



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input type="checkbox"/> Inclusionary Housing | <input type="checkbox"/> Public Open Space |
| <input type="checkbox"/> Childcare Requirement | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program | <input type="checkbox"/> Transit Impact Development Fee |
| <input type="checkbox"/> Downtown Park Fee | <input type="checkbox"/> Other |
| <input type="checkbox"/> Public Art | |

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CA 94103-2479

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Information:
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Planning Commission Draft Motion CEQA Findings

HEARING DATE: MARCH 24, 2011

Date: March 17, 2011
Case No.: **2005.0869ECV**
Project Address: **121 GOLDEN GATE AVENUE**
Zoning: RC-4 (Residential, Commercial Combined, High Density)
North of Market Residential Special Use District.
120-T Height and Bulk District
Block/Lot: 0349/001
Project Sponsor: Sharon Christen
Mercy Housing
1360 Mission Street
San Francisco, CA 94103
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org

ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR A PROJECT TO DEMOLISH AN EXISTING TWO-STORY BUILDING CONTAINING THE ST. ANTHONY FOUNDATION DINING HALL AND KITCHEN, PHILANTHROPIC AND SOCIAL SERVICES SPACE, AND ACCESSORY OFFICE SPACE AND CONSTRUCT A 10-STORY, 99-FOOT-HIGH BUILDING WITH A DINING HALL/KITCHEN AND PHILANTHROPIC/SOCIAL SERVICES IN THE BASEMENT, GROUND AND SECOND FLOORS, 90 SENIOR AFFORDABLE DWELLING UNITS AND APPROXIMATELY 21,864 SQUARE FEET OF NON-RESIDENTIAL INTERIOR SPACE AND NO PARKING FACILITIES LOCATED AT 121 GOLDEN GATE AVENUE, (ASSESSOR'S BLOCK 0349, LOT 001) WITHIN THE RC-4 (RESIDENTIAL, COMMERCIAL COMBINED, HIGH DENSITY) ZONING DISTRICT, NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT, AND 120-T HEIGHT AND BULK DISTRICT.

In determining to approve the proposed project located at 121 Golden Gate Avenue (Assessor's Block 0349, Lot 001; the "Project Site"), the San Francisco Planning Commission ("Planning Commission" or "City") makes and adopts the following findings of fact regarding the Project and mitigation measures based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code.

This document is organized as follows:

Section I provides a description of the proposed 121 Golden Gate Avenue Project ("Project"), the environmental review process for the Project, the Planning Commission actions to be taken, and the location of records.

Section II sets forth findings regarding significant impacts and the disposition of the mitigation measures proposed in the Final EIR. **Exhibit A**, attached, contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Draft Environmental Impact Report, including the Initial Study contained in Appendix A of the DEIR that is required to reduce or avoid a significant adverse impact. **Exhibit A** also includes improvement measures that will ameliorate less-than-significant Project effects. The MMRP specifies the agency responsible for implementation of each mitigation and improvement measure, establishes monitoring actions and a monitoring schedule. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091.

Section III identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in **Exhibit A**.

Section IV identifies the Project alternatives that were analyzed in the EIR and discusses the reasons for rejecting each.

Section V sets forth the Planning Commission's Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

I. Project Description and Procedural Background

a. Project Site

The approximately 14,156-sq.ft., flag-shaped Project Site is located one block north of Market Street in the Downtown/Civic Center area on the southwest corner of Golden Gate Avenue and Jones Street (101-121 Golden Gate Avenue, Assessor's Block 0349, Lot 001) on the block surrounded by Golden Gate Avenue and Jones, McAllister, and Leavenworth Streets. The topography of the project block, including the project site, slopes moderately downward from northwest to southeast.

The existing two-story-with-basement, 40-foot-tall, 42,468-square-foot building, constructed in 1912, covers the entire lot. The existing building is occupied by the St. Anthony Foundation dining hall and kitchen (20,003 square feet), philanthropic and social services space (14,777 square feet.), and accessory office space (7,688 square feet). The floor area ratio (FAR) is 3.0. The existing building has pedestrian entrances on Golden Gate Avenue and Jones Street and no off-street parking or loading spaces. There is no open space or trees on the project site, no street trees along the Golden Gate Avenue frontage of the project site, and one street tree along the Jones Street frontage of the site.

b. Surrounding Area

The project site is located in an area with a variety of building types and uses, including residential, social service, retail, commercial, office, light industrial, restaurant, hotel, theater, religious, educational, institutional, and parking land uses. Land uses on the project block include the historic St. Boniface Church and Rectory (133-175 Golden Gate Avenue, San Francisco Landmark No. 172) adjacent to the project site to the west; the historic seven-story Boyd Hotel adjacent to the project site to the south (39 Jones Street); and the historic Hibernia Bank building to the south of the Boyd Hotel (1 Jones Street, San Francisco Landmark No. 130). These historic resources and the project building are located within the Uptown Tenderloin National Register Historic District. Other uses in the project block consist of multi-family residential, restaurant, social services, and surface parking. At 150 Golden Gate Avenue across the street from the project site, the St. Anthony Foundation recently constructed a five-story, approximately 47,000-square foot building. The building contains the administrative offices for the Foundation, a social work center, the Tenderloin Tech Lab, a medical clinic, community meeting space, and a food preparation and dining hall.

c. Project Description

The project proposes to demolish the existing two-story building on the property and construct a 10-story, 99-foot-high building with a dining hall/kitchen and philanthropic/social services in the basement, ground and second floors, 90 senior affordable dwelling units and approximately 21,864 square feet of non-residential interior space and no parking facilities.

The Project analyzed in the EIR consists of a series of approvals that together define the terms under which the Project will occur. It is composed of the following major permits and approvals, and related and collateral actions:

- The Authorization of Conditional Use for a building exceeding 40 feet in a residential district per Planning Code Section 151, and for a institutional use above the ground floor per Planning Code Section 209.3(d), including the granting of exceptions from the building bulk requirements of Planning Code Section 271, off-street parking requirements of Planning Code Section 151, from the setback requirements of Planning Code Section 249.5(c)(9), from the rear yard requirements of Planning Code Section 134(f), and to allow a curb cut on a Transit Preferential Street pursuant to Planning Code Section 155;

- Variance from the Zoning Administrator pursuant to Planning Code Section 305 for a variance from off-street loading under Planning Code 152;
- General Plan and Planning Code Section 101.1 priority policy consistency determinations;
- Street Space Permit from the Bureau of Street Use and Mapping for use of a public street space during project construction (for a pedestrian walkway);
- Special Traffic Permit from the Department of Parking and Traffic for use of a public street space during project construction (for a pedestrian walkway);
- Grading, demolition, site and building permits from the Department of Building Inspection.

d. Environmental Review

On April 14, 2010, the Planning Department (“Department”) published the Initial Study (IS) and provided public notice of the availability of the IS for public review and comment and of a public scoping meeting. Public notice was provided (1) by publication in a newspaper of general circulation, (2) by mail to owners and occupants within 300 feet of the Project Site, as well as to persons and organizations requesting such notice from the Department; and (3) by mail to appropriate state, local, and federal agencies, including Responsible Agencies, Trustee Agencies, and other agencies required by law to receive such notice. The Planning Department did not receive any comments on the NOP/IS during the public comment period.

On December 8, 2010, the Department published the Draft Environmental Impact Report (hereinafter “DEIR”) and provided public notices of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR. Public notice was provided (1) by publication in a newspaper of general circulation, (2) by posting Notices of Availability near the Project Site; (3) by mail to owners and occupants within 300 feet of the Project Site, as well as persons and organizations requesting such notice from the Department; and (4) by mail to appropriate state, local, and federal agencies, including Responsible Agencies, Trustee Agencies, and other agencies required by law to receive such notice.

On December 8, 2010, 15 copies of the DEIR were delivered to the State Clearinghouse for distribution to government agencies. On September 15, 2010, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it and to government agencies.

A Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on December 8, 2010.

The Planning Commission held a duly advertised public hearing on the DEIR on October 28, 2010, at which opportunity for public comment was given. The period for acceptance of written comments ended on January 24, 2011.

The Planning Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in the "Comments and Responses" published on March 10, 2011, which was distributed on March 10, 2011, to the Planning Commission and to all parties who commented on the DEIR, and was available to others upon request at Department offices.

A Final EIR has been prepared by the Planning Department, consisting of the DEIR, any consultations and comments received during the review process, and the Comments and Responses all as required by law. Since publication of the DEIR, no new information of significance has become available that would require recirculation of the EIR under CEQA Guidelines Section 15088.5.

e. Planning Commission Actions

The Planning Commission is currently considering various actions ("Actions") in furtherance of the Project, which include the following:

- Certification of the Final EIR;
- Adoption of these CEQA Findings, including mitigation measures and the MMRP;
- Authorization of Conditional Use, granting of exceptions under Planning Code Section 309 and adoption of various findings;

f. Content and Location of Record

The record upon which all findings and determinations related to the Project are based include the following:

- The EIR, and all documents referenced in or relied upon by the EIR;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the EIR, the proposed approvals and entitlements, the Project, and the alternatives set forth in the EIR;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and sub-consultants who prepared the EIR, or incorporated into reports presented to the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the Project or the EIR;

- All applications, letters, testimony, and presentations presented to the City by the Project Sponsor and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or public scoping meeting related to the Project and the EIR, or submitted as comments on the DEIR;
- The MMRP; and
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcript, a copy of all letters regarding the Final EIR received during the public review period, the administrative record, and background documentation for the Final EIR are located at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco. The Planning Commission Secretary, Linda Avery, is the custodian of these documents and materials.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the EIR or responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

II. Findings Regarding Mitigation Measures

The Project's FEIR includes a series of mitigation measures that have been identified that would reduce or eliminate potential environmental impacts of the Project. Mitigation measures described in FEIR include measures related to cultural resources, air quality, and hazardous materials. The full text of the mitigation measures is set forth in the MMRP. The Planning Commission finds that the following mitigation measures are feasible and will mitigate the potential impacts of the Project construction to a less-than-significant level, except as otherwise described in the mitigation measure below. The Planning Commission is adopting all mitigation measures proposed in the FEIR. The Commission hereby adopts these mitigation measures, as set forth in the attached Exhibit A to this motion, which shall be incorporated as conditions of approval of the Project. There are three impacts that cannot be reduced to a level of insignificance, even with adoption of the mitigation measures, and those impacts are specifically identified below. All mitigation measures shall be adopted as a condition of Project approval.

a. Cultural Resources

Impact CP-1: Construction of the proposed project could potentially damage or disturb subsurface archeological resources.

Mitigation Measure M-CP-1 (Archeological Testing) would reduce this impact to a less than significant level.

Impact CP-2: The proposed demolition of the 121 Golden Gate Avenue building a contributor the Uptown Tenderloin National Register Historic District and individually eligible for listing on the National and California Registers, would be a significant historic architectural resource impact.

Mitigation Measures M-CP-2 (HABS 2 Documentation) and M-CP-2a (Interpretive Display) would reduce this impact but not to a less-than-significant level.

b. Air Quality

Impact AQ-3: Construction Vehicle Emissions. Construction of the proposed project would expose sensitive receptors to pollutants, which would violate an air quality standard or contribute significantly to an existing or projected air quality violation.

Mitigation Measure M-AQ-3: Construction Vehicle Emissions Minimization would reduce this impact, but not to a less-than-significant level.

Impact AQ-5: The proposed project would potentially expose sensitive receptors to substantial pollutant concentrations. No feasible mitigation measure has been identified to reduce this impact to less than significant.

c. Hazards and Hazardous Materials

Impact HZ-1: Contaminated soil and groundwater may be encountered if excavation is required outside of the existing basement and foundation.

