



**THE CONCRETE COALITION**  
**Community Risk Profile Summary**

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**Community Risk Profile Summary for Daly City**

Please note: Estimates in this report are preliminary and have not yet been reviewed for accuracy.

<b>Population:</b>	101,000		
<b>Year of Incorporation:</b>	1911		
<b>Population Density:</b>	13,700 people/sq. mile		
<b>Data Sources</b>	<b>Counts &amp; Surveys</b>	Loss estimates	
		US Census, City-Data.com, Daly City History Guild	
	<b>Plans and Histories</b>	Housing & economic reports	
		Sanborn Maps	
	<b>Field Work</b>	All relevant districts in city	
	<b>Google Earth</b>	Google Earth	
<b>Total Number of Buildings:</b>	23,000		
Single Family Residences:	20,300		
Multi-Family Residences:	1,400		
Other Private Buildings:	1,200		
City Buildings:	100		
<b>Total number of concrete buildings:</b>	40		
<b>Total number of pre-1980 buildings:</b>	100		
<b>Total Square Footage:</b>			
<b>Total Number of Pre-1980 Concrete Buildings:</b>	30		
<b>Total Square Footage of Pre-1980 Concrete Buildings:</b>			

(\* Concrete Coalition will provide counts for public schools, OSHPD-regulated hospitals and State of CA buildings)

**Attached Files (see below):**

- 1) Concrete Coalition Daly City Report.doc (Pages 3 - 4)
- 2) Concrete Coalition Daly City Data.xls (Pages 5-11)
- 3) Concrete Coalition Daly City Concrete Building Areas.pdf (Page 12)

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**Concrete Coalition**  
**Daly City Building Estimate**  
**By Nick Alexander and Eric Borchers**

**July 31, 2009**

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**Number of Total Buildings: 23,000**

According to the US Census Bureau, there were 31,311 housing units in Daly City in 2000. The website City-Data.com < <http://www.city-data.com/housing/houses-Daly-City-California.html> > provides a breakdown of housing units by the number of housing units per structure. Using this data, the total number of housing structures is calculated to be 21,682 as follows:

<b>Data from City-Data.com</b>	<b>Analysis</b>		
Housing units in structures:	# Units	Average # Units/Structure	# Structures
One, detached: 15,856	15856	1	15,856
One, attached: 4,460	4460	1	4,460
Two: 934	934	2	467
3 or 4: 1,867	1867	3.5	533
5 to 9: 1,100	1100	7	157
10 to 19: 1,369	1369	14.5	94
20 to 49: 2,372	2372	34.5	69
50 or more: 2,740	2740	60	46
Mobile homes: 544	544	1	0
Boats, RVs, vans, etc.: 11	11	1	0
Total # Housing structures:			21,682

← Assume 60 units/structure  
← Structure type not counted  
← Structure type not counted

These figures are based on 2000 US Census Data. By 2000, development in Daly City was near its practical limits, so most of the small number of buildings built between 2000 and 2009 likely replaced an old building. Viewing a historical timeline of Daly City satellite imagery in Google Earth shows that only a few minor housing tracts, totaling perhaps 300 houses, have been built within the city limits since 2000. Taking into account this small growth and some amount of non-residential buildings, we estimate the total number of buildings in Daly City at 23,000 in the year 2009.

**Number of Concrete Buildings: 40**

Google Earth was first used to determine which areas of the cities potentially contain concrete buildings (i.e. all buildings besides single-family residential homes). The city was divided up into three zones: East, Central, and South. We completed a street survey of part of the East zone together, then Nick covered the Central zone and Eric covered the South zone. Most relevant areas were covered by an actual street survey, but some

remote areas were inspected using Google Maps street view or Bing Maps bird's-eye view.

#### Major Findings:

East: Cow Palace; BART station and BART parking garage; Retail along Mission St and Juniperra Serra Blvd; Auto dealer and bowling alley near Colma BART station

Central: City Hall and surrounding municipal buildings; Seton Medical Center (three OSHPD regulated buildings not included in final count), medical offices and nursing facilities near Southgate Ave.

South: Retail, office, warehouse, and parking near Hickey Blvd and Serramonte Blvd; medical office and former high school building near Callan Blvd

Altogether, nearly 40 buildings were directly counted in the City Limits. The number is rounded up to 40 to account for potential buildings that were missed.

#### **Number of Pre-1980 Buildings: 18,000**

City-Data.com <<http://www.city-data.com/city/Daly-City-California.html>> provided information on when the current housing stock was built. The site reports that 4702 houses were built between 1980 and 2000, and the rate of home building steadily decreased during those 20 years. We estimate that of the 23,000 total buildings in the city, 18,000 were built prior to 1980.

#### **Number of Pre-1980 Concrete Buildings: 30**

By evaluating the exterior architectural features of the buildings we surveyed and by using judgment, we approximated the period in which each concrete building was built.

