

**CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING**

AGENDA

Tuesday, August 06, 2013 - 7:00 PM

Council Chambers, City Hall

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

MINUTES: Approval of Minutes of July 2, 2013

PUBLIC HEARING:

1. Use Permit UPR-2-13-6867 and Environmental Assessment Use Permit for operation of a commercial construction yard.

APPLICANT:	Jim Trotter
LOCATION:	8088 Junipero Serra Boulevard
ENVIRONMENTAL ASSESSMENT:	Categorically Exempt per CEQA Guidelines Section 15301: Existing Facilities
PLANNER:	Jeannie Naughton, Associate Planner

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT:

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

Availability of Public Records: All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

**CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING**

MINUTES

Tuesday, July 02, 2013 - 7:00 PM

Council Chambers, City Hall

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL: PRESENT: Edelman, Kelly, Crump, Sylvester
 ABSENT: Lubiano

MINUTES: Approval of Minutes of June 4, 2013

Moved by Commissioner Kelly, seconded by Commissioner Sylvester, that the minutes of June 4, 2013 meeting be approved. Motion carried 4-0.

1. Major Subdivision SUB-1-13-6712 and Environmental Assessment to subdivide three lots into 17 lots.

Staff report presented by: Jeannie Naughton, Associate Planner

Commissioner Sylvester questioned why the lot sizes were smaller than the lots adjacent to the project to the west. Staff explained that the lots to the west are in unincorporated Broadmoor, and the minimum lot size is 5,000 square feet, while the minimum lot size in Daly City in this case is 2,500 square feet. Commissioner Kelly questioned whether the development would be cohesive or individual lot development. Staff explained the applicant has indicated it is their intention to sell the project to one developer for a cohesive development, and conditions of approval have been added to the project requiring the development of a Home Owners Association, making it difficult to piecemeal the development of the lots.

Several Broadmoor residents raised concerns regarding possible impacts on street parking, traffic, the smaller lot sizes of the project as compared to Broadmoor lot sizes, the project

density, and the possibility of apartments being constructed rather than single family residences. They also provided suggestions on how they thought the project could be made better, such as creating an alley behind the homes so garages would be in the rear of the lots and no street parking would be impacted, since there would be no curb cuts for driveways. Concerns were raised regarding the existing uses on site, including graffiti on storage containers, urban wildlife such as raccoons, and likening the site to a junkyard. Staff explained the development standards, project density, and the intention of the project proponent to construct single family residences. Multi-family apartments are not permitted in the C-R/R zone and Medium Density Residential (duplex structures) development would require Use Permit approval.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to close the public hearing. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of July 2, 2013. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to approve Major Subdivision SUB-1-13-6712 subject to the Findings and Conditions outlined in the staff report of July 2, 2013. Motion carried 4-0.

2. Minor Subdivision SUB-4-13-7184 and Design Review DR-4-13-7185 and Environmental Assessment for a two-lot subdivision and construction of two single-family dwellings.

Staff report presented by: Tatum Mothershead, Planning Manager

The Commissioners expressed some concern that the floor plans of the lower level of the houses were conducive to creating secondary units. Staff explained that the floor plans were consistent with previously approved projects and that illegal construction would be subject to code enforcement action.

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to close the public hearing. Motion carried 4-0.

Moved by Commissioner Sylvester, seconded by Commissioner Edelman, to adopt the findings as outlined in the staff report of July 2, 2013. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to affirm the Environmental Assessment. Motion carried 4-0.

Agenda – Planning Commission

Tuesday, July 02, 2013

Page 3

Moved by Commissioner Edelman, seconded by Commissioner Sylvester, to approve Minor Subdivision SUB-4-13-7184 and Design Review DR-4-13-7185 subject to the Findings and Conditions outlined in the staff report of July 2, 2013. Motion carried 4-0.

3. Planned Development Amendment PD-5-13-7294, Use Permit UPR-5-13-7295 and Environmental Assessment to amend planned development standards to allow the conversion of 80 senior apartment units into assisted living units.

Staff report presented by: Tatum Mothershead, Planning Manager

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to close the public hearing. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to adopt the findings as outlined in the staff report of July 2, 2013. Motion carried 4-0.

Moved by Commissioner Sylvester, seconded by Commissioner Edelman, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to approve Planned Development Amendment PD-5-13-7294 and Use Permit UPR-5-13-7295 subject to the Findings and Conditions outlined in the staff report of July 2, 2013. Motion carried 4-0.

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT: The Chair adjourned the meeting at 7:40 p.m.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

Availability of Public Records: All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.



