



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use/Variance

HEARING DATE: FEBRUARY 2, 2012

Date: January 26, 2012
Case No.: **2011.0756CV**
Project Address: **1836 POWELL STREET**
Zoning: RM-1 (Residential, Mixed, Low Density) District
40-X Height and Bulk District
Telegraph Hill-North Beach Residential Special Use District
Block/Lot: 0089/018, 030
Project Sponsor: Russell Gumina
Salesian Boys and Girls Club
680 Filbert Street
San Francisco, CA 94133
Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project Sponsor proposes to renovate the interior and exterior of the existing Salesian Boys and Girls Club ("Club"), and to add a third story to the existing building. The addition would measure approximately 7,300 square feet, would reach a maximum roof height of 40 feet, and would set back from both the Powell Street and Brant Alley frontages by approximately 15 feet. The new third level would contain classrooms, an exercise room, a conference room, and administrative offices. The first and second levels of the interior would be upgraded and slightly reconfigured, but would generally retain their existing functions, including exercise areas, showers and lockers, restrooms, offices, and mechanical and storage areas. The Project would also include exterior enhancements the Powell Street and Brant Alley elevations, which are presently characterized by unfinished concrete. A pattern of cementitious panels and louver panels would be added to the Powell Street elevation, introducing color and shadow to the facade. Planted walls would also be added to the streetscape along Powell Street to soften the pedestrian realm. Cementitious panels would also be strategically employed on the Brant Alley elevation, and planters will be added at the third story so that trailing vegetation will add texture and greenery to the street.

The Club serves approximately 800 children over the course of a year, however, daily attendance averages approximately 125-175 children. The Club offers a variety of activities, including music, athletics, and drama programs. While the Project would increase the size of the Club facilities, the daily attendance at the Club is not expected to change substantially.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on the east side of Powell Street, between Greenwich and Filbert Streets, Block 0089, Lots 018 and 030. The property is located within the RM-1 (Residential, Mixed, Low Density) District, the 40-X Height and Bulk District, and the Telegraph Hill-North Beach Residential Special Use District. The property at 1836 Powell Street is developed with a two-story building measuring approximately 14,500 square feet, containing the existing Club. The adjacent property located at 1800 Powell Street (at the northeast corner of Filbert Street), is developed with a parking garage that reaches a height of two stories along the sloping frontage of Powell Street, but is roughly at grade along the Filbert Street frontage. The top deck of the garage provides parking for the adjacent Saints Peter and Paul school and cathedral during Sunday services and special events. The deck also serves as the existing primary entry to the Club, as well as a play area used by the Club and the adjacent Salesian school. The lower level of the garage contains 43 parking spaces, four of which are reserved for use by Club staff.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the subject property is mixed-use in character. Buildings to the north and east are predominantly residential in character, with some local-serving commercial uses located on the ground floor of corner buildings. The commercial core of the North Beach neighborhood is situated along Columbus Avenue to the west and south, and includes a variety of restaurants, financial institutions, apparel stores, and other types of retailers. Upper floors of buildings on Columbus Avenue are generally occupied by offices, residential units, or tourist-hotels. Other uses in the vicinity include the adjacent Saints Peter and Paul school and Cathedral, Washington Square Park one-half block to the south, and the complex containing the Joe DiMaggio Playground, North Beach Pool, and North Beach Library, located one-half block to the north.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 23, 2012	January 23, 2012	20 days
Posted Notice	20 days	January 23, 2012	January 23, 2012	20 days
Mailed Notice	10 days	January 13, 2012	January 23, 2012	20 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization and variance notification process.

PUBLIC COMMENT

- The Department has received numerous communications in support of the Project that praise the recreational programs and social opportunities provided by the Club. The

Department has also received several communications in opposition to the project, expressing concerns that the addition would reduce light and a sense of openness on Brant Alley and adjacent properties.

ISSUES AND OTHER CONSIDERATIONS

- **Rear Yard/Expansion of a Non-Complying Structure.** Section 134 of the Planning Code requires a minimum rear yard of approximately 35 feet on the subject property. The existing Club is built out to the rear property line and currently has no rear yard. The existing building is therefore a non-complying structure pursuant to Section 188, which prohibits the expansion of a non-complying in a manner that increases the discrepancy with the applicable standards of the Planning Code. In order to provide relief and preserve sunlight to Brant Alley and adjacent properties to the rear, the proposed third story addition would be set back from the rear property line by approximately 15 feet. Because the existing Club is a non-complying structure that is proposed for expansion, and because the proposed third story would not comply with the required rear yard dimension, the Project Sponsor is requesting a Variance from these requirements.
- **Parking.** Section 151 of the Planning Code requires a total of four new off-street parking spaces to serve the expanded uses at the Club. Four spaces are currently reserved for use by Club staff in the parking garage at 1800 Powell Street. However, the Project does not propose to construct or reserve additional off-street parking to serve the new uses. Because the Project does not comply with the requirements for off-street parking, the Project Sponsor is requesting a Variance from these standards. The Club primarily serves a clientele of local children who do not drive. The Project Site is located immediately adjacent to the North Beach Neighborhood Commercial District, and a wide variety of goods and services are available within walking distance. In addition, the area is well served by public transit, providing connections to all areas of the City and to the larger regional transportation network.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the expansion of a permitted conditional use, pursuant to Planning Code Section 178.1, and to allow the expansion of a community facility use, pursuant to Planning Code Section 209.4(a). In addition, the Zoning Administrator would need to grant a Variance from the requirements of rear yard (Section 134) and off-street parking (Section 151), and to allow the expansion of a non-complying structure (Section 188).

BASIS FOR RECOMMENDATION

- The project promotes the continued viability of an ongoing non-profit institution that provides after-school programs and other recreational opportunities for children in the community.
- The third story addition and exterior upgrades are sensitively design to respect the prevailing neighborhood character.

- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Draft Motion
- Block Book Map
- Sanborn Map
- Aerial Photographs
- Public Correspondence
- Project Sponsor Submittal

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 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"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

Planner's Initials

KG: G:\Documents\Projects\1836 Powell\2011.0756CV - 1836 Powell Street - Exec Sum.doc



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

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kevin.guy@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 178(c), 209.4(a), AND 303 OF THE PLANNING CODE TO ALLOW THE RENOVATION OF THE EXISTING SALESIAN BOYS AND GIRLS CLUB, INCLUDING THE ADDITION OF A THIRD STORY MEASURING APPROXIMATELY 7,300 SQUARE FEET, AS WELL AS INTERIOR AND EXTERIOR MODIFICATIONS, WITHIN THE RM-1 (RESIDENTIAL, MIXED, LOW DENSITY) DISTRICT, THE 40-X HEIGHT AND BULK DISTRICT, AND THE TELEGRAPH HILL-NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT.

PREAMBLE

On July 20, 2011, Daniel Frattin and Russell Gumina, on behalf of the Salesian Boys and Girls Club ("Project Sponsor") filed an application with the Planning Department ("Department") for Conditional Use Authorization under Planning Code Sections ("Sections") 178(c), 209.4(a), and 303 to allow the renovation of the existing Salesian Boy and Girls Club ("Club"), including the addition of a third story measuring approximately 7,300 square feet, as well as interior and exterior modifications, located at 1836 Powell Street ("Project Site"), within the RM-1 (Residential, Mixed, Low Density) District, the 40-X Height and Bulk District, and the Telegraph Hill-North Beach Residential Special Use District (collectively, "Project").

On September 9, 2012, the Project Sponsor filed an application with the Department for a Variance associated with the Project, to 1) Allow a rear yard of approximately 15 feet, where a rear yard of approximately 37 feet is required, pursuant to Section 134; 2) Allow the expansion of an existing use while providing no additional parking spaces, where four are required, pursuant to Section 151, and; 3) Allow the expansion of an existing non-complying structure, per Section 188.

On December 1, 2011, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On February 2, 2012, the San Francisco Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0756C.

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. 2011.0756C, 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 Project Site is located on the east side of Powell Street, between Greenwich and Filbert Streets, Block 0089, Lots 018 and 030. The property is located within the RM-1 (Residential, Mixed, Low Density) District, the 40-X Height and Bulk District, and the Telegraph Hill-North Beach Residential Special Use District. The property at 1836 Powell Street is developed with a two-story building measuring approximately 14,500 square feet, containing the existing Club. The adjacent property located at 1800 Powell Street (at the northeast corner of Filbert Street), is developed with a parking garage that reaches a height of two stories along the sloping frontage of Powell Street, but is roughly at grade along the Filbert Street frontage. The top deck of the garage provides parking for the adjacent Saints Peter and Paul school and cathedral during Sunday services and special events. The deck also serves as the existing primary entry to the Club, as well as a play area used by the Club and the adjacent Salesian school. The with four commercial uses within a one-story building. The lower level of the garage contains 43 parking spaces, four of which are reserved for use by Club staff.

3. **Surrounding Properties and Neighborhood.** The area surrounding the subject property is mixed-use in character. Buildings to the north and east are predominantly residential in character, with some local-serving commercial uses located on the ground floor of corner buildings. The commercial core of the North Beach neighborhood is situated along Columbus Avenue to the west and south, and includes a variety of restaurants, financial institutions, apparel stores, and other types of retailers. Upper floors of buildings on Columbus Avenue are generally occupied by offices, residential units, or tourist-hotels. Other uses in the vicinity include the adjacent Saints Peter and Paul school and Cathedral, Washington Square Park one-half block to the south, and the complex containing the Joe DiMaggio Playground, North Beach Pool, and North Beach Library, located one-half block to the north.
4. **Project Description.** The Project Sponsor proposes to renovate the interior and exterior of the existing Club, and to add a third story to the existing building. The addition would measure approximately 7,300 square feet, would reach a maximum roof height of 40 feet, and would set back from both the Powell Street and Brant Alley frontages by approximately 15 feet. The new third level would contain classrooms, an exercise room, a conference room, and administrative offices. The first and second levels of the interior would be upgraded and slightly reconfigured, but would generally retain their existing functions, including exercise areas, showers and lockers, restrooms, offices, and mechanical and storage areas. The Project would also include exterior enhancements the Powell Street and Brant Alley elevations, which are presently characterized by unfinished concrete. A pattern of cementitious panels and louver panels would be added to the Powell Street elevation, introducing color and shadow to the facade. Planted walls would also be added to the streetscape along Powell Street to soften the pedestrian realm. Cementitious panels would also be strategically employed on the Brant Alley elevation, and planters will be added at the third story so that trailing vegetation will add texture and greenery to the street.

The Club serves approximately 800 children over the course of a year, however, daily attendance averages approximately 125-175 children. The Club offers a variety of activities, including music, athletics, and drama programs. While the Project would increase the size of the Club facilities, the daily attendance at the Club is not expected to change substantially.

5. **Public Comment.** The Department has received numerous communications in support of the Project that praise the recreational programs and social opportunities provided by the Club. The Department has also received several communications in opposition to the project, expressing concerns that the addition would reduce light and a sense of openness on Brant Alley and adjacent properties.
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. **Use.** Per Section 209.4(a), community facilities, such as a community clubhouse or neighborhood center use, are permitted within the RM-1 District with Conditional Use authorization. Per Section 178(c), permitted conditional uses may only be altered, enlarged, or intensified through Conditional Use authorization.

The activities within the existing Club are considered to be a community facility per Section 209.4(a), and is a permitted conditional use under the provisions of Section 178. The Project Sponsor is requesting Conditional Use authorization to expand and continue the operation of the existing Club.

- B. **Floor Area Ratio.** Section 124 establishes basic floor area ratios (FAR) for all zoning districts. As set forth in Section 124(a), the FAR for the RM-1 District is 1.8 to 1.

The lot at 1836 Powell Street (existing Club) has a lot area of approximately 9,488 square feet. The lot at 1800 Powell Street (existing parking garage) has a lot area of approximately 17,062 square feet. Both lots are under common ownership of the Archdiocese of San Francisco. Per the definition of "Lot" in Section 102.14, multiple contiguous Assessor Lots under common ownership can be combined in order to meet the requirements of the Planning Code. The two lots at 1800-1836 Powell Street measure a total of 26,550 square feet. Therefore, up to 47,790 square feet of Gross Floor Area ("GFA") is allowed under the basic FAR limit. The existing parking garage measures 14,058 square feet, and the existing Club measures 14,504 square feet. With the addition of the proposed third story to the Club (measuring approximately 7,300 square feet), both lots would contain a total of 35,766 square feet of GFA, which is permitted by Section 124. To account for the combining of the lots for the purposes of calculating FAR, the conditions of approval require recordation of a Notice of Special Restrictions to memorialize the reduced amount of GFA that could be developed on these properties.

- C. **Rear Yard.** Within the RM-1 District, Section 134 requires a minimum rear yard equal to 45 percent of the depth of the lot, to be provided at all levels of a building. The required rear yard may be reduced to 25 percent of the depth of the lot based on the existing conditions on adjacent properties.

The properties adjacent to the Project Site are built out at their respective rear properties lines. Therefore, a rear yard equal to 25 percent of the lot depth could be applied to the subject property. With a lot depth of approximately 138 feet, the Project Site would require a minimum rear yard of approximately 35 feet. The existing Club is built out to the rear property line and currently has no rear yard. The existing building is therefore a non-complying structure pursuant to Section 188, which prohibits the expansion of a non-complying in a manner that increases the discrepancy with the applicable standards of the Planning Code. In order to provide relief and preserve sunlight to Brant Alley and adjacent properties to the rear, the proposed third story addition would be set back from the rear property line by approximately 15 feet. Because the existing Club is a non-complying structure that is proposed for expansion, and because the proposed third story would not

comply with the required rear yard dimension, the Project Sponsor is requesting a Variance from these requirements.

- D. **Height.** Per Section 260, construction within the 40-X Height and Bulk District is limited to a maximum roof height of 40 feet. For properties with a lateral slope between 5 and 15 percent, Section 260 specifies that building height be measured in 65-foot segments.

Due to the grade differential between the Powell Street and Brant Alley frontages, the Project Site is considered an upsloping lot for the purposes of height calculation, per Section 102.12. The resulting buildable envelope is a sloping line that increases in height across the lot from Powell Street to Brant Alley. The height of the Project fits within this buildable envelope, and therefore complies with the 40-foot height limit for the property.

- E. **Parking.** Planning Section 151 of the Planning Code requires off-street parking at ratios which vary by use type. The proposed gymnasium uses requires one parking space for every 200 square-feet of floor area. The proposed classroom uses require one parking space for each six classrooms.

The Project would result in a net increase of approximately 770 square feet of gymnasium area (requiring four parking spaces), and a net increase of approximately two classrooms (requiring no additional parking spaces). Four spaces are currently reserved for use by Club staff in the parking garage at 1800 Powell Street. However, the Project does not propose to construct or otherwise reserve additional off-street parking to serve the new uses. Because the Project does not comply with the requirements for off-street parking, the Project Sponsor is requesting a Variance from these standards.

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 size of the proposed use is compatible with the eclectic mix of uses in the area. Substantial non-residential uses are located in the immediate vicinity, including restaurant and retail establishments, parks and recreational facilities, and institutional uses. The Project will allow for the continued operation and on-going viability of a non-profit institution that provides after-school programs and other recreational opportunities for children in the community. The Project would improve the operating efficiency of the Club and will expand the offerings of its activities, including the consolidation and relocation of girls' athletics programs from other buildings in the vicinity. The Club does not envision a dramatic increase in daily attendance or operating intensity.

- 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;

Aside from interior renovations and cosmetic upgrades to the exterior, the Project does not include any changes to the existing first and second floors of the Club. The third story addition is set back from the front and rear property lines in order to preserve light and openness to adjacent properties and the public right-of-way, as well as to respond to the apparent height of lower-scaled buildings in the vicinity. The Project would help improve the efficiency of Club operations, but would not dramatically increase attendance in a manner that is unsuited to the Project Site.

- 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;

As discussed in item #6E above, the Club currently reserves four parking spaces for staff within the garage adjacent to the Project Site. The Project would not satisfy the parking requirements of the Planning Code for the additional floor area. However, the Club is primarily operated to meet the needs of the immediate neighborhood, serving children who are too young to drive, and who live or attend school in the area. In addition, the Club is situated in an area that is well-served by a variety of transit options. The Project should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The Project includes activities that are similar to those found in other institutional uses in the area, and will not introduce operational noises or odors that are detrimental, excessive, or atypical for the context. While some temporary increase in noise can be expected during construction, this noise is limited in duration and will be regulated by the San Francisco Noise Ordinance which prohibits excessive noise levels from construction activity and limits the permitted hours of work. The building will not exhibit an excessive amount of glazing or other reflective materials, therefore, the Project is not expected to cause offensive amounts of glare.

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

Conditions of approval require the planting of street trees to supplement the existing trees along the frontage of the Site, sufficient to satisfy the requirements for street trees in Section 138.1. The Project would also include "living walls" along the Powell Street frontage, as well as trailing vegetation on the Brant Alley frontage, to soften the streetscape and introduce greenery to the pedestrian realm. The Department shall review any new lighting and signs proposed for the Club in accordance with the conditions of approval.

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

With the exception of the Variances discussed in Items 6C and 6E above, the Project complies with all relevant requirements and standards of the Planning Code. The Project is consistent with objectives and policies of the General Plan as detailed below.

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

**URBAN DESIGN ELEMENT:
Objectives and Policies**

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The third story addition is set back approximately 15 feet from both the front and rear property lines, reducing the visible height of the building and respecting the character of lower-scaled

buildings in the vicinity. The roofline of the addition is sloped to further reduce the apparent height and to preserve light and openness to the surrounding area. The Project also includes substantial cosmetic upgrades to the exterior of the building, which will add color, texture, and variety to the currently unadorned concrete facade of the Club. The Project also includes living walls and planters which will allow vegetation to grow across some of the vertical surfaces of the Club. This vegetation will add interest and greenery to the pedestrian realm.

**COMMUNITY FACILITIES ELEMENT:
Objectives and Policies**

OBJECTIVE 3:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1:

Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.5:

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

The Project will allow for the continued operation and on-going viability of an ongoing non-profit institution that provides after-school programs and other recreational opportunities for children in the community. The Club offers athletic, music, and drama programs, catering to a variety of interests in the community. The Project also includes substantial improvements to the exterior of the building, allowing the Club to better relate to the surrounding context.

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 Club is an institutional use that does not contain any retail services. However, the expansion will enable the continued viability of the facility, which may offer employment opportunities for local residents as staff for the Club.

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

The project would not demolish an existing housing units. The proposed addition has been design to respect the scale and character of the existing context, and the proposed exterior upgrades will greatly improve the appearance of the existing facility.

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

No housing is removed for this Project.

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

The property is located immediately adjacent to the North Beach Neighborhood Commercial District, and a wide variety of goods and services are available within walking distance of the Project Site. In addition, the area is well served by public transit, providing connections to all areas of the City and to the larger regional transportation network. The Club primarily serves a clientele of local children who do not drive, therefore, the Project will not add substantial traffic to the area.

- 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 will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces.

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.

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. 2011.0756C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 18, 2007, 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 February 2, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 2, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the renovation and expansion of an existing community facility (d.b.a. Salesian Boys and Girls Club) located at 1836 Powell Street, Block 0089, Lot 030 pursuant to Planning Code Sections 178.1, 209.4, and 303 within the RM-1 District, the 40-X Height and Bulk District, and the Telegraph Hill-North Beach Special Use District; in general conformance with plans, dated February 2, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0756C and subject to conditions of approval reviewed and approved by the Commission on February 2, 2012 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 February 2, 2012 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.

Performance

Conditions of approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

Additional Project Authorization. The Project Sponsor must obtain a Variance to allow a reduction of rear yard requirements (Section 134), to expand the uses without providing required parking (Section 151), and to expand a non-complying structure (Section 188). The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

Transfer of Gross Floor Area. 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 that transfers developable gross floor area from the property located at 1800 Powell Street (Block 0089, Lot 018) to the subject property at 1836 Powell Street (Block 0089, Lot 030) in an amount sufficient to enable the construction of the Project.

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

Design

DESIGN – COMPLIANCE AT PLAN STAGE

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

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 building permit plans. 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

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

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

Street Trees. Pursuant to Planning Code Section 138.1 (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

Parking and Traffic

PARKING AND TRAFFIC

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 effects during construction of the Project.

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

Monitoring

MONITORING - AFTER ENTITLEMENT

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

Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

Operation

OPERATION

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

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>

Community Liaison. Prior to issuance of a building permit 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 with 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.

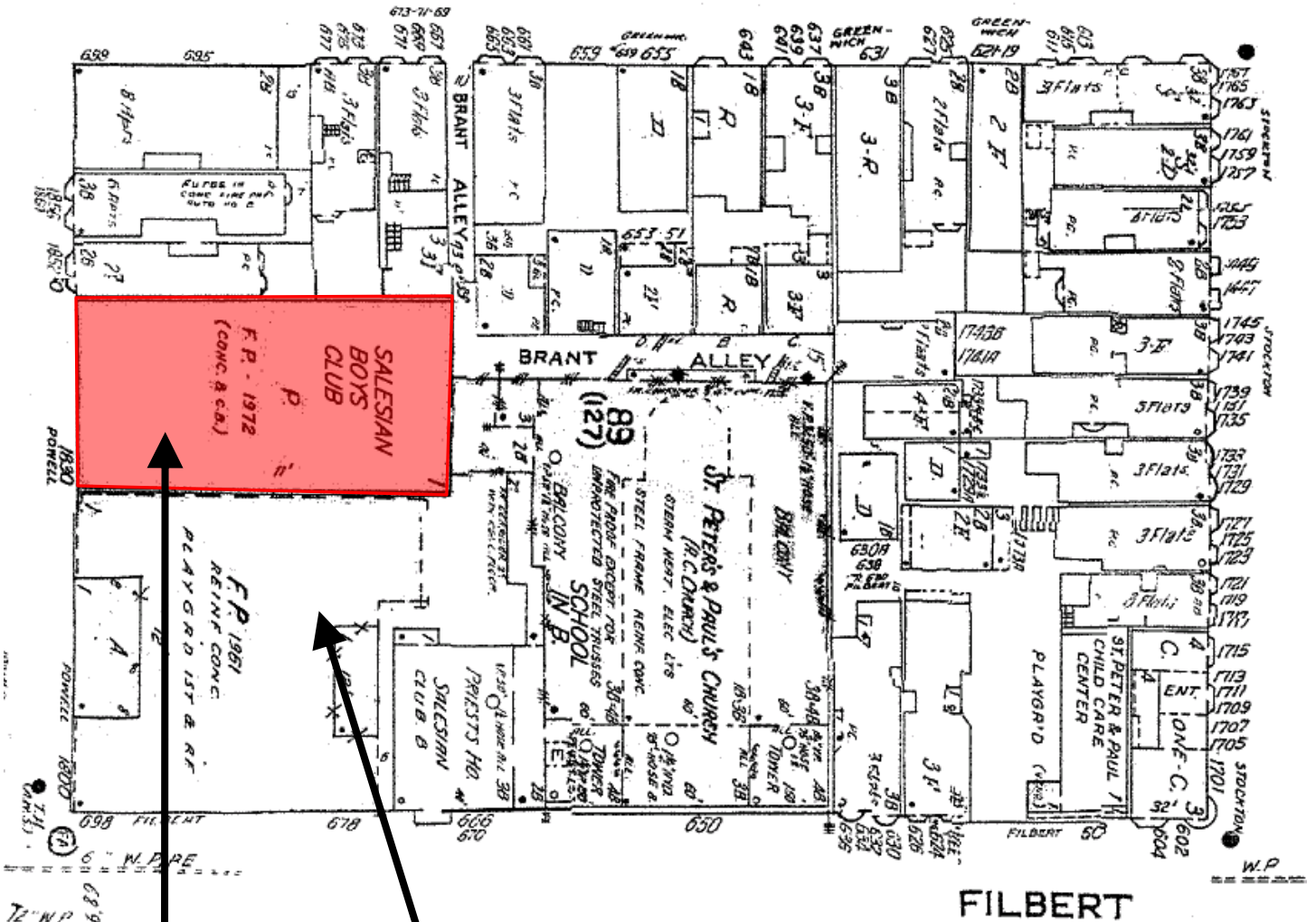
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use Authorization/Variance
Case Number 2011.0756CV
1836 Powell Street

Sanborn Map*



**PROJECT SITE
(SALESIAN BOYS
AND GIRLS CLUB)**

**1800 POWELL ST
(PARKING GARAGE)**

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



Conditional Use Authorization/Variance
Case Number 2011.0756CV
1836 Powell Street