Mitigation Measure M-HZ-1 Potentially Contaminated Soil and Groundwater would reduce this impact to a less than significant level.

d. MMRP

The attached **Exhibit A** contains the MMRP required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. It provides a table setting forth each mitigation measure listed in the EIR that would reduce or eliminate potentially significant adverse impacts of the Project, as well as improvement measures that would reduce ameliorate less-than-significant impacts. **Exhibit A** also specifies the party responsible for implementation of each measure, establishes monitoring actions, and a monitoring schedule.

The Planning Commission finds that the MMRP attached hereto as **Exhibit A** is designed to ensure compliance with, among other things, CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code. The Planning Commission further finds that the MMRP presents measures that are appropriate and feasible for adoption, and the MMRP should be adopted and implemented as set forth herein and in **Exhibit A**.

All of the above measures shall be adopted as conditions of Project approval.

III. Significant Impacts That Cannot be Avoided or Reduced to a Less-Than-Significant Level

Based on substantial evidence in the whole record of these proceedings, the City finds that there are significant impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in **Exhibit A**. These impacts also are discussed below.

a. The proposed demolition of the 121 Golden Gate Avenue building

CP-2: Even with the adoption of Mitigation Measure M-CP-2 the proposed demolition of the 121 Golden Gate Avenue building, a contributor building to the Uptown Tenderloin National Register Historic District and individually eligible for listing on the National and California Registers, would be a significant historic architectural resource impact that is significant and unavoidable.

b. Air quality impacts during construction

AQ-3: The proposed construction would expose sensitive receptors to pollutants, which would violate an air quality standard or contribute significantly to an existing or projected air quality violation. Mitigation measure M-AQ-3 would reduce this impact, but it still would remain significant and unavoidable impact.

c. Air quality impacts during project operation

AQ-5: The proposed project would potentially expose sensitive receptors to substantial pollutant concentrations. There is no feasible mitigation for this impact consequently; the impact would be significant and unavoidable.

IV. Rejection of Project Alternatives

The California Environmental Quality Act ("CEQA") provides that alternatives analyzed in the FEIRs may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible . . . project alternatives identified in the final EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project as described in the FEIR that would reduce or avoid the impacts of the Project and rejects them as infeasible for the reasons set forth below.

The FEIR analyzed two alternatives to the Project: the No Project Alternative, and the Partial Preservation Alternative.

1. The No Project Alternative

Alternative A, the No Project Alternative, would entail no changes to the project site. The existing historic architectural resource—two-story-with-basement, 40-foot-tall, 42,468-square foot

building constructed in 1912—would remain. The proposed demolition of the existing historically significant building would not occur. The proposed 99-foot-high, 10-story building with one basement level, containing approximately 109,375 square feet comprising a kitchen/dining hall, philanthropic/social services, 90 affordable senior housing units and no off-street parking would not be constructed. This alternative would not preclude future proposals for development of the project site. Because the No Project Alternative would not involve demolition, construction, or alteration of the existing buildings, it would avoid the need for the proposed project's approvals: EIR certification; findings of *General Plan* and Priority Policies Consistency; Conditional Use authorization for construction of a building exceeding a height of 40 feet, for the elimination of off-street parking, for setback requirements, for rear yard requirements, for bulk limits, and for establishment of a social service or philanthropic facility above the ground floor; a Variance for loading; and approval of a subdivision into two air rights parcels.

The No Project Alternative would not further any of the project sponsor's objectives.

For these reasons, as well as economic, legal, social, and other considerations herein and elsewhere in the record, the Commission hereby rejects the No Project Alternative as infeasible.

2. The Partial Preservation Alternative.

The Partial Preservation Alternative would retain the street-façades on Golden Gate Avenue and Jones Street but would demolish all other portions of the existing 121 Golden Gate Avenue building. It would construct a 99-foot-tall, 10-story tower similar to that of the proposed project that incorporates the historic façades into the design of the new structure. The portion of the proposed building that extends above the height of the existing historic roofline would be set back one structural bay, approximately 14 feet, from the Golden Gate Avenue and Jones Street property lines in order to maintain a sense of the existing historic building's height and massing. With the setbacks, this alternative would be approximately 85,687 square feet, or 22 percent smaller than the 109,375 square feet of the proposed project. This alternative would have 68 affordable housing units, 24 percent fewer than the proposed project's 90 affordable units. Other aspects of the proposed project would be unchanged or similar (land uses, height).

The Partial Preservation Alternative would not reduce the Project's significant and unavoidable impacts to a less-than-significant level. In addition the alternative would not meet the Secretary of the Interior's Standards for preservation and would not reduce the significance of the impact.

For these reasons, the Commission hereby rejects the Partial Preservation Alternative as infeasible.

V. Statement of Overriding Considerations

Notwithstanding the significant effects noted above, pursuant to CEQA Section 21081(b), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Commission finds, after considering the FEIR, that specific overriding economic, legal, social and other

considerations, as set forth below, outweigh the identified significant effects on the environment. In addition, the Commission finds that those Project Alternatives rejected above are also rejected for the following specific economic, social and other considerations, in and of themselves, in addition to the specific reasons discussed above:

- The project will provide a facility that enhances the mission of St. Anthony Foundation to feed, heel, shelter, clothe, lift the spirits of those in need, and create a society in which all persons flourish.
- The project will provide a state-of-the-art dining room and new social services facilities for the very low income residents of San Francisco.
- The Project will provide a maximum amount of affordable senior housing units and associated facilities in response to the severe shortage of housing affordable to low income seniors in the City. The target population includes seniors (persons 62 years or older) with incomes that are 50 percent or less of area median income. Sponsored by Mercy Housing, the project would serve very low-income seniors in San Francisco who are homeless or at risk of homelessness, with 18 units reserved for homeless seniors.
- The Project design will enhance the existing urban character of the area and will be compatible with the Uptown Tenderloin National Register Historic District.
- The Project will construct a LEED-certified building, thereby reducing the Project's carbon footprint and maximizing energy efficiency of the building.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby adopts the foregoing CEQA Findings, and adopts the Mitigation Monitoring and Reporting Program as a condition of approval of this Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on Thursday, March 24, 2011.

Linda D. Avery
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: March 24, 2011

Draft Motion
Hearing Date: March 24, 2011

CASE NO. 2005.0869ECV
121 Golden Gate Avenue

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SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 24, 2011

Date: March 17, 2011
Case No.: **2005.0869ECV**
Project Address: **121 GOLDEN GATE AVENUE**
Zoning: RC-4 (Residential, Commercial Combined, High Density)
North of Market Residential Special Use District.
120-T Height and Bulk District
Block/Lot: 0349/001
Project Sponsor: Sharon Christen
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PROJECT DESCRIPTION

The project proposes to demolish the existing two-story building on the property and construct a 10-story, 99-foot-high building with a dining hall/kitchen and philanthropic/social services in the basement, ground and second floors, 90 senior affordable dwelling units and approximately 21,864 square feet of non-residential support services and no parking facilities.

VARIANCE APPLICATION

Planning Code Section 152, Table 152; requires one loading space per 100,001–200,000 square feet of structure. The gross floor area of the proposed project is 109,375 square feet thus; the project would be required to include one off-street loading space. The project would supply a loading area but the loading area would not comply with the length required under the Code and the project will require a Variance from this requirement.

SITE DESCRIPTION AND PRESENT USE

The approximately 14,156-sq.ft., flag-shaped project site is located one block north of Market Street in the Downtown/Civic Center area on the southwest corner of Golden Gate Avenue and Jones Street (101-121 Golden Gate Avenue, Assessor's Block 0349, Lot 001) on the block surrounded by Golden Gate Avenue and Jones, McAllister, and Leavenworth Streets. The topography of the project block, including the project site, slopes moderately downward from northwest to southeast.

The existing two-story-with-basement, 40-foot-tall, 42,468-square foot building, constructed in 1912, covers the entire lot. The existing building is occupied by the St. Anthony Foundation dining hall and

kitchen (20,003 square feet), philanthropic and social services space (14,777 square feet), and accessory office space (7,688 square feet). The floor area ratio (FAR) is 3.0. The existing building has pedestrian entrances on Golden Gate Avenue and Jones Street and no off-street parking or loading spaces. There is no open space or trees on the project site, no street trees along the Golden Gate Avenue frontage of the project site, and one street tree along the Jones Street frontage of the site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in an area with a variety of building types and uses, including residential, social service, retail, commercial, office, light industrial, restaurant, hotel, theater, religious, educational, institutional, and parking land uses. Land uses on the project block include the historic St. Boniface Church and Rectory (133-175 Golden Gate Avenue, San Francisco Landmark No. 172) adjacent to the project site to the west; the historic seven-story Boyd Hotel adjacent to the project site to the south (39 Jones Street); and the historic Hibernia Bank building to the south of the Boyd Hotel (1 Jones Street, San Francisco Landmark No. 130). These historic resources and the project building are located within the Uptown Tenderloin National Register Historic District. Other uses in the project block consist of multi-family residential, restaurant, social services, and surface parking. At 150 Golden Gate Avenue across the street from the project site, the St. Anthony Foundation recently constructed a five-story, approximately 47,000-square foot building. The building contains the administrative offices for the Foundation, a social work center, the Tenderloin Tech Lab, a medical clinic, community meeting space, and a food preparation and dining hall.

ENVIRONMENTAL REVIEW

On March 24, 2011, the Planning Commission certified the final EIR (FEIR) for the project. The project's FEIR identifies a Project specific unavoidable significant impact on the 121 Golden Gate Avenue building resulting from its demolition. Mitigation measures that are recommended for implementation by the Project Sponsor would reduce but not eliminate this impact.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 4, 2011	March 2, 2011	22 days
Posted Notice	20 days	March 4, 2011	March 4, 2011	20 days
Mailed Notice	10 days	March 14, 2011	March 11, 2011	13 days

PUBLIC COMMENT

- The Department has not received any public comment regarding the conditional use request. Mercy Housing and St. Anthony Foundation have conducted an extensive outreach effort in the community with over 25 community meetings since 2007. Issues raised during the meetings included the St. Anthony dining room queue, exterior lighting and security, and dust and disturbances related to construction activities.

