SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Conditional Use

HEARING DATE: DECEMBER 12, 2013

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	December 5, 2013
Case No.:	**2011.1385CEV**
Project Address:	**651 Dolores Street**
Zoning:	RH-3 (Residential, House, Three-Family) District 40-X Height and Bulk District
Block/Lot:	3598/028
Project Sponsor:	Siamak Akhavan c/o The Light House Development, LLC P.O. Box 411161 San Francisco, CA 94141
Staff Contact:	Michael Smith – (415) 558-6322 michael.e.smith@sfgov.org
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The proposal is to convert a vacant church into four residential units requiring conditional use authorization pursuant to Section 209.1(h) to construct dwellings at a density ratio up to one dwelling unit for each 1,000 square feet of lot area. Three of the residential units would occupy the first floor, mezzanine, and portion of the basement. The fourth unit would occupy the space within the dome. The surface parking area located to the south of the building would be converted into a landscaped garden and the parking relocated to the basement of the building necessitating a new garage entrance at the Cumberland Street elevation. Other proposed exterior alterations include eight new skylights above the west vestibule, a new 251 square-foot roof deck with 42" high glass guardrail, replacement of all window glazing with energy efficient glazing, a new entrance door on the southeast side of the drum, and the construction of a new stair/elevator penthouse at the southeast corner of the roof which is subject to a rear yard variance request.

The project also involves seismic improvements to an unreinforced masonry building (UMB). Interior alterations that are required to address seismic issues include a new steel, wood, and plywood bracing system that would close the open diaphragm in the ceiling and tie into the building's existing wood roof structure. The closure of the diaphragm would necessitate the moving of the decorative, suspended plaster ceiling above the nave which would be raised 7' and become a new partial ceiling for the proposed unit within the dome. Eight new steel brace frames would be installed at the edges of the nave and would transfer the weight of the dome down to the foundation. The rest of the seismic retrofit system would be achieved through plywood shear walls, anchor bolts, and other minor systems that would be largely invisible.

SITE DESCRIPTION AND PRESENT USE

651 Dolores Street is located on the southeast corner of the Dolores and Cumberland Streets directly east of Dolores Park in the Mission Dolores neighborhood. The subject building occupies a 14,820 square-foot, rectangular shaped lot that measures 114 feet in width, 130 feet in depth, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a two-and-a-half-story, brick and concrete church with a wood-frame drum and dome that was constructed in 1917 as the Second Church of Christ Scientist. The building was designed by William H. Crim in the Neoclassical style. The 21,400 square-foot church has been associated with the Christian Scientist religion since its construction. The property is subject to the City's 1991 Unreinforced Masonry Building (UMB) Ordinance, which requires unreinforced masonry buildings to be upgraded to meet current seismic codes by 2006. The building was not properly upgraded by the 2006 deadline and has since been yellow-tagged by the City. The building is currently vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

651 Dolores Street is located on southeast corner of Dolores and Cumberland Streets, across the street from Dolores Park. The immediate neighborhood is primarily residential with a few institutional uses and mixed-use buildings located on prominent corners along Dolores and Guerrero Streets. The neighborhood is characterized by three- and four-story, multi-unit, residential buildings.

ENVIRONMENTAL REVIEW

In order to evaluate the Project's impacts related to historical resources, the Planning Department prepared an Initial Study/Mitigated Negative Declaration. On September 11, 2013, the Draft Initial Study/Mitigated Negative Declaration (IS/MND) was published for public review and comment. The IS/MND was available for public comment until October 1, 2013. On December 12, 2013, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31") and adopted CEQA Findings for the project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 22, 2013	November 20, 2013	22 days
Posted Notice	20 days	November 22, 2013	November 20, 2013	22 days
Mailed Notice	10 days	December 2, 2013	November 21, 2013	21 days

Section 312 neighborhood notification was combined with the conditional use hearing notification.