Daly City Planning Commission Agenda Report

333 - 90th Street ♦ Daly City ♦ California ♦ 94015 ♦ 650-991-8033

Meeting Date: August 6, 2013

Application: Use Permit UPR-2-13-6867

Project Planner: Jeannie Naughton, Associate Planner

Project Location: 8088 Junipero Serra Boulevard

Project Description: Use Permit for Operation of Commercial Construction Yard

Applicant: Jim Trotter
1366 Mission Street, Studio 2
San Francisco, CA 94103

Property Owner: KM Junipero Serra LLC
1485 Bayshore Boulevard, Suite 149
San Francisco, CA 94124

Environmental Assessment: Categorically Exempt per CEQA Guidelines Section 15301
Existing Facilities

Applicable Daly City Municipal Code Sections: Daly City Municipal Code Sections:
Chapter 17.44 Use Permits
Chapter 17.20 C-2 Heavy Commercial District

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
0.26 Acres	Construction Yard	Construction Yard	C-RO Commercial Retail and Office	C-2 Heavy Commercial

Area Information

Land Use	Zoning
North: Storage Warehousing	C-2 Heavy Commercial
South: Caltrans yard	South San Francisco
West: Interstate 280	Unzoned
East: Single Family Residential	South San Francisco

Background

On December 20, 2012, Daly City Code Enforcement received a letter from the South San Francisco Fire Marshal, Luis DaSilva, requesting Code Enforcement assistance in addressing numerous complaints received regarding operations and site appearance at 8088 Junipero Serra Boulevard (Attachment B). Daly City Code Enforcement informed the businesses operating on-site that a Use Permit would be required for the continued operations of a commercial construction yard. According to the applicant, there are multiple businesses operating on the site, all involved in the construction industry.

Discussion

The C-2 Heavy Commercial District requires a Use Permit for building materials yards and open storage of materials or equipment. The site does not contain any permanent structures or offices, and is separated into two storage areas. Storage Area #1 delineates areas for building materials, storage containers near the rear of the site and a parking area for dump trucks. Storage Area #2 similarly delineates areas for dump truck parking, building materials, and storage containers. The main concerns with this type of use are the possibility of pollutants entering the storm drain system and aesthetics.

Stormwater

There is an existing storm drain catch basin located within the right of way, in front of the main access gate to the site. Nothing besides water is allowed to be dumped or allowed to flow into a storm drain. This includes washwaters, automotive fluids, construction materials, paint, sediment and/or silt, and other runoff that might be expected with an uncovered use such as the proposed construction yard. Preventing incidents of water pollution problems such as illegal dumping or discharges helps keep our local creeks, San Francisco Bay, and the Pacific Ocean clean.

All pollutants such as trash, grease, paints, chemicals, any material that has the potential to be disbursed by wind or rain, paving materials such as portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, cold mix asphalt, and similar materials, pressure treated wood, any material containing asbestos, including pipe, and all metals should minimize contact with stormwater or water from other sources, and should be covered, labeled, and stored in appropriate containers. It would be unreasonable to name every type of material that could potentially cause adverse effects to the soil and stormwater system, but the main point is that it is imperative that this site not have

stockpiles of anything, even some construction and demolition debris that could cause a problem. Stockpiles require year-round management and Best Management Practices (BMPs) that include, but are not limited to, berms, dikes, fiber rolls, silt fences, gravel bags, and tarps. Even temporary storage requires the same BMPs. There are currently no BMPs in place on this site.

Transfer and hauling activities can generally be described as removing materials from a construction site, bringing them to another location for temporary storage, and then off-hauling to a recycling or disposal site. These types of activities will be prohibited activities for this site, including but not limited to the storage, and any temporary storage of any material containing soil or sand, as this has the potential to contaminate the soil on site and carry pollutants into the storm drain system. Even temporary storage of contaminated dirt that has been brought from another construction site to this site would require implementation of a full set of BMPs, which is very difficult to do on a regular basis and even more difficult to enforce. Therefore, staff is recommending a condition of approval to prohibit transfer and hauling activities at the site.

General good housekeeping BMPs must be implemented at the site. These include a sufficient number of covered litter receptacles that are used and maintained, materials and wastes that are stored as far away from storm drain inlets as practicable, vehicles and equipment that are maintained to minimize drips and leakage, containers must not be overfilled and lids must be kept closed when not in use, storm drain inlet labels must be maintained, dumpster and waste recycling areas must be inspected, swept, and picked up daily during work days, and hazardous wastes must be stored in compliance with hazardous waste regulations.

The Department of Water and Wastewater Resources will be enrolling this site in their business inspection program and will require a plan from the business operators that will address how will they manage their solid waste, and hazardous waste management such as solvents, stains, paints, roofing tar, petroleum products, etc., and how they will be implementing standard good housekeeping BMPs. The plan will also include an inventory of all trucks, heavy machinery and equipment that will be stored on site, to ensure proper BMPs are implemented. Because this site is currently not in compliance with these requirements and has been operating without benefit of a Use Permit for some time, staff has set time limits within the conditions of approval so that the site is brought into compliance with 60 of Council approval, should it be granted.

Aesthetics

The California Department of Public Health maintains a traffic volume linkage tool, which allows users to obtain information about how much traffic passes near a specific location. According to the tool, approximately 9,700 vehicles pass by this site bi-directionally each day. Additionally, across Junipero Serra Boulevard is a single family residential neighborhood, located within the city of South San Francisco. While there might not be many homes that would be able to see this site from their residence, they certainly pass by this site every day. It is therefore important that the site be maintained in a clean, orderly, and aesthetically pleasing manner, whereby all heavy equipment such as dump trucks, machinery, and storage containers are screened as much as feasible, from public view.

Per DCMC Section 17.20.010.1.B, a sight-obscuring fence at least six feet in height is required for all areas used for open storage of materials or equipment. Currently, there is a six foot high chain link fence with fabric on it, which does not adequately screen any of the materials or equipment stored on site, resulting in an unsightly property that borders on deterioration and blight. The operators of the site replaced the fabric since the City first made contact with them at the beginning of 2013, following the Code Enforcement letter received from the City of South San Francisco, since the existing fabric was covered in graffiti and in serious disrepair. The replaced fabric did improve the aesthetics of the site but did not improve the screening of equipment, vehicles, machinery or materials onsite.

