

PRE-APPLICATION SET

2116 Olympic Way
Daly City, California 94018

### MAR VISTA HOTEL, HOSTEL & STABLES



HARBINGER DEVELOPMENT

DEVELOPMENT

103 CENTRAL STREET WELLESLEY, MA 02482 phone: 781 992 5999 CONTACT: Eamon O'Marah eomarah@harbingerdev.com

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DALY CITY PLANNING PRE-APPLICATION

PROJECT PHAS

PRE PLANNING

REVISION

NOVEMBER 14, 2018

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RENDERING

T-100

### **PROJECT ADDRESS:**

2116 Olympic Way
Daly City, California 94018

### PROJECT DESCRIPTION:

THIS PROJECT DESCRIPTION IS FOR PRE-APPLICATION CONFERENCE OF THE MAR VISTA HOTEL DEVELOPMENT. THE PROJECT SITE IS LOCATED ON THE 2.523 ACRE PROPERTY ON 2116 OLYMPIC WAY, DALY CITY, CALIFORNIA.

DALY CITY 2030 GENERAL PLAN DEFINES THE PROJECTS PLANNING AREA'SKYLINE' AS "ALTHOUGH PHYSICALLY SIMILAR TO AND TECHNICALLY A PART OF THE WESTLAKE NEIGHBORHOOD, THIS AREA IS DISTINGUISHED DUE TO ITS LOCATION WITHIN THE CALIFORNIA'S COASTAL ZONE. THE BASIC GOALS OF THE COASTAL ACT ARE TO PROTECT ENVIRONMENTAL RESOURCES, PROMOTE A BALANCED UTILIZATION AND CONSERVATION OF COASTAL RESOURCES, MAXIMIZE PUBLIC ACCESS (BOTH PHYSICAL AND VISUAL) TO THE COASTLINE, AND ASSURE PRIORITY FOR COASTAL DEPENDENT DEVELOPMENT."

THE DALY CITY COASTAL ELEMENT REQUIRES THAT THE DEVELOPMENT OF LAND ON THE BLUFFTOP OVERLOOKING THORNTON BEACH SHALL BE RESERVED FOR "RECREATION AND VISITOR SERVING USES". USES ARE NOT CLEARLY DEFINED, ONLY GENERALLY REFERRED TO AS NOT RESIDENTIAL GENERAL INDUSTRIAL, OR OTHER COMMERCIAL LAND USES.

DALY CITY 2030 GENERAL PLAN DESIGNATED THE PROPERTY AS 'COMMERCIAL (C-RO') ZONE AND DEFINES IT AS "THIS LAND USE DESIGNATION CONSISTS OF RETAIL AND OFFICE USES BOTH REGIONAL AND CITY WIDE IN SCOPE, TYPICALLY APPLICABLE TO A WIDE RANGE OF COMMERCIAL SHOPPING AREAS. THE FAR VARIES FOR LAND USES WITHIN THIS CATEGORY AND RANGES FROM 2.5 FAR TO 5.0 FAR "

THIS PROJECT IS FOR A HOTEL, HOSTEL AND STABLE OPEN TO THE PUBLIC.

THE DEVELOPMENT PLAN WILL INCLUDE ~90 HOTEL ROOMS, ~40 HOSTEL BEDS AND ~10 HORSE STABLES; 6,263 SQUARE FEET OF LOBBY/ DINING SPACE AND 3,669 SQUARE FEET OF ADMINISTRATIVE/ SUPPORT SPACE.

THE PROJECT IS FULLY COMPLIANT WITH THE DALY CITY 2030 GENERAL PLAN.

**DRAWING INDEX:** 

DESCRIPTION

### PROJECT DIRECTORY

#### **DEVELOPER**

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#### **ARCHITECT**

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### PROJECT CODES:

