



# SIERRA CLUB

LOMA PRIETA CHAPTER

SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

September 8, 2021

City Council of Daly City  
333 90th Street  
Daly City, CA 94015

Via email to: [citycouncil@dalycity.org](mailto:citycouncil@dalycity.org)

Re: Sept 27, 2021, City Council Meeting: Serramonte Del Rey

Dear Daly City Councilmembers,

The proposed Serramonte Del Rey apartment complex subdivision is currently designed as an auto oriented development that under AB32 and SB375 would be characterized as polluting the climate and negatively impacting public health<sup>1</sup>.

Please defer the proposed Serramonte Del Rey land use, circulation, and site design that was approved by the Planning Commission on August 3rd, 2021.

Please return the subdivision map to the project proponent for a better project redesigned as a transit-oriented project that includes the existing community garden in its current location as a community benefit.

Converting public land into private market rate apartments is seldom in the public's best interest. 90% of the proposed housing units are market rate. The lack of affordable housing is inconsistent with Daly City's critical need for affordable housing, and it ignores the state's affordable housing crisis.

The proposed development should be redrawn as a Transit Oriented Development<sup>2</sup>, a simple change necessary to reduce auto dependency and greenhouse gas emissions, for the climate emergency we face with toxic air, fires, heatwaves, droughts, extreme storms, and flooding; and which would also reduce the cost of future city services.

The General Plan updates that would dramatically increase the number of units and add retail should be deferred until project impacts and solutions are outlined by Daly City Planning Staff. Currently, staff has not provided alternatives to the proposal. The General Plan amendments constitute a giveaway of over \$1.5 Billion Dollars<sup>3</sup> with no community benefits or increased affordable housing<sup>4</sup> or an improved city revenue stream<sup>5</sup>.

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<sup>1</sup> <https://ww2.arb.ca.gov/resources/health-air-pollution>

<sup>2</sup> [http://files.mtc.ca.gov/pdf/Final-MTC-TOD-Policy-Update\\_2014.pdf](http://files.mtc.ca.gov/pdf/Final-MTC-TOD-Policy-Update_2014.pdf)

<sup>3</sup> The request is to upgrade the property from 175 units and 700k of office to 1225 units and 22k of retail. The housing giveaway alone is worth around \$1.3B dollars. The retail is worth another \$200M.

<sup>4</sup> The apartments at 862 Campus Drive, built in the 1980s by the JUHSD, have 20% affordable housing, currently noticed to become market rate. Note however that this project only offers the required 10% despite a considerably worsened affordable housing crisis.

<sup>5</sup> The project will bring in \$4M in tax revenue for the city and \$8M for the county. The city's portion does not cover the 30 year expected costs for roads, sewer, stormwater, police, and fire repair and obligations that could

Worse, the school district has been operating in bad faith. Their 1980s apartment complex, Serramonte Ridge, plans to convert the [79 existing affordable housing units](#) into market rate housing, see notice attached, during a statewide affordable housing crisis.

Community benefits could include a public park with a community garden<sup>6</sup>, a very reasonable request given the large public giveaway requested and the overwhelming need for more greenspace in Daly City.

Alternatives to the project should be studied by staff including letting an affordable housing developer build the project<sup>7</sup> and reconfiguring the project to preserve land as open space: see for example Area H in Redwood Shores where Redwood City preserved 80% as public wetlands<sup>8</sup>.

For more details see our prior letters to Daly City attached.

Sincerely,



Sabrina Brennan,  
Chair, Equity Committee, Loma Prieta Chapter Sierra Club



Gladwyn d'Souza  
Chair, Conservation Committee, Loma Prieta Chapter Sierra Club

Cc: James Eggers, Director  
Loma Prieta Chapter Sierra Club

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be estimated from this project at \$15M per year and are funded by property and sales taxes on all residents. The retail revenue will underperform because of the auto-oriented design.

<sup>6</sup> <https://sustainablefoodcenter.org/latest/gardening/strengthening-communities-through-community-gardens>

<sup>7</sup> <https://www.sfchronicle.com/bayarea/article/Facebook-fund-helps-bring-500-affordable-housing-16426698.php?>

<sup>8</sup> [https://www.smdailyjournal.com/news/local/council-tackles-redwood-shores-mixed-used-plan/article\\_84025f62-074c-5306-8b45-0e720728bcd0.html](https://www.smdailyjournal.com/news/local/council-tackles-redwood-shores-mixed-used-plan/article_84025f62-074c-5306-8b45-0e720728bcd0.html)