ISSUES AND OTHER CONSIDERATIONS

- The Historic Preservation Commission reviewed the project during the public review of the Draft Environmental Impact Report and preferred the proposed alternative. The Historic Preservation Commission has concerns regarding the façade of the proposed building. The proposed façade features a number of colors and materials and could be improved by simplifying the color scheme and rethinking the base materials. The Sponsor was directed to continue working with the Department on this issue.
- The Department has concerns regarding the design of the proposed arcade at the base of the building along both Jones Street and Golden Gate Avenue. The arcade is intended to shelter people queuing for the dining room and serves to move the queue off the public sidewalk and on to the Project Site. The arcade serves a notable purpose during meal times but could create a dark and secluded area at other times. In addition the arcade pulls the building away from the street wall at the pedestrian level. The Sponsor has suggested removable metal screening along the arcade. The Department considers that other options that might make the arcade look more similar to area storefronts would be a more appropriate response. The Sponsor should be directed to continue working with the Department on this issue. Any solution should include adequate ventilation and lighting of the area at all times.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization under Planning Code Section (1) 303 Conditional Use, (2) Section 249.5, North of Market Residential Special Use District Conditional Use Criteria, (3) Section 253, Building Exceeding a Height of 40 Feet in an R District, and (4) Section 161(h), elimination of off-street parking, with exceptions from (5) Section 249.5(c)(9) Setback Requirements, (6) Section 249(c)(10) Rear Yards, (7) Section 209.3(d) Establishment of a Social Service or Philanthropic Facility Above The Ground Floor, and (8) Section 271(b) Bulk Requirements to allow for the construction of a 10-story, 99-foot-high building with a dining hall/kitchen and philanthropic/social services in the basement, ground and second floors, 90 senior affordable dwelling units and approximately 21,864 square feet of support eservices and no parking facilities.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project will provide 90 new housing units for very low income, and homeless, seniors.
- The project is an important philanthropic use providing essential social services to traditionally underserved persons in the City.
- The Project advances the Objectives and Policies of the General Plan.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Height and Bulk Map

Aerial Photograph

Context Photograph

Site Photograph

Environmental Determination

Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Environmental Determination |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

_____ RC
Planner's Initials

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Parcel Map

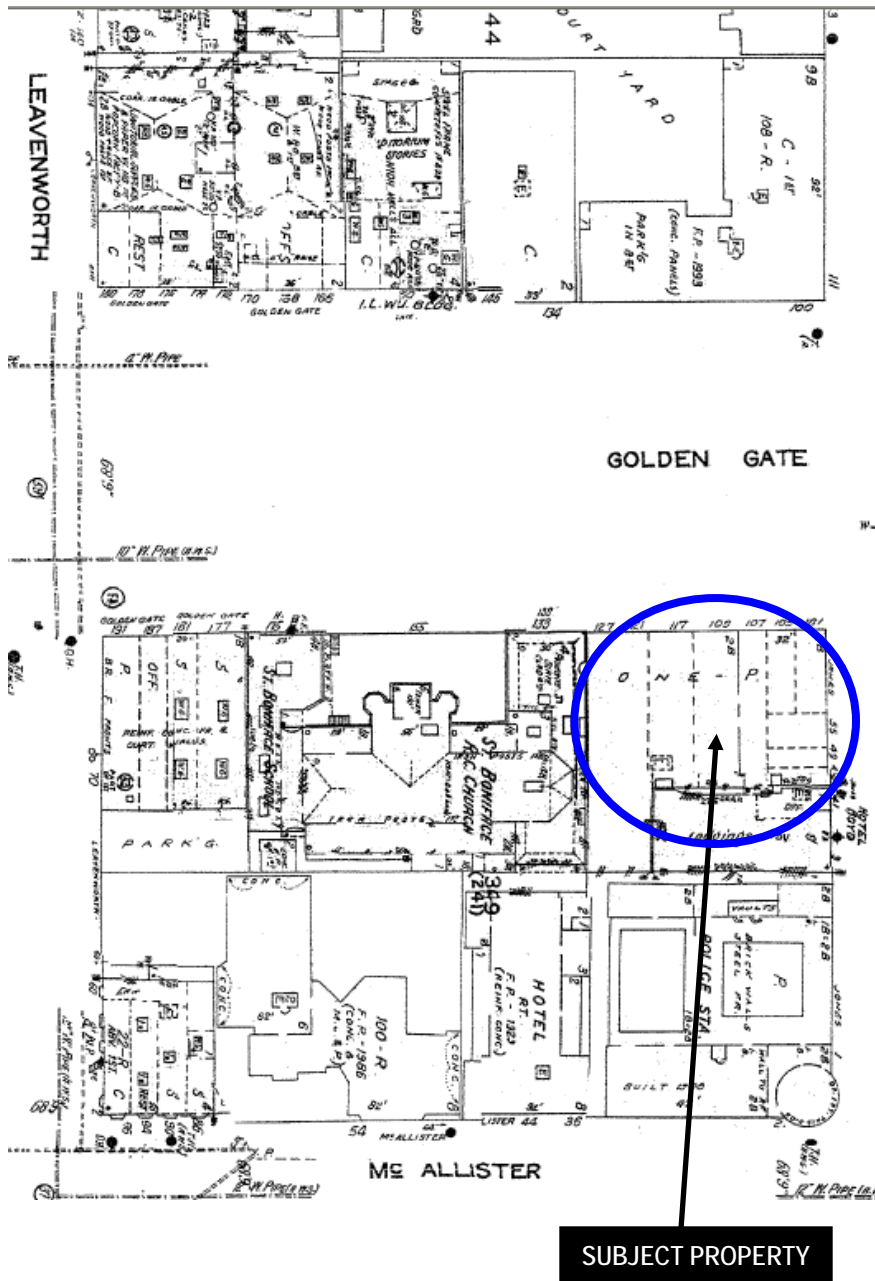


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2005.0869ECV
121 Golden Gate Avenue

Sanborn Map*

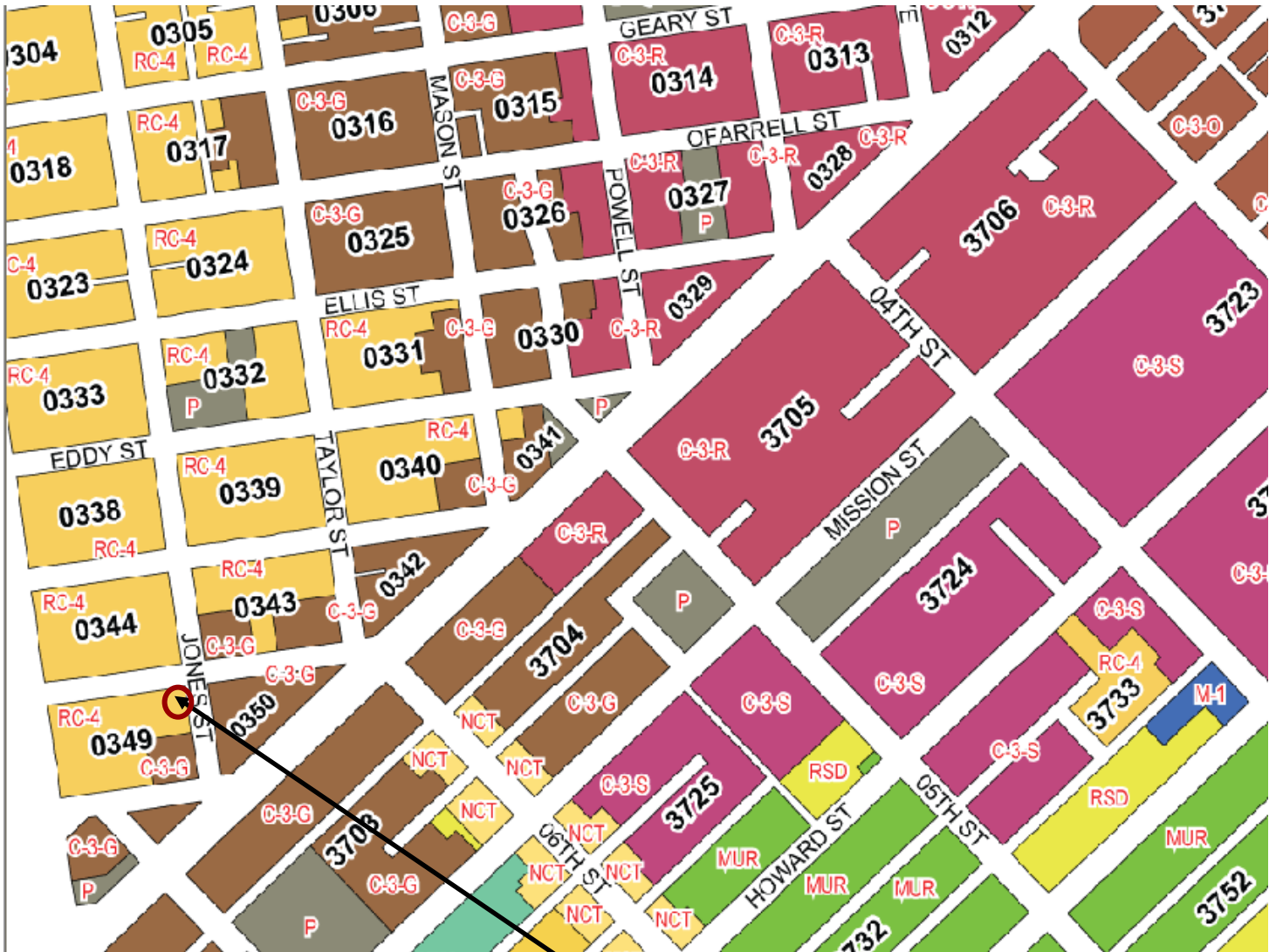


Jones St.

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2005.0869ECV
121 Golden Gate Avenue

Zoning Map



SUBJECT PROPERTY

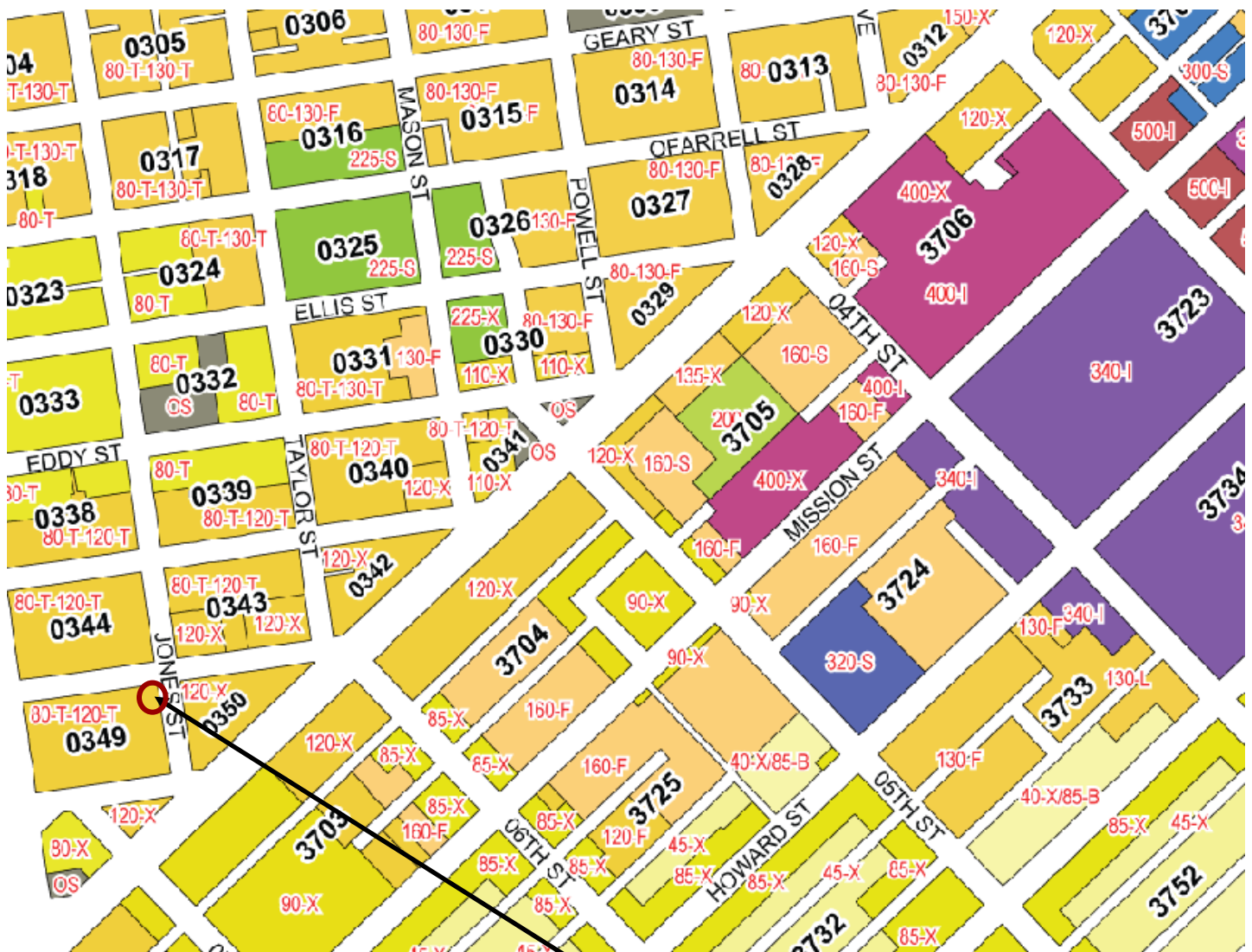
ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS				
RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS				
RM-1	RM-2	RM-3	RM-4	
NEIGHBORHOOD COMMERCIAL DISTRICTS				
NC-1	NC-2	NC-3	NCD	NC-S
SOUTH OF MARKET MIXED USE DISTRICTS				
SPD	RED	RSD	SLR	SLI
SSO				
COMMERCIAL DISTRICTS				
C-2	C-3-S	C-3-G	C-3-R	C-3-O
C-3(O)SD				
INDUSTRIAL DISTRICTS				
C-M	M-1	M-2		