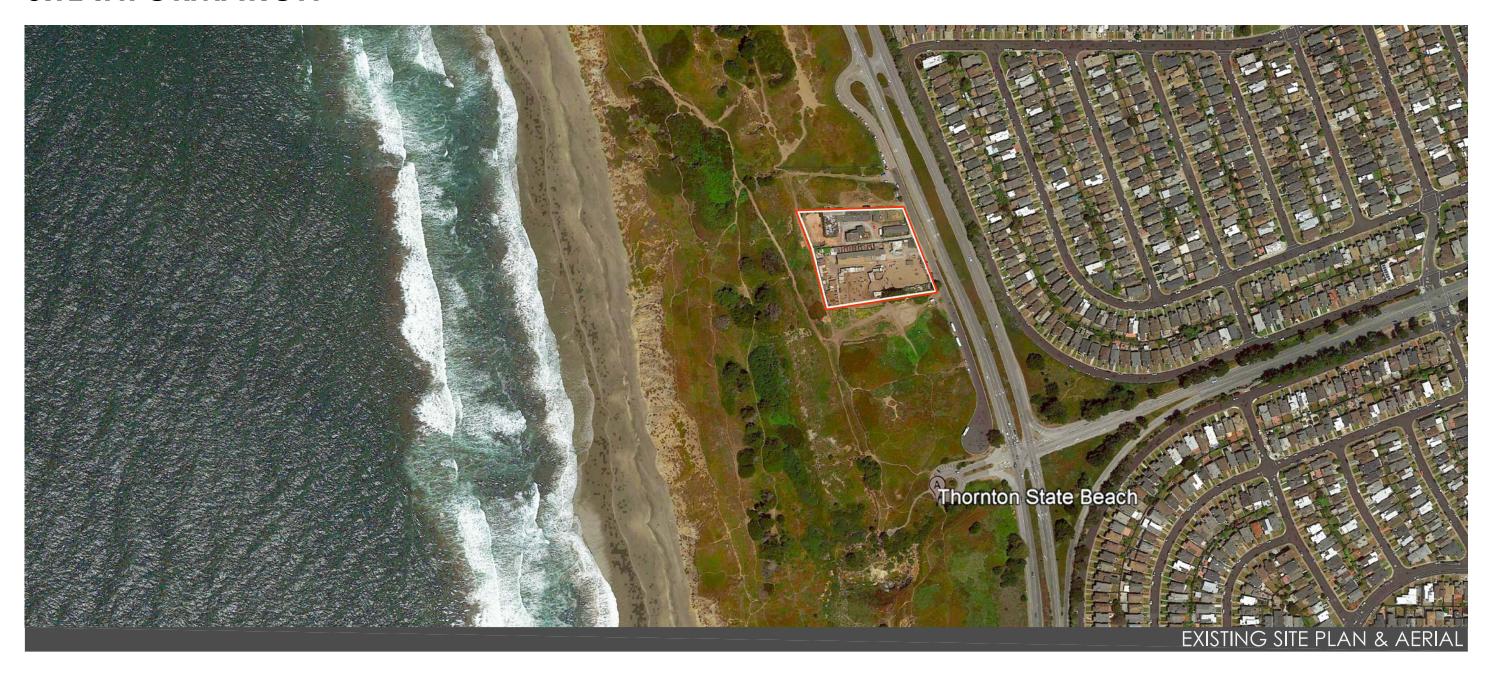
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Г-100	RENDERING	NOT TO SCALE
Γ-101	PROJECT INFORMATION & DATA	NOT TO SCALE
4X-100	EXISTING SITE PLAN	NOT TO SCALE
4X-101	EXISTING STABLE BUSINESS CONDITIONS	NOT TO SCALE
4X-102	EXISTING STABLE BUSINESS CONDITIONS	NOT TO SCALE
4X-103	EXISTING STABLE BUSINESS CONDITIONS	NOT TO SCALE
4X-104	LAND USE MAP	NOT TO SCALE
4-100	SITE PLAN	1/32" = 1'-0"
4-101	GROUND FLOOR PLAN	1/16'' = 1'-0''
4-102	TYPICAL HOTEL FLOOR PLAN	1/16'' = 1'-0''
4-200	RENDERING	NOT TO SCALE
4-201	RENDERING	NOT TO SCALE
4-300	SITE SECTIONS	1/16'' = 1'-0''
A-400	VISION BOARD	NOT TO SCALE
4-401	VISION BOARD	NOT TO SCALE
<b>4-402</b>	VISION BOARD	NOT TO SCALE

THE MAR VISTA HOTEL PROJECT SHALL COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 (CALIFORNIA BUILDINGS STANDARDS CODE), THE AMERICANS FOR DISABILITIES ACT, AND THE MUNICIPAL CODE OF DALY CITY.

2016 CALIFORNIA ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE, VOL. 1 & 2
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA FIRE CODE

2016 CALI REFERENCED STANDARDS CODE

### SITE INFORMATION







SITE STATISTICS



### **DATA TABLE**

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LOT COVERAGE

VIEW CORRIDOR

ENTITLEMENT APPRO'	VALS		
COASTAL DEVELOPMENT ARCHITTECTURE AND SITE			
SUBSEQUENT APPRO	VALS		
CONSTRUCTION PERMITS			
GOVERNING AGENO	CIES: DESIGNATION		
MUNICIPALITY: APPLICABLE CODES GENERAL DESIGNATION: ZONING: GENERAL PLAN AREA:	STATE OF CALIFORNIA CALIFORNIA BUILDING CODES (CBC) 2016 SKYLINE PLANNING AREA DALY CITY COASTAL ELEMENT C-RO (COMMERCIAL) SKYLINE		
CODE COMPLIANCE			
	APPLICABLE STANDARD	PROPOSED	
USE & OCCUPANCY CLASSIFICATION	CBC 2016	ASSEMBLY GROUP A-2 RESIDENTIAL GROUP R-1	
PUBLIC USE ACCESS TRAIL	BLUFFTOP ACCESS REQUIRED	ACCESS PROVIDED, SEE A-100	
REAR YARD SETBACK LIMIT	50' SETBACK FROM BLUFF EDGE (COASTAL ELEMENT)	50' SETBACK FROM BLUFF EDGE	
FRONT YARD SETBACK LIMIT	10' MIN.	> 10 FEET	
HEIGHT LIMIT	36' (ZONING) 20' (COASTAL ELEMENT)	29 FEET	
BUILDING STORIES	1 (COASTAL ELEMENT)	3	