Aerial Photo



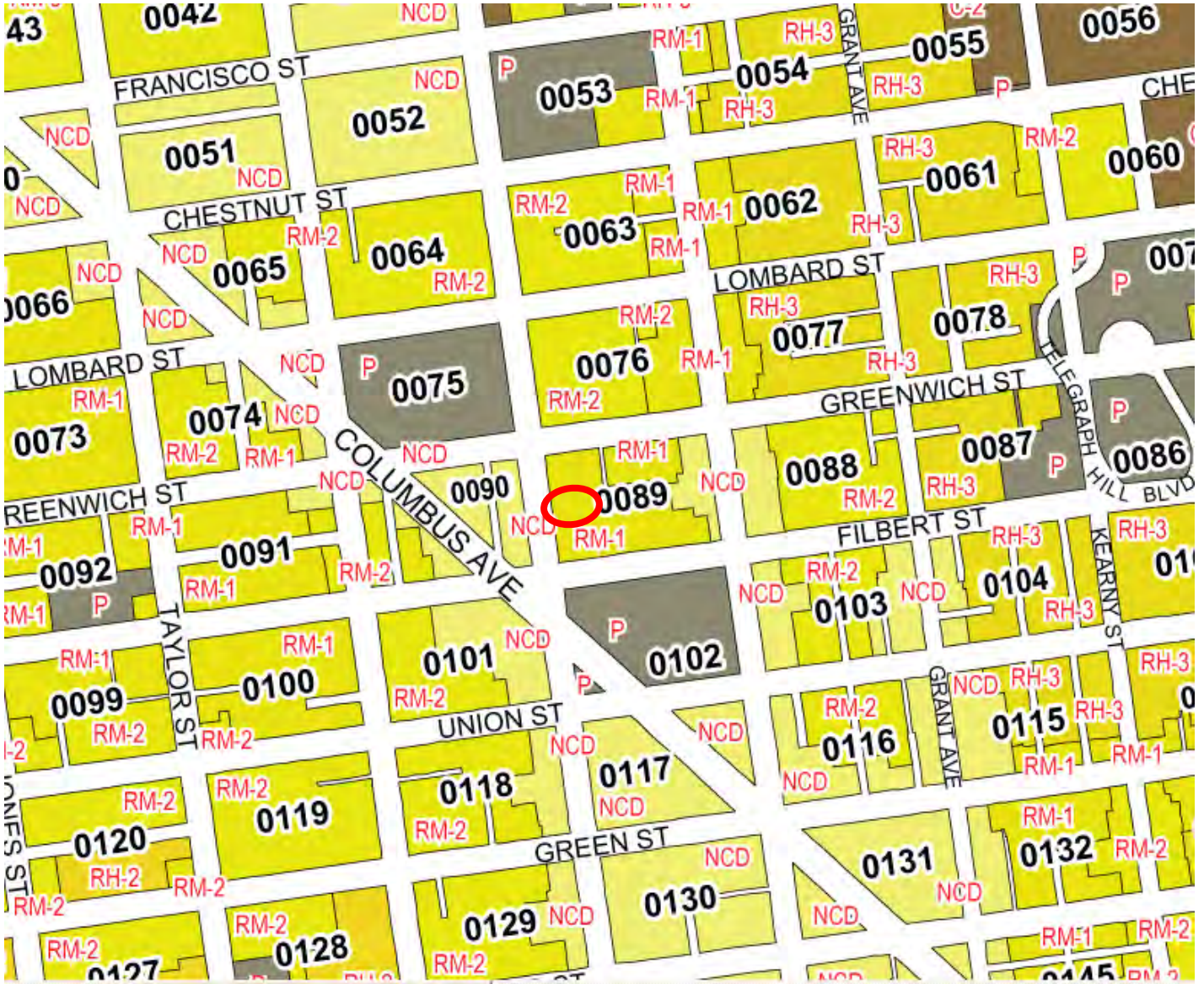
PROJECT SITE
(SALESIAN BOYS
AND GIRLS CLUB)

1800 POWELL ST
(PARKING GARAGE)



Conditional Use Authorization/Variance
Case Number 2011.0756CV
1836 Powell Street

Zoning Map



Conditional Use Authorization/Variance
Case Number 2011.0756CV
1836 Powell Street

Robert G. Ittig
661 Greenwich Street
San Francisco, CA 94133
(415) 362-8488
Robert.Ittig@me.com

RECEIVED

Mark Luellen
Team Leader For North East Quadrant
Planning Department
City and County of San Francisco
1660 Mission Street, Forth Floor
San Francisco, CA 94103

MAR 21 2011

CITY & COUNTY OF SF
PLANNING DEPARTMENT
RECEPTION DESK

March 21, 2011

Re: ~~Salesian Rebuild/Expansion - 680 Powell Street & 1836 Filbert Street~~
Request For Information; Initial Statement of Concerns

Dear Mr. Luellen:

We are adjacent property owners and next door neighbors immediately to the rear of the Salesian Facility on a little cul de sac called "Brant Alley." We just recently learned of their massive 7150 sq. ft. ~~fourth story proposed addition that they have been planning since at least 2008.~~¹ Their proposal is a doubling of the size of the current facility and will create additional environmental stresses on the neighborhood and properties adjacent to Salesian. We recently attended their Pre-Application Meeting, which primarily covered the history and functions of the club and the general outline of their expansion plans, but was quite minimal on the details of their expansion plans. Our attempts to learn the specifics about their proposed expansion, our requests further information on specific topics of concern to us, and our requests to participate fully in the planning process going forward, were categorically denied by the Salesian Group at the Pre-Application meeting. They refused to provide us key basic information such as their proposed height for the expansion or consider any of our alternatives to reduce the negative impact the involved properties. Since that meeting, we have continued to request this information, and the Salesian Group has not provided any response or information.

This correspondence is to request assistance from CCSF to:

- (1) direct the Salesian Group to provide us with sufficient information so as to assess the impact on the neighboring community and neighboring properties as more specifically discussed below; and
- (2) allow our full participation in the planning process going forward with our consultants to address the concerns of neighboring properties and the community.

LIST OF CONCERNS

1. Enforcement of Height Restrictions.
2. No Required Backyard at Salesian Eliminates Open Space.
3. Reduction In Light & Space to Brant Alley Creates Tunnel Effect.
4. Salesian's Failure to Provide Mandated Parking.
5. Traffic and Noise Impacts Deserve Consideration.

¹ Salesian's own diagram show the existing Salesian height immediately adjacent to a three story building at 1850 & 1850 Powell Street. (See Exhibit 2). The proposed expansion would be one floor above that to make a fourth floor.

6. Salesian's Façade Look on Brant Alley Should Be Improved.
7. Reduction In Loitering / Encapments On Brant Alley.
8. Salesian's Failure To Consider Neighbors Or Alternatives.

We have raised all of these issues with Salesian Group at their Pre-Application Meeting and by a lengthy follow-up letter to them three weeks ago. (see Exhibit 1 - 3/3/2011 correspondence). Thus far, we have received no response from them. Our goal at this stage is to raise these issues and work with Salesian and the City to address these issues in a full and fair public manner. Salesian has kept this matter behind closed doors for several years and now is the time for them to be consistent with all parties and the community in their approach.

SPECIFIC DISCUSSION OF CONCERNS

1. Enforcement of Height Restrictions.

A. No Height Elevations Provided. Despite our repeated requests, Salesian has refused to tell us the height of their proposed expansion. Even a quick review of their height elevation diagram (Exhibit 2 attached), shows that no height elevation was given. How is it possible for us to assess the full impact to our properties if the entity seeking to expand won't give us height elevations? We request the City to direct Salesian to provide us with immediate height elevations of the existing structure and proposed expansion and to install story poles outlining the proposed expansion.

B. Refusal To Provide Slope Calculations. In furtherance of their "behind closed doors" methods, Salesian categorically refused to provide us with any of their height and theoretical slope calculations that they say allows them to do the expansion. Salesian told us that their initial proposal was to front the expansion on their property line on Powell Street and that they changed this proposal to "get under" unspecified height limitations by moving the addition thirty-three feet (33') back from Powell Street (and thus encroach on what would otherwise be backyard open space available for light and open space on Brant Alley). In response to this, we asked for their calculations as to the slope of the hill and permitted height for their expansion and for participation by our consultants when such height/slope calculations were discussed with the City Planning. Again, Salesian has refused to provide this information. We request the City to direct the Salesian Group to provide us with all of their height/slope calculations and to allow our consultant to be present when the City and Salesian conduct the determination as to the slope in relation to permitted height; in this regard, we ask the City to postpone any meetings with Salesian to review their plans or determine critical issues until our requests for information are fully addressed by Salesian. This is particularly important since Salesian has already dug into the slope to provide for existing underground parking and we believe that should be considered at the starting point for height calculations.

2. No Required Backyard at Salesian Eliminates Open Space.

A. Brant Alley Will Suffer If No Salesian Compliance. The Salesian Group reported that they were not seeking any variances but would be seeking unspecified "modifications" to backyard space and parking requirements. There is currently no open space or backyard on the Salesian property at all.² However, since Salesian is seeking to expand above by 7150 sq. ft. and will break into lower floors for full seismic retrofit and remodel, Salesian should be required to design the necessary backyard and Open Space where it would normally occur, on the back property line on Brant Alley. Salesian should not be permitted to circumvent required backyard

² What we will generously characterize as the unattractive rear façade of the Salesian on Brant Alley is shown in the photo attached as Exhibit 3.

area and Open Space laws simply because it is convenient for their expansion to do so. These laws are designed to prevent the specific harm that will be caused to Brant Alley with respect to Open Space and Light Access, so they should be enforced and Salesian should comply. If we had more specific details such as height and set backs, details that Salesian has refused to provide, we might be able to work to a combined solution.

B. Open Space and Light Access to 36 Brant Alley Would Be Destroyed. The unique character of the Brant Alley cul de sac and specifically of 36 Brant should be considered before granting any "modification" to required laws. 36 Brant Alley is a corner property that is directly in the shadow of the massive St. Peter and Paul Church and School, the highest structure around by far. Therefore, the only small light access for Brant Alley is over the existing Salesian building. More importantly, the key room for any home, the 36 Brant Living Room, will go dark unless the Salesian expansion complies with backyard and open space laws.³ Enforcing the Salesian "backyard" solution by requiring Open Space immediately adjacent to Brant Alley would eliminate the negative consequences to Brant Alley and more specifically the key Living Room of 36 Brant Alley.

3. Reduction in Light to Brant Alley Creates Tunnel Effect and Dangerous Condition Requiring Police Intervention.

Since the only direct Light Access to most of Brant Alley and 36 Brant Alley is over Salesian, we request that the City order Salesian: (1) to conduct a Light Corridor Study to determine the full impact of no direct light to 36 Brant Alley and from the corner of Brant Alley to its easterly termination point, and (2) to consider alternatives to protect the Brant Alley Light Corridor. The Study should include Site Poles (aka Story Poles) to let our community see the proposed expansion and assess the impact for ourselves. Our immediate concern is that removing the Light Access by expansion will create a tunnel effect and severely darken Brant Alley. This may in turn create a dangerous condition on Brant Alley and require further San Francisco Police Department intervention and resources as more fully described in section 7 below.

4. Salesian's Failure to Provide Mandated Parking.

As has been previously mentioned, Salesian will seek an unspecified "modification" to parking requirements. Salesian reports that as many as 1200 children have access to the facility. This means that 1200 families need to make arrangements for children to be dropped off and picked up from the facility. The unstated plan to deal with this situation is probably for parents to double park on Powell Street in front of the facility thus further adding to congestion in one of San Francisco's most difficult parking areas and blocking access to adjacent resident garages. Additionally, Muni has two bus lines that run along Powell Street, so double parking creates a dangerous situation for bus, automobile, and pedestrian traffic from North Beach, Washington Square and the Church. Parking is a must for any considered expansion and Salesian should be required to comply.

5. Traffic, Noise and other Environmental Impacts Deserve Consideration.

Salesian fronts Powell Street near a corner which has a complicated traffic pattern and

³ A photograph from the Living Room of 36 Brant Alley shows the existing light and open space (See Exhibit 4); all of this will be eliminated by a Salesian expansion that is not offset from the Brant Alley property line; a photograph from the lower bedroom of Brant Alley (Exhibit 5) shows the Salesian existing wall and the likely end result to the key Living Room unless the City enforces Backyard and Open Space laws.

enormous foot and vehicular traffic. Within one block of Salesian, the following activities take place:

1. Washington Square
2. St. Peter and Paul Church and School
3. North Beach Playground, Library, Swimming Pool
4. Muni bus lines #8X & 39 run on Powell in front of Salesian and Muni Bus Line #30 runs along Columbus at Powell.
5. Multiple North Beach Bars and Restaurants
6. Columbus Street angled corner with short block
7. Closure of Mason Street (one street over and parallel to Powell) at Columbus putting additional Fishermen's Wharf traffic outbound on Powell directly in front of Salesian; permanent closure under consideration following recent temporary closure.

Doubling the size of the Salesian facility will add additional traffic, noise and other environmental concerns to an already difficult traffic, parking and noise situation. This situation becomes even more complicated when the Salesian desire for an unspecified modification to the parking requirement (See Section 4 above). We recommend that this matter be addressed as part of a comprehensive environmental impact report.

6. The Salesian's Façade Should Be Improved.

The Salesian Club's façade is, by its own admission unattractive. Exhibit 3 shows the current Salesian façade on Brant Alley. The proposal to expand shows no architectural consistency with North Beach. We have requested but not been provided any plans for the back façade on Brant Alley. This is an extremely important area for us since the Salesian façade is only 10 feet away from and directly facing our property. There currently are no windows on the Salesian Brant Alley wall, and it is a fully sound proofed wall; this noise integrity must be maintained and no windows must be introduced into the existing façade or proposed expansion fronting Brant Alley. The current Salesian floor plans show "classrooms" to be only a few feet away from our Living Room and the architects reported at the Pre-application meeting that they were considering windows for the classrooms. This would mean that our privacy would be completely eliminated with windows and multiple children looking directly into our Living Room.

7. Reduction in Loitering Encampments and Drug/Alcohol Use On Brant Alley.

When we first came to Brant Alley in 1991, virtually every building, including ours, was marked with graffiti or worse. Tent encampments sprang up on Brant Alley attracted by illegal garbage storage by one of the nonprofits abutting the alley. Spent needles, used condoms, empty liquor bottle, mattresses, sleeping bags, shopping carts, and endless debris scattered the alley, and we removed it often with assistance from San Francisco Public Works Department for the larger debris. Feces and urine were morning companions that we cleaned on a daily basis. Truants used and use Brant Alley for smoking (extremely dangerous in a small alley with 100 year old wood buildings) and even put butts out on our buildings.

With strong support and response from the San Francisco Police Department this problem has subsided, but has not been eliminated. We believe that the police have had to respond to deal with this situation only twice so far this year, in part because we continue our vigilance on Brant Alley and inspect daily, and remove contraband and debris immediately. If Light and Flow-Through air are reduced in Brant Alley, we believe that the illegal activity will be encouraged by providing dark and shelter from the elements.

We believe that taking away the Light and Air Corridor currently available should be protected from the expansion and that further study should be performed to consider impact and alternatives. Salesians must commit through a detailed plan such as the proposed

environmental impact report (see discussion Section 8) to the following:

1. No garbage receptacles on Brant Alley at any time (currently, there are no garbage receptacles there and there have been none since 1991).
2. No exits on Brant Alley, except for one emergency exit which must remain closed and alarmed at all times (currently, there is one emergency exit that remains closed at all times).
3. Supervisory plans for what Salesian reports are as many as 1200 children that currently use the facility including:
 - a. Process for keeping children within the confines of their facility.
 - b. Commitment not to increase number of children to access the facility.
 - c. Process for prohibiting drugs, alcohol and tobacco use by children in and around facility.
 - d. Process for cleaning up debris at and around facility.

In short, more study is necessary to determine the impact of expansion on these issues.

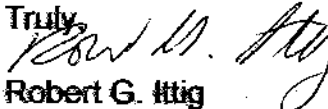
8. Salesian's Failure To Consider Neighbors Or Alternatives.

A. No Comment Sheet For Community Concerns. We were not provide with any comment sheet or similar ability to write down our concerns at the Pre-application meeting, so we were unable to determine if our concerns were being adequately recorded and communicated to the City. One of the architects did state that notes were being taken of our concerns, but Salesian has refused to provide us with those notes despite our requests. Our goal is to make sure that the City is aware of our concerns and our desire to be part of any solution.

B. Salesian's Refusal To Consider Alternatives. Also of great concern is Salesian's continuing refusal to consider alternatives to lessen the impact to neighbors. The Salesian Group made it very clear that they considered their expansion to trump on neighboring property concerns. Each proposal that we had was summarily rejected by the Salesian Group.

In sum, we request the City's assistance to get the necessary information and study to evaluate this project and its impact on the community and neighboring properties.

We appreciate your consideration of this matter.

Truly,

Robert G. Ittig

cc: John Rahaim (without enclosures)
Director of Planning
Planning Department
City and County of San Francisco
1650 Mission Street, Forth Floor
San Francisco, CA 94103

cc: Mark Knoerr
Wing Lee
CSDA Architects
100 Montgomery Street, Suite 1170
San Francisco, CA 94104

cc: Russell J. Gumina
Executive Director
Salesian Club
680 Filbert Street
San Francisco, CA 94133

August 8, 2011

Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th floor
San Francisco, CA 94103

Re: Support for Salesian Boys' and Girls' Club Project

Dear Mr. Guy:

I am writing to lend my support to the application of the Salesian Boys' and Girls' Club for a conditional use permit and rear yard variance for their improved facility.

The Club provides very important social, recreational, and educational facilities in our community, and these improvements will both improve those services and improve the aesthetic appearance of the facility. The organization has gone to great lengths to work with neighbors to make the facility the best it can be within the limits of the location and the current building.

As a long time resident of the neighborhood person I encourage the Planning Department and Commission to grant approval of the application for a conditional use permit and rear yard variance.

Very truly yours,

Anne Halsted
1308 Montgomery Street
San Francisco, CA 94133
415 398-5077
ahalsted@aol.com

*Former THD President
Port Commissioner
Current MTC Board*



SAN FRANCISCO
CHAMBER OF COMMERCE *Where smart business starts.*

January 18th, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

The San Francisco Chamber of Commerce, representing 1,500 local businesses, is writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

The Club's current building was constructed in 1970. Seismically improving the building while also making it ADA compliant are important aspects of this thoughtful project. It is an important community resource and its expansion will improve play space for neighborhood children while also modernizing the club's facilities.

The Chamber urges the Planning Commission to approve this conditional use permit application.

Sincerely,

Jim Lazarus
Senior Vice President
Public Policy
cc: Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org

**NORTH BEACH KIDS
&
NORTH BEACH KIDS TOO!**

January 7, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103
Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

We are writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

We have lived and worked in North Beach since 1972. My sister Lace Halton, and myself were born and raised in North Beach, attended Sts. Peter and Paul school, were members, as well as coaches for the Salesian Boys' and Girls' Club. For the last 10 years, we have been running a day school and a preschool one block away from the Club. Many of the children that graduate from our program continue on to Sts. Peter and Paul, and become members of the Club. This includes my three children who have participated in all of the wonderful events and programs that the Salesian Boys' and Girls' Club has to offer.

I have had a chance to review the Club's plans and discuss the project with the Club's executive director, Russell Gumina. I am convinced that the renovation and expansion project would not negatively impact the neighborhood in any way.

The Salesian Boys' & Girls' Club has been an integral part of the North Beach District for almost 100 years and has influenced the lives of thousands of children over the years, including my own. Their work is to be commended and we wholeheartedly support them in their efforts to improve their facility.

Please feel free to contact either or both of us if you have any questions.

Sincerely,

China Halton



Lace Halton



cc:

Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
San Francisco, CA 94133
rgumina@salesianclub.org

NORTH BEACH KIDS
1757 Stockton Street
San Francisco, CA 94111
(415) 652-1845
north_beach_kids@yahoo.com

NORTH BEACH KIDS TOO!
1901 Stockton Street
San Francisco, CA 94111
(415) 509-0571
lacehalton@hotmail.com



Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, California 94103

December 20, 2011

Dear Mr. Guy:

I am writing to you regarding the project at 680 Filbert Street. I have carefully reviewed the Salesian Boys and Girls Club's plans and discussed the project with their executive director, Russ Gumina, to get a clear understanding of the scope of the project from a construction, neighborhood and programmatic perspective.

As a concerned and active member of the North Beach community, I pay special attention to issues that will impact our neighborhood—which I believe the project being proposed to you will do. However, I have been impressed with the thoughtful process that Mr. Gumina has undertaken to shepherd this project to where it is today. Mr. Gumina has actively sought out feedback, both positive and negative, communicated with the various groups and organizations in our neighborhood, and has been open to discussing this project with anyone interested.

As the executive director of the Telegraph Hill Neighborhood Center, I am writing to support the Salesian Boys and Girls Club's application to the Planning Department to expand their existing facility. The project will improve play space for children who participate in their programs, while also modernizing the Club's facilities. I believe that the final product will be a benefit for the Salesian Boys and Girls Club, Sts. Peter and Paul Church, as well as an asset for the North Beach Community as a whole. We are very happy to have the Salesian Boys & Girls Club as a neighbor, and see this project as an enhancement to our community.

I would be happy to speak with you in person about this project if you like. You can reach me at the number listed below, or call me directly on my cell phone at 415-672-5252.

Sincerely,

Nestor L. Fernandez II
Executive Director

cc: Russell Gumina

BOARD OF DIRECTORS

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Nestor L. Fernandez II
Executive Director

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CALIFORNIA 94133
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WWW.TEL-HI.ORG

Friends of Washington Square



July 19, 2011

Kevin Guy, SF Planning Department

Kevin.Guy@sfgov.org

Re: Salesian Boys' and Girls' Club Expansion

Members of the San Francisco Planning Commission:

The Friends of Washington Square is a neighborhood organization devoted to protecting and preserving Washington Square Park. We work closely with the San Francisco Recreation and Park Department and the park gardener.

Washington Square Park is, as you know, located directly across from the Salesian Boys' and Girls' Clubhouse and the parking lot adjacent to the SS Peter & Paul Church on Filbert Street.

We fully support this organization's mission and work in the community, with the programs and educational opportunities offered to its members.

We also appreciate the respect that they have, over the years, exhibited toward Washington Square Park and its users. We are confident that the proposed changes to the building housing their programs will have no impact on the park.

Thank you.

Jeanne Milligan
On behalf of Friends of Washington Square

cc: Friends of Washington Square

Russell Gumina, Salesian Boys' and Girls' Club

P.O. Box 330241, San Francisco, CA 94133 • www.friendsofwashingtonsquare.com

Friends of Washington Square



July 19, 2011

Kevin Guy, SF Planning Department

Kevin.Guy@sfgov.org

Re: Salesian Boys' and Girls' Club Expansion

Members of the San Francisco Planning Commission:

The Friends of Washington Square is a neighborhood organization devoted to protecting and preserving Washington Square Park. We work closely with the San Francisco Recreation and Park Department and the park gardener.

Washington Square Park is, as you know, located directly across from the Salesian Boys' and Girls' Clubhouse and the parking lot adjacent to the SS Peter & Paul Church on Filbert Street.

We fully support this organization's mission and work in the community, with the programs and educational opportunities offered to its members.

We also appreciate the respect that they have, over the years, exhibited toward Washington Square Park and its users. We are confident that the proposed changes to the building housing their programs will have no impact on the park.

Thank you.

Jeanne Milligan
On behalf of Friends of Washington Square

cc: Friends of Washington Square

Russell Gumina, Salesian Boys' and Girls' Club

P.O. Box 330241, San Francisco, CA 94133 • www.friendsofwashingtonsquare.com

Richard J. Chong, O.D.
1833 Powell St.
San Francisco, CA 94133
(415)362-2000

January 12, 2012

Kevin Guy, San Francisco Planning Department
1650 Mission St., 4th floor
San Francisco, Ca 94103

Dear Mr. Guy,

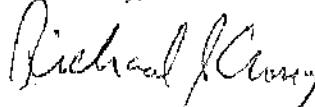
I am writing to support the proposed expansion of the Salesian's Boys and Girls Club at 660 Filbert St. My connection to the Club is twofold. I am a Doctor of Optometry and my office is located directly across from the Club on Powell St., so we are neighbors. My son, Kyle, attended the Club when he was in grammar school.

The benefits of the Salesian's Boys and Girls Club have been well documented. It is indeed a jewel in North Beach, serving the local youth and students from Sts. Peter and Paul. I can truly say that my son, now 16 years old, benefited from his association with the Club.

I have reviewed the plans for expansion and they are quite impressive. The Club needs to expand and renovate its current facilities. All efforts should be made to make this a reality. Please support this project as it only makes North Beach and San Francisco a better place to live.

Thanks for your consideration and if you need any additional information, please do not hesitate to contact me.

Sincerely,



Richard J. Chong, O.D.

Russell Gumina

From: Jill Kane [jill.brothers@oracle.com]
Sent: Thursday, January 12, 2012 8:05 AM
To: kevin.guy@sfgov.org
Cc: rgumina@salesianclub.org; jill.brothers@oracle.com
Subject: Support - Salesian Boys' and Girls' Club Conditional Use Permit Application
Attachments: image001.gif; image002.gif

Dear Mr. Guy,

I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

I live just 1 block away on Greenwich Street and my son has been an active member of the Club since we moved to the City. His involvement was instrumental in helping him adjust to city life. He has played Soccer, Basketball and Baseball, participated in summer programs and continues to socialize with his new friends outside of the Club. I, myself, am actively involved in supporting the Joe Dimaggio Playground and Library renovations here in North Beach.

I have had a chance to review the Club's plans and discuss the project with the Club's executive director, Russell Gumina. I am convinced that the renovation and expansion project would not negatively impact the neighborhood in any way, but contribute to the community.

The Salesian Boys' and Girls' Club has been an integral part of the North Beach District for almost 100 years and has influenced the lives of thousands of children over the years, including my own. Their work is to be commended and I wholeheartedly support them in their efforts to improve their facility.


Please feel free to contact me if you have any questions.

Sincerely,

Jill Kane
690 Greenwich Street
San Francisco, CA 94133
415-291-0297

ORACLE

Jill Kane | Senior Manager
Phone: [+1 6505061370](tel:+16505061370) | Mobile: [+1 4082282380](tel:+14082282380)
Oracle Global Marketing Operations & Shared Services
500 Oracle Parkway | Redwood Shores, California 94065

 | Oracle is committed to developing practices and products that help protect the environment

Russell Gumina

From: st [stoy168@yahoo.com]
Sent: Thursday, January 12, 2012 9:41 AM
To: kevin.guy@sfgov.org
Subject: Condition Use Permit Application

Dear Mr. Guy:

I am writing this letter to support the Salesian Boys' and Girls' Club's Condition Use Permit Application for 680 Filbert Street.

I own and work at Doo Wash Cleaners, 1859 Powell Street, basically right across the street from 680 Filbert.

