

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, September 12, 2011 - 7:00 PM
City Hall Council Chambers – 2nd Floor
333 – 90th Street, Daly City, CA 94015

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

Webcast: www.dalycity.org/meetings

DRAFT

For those wishing to address the City Council on any Item on the Agenda or under Public Appearances/Oral Communications, please complete a Speaker Card located at the entrance to the Council Chambers and submit to a Staff Member as early in the meeting as possible.

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

CALL TO ORDER:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENTATIONS:

National Preparedness Month Proclamation

APPROVAL OF MINUTES:

Regular Meeting of August 8, 2011

APPROVAL OF AGENDA:

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the City Council. There shall be no separate discussion of the matters on the Consent Agenda unless requested by a member of the City Council. If

AVAILABILITY OF PUBLIC RECORDS:

All public record 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.

discussion is required, that item will be removed from the Consent Agenda and will be considered separately at the end of the Agenda.

Resolutions :

1. Adoption of Composite Summary Memorandum of Understanding and Salary Schedules between the City of Daly City and Specific Employee Organizations
2. Acceptance of Edward Byrne Memorial Justice Assistance Grant Program Grant Funds for Mobile (in-vehicle) Computers

Authorizing Budgetary Adjustments:

3. To Appropriate Additional Funding of \$5,361.27 from COPS-SLES

END OF CONSENT AGENDA

ORDINANCES:

4. Second Reading, Ordinance No. 1359, Amending Chapter 17.34.020 of the Municipal Code Re: Schedule of Parking

Staff:

Zimmerman

Recommended Action:

Adopt Ordinance

Roll Call

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

NOTE: Speakers are limited to two minutes, unless modified by the Mayor. The Council cannot take action on any matter raised under this item

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

5. Council Committee
- A Council Committee Meetings, August 22 - September 11, 2011
6. City Council
7. Staff

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ADJOURNMENT:

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The meeting was called to order by Mayor Klatt at 7:22 P.M.

PLEDGE TO THE FLAG:

ROLL CALL: Councilmembers Present:

Carol L. Klatt, Mayor
Raymond A. Buenaventura
David J. Canepa
Michael P. Guingona
Sal Torres

Staff Present:

Patricia E. Martel, City Manager
Kerry E. Burns, Assistant City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

APPROVAL OF AGENDA:

It was moved by Councilmember Torres, seconded by Councilmember Guingona and carried to approve the agenda.

CONSENT AGENDA

RESOLUTIONS:

Amending Traffic Regulations to Relocate Existing Parking Meter in Front of 280 San Pedro Road 19 Feet East and Relocate Existing 19-Foot No Parking (Red) Zone in Front of 280 San Pedro Road 19 feet West

Resolution No. 11-105, Establishing Traffic Regulations

Commending Michael E. Gutierrez on the Occasion of his Retirement

Resolution No. 11-106, Commending Michael E. Gutierrez on the Occasion of his Retirement

Authorization to Execute an Agreement with the State of California Department of Education and Appropriation of Grant Funds for the Bayshore Neighborhood After School Education and Safety Program

Resolution No. 11-107, Authorizing Execution of Agreement with the State of California Department of Education and Appropriation of Grant Funds (Bayshore Neighborhood Afterschool Education and Safety Program)

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CONSENT AGENDA: Continued

RESOLUTIONS: Continued

Approval of License Agreement with Westlake School for the Performing Arts

Resolution No. 11-108, Approving Execution of License with the Westlake School for the Performing Arts (Doelger Art Center 200 Northgate Avenue, Daly City, California)

Memorandum of Agreement with the Jefferson Union High School District for Teen Services

Resolution No. 11-109, Authorizing and Approving the Memorandum of Agreement Between the Jefferson Union High School District and the City of Daly City

END OF CONSENT AGENDA

It was moved by Councilmember Torres, seconded by Councilmember Buenaventura and carried to approve and adopt the Consent Agenda.

PUBLIC HEARINGS:

Appeal of Administrative Use Permit AUP-12-10-3199 for the Co-location of New Verizon Wireless Facility at Westmoor High School - 163 Edgemont Drive

Assistant Planner Steve Engfer stated the Administrative Use Permit AUP-12-10-3199 for a co-location of a new Verizon Wireless Telecommunication Facility at an existing T-Mobile wireless facility, located at 163 Edgemont Drive (Westmoor High School) was approved in accordance with Zoning Ordinance requirements on May 23, 2011. An appeal was received on May 27, 2011 from Rufino Urrutia and subsequent letters from neighbors were received on June 2, 2011. The T-Mobile facility was approved on April 29, 2008 by Administrative Use Permit AUP07-2.

Verizon Wireless proposed the installation of six new panel antennas and associated Remote Radio Units as a co-location to the existing stealth designed “Monopine” monopole.

Mr. Engfer gave a PowerPoint presentation on the project site and reviewed the appeal letters request for information regarding the specific location of the facility, clarification of the notice, the meaning of co-location, property devaluation, proximity to residential property, EMF radiation exposure and health hazards.

Councilmember Torres agreed with the residents’ arguments and felt there should be another way of doing these towers. They have not demonstrated enough of a coverage gap to warrant installing its antennas.

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PUBLIC HEARINGS: Continued

Appeal of Administrative Use Permit AUP-12-10-3199 for the Co-location of New Verizon Wireless Facility at Westmoor High School - 163 Edgemont Drive – Cont'd.

Councilmember Guingona stated if we believe there is some sort of health risk, then we should be working to dismantle the existing towers.

Mayor Klatt opened the public hearing.

Rufino Urrutia was concerned about property values decreasing after these types of poles are installed. He suggested moving the pole over to the other end of Westmoor where it will not affect anybody.

Roszena Iskandar was concerned about the radiation figures provided by the engineer hired by Verizon Wireless and the close proximity of the pole to students at Westmoor High School.

Charnel James, representing Verizon Wireless, answered Council's questions relating to the limitations in the Federal Telecommunication Act, the EMF Report and the coverage map. Ms. James described the location of the pole and equipment as well as the maintenance of the location.

It was moved by Councilmember Guingona, seconded by Councilmember Torres and carried to close the public hearing.

It was moved by Councilmember Torres, seconded by Councilmember Buenaventura to accept the appeal request and return to Staff in order to look at the Telecommunication Act to see what our limitations are for denying this kind of permit. Motion failed by the following vote:

Ayes: Buenaventura, Torres

Noes: Canepa, Guingona, Klatt

It was moved by Councilmember Guingona, seconded by Mayor Klatt to deny the appeal and to accept staff's recommendation to uphold the approval of the Administrative Use Permit AUP-12-10-3199. Motion failed by the following vote:

Ayes: Guingona, Klatt

Noes: Buenaventura, Canepa, Torres

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PUBLIC HEARINGS: Continued

Appeal of Administrative Use Permit AUP-12-10-3199 for the Co-location of New Verizon Wireless Facility at Westmoor High School - 163 Edgemont Drive – Cont'd.

It was moved by Councilmember Canepa, seconded by Councilmember Buenaventura to accept the appeal request and deny the staff's recommendation to uphold the approval of the Administrative Use Permit AUP-12-10-3199. Motion passed by the following vote:

Ayes: Buenaventura, Canepa, Torres

Noes: Guingona, Klatt

Public Hearing on Claim to Lien Property at 651 Crocker Avenue

Code Enforcement Officer Kathy Campbell stated staff is requesting that a lien be placed on the property at 651 Crocker Avenue for code fees and penalty fines totaling \$12,200. The subject property was found to be a public nuisance on November 20, 2008 and an Administrative Order was issued to the property owner to correct the cited violations no later than December 22, 2008.

The property owner has not abated the violations and has not paid the code fees and penalty fines. The City has placed a notice of violation that is recorded with the San Mateo County Recorder's Office to address the cited violation

Staff is requesting that the Council adopt a resolution allowing the cost of \$2,200 in code fees and \$10,000 in penalty fines to be made a lien on the subject property.

Mayor Klatt opened the public hearing.

Mayor Klatt asked if the property owner was present. The property owners were not present.

It was moved by Councilmember Torres, seconded by Councilmember Buenaventura and carried to close the public hearing.

It was moved by Councilmember Torres, seconded by Councilmember Buenaventura and carried by unanimous roll call vote to adopt the following resolution:

Resolution No. 11-111, Confirming and Adopting the Findings of the Administrative Appeal Board, Declaring Residential Premises to be a Public Nuisance, and Allowing such Costs, Penalties and Assessments to be Rendered and Recorded as a Lien or Assessment (651 Crocker Avenue, Daly City, California)

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PUBLIC HEARINGS: Continued

Application for Taxicab Permits and Application for Modification of Schedule of Rates for Taxicab Services

Assistant City Attorney Kelly Schott stated this is a request from Serra Yellow Cab Company for seven additional taxicab permits as well as an application for a rate adjustment. The City Attorney's Office forwarded the application to the Council Subcommittee. On June 27th, the Subcommittee reviewed the application and recommended approval of the application and rate adjustment.

It was moved by Councilmember Torres, seconded by Councilmember Buenaventura and carried by unanimous roll call vote to adopt the following resolution:

Resolution No. 11-112, Adopting Findings and Determining the Need to Necessity for Additional Taxicab Services and Establishing Rate Change (Fare Increase) to be Charged by Licensed Taxicab Operators within the City of Daly City

COMMUNICATIONS:

Approval of Written Responses to the 2010-2011 San Mateo County Grand Jury Reports: (a) Cell Towers: Public Opposition and Revenue Source; and (b) TASERS Standardizing to Save Lives and Reduce Injuries

City Manager Patricia Martel stated in May 2011 the San Mateo County Grand Jury issued the reports regarding Cell Towers: Public Opposition and Revenue Source and TASERS Standardizing to Save Lives and Reduce Injuries. The Grand Jury requires a public meeting be held to consider the reports and prepare and submit draft responses to the Civil Grand Jury as part of Superior Courts actions and placed on the website.

Ms. Martel presented the 2010-2011 San Mateo County Civil Grand Jury Report relating to the Cell Towers: Public Opposition and Revenue Source. The issue the Grand Jury identified was: Do cities and the County of San Mateo have effective governing policies and/or ordinances for cell tower installations that provide the public with a clear understanding of how applications are adjudicated? Are cell tower installations a source of revenue for cities and the County?

Police Captain Eric Wollman presented the 2010-2011 San Mateo County Civil Grand Jury Report relating to TASERS Standardizing to Save Lives and Reduce Injuries. The issue examined was: Have the law enforcement agencies in San Mateo County adopted a standardized TASER policy and, if so, is it effective?

Each reviewed the findings and the City's draft responses to the reports. A copy of the Grand Jury Reports, findings and City Responses are on file in the Office of the City Clerk.

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COMMUNICATIONS: Continued

**Approval of Written Responses to the 2010-2011 San Mateo County Grand Jury Reports:
(a) Cell Towers: Public Opposition and Revenue Source; and (b) TASERS Standardizing
to Save Lives and Reduce Injuries – Cont'd.**

It was moved by Councilmember Torres, seconded by Councilmember Buenaventura and carried to accept the Grand Jury Report relating to the Cell Towers: Public Opposition and Revenue Source and TASERS Standardizing to Save Lives and Reduce Injuries.

ORDINANCES:

**Second Reading, Ordinance No. 1357, Amending the Daly City Zoning Map - Rezoning and
Prezoning Certain Parcels to Planned Development (PD-67) and Adopting Planned
Development Standards, and Prezoning One Parcel to R-2 Two Family Residential**

It was moved by Councilmember Canepa, seconded by Councilmember Torres and carried by unanimous roll call vote to adopt the following ordinance:

Ordinance No. 1357, Amending the Daly City Zoning Map - Rezoning and Prezoning Certain Parcels to Planned Development (PD-67) and Adopting Planned Development Standards, and Prezoning One Parcel to R-2 Two Family Residential

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Elias Tsienis stated he is representing some of the merchants at the Top of the Hill that are experiencing financial loss to business due to construction work. He asked that Caltrans, the City and construction company consider establishing a compensation account to help the merchants with their loss of business.

Marian Mann wanted to remind everyone that the 18th Annual Fun Day will be held on Wednesday, August 10, 2011 from 10:00 a.m. to 3:00 p.m. at Serra Bowl. Also, Ms. Mann was concerned about the graffiti that is covering Daly City. She asked if it could be cleaned up.

APPOINTMENTS:

Board/Commission Membership Committee Appointments

Mobile Home Rent Review Commission

It was moved by Councilmember Torres, seconded by Mayor Klatt and carried to appoint Paula L. Stillman, as a Member at Large, to the Mobile Home Rent Review Commission to fill an unexpired term. Term of Office expires on December 14, 2012.

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APPOINTMENTS: Continued

Board/Commission Membership Committee Appointments Continued

Mobile Home Rent Review Commission Cont'd.

It was moved by Councilmember Torres, seconded by Mayor Klatt and carried to appoint Robert C. Quinn, Franciscan Mobile Home Park Member, to the Mobile Home Rent Review Commission to fill an unexpired term. Term of Office expires on December 14, 2012.

It was moved by Councilmember Torres, seconded by Mayor Klatt and carried to appoint Kathleen Heffner, as LINC Housing Corporation Member, to the Mobile Home Rent Review Commission to fill an unexpired term. Term of Office expires on December 14, 2012.

Library Board of Trustee

It was moved by Councilmember Buenaventura, seconded by Councilmember Torres and carried to re-appoint Michael J. Maysenhalder to the Library Board of Trustees with term expiring June 23, 2014.

Planning Commission

It was moved by Councilmember Guingona, seconded by Councilmember Torres and carried to re-appoint Laurie Rose L. Lubiano to the Planning Commission with term expiring July 1, 2014.

REPORTS:

Council Committee

Council Committee Meetings, July 25 - August 7, 2011

The Council Committee reported on the following:

Jefferson Elementary School District – Christopher Columbus School Property
(Guingona/Klatt)

Centennial Committee (Klatt)

Solid Waste Committee (Klatt/Buenaventura)

General Plan Steering Committee (Klatt)

City Council

Mayor Klatt stated she attended an event at the Doelger Senior Center yesterday evening and looks forward to next year's event.

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REPORTS: Continued

Staff

There were no reports.

ADJOURNMENT:

It was moved by Councilmember Torres, seconded by Mayor Klatt and carried to adjourn the meeting at 9:15 P.M. in memory of Sgt. William B. Gross Paniagua, Mary Tissier, John Jacob Jr., Charlene Martin and Ida Thieses.

City Clerk

Approved as submitted, this _____

day of _____, 2011.

Mayor



City Council Meeting Agenda Report

Item # _____

Meeting Date: September 12, 2011

Subject: Adoption of Composite Summary Memorandum of Understanding and Salary Schedules between the City of Daly City and Specific Employee Organizations

Recommended Action

That the City Council adopt the Composite Summary of Memoranda of Understanding between the City of Daly City and each of the following employee organizations:

- a) Plant Maintenance Association
- b) Fire Management

Background

The City is continuing to experience a budget crisis of unprecedented proportions, which necessitates reducing expenditures across every City Department.

Discussion

The management meet and confer representatives designated by the City Council of the City of Daly City have met and conferred in good faith with the representatives of the Plant Maintenance Association and Fire Management and, as a result, have arrived at a Memorandum of Understanding with each affected group concerning wages, hours and conditions of employment.

Fiscal Impact

As per the agreed upon Memoranda of Understanding, labor concessions will result in a 3.7% reduction of total compensation for all aforementioned bargaining groups.

Summary/Conclusion

Staff requests that the City Council adopt the Composite Summary Memorandum of Understandings between the City of Daly City and Plant Maintenance for the period of September 1, 2011 through August 31, 2013.