2.5 - 5.0 (ZONING)

15% MIN. (ZONING)

10%

0.1 (COASTAL ELEMENT)

0.45

35% (38,550 SF)

PROPOSED

19% (21,300 SF)

15% (45 FEET)

**EXISTING** 

0%

SITE AREA (ACRES SITE AREA (GROS EXISTING BUILDIN EXISTING IMPERVI SITE GRADE ELEV	2.523 109,906 38,550 0 218.1' - 217.2'	
BUILDING ARE	A BY PROGRAM	
HOTEL		SQUARE FEET
GROUND LEVEL:	ADMINSTRATIVE/SUPPORT ROOMS	2,312
	LOBBY	1,336
	CAFE & RESTAURANT	3,149
	ROOMS (17)	6,803
SECOND FLOOR:	` ,	12452
	CIRCULATION	1,848
THIRD FLOOR:	ROOMS (33)	12,452
	CIRCUALTION	1,848
HOSTEL	LOBBY/DINING	1,778
	SUPPORT ROOMS	457
	36 BEDS (6 ROOMS)	1,915
HORSE STABLES	STABLES (10)	2,650
	ADMINISTRÁTIVE/ SUPPORT ROOMS	900
TOTAL NET FLOOR AREA		21,300
TOTAL GROSS FLO	OOR AREA	49,900

PARKING SUMMARY								
	REQUIRED STALLS	PROVIDED STALLS	TOTAL PROVIDED					
DIMENSIONS PARKING COUNT	8'-6" x 19'-0" 121 (* 83+6+12+20)	8'-6" x 19'-0" 62	62					
* ONE STALL PER ROO	M PLUS ONE STALL FOR EACH	300 SF OF LOBBY AND ADMINI	STRATIVE AREA.					

TOTAL UNENCLOSED AREA (TERRACES, BALCONIES, RAMPS, ELEVATED WALKWAYS)

ONE STALL FOR EVERY 200 SF OF ASSEMBLY AREA.

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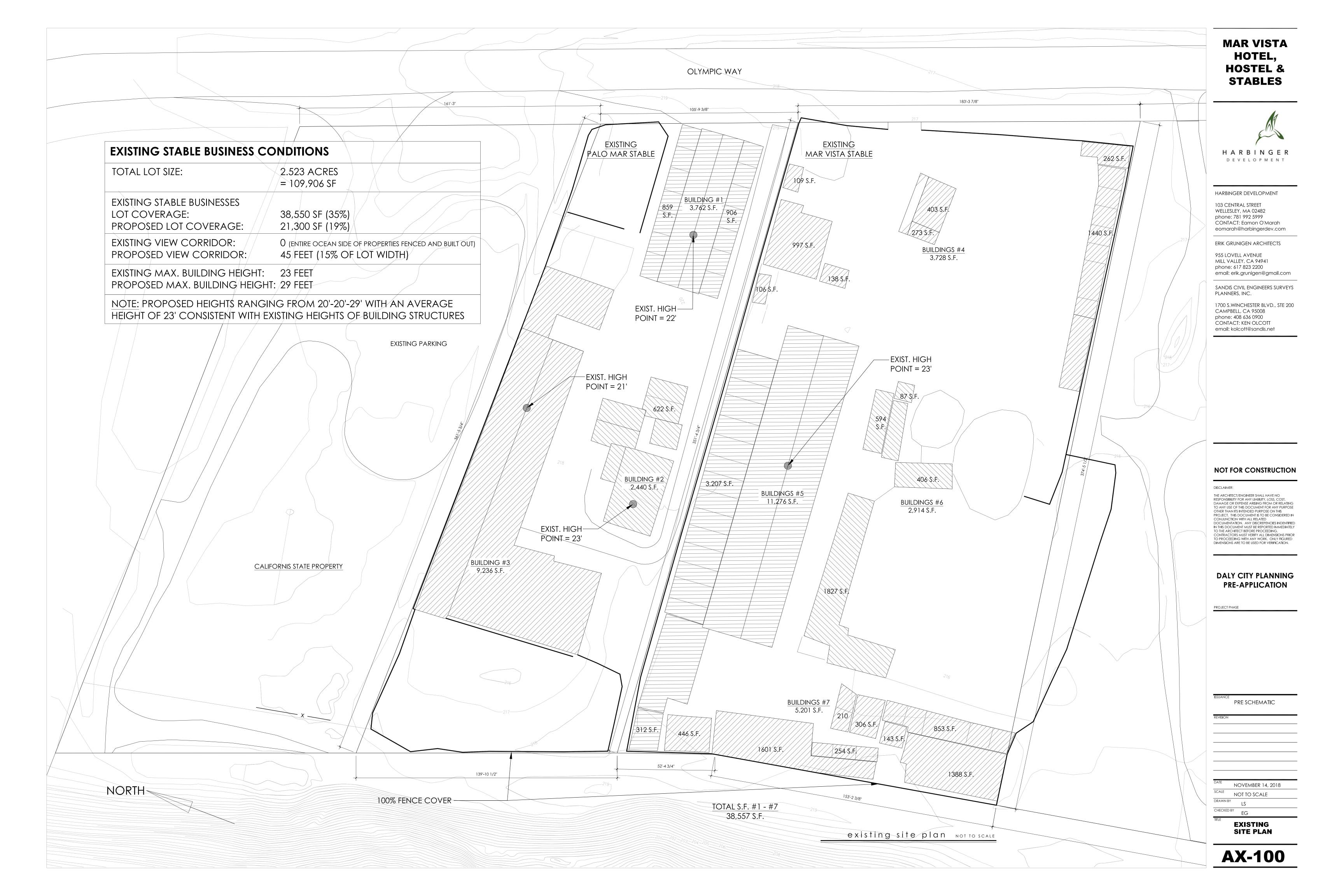
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& DATA