PUBLIC COMMENT

To date, the Department has not received any communications from the public regarding this project.

ISSUES AND OTHER CONSIDERATIONS

- In response to the City's determination that the existing unreinforced building represents a seismic hazard to the public, in 2006 the former congregation proposed to demolish the existing building and develop the site with housing and a smaller church. The congregation was small and did not have the money to invest in seismically upgrading the building. The congregation abandoned the development project after it encountered tremendous neighborhood opposition and instead put the property up for sale.
- The Zoning Administrator must also grant a rear yard variance for the construction of the rooftop penthouse at the southeast corner of the roof.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization pursuant to Section 303 and 209.1(h) of the Planning Code to allow four dwelling units within a RH-3 District. The Zoning Administrator must also grant a rear yard variance for the construction of the rooftop penthouse at the southeast corner of the roof.

BASIS FOR RECOMMENDATION

- The project promotes the adaptive reuse of a building type that is difficult to adapt and reuse.
- The project would add four dwellings units to the City's housing stock on an underutilized site within an established residential neighborhood.
- The project would seismically retrofit an unreinforced masonry building that has been determined to be a seismic hazard.

RECOMMENDATION:	**Approval with Conditions**

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion and MMRP
- ☒ Environmental Determination (FMND)
- ☒ Zoning District Map
- ☐ Height & Bulk Map
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photos
- ☒ Project sponsor submittal

Drawings: Existing Conditions

- ☒ Check for legibility

Drawings: Proposed Project

- ☒ Check for legibility
- ☒ Context Photos
- ☒ Site Photos
- ☒ Aerial Photos
- ☒ Facilities Master Plan Timeline

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

Planner's Initials

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

Planning Commission Motion No. XXXXX

HEARING DATE: DECEMBER 12, 2013

Date:	December 5, 2013
Case No.:	**2011.1385CEV**
Project Address:	**651 Dolores Street**
Zoning:	RH-3 (Residential, House, Three-Family) District 40-X Height and Bulk District
Block/Lot:	3598/028
Project Sponsor:	Siamak Akhavan c/o The Light House Development, LLC P.O. Box 411161 San Francisco, CA 94141
Staff Contact:	Michael Smith – (415) 558-6322 michael.e.smith@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.1(h) AND 303 OF THE PLANNING CODE TO CONVERT A CHURCH INTO A RESIDENTIAL USE ALLOWING FOUR DWELLING UNITS ON A LOT THAT MEASURES APPROXIMATELY 14,820 SF WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 21, 2013, Siamak Akhavan, on behalf of The Light House Development, LLC (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 209.1(h) and 303 to convert a church into residential use allowing four dwelling units on a lot that measures approximately 14,820sf within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

On September 11, 2013, Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was prepared and published for public review; and

The Draft IS/MND was available for public comment until October 1, 2013; and

On December 12, 2013, the Planning Department/Planning Commission reviewed and considered the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"): and

The Planning Department/Planning Commission found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, [and that the summary of comments and responses contained no significant revisions to the Draft IS/MND,] and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Jonas Ionin, is the custodian of records, located in the File for Case No. 2011.1385CEV, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

On December 12, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.1385CEV.

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. 2011.1385CEV, 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.** 651 Dolores Street is located on the southeast corner of the Dolores and Cumberland Streets directly east of Dolores Park in the Mission Dolores neighborhood. The subject building occupies a 14,820 square-foot, rectangular shaped lot that

measures 114 feet in width, 130 feet in depth, and is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a two-and-a-half-story, brick and concrete church with a wood-frame drum and dome that was constructed in 1917 as the Second Church of Christ Scientist. The building was designed by William H. Crim in the Neoclassical style. The 21,400 square-foot church has been associated with the Christian Scientist religion since its construction. The property is subject to the City's 1991 Unreinforced Masonry Building (UMB) Ordinance, which requires unreinforced masonry buildings to be upgraded to meet current seismic codes by 2006. The building was not properly upgraded by the 2006 deadline and has since been yellow-tagged by the City. The building is currently vacant.