There are several parking areas designated on the site plan for the storage of dump trucks; the parking areas illustrated on the plans indicate parking space depths of 22 feet for the northern most parking area in Storage Area #2 and 25 feet for the parking area in Storage Area #1. Dump trucks that could fit in these dimensions would most likely have heights ranging between 8.5 feet to 11 feet (without the dump box raised). Additionally, there are several storage containers existing on the site that will remain. Typical storage containers are 8.5 feet in height. Therefore, staff is recommending that a high quality, architectural grade, sight-obscuring fence of at least 8 feet in height would be sufficient to screen the majority of most standard sized dump trucks, within these height ranges, as well as the storage containers that will remain on the site. Staff has not been provided a detailed list of equipment that will be stored onsite and is therefore basing this fence height determination on typical vehicle and equipment heights. A condition of approval has been added that prohibits stacking of materials higher than the fence height of 8 feet.

In terms of fencing materials, staff has given the applicant the flexibility to propose options that would be high quality, architectural grade and sight obscuring, while still meeting the needs of his clients. The right of way fronting this site is within the jurisdictional boundary of South San Francisco. Per SSFMC Section 20.300.005.C.2, chain link fencing in all districts other than residential shall not be visible from the street, highway, public open space, commuter rail ROW, or adjacent Residential districts. Therefore, allowing any type of chain link fencing for this site would be in direct conflict with South San Francisco's Municipal Code, so this material is prohibited as an allowable fencing material for this site. Additionally, staff has been consistent in requiring as conditions of approval for new Use Permit requests for heavy commercial and industrial uses, that chain link site fencing be replaced with higher quality materials, in order to improve the aesthetic appearance of the respective sites and better screen these uses from surrounding rights of ways and lower intensity uses. The parcel to the south of this site contains chain link fencing, however, it is owned and operated by the California Department of Transportation (Caltrans) and is therefore exempt from local land use authority.

While a construction yard is a less than desirable use for an undeveloped, C-2 Heavy Commercial property, staff finds support for the operations contingent on the site being cleaned up, and fenced with a high quality, aesthetically pleasing fence that visually screens all stacked materials and the majority of all heavy equipment, machinery, storage containers, and vehicles from the public view.

Findings

Staff finds that, as conditioned, the proposed Use Permit UPR-2-13-6867 is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on August 6, 2013; notice of said hearing was by newspaper publication on July 26, 2013 posting and first class mailing to property owners within 300 feet.
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorical Exempt per Section 15301, operation and maintenance of existing facilities, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination..
3. The subject use is consistent with the General Plan and the C-2 zoning standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood.

Conditions of Approval

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Use Permit UPR-2-13-6867, subject to the following conditions and Daly City General Conditions of Approval. Minor deviations from the conditions of approval may be approved by the Planning Division. Significant deviations will require review and approval by the Planning Commission and City Council.

A. ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

General

1. The applicant shall file a Declaration of Acceptance of the conditions of approval with the City Clerk within thirty (30) days of City Council approval. Until said declaration is filed, the General Plan Amendment and Planned Development shall not be valid for any purpose.
2. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major modifications to the proposed operations shall be treated as an amendment and shall be subject to review by the Planning Commission and City Council.

3. A high quality, architectural grade, sight-obscuring fence of at least 8 feet in height shall be installed along the property boundaries, subject to the approval of the Director of Economic and Community Development. Chain link material is prohibited. Building permit plans must be submitted within 60 days of Use Permit approval for the respective fence and installation complete within 120 days of Use Permit approval, to avoid Code Enforcement proceedings.
4. The fence shall be maintained in good working order, and along with the site, shall remain clean and clear of all graffiti, debris, and other visual nuisances at all times.
5. No materials on site shall be stacked higher than the property boundary fence of 8 feet.
6. Any improvements made to the public right of way, as required by this entitlement shall be subject to review and approval of the Public Works Department of the City of South San Francisco.

B. WATER AND WASTEWATER RESOURCES DEPARTMENT

7. The applicant shall submit to periodic inspections by the Department of Water and Wastewater Resources, in accordance with Section C.4 of Order R-2 NPDES Permit No. CAS612008. A plan must be submitted to DWWR addressing how solid waste will be managed on-site, how hazardous waste management such as solvents, stains, paints, roofing tar, petroleum products, etc. will be handled, and how trash and recycling issues will be handled. The plan must also detail how they will be implementing standard good housekeeping BMPs, and shall include an inventory of all trucks, heavy machinery and equipment that will be stored on site, to ensure proper BMPs are implemented. The plan requirements will be further refined by DWWR staff and must be submitted within 60 days of Use Permit approval to avoid Code Enforcement proceedings.
8. There shall be no storage of raw materials on site, nor shall the site be utilized for hauling and transfer activities, including the storage, and/or any temporary storage of any material containing soil or sand. The site shall be subject to periodic inspections per C4 of Order R-2 NPDES Permit No. CAS612008.

