September 12, 2019

Tatum Mothershead

Director of Economic and Community Development

City of Daly City

333 90th Street

Daly City, CA 94015

RE: Application Submittal Transmittal for 2152 Skyline Boulevard

**Re: 2152 Skyline Boulevard, Olympic Way Retreat Center**

**PAC-05-18-013486**

Dear Ms. Mothershead,

The following are responses to your review comments dated July 3, 2018:

**Planning Division:**

1. A review of the development regulations applicable to the site has determined that the retreat center is permissible with a Use Permit/Coastal Development Permit (UP/CDP).

***Response: Noted***

1. Additional project description details.

***Response: See attached Letter.***

1. As discussed during the Development Coordination Committee (DCC) meeting, the RP Combining District stipulates the following restrictions for blufftop development: (a-c)

***Response: See revised plans.***

As stipulated in the RP Combining District requirements, any application for development requires preparation of a geotechnical report, prepared and signed by a licensed geologist,

***Response: See two submitted Geotechnical reports. Reports will be finalized after City staff has had a chance to complete comments.***

1. The preliminary design by a civil engineer of such facilities must be included any UP/CDP application. Al link to supportive documentation (stormwater treatment checklist) that must accompany the facility design is available on the City's website.

***Response: The project has provided stormwater treatment measures. Please refer to sheet P-0204 and the attached stormwater treatment checklist.***

1. The amount of parking provided on the project site does not appear to conform to any particular parking requirement specified in the Daly City Zoning Ordinance. Hotels and motels, for example, require one space per room plus one space for each three hundred feet of lobby area and administrative office space. However, as the project is unconventional to the uses identified in the Zoning Ordinance, the Planning Division will require that any UP/CDP application include a parking analysis prepared by a City-approved parking consultant providing analysis to support and documenting the adequacy of the proposed number of parking spaces.

***Response: Parking has been increased on site to provide 64 spaces. Appropriate reductions to be discussed with staff.***

1. Merger of the three underlying parcels would be required as a Condition of Approval of the UP/CDP application approval. The merger would need to be complete prior to building permit issuance.

***Response: Noted***

1. The project will require preparation of an Initial Study (IS), which will then determine the need for either a Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR). Upon submittal of the UP/CDP application, the City staff will request a third-party estimate for the IS and request a check in the amount of the estimate plus a 25 percent administrative charge. If an EIR is required, additional funds and overhead charge will be required. The California Coastal Commission and the California Department of Transportation (Caltrans) may be responsible agencies in relation to this project under CEQA. Although we will begin early consultation with the Coastal staff, it is highly recommended that you consult with these two agencies prior to submitting formal entitlement applications to learn what, if any, separate process you might need to go through with their agencies for final approvals.

***Response: Noted***

**Engineering Division:**

1. Hydraulic calculations along with a letter from the engineer of record indicating that the proposed storm drain system does not increase runoff above the pre-development conditions shall be submitted for review and approval by the City Engineer.

***Response: Please refer to the attached storm drain report for hydraulic calculations and calculations showing runoff does not exceed pre-development conditions.***

1. An encroachment permit shall be required to be issued by the Public Works Department for all work proposed within the public right-of-way.

***Response: Noted.***

1. Following new utility installation, the applicant shall replace areas of street pavement, sidewalk, curb, and gutter damaged by construction. Such repair shall be per City standard specifications.

***Response: Noted. Encroachment permit plans will reflect this requirement.***

1. All project improvements shall be ADA compliant.

***Response: Noted.***

1. The project's electrical transformer shall not be installed within the public right-of-way.

***Response: The project’s electrical transformer is located adjacent to the building. Please refer to sheet P-0203.***

1. Grading exceeding 50 cubic yards shall require approval of plans and a grading permit. A licensed civil engineer shall prepare the grading plans and erosion control plan in conformance with a soil report prepared by a licensed soil engineer or qualified civil engineer in compliance with the NPDES requirements prior to any development on the property.

***Response: Noted.***

1. The applicant shall provide sewer, water, and storm drain studies, and shall construct recommended improvements as required by the City Engineer.

***Response: Please refer to the attached sewer, water and storm drain reports.***

1. The applicant shall comply with the applicable requirements of the City of Daly City Standard Details and Specifications.

***Response: Noted.***

1. All electrical and telecommunications services shall be provided through underground connections. There shall be no overhead drops.

***Response: All electrical and telecommunications services are being provided through underground connections.***

1. Storm runoff shall not exceed pre-development conditions for a 2-hour, 10-year storm.

***Response: The storm drain system has been designed to not exceed pre-development runoff for a 2-hour, 10-year storm. Please refer to the attached storm drain report***

1. Provide erosion and storm water pollution plan incorporating the best management practices, including operation and maintenance provisions per the requirements applicable at the time of construction permit application. During the rainy season (September 30 to April 15) the developer shall submit a revised erosion control plan as necessary (every five working days).

***Response: At the time of construction permit application an erosion and storm water pollution plan, including operation and maintenance provisions, will be provided.***

**Water and Wastewater Division:**

1. The application shall, through the Engineering Department, contract with the City's third party consultant, to determine the system's ability to serve the project and determine if any water system improvements are required. All costs associated with the analysis and any necessary water improvements required by the analysis, shall be borne by the applicant. The analysis shall be performed prior to the application being deemed complete.

***Response: Noted.***

1. The applicant shall, through the Engineering Department contract with the City's third party consultant, to determine the system's ability to serve the project and determine if any collection system improvements are required. All costs associated with the analysis and any necessary water improvements required by the analysis, shall be borne by the applicant. The analysis shall be performed prior to the application being deemed complete.

***Response: Noted***

**Building Division:**

1. Limited fire department access due to protected site location will dictate the type of construction to either II-A or Type II-B.

***Response: See revised fire access plan sheet P-0206.***

1. Designer shall provide the proposed type of construction before general correction can be cleared.

***Response: Type II-B (IOS 3)/ Unprotected Steel. Fully sprinklered per NFPA.***

**North County Fire Authority:**

1. Fire access road required in accordance with CFC Appendix D with turnaround or pass through.

***Response: Fire access roads in accordance with CFC Appendix D have been provided. Please refer to sheet P-0206.***

1. Additional hydrants required in accordance with CFC Appendix C.

***Response: Fire hydrants have been provided in accordance with CFC Appendix C. Please refer to sheet P-0206.***

1. Provide intended building construction type in order to determine accurate required fire flow.

***Response: The building construction type is II-B.***

1. Inspectors test/drain must empty into sanitary sewer.

***Response: Noted***

Sincerely,



Steve Lynch, AICP

Director of Planning and Entitlement

Sand Hill Property Company