#### **References Used**

US Census Bureau – Daly City, CA Quick Facts

<http://quickfacts.census.gov/qfd/states/06/0617918.html>

Provided population, population density, and number of housing units

Daly City History Guild

Operates the Daly City History Museum at John Daly Library

6351 Mission St, Daly City, ph: 650-757-7177

Hours of operation: 12pm-3pm on Tuesdays and the first Saturday of each month

Spoke with a Guild member to determine construction date of buildings south of Serramonte Center

City-Data.Com

<http://www.city-data.com/housing/houses-Daly-City-California.html>

Attachment 2

Public Schools in Daly City	Found in pink on EWB map	on localschooldirectory.com
Bayshore Elementary	n	x
Daniel Webster Elementary	x	x
Franklin Delano Roosevelt Elementary	x	x
Garden Village Elementary	(Colma)	
George Washington Elementary	x	x
John F. Kennedy Elementary	x	x
Junipero Serra Elementary	x	x
Margaret Pauline Brown Elementary	x	x
Marjorie H. Tobias Elementary	x	x
Panorama Elementary	x	x
Skyline Elementary	x	x
Susan B. Anthony Elementary	x	x
Thomas Edison Elementary	x	x
Westlake Elementary	x	x
Woodrow Wilson Elementary	x	x
Garnet J. Robertson Intermediate	n	x
Thomas R. Pollicita Middle	x	x
Fernando Rivera Intermediate	x	x
Benjamin Franklin Intermediate	(Colma)	
Thornton High School	x	x
Westmoor High	x	x
Jefferson High	x	x
Terra Nova High School	(Pacifica)	
Oceana High School	(Pacifica)	
El Camino High School	(South San Francisco)	
Westlake School for the Performing Arts	(now Doelger Art Center)	

Private Schools in Daly City	Found in pink on EWB map	on localschooldirectory.com
Our Lady of Perpetual Help Church and School	x	x
General Pershing School	x	
Christian Life Academy		x
Hope Lutheran School	x	x
Our Lady Mercy Elementary		x
The Hilldale School		x
Jefferson School	x	?

concrete?

possible

one story - probably wood

one story - probably wood

not likely - wood sanctuary

probably wood

small house - probably wood

possible

Pre 1980 Post 1980  
 Concrete Concrete

Likely material Notes

**South Zone**

		Manila oriental market	wood	I saw wood ceiling joists in the storage
		new Subway/Little Caesar's	masonry	brick façade saw masonry on the inside of Jiffy Lube
	X	Physician's medical center off Hickey	concrete?	large column inside, but also steel-framed atrium
X		Serramonte del Ray high school	concrete	definitely concrete. 1970 according to plaque on inside
		Columbus School	masonry	This might be a public school building, but it is no longer active as a school, so we'll count it
		pump station near Columbus school	masonry	also a public school anyway
X		restroom pagoda in Chinese cemetery	concrete	at least I think it was the pump station
		Serramonte center:		concrete moment frame perimeter with tile over metal deck over wood roof and masonry infill bathrooms
		Hollywood Video	wood	
		Bank of America	wood	
	X	Moonstar	concrete?	
		Celia's	wood	
X		24 hour fitness	concrete	
X		office	concrete	
		medical offices	wood	
X		office	concrete	
		dim sum place	wood	
		Ross strip mall	wood/masonry?	
X		Circuit City loading dock	concrete	
		Big 5 Sports strip mall	masonry	
		Daiso	not concrete	
		Wachovia	not concrete	
X		Macy's	concrete probable	built before the rest of the mall built later in 1978 according to security guard who stopped me
		Rest of Serramonte mall	not concrete	
X		Church - Iglesia ni Christo	concrete?	
X		Building next to Iglesia ni Christo	concrete?	
		AAA building	probably steel	guessing steel due to long spandrel
	X	parking garage next to AAA building	concrete	
X		storage building at end of Westline road	concrete	viewed from Google Maps street view and Bing Birds-eye view only
10	3			

**East Zone**

X		Cow Palace	concrete	largest concrete building in Daly City
X		VW Dealer @ Westlake & Mission	concrete	board-formed shear wall
	X	Parking Structure #1	concrete	precast concrete with cast-in-place shear walls
	X	Parking Structure #2	concrete	precast concrete with cast-in-place shear walls



	X	Office building	concrete	post-1980
X		Midas	concrete w/ brick	ir old, non-ductile frame
		Masters Auto Body @ E Cavour St &		
X		Mission	concrete	shear wall
X		7046 Mission St	concrete w/ brick	infill
X		Serra Bowl	concrete	shear wall and pilasters are exposed
X		BART station	concrete	
X		BART parking structure	concrete	
				did not record location, but recall seeing a couple of concrete shear walls near city limits on Mission
X		Building on north end of Mission	concrete	did not record location, but recall seeing a couple of concrete shear walls near city limits on Mission
X		Building on north end of Mission	concrete	limits on Mission
10	3			