Staff requests that the City Council adopt the Composite Summary Memorandum of Understandings between the City of Daly City and Fire Management for the period of August 1, 2011 through July 31, 2013.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

City Council Agenda Report

Subject: Adoption of Composite Summary Memorandum of Understanding and Salary Schedules between the City of Daly City and Specific Employee Organizations

Meeting Date: September 12, 2011

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Respectfully submitted,

A handwritten signature in cursive script, reading "Shawna Maltbie".

Shawna Maltbie
Director of Human Resources



City Council Meeting Agenda Report

Item # _____

Meeting Date: September 12, 2011

**Subject: Acceptance of Edward Byrne Memorial Justice Assistance Grant (JAG)
Program Grant Funds for Mobile (in-vehicle) Computers**

Recommended Action

Accept award funds from the Federal 2011 Edward Byrne Memorial Justice Assistance Grant (JAG) Program totaling \$24,681. Funds will be used to pay for six mobile (in-vehicle) computers.

Background

The Police Department applied for the 2011 Edward Byrne Memorial Justice Assistance Grant (JAG) Program to help supplement the costs of purchasing six mobile (in-vehicle) computers. On August 25, 2011, the grant was awarded to the Police Department.

Discussion

This grant provides a total award of \$24,681. This grant will be administered by the Police Department.

Fiscal Impact

The cost of six mobile (in-vehicle) computers is \$24,887.17. The difference of \$206.17 will be used from the Special Departmental line item in the Police Department budget. Funding runs from July 2, 2011 through June 30, 2014, or until the award has been exhausted.

Summary/Conclusion

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Diane McCarthy
Police Management Analyst

Manuel Martinez Jr.
Chief of Police

City of Daly City
Budget Transfer/Adjustment

AUG 30 2011

Department/Division: Police/Administration **Date:** 8/24/2011

Month/Fiscal Year: FY 2010/2011

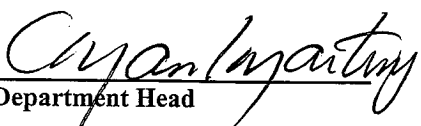
Explanation/Justification:

Request to increase expenditures by \$5,361.27 in 01-200-202-4101 . The initial funding allocated to the City of Daly City under the State of California "Citizens' Option for Public Safety- Supplemental Law Enforcement Services" (COPS-SLES) program was \$130,335.00. Recently the County of San Mateo has advised that this award has been raised to \$135,696.27.

Approvals:

Diane McCarthy
Originator


Director of Finance


Department Head


City Manager/City Council

City of Daly City Budget Transfer/Adjustment

Account Number

Use of Funds:

01-200-202-4101

Account Name

Salaries

Program/Project Name

COPS-SLES

Amount

\$5,361.27

Finance Only:

Budget Balance

Before

21,967.38

After

21,328.65

\$5,361.27

\$

\$

Source of Funds:

Reduced Expenditures:

New Revenue:

01-200-202-3601

Receipts From Other Agencies

COPS-SLES

\$

5,361.27

2397.45

7,758.72

\$

\$

Total Source of Funds

\$5,361.27

For Capital Projects Only - Transfer of Funding Between Projects

From Account Number

Name/Type Code

Amount

To Account Number

Name/Type Code

Amount

Finance Only:

Verified By/Date

[Signature] *8/29/11*

Entered By/Date

Audited By/Date

Document No.

ORDINANCE NO. 1359

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
REPEALING AND REPLACING CHAPTER 17.34.020(O) OF THE MUNICIPAL
CODE RE: SCHEDULE OF PARKING REQUIREMENTS

The City Council of the City of Daly City, DOES ORDAIN as follows:

SECTION 1. Section 17.34.020(0), of the Municipal Code is hereby repealed.

SECTION 2. Section 17.34.020(0), of the Municipal Code is hereafter added to read as follows:

0. Service station with accessory use - Two spaces for the service station: Retail Accessory Use will require an additional one space per three hundred square feet of gross floor area. Car Wash Accessory Uses will require an additional five spaces. Automated Car Wash queuing lanes may be considered for inclusion in the required parking under a Use Permit, or at the discretion of the Economic and Community Development Director when a Use Permit is not required if it can be demonstrated that the queuing lanes would not encroach into the drive aisles, ROW or designated parking areas. If more than one accessory use is proposed, then up to 50% of the fuel dispensary parking spaces may be considered for inclusion in the required parking under a Use Permit, or at the discretion of the Economic and Community Development Director when a Use Permit is not required.

SECTION 3. Section 4. Environmental Determination: The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15378, that this Ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly or ultimately, as provided in Title 14, Section 15378(a), and that it is also exempt under the definition of "project" in Section 15378(b)(3) in that it concern general policy and procedure making.

SECTION 4. Effective Date and Publication: This Ordinance shall be in full force and effect thirty (30) days from and after its passage. This Ordinance shall be published according to law.

SECTION 5. Severability: If any section, subsection or sentence of this Ordinance is found by a court of competent jurisdiction to be invalid or unlawful, the City Council finds and declares that the remainder of this ordinance would be and is enforceable and would have been adopted notwithstanding the finding of invalidity as to any section, subsection or sentence.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
REPEALING AND REPLACING CHAPTER 17.34.020(O) OF THE MUNICIPAL
CODE RE: SCHEDULE OF PARKING REQUIREMENTS

Introduced this 22nd day of August, 2011.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the _____ day of _____, 2011, by the following vote:

AYES, Councilmembers: _____

NOES, Councilmembers: _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Meeting Agenda Report

Item # _____

Meeting Date: September 12, 2011

To: Honorable City Council
From: Anna Mostella, City Manager's Office
Date: August 29, 2011
Subject: Council Committee Meetings, August 22 – September 11, 2011

Date of Meeting:

Meeting:

In Attendance:

August 25, 2011

Centennial Committee Meeting

Carol L. Klatt

August 29, 2011

Medical Marijuana Tour

Carol L. Klatt
Michael P. Guingona
Patricia E. Martel
Richard Berger
Kelly Schott
Tatum Mothershead

August 29, 2011

88 Hillside – Master Sign Progress

Carol L. Klatt
Michael P. Guingona
Patricia E. Martel
Richard Berger
Peter Pirnejad
Tatum Mothershead

September 1, 2011

DR-7-11-4194 New Portable Building
Our Lady of Mercy School
7 Elmwood Drive

Michael P. Guingona
Raymond Buenaventura
Richard Berger
Peter Pirnejad
Jeannie Naughton

/am

cc: Richard Berger, Director ECD
Peter Pirnejad, Asst. Director ECD
Tatum Mothershead, Planning Manager
Michael VanLonkhuysen, Senior Planner

Attachment

DALY CITY INTER-OFFICE MEMORANDUM

DESIGN REVIEW COMMITTEE

DATE: August 29, 2011

TO: Council Design Review Committee
Carol Klatt, Mayor
Michael Guingona, Councilmember

FROM: Tatum Mothershead, Planning Manager

SUBJECT: Design Review Permit DR-1-11-3297: 88 Hillside (formerly Landmark)
6501 Mission Street

RECOMMENDATION

Approve Design Review Permit subject to the findings and conditions in this report.

PROPOSAL

The applicant, Jim Purvis on behalf of Oliver McMillan, has submitted a draft Master Sign Program (MSP) for 88 Hillside, formerly known as Landmark Plaza. The approved planned development is a mixed-use development that includes a total of 95 condominium units, 26,820 square feet of retail space, and 74,270 square feet of office use to be built in two phases. This application is for exterior changes to the first phase which includes 17,050 square feet of retail space, 95 residential condominiums, and the parking garage. The MSP is provided to guide tenants, designers and architects in the development of identity signs. In its provisions, a successful MSP should provide acceptable design standards to facilitate the review and approval process for new signage while still allowing for some variation in individual tenant signs to create signage that is a design element that contributes to the attractiveness of the commercial tenant spaces along Mission Street.

The Design Review Permit consists of an evaluation of the following:

- Commercial Sign Criteria
- Residential Sign Criteria
- Residential Awnings on Hillside Boulevard

DESIGN REVIEW EVALUATION

Commercial Sign Criteria

Sign Types

Tenants are required to provide specific signs and are allowed additional signs depending on the location of their tenant space. The three types of signs are as follows: 1) Primary Tenant Identification, which would be illuminated signage located directly above the storefront entrance;

2) Secondary Tenant Identification, which is a non-illuminates blade sign or plaque adjacent to the storefront entrance; and 3) Optional Signage from which a tenant could select from a pre-approved list.

Anchor Tenant Signage

The anchor retail tenant occupies the largest and most prominent space in the development as it is located at the southern end and has its own distinct entrance. Per the MSP, the anchor tenant will be allowed an illuminated sign, centered directly above the entrance, with lettering not to exceed 24-inches in height. Secondary signage such as a blade sign, not to exceed 4 square feet and wall plaque would be permitted. The MSP allows for graphics on the awning, but staff would recommend that the graphics be limited to a logo or design of minimal size and not be allowed for additional lettering.

Retail Tenant Signage

There are six retail tenant spaces along Mission Street and the signage for these tenants should complement the signage for the anchor tenant. Due to the unique architectural features of the development, the landlord proposes to use a sign bracket that would be mounted to the existing stucco wall in front of each tenant space. Details of the bracket are included in the MSP on Page 8. The retail tenants will be allowed illuminated signage with a maximum letter height of 20-inches. In addition to the wall sign, a secondary blade sign in pre-designed brackets will be permitted along the façade to be visible to the pedestrian. Wall mounted plaques adjacent to the tenant entrance will also be permitted.

Residential Sign Criteria

The identification of the main entry and the different residential buildings is crucial not only for the appearance of the building, but also as a safety matter. The developer has worked closely with the City's Fire Department and Building Division to provide clear address identification. Details of the signage are provided on page 10 of the MSP.

Residential Awnings on Hillside Boulevard

The developer is proposing new steel and glass awnings along the residential units on Hillside Boulevard to add articulation where the recently removed mansard roof had been located. The proposed awning would be a c-channel steel frame painted black with a translucent glass bolted on top. The awning has a very simple clean line that is consistent with recent design modifications that have been made. The awnings would alternate between single awnings that cover individual windows or double awnings that could cover pairs of windows. Details are shown in Attachment B – Window Awning Detail.

FINDINGS:

Staff finds that the proposed Design Review Permit, DR-1-11-3297, as conditioned, is in accordance with Section 17.45, Design Review, of the Daly City Municipal Code. Approval of the design review application, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to insure compatibility with adjacent buildings and to provide an attractive environment. These findings are based in part on the following:

1. The project, including the site, building, design and improvements, as conditioned, is consistent with the design criteria specified in the Planned Development Standards for Planned Development PD-59.
2. The project is consistent with Categorical Exemption 15301 (a), Existing Facilities, of the California Environmental Quality Act (CEQA)
3. Plans submitted for construction of the proposed improvements for DR-1-11-3297 will be required to be consistent with project details and plans approved by the Design Review Committee, except that minor changes may be approved by the Planning Division.

CONDITIONS OF APPROVAL

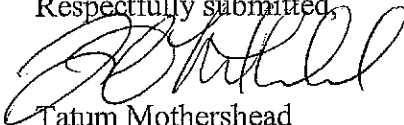
General

1. Plans submitted for the construction of all improvements shall be consistent with plans and project details for the Master Sign Program as part of Design Review Permit (DR-1-11-3297) as approved by the Daly City Council Design Review Committee. Modifications required for minor design and location changes may be approved by the Planning Division. Major changes will require review and approval by the Design Review Committee.
2. Building and sign permits shall be obtained from the Daly City Building Division prior to the installation of any awnings and/or signage.
3. The applicant shall file a Declaration of Acceptance of the conditions of approval with the Planning Division within 30 days of Design Review Committee approval.
4. Materials used shall be of high quality and have weather resistant finish.
5. Conditions of Planned Development PD-59 are included by reference.
6. The awning over the anchor retail tenant shall not have additional lettering, but other graphics such as a logo may be permitted.

STAFF RECOMMENDATION

Staff recommends the Design Review Committee approve Design Review DR-1-11-3297, subject to the findings and conditions in this report.

Respectfully submitted,

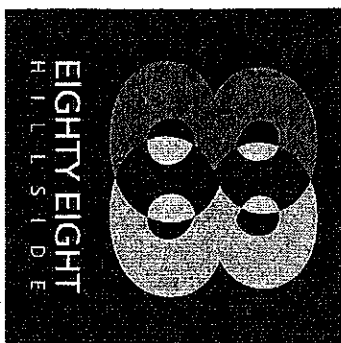


Tatum Mothershead
Planning Manager

Attachments

Attachment A – Master Sign Program
Attachment B – Window Awning Detail

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MASTER SIGN PROGRAM

VERSION 2.3
JUNE 2011

OLIVER MCMILLAN

ATTACHMENT A

Section 1 Introduction

Project Description

The architectural character of 88 Hillside Blvd. balances the attributes of this unique, mixed-use site. The resulting community within a community environment serves both local and regional residents and serves as a gathering spot for all to enjoy.

Purpose of the Master Sign Program

The Master Sign Program is provided to guide tenants, designers and architects in the development of identity signs at 88 Hillside Blvd. The objectives are:

- A. To generate varied and creative tenant signage through application of imaginative design treatments and distinctive logos and typestyles.
- B. To establish signage as a design element that contributes to the commercial area that helps to define 88 Hillside Blvd. as a mixed-use development.
- C. To provide standards of acceptability for signs in order to facilitate the review and approval process.

Using this Master Sign Program

88 Hillside Blvd. is divided into two areas to assist tenants in determining the appropriate signing for their spaces storefront elevations.

- Refer to Retail Site Plan (pg 4) to determine into which Area or Building each tenant elevation falls.
- Refer to Tenant Signage Types, Part 3.1, to determine what signs each tenant elevation in that Area is allowed.
- Use Design Guidelines, Section 2, as a guide for what is and what is not acceptable to build.

Tenant Requirements

The Master Sign Program is part of the Tenant's Lease and the Tenant is required to comply with it.

Tenant signing shall be provided by the Tenant and shall conform to the Master Sign Program.

Tenants are required to retain the services of professional sign design firms and fabricators, licensed in the state of California, for their identity design. All sign concepts are to be submitted to the Landlord for approval as "camera-ready" artwork prepared by a professional

graphic designer. Following Landlord concept approval, engineered shop drawings are required to be provided by sign fabricator for Landlord approval.

All Tenant signing is subject to written approval from the Landlord. The Landlord may remove any signs fabricated and installed without prior written approval. All costs for removal, including but not limited to patch and repair of the building, will be at the tenant's expense.

All appropriate government permits, fees and licenses shall be acquired by the Tenant prior to sign installation.

Tenants are responsible for the maintenance and upkeep of their signs.

Sign Types

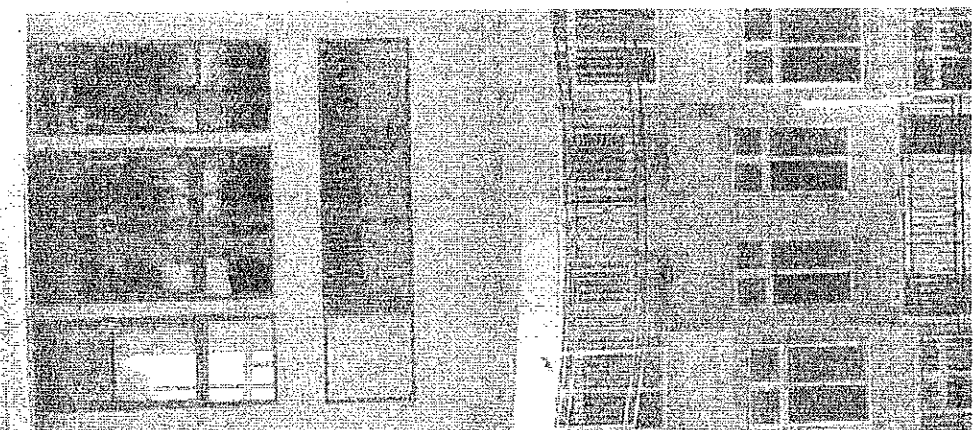
Tenants are required to provide specific signs and are allowed additional signs depending upon their Area or building and fall into three (3) categories:

- A. Primary Tenant Identification – An illuminated sign directly above the storefront entrance
 - B. Secondary Tenant Identification – A non-illuminated blade sign or plaque adjacent to the storefront entrance
 - C. Optional Tenant Signing – A third sign chosen from allowed optional signing for each tenant area or space.
- Refer to Tenant Sign Areas, Section 3 to determine the types of signs allowed for a tenant space.