I have looked at the plans, and the expansion project would not impact our neighborhood in any way.

The Salesian Boy's and Girls' Club have been serving North Beach for many years. This improvement would benefit the Club as well as all the kids they serve in our community, therefore I support this.

thanks

Stanley Toy
415-885-1222

Russell Gumina

From: Jessica Carrabino [jessica.carrabino@yahoo.com]
Sent: Monday, January 09, 2012 9:53 PM
To: kevin.guy@sfgov.org
Cc: rgumina@salesianclub.org
Subject: Regarding to support Salesian Boys and girls club conditional use permit application

Dear Mr. Guy,

I am writing this letter to support the Salesian Boys' and Girls' Club's application to the planning department to expand the existing club located on 680 Filbert street. I live at 1867 Powell st. and have been living in North Beach all my life. I have had the privilege to read and discuss the club's plans with the executive director of the club, Russell Gumina. I don't think the expansion and construction will have any negative affect on my neighborhood at all. The Club has been around for many years and has given children a nice safe environment for them to play at. The club has changed many children's lives. I support the Salesian Boys' and Girls' Club's plan to expand their building.

Sincerely,
Jessica Carrabino

January 9, 2012

Piazza Pellegrini
659 Columbus Ave.
San Francisco, CA 94133
(415) 397-7355

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Regarding: Support – Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

We are writing in support of the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

We own and operate Piazza Pellegrini restaurant and are actively involved in North Beach. We are members of the North Beach Business Association and Telegraph Hill Dwellers. We support the Telegraph Hill Neighborhood Center and several local schools.

We had a chance to review the Club's plans and discuss the project with the Club's executive director, Russell Gumina. We are convinced that the renovation and expansion project would not negatively impact the neighborhood in any way.

The Salesian Boys' and Girls' Club has been an integral part of the North Beach District for almost 100 years and has influenced the lives of thousands of children over the years. Their work is to be commended and we wholeheartedly support them in their efforts to improve their facility.

Please contact us if you have any questions.

Sincerely,



Dario Hadjian

Cc:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
San Francisco, CA 94133

Elizabeth Diaz

January 16, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

I live at 600 Chestnut at Mason and I am actively involved with the Friends of Joe DiMaggio Playground and we are constantly trying to improve North Beach for our families and children. Many of the children who play at Joe DiMaggio Playground also enjoy the services at the Salesian Boys and Girls Club. Most notably, with the closure of the North Beach Clubhouse due to budget cuts in RecPark, the children need a dependable, safe, warm place to recreate.

I have had a chance to review the Club's plans and discuss the project with the Club's executive director, Russell Gumina. I am convinced that the renovation and expansion project would not negatively impact the neighborhood in any way, but quite the contrary.

The Salesian Boys' & Girls' Club has been an integral part of the North Beach District for almost 100 years and has influenced the lives of thousands of children over the years. Their work is to be commended and I wholeheartedly support them in their efforts to improve their facility.

Please contact me if you have any questions.

Sincerely,

Elizabeth Diaz

600 Chestnut #308
SF CA 94133
nbmc@earthlink.net ; (415) 730-2842

cc: Russ Gumina

**Jim & Betsy Flack
632 Greenwich Street
San Francisco, CA**

January 6, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103
Kevin.Guy@sfgov.org

RE: Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

My wife Betsy and I have lived at 632 Greenwich Street, a block north of the Salesian Boys' and Girls' Club, for the past 35 years; we are members of a number of community organizations in the neighborhood; we have owned commercial property in North Beach since 1979; and I have been the Executive Director of the Mechanics' Institute for the past 13 years and Betsy is the Program Coordinator for the Garden Conservancy in the Presidio.

I have reviewed the Club's plans and discussed the project with the Club's executive director, Russ Gumina. I think the Salesian expansion project will have no negative effects on the neighborhood: no views will be affected; light and air to the street will be the same.

Both my boys were members of the Salesian Boys' & Girls' Club and benefitted enormously from that experience. I witnessed these same benefits affecting literally hundreds of my sons' peers. I am an enthusiastic supporter of the Club and its staff and I view the proposed addition to their facilities as a very positive event for our community. I encourage the Planning Department to approve their permit.

Please contact me if you have any questions. (415-393-0117)

Regards,



Jim Flack

Cc: Russell Gumina ✓

January 10, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission St., 4th Floor
San Francisco, CA 94103

Re: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' & Girls' Club's application to the Planning Dept. to expand the existing club at 680 Filbert Street.


I live at the same block, 626 Filbert St. and I am actively involved in North Beach. I am a Finance Board Member of SS. Peter & Paul Parish, which serves the community in the area.

I have had a chance to review the Club's plans and discuss the project with the Club's executive director, Russel Gumina. I am convinced that the renovation and the expansion project would not negatively impact the neighborhood in any way.

The Salesian Boys' and Girls' Club has been an integral part of the North Beach District for almost 100 years. It has influenced the lives of thousands of children over the years. Their work is to be commended and I wholeheartedly support them in their efforts to improve their facility.

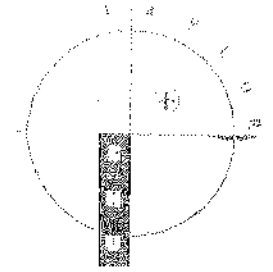
You can contact me if you have any questions. Thank you.

Sincerely,



Mr. & Mrs. Raulon San Gabriel
626 Filbert St.
San Francisco, CA 94133
(415) 421-1650

Cc:
Russel Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
San Francisco, CA 94133



Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th fl.
CA 94103

Regarding: Support - Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy,

I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

I am the owner of the business Taylor & Chu Design at 1831 Powell Street, right across the street from the Club's playground and we have been at this location for over 20 years.

I had a conversation with the Club's executive director Mr. Russell Gumina about the Club's expansion plan in detail. I am convinced that this renovation and expansion projects will not impact our neighborhood negatively in any way.

The Salesian Boys' and Girls' Club is a North Beach institution, it has been an integral part of this neighborhood for almost 100 years and has positively influenced the lives of thousands of children over the years. The contribution of this club is to be commended and I whole heartedly support them in their efforts to improve this facility and further benefit our younger generation.

Should you have any questions please don't hesitate to contact me.

Respectfully,



Robin Chu

President, Taylor & Chu Design
1831 Powell Street
San Francisco, CA 04133

Russell Gumina

From: The Darkside Initiative [info@thedarksideinitiative.com]
Sent: Sunday, January 15, 2012 2:44 PM
To: kevin.guy@sfgov.org
Cc: rgumina@salesianclub.org
Subject: Support of the Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy---

I was asked to send you an email in regards to my support of the Salesian Boys' and Girls' Club Conditional Use Permit Application to the Planning Department to expand the existing club at 680 Filbert Street.

I own the a store at 1827 Powell Street, across the street and have been in business at this location for the last twelve years. I have looked over the plans and discuss the project and I believe that execution of these plans can only benefit the area. The Salesian Boys' and Girls' Club has been actively doing good work for years and letting them expand their facilities will serve to help them to be able to expand on the positive work they do in the community. Please fell free to contact me if you have any questions or concerns. Thank you for your time and consideration.

---Colin Miller

Colin Miller/Owner
The Darkside Initiative
1827 Powell Street
San Francisco, CA 94133
p. 415-837-1909
f. 415-837-1939
email: info@thedarksideinitiative.com
www.thedarksideinitiative.com

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

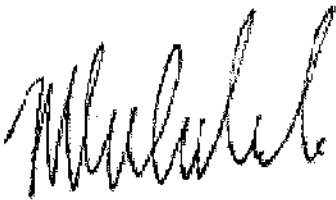
Re:
Salesian Boys and Girls Club
680 Filbert Street
San Francisco, CA 94133
rgumina@salesianclub.org

Mr. Kevin Guy

My name is Mark Edwards and have worked in North Beach since 1993 and have lived there since 1997. My office is at Powell and Filbert and live at Filbert and Grant. I am very familiar with the Salesian Boys and Girls Club and am writing to you to express my unconditional support for the expansion of club. They provide a very important service to the kids of the neighborhood which in turn greatly benefits all of North Beach. It's impressive to see all the happy kids running up and down Filbert everyday. So, anything they can do to enhance what they already do well, I'm going to be a huge fan of.

Please add this letter of recommendation to what I'm sure is already or least soon to be a big stack of positive endorsements.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Mark Edwards', written in a cursive style.

Mark Edwards



American Parking Management, Inc.

P.O. Box 22015 • San Francisco, California 94122 • (415) 983-0800

amparking@sbcglobal.net

January 10, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, California 94103

Re: Support for Salesian Boy's and Girl's Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boy's and Girl's Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

I work at 721 Filbert Street and I am actively involved in North Beach. We operate the parking facility across from the church and care about the neighborhood and the residents of the North Beach. We are a community in North Beach and support this neighborhood in rebuilding the neighborhood's vitality and prosperity.

I have had a chance to review the Club's plans and discuss the project with the Club's executive director Russ Gumina. I am convinced that the renovation and expansion project would not negatively impact the neighborhood in any way.

The Salesian Boy's and Girl's Club has been an integral part of the North Beach District for almost 100 years and has influenced the lives of thousands of children over the years. Their work is to be commended and I support them in their efforts to improve their facility.

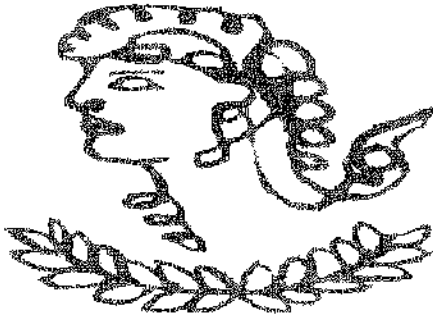
Please contact me if you have any questions at (415) 983-0800.

Sincerely,

Laura Marion
Operations Manager

Cc:

Russell Gumina
Salesian Boys and Girls Club
680 Filbert Street
San Francisco, California 94133
rgumina@salesianclub.org



caffé
RomaTM
COFFEE ROASTING CO.

January 5, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Re: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

I am the property owner of 602-610 Lombard @ Powell Street, and I also own Caffe Roma located at 526 Columbus Avenue @ Union. I have been actively involved in North Beach for over 30 years and I truly LOVE this neighborhood. I have reviewed the Club's plans and discuss the project with the Club's executive director, Russ Gumina. The Club has been in North Beach since 1918 and the current facility was constructed in 1970. I'm excited about the Club's plans because of the limited amount of play space in the neighborhood. My children have also had the pleasure of using the Salesian facilities, and I feel that this would be a great improvement to the neighborhood. The Club's expansion not only adds dance and martial arts space, but also seismically reinforces the building and modernizes accessibility.

Please contact me if you have any questions at 415.215.7662 or by e-mail croma@sbcglobal.net
Thank You for your time.

Sincerely,

Anthony Azzollini

cc: Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org

526 Columbus Avenue ~ San Francisco, CA 94133~ 415.296.7942

Sts. Peter and Paul Church

Salesians of Saint John Bosco
666 Filbert Street
San Francisco, California 94133 - 9990

January 6, 2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA

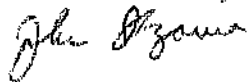
Re: Salesian Boys and Girls Club story addition

As pastor of Saints Peter and Paul, where the Salesian Boys and Girls Club is located, I want to get my whole-hearted support to this project of the Club.

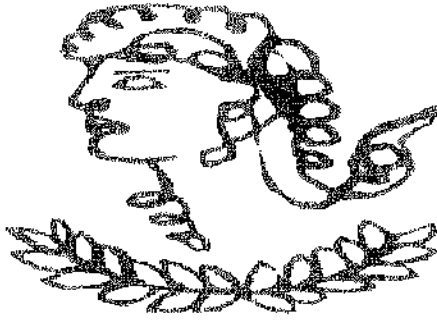
Serving the North Beach and greater San Francisco area for over 90 years, the Salesian Club provides much needed guidance, cultural and athletic opportunities for the youth and young adults.

This addition to the present Club (and its ADA compliant upgrading) will serve the same number of club members while consolidating its operations under one roof.

Respectfully yours,



(Rev.) John Itzaina, SDB
Pastor of Saints Peter and Paul



caffé
Roma
COFFEE ROASTING CO.™

January 5, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Re: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

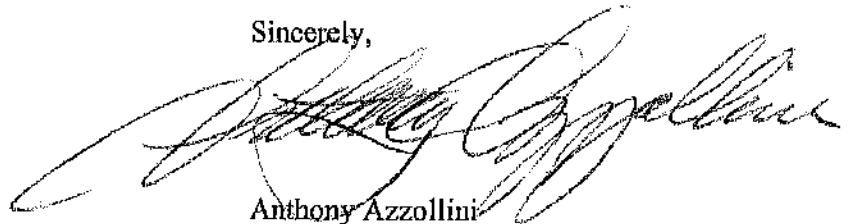
Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

I am the property owner of 602-610 Lombard @ Powell Street, and I also own Caffé Roma located at 526 Columbus Avenue @ Union. I have been actively involved in North Beach for over 30 years and I truly LOVE this neighborhood. I have reviewed the Club's plans and discuss the project with the Club's executive director, Russ Gumina. The Club has been in North Beach since 1918 and the current facility was constructed in 1970. I'm excited about the Club's plans because of the limited amount of play space in the neighborhood. My children have also had the pleasure of using the Salesian facilities, and I feel that this would be a great improvement to the neighborhood. The Club's expansion not only adds dance and martial arts space, but also seismically reinforces the building and modernizes accessibility.

Please contact me if you have any questions at 415.215.7662 or by e-mail croma@sbcglobal.net
Thank You for your time.

Sincerely,



Anthony Azzollini

cc: Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org

January 11, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103
Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application for expansion and renovation to its facility at 680 Filbert Street.

I am the owner of Petite Deli at 752 Columbus Avenue in North Beach, located just around the corner from the Salesian Boys' & Girls' Club. I have reviewed their plans for expansion and would like to go on record as supporting their project. They do a marvelous job mentoring the kids of North Beach and are to be commended for their efforts.

Sincerely,



cc:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org



LIGURIA BAKERY

Michael Soracco

1700 Stockton Street
San Francisco, California
94133

T 415-421-3786
F 415-421-3786
rocco997@aol.com

January 9, 2012
Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, California 94103
Kevin.Guy@sfgov.org

Dear Mr. Guy,

I am writing to support the Salesian Boys' and Girl's Club's application to the Planning Department to expand the existing club at 880 Filbert Street.

I am the owner of Liguria Bakery, a family owned and operated business that has just celebrated a hundred years in business. I have personally been a member of the Club since 1962 and have continued to support its various events throughout the years. My family has lived within a two block radius of the Club for eighty-four years. The Salesian Boys' and Girls' Club has been an important part of the North Beach District for almost 100 years and has benefitted the lives of thousands of children, myself included, since its opening. Their work is to be commended and I wholeheartedly support them in their efforts to improve their facility. As a personal friend of Russel Gumina, I have had the chance to review the Club's plans for the project. I believe this renovation and expansion would highly benefit the North Beach community as a whole.

Please feel free to contact me with any questions.

Sincerely,

Michael Soracco

Owner, Liguria Bakery

Mama's
on Washington Square

January 10, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's expansion and renovation project.

I am the owner of Mama' Restaurant in North Beach, located at the corner of Filbert and Stockton Street. My family has owned and operated this establishment for over 50 years and we consider ourselves a proud neighbor of the Salesian Boys' & Girls' Club. The Salesian Boys' & Girls' Club has been an integral part of the North Beach Community for as long as I can remember and has been a safe haven for the children of our district. I am happy to support them in their efforts to upgrade their facility.

Please feel free to contact us if you have any questions.

Sincerely yours,

Debra Sanchez
Owner, Mama's restaurant

cc:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org

SAINTS PETER AND PAUL SCHOOL

660 FILBERT STREET

SAN FRANCISCO, CA 94133

415.421-5219

January 11, 2012

Mr. Kevin Guy

San Francisco Planning Department

1650 Mission Street, 4th Floor

City 94103

Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing Club at 680 Filbert Street.

I am the Principal of Saints Peter and Paul School. I am actively involved in North Beach and have been for the past 30 years. I work in North Beach and I consider North Beach to be my community.

I have had a chance to review the Club's plans and discuss the project with the Club's executive director, Russell Gumina. I am convinced that the renovation and expansion project would not negatively impact the neighborhood in any way.

The Salesian Boys' & Girls' Club has been an integral part of the North Beach District for almost 100 years and has influenced the lives of thousands of children over the years. Their work is to be commended and I wholeheartedly support them in their efforts to improve their facility.

Please contact me if you have any questions.

Sincerely,

Dr. Lisa Harris

January 11, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

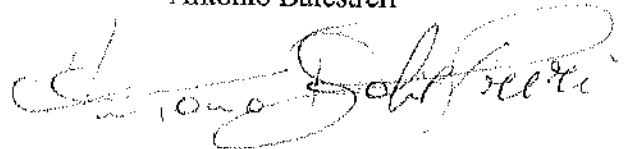
Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application for expansion and renovation to its facility at 680 Filbert Street.

I have lived and worked in North Beach for most of my adult life. I currently am part owner of Park View Beauty Salon at 629 Union Street, across the park from the Club. Both of my sons attended the Club when they were young boys and are much the better for this experience. I wholeheartedly support their expansion and renovation project. I don't think the project will negatively impact the neighborhood in any way. To the contrary, I think the renovation and expansion will enhance the neighborhood. Plans call for making the building ADA accessible, and will also make the exterior much more esthetically pleasing.

Sincerely,

Antonio Balestreri

A handwritten signature in black ink, appearing to read "Antonio Balestreri", written in a cursive style.

cc:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org

January 11, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application for expansion and renovation to its facility at 680 Filbert Street.

I am part owner of Il Pollaio Restaurant in North Beach, located at 555 Columbus Avenue. I can see the Club from my window at the restaurant a block away. I have their plans for the renovation support their project. They have done a marvelous job catering to the young people of the area. They are well known for their work throughout the City. We need more places like the Salesian Boys' & Girls' Club for our young people.

Sincerely,



cc:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org

January 13, 2012
Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
CA 94103
Kevin.Guy@sfgov.org

Regarding: Support—Salesian Boys' and Girls' Club Conditional Use Permit Application
Dear Mr. Guy,

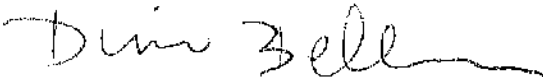
I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street. I am one of the owners of Stella Pastry Co. I have had a chance to review the Club's plans and discuss the project with the Club's executive director, Russell Gumina. I am convinced that the renovation and expansion project would not negatively impact the neighborhood in anyway.

The Salesian Boys' and Girls' Club has been an integral part of North Beach District for almost 100 years and has influenced the lives of thousands of children over the years. Their work is to be commended and I wholeheartedly support them in their efforts to improve their facility.

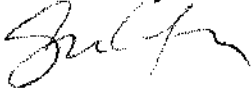
Please contact me if you have any questions.

Sincerely,

Dino Belluomini



Susan Flaherty



Stella Pastry
446 Columbus Avenue
San Francisco, CA 94133
Ypcsfmarin@aol.com

January 13, 2012
Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
CA 94103
Kevin.Guy@sfgov.org

Regarding: Support—Salesian Boys' and Girls' Club Conditional Use Permit Application
Dear Mr. Guy,

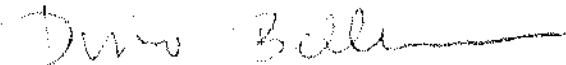
I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street. I am one of the owners of Victoria Pastry Co. I have had a chance to review the Club's plans and discuss the project with the Club's executive director, Russell Gumina. I am convinced that the renovation and expansion project would not negatively impact the neighborhood in anyway.

The Salesian Boys' and Girls' Club has been an integral part of North Beach District for almost 100 years and has influenced the lives of thousands of children over the years. Their work is to be commended and I wholeheartedly support them in their efforts to improve their facility.

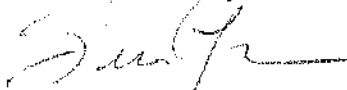
Please contact me if you have any questions.

Sincerely,

Dino Belluomini



Susan Flaherty



Victoria Pastry Co.
1362 Stockton Street
San Francisco, CA 94132
Vpcsfmarin@aol.com



COCKTAILS

**FINE
ITALIAN
FOODS**

January 10, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street
Fourth Floor
San Francisco, California 94103

Re: Salesian Boys and Girls' Club
Conditional Use Permit Application

Dear Mr. Guy,

I am writing to lend my support as a new business member of the North Beach Community to the Salesian Boys and Girls' Club Permit Application. As you may know Original Joe's has moved to North Beach and we have been a San Francisco institution since 1937 and fully support this effort by the Salesian Boys and Girls' Club to expand and renovate their facility. The Salesians have been an integral part of positive development for our young community for almost one hundred years. While Original Joe's is only 75 years old, the history and the fabric of San Francisco is woven in the Salesian Boys and Girls' Club.

Quite frankly, we need more fine examples in the Community as modeled by Salesians. I have discussed the finer points of this project with Russ Gumina and am wholeheartedly convinced that only positive results be realized by this effort.

I would welcome the opportunity to discuss this matter with you further should you find it necessary.

Kind Regards

Trish Herman
Partner

cc: Mr. Russell Gumina ✓
Salesian's Boys and Girls' Club

*St. Vincent de Paul Society Conference
at Sts. Peter and Paul Church, North Beach*

✦Seniors
✦Nowhere to
Call Home
✦Fleeing from
Violence
✦Suffering from
Addiction

Marc Bruno
15 Nobles Alley
San Francisco, CA 94133

San Francisco Planning Commission
City Hall, One Dr. Carlton B. Goodlet Place
San Francisco, CA 94102

January 16, 2012

Dear Planning Commissioner,

Please consider this letter as evidence of my strong support in favor of the proposal by the Salesian Boys and Girl Club at Sts. Peter and Paul Church to build a third floor addition to its existing facility at 680 Filbert Street.

As a 30-year resident of San Francisco's North Beach-Telegraph Hill neighborhood-- I live just two blocks from the Club-- I am well aware of the amazing work the Salesian Boys and Girls Club has accomplished over many decades to help at-risk youth reach their full potential.

This success is based on a commitment to accept each and every young person as an individual, and to share with each boy and girl the friendship and self-respect offered by the Club's hard-working staff. In addition to providing sports, field trips and academic tutoring, the Club offers the camaraderie and love which many of these kids are missing at home.

The proposed third floor addition to the building will help expand the access of girls to the main building, and put them on equal footing with the boys. This is something I am very much in favor of. Currently, the girls use the gymnasium of the building next-door, which is part of the church school. The access there is limited but the addition will permit them access to their own gymnasium without impediment.

Something unknown to many people about the Club is the way that it provides a conduit for many families seeking additional social services, outside of providing a safe environment for at-risk youth. Let me offer just one example.

Recently, one of the little boys at the club introduced me to his single mom, because the family needed food. As a consequence of recently losing her job, she asked if we at St. Vincent de Paul Society might be able to provide food for her and her son for Thanksgiving and Christmas. This we gladly did, an offer of assistance which we might not otherwise have been asked to make without the initial contact through the Boys and Girls' Club.

I realize that you and your fellow Commissioners will probably be receiving many letters of support for the Club project-- and maybe a few on the other side as well. I hope that at least one or two of you are able to visit the Club in-person, to see exactly what is at stake. If you do visit, you will find some of the happiest and healthiest kids in the City, kids who otherwise would have nowhere to go after school because both parents work (or, in the case of the boy whose mother asked for food, because the family is single-parent).

The other reason to see the Club in person is to get an accurate picture of the way it fits into the North Beach environment on Filbert Street. It is set back in two directions, and the building itself is already set back more than 70 feet from the frontage on Filbert. The project will not exceed the envelope of comparable buildings in the neighborhood nor does it exceed the height limits of adjacent properties. Moreover, as part of the project, the Club will beautify the side of the building facing Powell Street.

As former Vice-president of the Telegraph Hill Dwellers, these issues are important to me. The Club's willingness to build something which fits the neighborhood is one more reason I am so much in favor of this project.

Should you have any questions about this letter of support, please do not hesitate to contact me.

Sincerely,



Marc Bruno
415-434-1528
St. Vincent de Paul Society
at Sts. Peter and Paul Church
marcabruno@yahoo.com



January 14, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Kevin.Guy@sfgov.org

Regarding: Support --Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

We are writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

We are owners of Caesar's Italian Restaurant located at 2299 Powell Street, San Francisco, CA. The restaurant and our own personal families are actively involved in North Beach. The restaurant has been apart of the community since 1956 with strong connections to the Salesian Boys' and Girls' Club.

We have had a chance to review the Club's plans and discuss the project with the Club's executive director, Russell Gumina. We are convinced that the renovation and expansion project would not negatively impact the neighborhood in any way.

The Salesian Boys' & Girls' Club has been an integral part of the North Beach District for almost 100 years and has influenced the lives of thousands of children over the years. Their work is to be commended and I wholeheartedly support them in their efforts to improve their facility.

Please contact me if you have any questions.

Sincerely,

Matteo Crivello and Luigi Romani Owners of Caesar's Italian Restaurant

cc:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
San Francisco, CA 94133
rgumina@salesianclub.org

Bank of America



January 12, 2012

Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Regarding: Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application for expansion and renovation to its facility at 680 Filbert Street. As the manager of the Bank of America Columbus Branch for over three years, I am very familiar with the work done by the Salesian's Boys & Girls Club, and the positive impact they have had within the North Beach community. I have had the chance to review their plans for expansion and renovation and I support their efforts to further enhance their service to the youth of San Francisco.

Sincerely,

A handwritten signature in cursive script that reads "Jeff Little".