Conditional Use Hearing
 Case Number 2005.0869ECV
 121 Golden Gate Avenue

Height Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2005.0869ECV
121 Golden Gate Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2005.0869ECV
121 Golden Gate Avenue

Context Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2005.0869ECV
121 Golden Gate Avenue

Context Photo



Golden Gate Avenue Looking East

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2005.0869ECV
121 Golden Gate Avenue

Site Photo



Conditional Use Hearing
Case Number 2005.0869ECV
121 Golden Gate Avenue



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion

HEARING DATE: MARCH 24, 2011

Date: March 17, 2011
Case No.: **2005.0869ECV**
Project Address: **121 GOLDEN GATE AVENUE**
Zoning: RC-4 (Residential, Commercial Combined, High Density)
 North of Market Residential Special Use District.
 120-T Height and Bulk District
Block/Lot: 0349/001
Project Sponsor: Sharon Christen
 Mercy Housing
 1360 Mission Street
 San Francisco, CA 94103
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION (1) 303 CONDITIONAL USE, (2) SECTION 249.5, NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT CONDITIONAL USE CRITERIA, (3) SECTION 253, BUILDING EXCEEDING A HEIGHT OF 40 FEET IN AN R DISTRICT, AND (4) SECTION 161(h), ELIMINATION OF OFF-STREET PARKING, WITH EXCEPTIONS FROM (5) SECTION 249.5(c)(9) SETBACK REQUIREMENTS, (6) SECTION 249(c)(10) REAR YARDS, (7) SECTION 209.3(d) ESTABLISHMENT OF A SOCIAL SERVICE OR PHILANTHROPIC FACILITY ABOVE THE GROUND FLOOR, AND (8) SECTION 271(b) BULK REQUIREMENTS WITHIN THE RC-4 (RESIDENTIAL, COMMERCIAL COMBINED, HIGH DENSITY) ZONING DISTRICT, NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT, AND 120-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 5, 2008 Sharon Christen of Mercy Housing (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 249.5, 253, 161(h), 253, and 303 to allow demolition of the existing two-story building on the property and construction a 10-story, 99-foot-high building with a dining hall/kitchen and philanthropic/social services in the basement, ground and second floors, 90 senior affordable

dwelling units, approximately 21,864 square feet of non-residential support services and no parking facilities within the RC-4 (Residential, Commercial Combined, High Density) Zoning District, North of Market Residential Special Use District, and 120-T Height and Bulk District.

On March 24, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2005.0869C.

On March 24, 2011, the Planning Commission certified the final EIR (FEIR) for the project. The project's FEIR identifies a Project specific unavoidable significant impact on the 121 Golden Gate Avenue building resulting from its demolition. Mitigation measures that are recommended for implementation by the Project Sponsor would reduce but not eliminate this impact. Attachment A to this Motion, including Exhibit C attached hereto, sets forth the necessary California Environmental Quality Act (CEQA) findings, including a statement of overriding considerations, and said Attachment A is hereby incorporated in this Motion by reference as if set forth in full.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2005.0869C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The approximately 14,156-sq.ft., flag-shaped project site is located one block north of Market Street in the Downtown/Civic Center area on the southwest corner of Golden Gate Avenue and Jones Street (101-121 Golden Gate Avenue, Assessor's Block 0349, Lot 001) on the block surrounded by Golden Gate Avenue and Jones, McAllister, and Leavenworth Streets. The topography of the project block, including the project site, slopes moderately downward from northwest to southeast.

The existing two-story-with-basement, 40-foot-tall, 42,468-square foot building, constructed in 1912, covers the entire lot. The existing building is occupied by the St. Anthony Foundation dining hall and kitchen (20,003 square feet), philanthropic and social services space (14,777 square feet), and accessory office space (7,688 square feet). The floor area ratio (FAR) is 3.0. The existing building has pedestrian entrances on Golden Gate Avenue and Jones Street and no off-street parking or loading spaces. There is no open space or trees on the project site, no

street trees along the Golden Gate Avenue frontage of the project site, and one street tree along the Jones Street frontage of the site.

3. **Surrounding Properties and Neighborhood.** The project site is located in an area with a variety of building types and uses, including residential, social service, retail, commercial, office, light industrial, restaurant, hotel, theater, religious, educational, institutional, and parking land uses. Land uses on the project block include the historic St. Boniface Church and Rectory (133-175 Golden Gate Avenue, San Francisco Landmark No. 172) adjacent to the project site to the west; the historic seven-story Boyd Hotel adjacent to the project site to the south (39 Jones Street); and the historic Hibernia Bank building to the south of the Boyd Hotel (1 Jones Street, San Francisco Landmark No. 130). These historic resources and the project building are located within the Uptown Tenderloin National Register Historic District. Other uses in the project block consist of multi-family residential, restaurant, social services, and surface parking. At 150 Golden Gate Avenue across the street from the project site, the St. Anthony Foundation recently constructed a five-story, approximately 47,000-square foot building. The building contains the administrative offices for the Foundation, a social work center, the Tenderloin Tech Lab, a medical clinic, community meeting space, and a food preparation and dining hall.
4. **Project Description.** The project proposes to demolish the existing two-story building on the property and construct a 10-story, 99-foot-high building with a dining hall/kitchen and philanthropic/social services in the basement, ground and second floors, 90 senior affordable dwelling units and approximately 21,864 square feet of non-residential support services and no parking facilities.
5. **Public Comment.** The Department has not received any public comment regarding the conditional use request. Mercy Housing and St. Anthony Foundation have conducted an extensive outreach effort in the community with over 25 community meetings since 2007. Issues raised during the meetings included the St. Anthony dining room queue, exterior lighting and security, and dust and disturbances related to construction activities.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **North of Market Residential Special Use District Conditional Use Criteria.** Planning Code Section 249.5(c)(1) requires that the Planning Commission, in making determinations on applications for conditional use authorizations required for uses located within the North of Market Residential Special Use District, shall consider the purposes of the District in addition to the criteria of Section 303(c) of this Code.
 1. Protect and enhance important housing resources in an area near downtown.

The project will enhance housing resources by 90 units of affordable rental housing for low income senior households on floors three through ten.
 2. Conserve and upgrade existing low- moderate-income housing stock.

The project will create 106 units, including manager's units, of new rental housing for low income persons on a site where no housing currently exists.

3. Preserve buildings of architectural importance and preserve existing scale of development.

The existing building is a historic resource based on historic events that occurred in the structure. The project will require the demolition of the existing building, however, the historic role of St. Anthony's dining room will be continued on the site and the replacement building will provide needed affordable housing. A detailed recordation of the historic events on the site will be part of a mitigation plan. The proposed building will be compatible with the existing scale of the contributors within the Uptown Tenderloin National Register Historic District. At a height of 99 feet, the project would be well below the maximum height of 120 feet permitted on the Project Site and comparable with the height of other taller buildings in the area.

4. Maintain sunlight to public places.

The project will not cast new shadows on any public places.

5. Encourage infill housing at compatible density

The project will provide new rental and temporary housing for the most in-need residents of the neighborhood and the City at a density well below the maximum allowed on the property.

6. Limit the development of tourist hotels and other commercial establishments which could adversely impact the residential nature of the area.

The project does not include the development of a tourist hotel or other commercial establishment.

7. Limit the number of commercial establishments which are not intended primarily for customers who are residents of the area.

The project does not include the development of a commercial establishment.

- B. Building Exceeding a Height of 40 Feet in an R District.** Planning Code Section 253 requires Conditional Use authorization for buildings exceeding a height of 40 feet in R zoning districts. In reviewing any such proposal for a building or structure exceeding 40 feet in height, the Planning Commission shall consider the expressed purposes of the Planning Code, of the R Districts, and of the height and bulk districts in which the property is located.

Section 206 sets forth certain purposes of the residential districts. The project complies with these stated purposes. It includes housing for lower income persons which serves to improve housing stock, maximizes housing choice by assuring the availability of housing suitable for a whole range of household types, lifestyles and economic levels, and meets outstanding community needs, provides

adequate indoor and outdoor spaces for its occupants, and relates well to the character and scale of existing neighborhoods and structures. The design concept of the project, including its height, bulk, façade and fenestration, derives from the recognition of the architectural characteristic and densities of existing residential area. The kitchen and dining facility and related community services included as part of the project provide needed public improvements and services as well as suitable nonresidential activities that are compatible with housing and meet the needs of residents, and other amenities that contribute to the livability of residential areas.

The project also complies with the requirements of Section 206.3, as the zoning controls for RC-4 Districts encourage multistory, high-density development. The project is high density, has no commercial uses, and will provide amenities that will contribute to the lives of the residents and the neighborhood. Further, the project complies with the height and bulk controls for the Project which permit buildings up to a height of 120 feet, as well as the stated purposes of the height and bulk controls set forth in Section 251, which promote relating the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction and harmony in the visual relationships and transitions between new and older buildings. The project design and scale is in keeping with the surrounding neighborhood, and the architectural features are designed to incorporate elements of the surrounding architecture.

C. **Off-Street Parking.** Planning Code Section 249.5(c)(6), provides that the off-street parking requirements for new construction located in the North of Market Residential SUD may be modified by the Planning Commission as provided for in Section 161(h). The off-street parking requirements established by Section 151 require one parking space for each five senior dwelling units. The proposed project would have no off-street parking. In acting upon any application for a conditional use under this section, the City Planning Commission shall consider the following standards and criteria in addition to those stated in Sections 303.

1. The reduction in the parking requirement is justified by the reasonably anticipated auto usage by residents of and visitors to the project;

The charitable and community services provided by the project, including the dining functions are intended for very low income, underprivileged and disadvantaged population, who predominately do not own automobiles and/or will not use vehicles to visit the project. Based upon the Sponsor's long experience operating the dining facility at the Project Site, both visitors to and residents of the project will arrive via public transportation or by foot. For the senior housing use, similarly the senior housing units will be restricted to be leased to very low income seniors who tend to not own cars. The proposed owner and operator of the senior housing, Mercy Housing California, owns and operates several affordable senior housing buildings with similar density in the Tenderloin neighborhood where there are just one or two residents that own cars. Also as the building's few drivers age, they stop driving and sell their cars. So the need for parking throughout the life of the building remains very low. Mercy Housing also owns and operates the 111 Jones Street building directly across the street from the Project Site. Mercy Housing will arrange for staff of the senior housing component of the project to park (as needed) at 111 Jones Street.