For Definitions of sign terminology used in this document, refer to Section 7 – Definitions.

Residential Signs

This mixed-use development is unique in the sense that it has two distinct frontages that helps to define between the residential and commercial environments. While the emphasis of this MSP is concerned with the commercial environment, the residential building identification signage has been addressed and will be complementary to the retail areas. Refer to Section 7 for details and exhibits.



2.1 Design Objectives

The primary objective of the sign criteria is to generate high quality, creative tenant signage. Tenants are encouraged to combine a variety of materials, lighting methods, colors, typesizes, and graphic elements for unique storefront signage.

Signs that incorporate creative logos or graphic elements along with the business identity are encouraged. Identity signs are to consist of "Trade Name" only. Tag lines, bylines, merchandise or service descriptions are not allowed.

Any special conditions or deviations from the guidelines in the sign criteria must be approved in writing after submittal to the Landlord.

2.2 Sign Placement

Identity signs shall be located adjacent to primary storefront entrances, unless otherwise indicated. The specific area of placement of each tenant sign is indicated on the exhibit drawings (pgs. 4-10) for each Area or building. Variations from the designated areas must be approved by the Landlord prior to installation.

In general, signs, copy and graphic elements shall fit comfortably into sign area, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced and in scale within the context of the sign space and building as a whole.

Thickness, height, and color of sign lettering shall be visibly balanced and in proportion to other signs on the building. In all cases, the copy area shall maintain a margin of at least 3" from any edge of the sign face area.

2.3 Typesizes

Tenants may adapt established typesizes, logos and/or images that are in use on similar buildings operated by them, provided that said images are architecturally compatible and approved by the Landlord.

Type may be arranged in multiple lines of copy and may consist of upper and/or lower case letters.

2.4 Lighting

Primary Tenant Identification shall be Halo-Illuminated, Internally-Illuminated OR Externally-Illuminated with building-mounted light fixtures. However, the use of creative signage design and lighting is expected and encouraged with final approval by the Landlord.

Exposed fixtures, shades, or other elements are to contribute to the design of the sign.

Exposed or skeletal neon lighting is not allowed.

Exposed raceways (unless design elements), conduit, junction boxes, transformers, lamps, tubing, or neon crossovers of any type are prohibited.

Lighting for all tenant signs shall be turned off after closing or reduced between the hours of 12:00 a.m. and 6:00 a.m. as coordinated by property management.

Tenants are encouraged to incorporate energy-saving fixtures and lamps into their signage.

2.5 Colors

Sign colors are to provide sufficient contrast against building background colors and are to be varied from the adjacent tenants.

Color of letter returns are to contrast with building colors for good daytime readability.

All sign colors are subject to review and approval by the Landlord as part of the tenant sign submittal.

Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are approved by the Landlord.

2.6 Materials

Acceptable sign materials are:

Painted metal
Acrylic
Glass

2.7 Library of Parts

Individual Letters – Internal Illumination

Reverse channel letters are to be constructed of painted metal.

All seams are to be welded and ground smooth.

Channel depth to be no more than 2.5”.

Letter channels are to be stud mounted 2” maximum from face of wall.

Letterforms may be mounted from top of letters under a soffit, if available.

Letterforms may be mounted from bottom of letters on top of a soffit, if available.

Stud mounts are to be threaded anchor bolts with round sleeves and are to be concealed.

Individual Letters – External Illumination

External illumination is to be provided by a separate light fixture selection or design that is complementary to the overall sign design concept and the building architecture.

Fixtures with arm extensions or goose-neck extensions are encouraged.

Pre-manufactured square or rectangular light boxes are not allowed.

Individual letters to be metal with welded seams ground smooth for invisible seams.

Individual letters are to be stud mounted maximum 1.5” from face of wall.

All light fixture designs must be chosen from Landlord selected fixtures or are to be submitted to the Landlord and approved prior to purchase and installation.

Individual Letters – Non-Illuminated

Individual letters are to be constructed of a painted metal or acceptable flat material layered to meet minimum thickness requirement.

Individual letters are to be a minimum of 1 1/2” deep. Letterforms are to be installed using threaded rod a maximum of 1 1/2” from wall surface.

2.8 Sign Mounting Options

Wall Mount

Parallel to the building exterior. Backing plate to be painted wood, metal, acrylic, or glass and may have a frame around it.

Behind Glass

Signs mounted behind glass storefront to be no closer than two inches from face of glass.

Exposed neon is prohibited behind Tenant's glass storefront.

Sign content is to consist of trade name only.

Applied Window Graphics

Only trade name or graphic logo and store hours may be used. Store description, advertisements, or tag lines are not allowed.

Colored vinyl tapes are to be used.

Graphic may not exceed fifteen percent (15%) of window area on which it is displayed.

All applied graphics must be adhered to the interior side of the glass.

Applied window graphics are to be submitted to the Landlord and approved in writing prior to installation.

Blade Signs

Sign face area is 4 square feet maximum per side and cannot project from face of building more than 36” (including the mounting bracket).

The creative use of logo shapes is encouraged in the design of the blade sign. Blade signs are to be mounted 8-10” from finished grade to the bottom of the sign.

Tenants are encouraged to utilize a variety of colors and graphic elements along with typestyle to create an energetic signing solution.

Painted flat forms layered to give a 3-dimensional effect are also encouraged.

Blade signs are to be fabricated of painted metal. Sandblasted wood and sign foam is not allowed.

Blade sign bracket design to be specified by Landlord. Signs are to be mounted from a metal bracket, or suspended from the canopy. Landlord will determine placement and bracket type.

Placement of blade sign is to be reviewed with consideration of all adjacent signs. Refer to Exhibit 6A/B, pg. 9 for Blade sign example.

Wall Mounted Plaque

Tenant may select a wall-mounted plaque as an alternative choice for blade sign selection sign type, with Landlord approval.

Wall mounted with concealed fasteners or exposed fasteners designed as a feature treatment approved by Landlord.

Allowable materials are cast metal, glass, wood, or durable hard surface material.

Wall mounted plaques may be externally illuminated.

Wall mounted plaques may not be internally illuminated.

Size is to be submitted for approval and subject to code limitations.

Location is to be adjacent to entry doors and submitted for approval.

2.9 Prohibited Sign Types & Materials

The following sign types and finishes shall be prohibited at 88 Hillside Blvd.:

- Illuminated sign boxes
 - Illuminated backlit canopies
 - Open channel letterforms
 - Exposed or skeletal neon signs
 - Signs with exposed raceways, conduit, junction boxes, transformers, lamps, tubing, or neon crossovers of any type
 - Rotating, animated and flashing signs
 - Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs
 - Pennants, banners, or flags identifying individual tenants
 - A-frame sandwich boards
 - Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for the purpose, provided the identification is painted on or otherwise affixed so as not to project from the usual profile of the vehicle
 - Signs painted on an exterior building wall, fascia, chimney of a building, on a fence or fence-type wall, on benches, fence posts, trash receptacles, utility poles, utility boxes, storage sheds, bus shelters, satellite dish antennas, antennas or other accessory structures
 - Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials
 - Any sign designed to be moved from place to place
 - Signs attached, painted or otherwise affixed to awnings, tents or umbrellas, however, such signs may be permitted in conjunction with special design review by the Landlord
 - Balloons and inflatable signs
 - Any signs including freestanding signs advertising the availability of employment opportunities
 - Signs which emit sound, odor or visible matter or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character
 - Fluorescent or reflective sign colors
- Prohibited Materials**
The following materials are prohibited:
• Fluorescent or reflective materials such as mirror
• Wood signs

Section 3 Tenant Signs

The tenant signage for 88 Hillside Blvd. is divided into two retail areas along Mission Street. Please refer to the included map for locations (Exhibit 3A). These areas are divided by address numbers and site orientation.

Tenants and their sign designers are to refer to the provided map, and select the combination of at least two sign types from the designated area assigned to their store in the Library of Parts (2.7) Index and Tenant Signage Types (3.1)

88 Hillside Blvd. is divided into the following signing areas (Exhibits 3A, 3B):

A. Anchor Retail Tenant **Retail Tenant**

3.1 Tenant Signage Types

As noted above, the tenant signage for 88 Hillside Blvd. is divided into two retail areas to assist the tenant in choosing the appropriate signage type, location and quantity for their identity. Please refer to the map for the location. The tenants in each area must have a minimum of two of the following sign types indicated. In addition to these two signs, tenants are allowed to have one additional signage element in the indicated areas. A maximum of three signs are allowed per tenant and are subject to code limitations and restrictions.

The specific area of placement of each tenant sign is indicated in the attached exhibits. Variations from these designated areas require approval from the Landlord prior to installation. The maximum allowable square footage area of each sign is determined by the size of the storefront, its location within 88 Hillside Blvd., the architectural character, and the City of Daly City signage ordinance.

A. Anchor Retail Tenant - Section 4

1. Primary Identification shall be either halo-illuminated, internally illuminated channel letters or externally illuminated dimensional graphics with appropriate building-mounted lighting
2. Primary Identification should be centered above storefront entrance in the clear space provided by the architecture of the building storefront. Preferred sign location is shown in the Tenant Signage Areas section. Possible sign configurations and locations can be found in Exhibit 4A.

3. Wall mounted identity plaques adjacent to main storefront entrance
 4. Suspended dimensional blade sign, externally illuminated (24" x 24" sign area, bottom of sign located a minimum of 8'-0" above finished floor)
 5. Window mounted signage
 6. Awning graphics
 7. Maximum height of channel letters to be 24"
- Additional window mounted graphics:
Hours of Operation – 1.0 s.f. white vinyl, 1" maximum letter height

B. Retail Tenant - Section 5 (Exhibits 5A, 5B)

Primary Identity

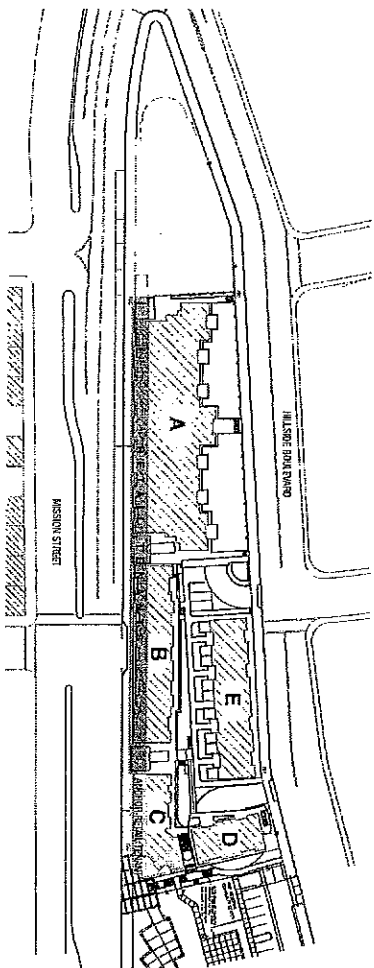
1. Primary Identification shall be either halo-illuminated, internally illuminated channel letters or externally illuminated dimensional graphics with appropriate building-mounted lighting
2. Maximum height of letters to be 20"

Secondary Identity

1. Wall mounted identity plaques adjacent to main storefront entrance
2. Suspended dimensional blade sign, externally illuminated (24" x 24" sign area, bottom of sign located a minimum of 8'-0" above finished floor)
3. Window mounted signage
4. Awning graphics (on northernmost retail space only - see page 11 for exhibit)

Additional window mounted graphics:
Hours of Operation – 1.0 s.f. white vinyl, 1" maximum letter height

Exhibit 3A - Retail Sign Plan - North Side



Section 3 Continued

The western-facing elevation of the 88 Hillside Blvd. development is home to the retail tenants. The drawing provided illustrates this elevation and the tenant addresses and their respective primary identification sign locations.

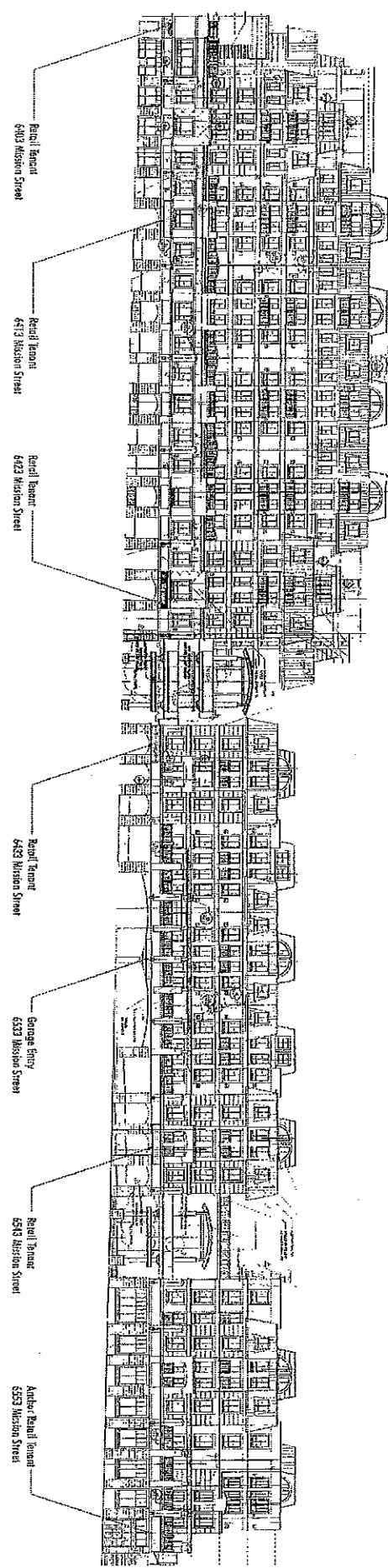
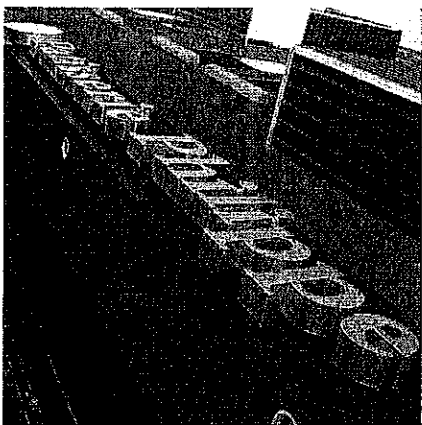


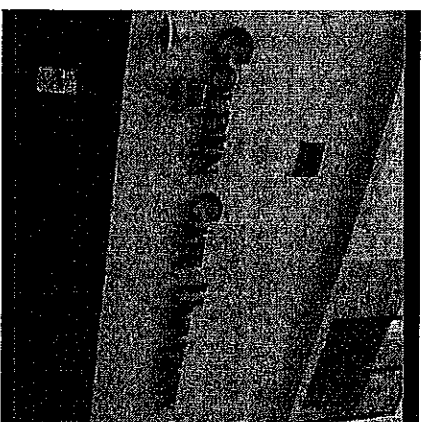
Exhibit 3B - Building A - West Elevation - Mission Street



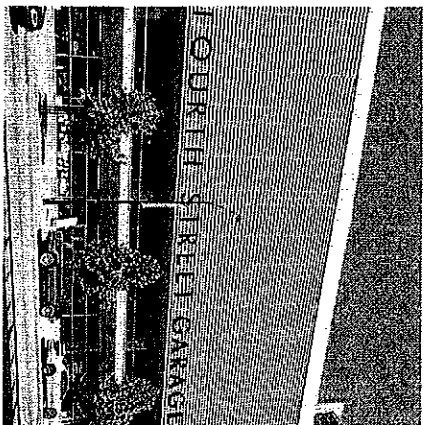
Examples of typical sign types that may be implemented at 88 Hillside Blvd.