Jeff Little

Vice President, Bank Manager

Jeffrey.p.little@bankofamerica.com

415-953-2477



Russell Gumina

From: Robert Carlson [rcarlson@sfpl.org]
Sent: Friday, January 13, 2012 1:56 PM
To: Kevin.Guy@sfgov.org
Cc: rgumina@salesianclub.org
Subject: Support-SalesianBoys' and Gilrs' Club Conditional Use Permit Application

Dear Mr. Guy:

As a private citizen I am writing to support the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

For over 10 years I have managed the North Beach Branch of the San Francisco Public Library located 3 blocks from the Club. I also live in the community and I am active with numerous neighborhood organizations. I currently serve on the Executive Community of the North Beach Community Coalition and serve as the Vice President of the North Beach Chamber of Commerce. While in elementary and middle school, my son was an active member of the Club enjoying the opportunities such as tutoring, performing arts, and sports. It was a very important part of our lives.

I had the opportunity to review the Club's plans and discuss the project with the Club's Executive Director Russ Gumina as well as representatives from other community organizations. I am confident that the renovation and expansion project will only have a positive impact on the neighborhood.

From my experience with my son and working with youth in the neighborhood, I am well aware of how important the Salesian's Boys' and Girls' Club is to the North Beach community. I have witnessed countless examples of how it has changed or impacted lives. It can only offer the Club my full support in this endeavor to improve their facility.

Please contact me at 355-2876 if you have any questions.

Sincerely,

Robert Carlson
Branch Manager
North Beach Branch-San Francisco Public Library

Official SFPL Use Only

Official SFPL use only

THOMAS P. O'CONNOR
PRESIDENT
TRUCK 2

DANIEL A. GRACIA
VICE PRESIDENT
RESCUE 1

JAMES M. VANNUCCHI
SECRETARY
FIREBOAT ONE

SHON BUFORD
TREASURER
RESCUE 2



SAN FRANCISCO FIRE FIGHTERS
- Local 798 -

1139 MISSION STREET, SAN FRANCISCO, CA 94103-1514
TELEPHONE (415) 621-7103 • FAX (415) 621-1578
WWW.SFFDLOCAL798.ORG

DIRECTORS

STEPHEN V. GIACALONE
ENGINE 7

KATHLEEN MOLLOY-GILBRAITH
ENGINE 11

ANTHONY RIVERA
ENGINE 28

FLOYD K. ROLLINS II
ENGINE 61

MICHAEL A. WALSH
TRUCK 17

January 13, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street 4th Floor
San Francisco, CA 94103

Re: Support of the Conditional Use Permit Application for the Salesian Boys and Girls Club

Dear Mr. Guy,

As President of the San Francisco Firefighters, Local 798, our members and I overwhelmingly support the Conditional Use Permit Application for the Salesian Boys and Girls Club.

We have worked closely with the Salesian Boys and Girls Club and Mr. Gumina, and appreciate the much needed athletic and scholastic programs they provide for our city's youth. The permit will allow the Club to make seismic upgrades, expand classroom space and have ADA access.

Thank You,

Thomas P. O'Connor Jr.
President, Local 798
San Francisco Firefighters

Russell Gumina

From: McKenzie Muscat [mckenzie.muscat@gmail.com]
Sent: Friday, January 06, 2012 3:37 PM
To: kevin.guy@sfgov.org
Cc: Rgumina@salesianclub.org
Subject: Salesian Boys' and Girls' Club Condition Use Permit Application

Dear Mr. Guy:

I am a North Beach resident writing in support of the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

I live and work in North Beach and have only seen positive things come from the Salesian club. I had a chance to review the Club's carefully thought-out plans and was able to discuss the project with a Boys' and Girls' Club volunteer and wholeheartedly support the planned changes to the existing building.

I believe that the Boys' and Girls' Club is an integral part of supporting a healthy community and would love to witness the positive effects the expansion could bring to the community. Please contact me if you have any questions. Thank you for your time and consideration.

Regards,

McKenzie Muscat

Russell Gumina

From: McKenzie Muscat [mckenzie.muscat@gmail.com]
Sent: Friday, January 06, 2012 3:37 PM
To: kevin.guy@sfgov.org
Cc: Rgumina@salesianclub.org
Subject: Salesian Boys' and Girls' Club Condition Use Permit Application

Dear Mr. Guy:

I am a North Beach resident writing in support of the Salesian Boys' and Girls' Club's application to the Planning Department to expand the existing club at 680 Filbert Street.

I live and work in North Beach and have only seen positive things come from the Salesian club. I had a chance to review the Club's carefully thought-out plans and was able to discuss the project with a Boys' and Girls' Club volunteer and wholeheartedly support the planned changes to the existing building.

I believe that the Boys' and Girls' Club is an integral part of supporting a healthy community and would love to witness the positive effects the expansion could bring to the community. Please contact me if you have any questions. Thank you for your time and consideration.

Regards,

McKenzie Muscat

Russell Gumina

From: L Biondi [nonnarisi@hotmail.com]
Sent: Wednesday, January 11, 2012 7:43 PM
To: rgumina@salesianclub.org
Subject: FW: Regarding:Support for the Salesian Boys' and Girls' Club conditional use permit application

From: nonnarisi@hotmail.com
To: kevin.guy@sfgov.org
Subject: Regarding:Support for the Salesian Boys' and Girls' Club conditional use permit application
Date: Wed, 11 Jan 2012 19:41:38 -0800

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission St., 4th Floor
City 94103
Kevin.Guy@sfgov.org

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application to the planning Department to expand the existing club at 680 Filbert St.

I have lived on the 600 block of Filbert St. for the past 33 years and have worked in the neighborhood also for 33 years.

I have had a chance to review the Club's plans and discuss the project with the Club's executive director, Russell Gumina.

I am convinced that the renovation and expansion project would not negatively impact the neighborhood in any way.

The Salesian Boys' and Girls' Club has been an integral part of the North Beach District for almost 100 years and has influenced the lives of thousands of children over the years. I have personally known many for whom the club was an important part of their childhood and adolescence. They credit the club for helping to form them into the men and women they are today. The club's work is to be commended and I wholeheartedly support them in their efforts to improve their facility. These renovations and expansions can only enhance the neighborhood and enhance the club's ability to reach out and make a difference in the lives of future generations.

Please contact me if you have any questions.

Sincerely, Lourice and Silvano Biondi

cc:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert St.
City 94133
rgumina@salesianclub.org

January 11, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application for expansion and renovation to its facility at 680 Filbert Street.

As a native North Beach resident, who has been attending The Club since I was 5 years old, I want to speak on behalf of many generations of boys and girls who have grown up with the benefit of The Club's tutelage and supervision. Without The Club, many kids could have easily taken a different path.

It is critical that The Club now takes this important step to care for future generations of kids. For it is clear that now, more than ever, the young people of The City need The Club and The Salesian Way to find their way through today's challenging environment.

I hope that you agree with me, and many, many others, and approve this application.

Sincerely,

Dave Mana

cc:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org



national planning corporation

January 11, 2012

Frank R. Lavin, ChFC, CFP®
Investment Adviser Representative

11 Red Oak Court
San Rafael, CA 94903
Tel: 415.578.2316
Fax: 415.578.2317
frank.lavin@natplan.com
CA Insurance: #726426

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application for expansion and renovation to its facility at 680 Filbert Street. I have been associated with the youth center for over forty years, first as a member, later as a benefactor, and more recently as a member of the board of directors. The Club has had an extraordinarily positive impact in my life, by installing and reinforcing values and ideals. The Club's athletic program, theatre program, newsletter, field trips, camp experience, youth supervisory program and volunteer opportunities provided me with experiences to compete, to be challenged, to learn, to make friends, and to grow.

I know literally dozens and dozens of peers, friends, and neighbors who grew up in North Beach who can say the same thing. And there are thousands of others who came before and have come after me who can claim the same experience.

The Salesian Boys and Girls' Club's plans for renovation and expansion are much needed to assist young people of the neighborhood and of the City. Specifically, martial arts, theatre arts, computer lab and tutorial programs can be expanded through the extra room this expansion will provide. Lastly, the facility will be made ADA accessible, allowing handicapable youth to use the facility and benefit from the outstanding programs.

Sincerely,

Frank R. Lavin

CC:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org

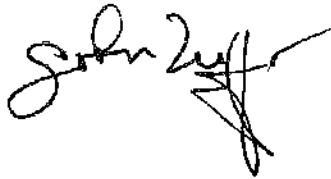
This letter is being set you asking for your positive support for the SALESIAN BOYS' AND GIRLS' CLUB application to the Planning department to expand the existing facility at 680 Filbert Street

I am a native San Franciscan, an alumni of 'THE CLUB' and a current member of the BOARD OF DIRECTORS. As a 'kid' I spent many hours in sports programs, theater programs, and being kept busy, and always in an atmosphere of respect for others.

THE CLUB is was started over 90 years and always in the same area! Countless children have used the facilities! The CLUB has grown and added more programs for the members! Now the time as come for needed space. The expansion will be used for the growth of the today's children!

The environment it will create for the future of our CITY is a positive venue! As a property owner of the area I feel there is no need for negative thinking of dwellers in our neighborhood!

I certainly hope that you and the all Commissioners will give full support to the expansion of SALESIAN BOYS'AND GIRLS' CLUB for it members who will be our future.

A handwritten signature in black ink, appearing to read "John Zuff". The signature is stylized with a large, sweeping initial "J" and a long, horizontal stroke extending to the right.

January 13, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: Support of the Conditional Use Permit for the Salesian Boys & Girls Club

Mr. Guy,

I am writing this letter to Support the Salesian Boys and Girls Club's Conditional Use Permit Application.

I work at 1814 Stockton Street, approximately 1 block from the Club and I also live in the area on Grant Avenue. I feel that the Salesian Boys and Girls Club addresses the need for organized youth athletics in our neighborhood. The building needs seismic upgrades as well as more classrooms and ADA access. My children use the Boys and Girls Club often and I would like the Planning Department to grant the Conditional Use Permit for this great organization. The children of our neighborhood will use this facility for years to come. You and your group can assist in making this happen.

Thank You,



Anthony Rivera and family
2015 Grant Avenue
San Francisco, CA 94133

A Taste of Italy in North Beach - America's Favorite Neighborhood

SAN FRANCISCO ITALIAN ATHLETIC CLUB



1630 STOCKTON STREET, SAN FRANCISCO, CA 94133

January 11, 2012

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, 4th Floor
City 94103
Kevin.Guy@sfgov.org

Regarding: Support -- Salesian Boys' and Girls' Club Conditional Use Permit Application

Dear Mr. Guy:

I am writing to support the Salesian Boys' and Girls' Club's application for expansion and renovation to its facility at 680 Filbert Street.

I am the President of the San Francisco Italian Athletic Club, located at 1630 Stockton Street, across the park from the Salesian Boys' & Girls' Club. Many of our members were participants at the Salesian Boys' & Girls' Club when they were boys. They do an outstanding job and I am happy to support them in their renovation and expansion project. I have reviewed their plans and feel that the enhancement of the Club will be an asset to the North Beach Community. We need more places like the Salesian Boys' & Girls' Club for our young people.

Please feel free to call me if you have any questions in this regard.

Sincerely,

Alberto Cipollina
President

cc:
Russell Gumina
Salesian Boys' and Girls' Club
680 Filbert Street
City 94133
rgumina@salesianclub.org



January 26, 2012
Via Email

Russell J. Gumina
Executive Director
Salesian Boys' and Girls' Club
680 Filbert Street
San Francisco, CA 94133

RE: Salesian Boys' and Girls' Club Expansion Project

Dear Mr. Gumina:

On behalf of the Telegraph Hill Dwellers (THD), a non-profit neighborhood association founded in 1954 to represent the residents of Telegraph Hill and North Beach, I write to acknowledge the positive design changes that have been incorporated into the proposed Salesian Boys' and Girls' Club Expansion Project in response to the comments and suggestions offered by THD's Planning & Zoning Committee.

In particular, we appreciate the 15-foot setback of the addition on the Powell Street side so that the expansion will not visually add an additional floor to this building. In addition, as the surrounding neighborhood is characterized by a light palette and Mediterranean colors, we are pleased with the proposed use of scored concrete, which will blend in better with the character of the neighborhood's buildings than the originally proposed laminate panels. We further appreciate your willingness to use this project as an opportunity to modify the large blank wall on Powell Street so that it might better blend into the context of the street and become less noticeable, as well as your commitment to work with the Church to lessen the dominance of the existing garage doors on Powell Street and soften the appearance of the concrete pillars at the corner of Powell and Filbert Streets.

Thank you for listening to community concerns which we believe will result in a better overall project for everyone. In light of these positive changes, THD is pleased to see this project moving forward.

Sincerely,

Jon Golinger
President

cc: San Francisco Planning Commission

P.O. BOX 330139 SAN FRANCISCO, CA 94133 • 415.273.1004 www.thd.org

REUBEN & JUNIUS_{LLP}

January 25, 2012

By Hand Delivery

Mr. Ron Miguel
President
Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 1800-1836 Powell Street/680 Filbert Street
Case No. 2011.0756CV
Hearing Date: February 2, 2012
Our File No. 6592.01

Dear President Miguel and Commissioners:

Our office is working with the Salesian Boys & Girls Club (“Club”), a non-profit organization that has been providing academic enrichment and recreation programs to San Francisco children for nearly 100 years. Built in the early 1970s, the Club’s building at 1800-1836 Powell Street can no longer meet the Club’s programming needs, nor does it meet current accessibility standards. The Club is proposing to renovate and add an approximately 7,328 square-foot third floor to its existing building (“Project”). The expansion of a “community facility” in an RM-1 zoning district requires conditional use authorization. In addition, the Club is seeking variances from the Zoning Administrator from the parking and rear yard requirements.

We respectfully request that the Commission approve the conditional use for the following reasons:

- **The Club is an important resource for families.** It offers high-quality after-school programs for a nominal \$10 annual membership fee. This keeps kids—especially those with working parents—safe and off the streets after school. (See discussion at pp. 2-3.)
- **After 40 years of heavy use, the Club’s facilities need to be updated to serve the next generation of San Francisco children.** The existing building went up when the Club only served boys. It has since expanded its mission – but not its facilities – to serve girls, who have to use the gym in the basement of the adjacent St. Peter & Paul Church (“Church”). The Project will allow the Club to

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

James A. Reuben | Andrew J. Junius | Kevin H. Rose | David Silverman | Sheryl Reuben¹ | Jay F. Drake
Daniel A. Frattin | Lindsay M. Petrone | John Kevlin | Benjamin J. Schnayerson | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

consolidate all its activities in an upgraded building that fully complies with the Americans with Disabilities Act. Improvements will also be made to fire/life safety and seismic systems. **(See discussion at pp. 2-5.)**

- **The Project will dramatically improve the Club's exterior.** The Club's Powell Street façade is a blank wall of unadorned concrete. The Project will add green screens, louvers and cementitious panels to break up the mass of the façade. The third floor addition will be set back 15 feet from both the front and rear of the building. **(See discussion at pp. 4-5.)**
- **No increase in daily use or operational impacts is anticipated.** The Project will allow the Club to better serve its current members. However, no increase in daily attendance (approximately 125-175 children, depending on the time of year) or staffing is planned, nor will operational characteristics change. **(See discussion at pp. 5-6.)**
- **The Club has conducted extensive community outreach and redesigned the Project in response to Planning Department and neighborhood feedback.** The Project's design has been carefully vetted with neighbors and Planning Department staff. Substantial changes have been made to the building envelope and exterior materials at the suggestion of neighbors and Planning staff. **(See discussion at pp. 6-8.)**
- **The Project enjoys widespread community support.** More than 40 letters in support of the Project have been received from neighborhood organizations, community leaders, residents and merchants. **(See discussion at pp. 6-8.)**

We look forward to presenting the Project to you on February 2nd.

1. The Club's Mission and Service Model

The Club is a community-based non-profit organization that has been providing academic enrichment and recreation programs to children in North Beach for nearly 100 years. Founded in 1918 as the Salesian Boys Club, the Club expanded its mission in 1994 to serve both girls and boys.

To participate in the Club's extensive after-school programs, children pay \$10.00 a year—about one percent of the cost of serving them. The bulk of the Club's \$850,000 annual budget is raised by direct appeals, fundraising events, and foundation grants. In addition, the

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

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www.reubenlaw.com

Club has established an endowment which allows it to award need-based scholarships to members. Last year, the Club was able to award over \$200,000 in financial assistance to deserving members.

The Club presently serves about 800 children during the course of a year with a staff of five full-time and two part-time employees. It offers a wide variety of sports programs, including basketball, baseball, football, soccer, volley ball, and martial arts classes, as well as a drama program, music program, and summer day camp. The Club's library and computer lab provide quiet space where children can do homework or be tutored. There is also a TV room for movies and unstructured activities.

2. Existing Conditions

The Property is located at 680 Filbert Street/1836 Powell Street in North Beach, just to the west of the Saints Peter & Paul Church complex, including the church ("Church"), rectory ("Rectory") and school ("School"). The approximately 26,550 square-foot Property is comprised of two lots, which are developed with two separate but functionally interdependent structures. The lot occupied by the Club building ("Club Lot") is approximately 9,488 square feet and extends from Powell Street to Brant Alley, a narrow alley at the rear. It is currently improved with a 14,504 square foot, two-story building, which houses:

- **First Floor** - Exercise Room, locker room and showers, two-stall boys restroom and single-stall unisex restroom.
- **First Floor Mezzanine** – Mechanical and storage areas; single-stall restroom.
- **Second Floor** – Library, three multi-purpose rooms, and a small staff office.

The existing Club building occupies the entirety of the Club Lot, and a small portion of the adjacent lot at 680 Filbert Street ("Garage Lot").¹ It was completed in 1972. The primary facade on Powell Street is a windowless concrete masonry wall with double fire-exit doors at the ground floor. The Brant Alley facade is similar in appearance with a single fire-exit door. The Club's front entrance is accessed from Filbert Street, over the top deck of the adjacent parking garage.

¹ The southernmost portion of Club building encroaches approximately 1'-9" onto the adjacent Garage Lot.

The Garage Lot is developed with a single-story garage that dates from the 1950s. It serves the Club and the adjoining Church, Rectory, and School. The lower deck of the garage contains 43 parking spaces, of which four are reserved for Club staff and the remainder are used by the Church and School. The primary entrance to the Club is over the top deck of the Garage, which is enclosed by a fence and serves as a play deck for both the Club and the School.

3. Project Description

Overview. The Project will add a third floor of approximately 7,328 square feet to the existing Club building, while making extensive interior and exterior improvements at all levels. The new third floor will occupy the central portion of the Club Lot. Setbacks of 15 feet from both the Powell Street and Brant Alley frontages will minimize its visibility from those streets. A small rooftop deck will be developed atop the second floor along Powell Street for the sole use of Club staff. Children will not have access to it. Per the request of neighbors across Brant Alley, the setback area along Brant Alley will not be actively used; access will be restricted to maintenance only. Because the Property slopes up roughly one story from west to east, the Club will be only two stories above grade on Brant Alley.

Interior and Structural Upgrades. The new space on the third floor will contain three classrooms, an exercise room, two staff offices, staff restrooms, new boys and girls restrooms, a conference room, and storage areas. The lower level will largely remain in its existing configuration, though finishes and fixtures will be updated. The second floor will be reconfigured for a new elevator. Fire and life safety systems will be upgraded throughout. As well, the entirety of the Club will be brought into compliance with ADA standards. Upgrades to fire and life safety systems will be made throughout the Club. To improve seismic performance, the existing foundation and shear walls will be strengthened.

Exterior Addition and Renovation. The Club's exterior will also be comprehensively updated. The street-facing facade on Powell Street – now an unattractive wall of unadorned concrete—will be comprised of a variety of new materials, landscape elements, and a sign. At the ground floor, green screens will mask the building walls with vegetation. Louvers and cementitious panels in two colors will break the mass of the 70-foot-wide facade. The exterior walls of the third-floor will be similarly clad, though they will be minimally visible from Powell Street.

The Brant Alley facade will be reclad in cementitious panels. The door onto the alley will serve solely as emergency egress. Planters will be installed to allow vegetation to spill over the first-story facade. Green screens will mask the second floor addition. There will be

no windows facing onto Brant Alley at the first floor; second-floor windows facing the alley will be located high on the wall, where they will provide light and air to the Club without affording a view of—or into—nearby residences.

The south-facing façade of the Club will be clad in cementitious panels. Windows will comprise a large portion of the south façade, bringing natural air and light into the Club.

Green Features. The Club's planned upgrades include many sustainable features that will improve the building's environmental performance. These include south-facing windows and skylights for natural light and operable windows for natural ventilation. All plumbing fixtures will be high-efficiency and the rooftop may include a cistern system for non-potable uses.

Garage Lot. The primary access to the Club will remain in its present location, i.e. on the south wall of the Club and accessed from the top deck of the Garage off of Filbert Street, where it provides easy access to the Club's stairs and elevator. The Garage will remain in its existing configuration. No area will be added to it, nor will its use change. Four parking spaces in the Garage will remain dedicated parking for Club staff, with the remainder of the lower deck reserved for use by the Church and School. To improve the appearance of the Garage and the cohesion of the site as a whole, the garage doors on Powell Street will be repainted to match the façade of the Club.

4. Operations.

The Project is intended to improve the Club's appearance, fire and life safety systems, while providing a more spacious and ADA-compliant facility to comfortably accommodate its existing programs. No increase in overall membership or daily use is planned, and the Club's overall operations will be much the same as they are now:

- **Membership and Attendance.** Only a fraction of the Club's 800 members use the Club on a given day. On the average school day, about 125 children use the Club. During the summer, this increases to about 175. Roughly 80 percent of the children using the Club during the school year attend the SS Peter and Paul School next door. Average daily attendance is not expected to change appreciably with the addition.
- **Staffing.** The Club has five full-time and two part-time staff members. Four college students who are on full scholarship at the University of San Francisco help with supervision and coaching. During the summer, the Club hires

additional staff members to help with the Day Camp and summer activities. Volunteers, mostly parents, help with coaching.

- **Activities.** Activities at the Club change almost daily, depending on the season. Children practice for team sports (basketball, volleyball, soccer and baseball) after school. Others are tutored or do homework. Some participate in performing arts classes or music instruction. On Saturday, children participate in a martial arts program.

Activities at the Club are not expected to change with the addition. The addition will make more dedicated space available for Club activities that now overlap or have to use space in the Church next door. For example, girls have to use the old gymnasium under the Church. The expanded facility will allow both boys and girls to use the same building.

- **Hours of Operation.** Hours of operation during the school year are: 2:00 – 5:00 p.m. and 7:00 – 9:00 p.m. Monday through Friday; and 10:00 – 12:00 and 1:00 – 4:30 p.m. on Saturday. Summer hours are 10:00 a.m. – 5:00 p.m. and 7:00 – 9:00 p.m., Monday through Friday, and 10:00 – 12:00 and 1:00 – 4:30 p.m. on Saturday. These hours will not change with the Project.
- **Pick-up and Drop-Off.** During the year, children begin arriving at the Club at 2:00 p.m. Roughly 80 percent come from the School next door. Pick-ups and drop-offs are at a white-zone in front of the Church. Most public school children arrive by bus. Fewer than ten children get dropped off by car on a typical day. Children are picked up at various times between 3:30 and 5:00 p.m. About half walk home.

5. Community Support and Design Changes

The Project is the culmination of a months-long community outreach process, which included numerous voluntary meetings with immediate neighbors and community organizations. The Club's representatives met with the Telegraph Hill Dwellers ("THD"), North Beach Neighbors, North Beach Citizens, Friends of Washington Square Park, North Beach Merchants Association, and the Chinatown Community Development Corporation. More than 40 letters have been received in support of the Project. Copies of these letters are included in the Planning Department's staff report.

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In addition, the Club's team met extensively with Robert and Gary Ittig, the owners of a multi-unit residential property opposite the Club on Brant Alley. As of the date of this letter, the Club is attempting to meet with other neighbors who recently received notice of the Project. A summary of community outreach is attached as **Exhibit A**.

As a result of input solicited from neighbors and the Planning Department's Residential Design Team, the Project has changed substantially from the Club's initial proposal:

- **Fifteen-Foot Setback from Brant Alley and Lowered Roof Profile.** The initial proposal called for the third-floor addition to be set back 30 feet from Powell Street with no setback on Brant Alley. The roof profile was flat. In response to comments from the Ittigs and THD, the addition is now setback 15 feet from the rear building wall along Brant Alley to improve light, air and views from the Ittigs' rental unit. The setback on Powell Street has been reduced correspondingly to 15 feet. For the same reasons, the roof now has an angled profile that slopes down toward Brant Alley.
- **Façade Redesign and Elimination of Rooftop Play Area.** The initial proposal called for the Powell Street façade to be re clad in resin panels, topped with a tall glass enclosure to allow for active use of the second-floor roof by children and staff. THD and Planning Department staff suggested that resin panels were inappropriate and that the glass enclosure was too tall. The façade of the building has been comprehensively reworked in response to these concerns. As well, the tall glass enclosure has been eliminated in favor of a lower parapet wall. Due to the change, children will not be able to use the roof deck, which will be limited to exclusive use by staff.
- **Light and View Studies.** At the Ittigs' request, the Club prepared light and view studies showing the effect of the proposed addition on light to, and views from, the living room window of their residential rental unit closest to the Club. These studies showed that, even with no setback on Brant Alley, additional shadow on their unit would be limited to late afternoon (after 4 pm). With a 15-foot setback, the differences in light would be inconsequential.

The view studies showed that providing no setback on Brant Alley would obstruct views from the Ittigs unit toward Russian Hill. With the current 15-foot setback, much of the Ittigs' Russian Hill view would be preserved. Excerpts from the light and view studies are included in the plans attached to the Planning Department's case report.

- **Green Screens.** Per the Ittigs' request, the rear walls of the building on Brant Alley will be screened with vegetation.