2. The reduction in the parking requirement will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.

The reduction in the parking requirement will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The Project will not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The majority of traffic through the Project will be pedestrian traffic. The requested parking exception will not increase on-street or public parking demand because the anticipated users of the project are low-income residents, who typically will have no access to automobiles. While a minor number of staff, residents and visitors who may require an automobile would utilize the public parking facilities in the area, the lack of a parking area at the Project will not affect current traffic or parking patterns in the area.

- D. **Floor Area Ratio.** Planning Code Section 124 establishes floor area ratios (FAR) for all zoning Districts. The maximum FAR for development in the RC-4 district is 4.8-1.

With a lot area of approximately 14,152 square feet, under Section 124(a), up to 67,929.6 square feet of nonresidential gross floor area could be developed on the Project Site; this number is subject to the corner lot 25% premium set forth in Section 125(a), which would allow a maximum of approximately 84,912 square feet of nonresidential gross floor area to be developed. The proposed new building will include a gross floor area (as defined in the Planning Code) of approximately 26,722 square feet of nonresidential uses, well below the maximum. The project complies with the requirements of Sections 124 and 125.

- E. **Usable Open Space.** Planning Code Section 135 provides that usable open space shall be provided for each dwelling and each group housing structure in R, NC, C, Mixed Use, and M Districts according to the standards set forth in the Section. The project would be required to provide a minimum of 2,928 square feet of common usable open space.

Section 135 requires useable open space for dwelling units and group housing in all zoning districts. Under Section 135(d) (1) and Section 135(d) (3), the minimum amount of useable open space for each dwelling unit occupied by seniors or physically handicapped persons shall be one-half the amount required for a dwelling unit. In RC-4 Districts, the useable open space requirements are as follows: 36 square feet per unit if private and 48 square feet per unit if common. Thus, 18 square feet per unit of private useable open space or 24 square feet per unit of common useable open space for each senior housing unit. Thus, using the common open space requirement of 24 square feet per unit of senior housing, the required open space is 2,160 square feet (90 x 24). The Project satisfies the open space requirement by providing approximately 3,969 square feet of common useable open space in the form of courtyards at the second and third floors. There is an additional 255 square feet of open space on the fourth floor that is not dimensionally compliant per Section 135(g).

- F. **Density.** Planning Code Section 249.5(C)(1)(5) establishes a maximum density for residential dwelling units in the North of Market Residential Special Use District of one dwelling unit for each 125 square feet of lot area.

Per Planning Code Section 249.5(C) (1) (5), for dwelling units, the density is 1 unit per 125 square feet of lot area. Per Planning Code Section 209.1(m), the maximum FAR for senior and units for handicapped persons is one unit per 100 square feet of lot area. Thus, the Project Site could accommodate a maximum of 113 units. The project would provide 106 units (including two manager's units), well below the maximum.

- G. **Off-Street Loading.** Planning Code Section 152, Table 152; require one loading space per 100,001–200,000 square feet of structure. The gross floor area of the proposed project is 109,375 square feet thus; the project would be required to include one off-street loading space.

Planning Code Section 152, Table 152; require one loading space per 100,001–200,000 square feet of structure. The gross floor area of the proposed project is 109,375 square feet thus; the project would be required to include one off-street loading space. The project would supply a loading area but the loading area would not comply with the length required under the Code and the project will require a Variance from this requirement.

- H. **Setbacks.** Planning Code Section 249.5(c)(9), provides that setbacks of 20 feet above 50 feet in height are required for new construction located in the North of Market Residential Special Use District, and also provides that the Planning Commission may grant Conditional Use authorization without imposing a setback requirement as set forth in Section 132.2. The proposed project would have no setback and thus would require exception to the setback requirements pursuant to Sections 249.5(c)(9) and 132.2.

The proposed building will be compatible with the neighborhood character. Therefore, significant upper-level setbacks should not be required for the project. The project is providing a small setback (approximately 1.5 feet) at the ninth floor level (at 80' height level) along Jones Street elevation and partially on Golden Gate Avenue. Additionally on Jones Street, at the height of this set back, the ninth floor of the project step's back 12 feet roughly at the height of the adjacent building (the Boyd Hotel at 39 Jones Street). Along Golden Gate Avenue, the project will step back 14.5 feet from the adjacent St. Boniface Rectory at the 4th floor of the project.

- I. **Rear Yard.** Planning Code Section 249.5(c)(10), provides that, for new construction located in the North of Market Residential Special Use District, exceptions to the rear yard requirement for an RC-4 District may be granted pursuant to Section 134(f). Section 134(f) provides that the rear yard requirement may be substituted with an equivalent amount of open space situated anywhere on the site provided that the following two conditions are true: (1) the substituted open space in the proposed new or expanding structure will improve the access of light and air to—and views from—existing abutting properties; and (2) the proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of existing abutting properties. Section 134(a)(1) requires that the minimum rear yard depth in RC-4 districts be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet.

The proposed project would have no rear yard but would provide open space on the second, third, and fourth levels. Thus, it would require exception to the rear yard requirements. The substituted open space in the proposed new building will improve the access of light and air to and views from existing abutting properties. The Project Site is abutted on the south by the Hibernia Bank Building (San Francisco Landmark No. 30), located at Jones Street, a 3-story building, and by the Boyd Hotel (at 39 Jones Street), a 7-story building. The project is abutted on the west by St. Boniface Rectory at 133-135 Golden Gate Avenue, a 4-story building. The project was intentionally designed to minimize impacts on surrounding buildings by stepping back from immediately adjacent structures (the Boyd Hotel and St. Boniface Rectory). The project will step back from the Boyd Hotel at the 9th floor by 14 feet and step back from the St. Boniface Rectory by 14.5 feet (at the property line and diminishing to the south of the property line) at the 4th floor and at each subsequent floor.

The proposed new building will not adversely affect the interior block open space formed by the rear yards of existing abutting properties. Each of the abutting buildings is built to its respective property lines, so there is no interior block open space.

- J. **Bulk.** Planning Code Section 271(b) requires Conditional Use authorization for projects to exceed bulk requirements. The project is located in a T bulk district, wherein bulk at the upper stories is limited to a length of 110 feet and a diagonal dimension of 125 feet. In acting upon any application for a conditional use or modification to permit the bulk limits to be exceeded under this section, the City Planning Commission shall consider the following standards and criteria in addition to those stated in Sections 303.
1. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass.

Several variations in the depth of the wall surfaces have been incorporated to reduce the apparent building mass and step back from existing adjacent historic structures. At the southeast corner along Jones Street, a portion of the wall above the eighth floor steps back 17'-1" from the street and 9'-6" from the adjacent property to relate to the height of the adjacent Boyd Hotel. At the northwest corner along Golden Gate Avenue, the building steps back above the fourth floor both from the street (5'-5" and 13'-10") and the adjacent St. Boniface Friary 6'-0" to preserve the views of the St. Boniface tower and maintain existing friary windows located along the property line.

The project as proposed includes the main roofline and cornice that extends along Golden Gate Avenue and Jones Street is broken at the southeast and northwest ends of the site to reduce the apparent mass of the building. At the southeast corner along Jones Street, the roof height is reduced by approximately 18' to acknowledge the roof height of the adjacent Boyd Hotel. At the northwest corner along Golden Gate Avenue, the roof height has been reduced by approximately 64' to fall below the dormer and window sills of existing windows at the adjacent St. Boniface Friary. In addition to reducing the apparent mass and bulk of the building, these variations accommodate the massing of the existing adjacent historic structures.

The façade of the building is highly articulated to express a traditional tripartite base, body, and cap which relate to the historic character of the neighborhood and separate the mass into apparent zones which mitigate the apparent mass. The base is characterized by the arcade and recessed openings with a tile finish. This treatment extends approx. 25' from the Saint Anthony entrance and creates a pedestrian scaled mass in combination with marquee / awning elements. The "body" extends above from approx. 25'-85' and is finished in plaster and terra cotta tiles/panels. In addition, metal-clad glazed bays extend the same height. Above 85', the "cap" of the building features large glazed openings with metal infill panels and a deep cornice element. This portion is also set back slightly from the rest of the façade to create a visual break, further reducing the apparent bulk of the building.

In addition to the classic division of the façade to create horizontal breaks, there is a vertical break in the façade at the northwest corner above the senior housing entrance. Here, a 20' wide glazed curtain wall element is angled from the main façade in plan to contrast with the more solid elements of the rest of the façade and help reduce the apparent length of the building along Golden Gate Avenue.

An open arcade at the ground level along Jones Street and Golden Gate Avenue further helps to reduce the apparent mass / bulk of the building.

2. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors; a silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits; either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character; use of materials, colors and scales either similar to or harmonizing with those of nearby development; and preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The height of the tower portion of the proposed building closely matches that of the existing residential building on the opposite corner of Golden Gate Avenue at 111 Jones Street at approximately 100' in height. Where taller than the adjacent properties at the northwest and southeast corner of the site, the building height has been reduced to acknowledge the height of those adjacent buildings and create a transition to the surrounding properties.

The proposed development will incorporate plaster, a terra-cotta finish material (tiles or scored panels), and a dark bronze color metal to harmonize with the prevailing materials found in the neighborhood (the terra cotta responding to the predominate use of brick in the surrounding buildings). Further, the building employs traditional tripartite proportions and bay windows to harmonize with the surrounding historic context.

The project will significantly enhance the existing pedestrian environment by creating a new covered arcade walkway to accommodate guests waiting in the queue for the Saint Anthony Foundation dining room. Currently guests queue in the sidewalk right-of-way. The development will significantly improve security along the street by creating full visibility from interior spaces,

including a 24-hour desk attendant at the senior housing lobby. Details such as custom lighting and marquee elements along Golden Gate Avenue will enhance the pedestrian experience and harmonize with the existing neighborhood.

3. While the above factors must be present to a considerable degree for any bulk limit to be exceeded, these factors must be present to a greater degree where both the maximum length and the maximum diagonal dimension are to be exceeded than where only one maximum dimension is to be exceeded.

While the proposed development exceeds the proscribed maximum plan lengths, the previously discussed accommodations in building massing, height, scale, and material selections will result in a development that fully meets the intent of the bulk restrictions and harmonizes with the existing specific surrounding context thus significantly improving the current environment at Jones Street and Golden Gate Avenue.

- K. **Institutional Use.** Planning Code Section 209.3(d) requires Conditional Use authorization for establishment within an RC zoning district of a social service or philanthropic facility providing assistance of a charitable or public service nature and not of a profit-making or commercial nature if located above the ground floor of the building.