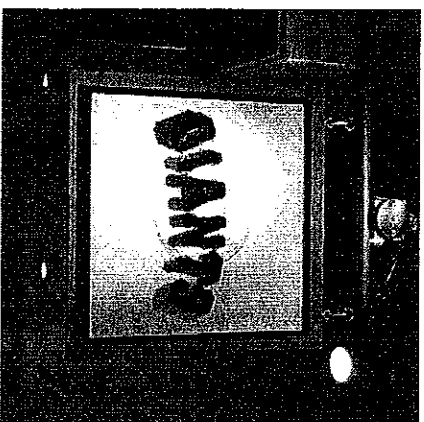
Internally illuminated channel letters



Externally illuminated channel letters



Internally illuminated, bottom mounted channel letters

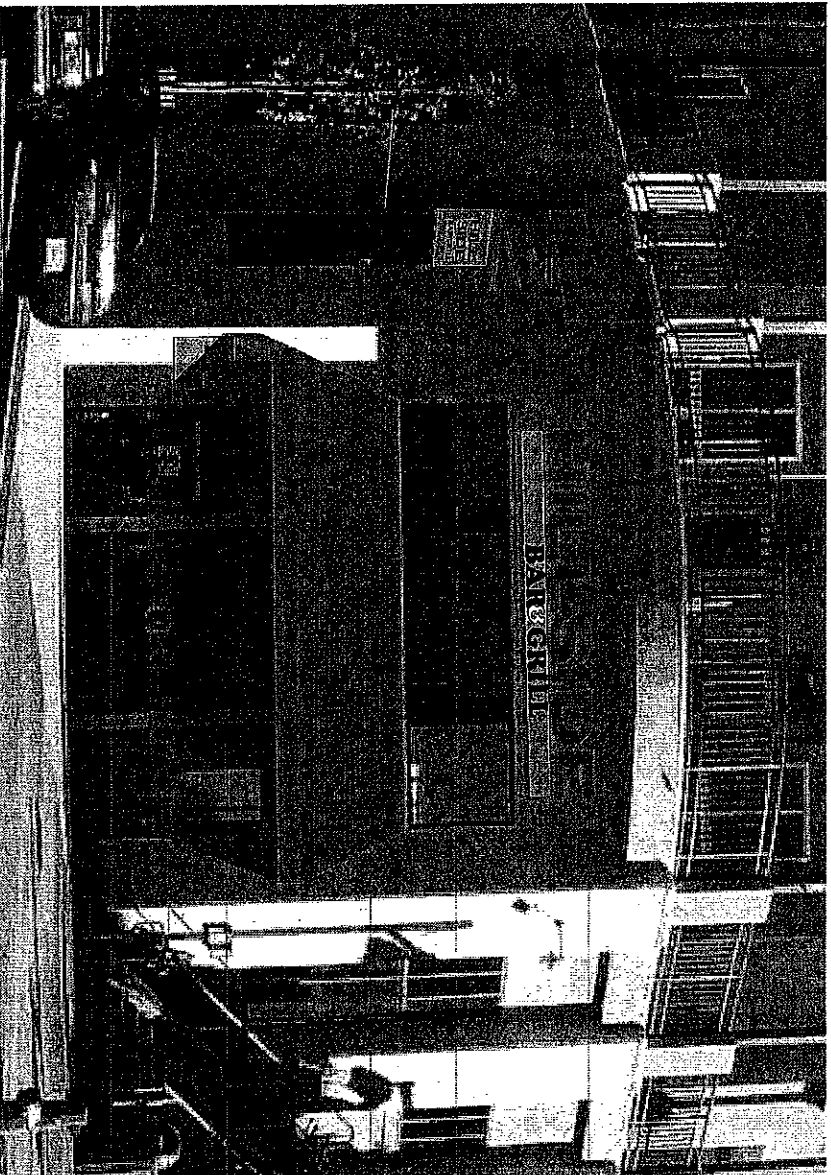


Externally illuminated, blade sign

Section 4 Anchor Retail Tenant Signs

The Anchor Retail Tenant occupies the largest and most visible space in the development. Visitors approaching the building from the south on Mission Street will see this corner of the 88 Hilside Blvd. first and it will make an immediate impression upon them. It is vitally important that this first impression meets or exceeds the visitor's expectations of their experience.

As illustrated in the exhibit and as allowed by municipal code, the square footage of the Anchor Tenant's primary identification sign may be slightly larger than the other retail tenant's primary identification sign areas along the Mission Blvd. frontage.



Primary identification
Intensely illuminated
Channel letters

Blade sign
Externally illuminated

Awning (color, shape & graphic TBD)

Address numbers, located
on glass transom
Wall mounted plaque

Window graphics

Hours of operation
vinyl graphics

Exhibit 3D - Anchor Retail Tenant - Allowed Signage - Not to Scale

Section 5

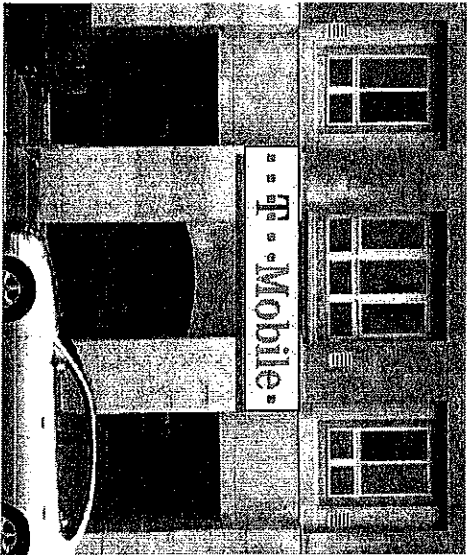


Exhibit 5A - Retail Tenant - Primary Identification (possible solution) - Not to Scale

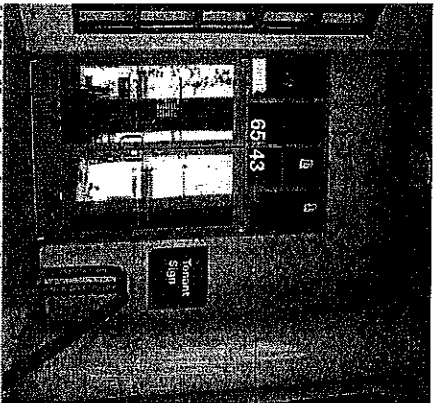
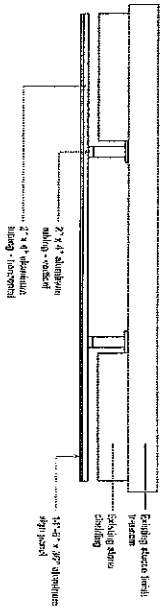


Exhibit 5B - Retail Tenant - Storefront Signage - Not to Scale

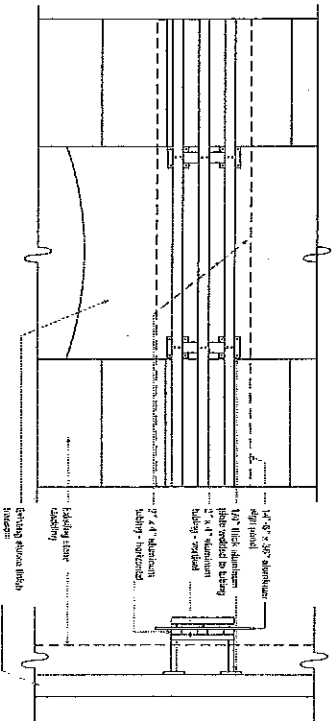
Address numbers

• Wall mounted plaque

Hours of operation vinyl graphics



3 Plan View
SCALE: NTS



1 Elevation - Retail Tenant Sign Bracket SCALE: 1/8" = 1'-0"

Side View SCALANTS



Exhibit 5C - Retail Tenant - Primary Identification (possible solutions) - Not to Scale

There are six Retail Tenant spaces along the Mission Street frontage that will play a major role in shaping the experience of the visitor. It is important that the Retail Tenant signage works in unison with the Anchor Retail Tenant signage.

Due to its unique architectural features of the 28 Hilsfeld Blvd buildings and to ensure that the retail signage meets all design criteria, the Landlord proposes to use a sign bracket that is to be mounted to the existing stone wall in front of each tenant's space. The fundamental details of the bracket are illustrated in the exhibit to the left. Landlord reserves the right to alter or modify the sign bracket and its design components.

Exhibit 5A illustrates a 43.5 s.f. primary identification wall sign that is well within the municipal sign code limits.

Exhibits 5C and 5D illustrate possible primary identification signs that fit within the proposed retail sign square footages.

Primary electrical wiring will be pulled to the back of each sign location for ease of connection.

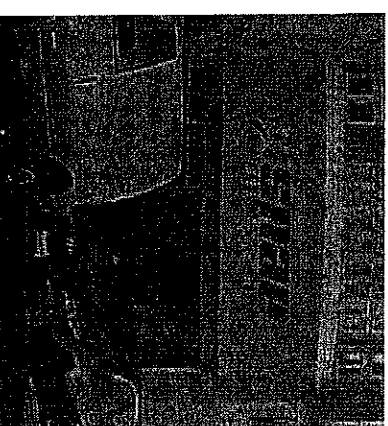


Exhibit 5D - Retail Tenant - Primary Identification (possible solution) - Not to Scale

Section 6 Blade Signs

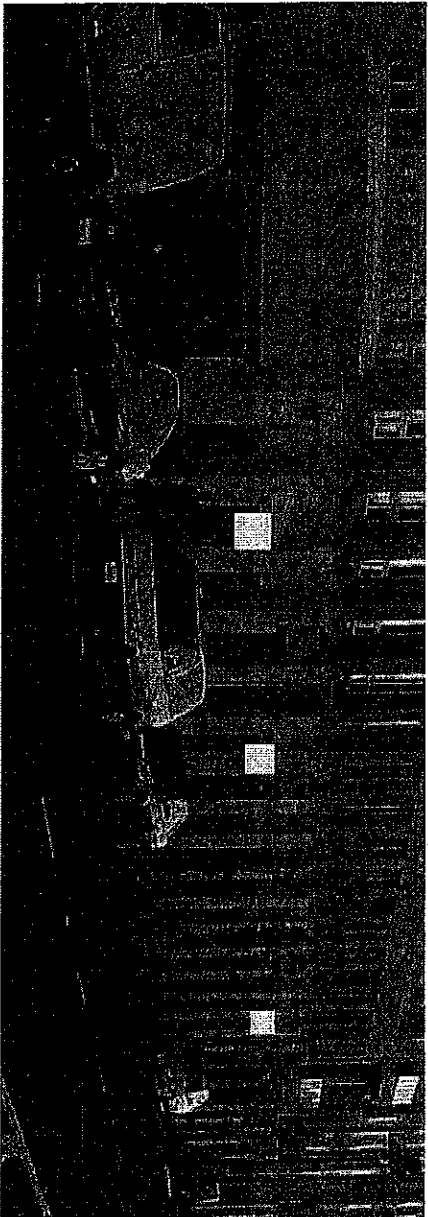


Exhibit 6A - Blade signs along Mission Street frontage

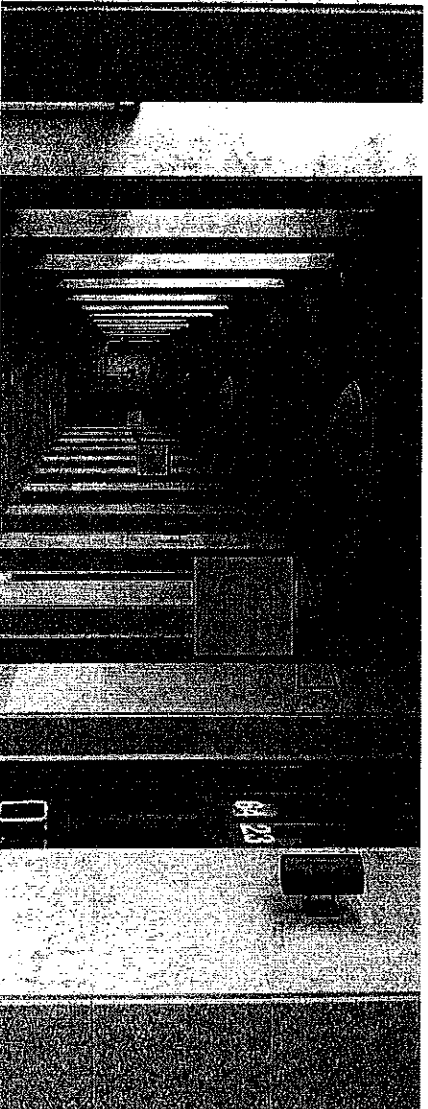


Exhibit 6B - Blade signs inside overway adjacent to Mission Street frontage

Complementing the primary identification signs, blade signs can have a significant impact upon identifying a business, especially on a pedestrian level.

The blade sign bracket design is to be specified by the Landlord. Blade signs are to be mounted from this metal bracket and hung from the existing building facade. Landlord will determine placement and bracket type. Placement of the blade signs is to be reviewed with consideration of all adjacent signs.

Light fixture specification to be provided by Landlord. Procurement and installation provided by Tenant's contractor.

Blade sign mounting bracket design to be provided by Landlord. Fabrication and installation of blade sign and bracket responsibility of Tenant.

24" x 24" two-sided, externally illuminated hanging blade sign. Minimum 2" thick fabricated galvanized steel with surface applied dimensional identification graphics.

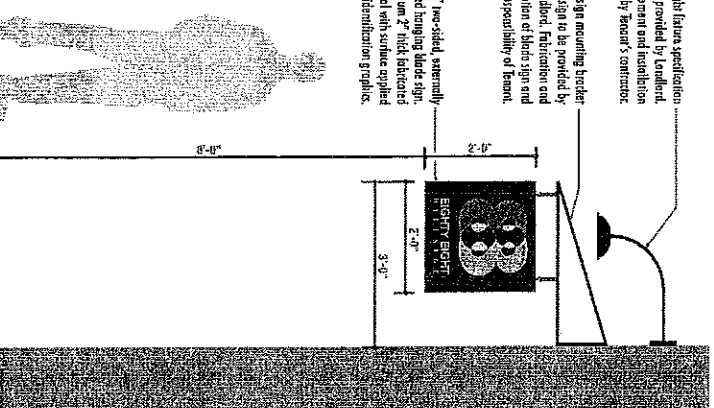


Exhibit 6C - Typical blade sign configuration

Section 7 Residential Signs

7.1 Residential Signs

The identification of the main entry, the different residential buildings, and confirmation of the site address is important to the visitor as well as emergency personnel.

These placeholders illustrate possible identification sign solutions for the development.

Exhibit 7C identifies the existing locations of building identification signs as shown in Exhibits 7B, 7D-7F.

