**ORDINANCE 1482-AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY AMENDING THE DALY CITY ZONIN MAP**

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<th>PROJECT ASSOCIATE NAME</th>
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<td>KING PLAZA CENTER LLC</td>
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**PROJECT ASSOCIATE ADDRESS**

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I, K. Annette Hipona, City Clerk, in and for the City of Daly City, County of San Mateo, State of California, and ex-officio Clerk of the City Council thereof, do hereby certify the annexed to be a full, true and exact copy of

Ordinance 1462, An Ordinance of the City Council of the City of Daly City Amending the Daly City Zoning Map by Amending Ordinance No. 1255 Re: Planned Development Standards for PD-47 (APN 091-175-220), King Plaza Shopping Center

as the same appears in the official records of the City of Daly City.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14th day of December, 2022.

[Signature]  
K. Annette Hipona, City Clerk
NOTICE OF EXEMPTION

TO: County Clerk
County of San Mateo
555 Government Center
Redwood City, CA 94063

CC: City of Daly City
ATTN: City Attorney
ATTN: Planning Director
333 90th St
Daly City, CA 94015

FROM: King Plaza Center, LLC
C/O Law Office of Janet Fogarty
PO Box 1579
Millbrae, CA 94030

Project Title: Ordinance 1462, an Ordinance of the City Council of the City of Daly City Amending the Daly City Zoning Map by Amending Ordinance No. 1255 Re: Planned Development Standards for PD-47 (APN 091-175-220), King Plaza Shopping Center.

Project Applicant: King Plaza Center, LLC

Project Location: Specific: King Plaza Shopping Center APN 091-175-220
Address: 950 King Drive, Daly City, CA 94015

Project Location: City of Daly City, County of San Mateo

Nature, Purpose, Beneficiaries of project: Project is a Zoning Text amendment modifying a portion of the Planned Development Zone number 47. Purpose is to clarify and update certain provisions of an enabling ordinance No. 1255. Beneficiaries are King Plaza Center and its tenants, notably Manila Oriental Market, and tenants' customers.

Name of public agency approving project: City of Daly City
Name of agency or persons carrying out project: City of Daly City permit approval; King Plaza Center and Manila Oriental Market and other tenants of King Plaza Center carrying out the conditions of approval.

CEQA Exemption status: Exempt pursuant to CEQA Guidelines Section 15061(b)(3).

Reasons why project is exempt: The Council determined and found that it can be seen with certainty that the activity cannot possibly have a significant effect on the environment.

Lead Agency Contact Person: Michael Van Lunkhuysen 650-991-8033
A Notice of Exemption is posted at the Daly City Clerk's Office.

Signed by King Plaza Center, LLC By: [Signature]
Date: 12-19-2022
ORDINANCE NO. 1462

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
AMENDING THE DALY CITY ZONING MAP BY AMENDING ORDINANCE NO. 1255
RE: PLANNED DEVELOPMENT STANDARDS FOR PD-47
(APN 091-175-220)
King Plaza Shopping Center

BE IT ORDAINED by the City Council of the City of Daly City, as follows:

Section 1. Findings: The City Council of the City of Daly City finds that, as conditioned, Zone Change ZC-09-21-015237, amending Planned Development PD-47 is in compliance with Title 17 of the Daly City Municipal Code (Zoning Ordinance), as well as the General Plan of the City of Daly City, as amended and as to each element of the Daly City General Plan. Approval of the zone change will not be detrimental to the health, safety, morals, comfort, and general welfare of persons residing in or working in the neighborhood. The City Council further finds that the amendment to PD-47 to allow modification to the Planned Development PD-47 zoning to amend the Parking Management Plan and Delivery Hours will not be detrimental to the surrounding areas or result in substantial environmental damage or disturbance or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the City of Daly City.

Section 2. Environmental Compliance – Mitigation Monitoring Program:

The City Council has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined, that the Zone Text Amendment modify a portion of the Planned Development Zone number 47 is exempt from CEQA per CEQA Guidelines Section 15061(b)(3).

Section 3. Zoning Reclassification: The zoning as designated upon the “Official Zoning Map” of the City of Daly City, as adopted by Daly City Ordinance No. 635, and thereafter amended from time to time, is hereby changed as to the parcel identified on the attached map incorporated herein by this reference, to Planned Development Zoning PD-47, which hereinafter provides for a change of boundary on the “Official Zoning Map” and the establishment of specific standards for development on the subject property. All improvement shall comply with the approved Planned Development Standards hereinafter adopted for Planned Development PD-47-A.
PLANNED DEVELOPMENT STANDARDS
PLANNED DEVELOPMENT ZONE PD-47A
KING PLAZA SHOPPING CENTER

The purpose and intent of these Planned Development Standards is to modify the previously established standards of the PD-47 zone at King Plaza.