C. FIRE DEPARTMENT

9. Identify type of materials to be stored and location of that storage to establish property line setback and proper spacing per code. This plan must be submitted to the Fire Department within 60 days of Use Permit approval to avoid Code Enforcement proceedings.
10. Provide fire extinguishers with travel distances per code.
11. Provide the location of any hydrants on site and ensure there are no obstructions blocking access per code. Response to this condition shall be submitted to the Fire Department within 60 days of Use Permit approval to avoid Code Enforcement proceedings.

Recommendation

Staff recommends the Planning Commission forward to the City Council the following recommendations:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment;
3. Approve Use Permit UPR-2-13-6867, as conditioned herein

Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,



Jeannie Naughton, AICP
Associate Planner



Brian Millar
Director of Economic and Community
Development

Attachments

Attachment A – Location Map

Attachment B – South San Francisco Code Enforcement Letter

Attachment C – Proposed Plans and Fence Alternatives Submitted by Applicant

LOCATION MAP

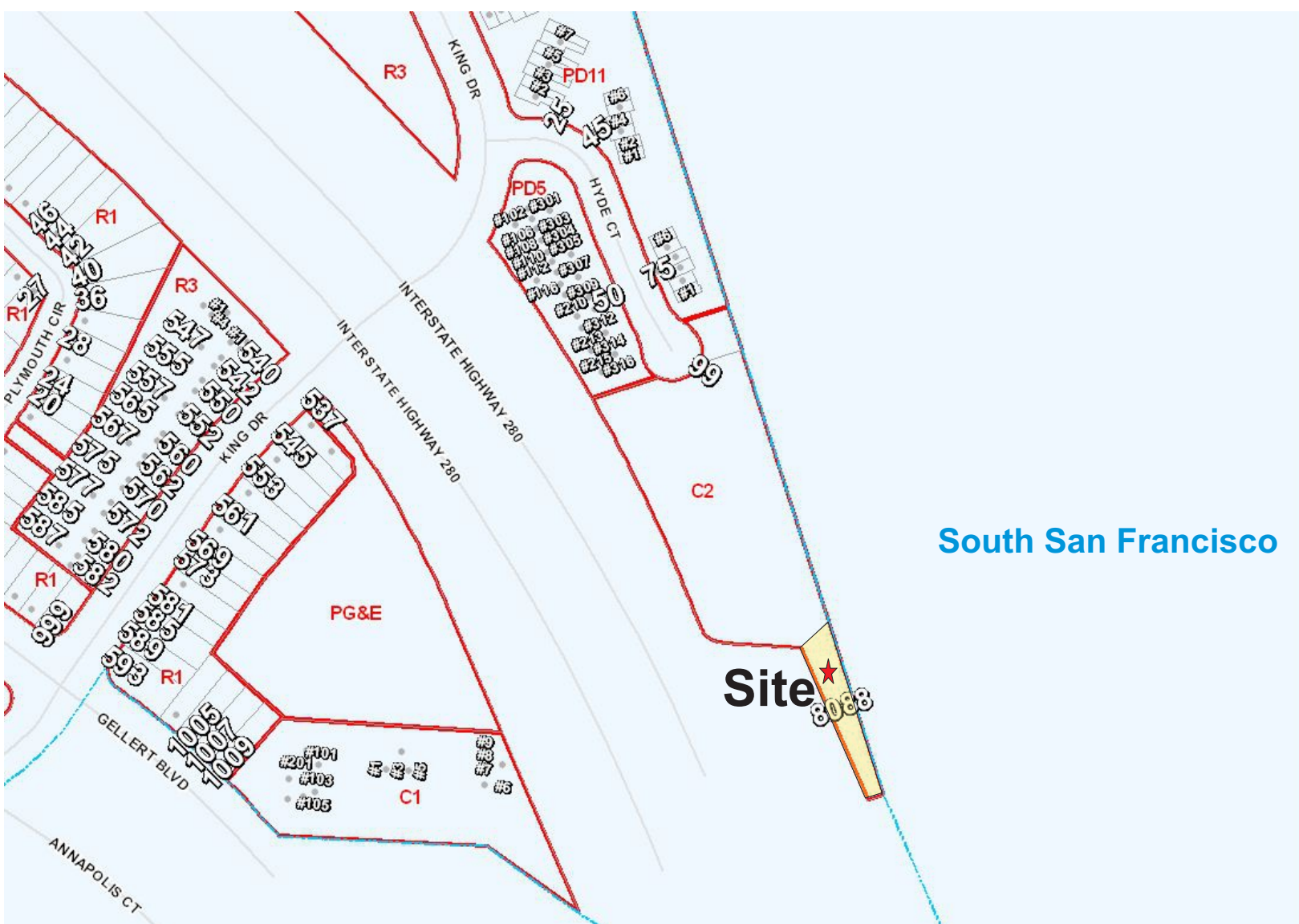


UPR-2-13-6867

8088 Junipero Serra Blvd.

Construction Yard

Planning Commission Review





COUNCIL 2012

PEDRO GONZALEZ, MAYOR
KARYL MATSUMOTO, MAYOR PRO TEM
MARK ADDIEGO, COUNCILMEMBER
RICHARD A. GARBARINO, COUNCILMEMBER
BARRY M. NAGEL, CITY MANAGER

FIRE DEPARTMENT
Fire Prevention

December 20, 2012

Ms. Patty Duffy
City of Daly City
Code Enforcement Division
333 90th Street
Daly City, CA 94015

Dear Ms. Duffy:

Please accept this as a formal request for Code Enforcement assistance on a property in Daly City for which we have received numerous complaints from South San Francisco citizens. The property is adjacent to the South San Francisco border, on the West side of Junipero Serra, North of Arroyo Drive.

