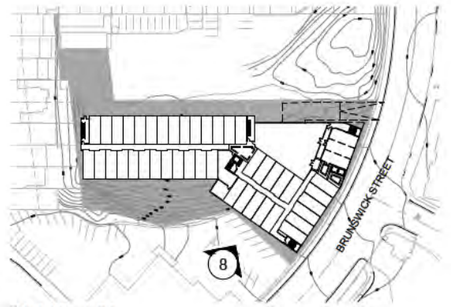

KEY MAP - N.T.S.

Material Legend

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2. Fiber Cement Siding
3. Fiber Cement Panel
4. Brick Veneer
5. Metal Panel
6. Storefront Window
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Glass Railing
11. Metal Louvre

Elevation 8

0 8 16 32

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A2.5

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Figure 2.0-11
Project Rendering

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Erosion control measures implemented during project construction would comply with the State and City stormwater control guidelines as a means of preventing silt-laden stormwater from running offsite.

Utilities and Services

Water

The project site is served by the city's Department of Water and Wastewater Resources (DWWR). A large portion of the city's water supply is received from the San Francisco Public Utilities Commission (SFPUC). Recycled water from the North San Mateo County Sanitation District wastewater treatment plant is provided to the City whenever feasible. According to the Daly City General Plan, multi-family residential water consumption accounts for 30% and commercial accounts for 9%. Utilizing water consumption data from the California Water Resources Control Board, Daly City's water consumption is 39 gallons per capita per day. Potential water consumption for the residential portion of the project site housing 412 residents (assuming two residents per unit) is 16,068 gallons per day. Water consumption for the office-commercial/leasing portion of the proposed project was calculated using data from the USGBC and the Environmental Protection Agency's (EPA) Energy Star Portfolio Manager. The USGBC determines that an average of 304 sf/employee is needed for general office space. The proposed project consists of 9,170 sf of office-commercial/leasing space, which would hold approximately 30 employees. The EPA estimates employee water consumption at 13 gallons per worker per day. Using these estimates, it is proposed that the office-commercial/leasing portion of the proposed project would consume 390 gallons of water per day.

Stormwater

The project site is connected to the City's storm drain system. The proposed project would replace zero sf of existing impervious surface with 46,210 sf of new impervious surface. Stormwater would be treated at landscaped areas and with permeable pavers that would retain and treat runoff. Planters at the northwest and southwest portions of the project site would be used as flow-through planters to treat and discharge runoff before entering the City's stormwater system. The proposed project consists of the following design measures: direct runoff onto vegetated areas, permeable pavers at the courtyards to minimize and treat runoff from the project site, direct runoff to curbed planters through roof drains, and non-pervious pavement.

Wastewater

The project site is currently not connected to the City's wastewater system. The proposed project would include the installation of a collector line from the project site to the existing trunk line in Brunswick Street and the replacement of an approximately 320 feet section of the existing 6 inch trunk line in Brunswick Street with an 8 inch trunk line. This trunk line upsizing would not create additional service capacity in the City's wastewater system, rather is would simply facilitate the proposed project's anticipated wastewater output.

Gas and Electricity

Pacific Gas and Electric Company (PG&E) provides electricity and natural gas service to the project site.

Landscaping

Landscaping at the project site would include approximately 600 sf of planter area in the common courtyard and five planters in the outdoor patio area containing trees and shrubs. The plants proposed for these areas are *Tristania laurina* trees, *Photinia*, *Berberis concorde*, *Hydrangea* shrubs, and California meadow sedge ground cover. Along the east and west edges of the property, the following trees are proposed for planting: *Arbutus unedo* (deciduous), *Calocedrus decurrens*, *Lyonothamnus* (deciduous), and *Pittosporum undulatum* (deciduous). Trees on these edges would provide a visual buffer for nearby residents. Landscaping would be a combination of plants native and non-native to the Bay Area. Native plants are California meadow sedge, *Arbutus unedo* (deciduous), *Calocedrus decurrens*, and *Lyonothamnus* (deciduous). Non-native plants are *Tristania laurina*, *Photinia*, *Berberis concorde*, *Hydrangea*, and *Pittosporum undulatum* (deciduous). The existing on-site landscaping would remain where construction and development are not taking place.

Lighting and Signage

Low-level lighting would be installed in the patio and common courtyard areas. All proposed project lighting would be shielded and directed downward to avoid light trespass and minimize the potential for glare or spillover onto adjacent properties. Lighting would be used from dusk to dawn for security purposes during operations. Proposed project lighting would conform to National Electric Safety Code (NESC) requirements and all applicable City of Daly City lighting requirements. The proposed project would not include any lit signage.

No sign structures, above-ground utilities, or other above-ground structures not included within the site conceptual plan drawings would be constructed as part of the proposed project.

Sustainability Features

The proposed project would incorporate a variety of sustainability features that would reduce its demand for resources, utilize non-toxic materials, and promote waste reduction, as follows:

- The 206 residential units would be within walking distance of the Daly City BART Station and multiple Samtrans bus stops and surrounding businesses.
- Inclusion of neighborhood oriented retail services would reduce automotive trips.
- The proposed project structure would be constructed over the podium parking garage, which allows for greater landscaping and green space, thereby reducing heat island effects.
- Energy efficiency improvements would be made for at least 15% efficiency above Title 24 standards.

Project Phasing

Construction

The proposed project would be constructed in one continual phase with the proposed grading dates being March 2016 through September 2017.

Occupancy

Occupancy is not expected to increase in discrete phases. The proposed project is anticipated to be close to full capacity.

2.2.2 Project Objectives

The objectives for the proposed project are as follows:

- Provide a mixed-use project consistent with the Daly City General Plan.
- Provide affordable housing in accordance with the City of Daly City's Regional Housing Needs Allocation, the City of Daly City Housing Allocation Plan, and Government Code 65915/SB 1818.
- Serve as an example of responding to the City of Daly City's Sustainable Communities Strategy and Climate Action Plan.
- Provide a livable neighborhood with an appropriate street design; connections to transit, parks, and recreation; and a diversity of housing types.
- Provide new development that respects existing land uses surrounding the site.

The Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) forecast includes 660,000 new housing units and 1,119,920 new jobs by 2040 in the Bay Area. The General Plan's *Administrative Draft Housing Element 2014–2022* forecast includes 1,350 of the new housing units (between 2014 and 2022) and 9,180 of the new jobs (between 2010 and 2025) to be in the City of Daly City. Approximately 15% (206 housing units) of the housing growth and 0.3% (30 employees) of the job growth in Daly City would be from the proposed project.

In accordance with the City Planning Department's application review process, the proposed project is "consistent with the use designation, density, building intensity, and applicable policies specified for the project area" in a Sustainable Communities Strategy, which has been accepted by the Air Resources Board as meeting applicable greenhouse gas (GHG) reduction targets (PRC § 21159.28).

The project site is located within an area that is identified as a Transit Priority Area in the Metropolitan Transportation Commission (MTC) RTP/SCS. The proposed project falls within the planning assumption that MTC projected for the Plan Bay Area in the RTP/SCS.

The requested proposed project entitlements for project implementation are as follows:

- Mitigation Monitoring Program.
- Use Permit.

- Design Review.

The concessions/incentives for project implementation are as follows:

- Height.
- Open Space.
- Parking Spaces.