3. **Surrounding Properties and Neighborhood.** 651 Dolores Street is located on southeast corner of Dolores and Cumberland Streets, across the street from Dolores Park. The immediate neighborhood is primarily residential with a few institutional uses and mixed-use buildings located on prominent corners along Dolores and Guerrero Streets. The neighborhood is characterized by three- and four-story, multi-unit, residential.

4. **Project Description.** The proposal is to convert the vacant church into four residential units requiring conditional use authorization pursuant to Section 209.1(h) to construct dwellings at a density ratio up to one dwelling unit for each 1,000 square feet of lot area. Three of the residential units would occupy the first floor, mezzanine, and portion of the basement. The fourth unit would occupy the space within the dome. The surface parking area located to the south of the building would be converted into a landscaped garden and the parking (four spaces) relocated to the basement of the building necessitating a new garage entrance at the Cumberland Street elevation. Other proposed exterior alterations include eight new skylights above the west vestibule, a new 251 square-foot roof deck with 42" high glass guardrail, replacement of all window glazing with energy efficient glazing, a new entrance door on the southeast side of the drum, and the construction of a new stair/elevator penthouse at the southeast corner of the roof which is subject to a rear yard variance request.

   The project also involves seismic improvements to an unreinforced masonry building (UMB). Interior alterations that are required to address seismic issues include a new steel, wood, and plywood bracing system that would close the open diaphragm in the ceiling and tie into the building's existing wood roof structure. The closure of the diaphragm would necessitate the moving of the decorative, suspended plaster ceiling above the nave which would be raised 7' and become a new partial ceiling for the proposed unit within the dome. Eight new steel brace frames would be installed at the edges of the nave and would transfer the weight of the dome down to the foundation. The rest of the seismic retrofit system would be achieved through plywood shear walls, anchor bolts, and other minor systems that would be largely invisible.

5. **CEQA Findings.** The Planning Commission has independently reviewed 5. and considered the FMND prepared for the Project and hereby adopts the following findings:

A. In reviewing the FMND, the Planning Commission has had available for its review and consideration all information pertaining to the Project in the Planning Department's case file.

B. The Planning Commission finds that, except with respect to historical resources, the Project would not result in any new significant environmental effects peculiar to the Project, any off-site or cumulative impacts, or effects of greater severity than were already analyzed.

C. With respect to Historical resources, the Planning Commission finds that, with the implementation of the mitigation measures set forth in the MMRP ("Exhibit C") all potential environmental effects of the Project would be reduced to less than significant levels.

D. The Planning Commission finds that the contents of the FMND and the procedures through which they were prepared, issued, publicized and reviewed comply with CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

E. The Planning Commission finds that the FMND is adequate, accurate and objective and reflects the independent analysis and judgment of the Department of City Planning and Planning Commission.

F. The mitigation measures listed in the MMRP ("Exhibit C") were identified in the FMND as reducing or eliminating potential environmental impacts of the proposed project. The Planning Commission hereby adopts the MMRP, including all of the mitigation measures identified in Exhibit C.

G. The Planning Commission finds that the proposed project could not have a significant effect on the environment, as shown in the analysis of the FMND.

6. **Public Comment**. The Department has not received any support or opposition to this project.

7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Rear Yard Requirement in the RH-3 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 45 percent of the total depth of a lot in which it is situated. The rear yard requirement may be reduced to the average between the depths of the rear building walls of the two adjacent buildings but in no case can it be reduced to less than 25 percent.

The subject property is required to maintain a rear yard of approximately 51'-4" (45% of lot depth). The existing church is noncomplying and encroaches into the required rear yard by approximately 17'-0", extending to within approximately 34'-4" of the rear property line. The project includes the construction of a rooftop penthouse at the southeast corner of the roof which requires a rear yard variance because this portion of the building encroaches into the required rear yard. A variance has been filed for the penthouse, and the variance request will be heard by the Zoning Administrator following the Planning Commission's deliberations.