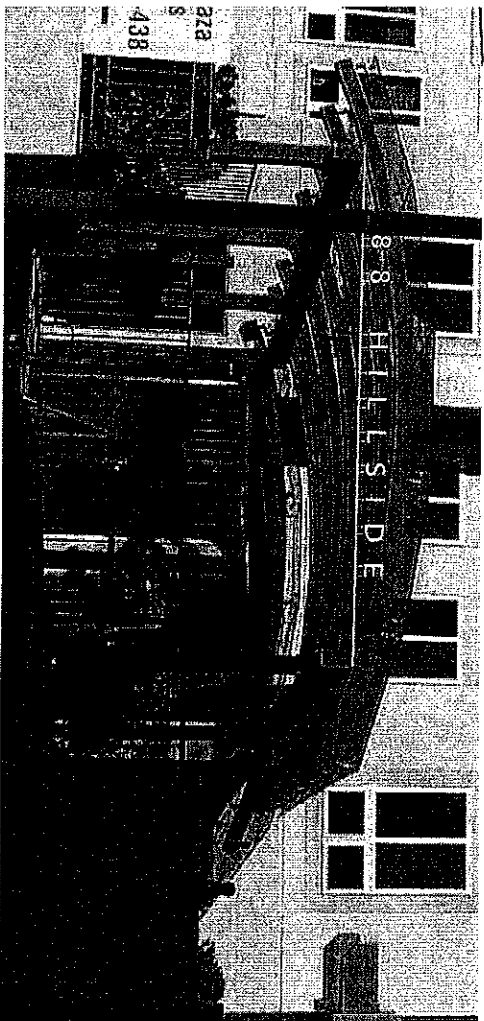


Exhibit 7A - Possible address and project signing



Exhibit 7B - Existing Building ID sign at Bldg. A

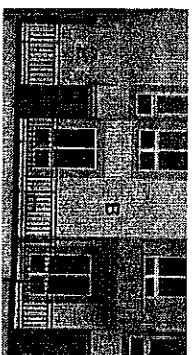
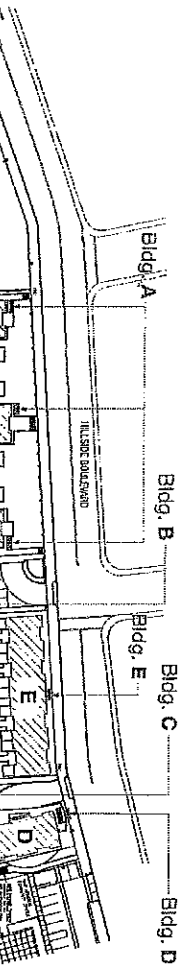


Exhibit 7D - Proposed Building ID sign at Bldg. B

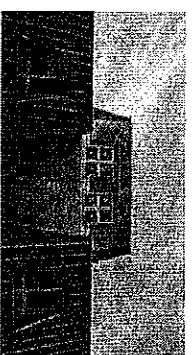


Exhibit 7E - Proposed Building ID sign at Bldg. E

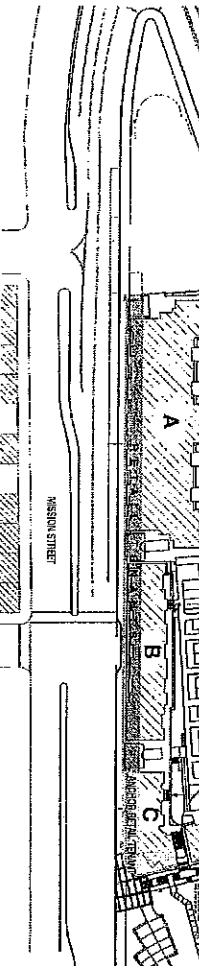


Exhibit 7C - Site Plan - Existing Building Identification Signs

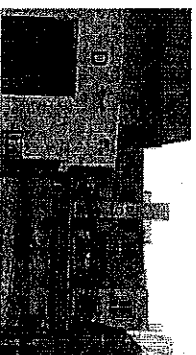


Exhibit 7F - Proposed Building ID signs at Bldgs. C & D

Section 8 Definitions

8.1 Definitions

The following terms referred to in this design criteria are defined as follows:

Animated sign: A sign with action, moving characters, changing colors, or change of light, which require electrical energy, but not including wind actuated elements, such as flags or banners.

Blade Sign: A single or double-faced sign placed perpendicular to and near the storefront entrance OR a single or double-faced sign located at the building facade mounted perpendicular to the building or facade.

Awning: An overhanging structure affixed to a wall, or superimposed upon any roof-like structure, and extending over a sidewalk, walkway, or vehicle access area.

Channel letters: Fabricated metal letters with either the back or front open for illumination. Half-bit letters are sometimes referred to as "Reverse-Channel" letters.

Copy Area: The area of a sign, exclusive of margins, in which copy and graphics may be placed. Copy area shall be computed by surrounding each graphic element with a regular geometric shape (e.g., circle, rectangle, trapezoid, ellipse), then calculating the area contained within the shapes. Minor elements such as swashes, simple lines, or other decorative touches that might extend beyond the limits of the geometric shape shall not be included as part of the copy area.

Exterior Illumination: A light source mounted directly above, below, or beside, and also mounted on, the same wall surface as the sign it illuminates.

Freestanding Sign: A sign supported by an upright brace or a sign that is affixed to a base that is permanently attached to the ground and wholly independent of any building for support.

Hole Illumination: A light source that illuminates the background behind the sign with no light leaking from the sides or face of the sign.

Horizontal Band / Storefront Sign Band: Refers to a horizontal architectural building plane designated as a background for signage.

Internal Illumination – Channel Letter: A sign designed to give forth artificial light from a source within such sign including neon, light emitting diodes (LEDs), and exposed lamp signs.

Landlord: The party who possesses legal title to the property or site in question or their designated representative, holding the right of approval.

Letter Height: Letter height shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.

Logo: An image composed of a collection of symbols, figures and design elements which together form a distinct and unique identifying mark. Logo heights for signs are regulated when they appear separately from, but are associated with the sign lettering.

Open Field: Refers to a building plane larger than the typical horizontal sign band height that provides a background for signage and is delineated by architectural features such as rooflines, archways, storefront glazing or building edges. An open field may be comprised of two or more horizontal bands.

Real Estate Sign: A temporary sign advertising the sale, rent or lease of property on which it is located.

Roof Sign: A sign erected upon and above a roof structure, and supported wholly by the roof structure, or a structure placed on the roof.

Sign: Any name, identification, description, display, illustration or device which is affixed to directly or indirectly upon a building structure or land in view of the general public and which directs attention to a product, place, activity, person, institution, or business.

Sign Face Area: The area that is allocated for sign placement, including margins, that is designated by the Landlord as being available for display of copy and graphic elements.

Wall Sign: A sign which is in any manner affixed to any exterior wall of a building or structure.

8.2 Temporary Signs

Temporary grand opening signs will be allowed in accordance with provisions of the City of Daly City Sign Code and prior review and approval by Landlord prior to fabrication and installation.

These criteria will not prevent granting of temporary special permit or otherwise permitting signs advertising or pertaining to any civic, charitable or special event of general public interest that takes place within the City when it can be found that such signs will not be materially detrimental to the public welfare, interest of safety, nor injurious to adjacent property.

Section 9 Submittal Requirements

9.1 Artwork Submittals

All sign concepts are to be generated from "camera-ready" logo artwork prepared by a professional graphic designer, which is to be submitted to the Landlord for approval prior to concept development of any signage.

9.2 Concept Drawing Submittal

Prior to shop drawings and sign fabrication, tenant shall submit for Landlord approval two sets of concept drawings reflecting the design of all sign types. Sign concept drawings are to be submitted concurrently with storefront design. Partial submittals will not be accepted. (Oliver McMillan – provide preferred size and format of submittal, 11 x 17, 8.5 x 11, color, PDF, etc.)

9.3 Shop Drawing Submittal

Upon approval of concept plans in writing from Landlord, two complete sets of shop drawings are to be submitted for Landlord approval, including:

- Fully dimensioned and scaled shop drawings @ $\frac{1}{2}" = 1'-0"$ specifying exact locations, copy layout, typstyles, materials, colors, means of attachment, electrical specifications, and all other details of construction.
- Elevations of storefront @ $\frac{1}{2}" = 1'-0"$ showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction detail. Sample board showing colors and materials including building fascia, letter faces, returns and other details as requested by the Landlord.
- Section through letter and/or sign panel @ $\frac{1}{2}" = 1'-0"$ showing the dimensioned projection of the face of the letter and/or sign panel and the proposed illumination.
- Cut sheets of any external light fixtures
- Full-size line diagram of letters and logo may be requested for approval if deemed necessary by Landlord.

All Tenant sign shop drawing submittals shall be reviewed by the Landlord for conformance with the sign criteria and with the conceptual design as approved by the Landlord.

Within ten (10) working days after receipt of tenant's shop drawings, Landlord shall either approve the submittal contingent upon any required modifications of disapprove Tenant's sign submittal, which approval or disapproval shall remain the sole right and discretion of the Landlord. The Tenant must continue to resubmit revised plans until approval is obtained.

A full set of final shop drawings must be approved and stamped by the Landlord prior to permit application or sign fabrication.

9.4 Substitutions

Requests to establish signs that vary from the provisions of these sign criteria shall be submitted to the Landlord for approval. The Landlord may approve signs that depart from the specific provisions and constraints of this Sign Plan in order to:

- Encourage exceptional sign design and creativity
- Accommodate imaginative, unique, and otherwise tasteful signage that is deemed to be within the spirit and intent of the sign criteria
- Following the Landlord's approval of sign shop drawings, Tenant or his agent shall submit to the City of Daly City sign plans signed by the Landlord and applications for all permits for fabrication and installation by Sign Contractor. Tenant shall furnish Landlord with a copy of said permits prior to installation of Tenant's sign.
- Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these guidelines and in the final approved plans and shop drawings. Signs shall be inspected upon installation to assure conformance. Any work deemed to be unacceptable shall be corrected or modified at the Tenant's expense as required by the Landlord.

Section 10

Construction Requirements

10.1 General

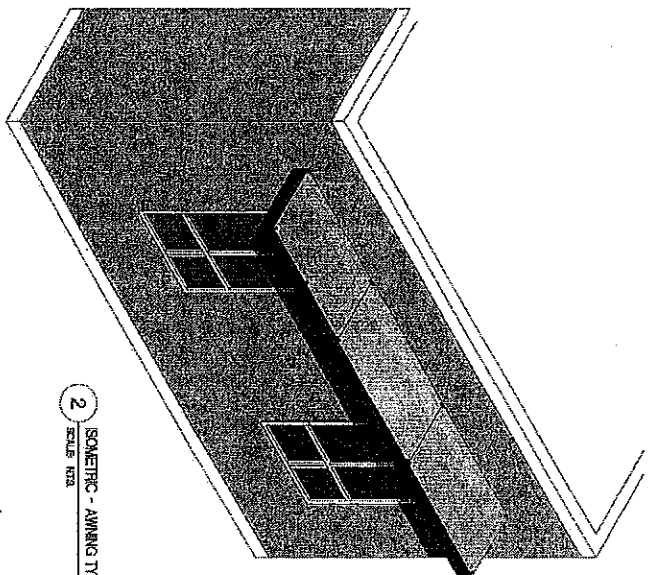
All signs shall be designed, erected, altered, illuminated, located, moved and/or maintained in whole or in part, in accordance with the provisions set forth in these regulations and all other applicable codes and ordinances.

All signs must also meet all standards set forth by 88 Hillside Blvd. Master Sign Program and must be approved by the Landlord before fabrication.

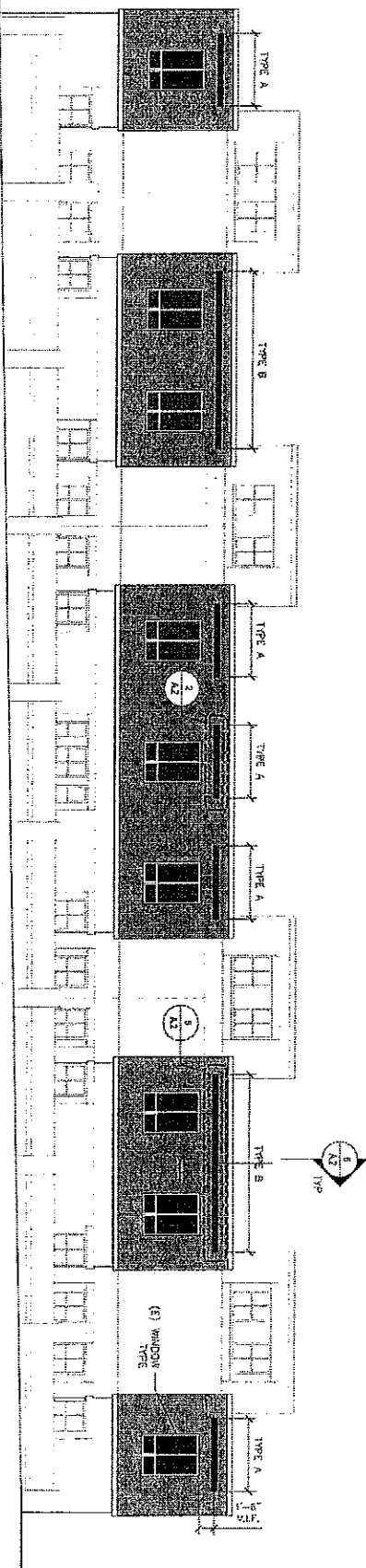
The Landlord does not accept the responsibility of checking for compliance with any codes having jurisdiction over 88 Hillside Blvd, nor for the safety of any sign, but only for aesthetic compliance with this sign criteria and its intent.

10.2 Fabrication Requirements

- All sign fabrication work shall be of excellent quality and workmanship. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. The Landlord reserves the right to reject and fabrication work deemed to be below standard.
- Signs must be made of durable, rust-inhibited materials that are appropriate and complementary to the design of 88 Hillside Blvd.
- All formed metal, such as letter forms, shall be fabricated using full-weld construction with all joints ground smooth.
- All dissimilar metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
- Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel and must be finished to blend with the adjacent surface. Angle clips attached to letter sides will not be permitted.
- Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall exactly match the colors specified on the approved plans.
- Surfaces with color mixes and hues prone to fading (e.g., pastels, complex mixtures, intense reds, yellows and purples) shall be coated with an ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.
- Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filed, and finished so as to be unnoticeable.
- Finished surfaces of metal shall be free from oil-canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- All lighting must match the exact specifications of the approved shop drawings. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameled iron with porcelain enamel finish; stainless steel; anodized aluminum; brass or bronze; or carbon-bearing steel with painted finish. No black iron material will be allowed.
- Underwriters Laboratories (UL) approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with UBC, NEC, and local building and electrical codes.
- Installation of signs and their support structures shall not damage the existing building waterproofing. Penetrations into walls shall be made waterproof by the tenant's contractor.
- Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on the shop drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings.
- In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
- Signs illuminated with neon shall use 30 m.a. transformers.