South San Francisco's Municipal Code was modeled after Daly City's Municipal Code which explains the many similarities. After review of your Municipal Code I believe multiple violations exist at this site, all of which fall under Municipal Code Section 8.16.030 - Public Nuisance Conditions.

Construction equipment is readily visible to the general public (see Attachment 1); this is a violation of the Daly City Municipal Code (DCMC) Section 8.16.030 (L).

- (L) *Heavy commercial vehicles, construction equipment or machinery of any type or description parked or stored without a permit on property where it is readily visible to the general public, except while excavation, construction or demolition operations covered by an active building permit are in progress on the subject property or on adjoining property;*

Conditions which, in my opinion, are unsightly and materially detrimental to the adjacent properties which appreciably reduce property value (see Attachments 2 and 3); this is a violation of the DCMC Section 8.16.030 (O).

- (O) *Property maintained in such condition as to become so defective, unsightly, or in such condition of deterioration or disrepair that the same causes appreciable diminution of the property values of surrounding properties or is materially detrimental to proximal properties and improvements;*

Graffiti is readily visible to the general public (see Attachment 4); this is a violation of the DCMC Section 8.16.030 (V).

- (V) *Causing, maintaining or permitting graffiti:*

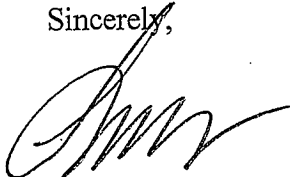
1. *To remain on exterior walls or facades of commercial property, or interior and exterior walls, doors and other common areas of commercial property, multi-unit residential buildings, fences, walls or other structures of whatever nature; or*

There may potentially be additional violations which can only be verified with an on-site inspection. These violations are DCMC Section 8.16.030 (W, Y, and Z).

- (W) *Storage or use of hazardous materials in such a manner as to be injurious or potentially injurious to the public health, safety and welfare or to adjacent properties;*
- (Y) *Stacking or storage of any combustible material, including but not limited to wood, firewood, and any material which would increase or may cause an increase of the hazard or menace of fire in the front yard or side yards;*
- (Z) *Any condition recognized in law or in equity as constituting a public nuisance, or any condition existing on property which, in the opinion of the code enforcement officer, constitutes visual blight;*

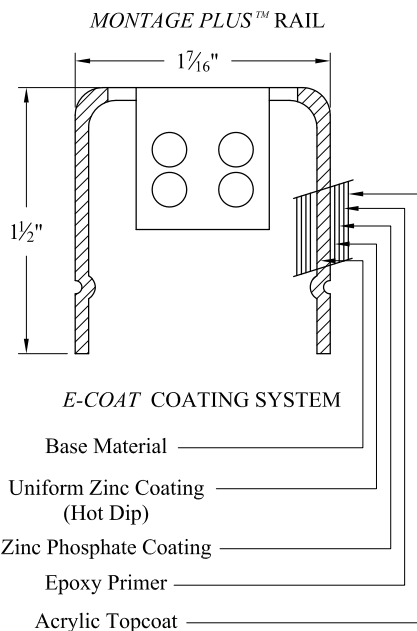
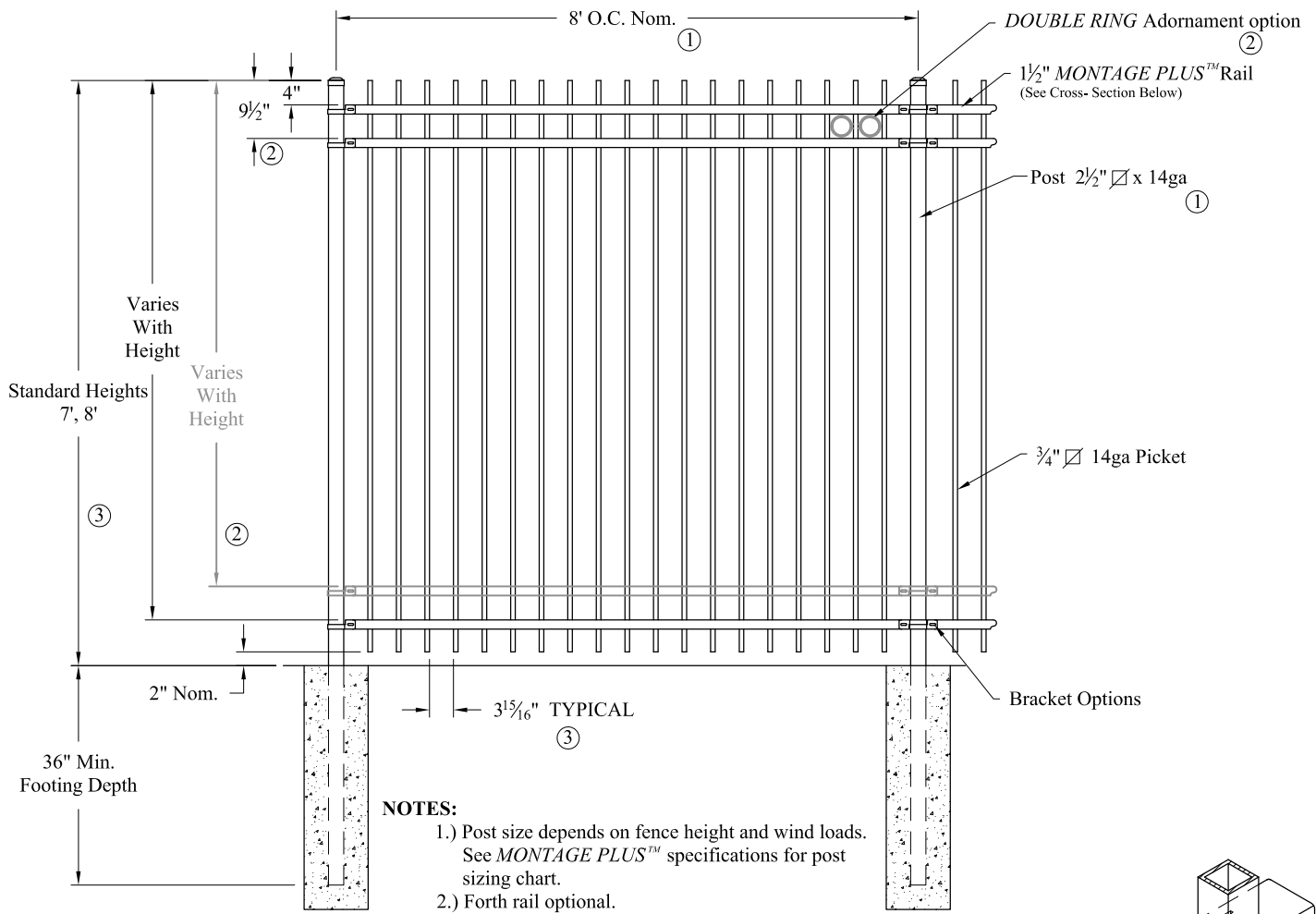
Please do not take offense to my delivery of the code; I thought that it would be helpful if we assisted in the abatement of this mutual nuisance. If you should have any questions, need further clarification or if there is anything I can do to assist you please do not hesitate to contact me at (650) 829-6645.