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- **High Windows/No Decks on Brant Alley.** To preserve the privacy of adjacent residences on Brant Alley, access to the second-floor roof on Brant Alley will be limited to maintenance only. Windows in the rear classrooms will be located high on the walls, so they will not afford views of, or into, nearby residential buildings.

In addition to these changes, the Club considered a request from the Ittigs to shift the entire mass of the addition forward to Powell Street to create a greater setback from Brant Alley. Although this alternative is suitable for the Club, others in the neighborhood, including the THD, indicated such a change was unacceptable. In addition, Planning Department staff determined that, due to the slope of the site, the addition would conflict with the height limit toward the front of the Property.

6. Variances and Modifications

In conjunction with the conditional use, the Sponsors have requested a variance from rear yard and parking requirements:

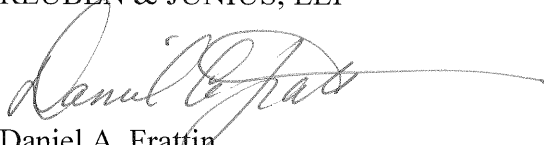
- **Parking.** The Zoning Administrator has determined that the Project requires four new parking spaces. This is based on the parking standards for gyms, which typically serve adults—not children. Given the Club’s operational characteristics, which are not expected to change with the Project, the four existing spaces are adequate to meet demand.
- **Rear Yard.** Development on the block occupied by the Club generally predates the Planning Code and most buildings provide little, if any, rear yard. The current Club building occupies the entirety of its lot. In lieu of a required rear yard, the Project sets the new third floor back from both the Brant Alley and Powell Street frontages, an optimal configuration to maintain the prevailing height along Powell Street and Brant Alley. Providing a code-compliant rear yard of 51 feet would make the addition infeasible and would hold the Club to far more stringent standards than adjoining properties.

7. Conclusion

The Project will allow a longstanding community-serving institution to serve the next generation of San Francisco children and dramatically improve the Club's exterior appearance. The thoughtful design is the product of extensive community outreach and input and enjoys widespread community support. We respectfully request that you vote to approve it.

Very truly yours,

REUBEN & JUNIUS, LLP



Daniel A. Frattin

Enclosures

cc: Michael J. Antonini, Commissioner
Gwyneth Borden, Commissioner
Kathrin Moore, Commissioner
Hisashi Sugaya, Commissioner
Rodney Fong, Commissioner
John Rahaim, Planning Director
Scott Sanchez, Zoning Administrator
Linda Avery, Planning Commission Secretary
Kevin Guy, Planning Department
Russ Gumina, Salesian Boys & Girls Club
Mark Knoerr, CSDA Architects
Wing Lee, CSDA Architects

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LIST OF EXHIBITS

Exhibit ACommunity Outreach Summary

Salesian Boys' and Girls' Club
2012 Project
Community Outreach Summary

January 9, 2012

The following information summarizes the Club's community outreach activities beginning in 2009 and extending to the present.

Club executive director Russ Gumina and the Building Committee began community outreach with a call to former District 3 Supervisor Aaron Peskin in September 2009.

Russ, members of the Building Committee, and Aaron Peskin met at the Club in late September 2009 to discuss general thoughts about renovating the Club and adding a second story to consolidate Club activities in one building.

Following the meeting with Aaron Peskin, the Club arranged a meeting with Supervisor David Chiu. Supervisor Chiu met with Russ, members of the Building Committee and the Club's architects on Friday, October 2, 2009. Supervisor Chiu recommended the Club prepare preliminary sketches to assist in visualizing the Club's proposed plans.

Following the meetings with the former and current supervisor, the Club contacted several neighborhood groups and opinion leaders including:

Anne Halsted, well known Civic Volunteer and neighborhood resident
Jeanne Milligan, Friends of Washington Square
Karen Melander-Magoon, then president North Beach Neighbors
Julie Christensen, North Beach Pool, Park, and Library Advocate

Conversations in late 2009 were very preliminary as there was not a formal commitment from the Club's board. The Club's intent at this point was to survey preliminary feedback on general plans.

During 2010 the Club took specific action to hire architects and develop a variety of options.

In late 2010 and early 2011 a much broader outreach was begun. The Club made presentations or gave tours to the following North Beach community groups and opinion leaders:

- Supervisor David Chiu visited the Club on January 19, 2011
- Former Supervisor Aaron Peskin visited the Club on January 27, 2011 – Emails were copied to Mr. Peskin's wife, Nancy Shanahan of the Telegraph Hill Dwellers' Planning and Zoning Committee
- Emails were traded on January 28, 2011 with Vedica Puri, Telegraph Hill Dwellers' President
- Contacted THD Planning and Zoning committee member Mary Lipian on January 9, 2011
- In January 2011 traded several emails with Dave Smolen, THD treasurer
- Similar email exchanges with THD recording secretary Andy Katz in January 2011

EXHIBIT A

- Learned Jim Lew at North Beach Neighbors was ill in January 2011 and that Karen Melander-Magoon was no longer this organization's president. Reached out to NBN and scheduled a board presentation in February, 2011
- Traded emails and met with NBN's new president, Sue McCullough beginning in March 2011
- Jeanne Milligan from Friends of Washington Square visited the Club on January 11, 2011
- Dick Grosboll, president of North Beach Citizens, visited the Club on January 11, 2011
- Denise McCarthy, former Executive Director of the Telegraph Hill Center, visited the Club on January 20, 2011
- Julie Christensen visited the Club on January 28, 2011
- Kathleen Dooley, North Beach Merchants visited the Club on January 28, 2011
- Anne Halsted and Wells Whitney visited the Club on February 3, 2011

In preparation for the Club's pre-application a meeting at the Club was held with neighbors on February 24, 2011.

Also in February and March presentations were made to the Telegraph Hill Dwellers Planning and Zoning Committee and to the North Beach Neighbors board. The Club met with THD P&Z on March 3. The Club met with NBN's board on March 13.

Additional outreach was made to Telegraph Hill Neighborhood Center and the Chinatown Neighborhood Development Corporation. Tel Hi executive director Nestor Fernandez met with Russ in March 2011 and Cindy Wu and Tan Chow from CNDC visited the Club on March 9.

A second meeting with THD P&Z was held on March 17, 2011. THD P&Z provided a detailed letter with comments on the Club's proposed plans. Emails and conversations were held with Nancy Shanahan and Mary Lipian to address the group's observations.

By July 2011 the Club's plans had taken shape. Email outreach was made to all of the aforementioned including detailed drawings. Communications in July 2011 suggested a Planning Commission hearing in December.

As plans progressed through the summer and fall 2011, the Planning Commission hearing was scheduled for February 2, 2012. In anticipation of this meeting, email outreach to all of the aforementioned was made prior to the holidays. Email communications included the Club's newsletter and the fall edition of the THD Semaphore where the P&Z committee summarized the Club's plans.

Supervisor Chiu and his legislative staff have been contacted to let them know a February 2 hearing has been scheduled.

SALESIAN BOYS' AND GIRLS' CLUB EXPANSION

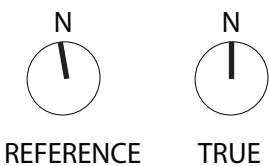
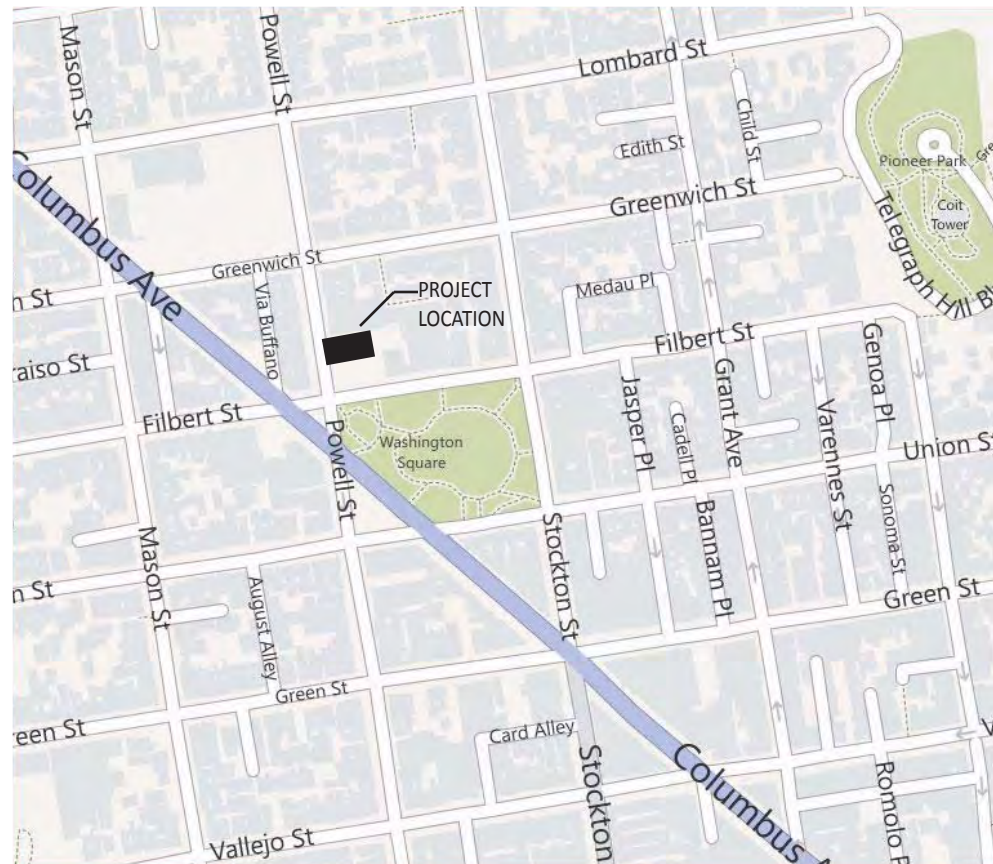
680 Filbert Street (1836 Powell Street), San Francisco, CA 94133



● PROJECT DESCRIPTION

RENOVATE EXISTING BOYS' AND GIRLS' CLUB BY ADDING A FLOOR OF APPROXIMATELY 7,200 GSF ON TOP OF AN EXISTING TWO-STORY AFTER-SCHOOL RECREATION FACILITY. THE ADDITION WOULD BE SETBACK 15-FT FROM POWELL STREET FAÇADE. WORK WOULD ALSO INCLUDE SEISMIC UPGRADE, ADA ACCESSIBILITY IMPROVEMENTS, AND NEW FAÇADES. NO AREA WOULD BE ADDED, OR RENOVATION MADE, TO THE EXISTING GARAGE.

● VICINITY MAP



● BUILDING INFORMATION

PROJECT ADDRESS, BLOCK & LOT

680 FILBERT STREET AND 1836 POWELL STREET, SAN FRANCISCO, CA 94133
BLOCK 0089 LOT 030 (EXISTING CLUB) AND 018 (EXISTING GARAGE)

		EXISTING	PROPOSED
PARKING		38	NO CHANGE
GARAGE		5	NO CHANGE
ZONING		RM1	NO CHANGE
NUMBER OF STORY		2	3
SETBACK			
FRONT	(GROUND AND SECOND FLOOR) (PROPOSED THIRD FLOOR)	0' NA	NO CHANGE 15'
REAR	(GROUND AND SECOND FLOOR) (PROPOSED THIRD FLOOR)	0' NA	NO CHANGE 15'
SIDE	(NORTH)	0'	0'
SIDE	(SOUTH)*	0'	0'
LOT DIMENSION			
	LOT 30 (EXISTING CLUB)	69' X 137'-6"	70'-9" X 137'-6"
*EXISTING BUILDING OF BOYS AND GIRLS CLUB IS 1'-9" ENCROACHING ONTO THE LOT 18 IN WHICH THE GARAGE IS LOCATED. LOT LINE ADJUSTMENT WILL BE FILED			
GROUND FLOOR	(GSF)	8,753	8,766
MEZZANINE FLOOR	(GSF)	1,139	1,206
SECOND FLOOR	(GSF)	4,612	4,500
THIRD FLOOR	(GSF)	NA	7,418
	TOTAL (GSF)	14,504	21,890
EXISTING GARAGE	(GSF)	14,058	NO CHANGE
LOT AREA			
	LOT 30 (EXISTING CLUB)	9,488	9,706
	LOT 18 (EXISTING GARAGE)	17,062	16,844
	TOTAL AREA	26,550	26,550

ALLOWABLE AREA = 1.8 x 26,550 = 47,790 > 35,948 = 14,058 + 21,890 (GSF)

BUILDING HEIGHT (FROM POWELL STREET)

EXISTING GROUND FLOOR ELEVATION	0'-0"	0'-0"
TOP OF ROOF AT PROPERTY LINE	29'-11"	31'-4"
TOP OF ROOF AT MID-POINT OF SLOPED ROOF**	NA	39'-6"

****PLEASE SEE A4.3 AND A4.4 FOR HEIGHT CALCULATION**

● DRAWING INDEX

	COVER SHEET
A00	PROJECT INFO (WITH DRAWING INDEX)
A01	BLOCK PHOTO - POWELL STREET
A02	BLOCK PHOTO - FILBERT STREET
A03	BLOCK PHOTO - BRANT ALLEY
A04	PHOTOS OF ALLEYS IN NORTH BEACH
A05	LOT PLAN / SITE PLAN
A06	EXISTING ELEVATIONS
A07	EXISTING ELEVATIONS
A08	PROPOSED ELEVATIONS
A09	PROPOSED ELEVATIONS
A10	EXISTING FIRST FLOOR
A11	EXISTING MEZZANINE FLOOR
A12	EXISTING SECOND FLOOR
A13	EXISTING ROOF PLAN
A14	PROPOSED - FIRST FLOOR
A15	PROPOSED - MEZZANINE FLOOR
A16	PROPOSED - SECOND FLOOR
A17	PROPOSED - THIRD FLOOR
A18	PROPOSED - ROOF PLAN
A19	PROPOSED NORTH - SOUTH BUILDING SECTION
A20	PROPOSED WEST - EAST BUILDING SECTION
A21	PROPOSED MATERIALS / FINISHES
A22	WEST-EAST SECTION - 30' SETBACK AT POWELL STREET
A23	ELEVATIONS - 30' SETBACK AT POWELL STREET
A24	WEST-EAST SECTION - 0' SETBACK AT POWELL STREET
A25	VIEW FROM NEIGHBORS PROPERTY AT BRANT ALLEY
A26	SUMMER SOLSTICE (HOURLY ITERATIVE SHADOW STUDY)
A27	EQUINOXES (HOURLY ITERATIVE SHADOW STUDY)
A28	WINTER SOLSTICE (HOURLY ITERATIVE SHADOW STUDY)
A29	VIEWS FROM BRANT ALLEY



BLOCK PHOTO LOOKING EAST ON POWELL STREET



BLOCK PHOTO LOOKING WEST ON POWELL STREET



BLOCK PHOTO LOOKING EAST ON FILBERT STREET



BLOCK PHOTO LOOKING SOUTH ON FILBERT STREET



BLOCK PHOTO LOOKING SOUTH FROM BRANT ALLEY AT GREENWICH STREET

VIEW 1



BLOCK PHOTO LOOKING WEST TOWARDS SOUTH-EAST SIDE OF SUBJECT PROPERTY AT BRANT ALLEY

VIEW 2



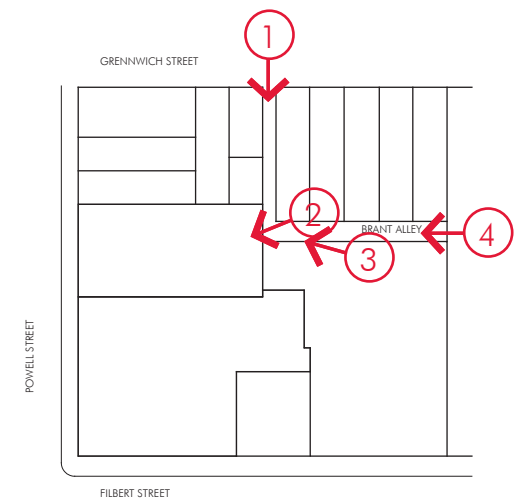
BLOCK PHOTO LOOKING WEST TOWARDS EAST SIDE OF THE PROPOSED STRUCTURE

VIEW 3



VIEW LOOKING AT NORTHEAST CORNER OF THE EXISTING STRUCTURE

VIEW 4





VIEW OF EDGARDO PLACE



VIEW OF EDITH STREET



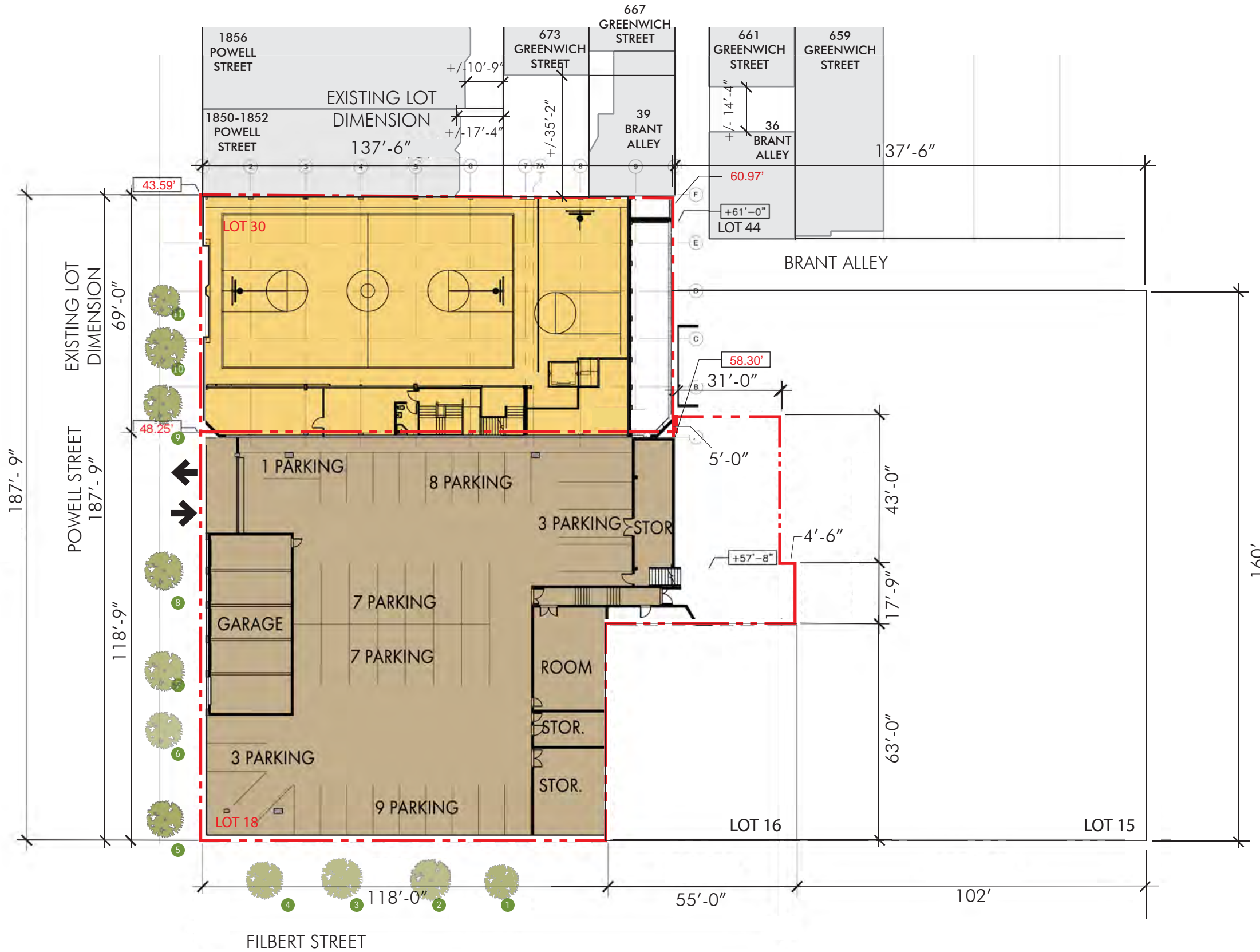
VIEW OF FIELDING STREET



VIEW TUSCANY STREET



VIEW OF WORDEN STREET



EXISTING TREE INFO

	Trunk Diameter	Height	Canopy drip line
1	20"	16'	12'
2	22"	16'	13'
3	21"	16'	15'
4	20"	20'	16.5'
5	20"	19'	16'
6	16"	20'	19'
7	16"	21'	16'
8	16"	19'	17'
9	13"	20'	14'
10	11"	21'	16'
11	12"	20'	15'

OWNER DECIDED TO PAY THE IN LIEU FEE FOR TOTAL OF FIVE TREES.

NUMBER OF TREE REQUIRED ALONG FILBERT STREET = 6 (118' / 20' = 5.9). TWO ADDITIONAL TREES WILL BE REQUIRED TO PLANT.

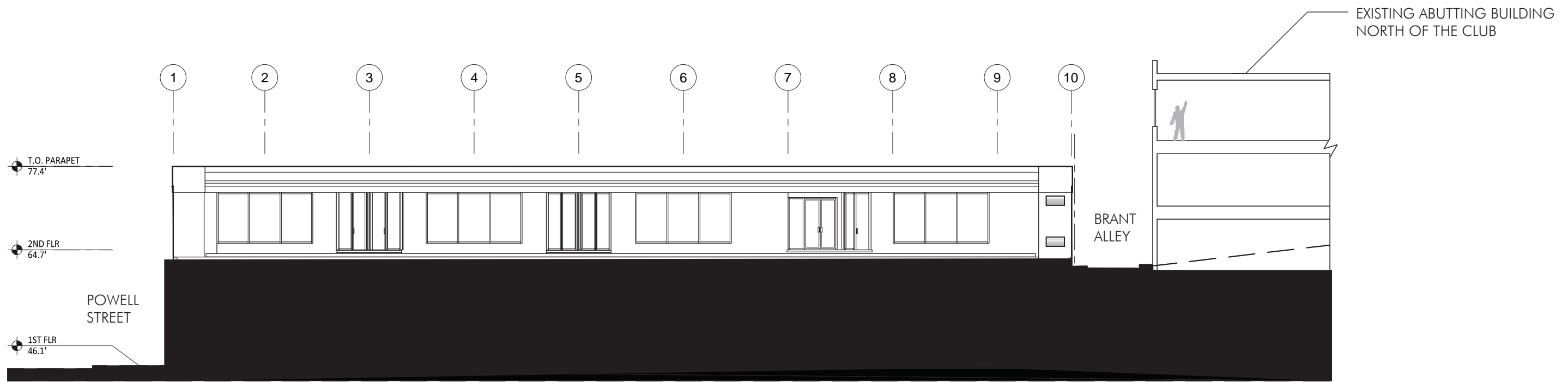
NUMBER OF TREE REQUIRED ALONG POWELL STREET = 10 (187'-9" / 20' = 9.35). THREE ADDITIONAL TREES WILL BE REQUIRED TO PLANT.

ALL EXISTING TREES ALONG POWELL AND FILBERT STREET ARE SYCAMORE. NO EXISTING TREE WILL BE ELIMINATED.