I. PERMITTED USES

The Planned Development Standards for PD-47 have been divided into applicable standards for three separate parcels. Parcel "A" is comprised of all shopping center property not including the bowling center property. Parcel "A-1" will refer to the corner lot at Callan and King Drive specifically. Parcel "B" refers to the bowling center property (See Attachment A – Planned Development Parcels).

A. The following uses shall be permitted:

1. Parcels A, A-1 and B

   Art Studio
   Bakery (retail)
   Bank
   Barber or Beauty shop
   Book or stationary store
   Business office
   Candy store
   Clothing or Department store
   Coffee shop (excluding restaurant-style coffee shop)
   Drugstore
   Retail electrical and household appliance sales and services
   Florist
   Gift shop
   One grocery store
   Hardware store
   Ice cream store
   Laundry or cleaning agency (retail)
   Instruction studio (dance or martial arts)
   Jewelry store
   Liquor store
   Medical/Dental clinic
   Pet food store
   Professional office
   Photographic studio
   Restaurant (excluding drive-through)
   Shoe repair
   Sporting goods
Tailor shop
Trade or business school
Toy Store
Travel agent
Variety store
Video rental

B. The following uses shall be permitted with a Use Permit in the PD-47 zone:

1. Parcels A, A-1 and B

   Accessory buildings or use
   Animal kennel
   Bar or Cocktail lounge
   Bowling Alley
   Garden supply
   One health and fitness club (limited to 10,66 sq. ft. in the retail building on the west
   of the site, in the bowling alley building or on the corner lot at Callan and King
   Drive)
   Motor vehicle parts supply
   Outdoor sales
   Pet shop
   Businesses whose principal use is for the operation of amusement devices
   Veterinary hospital or office

C. When a use it not specifically listed, it shall be assumed that when the unlisted use is similar
   to nor more objectionable than a permitted use, such use shall be permitted in the district
to the same requirements of the most similarly listed use.

II. DEVELOPMENT STANDARDS

A. Parking and Circulation

1. Parcels A, A-1 and B

   a. The property owners shall comply with and enforce a Parking Management
      Plan approved by the City. The Parking Management Plan shall be an
      appendix to and recorded as part of the Shopping Center CC&R’s. Changes
      to the Parking Management Plan shall be subject to approval by the Planning
      Division. The Parking Management Plan shall include the following:

   b. No operable or inoperable vehicles shall be stored at the site for more than 24
      hours. This requirement does not apply to one truck owned by Manila Market
      which is allowed per the Parking Management Plan to park overnight in a
      designated space in the Upper Lot.
c. No vehicles or trailers shall be advertised for sale or rent on the site and no vehicle sales, leasing or rentals shall be conducted at the site.

d. Employee parking spaces shall be designated in the plan.

e. Measures to manage the parking during the evening peak hours. The plan may include such measures as valet parking, incentives to carpooling and disincentives to parking in the residential streets behind the center.

f. Lease documents of existing and future tenants shall incorporate compliance with the Parking Management Plan as a requirement of the lease. The general form of Lease documents shall be submitted to the Planning Division for approval to confirm the leases include a requirement for compliance with the Parking Management Plan.

g. A provision to allow shared parking for patrons of all uses in Parcel A, Parcel A-1 and B.

h. The precise plan shall show all required dimensions on back-up distance, fire access drives and parking stalls including compact and handicap spaces. The plan shall indicate how the compact spaces shall be marked on the site.

i. The shopping center management shall formulate and implement a program to control and lessen employee parking on the site. The Planning Division shall approve this program.

j. Applicant will post signs, impose conditions upon tenant, and make best efforts to restrict truck deliveries (defined as trucks with 2 axles or more) to the supermarket to be between the hours of 7:00 a.m. and 1:00 p.m. seven days per week. Occasional truck deliveries after 1:00 p.m. Monday through Friday shall not be construed as a violation of these standards. Any changes to delivery days or times shall require approval of the Planning Department. Notwithstanding the restrictions on delivery times for trucks set forth herein, such delivery time restrictions shall be suspended during a time of emergency as may be declared by any governmental agency having jurisdiction.

k. The total number of on-site parking spaces required for the King Plaza Shopping Center (Parcel A, Parcel A-1, and B) is 302, including the corner lot at Callan and King Drive.

2. **Parcel A**

a. The precise plan shall be configured to allow for wider parking spaces in front of the supermarket.
3. **Parcel A-1**

   a. The corner lot of Callan and King Drive shall be improved with resurfacing, restriping, and landscaping.

   b. All parking spaces for new construction at the corner lot at Callan and King Drive must conform to regular size parking stall dimensions of the Zoning Ordinance. Total parking for new development on Parcel A-1 shall include the number of existing spaces in addition to spaces required by the Zoning Ordinance. All aisle widths must be at least 26 feet in width and turning radiiues must conform to minimum Fire Department and City Zoning Ordinance requirements.

   c. The parking lot shall conform to plans approved as part of the precise plans and shall be maintained in accordance with city standards.