B. **Usable Open Space.** Planning Code Section 135 requires 100 sf of private usable open space for each dwelling unit in the RH-3 Zoning District, and 1.33 times as much usable open space when commonly accessible.

The project will result in every dwelling unit having access to a Code-complying quantity of common usable open space which will be located at grade level within the proposed yard on the south side of the building.

C. **Street Trees.** Planning Code Section 138.1 specifies the street tree requirements of this Section to be met with the addition of a new dwelling unit.

The existing property has 244' of combined frontage on two streets and ten existing street trees. Twelve street trees are required; therefore, two new street trees will be planted to comply with this Section of the Code.

D. **Exposure.** Planning Code Section 140 requires each dwelling unit to face an open area. The open area must either be a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code; or an open area that is unobstructed and no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

The four proposed dwelling units face either a qualifying public right-of-way, or an open area that complies with certain dimensional requirements referenced above.

E. **Parking.** Planning Code Section 151 requires one off-street parking space for each dwelling unit in the RH-3 Zoning District.

The proposed Project would create four dwelling units and four off-street parking spaces which would be located within the basement and accessed from Cumberland Street.

F. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space when a building contains at least four dwelling units.

The project will result in four dwelling units, which requires four Class 1 bicycle parking spaces and one Class 2 bicycle parking space. The Project Sponsor will provide the required Class 1 bicycle parking spaces within the basement parking area and a Class 2 bicycle parking space will be provided within the sidewalk.

G. **Density.** Planning Code Section 209.1(e) allows three dwelling units as of right in the RH-3 District, and Section 209.1(h) allows a dwelling unit density of one unit per 1,000 sf of lot area, with a Conditional Use authorization, in the RH-3 District.

The subject property measures approximately 114' by 130' for an overall lot area of approximately 14,820 sf. The Property currently contains no dwelling units, but is permitted, with a Conditional Use authorization, to contain up to 15 dwelling units. The Project Sponsor is seeking Conditional Use authorization to allow four dwelling units on the subject property.

H. **Height.** The Subject Property is limited to a 40-X Height and Bulk District. Mechanical and stair penthouses are permitted to extend 10 feet over the height limit.

The subject property currently exceeds the height limit, in that it measures 72'-0" to the top of the domed roof, measured from the building's centerline along Dolores Street. The flat portion of the roof measures approximately 33' in height above the curb along Dolores Street. The project includes new floor levels below the 40'-0" height limit, and are thus a permitted. The Project also includes a new stair penthouse that would measure 42' in height above the Dolores Street curb.

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

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

The Project would retain the existing buildings on the site and its present configuration. The addition of dwelling units within an existing underutilized building is necessary and desirable as it adds to the City's housing stock with minimal adverse effects on the surrounding neighborhood.

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

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

The siting, height and bulk of the existing building would remain substantially unaltered, other than the addition of a new rooftop stair penthouse. All proposed alterations to the building would be in keeping with the surrounding neighborhood and the historic character of the building itself.

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

The Project would provide off-street parking for four vehicles. The traffic that would be generated by the Project would be negligible to the surrounding neighborhood.

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

The project would not emit noxious or offensive emissions such noise, glare, dust or odor.

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

The existing off-street parking is located within the open space on the south side of the building which is not preferable from an urban design perspective. The proposed off-street parking would be located within the existing basement with garage access from Cumberland Street. The proposed parking is preferable because it screens the parking from view and creates a landscaped yard at the pedestrian level. No additional lighting is proposed for the site as part of this project.