2 ISOMETRIC - AWNING TYPE B
SCALE: N/A



1 BUILDING ELEVATION - NEW AWNING LOCATIONS
SCALE: 3/8"=1'-0"

FOR PERMIT ONLY

MVA
ARCHITECTS



88 Hillside Blvd
Beverly Hills, CA 90210
Tel: 310.207.1234
Fax: 310.207.1235



REVISION	DATE

88 HILLSIDE
Beverly Hills, California

DATE: 2011-08-17
DRAWN BY: [illegible]

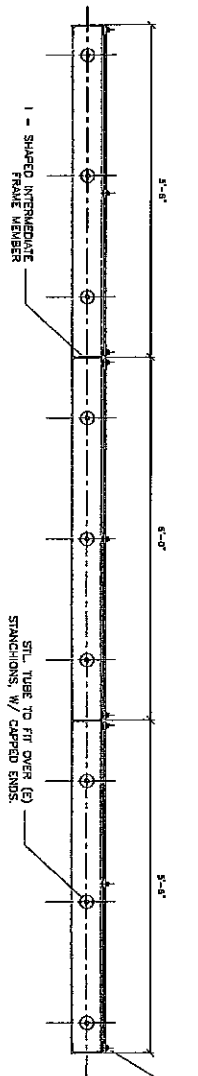
1. This drawing is for the [illegible]
2. No other work shall be done
3. All work shall be done in
4. accordance with the [illegible]
5. [illegible]

DATE: 2011-08-17
DRAWN BY: [illegible]

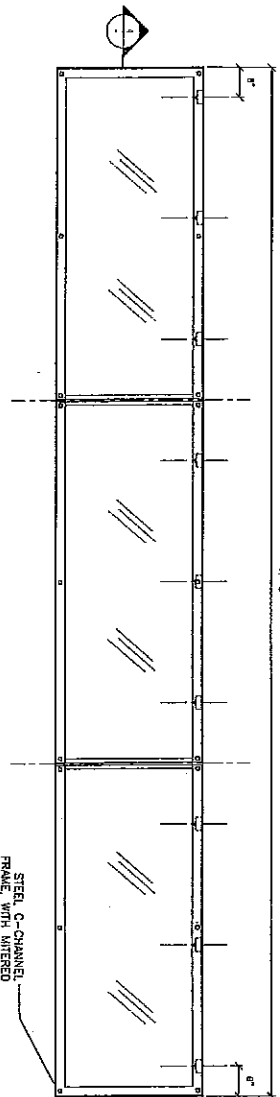
DATE: 2011-08-17
DRAWN BY: [illegible]

A.1

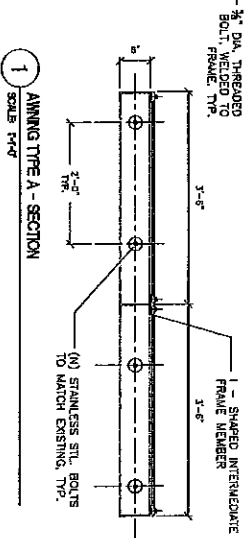
88 HILLSIDE



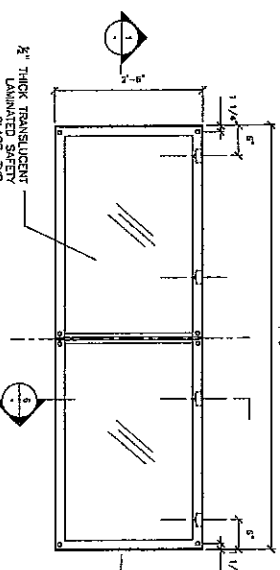
4 AIMING TYPE B - SECTION
SCALE 1/4"=1'-0"



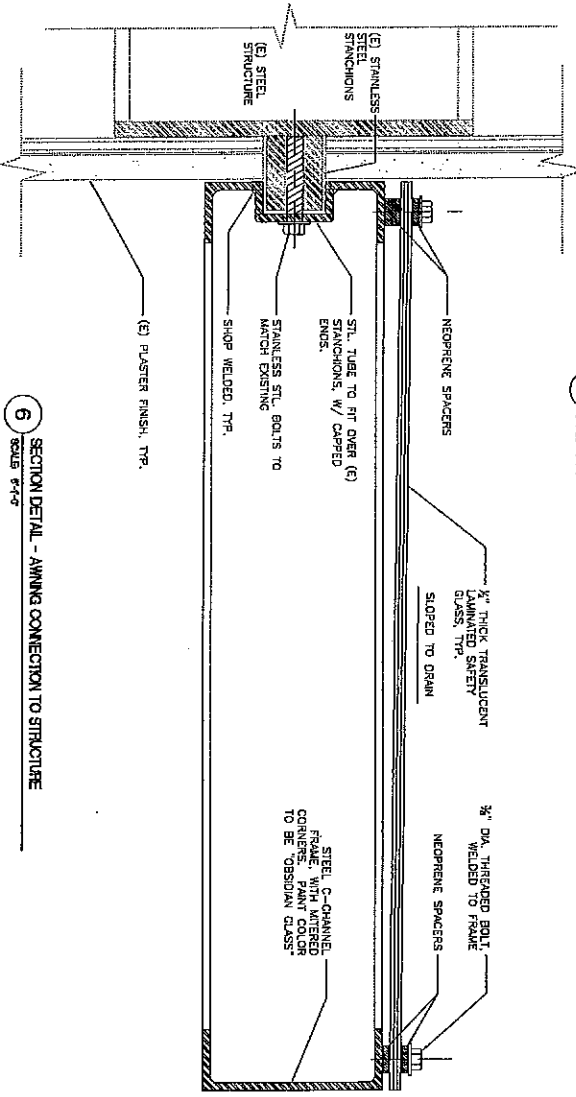
5 AIMING TYPE B - PLAN
SCALE 1/4"=1'-0"



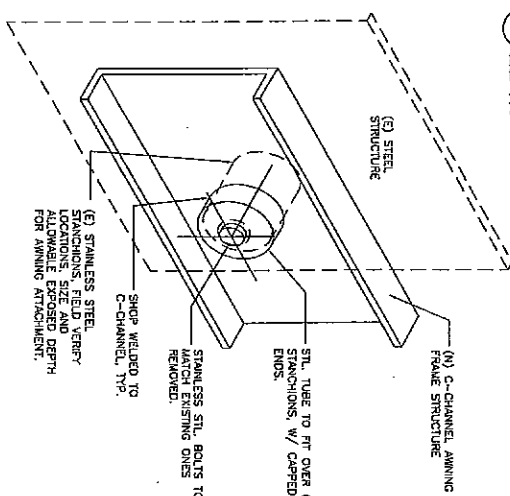
1 AIMING TYPE A - SECTION
SCALE 1/4"=1'-0"



2 AIMING TYPE A - PLAN
SCALE 1/4"=1'-0"



6 SECTION DETAIL - AIMING CONNECTION TO STRUCTURE
SCALE 6/8"=1'-0"



3 ISOMETRIC DETAIL - AIMING CONNECTION TO STANCHION
SCALE 6/8"=1'-0"

FOR PERMIT ONLY

DALY CITY INTER-OFFICE MEMORANDUM

DESIGN REVIEW COMMITTEE

DATE: September 1, 2011

TO: Council Design Review Committee
Gonzalo "Sal" Torres, Vice Mayor
Raymond A. Buenaventura, Council Member

FROM: Jeannie Naughton, Associate Planner

SUBJECT: Design Review Permit DR-7-11-4194
7 Elmwood Drive —Our Lady of Mercy Portable Building

RECOMMENDATION

Staff recommends that the Committee approve Design Review Permit DR-7-11-4194, subject to the attached conditions.

PROPOSAL

The applicant, Our Lady of Mercy School, proposes to locate a new portable building on the southern end of school site, located at 7 Elmwood Drive (see Attachment A – Location Map). The 960 square foot portable building will be utilized solely as a library and will not contain any plumbing. The Design Review permit is required and consists of an evaluation of the following:

- Floor Plan
- Architectural Design

PROJECT SUMMARY

Floor Plans

The 960 square foot, one story portable building is 24 feet wide by 40 feet long. The building will be utilized as a library and will contain several wall-bolted and free-standing shelves, work and student tables, a check out table and a computer desk. There will be no restroom facilities or plumbing of any kind installed in the building. An ADA compliant ramp will provide accessibility to the building at the entrance.

Architectural Design

The portable building is a pre-fabricated building, manufactured by Modtech. The buildings are manufactured in Modtech factories, providing superior quality control and uniform/precise construction, according to their literature. The footprint will be 24-feet by 40-feet and will be one story. The exterior of the building is grooved Duratemp wood siding and will have an ADA compliant ramp at the entrance of the building. The building will be installed on a wood foundation and will have skirting to match the exterior walls (grooved Duratemp).

The building will not be highly visible from the Public Right-of-Way and there are no conditions of approval being recommended to address aesthetic issues in this regard. The applicant has indicated that the portable building will be located on site for a period not to exceed five years.

FINDINGS:

Staff finds that the proposed Design Review Permit, DR-7-11-4194, as conditioned, is in accordance with Section 17.45, Design Review, of the Daly City Municipal Code. Approval of the design review application, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based in part on the following:

1. The project is consistent with Categorical Exemption 15303(a), New Construction of Small Structures, of the California Environmental Quality Act (CEQA).
2. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance.
3. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of other adjacent buildings. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors.

CONDITIONS OF APPROVAL

The recommended Conditions of Approval related to the site and architectural designs for Design Review Permit DR-7-11-4194 are as follows:

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. The applicant shall file a declaration of acceptance of all conditions with the Planning Division within thirty (30) days of Design Review Committee approval. Until said Declaration is filed, the design review permit shall not be valid for any purpose.
2. The design review permit shall be valid for a period of one year from the date of approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of project approval.

Design Review Application DR-7-11-4194
7 Elmwood Drive—Portable Building
Our Lady of Mercy School

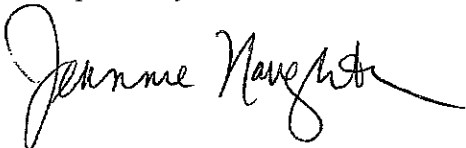
September 1, 2011

3. Skirting shall be provided around the entire base of the building in materials to match the exterior wall & trim materials.

STAFF RECOMMENDATION

Staff recommends the Design Review Committee approve Design Review DR-7-11-4194 subject to the findings and conditions in this report.

Respectfully submitted,



Jeanne Naughton
Associate Planner

Attachments

Attachment A – Location Map
Attachment B – Project Plans
Attachment C – Before & After Photos

LOCATION MAP



DR-7-11-4194

Our Lady of Mercy School

Portable Building

Design Review Committee



ATTACHMENT A

Proposed Location of the Portable Building

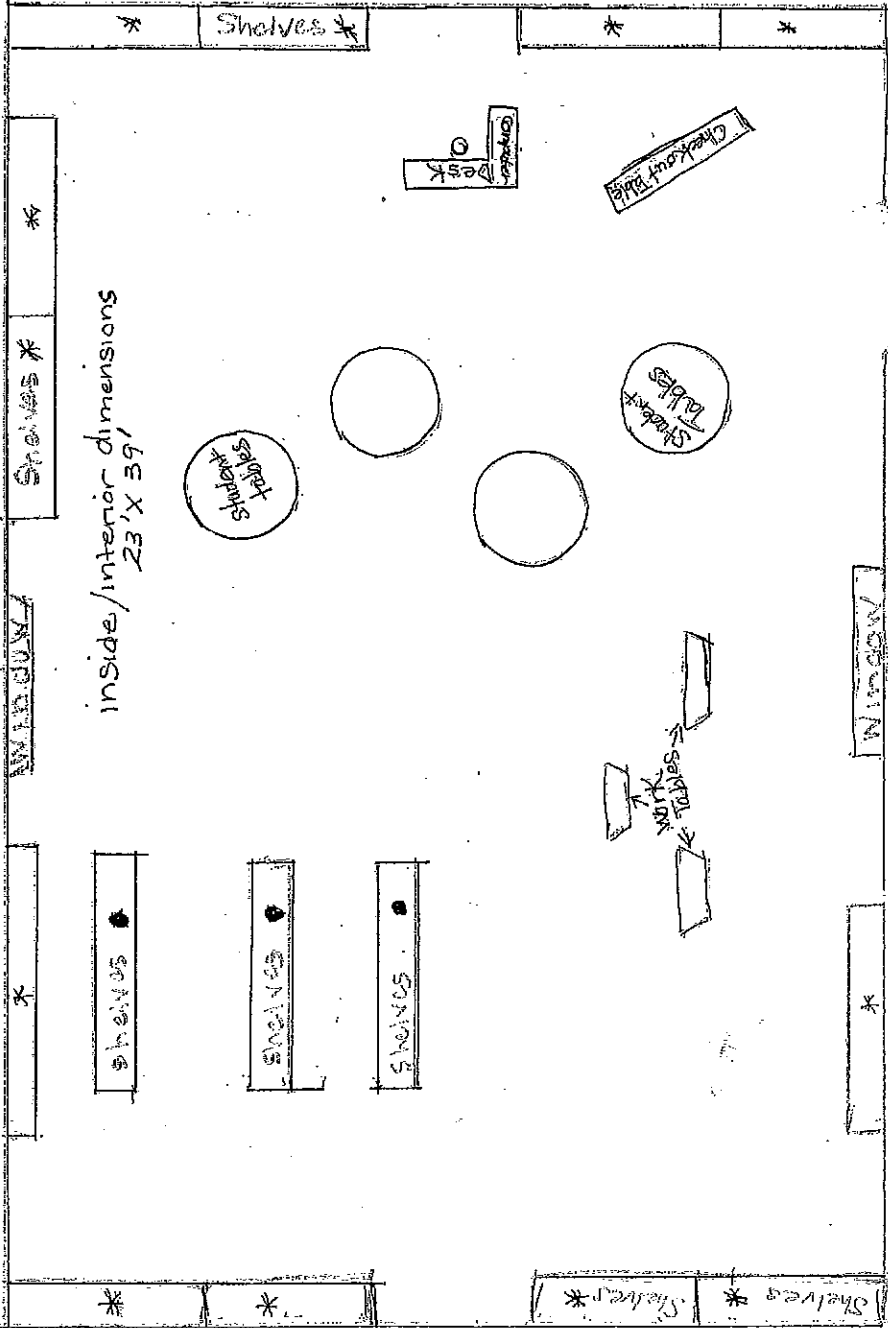


Our Lady of Mercy Catholic School
 7 Elmwood Drive
 Daly City, CA 94015

Proposed Floor Plan for School Library in Portable Building

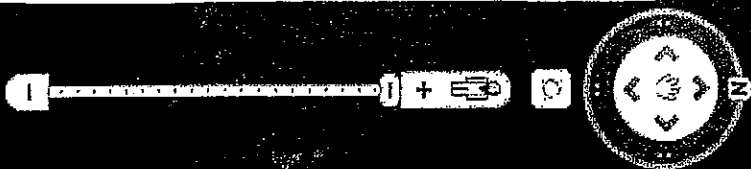
* Shelves along the outside walls will be bolted to the structure.