The project proposes social service or philanthropic uses on the second floor of the project. The second floor would contain a clothing distribution center with space for storage, clothing preparation, and distribution, social service and manager's offices, a laundry room, a conference room, a maintenance room, restrooms, and utility and storage space.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The project is necessary and desirable because it will contribute to the urban revitalization of the neighborhood by allowing St. Anthony Foundation to continue to provide much-needed charitable services in a new facility. It will better address the negative impacts on the neighborhood than the current St. Anthony facility as well as by allowing St. Anthony Foundation to provide 90 units (including one manager's unit) of much needed affordable senior housing for low income senior households. The proposed project will be compatible with the surrounding community as the orientation and street frontage of the new building will be similar to the existing building, while massing and height are similar to the structure immediately across Golden Gate Avenue at 111 Jones Street, and will incorporate architectural features that relate to neighboring structures

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project

that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site is adequate for the proposed new structure, which will be similar to adjacent structures and will be designed to meet current seismic standards. The proposed building, at a height of approximately 99 feet, will not take advantage of the maximum height of 120 feet permitted on the site, and will be more aesthetic than the existing structure.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The project will not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The majority of traffic through the project will be pedestrian traffic and no off-street parking will be lost with its construction. The anticipated users of the project are low-income residents, who typically will have no access to automobiles. While staff, residents and visitors who require an automobile will utilize the public parking facilities in the area, the lack of a parking area at the project will not affect current traffic or parking patterns in the area. Although the Planning Code requires off-street parking for the residential portion of the project, the Applicant as requested an exception from that requirement.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The project will not be a source of significant noise, glare, dust or odor. The proposed project will comply with any and all applicable regulations and provisions of the Building Code regarding noise, glare, dust and odor that may be offensive to nearby businesses, residents and/or visitors.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project will comply with street tree, other landscaping, lighting and signage requirements. The Project does not include any off-street parking, and thus the Project's ground floor façade do not include any disruptive parking or loading access areas or entrances. Street trees will be planted as required on the public street frontages. Landscaping will also occur within the interior courtyard that provides usable open space for the proposed dwelling units.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The project not located within a Neighborhood Commercial district.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMUNITY FACILITIES

Objectives and Policies

OBJECTIVE 9:

ASSURE THAT INSTITUTIONAL USES ARE LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

The location of the project in this neighborhood is an appropriate setting for the efficient delivery of services to St Anthony Foundation's target service groups. This project will replace the existing facility on the property which has been serving the residents of the district who are more likely to be lower income and in need of the social services provided. The new facility will improve St. Anthony Foundation's ability to provide community service as well as providing affordable senior housing units that are much needed in the neighborhood.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed building responds to and is compatible with the designs, scale, window pattern, and elements of distinctive buildings in the neighborhood. Its façade and similar size to existing buildings will maintain the existing street wall and complement the neighborhood.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The project has been designed to be compatible with and respectful of surrounding older structures. The Historic Preservation Commission has reviewed the project and has found it to be consistent with the Uptown Tenderloin National Register Historic District.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project will enhance economic and employment opportunity by serving less fortunate members of the community and providing affordable housing. The project will not dislocate any existing business.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

Then project will not displace any existing housing. The project will replace a largely deteriorated building that houses St. Anthony Foundation's kitchen, dining facility, community service space and offices with a new building that would house not only the existing facilities, but provide affordable housing for low income persons. The new building will be compatible in scale and architectural design with the surrounding neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The project will enhance the City's supply of affordable housing. No housing exists at the Project Site. The project would provide 90 new affordable senior housing units for those in need, with two manager's units.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The St. Anthony Foundation dining room use would be on a walk-in basis. The senior housing units (90 units) residents' will likely use public transit primarily, but these residents are likely relocating from another neighborhood within San Francisco so they will not add new users to the Muni transit system. As the residents of the building will be very low income it is not anticipated that they will own automobiles, and will not add to neighborhood parking demand.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project does not involve an office development. The project will not displace any industrial or service sector uses.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The existing building to be demolished is an older structure that does not meet current seismic safety standards. The project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

The existing building to be demolished is not a designated City landmark, and the project is not located within an existing historic district. Although the existing building is potentially eligible to be an historic resource based on historic events that occurred in the structure, the proposed project will call for the demolition of the existing building, however, the historic role of the St Anthony's dining room will be continued on the site. A detailed recordation of the historic events on the property will be part of a mitigation plan.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will cast no shadows on any parks or open space.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City and is a necessary and desirable development for the City of San Francisco.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2005.0869C** subject to the following conditions attached hereto as "EXHIBIT A" including the MMRP attached hereto as "EXHIBIT C" in general conformance with plans on file, dated February 4, 2010, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 24, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 24, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use under Planning Code Section (1) 303 Conditional Use, (2) Section 249.5, North of Market Residential Special Use District Conditional Use Criteria, (3) Section 253, Building Exceeding a Height of 40 Feet in an R District, and (4) Section 161(h), elimination of off-street parking, with exceptions from (5) Section 249.5(c)(9) Setback Requirements, (6) Section 249(c)(10) Rear Yards, (7) Section 209.3(d) Establishment of a Social Service or Philanthropic Facility Above The Ground Floor, and (8) Section 271(b) Bulk Requirements to allow for the construction of a 10-story, 99-foot-high building with a dining hall/kitchen and philanthropic/social services in the basement, ground and second floors, 90 senior affordable dwelling units and approximately 21,864 square feet of non-residential support services and no parking facilities at 121 Golden Gate Avenue, Block 0349, and Lot 001 pursuant to Planning Code Section(s) 249.5, 253, 161(h), and 303 within the RC-4 (Residential, Commercial Combined, High Density) Zoning District, North of Market Residential Special Use District, and 120-T Height and Bulk District; in general conformance with plans, dated February 4, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2005.0869C and subject to conditions of approval reviewed and approved by the Commission on March 24, 2011 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 24, 2011 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN

3. **Final Design.** The Project Sponsor shall continue to work with Planning Department on the building design. In particular the Project Sponsor shall continue to work with the Department on design issues related the recessed arcade at the base of the building and to the color and materials of the building. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

4. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

- 5 **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

6. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application. The lighting plan shall pay particularly close attention of the lighting of the recessed arcade at the base of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

7. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

8. **Street Trees.** Pursuant to Planning Code Section 428 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required

to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

10. Transformer Vault. The location of individual project PG&E Transformer Vault installations has significant impacts to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding impacts on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org/>.

PARKING AND TRAFFIC

11 Loading. The Project Sponsor and the Applicant shall work with the Department of Public Works to provide arrangements for loading at the property when deliveries exceed the capacity of the proposed off-street loading area.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

12. Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation impacts during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING

- 13. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

PROVISIONS

- 14. Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.
- 15. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project. *For information about compliance, contact the First Source Hiring Manager at 415-401-4960, www.onestopSF.org*

OPERATION

- 16. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
- 17. Noise Control.** The Project Sponsor shall ensure that noise and other nuisance factors are controlled within the recessed arcade at the base of the building at all times but particularly when the St. Anthony's dining room is serving patrons. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
- 18. Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MITIGATION MEASURES				
Archeological Mitigation Measure				
<p>M-CP-1 (Testing). Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure and with the requirements of the project archeological research design and treatment plan (Archeo-</p>	<p>Project sponsor/ archeological consultant, at the direction of the ERO</p>	<p>Prior to any soil-disturbing activities</p>	<p>Project sponsor to retain a qualified archeological consultant who shall report to the ERO</p>	<p>Archeological consultant shall be retained prior to any soil-disturbing activities.</p> <p>Date archeological consultant retained: _____</p>

<p><i>Tec, Archaeological Research Design/Treatment Plan for the 121 Golden Gate Avenue Project, April 2008)</i> at the direction of the Environmental Review Officer (ERO). In instances of inconsistency between the requirement of the project archeological research design and treatment plan and of this archeological mitigation measure, the requirements of this archeological mitigation measure shall prevail. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce</p>				
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<p>to a less-than significant level potential effects on a significant archeological resource as defined in the CEQA Guidelines Section 15064.5(a)(c).</p>				
<p>A) <i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and evaluate whether any archeological resource encountered on the site constitutes an historical resource under</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO</p>	<p>Prior to any soil-disturbing activities on the project site</p>	<p>Archeologist shall prepare and submit draft ATP to the ERO. ATP to be submitted and reviewed by the ERO prior to any soil-disturbing activities on the project site.</p>	<p>Date ATP submitted to the ERO: _____ Date ATP approved by the ERO: _____ Date of initial soil-disturbing activities: _____</p>

<p>CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B) A data recovery program shall be implemented, unless the ERO determines that the archeological</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO</p>	<p>After completion of the archeological testing program</p>	<p>Archeological consultant shall submit report of the findings of the ATP to the ERO</p>	<p>Date archeological findings report submitted to the ERO: _____</p> <p>ERO determination of significant archeological resource present? Y N</p> <p>Would resource be adversely affected? Y N</p> <p>Additional mitigation to be undertaken by project sponsor? Y N</p>
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<p>resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> ▪ The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation 	<p>Project sponsor/ archeological consultant/ archeological monitor/ contractor(s), at the direction of the ERO</p>	<p>ERO and archeological consultant shall meet prior to any soil-disturbing activity. If the ERO determines that an archeological monitoring program is necessary, monitor throughout all soil-disturbing activities.</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/contractor(s) shall implement the archeological monitoring program, if required by the ERO</p>	<p>AMP required? Y N Date: _____</p> <p>Date AMP submitted to the ERO: _____</p> <p>Date AMP approved by the ERO: _____</p> <p>Date AMP implementation complete: _____</p> <p>Date written report regarding findings of the AMP received: _____</p>
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<p>removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;</p> <ul style="list-style-type: none">▪ The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;▪ The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects				
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<p>on significant archeological deposits;</p> <ul style="list-style-type: none">▪ The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;▪ If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the				
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<p>encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</p> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>If there is a determination by the ERO that ADRP is required</p>	<p>Project sponsor/ archeological consultant/ archeological monitor/contractor(s) shall prepare an ADRP if required by the ERO</p>	<p>ADRP required? Y N Date: _____</p> <p>Date of scoping meeting for ADRP: _____</p> <p>Date draft ARDP submitted to the ERO: _____</p> <p>Date ARDP approved by the ERO: _____</p> <p>Date ARDP implementation complete: _____</p>
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<p>questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> ▪ <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. ▪ <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. ▪ <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. ▪ <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. ▪ <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally 				
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<p>damaging activities.</p> <ul style="list-style-type: none"> ▪ <i>Final Report.</i> Description of proposed report format and distribution of results. ▪ <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. <p><i>Human Remains, Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD)</p>	<p>Project sponsor/ archeological consultant in consultation with the San Francisco Coroner, NAHC, and MLD</p>	<p>In the event human remains and/or funerary objects are found</p>	<p>Project sponsor/ archeological consultant to monitor (through all soil-disturbing activities) for human remains and associated or unassociated funerary objects and, if found, contact the San Francisco Coroner/NAHC/MLD</p>	<p>Human remains and associated or unassociated funerary objects found? Y N Date: _____</p> <p>Persons contacted: _____</p> <p>Date: _____</p> <p>_____</p> <p>Date: _____</p> <p>_____</p> <p>Date: _____</p>
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<p>(Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.</p> <p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO</p>	<p>After completion of the archeological data recovery, inventorying, analysis, and interpretation</p>	<p>Project sponsor/ archeological consultant</p>	<p>Following completion of soil-disturbing activities. Considered complete upon distribution of final FARR.</p> <p>Date draft FARR submitted to ERO: _____</p> <p>Date FARR approved by ERO:_____</p> <p>Date of distribution of final FARR: _____</p> <p>Date of submittal of final FARR to NWIC: _____</p>
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<p>archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
<p>Historic Resources Mitigation Measures</p>				
<p>M-CP-2 (HABS 2 Documentation). Implementation of this mitigation measure would reduce Impact CP-2</p>	<p>Project sponsor/historical resources consultant</p>	<p>Prior to demolition</p>	<p>Planning Department preservation staff</p>	<p>When determined complete by Planning Department preservation staff</p>