Sincerely,



Luis Da Silva
Fire Marshal

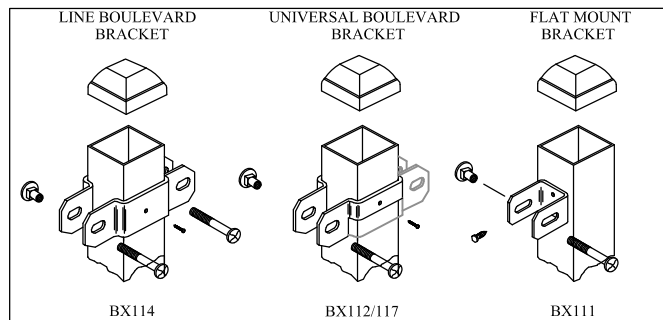
attachments



RAKING DIRECTIONAL ARROW
Welded panel can be raked 30" over 8' with arrow pointing down grade.

PROFUSION™ WELDING PROCESS
No exposed welds,
Good Neighbor profile - Same appearance on both sides

MONTAGE PLUS™ RAIL
Specially formed high strength architectural shape.



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RGISO7-8

Title: **MONTAGE COMMERCIAL GENESIS 3/4-RAIL**

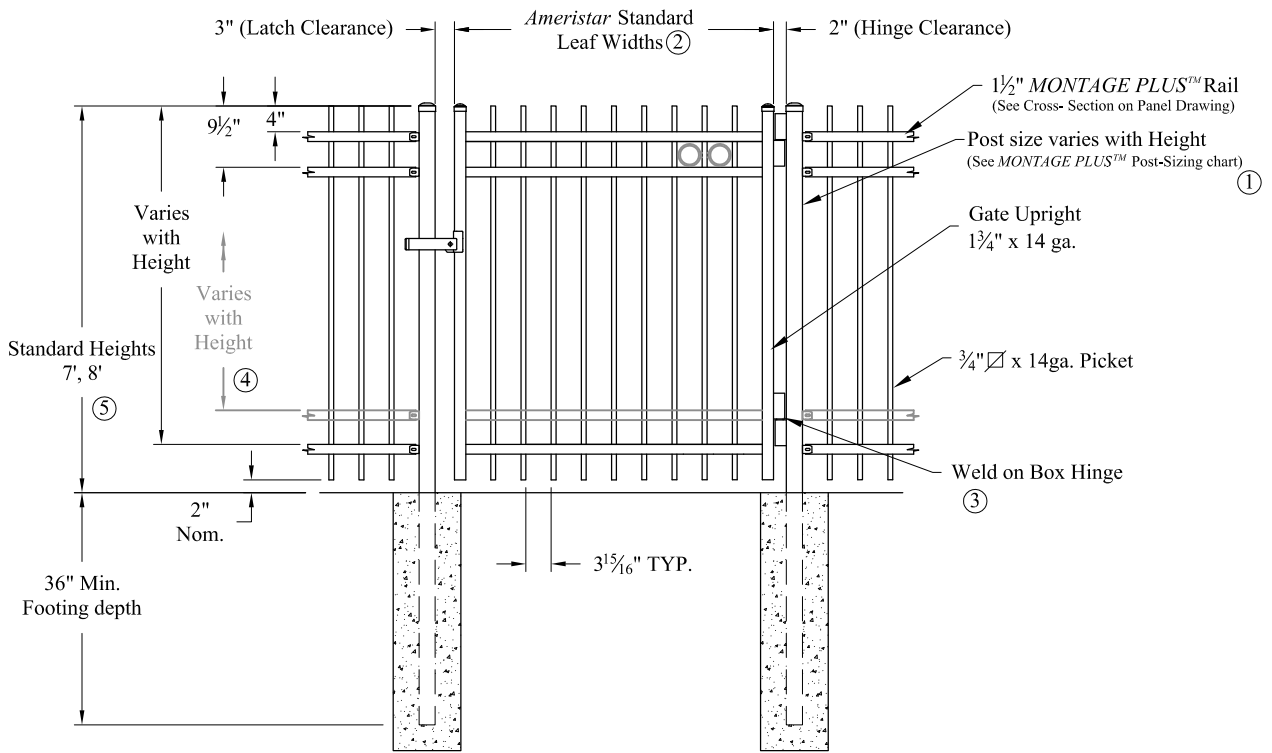
DR: NJB SH . 1 of 1 SCALE: DO NOT SCALE

CK: BS Date 9/21/11 REV: d



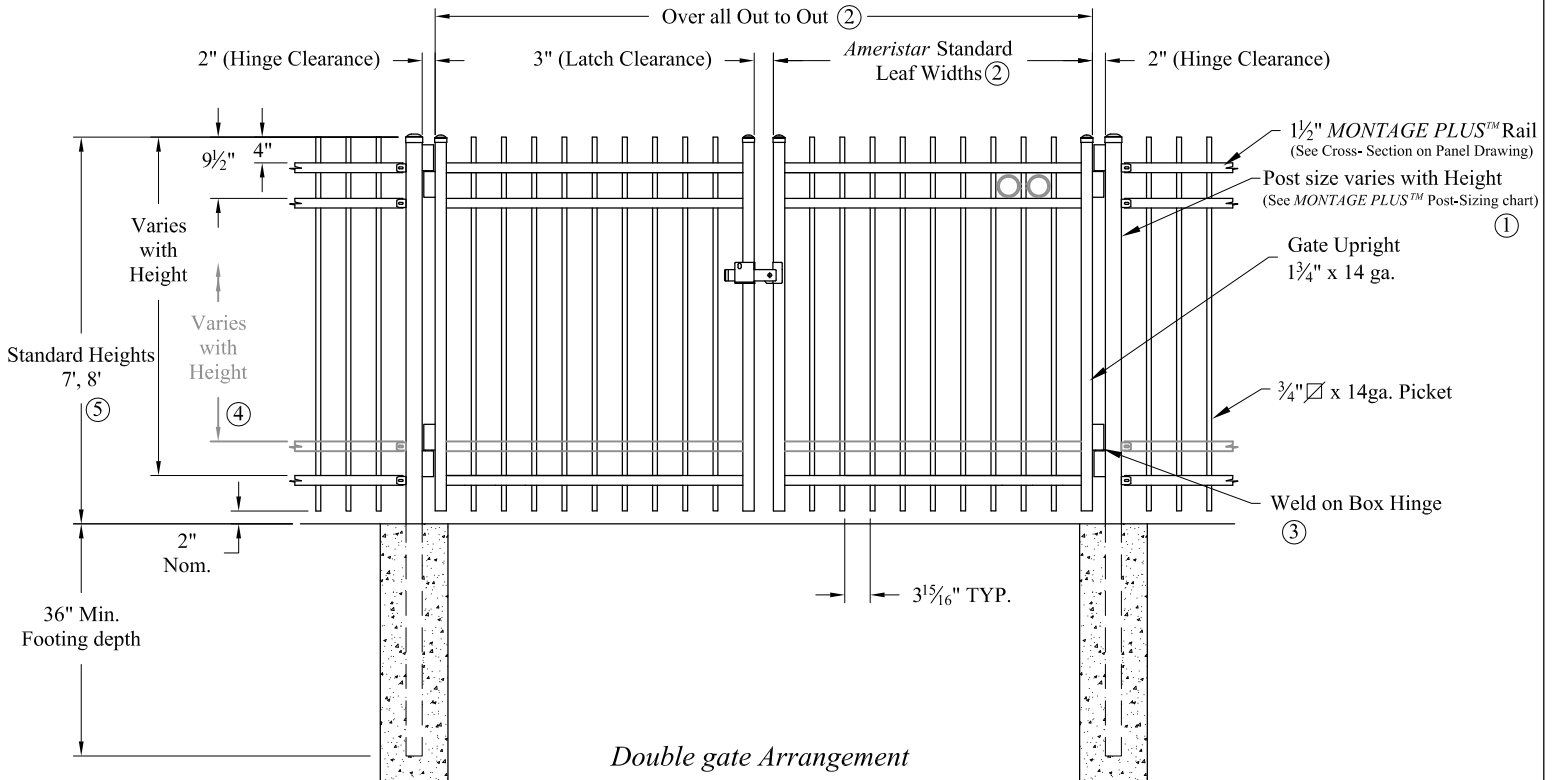
AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



NOTES: *Single gate Arrangement*

- 1.) Post size depends on fence height, weight and wind loads. See MONTAGE PLUS™ post sizing chart.
- 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Forth rail optional.