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EXISTING STABLE
BUSINESS
CONDITIONS







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LAND USE Map











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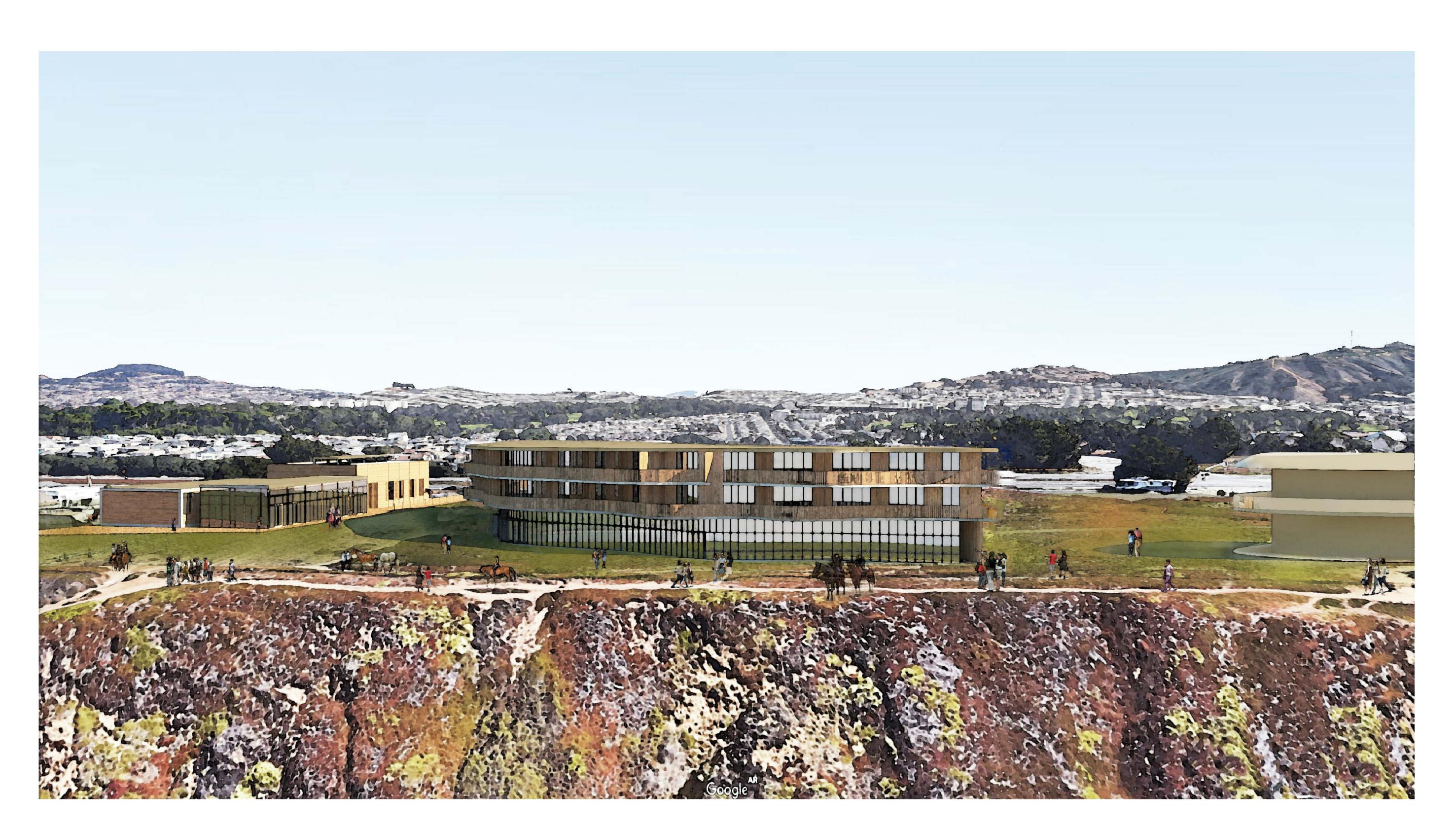
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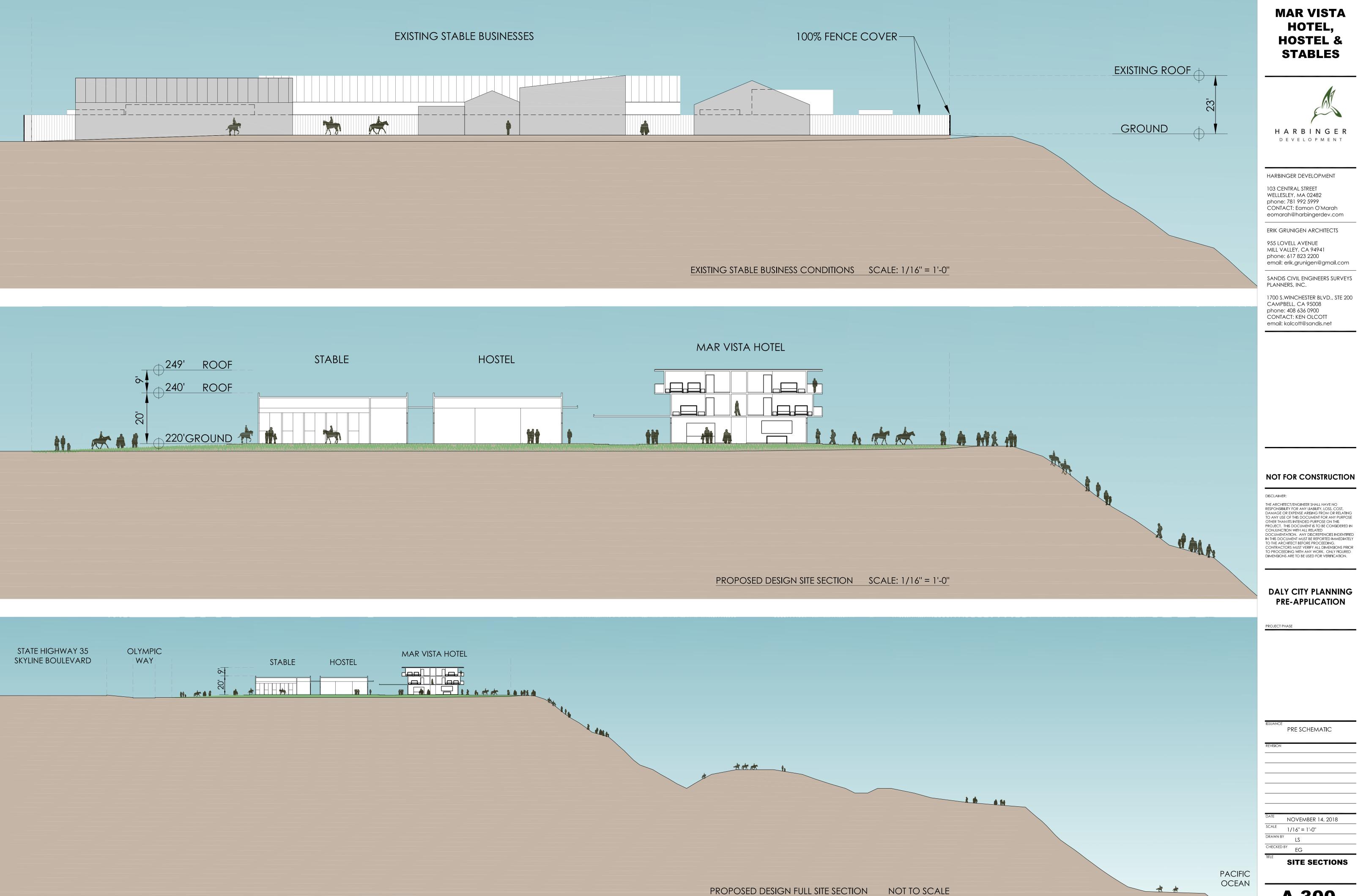
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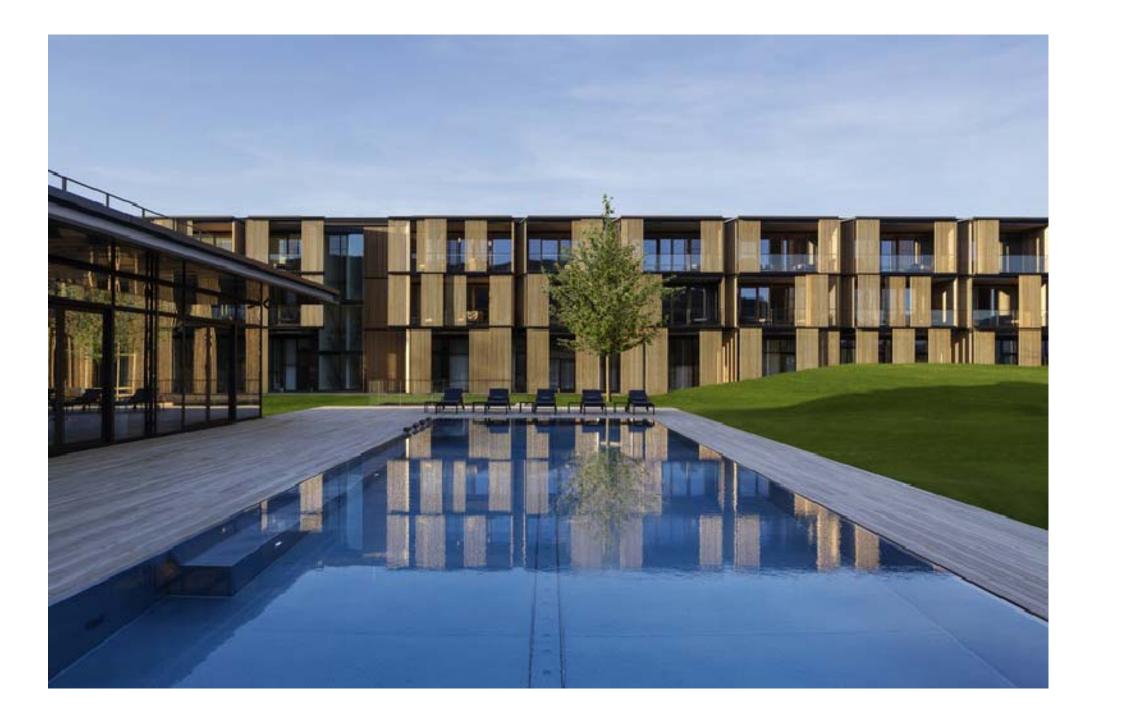