<p>(historic architectural resources), but not to a less-than-significant level. Therefore, impacts related to the demolition of the 121 Golden Gate Avenue building would remain significant and unavoidable. However, to partially offset the loss of the building, the project sponsor shall, at a minimum, ensure that a complete survey meeting the standards of the Historic American Building Survey (HABS) is undertaken prior to demolition. This survey shall be completed in accordance with HABS level II documentation standards as follows.</p> <ul style="list-style-type: none"> • Prior to demolition, the project sponsor shall provide adequate documentation of the existing building. The documentation shall be submitted to the Planning Department Preservation Staff and found to be adequate prior to authorization of any permit that may be required for demolition of the building. In addition, the project sponsor shall prepare and transmit the photographs and descriptions of the property to the History Room of the San Francisco Public Library and the NWIC of the California Historic Information Resource System. The documentation shall include: <ul style="list-style-type: none"> • A video documentary of the property. • Photo-documentation of the property to 				
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<p>HABS Standards. The standard size of negatives and transparencies (and accompanying prints) are 5-by-7 inches. Other large-format sizes such as 4-by-5 inches and 8-by-10 inches are also acceptable for formal documentation. Roll film, film packs, and electronic manipulation of images are not acceptable. Images must be fully identified with the name and location of the structure, a description of the feature or view being photographed, and the direction in which the photograph was taken, as well as the name of the photographer and the date created.</p> <ul style="list-style-type: none">• Black and white, 35 millimeter photographs				
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<p>of the interior and exterior of the building. Negatives and 5-by-7 inch prints should be processed to meet archival requirements (i.e., negatives must be on safety film only; resin-coated paper is not accepted).</p> <ul style="list-style-type: none"> • As-built drawings of the building, produced to HABS and Historic American Engineering Record Standards. • The available original plans of the building shall be included as part of the documentation. All drawings and site plans shall be appropriately conserved at the site or at a qualified repository. • Prior to demolition, the project sponsor shall salvage the character-defining elements of the existing building that are considered to be historically 				
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<p>significant, as determined by a qualified architectural historian (and can feasibly be salvaged), and shall seek to donate those elements to an organization such as a local historical society. The features to be salvaged shall be determined by Planning Department Preservation Staff following consultation with a qualified historical resources firm. Features to be salvaged should include primary character-defining features. Donation of the materials to the historical society or other entity approved by the City shall be confirmed by the City prior to the issuance of demolition permits.</p>				
<p>M-CP-2a (Interpretive Display). The project sponsor shall install a permanent interpretative display located in a publicly accessible area on the project site, such as the St. Anthony Foundation lobby. The display shall describe the history and significance of St. Anthony's and its importance to the neighborhood and to San Francisco. Components of this interpretive display could include historic photographs, architectural drawings, oral histories, and descriptive text. Elements of the display could be developed from the</p>	<p>Project sponsor/ historical resources consultant</p>	<p>Prior to certificate of occupancy</p>	<p>Planning Department preservation staff</p>	<p>When determined complete by Planning Department preservation staff</p>

<p>HABS documentation. Such an interpretive display shall be developed by an historian who meets the Secretary of Interior's Standards.</p>				
Air Quality Mitigation Measure				
<p>M-AQ-3 (Construction Vehicle Emissions Minimization). To reduce construction vehicle emissions the project sponsor shall incorporate the following into construction specifications:</p> <ul style="list-style-type: none"> • Use Tier 3 equipment with best available control technology. • Use temporary power from PG&E instead of diesel generators; where it is not possible to plug into the electric grid, use Tier 3 diesel generators and air compressors. • Limit truck idle times to five minutes or less for dirt hauling and delivery trucks • Use concrete batched from local plants to limit concrete trucks' travel time and the amount of diesel exhaust emitted. • Minimize idling times by either shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California 	<p>Project sponsor</p>	<p>Prior to issuance of request for construction bids</p>	<p>San Francisco Planning Department</p>	<p>The project sponsor shall submit a copy of the relevant portion(s) of the construction bid package to MEA for inclusion in the project file.</p>

<p>airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Provide clear signage for construction workers at all access points.</p> <ul style="list-style-type: none"> Maintain and properly tune construction equipment in accordance with manufacturer's specifications. Have all equipment checked by a certified mechanic to determine that equipment is running in proper condition prior to operation. 				
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Hazardous Materials Mitigation Measure

<p>M-HZ-1 (Potentially Contaminated Soil and Groundwater). If, based on the results of the soil tests conducted, the San Francisco Department of Public Health (DPH) determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, all contaminated soils designated as hazardous waste shall be excavated by a qualified Removal Contractor and disposed of at a regulated Class I, II, or III hazardous waste landfill in accordance with U.S. Environmental Protection Agency regulations, as stipulated in the Site Mitigation Plan. The Removal Contractor shall obtain, complete, and sign hazardous waste</p>	<p>Project sponsor</p>	<p>Prior to and during earthworking and construction activities</p>	<p>San Francisco Planning Department/ Department of Public Health, Environmental Health Section, Hazardous Waste Unit (DPH)</p>	<p>Considered complete after construction activities have ended</p>
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<p>manifests to accompany the soils to the disposal site. Other excavated soils shall be disposed of in an appropriate landfill, as governed by applicable laws and regulations, or other appropriate actions shall be taken in coordination with DPH.</p> <p>If DPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, a Site Health and Safety Plan is required by the California Division of Occupational Safety and Health prior to initiating any earth-moving activities at the site. The Site Health and Safety Plan shall identify protocols for managing soils during construction to minimize worker and public exposure to contaminated soils. The protocols shall include at a minimum:</p> <ul style="list-style-type: none"> • Sweeping of adjacent public streets daily (with water sweepers) if any visible soil material is carried onto the streets. • Characterization of excavated native soils proposed for use on site prior to placement to confirm that the soil meets appropriate standards. • The dust controls specified in the San Francisco Dust Control Ordinance. • Protocols for managing stockpiled and excavated soils. 				
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<p>The Site Health and Safety Plan shall identify site access controls to be implemented from the time of surface disruption through the completion of earthwork construction. The protocols shall include as a minimum:</p> <ul style="list-style-type: none"> • Appropriate site security to prevent unauthorized pedestrian/vehicular entry, such as fencing or other barrier or sufficient height and structural integrity to prevent entry and based upon the degree of control required. • Posting of “no trespassing” signs. • Providing on-site meetings with construction workers to inform them about security measures and reporting/contingency procedures. <p>If groundwater contamination is identified, the Site Health and Safety Plan shall identify protocols for managing groundwater during construction to minimize worker and public exposure to contaminated groundwater. The protocols shall include procedures to prevent unacceptable migration of contamination from defined plumes during dewatering.</p> <p>The Site Health and Safety Plan shall include a requirement that construction personnel be trained to recognize</p>				
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<p>potential hazards associated with underground features that could contain hazardous substances, previously unidentified contamination, or buried hazardous debris. Demolition personnel shall also be required to wash hands and face before eating, smoking, and drinking.</p> <p>The Site Health and Safety Plan shall include procedures for implementing a contingency plan, including appropriate notification and control procedures, in the event unanticipated subsurface hazards are discovered during construction. Control procedures could include, but would not be limited to, investigation and removal of underground storage tanks or other hazards.</p>				
IMPROVEMENT MEASURE				
<i>Transportation Improvement Measure</i>				
<p>I-TR-1 (Loading Zone on Golden Gate Avenue). In order to reduce the potential for any traffic impacts caused by double-parking delivery trucks serving the project site, the project sponsor and building management shall monitor delivery activities, and, if necessary, request that the San Francisco Municipal Transportation Agency (SFMTA) convert one of the two-short-term metered parking spaces adjacent to the project</p>	<p>Project sponsor/building management</p>	<p>Monitor biannually</p>	<p>Planning Department/ SFMTA</p>	<p>Ongoing</p>

<p>site on Golden Gate Avenue to a commercial vehicle loading/unloading space. The total number of on-street commercial vehicle loading/unloading spaces would be increased from one to two spaces. The conversion of metered short-term spaces to commercial vehicle loading/unloading spaces would need to be approved at a public hearing through SFMTA.</p>				
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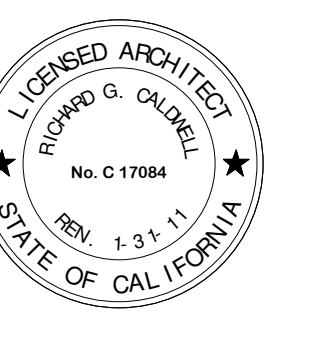


RENDERING AT JONES AND GOLDEN GATE

January 23, 2011 / Job #50052

121 GOLDEN GATE
Saint Anthony Foundation / Mercy Housing

A0.1



DESIGN DEVELOPMENT

121 GOLDEN GATE AVENUE
Mercy Housing and St. Anthony Foundation

121 Golden Gate Avenue
San Francisco, CA 94102

JOB NO. 50052
DRAWN MR
CHECKED DK
JOB CAPTAIN PMc
DATE 1/14/2011

REVISIONS

DATE	ISSUE

DRAWING TITLE
TENTH FLOOR PLAN

SCALE 1/8" = 1'-0"

A2.10
COPYRIGHT © 2010 HKIT ARCHITECTS

GENERAL NOTES

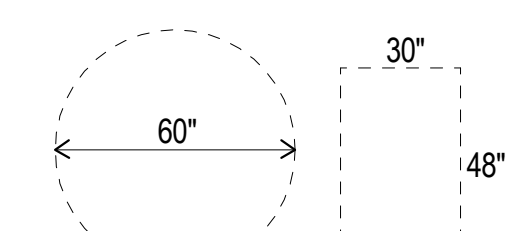
- A. ACOUSTICAL WALL TYPES SHALL EXTEND TO THE TOP OF SLAB
- B. OBJECTS IN CIRCULATION SPACES LOCATED BETWEEN 27'-80" A.F.F. WHICH PROJECT MORE THAN 4" FROM WALL OR FREESTANDING OBJECT MUST BE PROVIDED WITH A BARRIER UNDERNEATH.
- C. PROVIDE CORNER GUARDS AT OUTSIDE CORNERS IN CORRIDOR / ELEVATOR LOBBY.