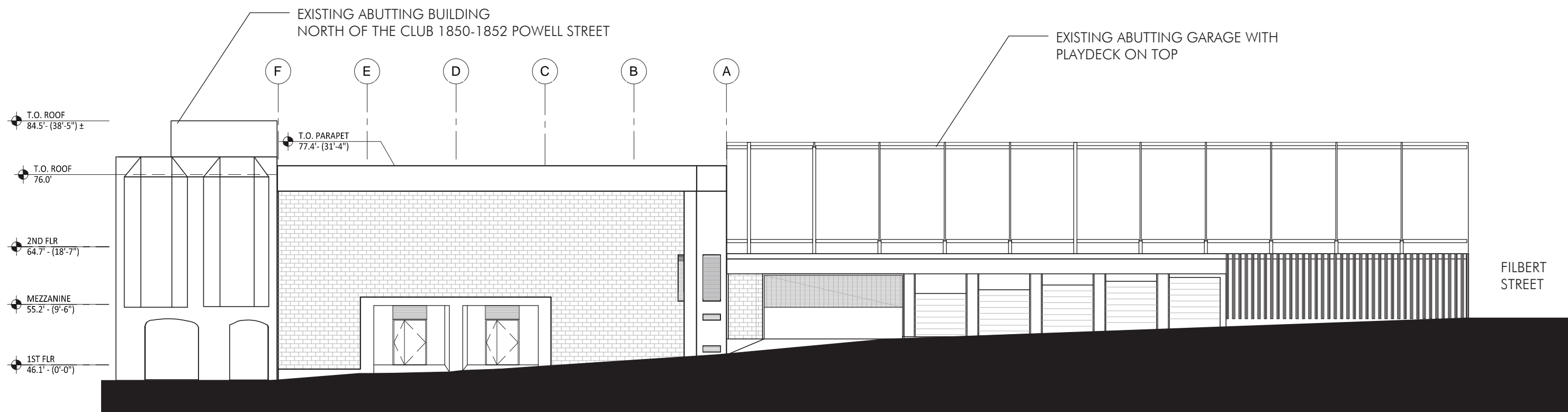


* ALL DIMENSIONS OF THE EXISTING TREES SHOWN ON PLAN ARE APPROXIMATE

0 16 32 ft

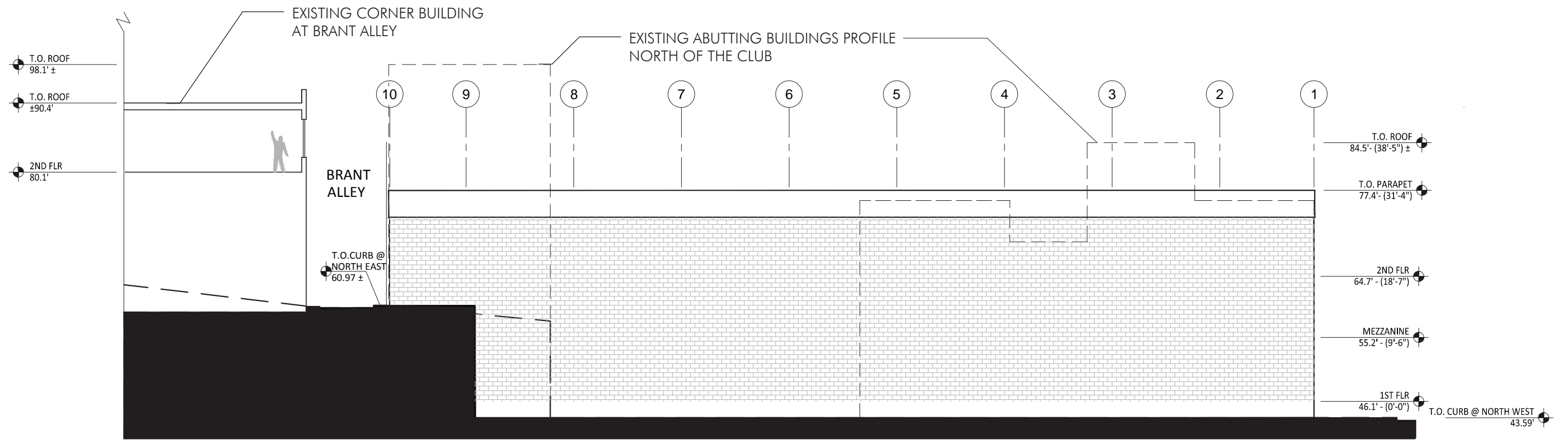


SOUTH ELEVATION - FILBERT STREET

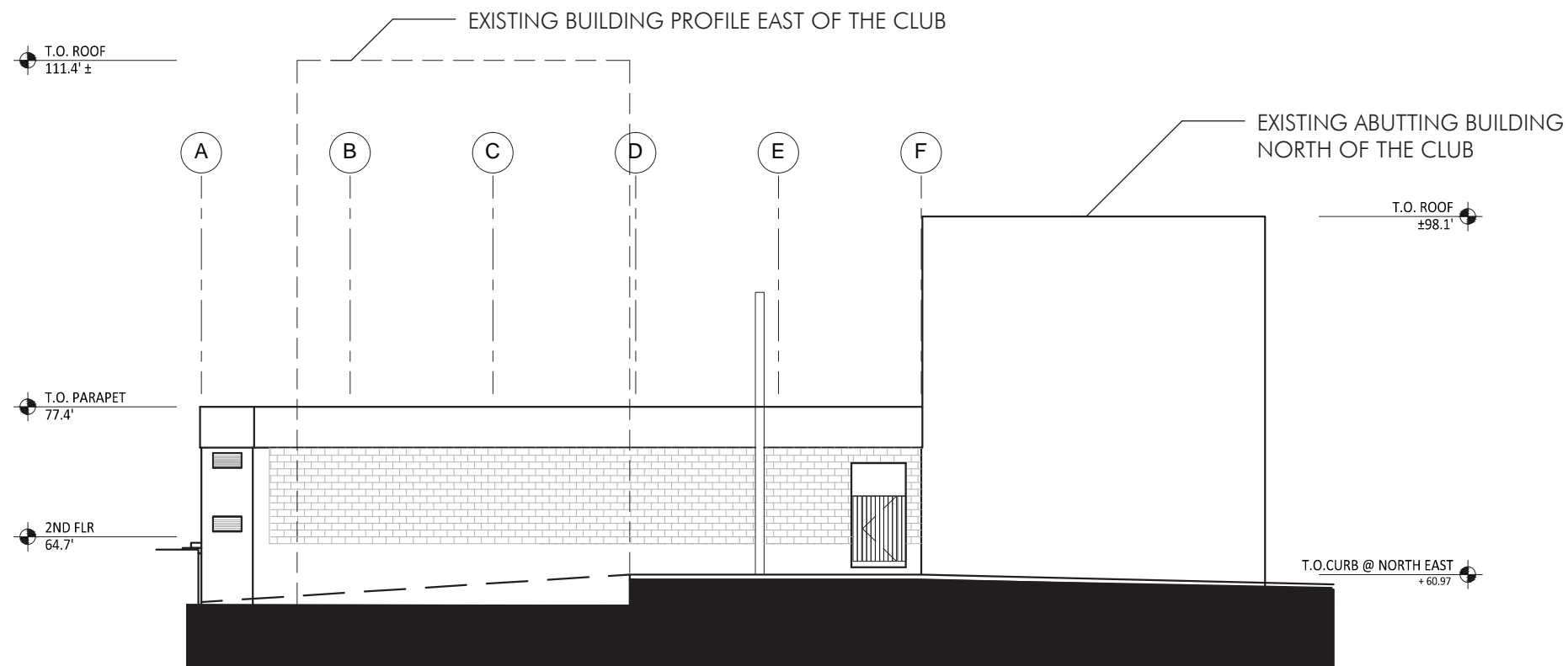


WEST ELEVATION - POWELL STREET

0 8 16ft



NORTH ELEVATION



EAST ELEVATION - BRANT ALLEY



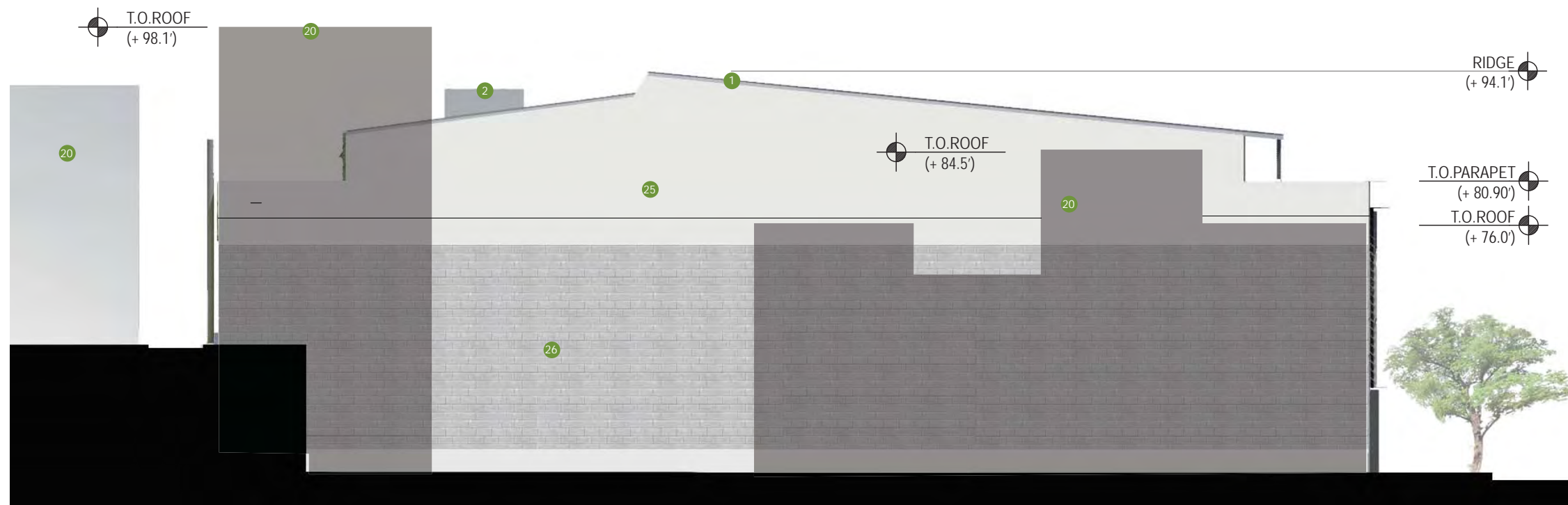


- 1 Metal roof / siding
- 2 Elevator overrun
- 3 Rooftop mechanical unit
- 4 Rooftop cistern for toilet use
- 5 Skylight
- 6 Cementitious panel / finish with P1 color
- 7 Cementitious panel / finish with P2 color
- 8 Anodized aluminum operable and fixed window
- 9 Louver system
- 10 Ramp and stair
- 11 Protected walkway
- 12 Glazing system
- 13 Roof deck
- 14 Entry and drop-off canopy
- 15 Infill panel with P3 color
- 16 Metal fin system
- 17 Architectural reveal
- 18 "Green Screen" or vegetated wall
- 19 Plant from planter
- 20 Existing building
- 21 Signage
- 22 Outdoor seating
- 23 Metal fin
- 24 Ballards or wheel stop
- 25 Painted plywood
- 26 Existing concrete masonry block
- 27 Painted garage door to match P1 finish



WEST ELEVATION - POWELL STREET

0 8 16ft



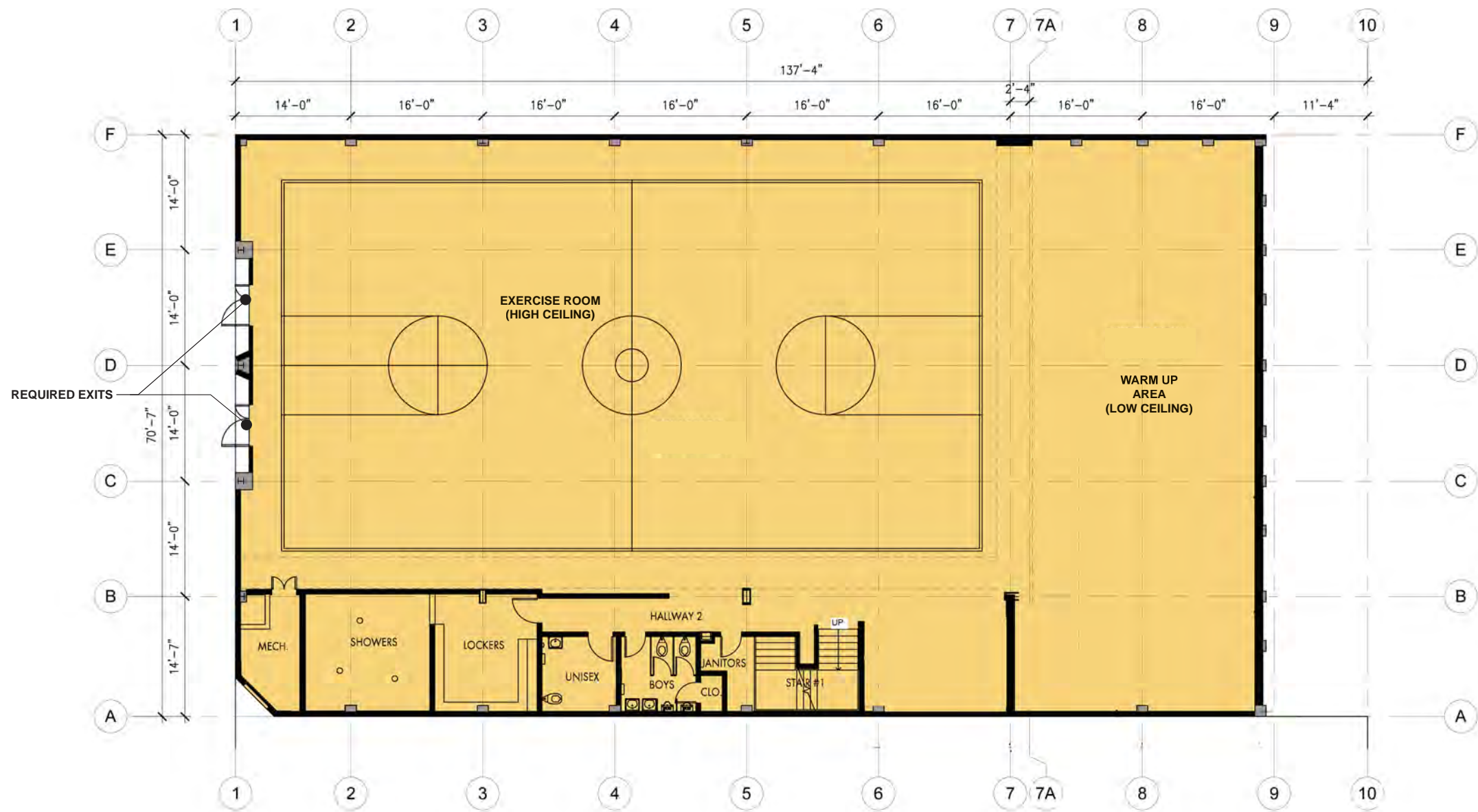
NORTH ELEVATION

- 1 Metal roof / siding
- 2 Elevator overrun
- 3 Rooftop mechanical unit
- 4 Rooftop cistern for toilet use
- 5 Skylight
- 6 Cementitious panel / finish with P1 color
- 7 Cementitious panel / finish with P2 color
- 8 Anodized aluminum operable and fixed window
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- 25 Painted plywood
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- 27 Painted garage door to match P1 finish