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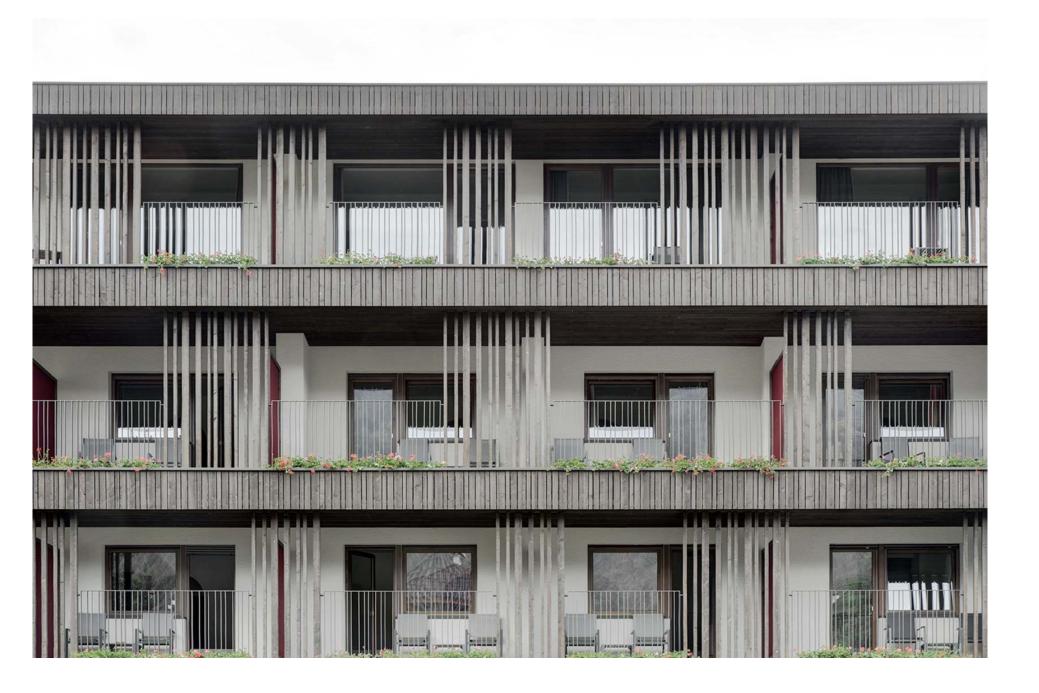
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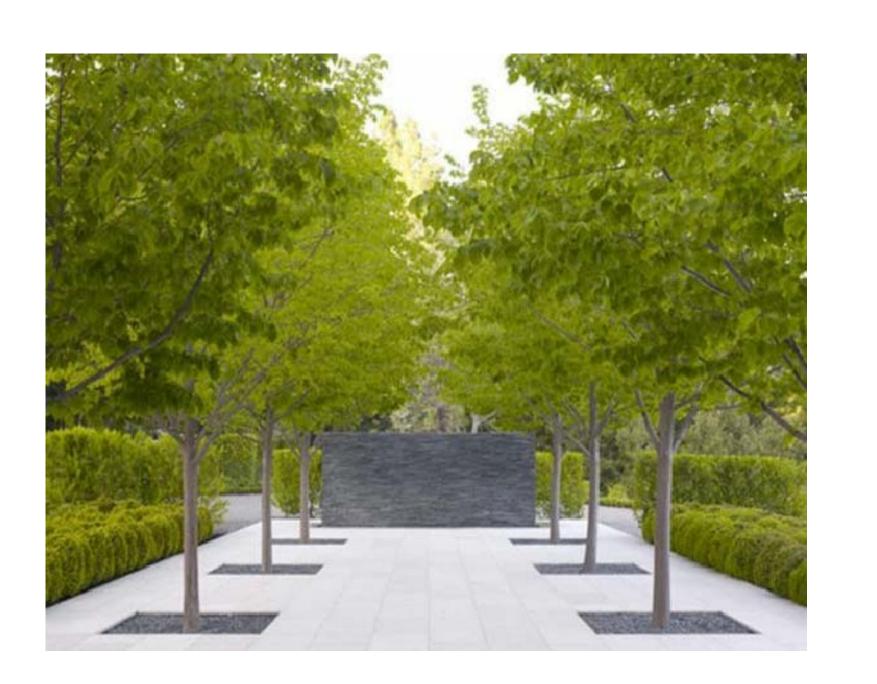