KEYNOTES

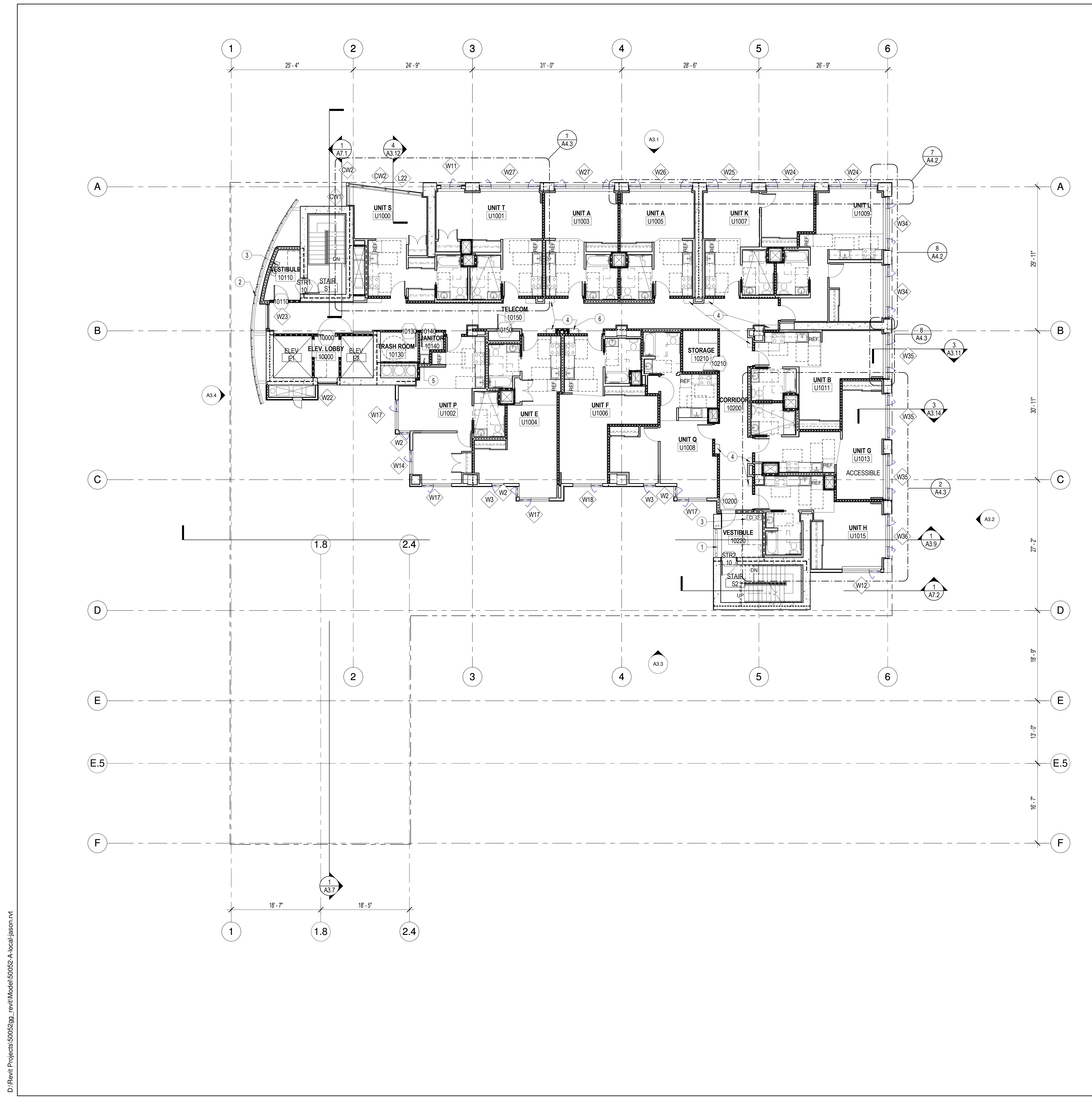
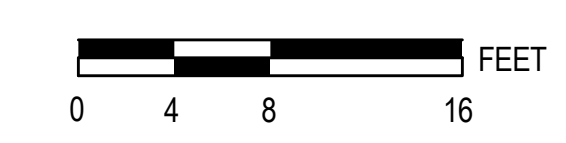
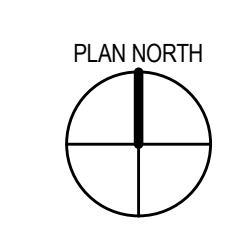
- 1 METAL GUARDRAILS, SEE EXT. ELEV.
- 2 PERFORATED ALUMINUM PANELS, SEE EXT. ELEV.
- 3 STAINPIPE
- 4 PURSE SHELF
- 5 MOP SINK
- 6 FUEL OIL RISER IN 2-HOUR RATED CHASE

FLOOR PLAN LEGEND

- 1HR RATED WALL
- 2HR RATED WALL
- 3HR RATED WALL
- 4HR RATED WALL

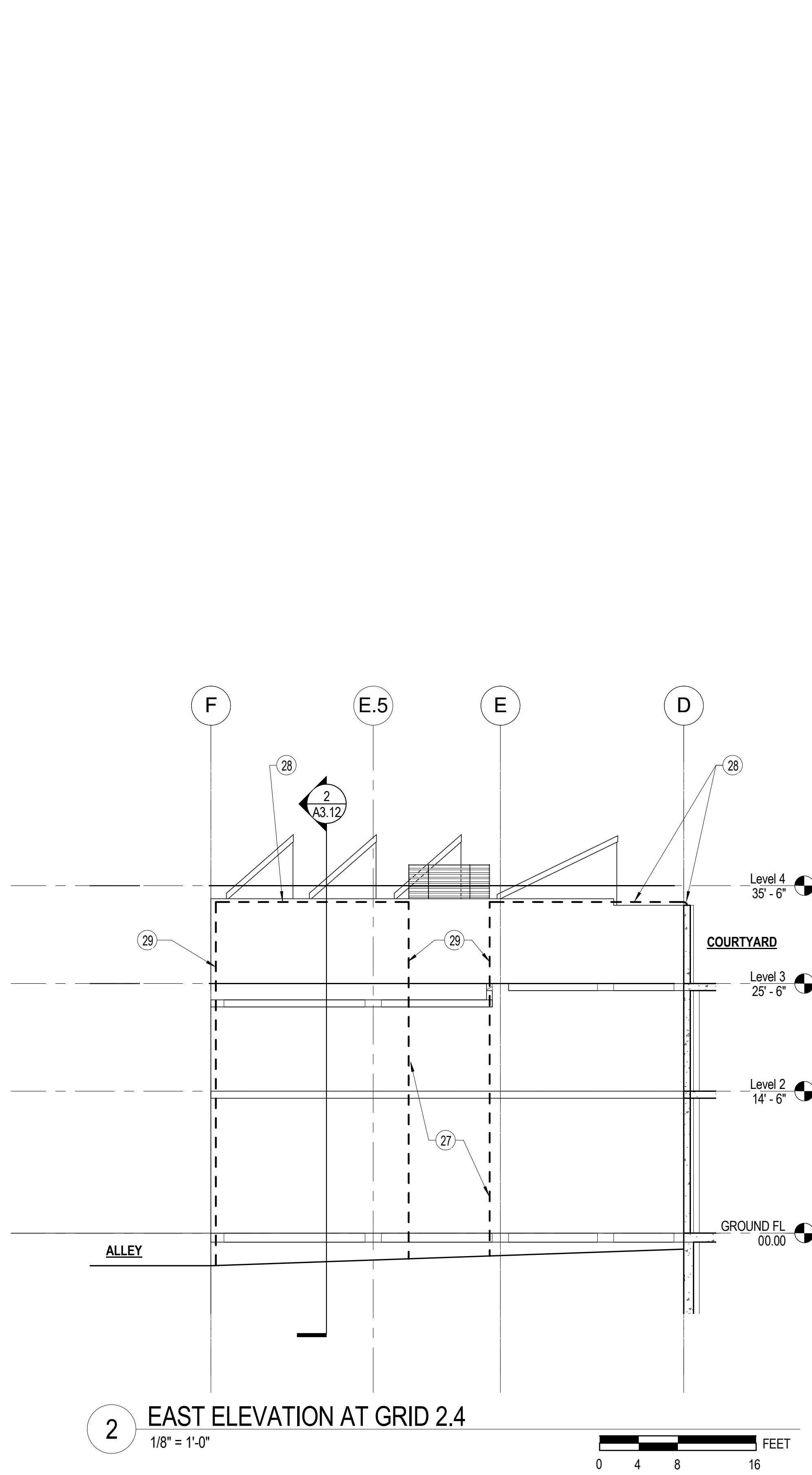


ACCESSIBLE WHEELCHAIR CLEARANCES U.O.N.



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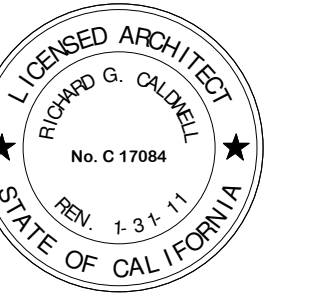


KEYNOTES

- 1 BRONZE ANNOXIDIZED ALUMINUM STOREFRONT, SEE A2.19
- 2 BRONZE ANNOXIDIZED ALUMINUM CURTAIN WALL, SEE A2.18
- 3 CEMENT PLASTER FINISH. WHERE OCCURS AT CONCRETE IS 1/2" SYSTEM OVER CONCRETE. WHERE OCCURS AT METAL FRAMED WALL IS 7/8" SYSTEM OVER EXTERIOR SHEATHING
- 4 BRONZE ANNOXIDIZED ALUMINUM ROLL-DOWN SECURITY SCREEN. AT ARCADE OCCURS AT EACH ARCADE OPENING (SHOWN OPEN)
- 5 QUEUING ARCADE
- 6 STAIRS TO ARCADE
- 7 POWDER COAT STEEL GUARDRAIL AT EACH ARCADE OPENING
- 8 DECORATIVE STEEL GRILLE AT EACH ARCADE OPENING. KYNAR FINISH
- 9 PORCELAIN TILE FINISH
- 10 BRONZE ANNOXIDIZED ALUMINUM CURTAIN WALL AT BAYS WITH ALUMINUM BRAKE METAL CORNERS
- 11 ALUMINUM CORNICE W/ PERFORATED ALUMINUM PANELS - KYNAR FINISH
- 12 BRONZE ANNOXIDIZED ALUMINUM WINDOW
- 13 TERRA COTTA RAINSCREEN. PROVIDE VENT HOLES AND ALUMINUM INSECT SCREEN AT CONCEALED Z-DUCT LOCATIONS
- 14 Z-DUCT LOUVERS. LOUVERS ARE EXPOSED AT CEMENT PLASTER AND AT METAL PANELS. LOUVERS ARE BEHIND TERRA COTTA WHERE OCCUR AT RAINSCREEN
- 15 BRONZE ANNOXIDIZED ALUMINUM PANELS
- 16 BRONZE ANNOXIDIZED ALUMINUM LOUVER
- 17 CUSTOM LIGHT FIXTURE - STAINLESS STEEL AND FROSTED GLASS
- 18 CONCRETE PARAPET W/ CEMENT PLASTER FINISH
- 19 MECHANICAL PENTHOUSE BEYOND W/ CEMENT PLASTER FINISH
- 20 METAL FRAMED TRIM BAND W/ EIFS FINISH
- 21 CONTROL JOINT
- 22 EXPANSION JOINT
- 23 VERTICAL EXPANSION JOINT COVER AT ADJACENT PROPERTY
- 24 BACK SIDE OF ALUMINUM PANELS BEYOND
- 25 PROFILE OF ADJACENT BUILDING/ PROPERTY
- 26 STEEL GUARDRAIL
- 27 EXISTING LIGHTWELL AT ADJACENT BUILDING (HOTEL BOYD)
- 28 ALUMINUM EXPANSION JOINT SYSTEM EXPANSION JOINT COVER.
- 29 EXPANSION JOINT SEAL - CLOSED CELL EVA FOAM VERTICAL JOINT FILLER
- 30 BRONZE ANNOXIDIZED ALUMINUM LOUVER - BLOCKED OFF AT BACK EXCEPT FOR A 12" X 24" INTAKE AND EXHAUST LOUVER OPENING TOP AND BOTTOM
- 31 CITY SIDEWALK, S.C.D.

ELEVATION MATERIAL LEGEND

- TILE
- CEMENT PLASTER
- METAL PANELS
- TERRA COTTA PANELS
- TRANSLUCENT GLASS



DESIGN DEVELOPMENT

121 GOLDEN GATE AVENUE

Mercy Housing and St. Anthony Foundation

121 Golden Gate Avenue
San Francisco, CA 94102

JOB NO. 50052
DRAWN JAS/PL
CHECKED DK
JOB CAPTAIN PMc
DATE 1/14/2011

REVISIONS

DATE	ISSUE

DRAWING TITLE
EAST ELEVATIONS

SCALE 1/8" = 1'-0"