### Central Zone

	X	Hospital - Seton Medical Center	concrete	Not included in final count
X		Hospital - SF Heart Institute	concrete frame	not included in final count
X		Hospital - St Francis Pavilion	concrete frame	not included in final count
X		Cedar Hill Offices	concrete	
		Seramonte Medical Dental Center (1500		
X		Southgate Dr )	concrete	
X		St. Francis nursing home 99 escuela	concrete	
X		35 ? St	concrete?	
				had concrete buttresses to support roof, at least
X		Church by freeway	concrete?	
X		City Hall	concrete	
	X	Westlake Parking Garage 1	concrete	precast
	X	Westlake Parking Garage 2	concrete	precast
X		Spee dee Auto Repair	concrete	concrete shearwall
	X	Serra Heights Condominium	concrete?	
7	3	Total not including hospital buildings		

### All Zones

20	6			
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Pre 1980 Post 1980  
Concrete Concrete

Likely material Notes

### South Zone

Pre 1980	Post 1980	Description	Likely material	Notes
	X	Physician's medical center off Hickey	concrete	large column inside, but also steel-framed atrium
X		Serramonte del Ray high school	concrete	definitely concrete. 1970 according to plaque on inside; This might be a public school building, but it is no longer active as a school, so we'll count it
X		restroom pagoda in Chinese cemetery	concrete	concrete moment frame perimeter with tile over metal deck over wood roof and masonry infill
	X	Moonstar	concrete	bathrooms
X		24 hour fitness	concrete	
X		office	concrete	
X		office	concrete	
X		Circuit City loading dock	concrete	
X		Macy's	concrete	built before the rest of the mall
X		Church - Iglesia ni Christo	concrete	
X		Building next to Iglesia ni Christo	concrete	
	X	parking garage next to AAA building	concrete	
		storage building at end of Westline road	concrete	viewed from Google Maps street view and Bing Birds-eye view only
X				
10	3			

### East Zone

X		Cow Palace	concrete	largest concrete building in Daly City
X		VW Dealer @ Westlake & Mission	concrete	board-formed shear wall
	X	Parking Structure #1	concrete	precast concrete with cast-in-place shear walls
	X	Parking Structure #2	concrete	precast concrete with cast-in-place shear walls
	X	Office building	concrete	post-1980
X		Midas	concrete	old, non-ductile frame w/ brick infill
X		Masters Auto Body @ E Cavour St & Mission	concrete	shear wall
X		7046 Mission St	concrete	concrete w/ brick infill
X		Serra Bowl	concrete	shear wall and pilasters are exposed
X		BART station	concrete	
X		BART parking structure	concrete	
				did not record location, but recall seeing a couple of concrete shear walls near city limits on Mission
X		Building on north end of Mission	concrete	
				did not record location, but recall seeing a couple of concrete shear walls near city limits on Mission
X		Building on north end of Mission	concrete	
10	3			

### Central Zone

	X	Hospital - Seton Medical Center	concrete	Not included in final count
X		Hospital - SF Heart Institute	concrete frame	not included in final count
X		Hospital - St Francis Pavilion	concrete frame	not included in final count
X		Cedar Hill Offices	concrete	

X		Seramonte Medical Dental Center (1500 Southgate Dr )	concrete	
X		St. Francis nursing home 99 escuela	concrete	
X		35 ? St	concrete	
X		Church by freeway	concrete	had concrete buttresses to support roof, at least
X		City Hall	concrete	
	X	Westlake Parking Garage 1	concrete	precast
	X	Westlake Parking Garage 2	concrete	precast
X		Spee dee Auto Repair	concrete	concrete shearwall
	X	Serra Heights Condominium	concrete	
7	3	Total not including hospital buildings		

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**All Zones**



RETAIL AREA.  
CONC. PARKING  
BLDG'S.

Office,  
retail,  
parking

BART

Retail

Cow Palace

Municipal  
Buildings

CENTRAL

EAST

RETAIL

Medical office,  
nursing facilities

Bowling Alley,  
Auto Dealer

Storage  
Facility

Hospital

Macy's Store

Office,  
warehouse,  
restaurant  
buildings

Parking  
Structure

Medical Office,  
former high school

Restroom  
Pagoda

SOUTH

FRANCISCAN COUNTRY CLUB

1. 100' WIDE	11. 100' WIDE
2. 100' WIDE	12. 100' WIDE
3. 100' WIDE	13. 100' WIDE
4. 100' WIDE	14. 100' WIDE
5. 100' WIDE	15. 100' WIDE
6. 100' WIDE	16. 100' WIDE
7. 100' WIDE	17. 100' WIDE
8. 100' WIDE	18. 100' WIDE
9. 100' WIDE	19. 100' WIDE
10. 100' WIDE	20. 100' WIDE