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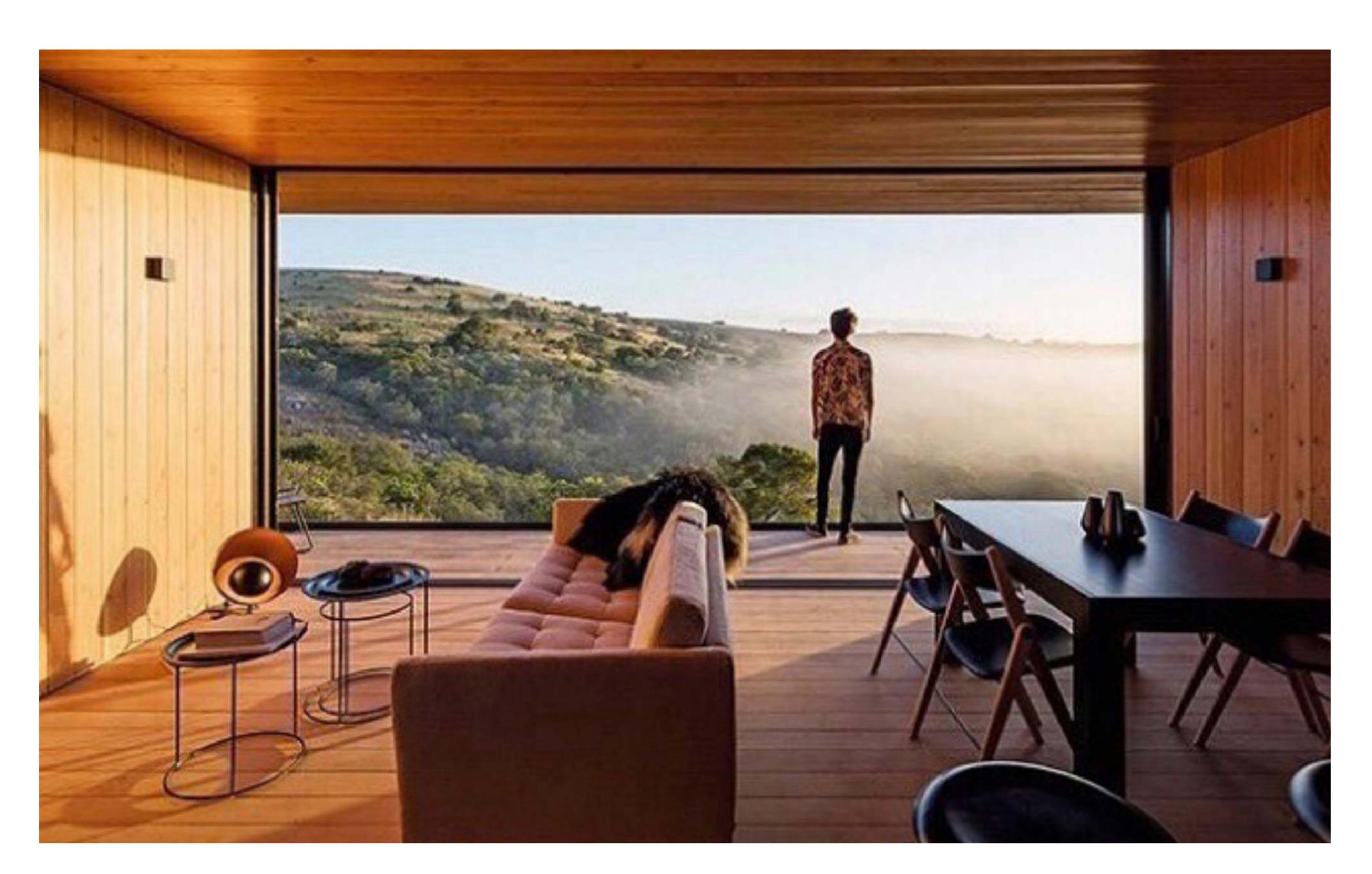