B. **Signage**

   1. **Parcels A, A-1 and B**

      a. A Master Sign Program shall be submitted and approved by a Design Review Committee. Changes to the Master Sign Program shall be submitted to the Design Review Committee for approval, except that minor changes can be approved administratively by the Planning Division.

      b. Wall sign and ground sign area, height and number shall comply with approved designs described in the adopted Master Sign Program. Existing tenant signs shall be allowed to remain and changes in copy shall not require compliance with the master sign program. However, other types of changes include relocation shall require that the new sign be in conformance with the program.

      c. Signs shall otherwise comply with the requirements of Section 17.32 Signs of the Daly City Zoning Ordinance, except as conditioned herein or as modified by the approved Master Sign Program.

C. **Landscaping**

   1. **Parcels A, A-1 and B**

      a. Landscaping shall be installed in accordance with approved plans and maintained in a neat, clean, and healthful condition.
D. Architecture/Site Design

1. Parcels A, A-1 and B

   a. Architectural design of all structures and facades, all materials and colors, and all landscaping all comply with plans approved by a Design Review Committee.

   b. Once approved, any major architectural modification shall be subject to approval by a Design Review Committee, except that minor changes may be approved administratively by the Planning Division.

   c. All roof equipment shall be screened from view from the surrounding streets.

   d. The Planning Division shall approve the design and location of all trash or storage enclosures and other proposed fencing or walls.

E. Maintenance

1. Parcels A, A-1 and B

   a. Each of the property owners shall prepare CC&Rs for review by the City Attorney, each as to their/its own parcels, as to incorporation of the following standards:

   b. The shopping center shall be maintained in a neat, safe, and healthful condition.

   c. A garbage disposal plan approved by the Planning Division and the Streets Division shall specify that:

   d. All trash shall be confined in approved receptables and enclosures.

   e. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure areas. Any stacked or stores items shall not exceed the height of the enclosure.

   f. All trash and storage enclosures shall be properly maintained in accordance with approved plans.

   g. The applicant shall prepare an agreement to implement a daily litter cleanup plan for all open areas, planters, and public sidewalks adjacent to the shopping center. All waste materials generated by the market, such as cardboard boxes, skids, garbage, litter, etc., must be stores in the enclosure for disposal. No
waste material shall be visible at any time. The enclosure shall be designed to conceal the contents. The enclosure should be kept clean and free of odor at all times.

F. Lighting

1. Parcels A, A-1 and B

   a. All exterior lighting shall be in accordance with precise plans and shall be adequately maintained according to approved standards.

G. Building Area Limitation

1. Parcel A

   a. There shall be no additional square footage allowed on Parcel A in the shopping center beyond the existing square footage.

H. Required Plans

1. Parcel A-1

   a. Any proposed development on the corner lot at Callan and King Drive shall be by the amendment procedures of Daly City Municipal Code Section 17.28.010(I).

   b. The precise plan for this planned development shall also identify:

      1. Ingress/egress and easement rights for all public utilities, city water mains, sanitary sewer mains and other service facilities located across the proposed subdivision lines.

      2. Location of all existing buildings and structures and their off-set distances from the proposed property lines.

I. Easements

1. Parcel B

   a. A twenty-foot no-build easement shall be recorded around the bowling center building and reflected in the precise plan.
II. GENERAL

A. Parcels A, A-1 and B

1. All site improvements shall conform to plans approved as part of the Precise Plans. Any major site modifications shall require an amendment of the PD approval and shall be subject to approval by the Planning Commission and City Council except that the Planning division may approve minor changes.

2. Individual buildings shall not be sold separately, or if the sale of any building is anticipated, all requirements of the Subdivision Ordinance in effect at the time of the sale shall be complied with in full prior to such sales.

3. The property owners of the shopping center shall seek to provide a balanced mix of uses with compatible peak hours and parking needs.
County of San Mateo
Clerk-Recorder
Mark Church
555 County Center
Redwood City, CA 94063
(650) 363-4500

Receipt No.: RPT20222080933
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THANK YOU
PLEASE RETAIN THIS RECEIPT FOR YOUR RECORDS

IF YOU WOULDN'T LIKE A REFUND PLEASE SEND A LETTER REQUESTING THE REFUND TO ABOVE ADDRESS WITH A COPY OF THIS RECEIPT.

https://www.smoacre.org/

12/20/2022 02:35 PM