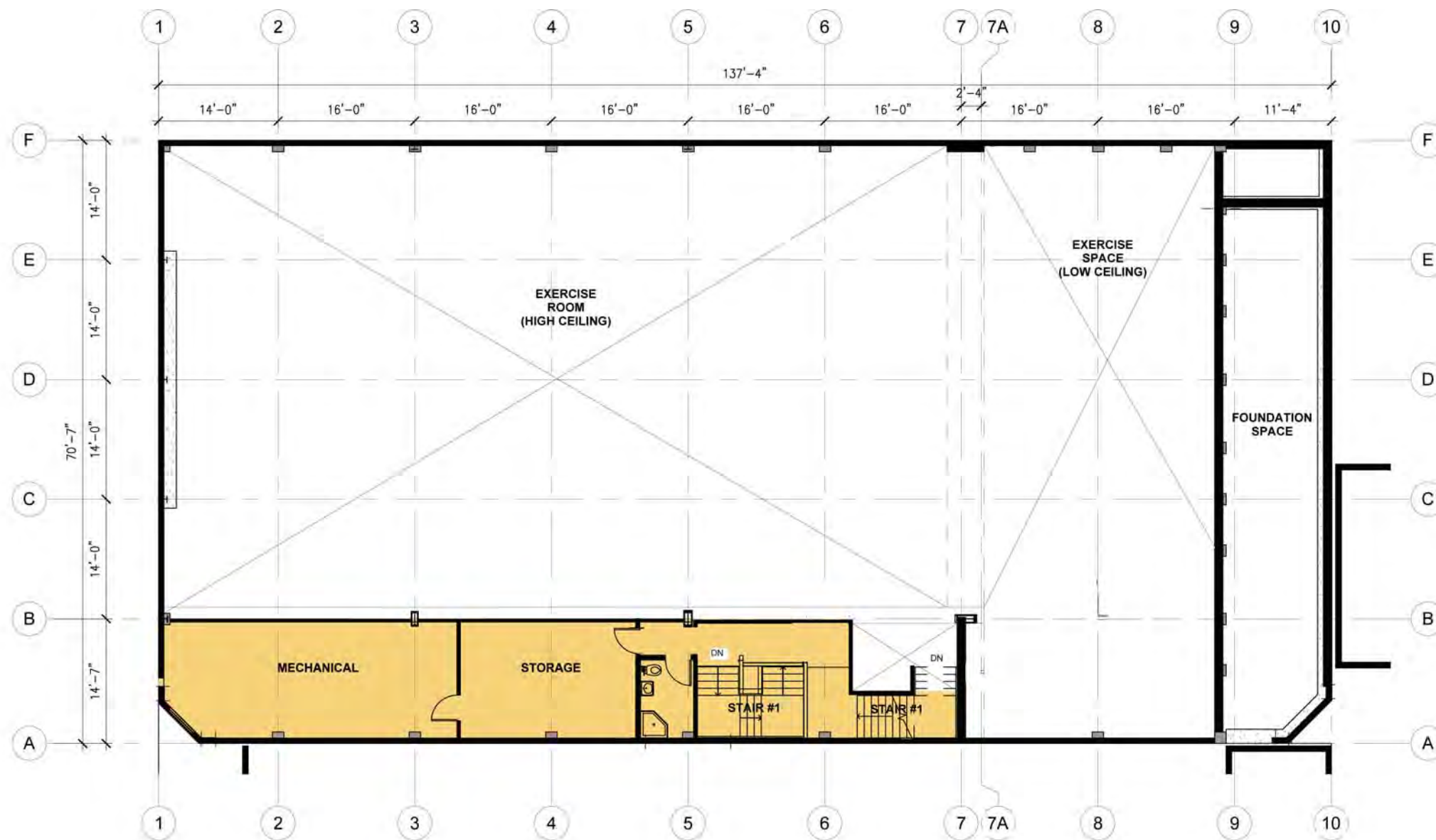
EAST ELEVATION - BRANT ALLEY

0 8 16ft

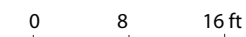


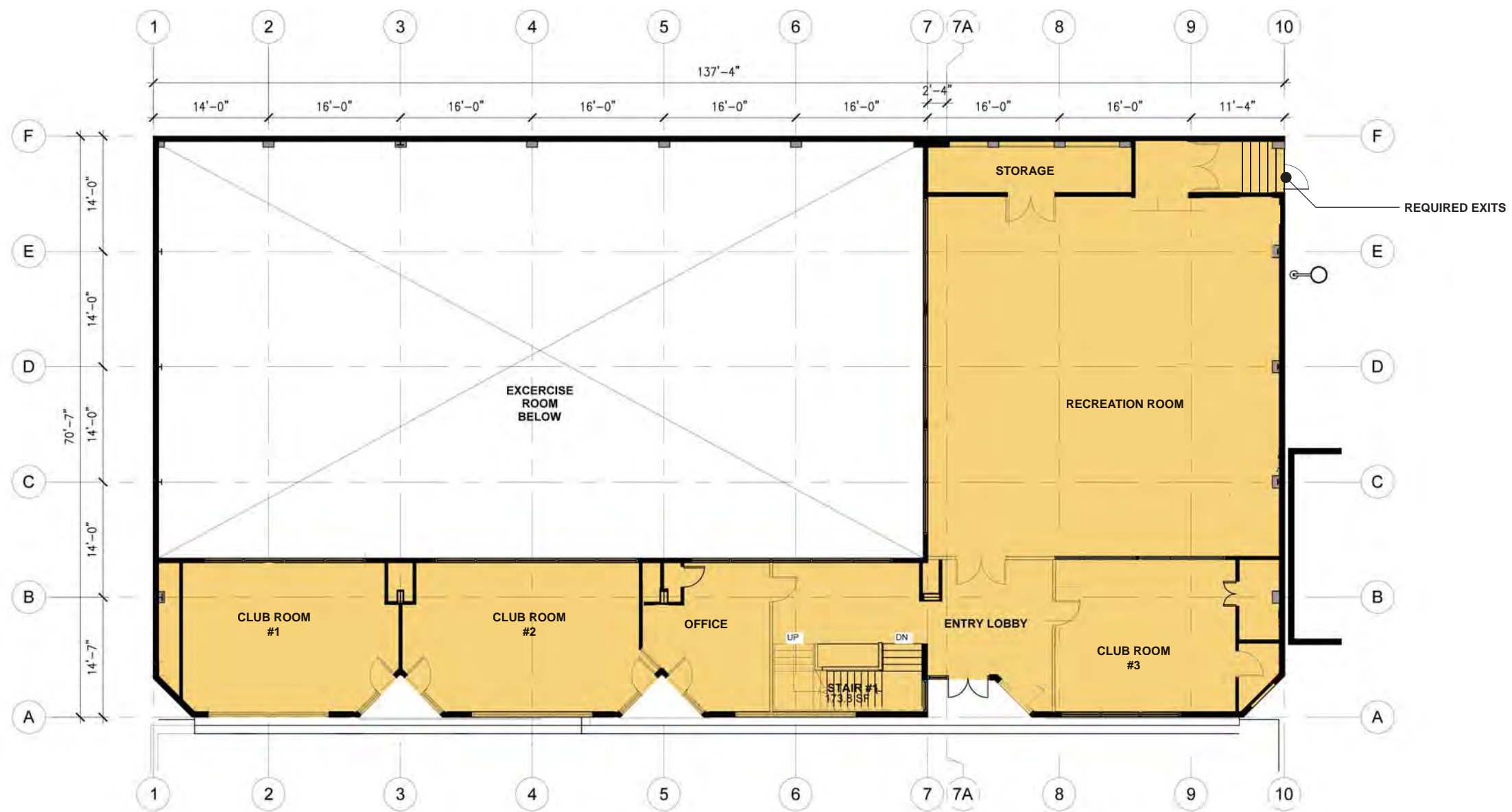
GROSS AREA : 8,753 SF

0 8 16 ft



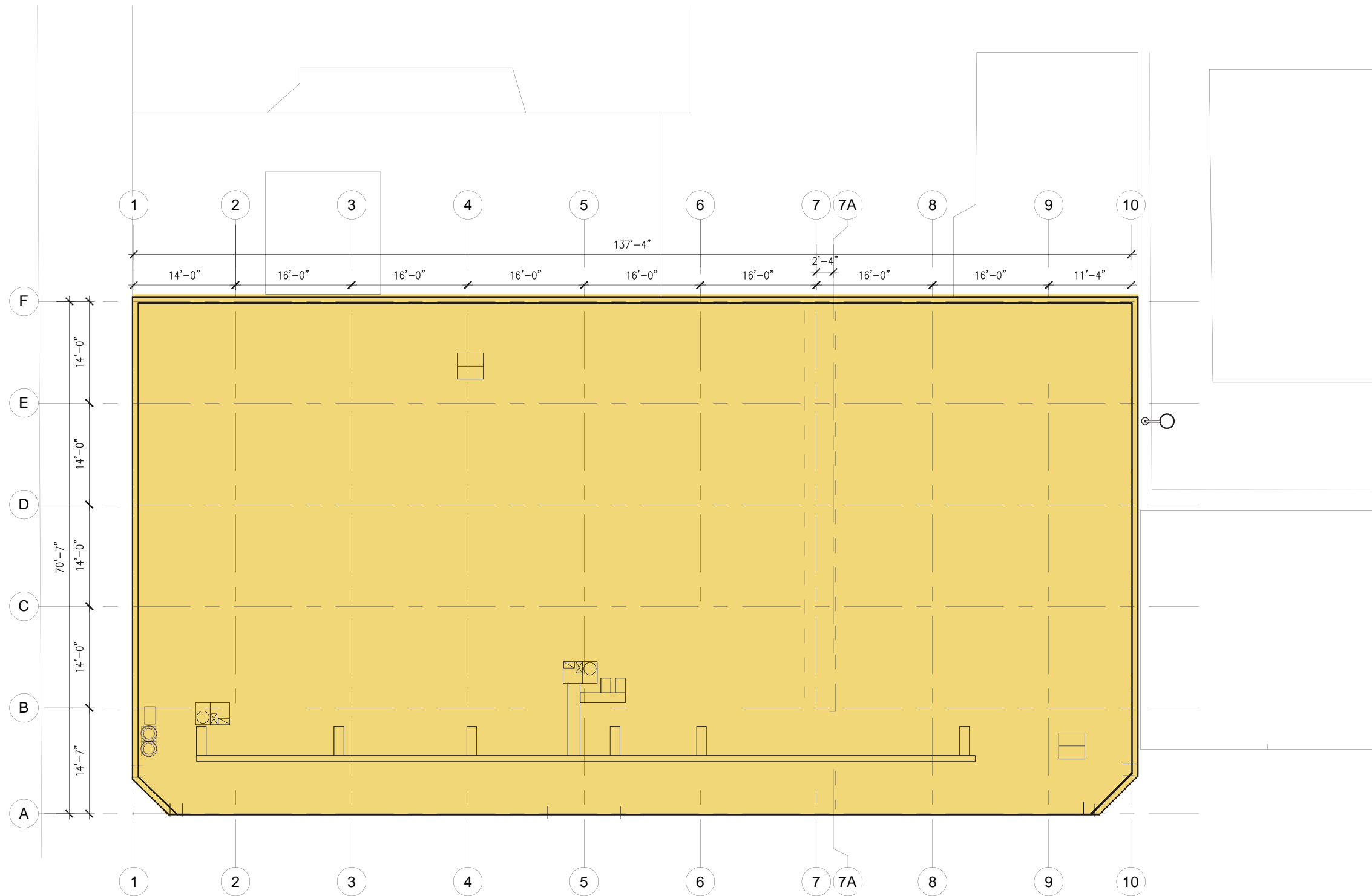
GROSS AREA : 1,139 SF



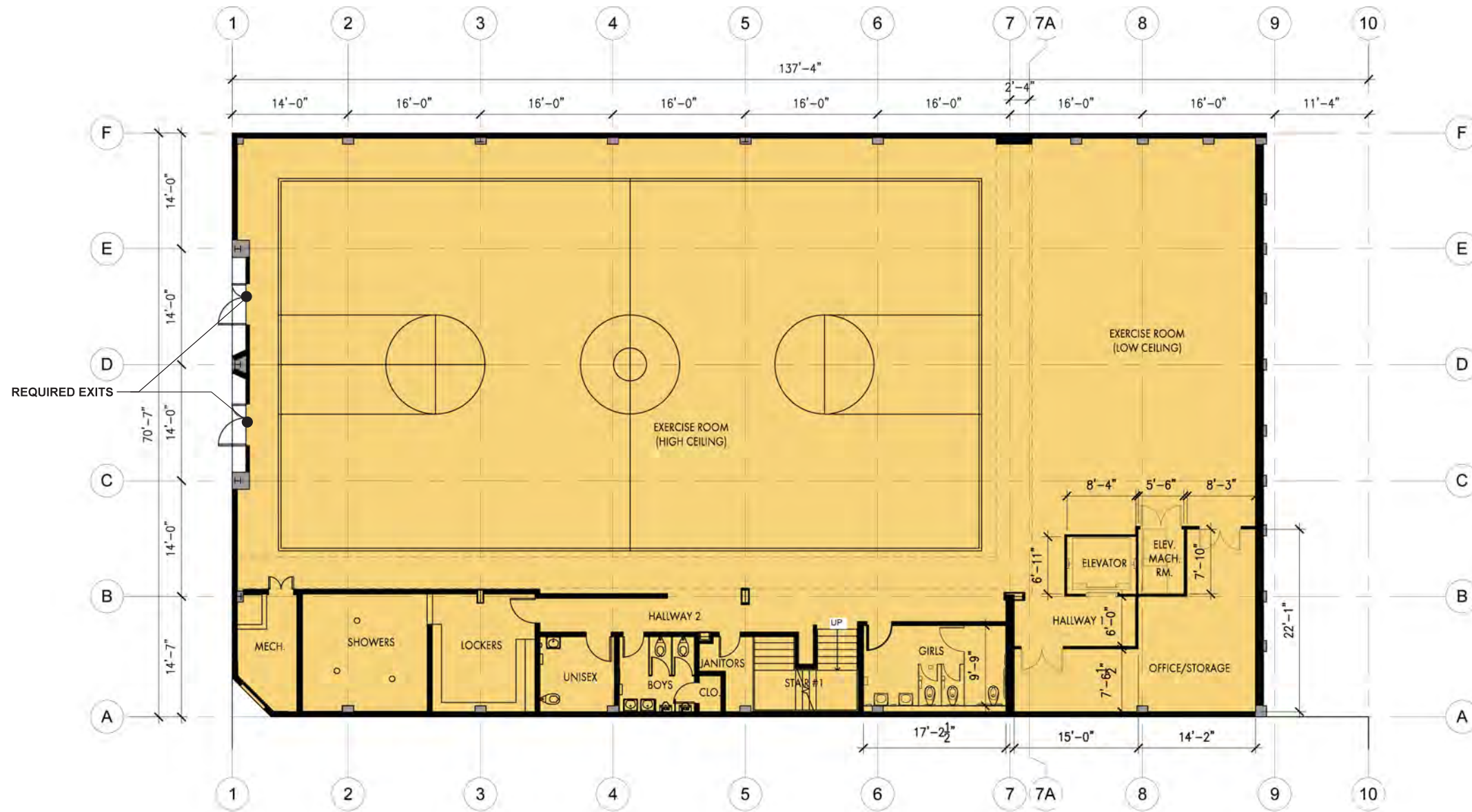


GROSS AREA : 4,612 SF

0 8 16 ft

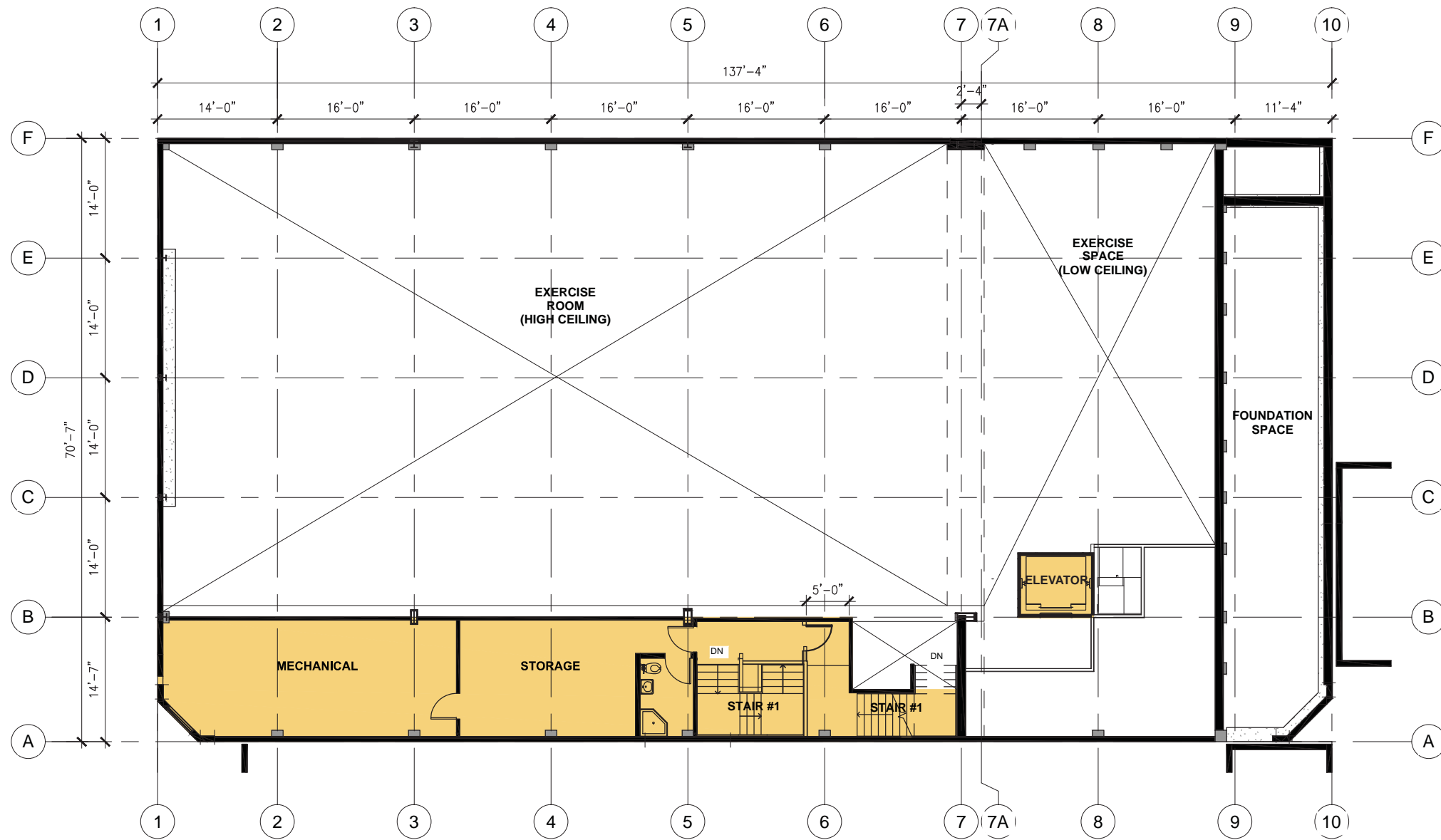


0 8 16 ft



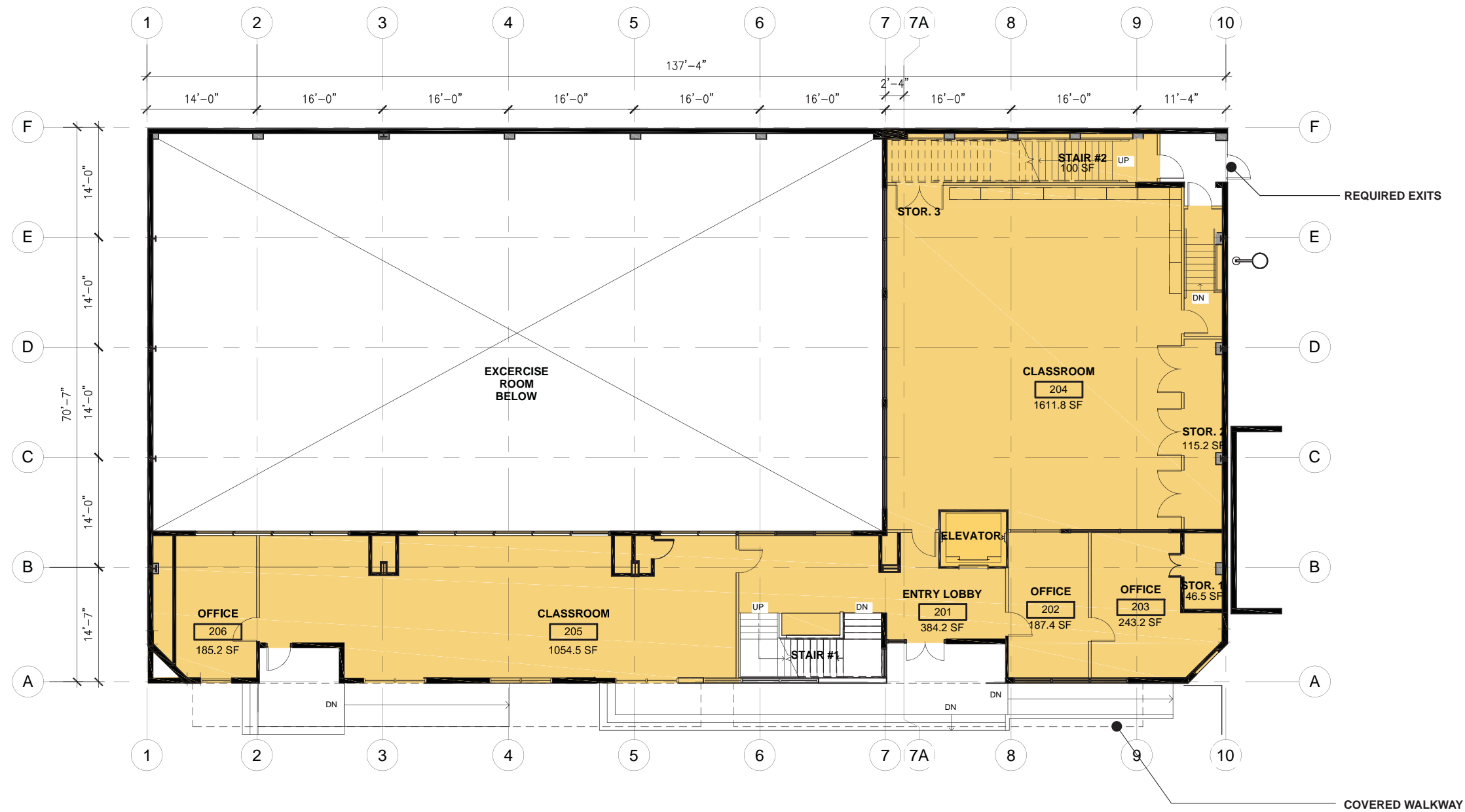
GROSS AREA : 8,766 SF





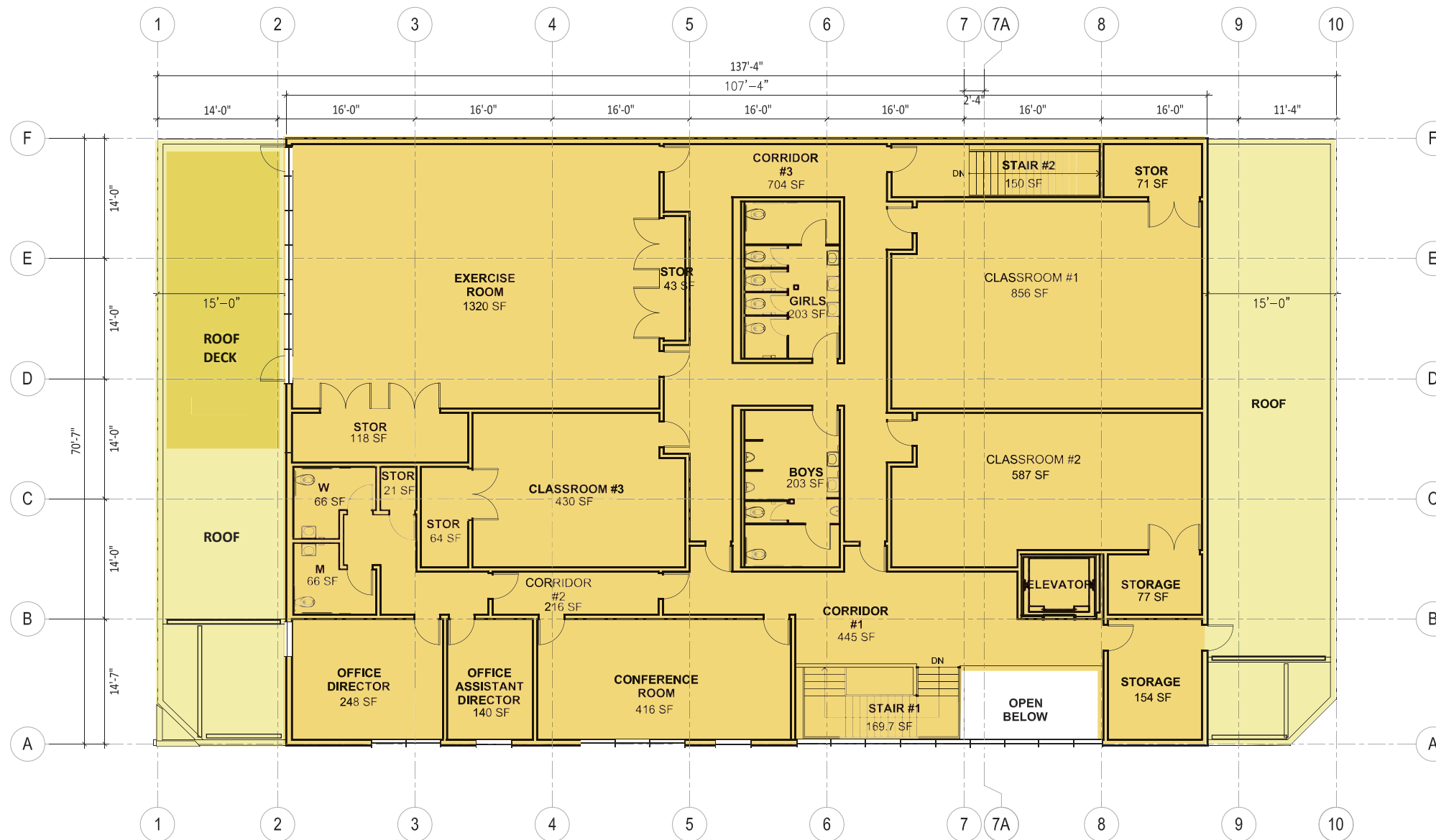
GROSS AREA : 1,206 SF

0 8 16 ft

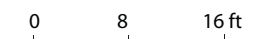


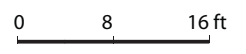
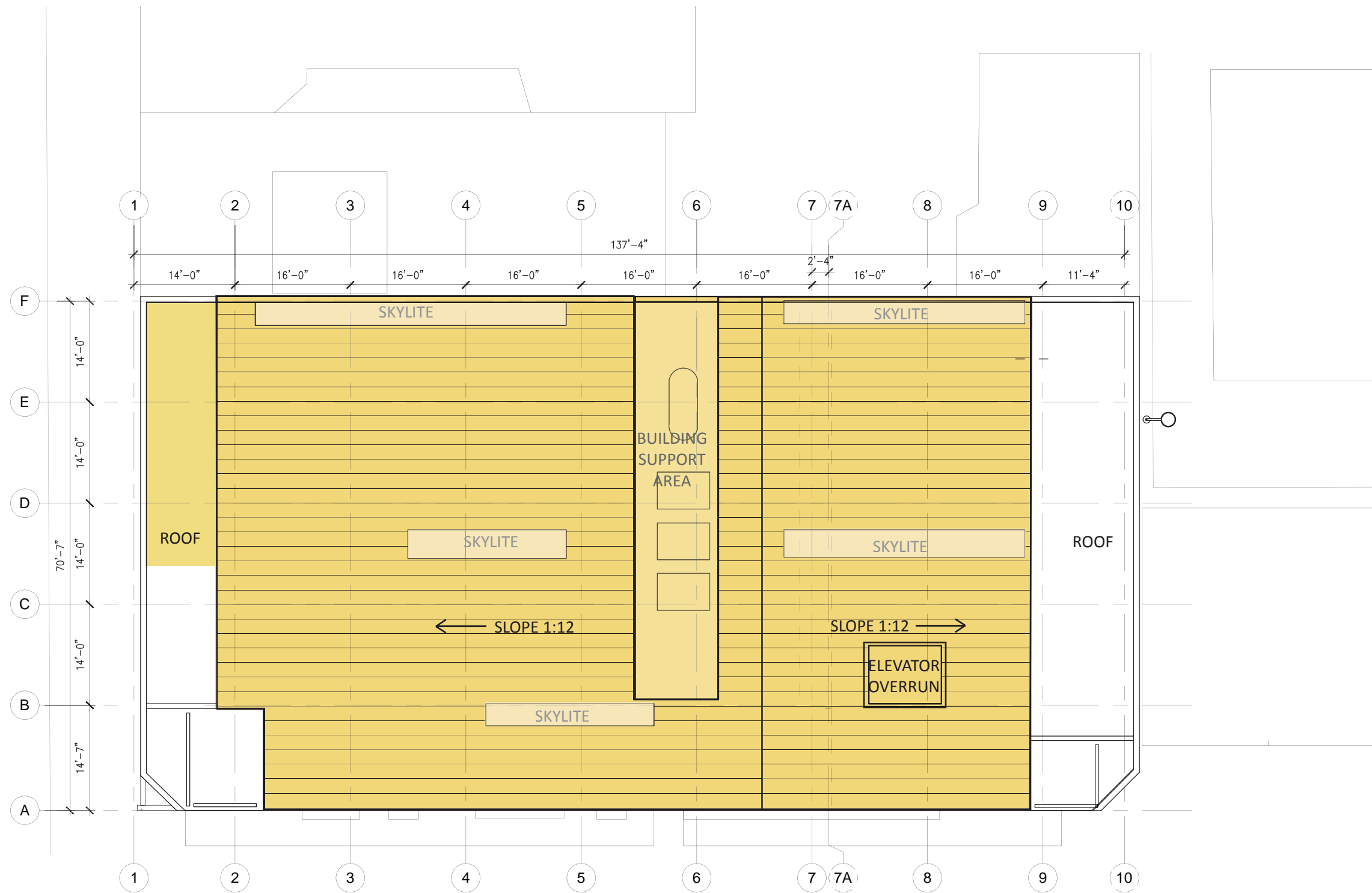
GROSS AREA : 4,500 SF

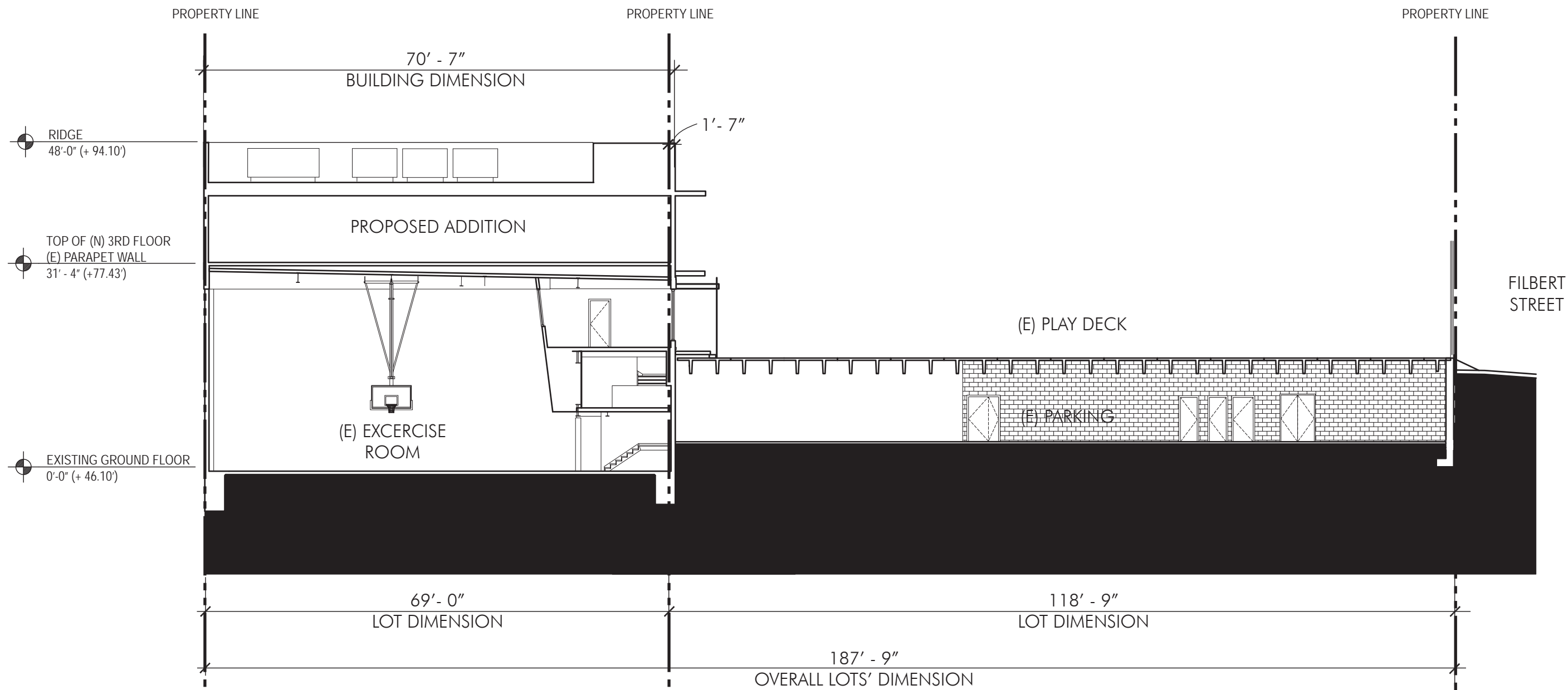
0 8 16 ft

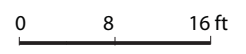
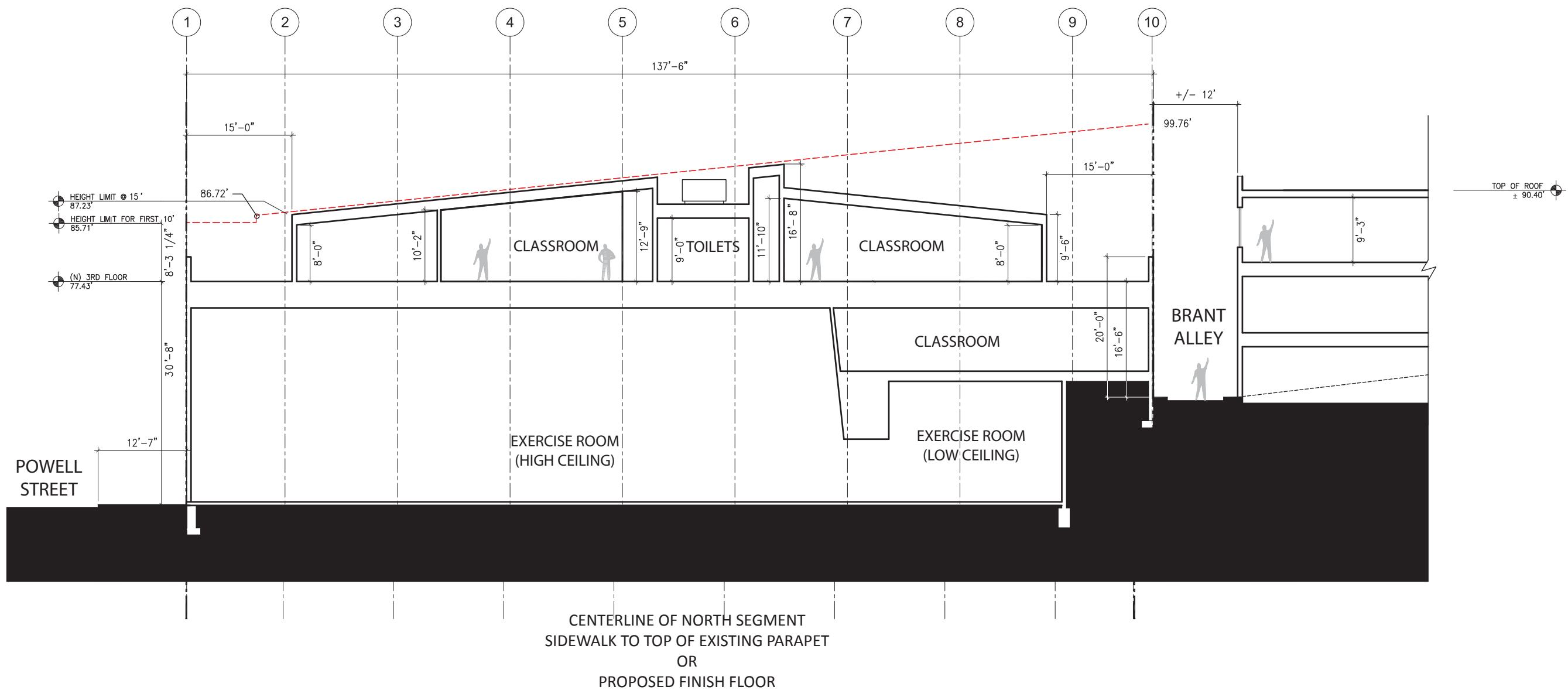


GROSS AREA : 7,418 SF











1



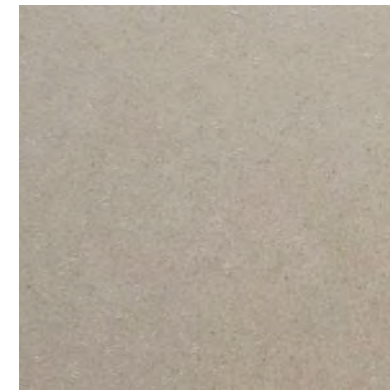
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3