● Free-standing cases



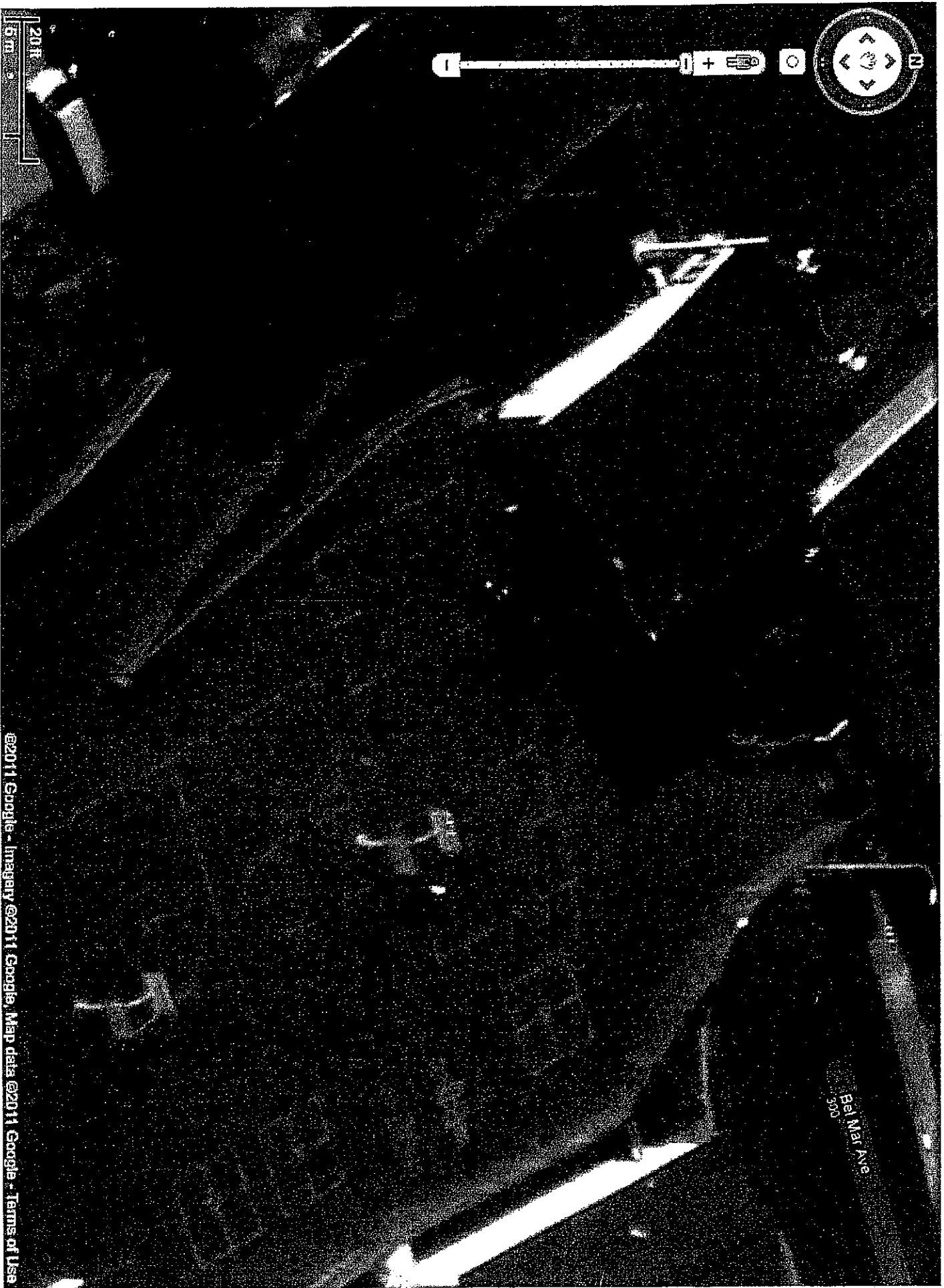
inside/interior dimensions
 23' x 39'

RECEIVED
 JUL 13 2011
 CITY OF DALY CITY
 ECD/PLANNING DIVISION



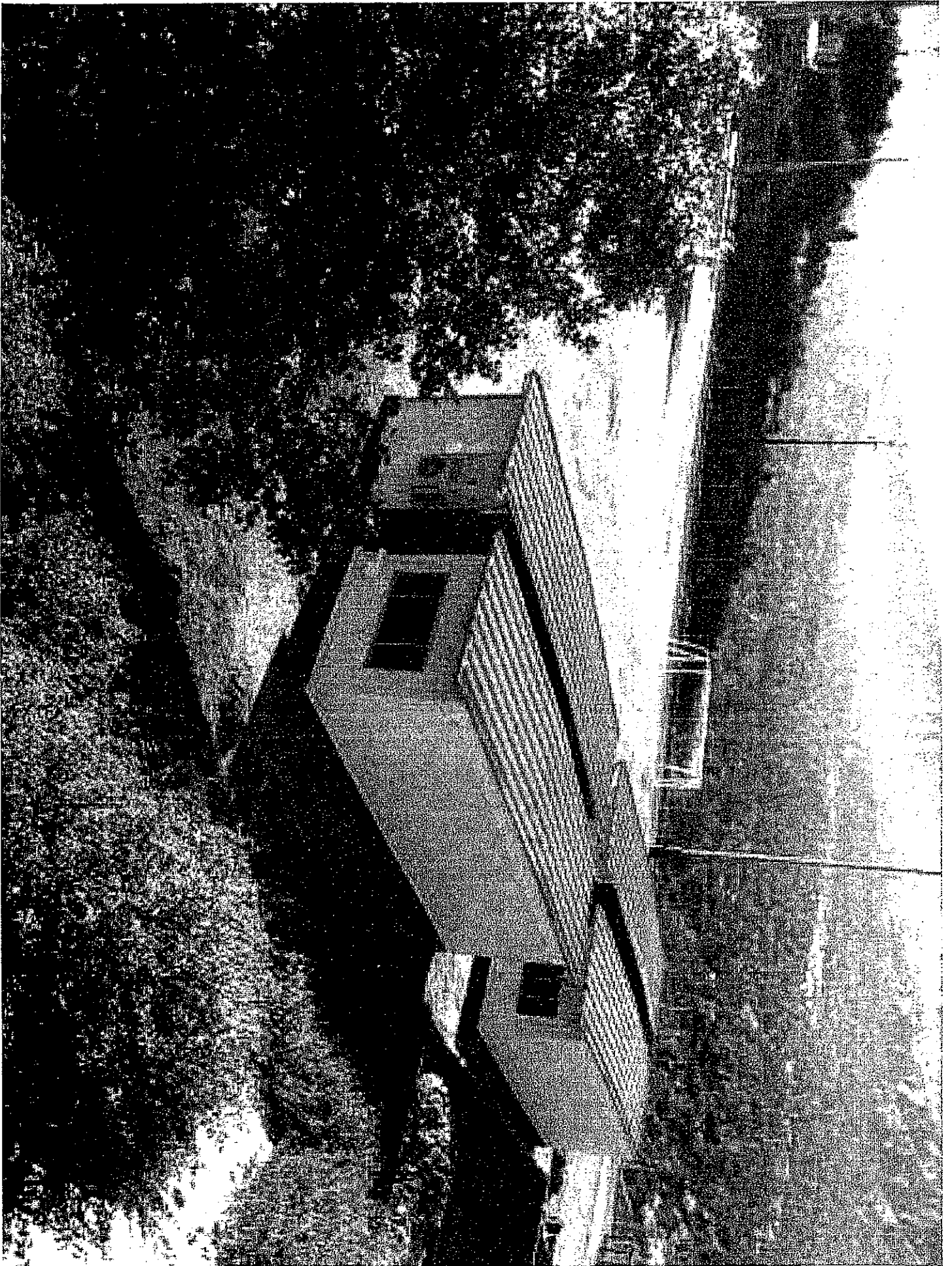
Proposed
Placement
for
Portable
Structure

Bel Mar Ave
300



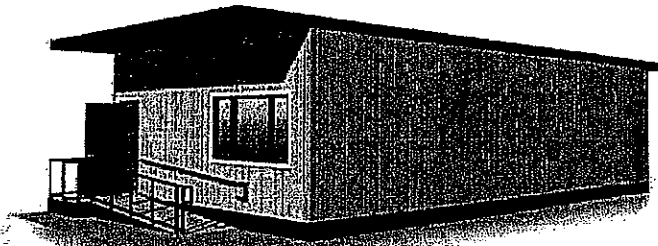
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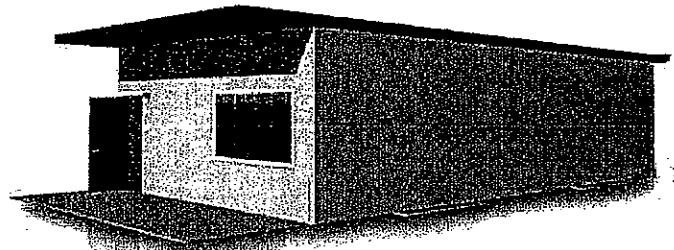


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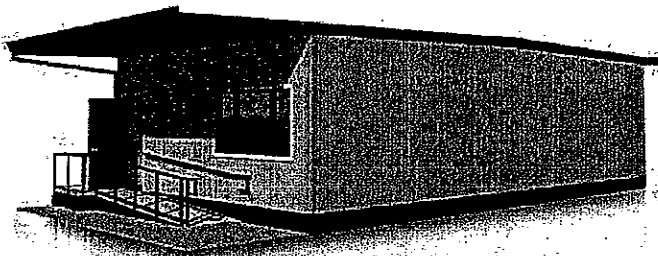
STANDARD CLASSROOM 24' X 40'



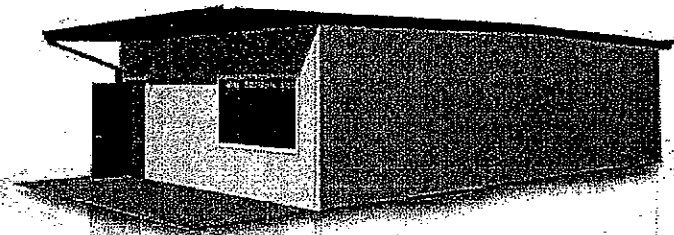
MODEL "A"



MODEL "B"



MODEL "C"



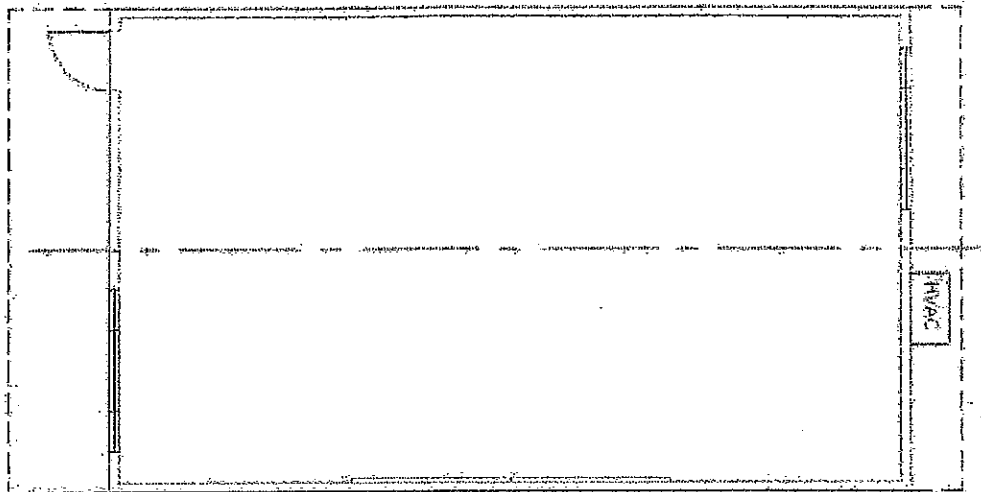
MODEL "D"

THE MODTECH® ADVANTAGE

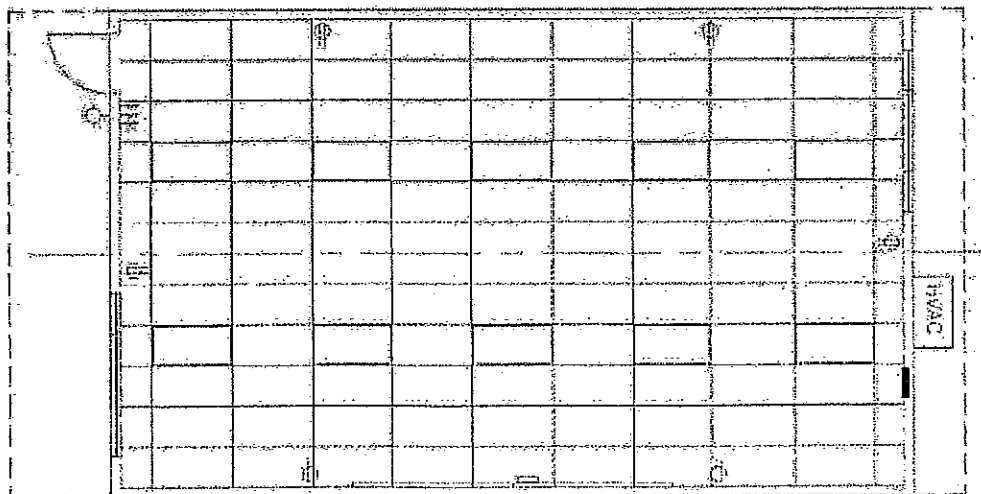
- Modtech® has been in business for over 20 years, we will be here when you need us!
- Modtech® Designs State-Of-The-Art Buildings that Meet or Exceed Applicable State Codes
- Full Range of Designs and possible options to Suit Individual Tastes
- Every Building is Manufactured with our Customers in Mind
- Buildings are manufactured in our factories for superior quality control & uniform/precise construction, eliminating weather delays
- "Synchronized building process" saves time and reduces site disruption
- Modtech® Offers Stress-Free Project Management and In-House Engineering

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STANDARD CLASSROOM 24' X 40'



FLOOR PLAN



ELECTRICAL PLAN AND REFLECTED CEILING PLAN

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FAX (951) 943-3642

STANDARD CLASSROOM
"THE EDUCATOR SERIES"
MONO/DUAL SLOPE ROOF
24' X 40' SINGLE STORY
FLOOR/ELECTRICAL/CEILING PLANS

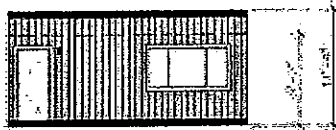
DATE 12-07-2005
DRAWN BY: PAV

SD-1

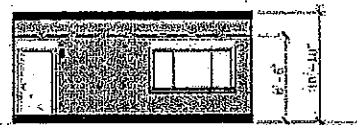
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EDUCATIONAL SPACE SOLUTIONS

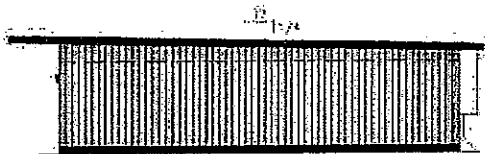
STANDARD CLASSROOM 24' X 40'



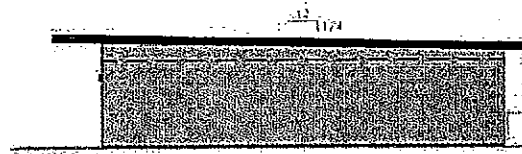
FRONT ELEVATION
MODELS "A" & "C"



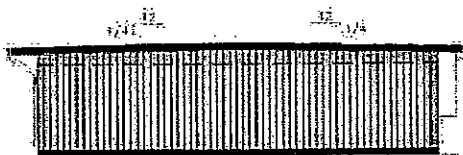
FRONT ELEVATION
MODELS "B" & "D"



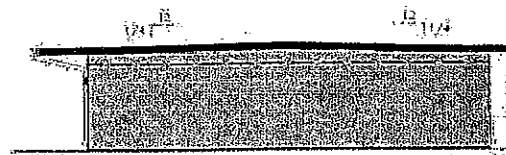
SIDE ELEVATION - MONO SLOPE
MODEL "A"



SIDE ELEVATION - MONO SLOPE
MODEL "B"



SIDE ELEVATION - DUAL SLOPE
MODEL "C"



SIDE ELEVATION - DUAL SLOPE
MODEL "D"

MODTECH
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FAX: (610) 943-3667

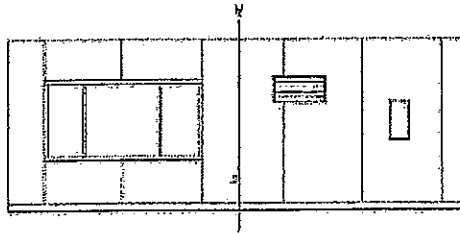
STANDARD CLASSROOM
"THE EDUCATOR SERIES"
MONO/DUAL SLOPE ROOF
24' X 40' SINGLE STORY
EXTERIOR ELEVATIONS

DATE: 12-07-2025
DRAWN BY: JAW

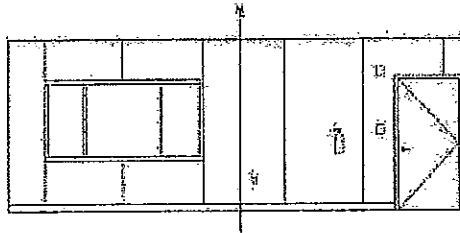
SD-2

EDUCATIONAL SPACE SOLUTIONS

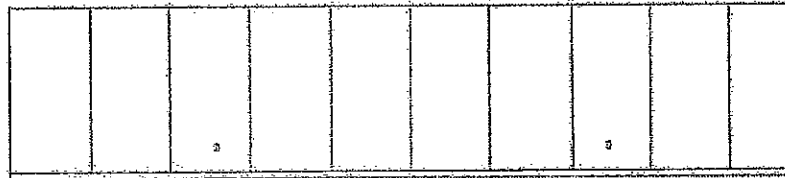
STANDARD CLASSROOM 24' X 40'