Double gate Arrangement

COMMERCIAL STRENGTH WELDED STEEL GATE

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

IRGISOG7-8

Title: MONTAGE COMMERCIAL GENESIS ¾-RAIL SGL & DBL GATE

DR: RTM SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 6/28/10 REV: c

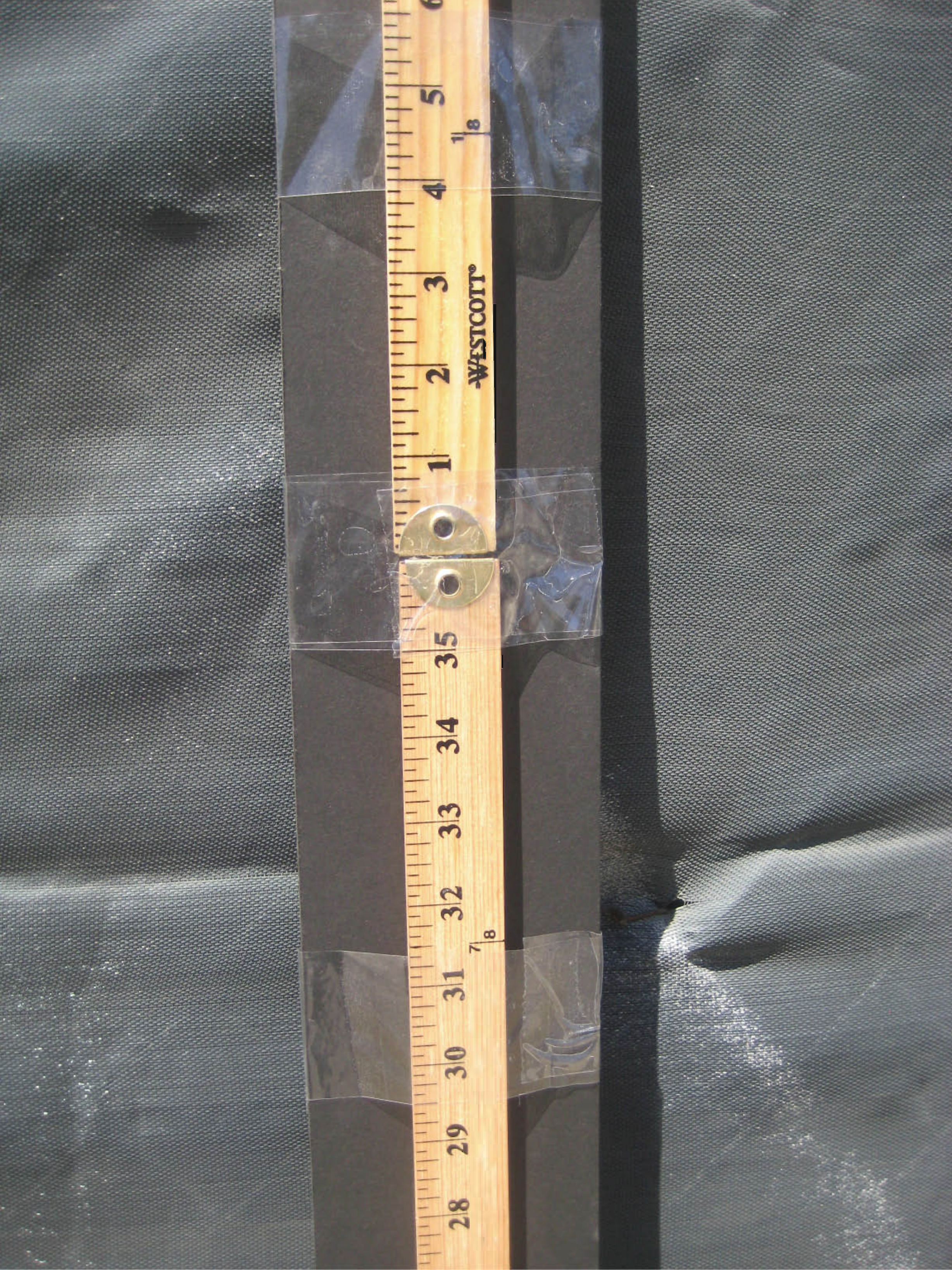


AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

STORY POLE (8'-0") ON SITE











CRESCO
EQUIPMENT RENTALS
(800) 849-8833


CRESCO
EQUIPMENT RENTALS

BAY CITIES
FENCE
875-41-FENCE



ALTERNATE FENCE COMPARISONS



SAN FRANCISCO EMBARCADERO
OFFICE BUILDING



SAN FRANCISCO EMBARCADERO

TENNIS CLUB



SAN FRANCISCO EMBARCADERO
TENNIS CLUB



SAN FRANCISCO EMBARCADERO
TENNIS CLUB



PERELSON
Fencing • Gates • Signs
1-800-368-7263
www.perelson.com

PROVIDED BY
VENDOR



PROVIDED BY
VENDOR



PROVIDED BY
VENDOR





EXISTING FENCING

ADJ/NORTH OF 8088 JUNIPERO SERRA