4



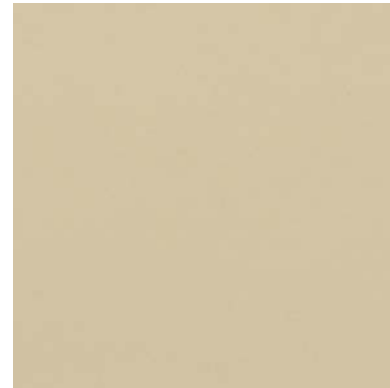
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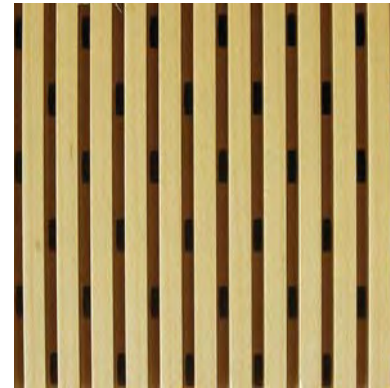
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7

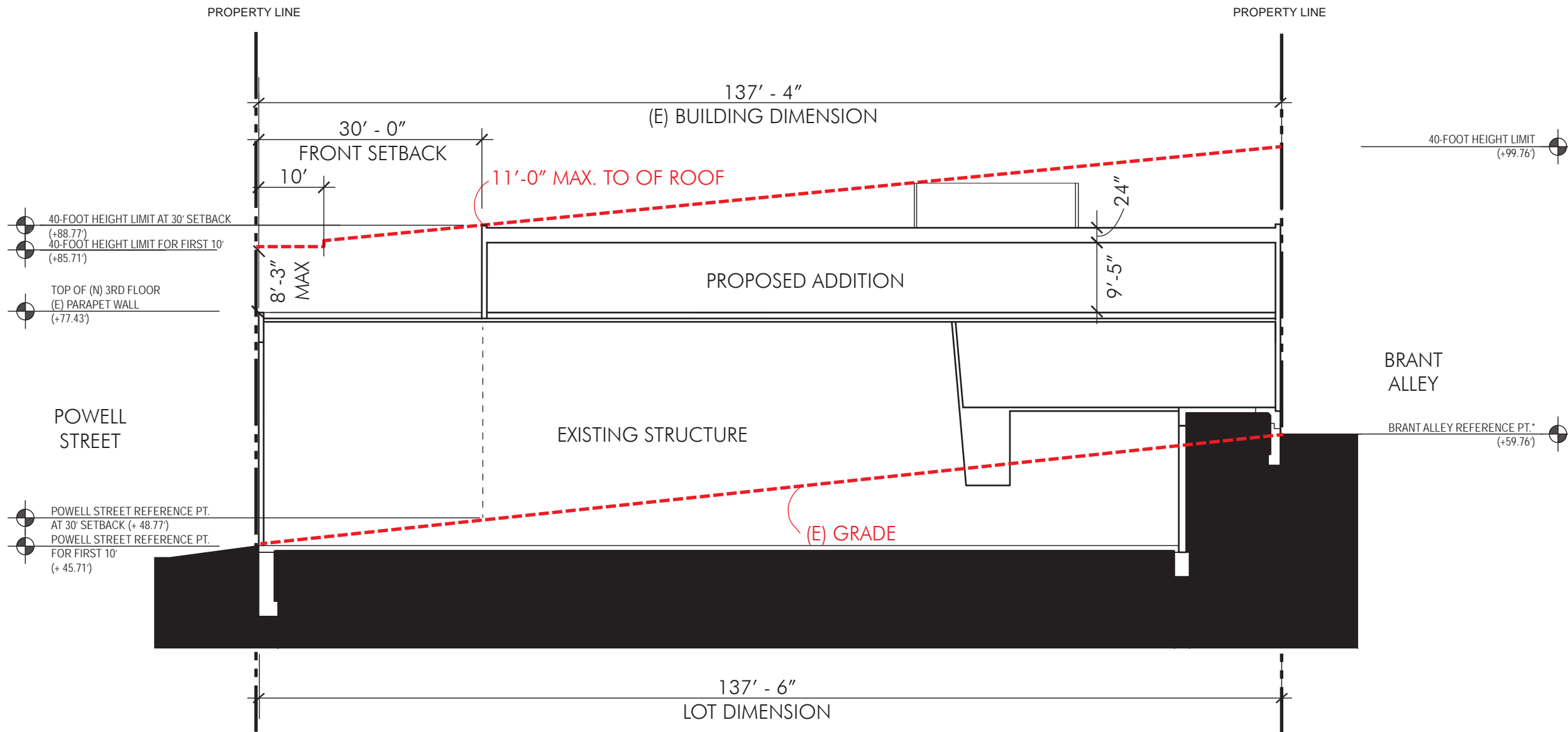


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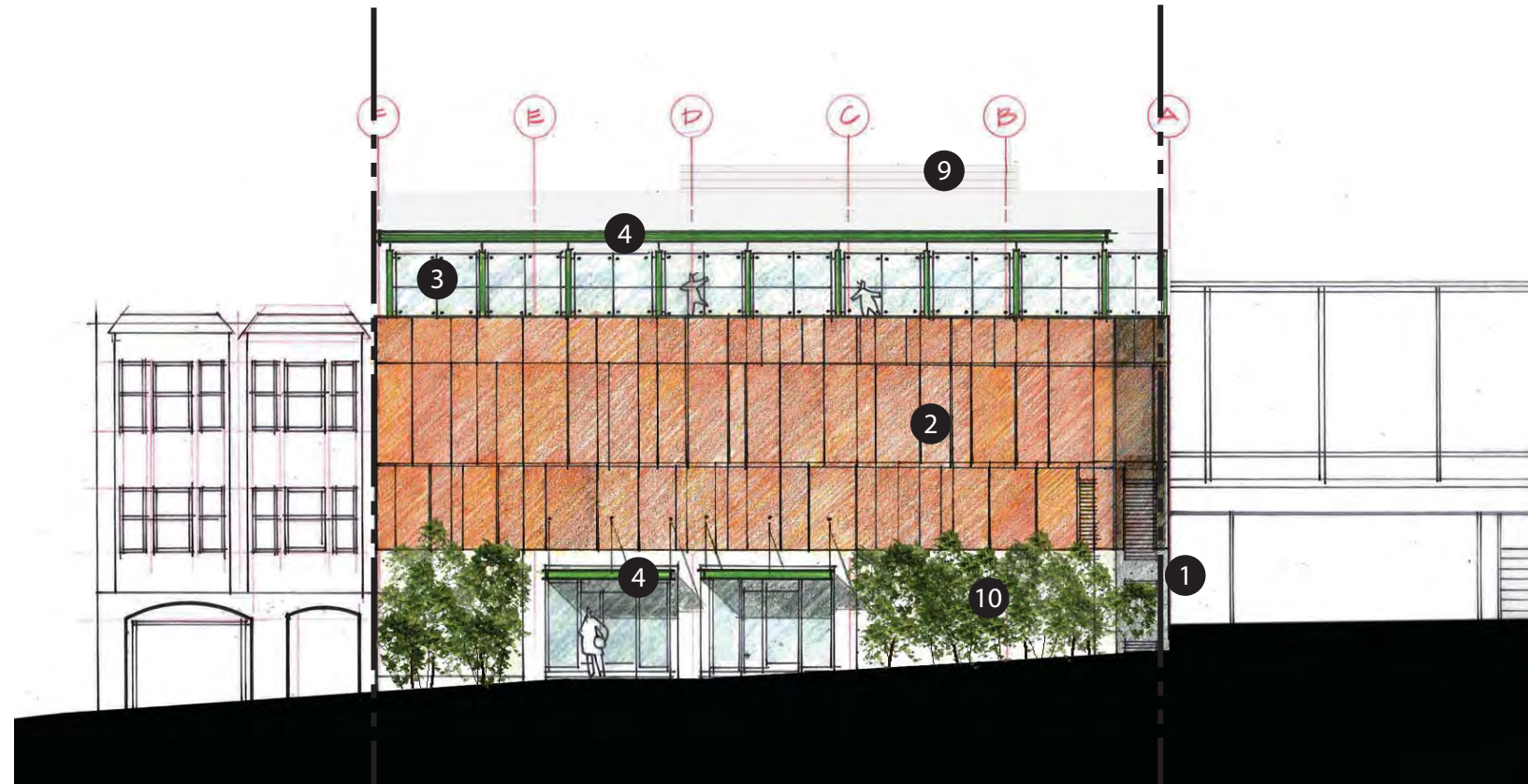


9

- 1 Aluminum anodized window / door
- 2 GreenScreen system / vegetated wall
- 3 Metal roof with standing seam
- 4 Cementitious panel / finish (P1)
- 5 Cementitious panel / finish (P2)
- 6 Profiled glass
- 7 Painted metal for conice, entry frame, railing, signage, facade graphic, and covered walkway
- 8 Painted stucco finish for low wall
- 9 Infill panel finish



0 8 16 ft



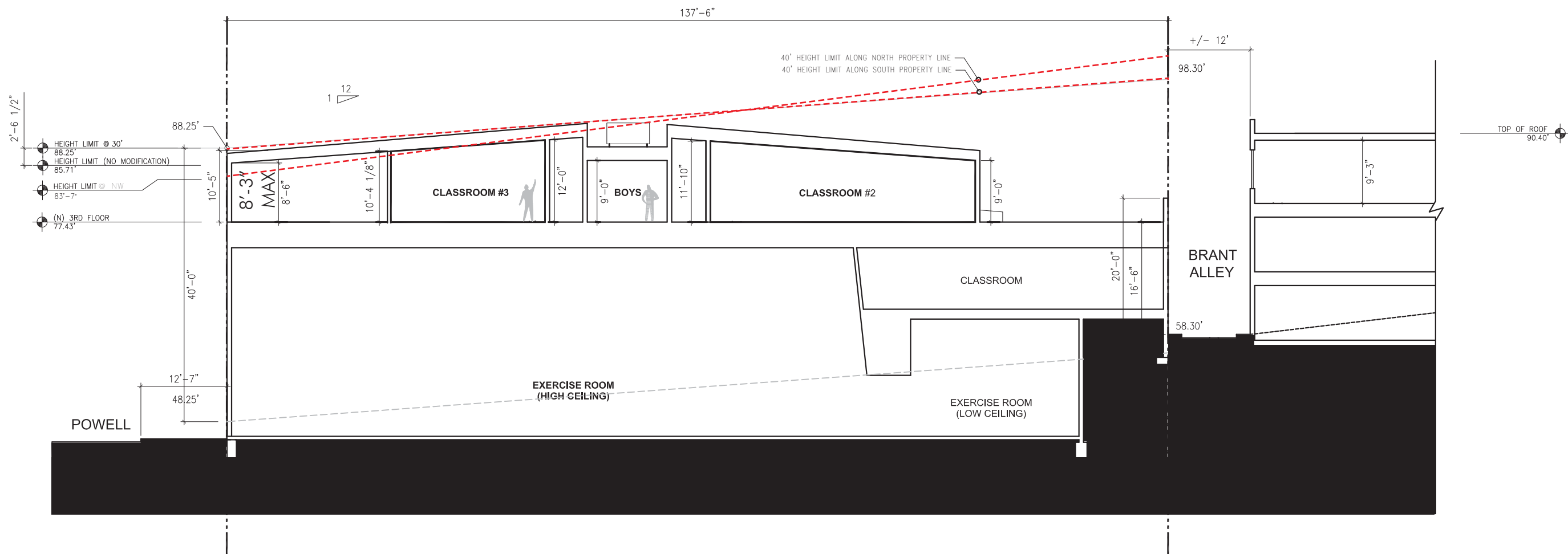
WEST ELEVATION

- 1 Existing exposed concrete
- 2 Resin panel
- 3 Safety screen
- 4 Sun screen
- 5 Cement plaster (stucco)
- 6 Louver
- 7 Seating
- 8 Ramp
- 9 Roof screen
- 10 Vines



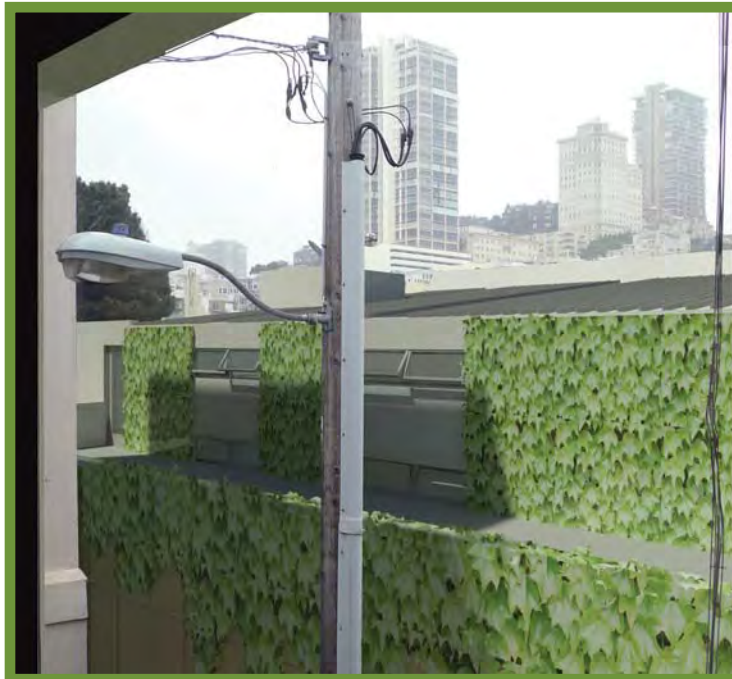
SOUTH ELEVATION

0 8 16 ft



USING SOUTHWEST PROPERTY CORNER AS A REFERENCE POINT FOR HEIGHT CALCULATION WITH MINOR DEVIATION FROM STANDARD MEASUREMENT NEEDED

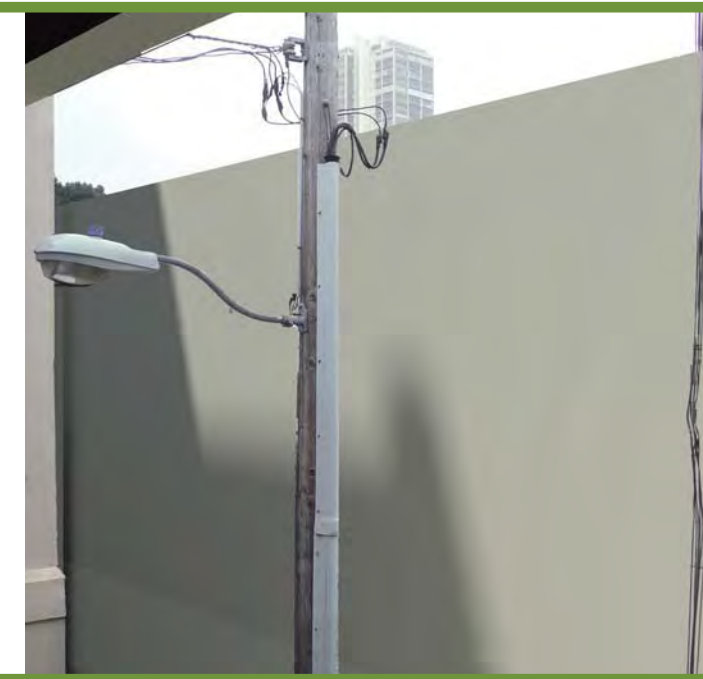
0 8 16 ft



VIEW LOOKING SOUTHWEST WITH 15-FOOT REAR SETBACK



EXISTING VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTHWEST WITH 0-FOOT REAR SETBACK

View 1



VIEW LOOKING WEST WITH 15-FOOT REAR SETBACK



EXISTING VIEW LOOKING WEST



VIEW LOOKING WEST WITH 0-FOOT REAR SETBACK

View 2

NOON

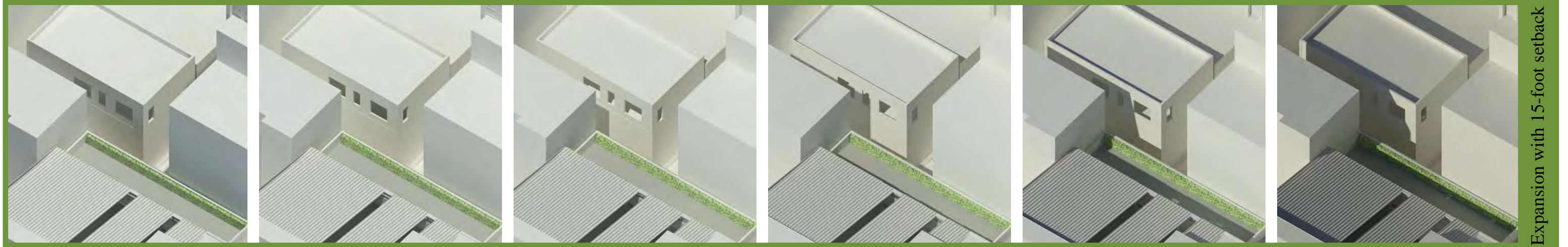
1:00PM

2:00PM

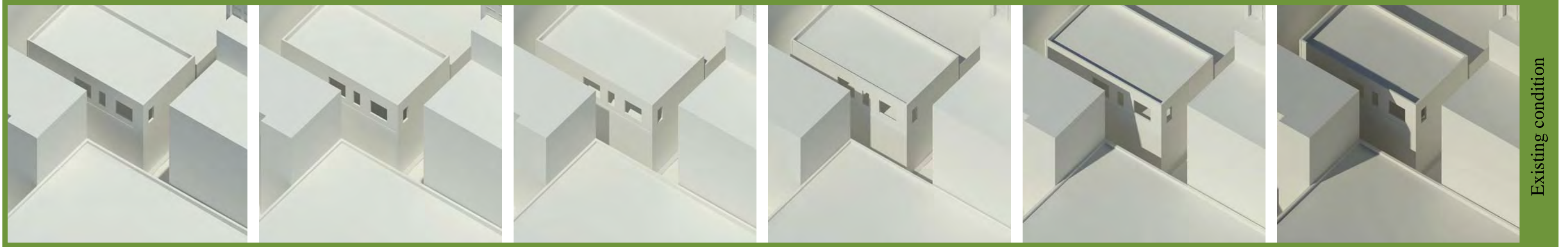
3:00PM

4:00PM

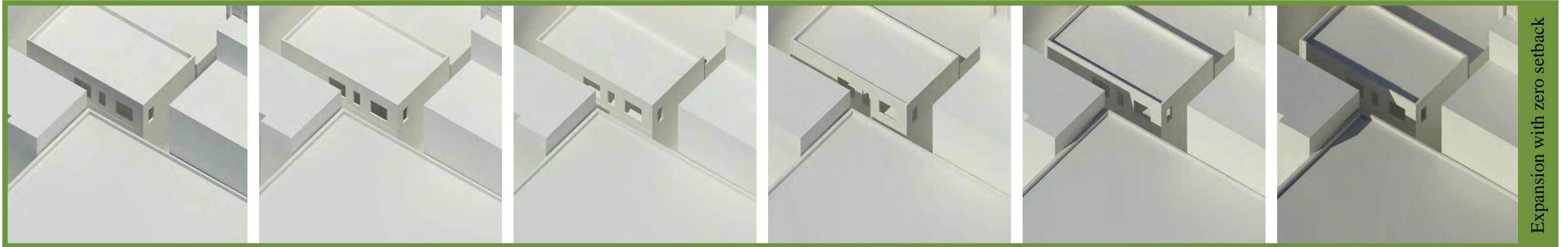
5:00PM



Expansion with 15-foot setback



Existing condition



Expansion with zero setback

NOON

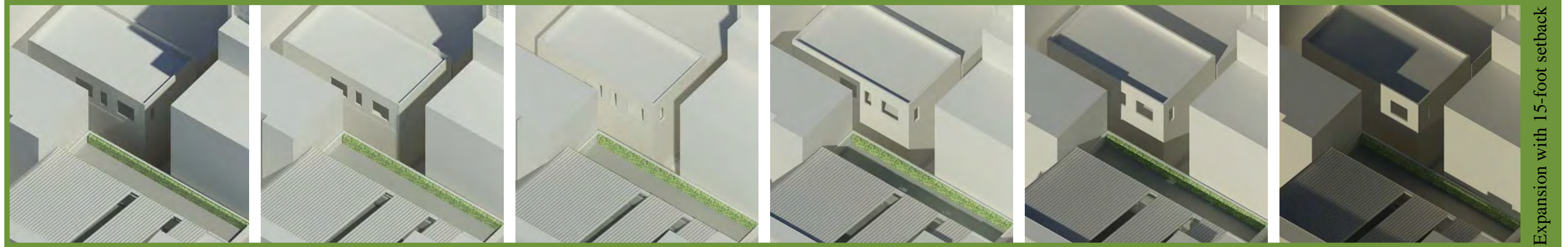
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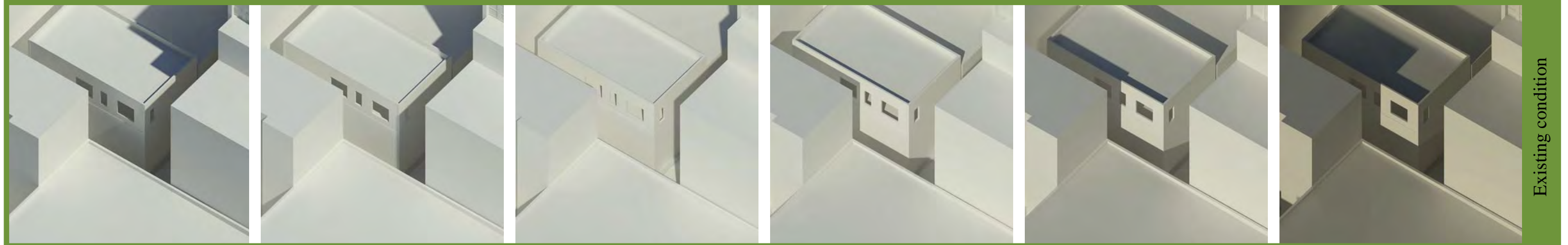
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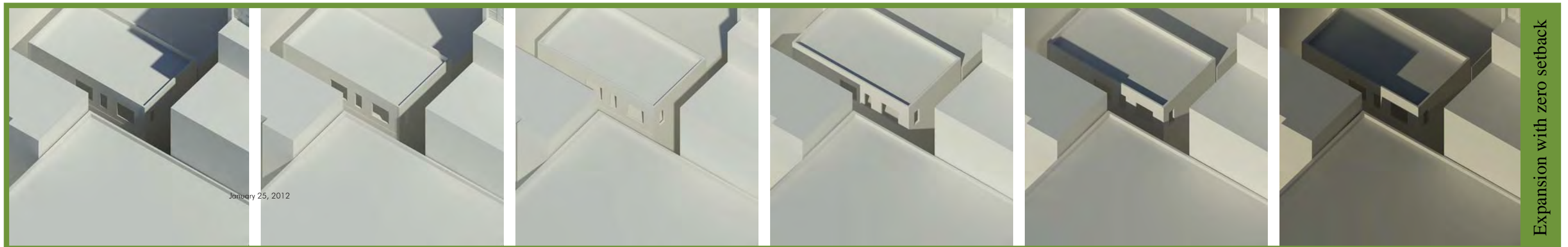
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Expansion with 15-foot setback



Existing condition



Expansion with zero setback

January 25, 2012

NOON

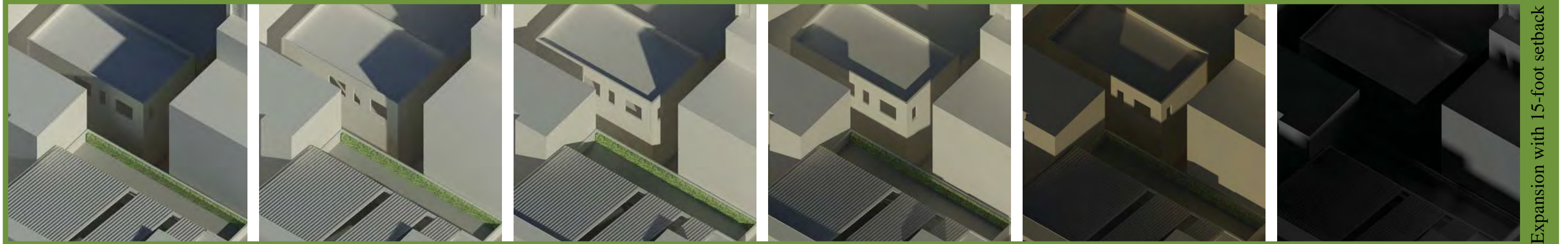
1:00PM

2:00PM

3:00PM

4:00PM

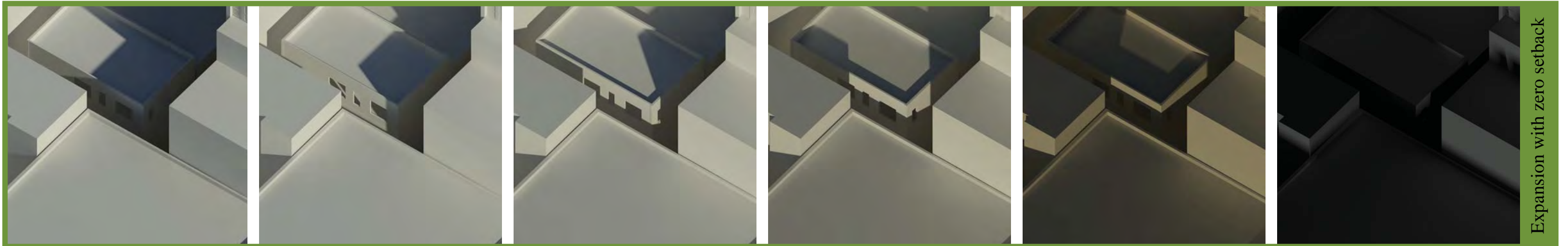
5:00PM



Expansion with 15-foot setback



Existing condition



Expansion with zero setback



EXISTING BRANT ALLEY ELEVATION



PROPOSED BRANT ALLEY ELEVATION