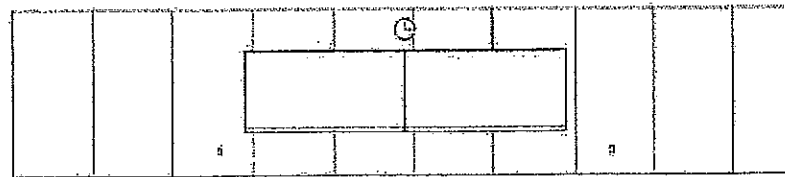
REAR WALL



FRONT WALL



SIDE WALL



SIDE WALL

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Manufacturing and Construction

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FAX (951) 443-3642

STANDARD CLASSROOM "THE EDUCATOR SERIES"

MONO/DUAL SLOPE ROOF
24' X 40' SINGLE STORY
INTERIOR ELEVATIONS

DATE: 12-07-2005
DRAWN BY: PAW

SD-3

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EDUCATIONAL SPACE SOLUTIONS

STANDARD CLASSROOM - "THE EDUCATOR SERIES"

Building Description - 24 x 40 Single Story - Option "A & C"

(mono/dual slope roof)
Construction Type: V-N
Wind Load 80mph exposure "C"
Seismic Zone 4

Roof live load: 20PSF
Floor live load: 50PSF
Square footage: 960 s.f.
Occupancy: E-1

Features:

Building Foundation

- Wood Foundation 50lb. floor load Skirting - Grooved (Duratemp)

Building Exterior

- 5'-0" front overhang
- 2'-6" rear overhang
- Wood Studs (2 x 4)
- Roof insulation R19
- Floor insulation R11
- 26 GA. continuous gutter at the rear of building and 26 GA. downspout
- Wood Siding 5/8" (grooved Duratemp)
- (2) Clear anodized aluminum 8040 fixed center pane and two outside sliders (xox) exterior windows, 46% light transmission, tempered glass, dual glazed
- Window exterior trim (1" x 3" painted)
- (1) 3070 18GA. Curries HM Door w/HM 16GA. KD door frame (right or left hand door)

- Door hardware - Schlage lever D70, Norton door closer and Pemco threshold

- (1) Exterior porch light fixture (photo cell)

- (1) J-box for exterior fire alarm horn (device by others)

- (1) 1 1/4" Electrical stub-out from interior electrical panel

- (1) 6"x 6"x 4" Exterior gutter box

- (1) TS 2"x2"x14 GA. metal ramp, DP accessible 5'-0" x 7'-0" landing and 11'-0" ramp, right or left hand ramp

- (1) HVAC 3.5 ton 8.7 EER (10 SEER) (based on Bard model WH - other models available) heat pump wall mount (Bard or equal), flex duct and 7 day programmable thermostat (White Rodgers)

- Exterior wall insulation R13

- Concrete flat work by others Grounding - Building frame and ramp by Modtech (total building, ground rod, and equipment connections, by site contractor or district)

Building Roof - Mono/Dual Slope

- 22 GA. Standing seam roof

Building Interior

- 1 1/8" T & G plywood sub-floor, seamless woven polyflex bottom board for moisture protection
- Flooring – Carpet (Cambridge – Wynford III), price group 1, glue down, Density 4600, 26 oz
- 4" Rubber wall base
- 8'-6" Ceiling height
- Window interior trim (simulated wood trim color)
- Wall covering – (Chatfield-Clarke) 1/2" vinyl tackboard, 15 oz., class 1, over 1/2" gypsum board backing, price group 1, (colors Opal and Misty Grey in stock)
- (1) 100 AMP. electrical panel
- (6) Dual wall receptacles – (colors white or ivory)
- (1) Electric clock
- (1) J-box, conduit and pull string for fire alarm strobe/horn (device by others)
- (1) J-box, conduit and pull string for fire alarm pull station (device by others)
- (2) 4 Plex J-box, conduit and pull string for heat detectors (device by others)
- (2) 4 Plex J-box, conduit and pull string for smoke detectors (device by others)
- (1) Fire extinguisher – wall mount (5lb. dry chemical)
- (2) 8040 Marker boards "Dry wipe" high pressure laminate
- (3) Single pole wall light switches
- (10) 2 x 4 (3) tube T-8 fluorescent recessed light fixture w/occupancy sensor T-Grid ceiling – heavy duty (Armstrong or equal) – 2 x 4 acoustical lay in grid panels (Armstrong or equal)

Possible options

- Expandable (12 x 40 modules up to a maximum of 48 x 40)
- Flooring (i.e. carpet, sheet vinyl or VCT)
- HVAC – seer/tonnage
- Low Voltage – data and phones (conduit/pullstring and j-boxes only)
- 6 x 6 x 6 signal box
- TV bracket and support
- Fire Extinguisher cabinet
- Cabinetry
- Paint and/or exterior color
- Hardware
- Doors and windows (standard sizes, non structural changes)
- Electrical
- Lighting
- Marker board (porcelain vinyl tackboard upgrade)

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Phone: (602) 233-1903
Fax: (602) 233-9458

Southeast Region

1602 Industrial Park Dr.
Plant City, FL 33566
Phone: (813) 719-6007
Fax: (813) 759-0576

South Central Region

310 Gibbs Blvd.
Glen Rose, TX 76043
Phone: (254) 897-3072
Fax: (254) 897-3439

Toll free 888-929-0998
www.modtech.com

EDUCATIONAL SPACE SOLUTIONS

STANDARD CLASSROOM - "THE EDUCATOR SERIES"

Building Description - 24 x 40 Single Story - Option "B & D"

(mono/dual slope roof)
Construction Type: V-N
Wind Load 80mph exposure "C"
Seismic Zone 4

Roof live load: 20PSF
Floor live load: 50 + 20 PSF
Square footage: 960 s.f.
Occupancy: E-1

Features:

Building Foundation

- Concrete Foundation 50 + 20lb. floor load

Building Exterior

- 5'-0" front overhang
- 2'-6" rear overhang
- 26 GA. continuous gutter at the rear of building and 26 GA. downspout
- Stucco
- (2) Clear anodized aluminum 8040 fixed center pane and two outside sliders xox exterior windows, 46% light transmission, tempered glass, dual glazed
- (1) 3070 18GA. Curries HM Door w/HM 16GA. welded door frame (right or left hand door)
- Door hardware - Schlage lever D70, Norton door closer and Pemco threshold

- (1) Exterior porch light fixture (photo cell)
- (1) J-box for exterior fire alarm horn (device by others)
- (1) 1 1/4" Electrical stub-out from interior electrical panel
- (1) 6"x6"x4" Exterior gutter box
- HVAC 3.5 ton 8.7 EER (10 SEER) (based on Bard model WH - other models available) heat pump wall mount (Bard or equal) (code changes pending), flex duct and 7 day programmable thermostat (White Rodgers)
- Exterior wall insulation R13
- Roof insulation R19
- Floor insulation R11

- Grounding - Building frame by Modtech (total building, ground rod, equipment. Connections by site contractor or district) Concrete flat work by others

Building Roof - Mono/Dual Slope

- 22 GA. Standing seam roof



Kathleen M. Garcia <olmprincipal@gmail.com>

Trailer Photos 1 of 2

1 message

Larry Garcia <larryg5275@gmail.com>

Wed, Jun 22, 2011 at 12:21 PM

To: Kathie Garcia <olmprincipal@gmail.com>

The message is ready to be sent with the following file or link attachments:

iPhone Trailer Photos 001.jpg

iPhone Trailer Photos 002.jpg

iPhone Trailer Photos 003.jpg

iPhone Trailer Photos 004.jpg

iPhone Trailer Photos 005.jpg

iPhone Trailer Photos 006.jpg

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

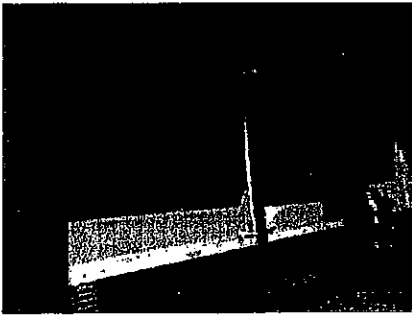
6 attachments



iPhone Trailer Photos 001.jpg
1481K



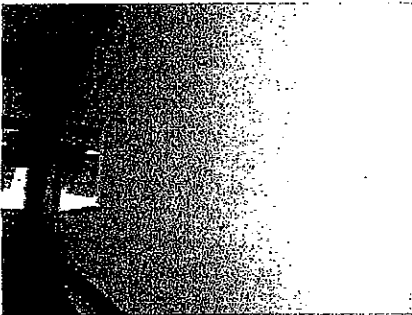
iPhone Trailer Photos 002.jpg
1682K



iPhone Trailer Photos 003.jpg
1371K



iPhone Trailer Photos 004.jpg
1764K



iPhone Trailer Photos 005.jpg
2292K



iPhone Trailer Photos 006.jpg
1636K



Kathleen M. Garcia <olmprincipal@gmail.com>

Trailer Photos 2 of 2

1 message

Larry Garcia <larryg5275@gmail.com>
To: Kathie Garcia <olmprincipal@gmail.com>

Wed, Jun 22, 2011 at 12:23 PM

The message is ready to be sent with the following file or link attachments:

iPhone Trailer Photos 008.jpg
iPhone Trailer Photos 009.jpg
iPhone Trailer Photos 010.jpg
iPhone Trailer Photos 011.jpg
iPhone Trailer Photos 012.jpg
iPhone Trailer Photos 013.jpg
iPhone Trailer Photos 007.jpg

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7 attachments



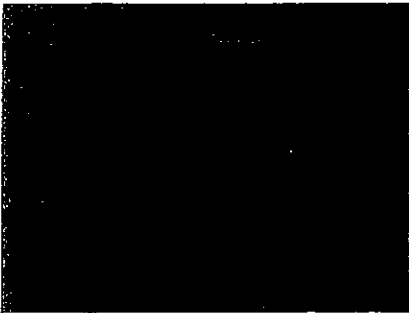
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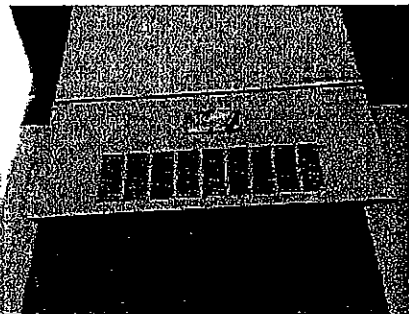
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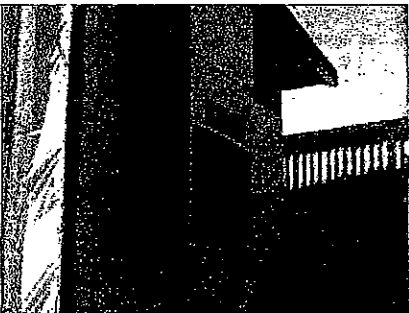
iPhone Trailer Photos 010.jpg
1655K



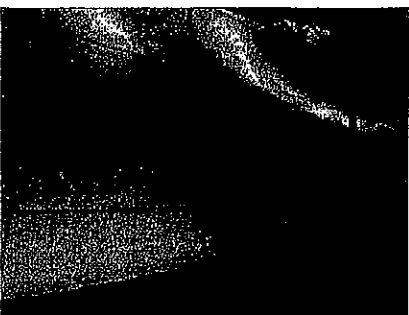
iPhone Trailer Photos 011.jpg
546K



iPhone Trailer Photos 012.jpg
1533K



iPhone Trailer Photos 013.jpg
1284K



iPhone Trailer Photos 007.jpg
1357K

Building Interior

- 1 1/8" T & G plywood sub-floor, seamless woven polyflex bottom board for moisture protection
- Flooring - Carpet (Cambridge - Wynford III), price group 1, glue down, Density 4600, 26 oz
- 4" Rubber wall base
- 8'-6" Ceiling height
- Wall covering - (Chatfield-Clarke) 1/2" vinyl tackboard, 15 oz., class 1, over 1/2" gypsum board backing, price group 1, (colors Opal and Misty Grey in stock)
- Window interior trim (simulated wood)
- (1) 100 AMP. electrical panel
- (6) Dual wall receptacles - (colors white or ivory)
- (1) Electric clock
- (1) J-box, conduit and pull string for fire alarm strobe/horn (device by others)
- (1) J-box, conduit and pull string for fire alarm pull station (device by others)
- (2) 4 Plex J-box, conduit and pull string for heat detectors (device by others)
- (2) 4 Plex J-box, conduit and pull string for smoke detectors (device by others)
- (1) Fire extinguisher - wall mount (5lb. dry chemical)
- (2) 8040 Marker boards "Dry wipe" high pressure laminate
- (3) Single pole wall light switches
- (10) 2 x 4 (3) tube T-8 fluorescent recessed light fixture w/occupancy sensor
- T-Grid ceiling - heavy duty (Armstrong or equal) - 2 x 4 acoustical lay in grid panels (Armstrong or equal) Wood Studs (2 x 4)

Possible options

- Expandable (12 x 40 modules up to a maximum of 144 x 40)
- Flooring
- HVAC - seer/tonnage
- Low Voltage - data and phones (conduit/pullstring and j-boxes only)
- 6 x 6 x 6 signal box
- TV bracket and support
- Fire Extinguisher cabinet
- Cabinetry
- Paint and/or exterior color
- Hardware
- Doors and windows
- Electrical
- Lighting
- Marker board (porcelain) Vinyl tackboard

***"The Right Space, At The Right Time, For
The Right Price™"***

West Region
2830 Barrett Ave.
Perris, CA 92571
Phone: (951) 943-4014
Fax: (951) 940-0427

Southwest Region
5301 W. Madison St.
Phoenix, AZ 85043
Phone: (602) 233-1903
Fax: (602) 233-9458

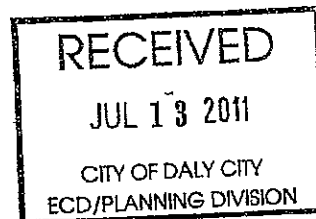
Southeast Region
1602 Industrial Park Dr.
Plant City, FL 33566
Phone: (813) 719-6007
Fax: (813) 759-0576

South Central Region
310 Gibbs Blvd.
Glen Rose, TX 76043
Phone: (254) 897-3072
Fax: (254) 897-3439

Toll free 888-929-0998
www.modtech.com

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Description of needed
Electric hook-up for portable building



* 125 Amp Build
typical
Single Phase
125 amp
Main breaker
One connection to
box

per Lawrence Staudenraus
Emercy Construction
June 29, 2011
phone call.

Building Interior

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- 6 x 6 x 6 signal box
- TV bracket and support
- Fire Extinguisher cabinet
- Cabinetry
- Paint and/or exterior color
- Hardware
- Doors and windows
- Electrical
- Lighting
- Marker board (porcelain) Vinyl tackboard

RECEIVED

JUL 13 2011

**CITY OF DALY CITY
ECD/PLANNING DIVISION**

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**Toll free 888-929-0998
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7 Elmwood Drive 94015
Daly City, CA

* Shelves along the outside walls will be bolted to the structure.

inside/interior dimensions
23' X 39'

- Free-standing cases

JUL 13 2011

CITY OF DALY CITY
ECD/PLANNING DIVISION



Our Lady of Mercy Catholic School

7 Elmwood Drive Daly City, California 94015
Telephone ~ (650) 756-3395 Fax ~ (650) 756-5872

July 27, 2011

Val Mandapat
Chief Building Supervisor
333 90th Street
Daly City, CA 94015

Dear Mr. Mandapat,

This letter is sent to clarify the placement of a portable structure on our school grounds. This portable building, 24' x 40', is needed to house our School Library. Our plan is to remodel the Library to accommodate a Preschool Room for Early Learners, ages three years to five years.

The building is to be placed on a very flat open area near an existing structure on the campus. Our time frame is to use this for three years. We are developing a long-range plan that will place an addition to an existing campus building. Then the Library will have a permanent site.

Thank you for your direction.

Very truly yours,

Kathleen M. Garcia
Principal



ATTACHMENT C