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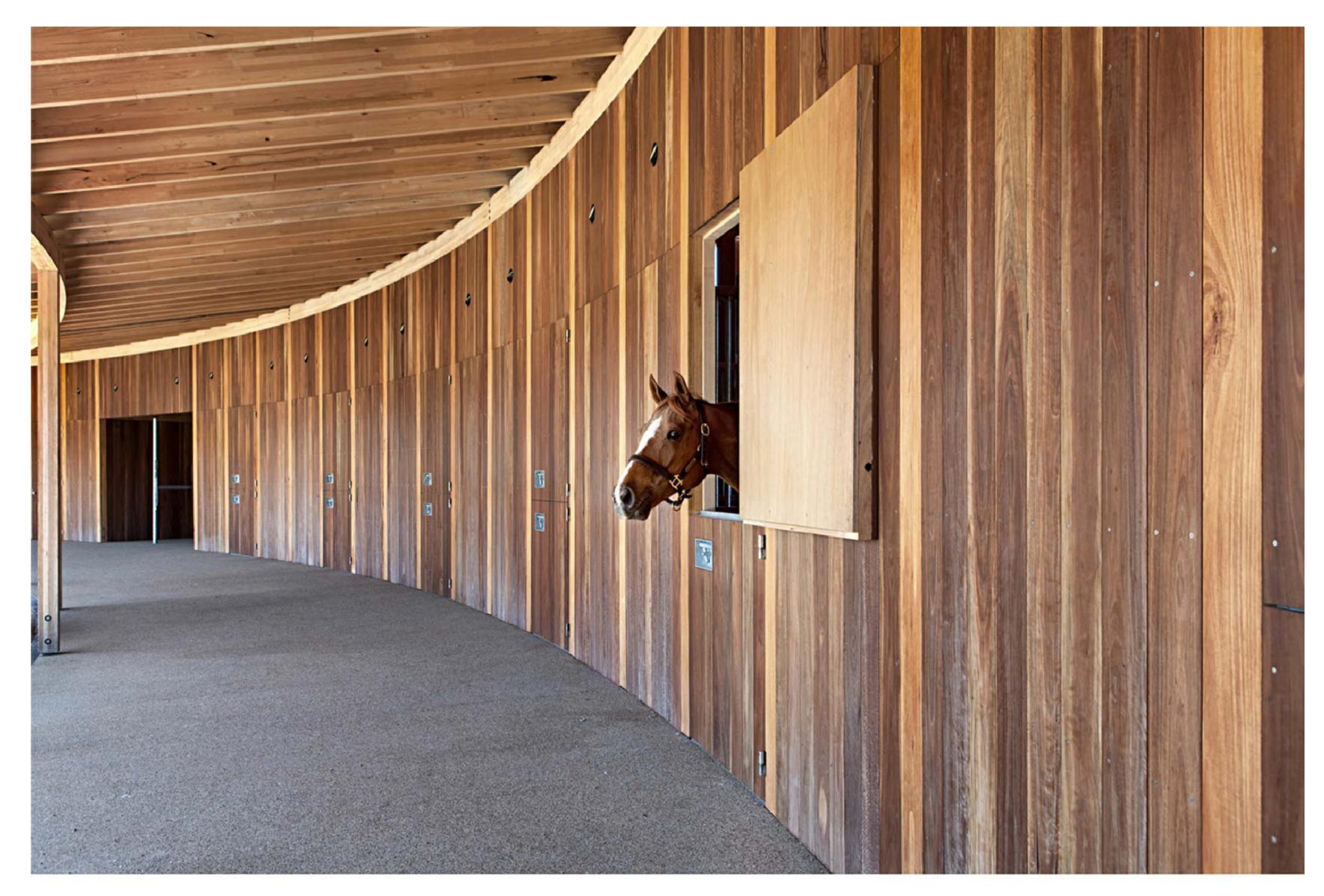
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