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

The project complies with all relevant requirements and standards of the Planning Code, other than Planning Code Sections 134 and 188, and is consistent with the Objectives and Policies of the General Plan as detailed below. The project Sponsor is seeking a variance from the rear yard (134) Section of the Planning Code, which will be heard separately by the Zoning Administrator.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1
Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.6
Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Policy 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The proposed development will result in four additional dwelling units within an existing building envelope. The Property is in close proximity to several public transit lines, and new tenants can easily rely on walking and bicycling for the majority of daily trips.

OBJECTIVE 4:
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1
Develop new housing, and encourage the remodeling of existing housing, for families with children.

The project will enable the construction of new housing through the remodel of an existing building, providing four new family-sized dwelling units.

OBJECTIVE 11:
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1
Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2
Ensure implementation of accepted design standards in project approvals.

Policy 11.3
Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4
Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.5
Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The project will accommodate growth within an existing residential neighborhood in a manner that protects neighborhood character. This project enables incremental housing growth that conforms to the permissible density of the RH-3 Zoning District.

OBJECTIVE 12:
BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

The project creates new family sized dwelling units with a minimal amount of off-street parking. The Project location encourages occupants of the new dwelling units to rely on transit use and environmentally sustainable patterns of movement.

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

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

The project would not adversely affect neighborhood-serving retail uses since the existing building does not contain a retail use. The addition of four new households within an established residential neighborhood allows for new customers of neighborhood-serving retail uses.

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 will conserve and protect an underutilized, historic structure, thus preserving the cultural and economic diversity of the neighborhood. The building is currently vacant and has been determined to be a seismic hazard to the public. The creation of four dwelling units will positively contribute to the cultural and economic diversity of the surrounding neighborhood.

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

The Project would not affect the City's existing supply of affordable housing.

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

The addition of four households is not expected to overburden the street or availability of neighborhood parking, nor is it expected to impede MUNI transit service, which is located a few blocks away.

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 achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will increase the City's ability to withstand an earthquake and to protect against injury and loss of life in an earthquake by seismically upgrading an unreinforced masonry building that has been red-tagged by the City as a seismic hazard.

G. That landmarks and historic buildings be preserved.

The Project would preserve and adaptively reuse a building that has been determined to be a historic resource.

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

The project will have no negative affect on Dolores Park which is located across the street to the west of the subject property. The project does not result in a building over a Planning Code height of 40'-0", and thus is not subject to Section 295 shadow study review.

11. 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.

12. 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. 2011.1385CEV pursuant to Sections 209.1(h) and 303 of the Planning Code** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth**.**

The Planning Commission has reviewed and considered the IS/MND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Planning Commission hereby adopts the FMND and the MMRP attached hereto as Exhibit C and incorporated herein as part of this Resolution/Motion by this reference thereto. All required mitigation measures identified in the IS/MND and contained in the MMRP are included as conditions of approval.

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 December 12, 2013.

Jonas P. Ionin
Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED: December 12, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use authorization to convert a church into residential use allowing four dwelling units on a lot that measures approximately 14,820sf located at 651 Dolores Street, Block 3598 in Assessor's Lot 028 pursuant to Planning Code Section(s) **209.1(h) and 303** within a RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District; in general conformance with plans stamped "EXHIBIT B" included in the docket for Case No. **2011.1385CEV** and subject to conditions of approval reviewed and approved by the Commission on **December 12, 2013** under Motion No. **XXXXX**. 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 **December 12, 2013** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval

PERFORMANCE

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

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

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

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

MONITORING

3. **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

4. **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

PARKING AND TRAFFIC

5. **Bicycle Parking.** The project shall provide no fewer than four Class 1 bicycle parking spaces and one Class 2 bicycle parking space as required by Planning Code Section 155.2.

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

URBAN DESIGN

6. **Street Trees.** The Project shall provide one additional street tree at both the Dolores and Cumberland Street frontages as required by Planning Code section 138.1 or the project sponsor must pay the street tree in-lieu fee.

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

MITIGATION MEASURES

7. Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval

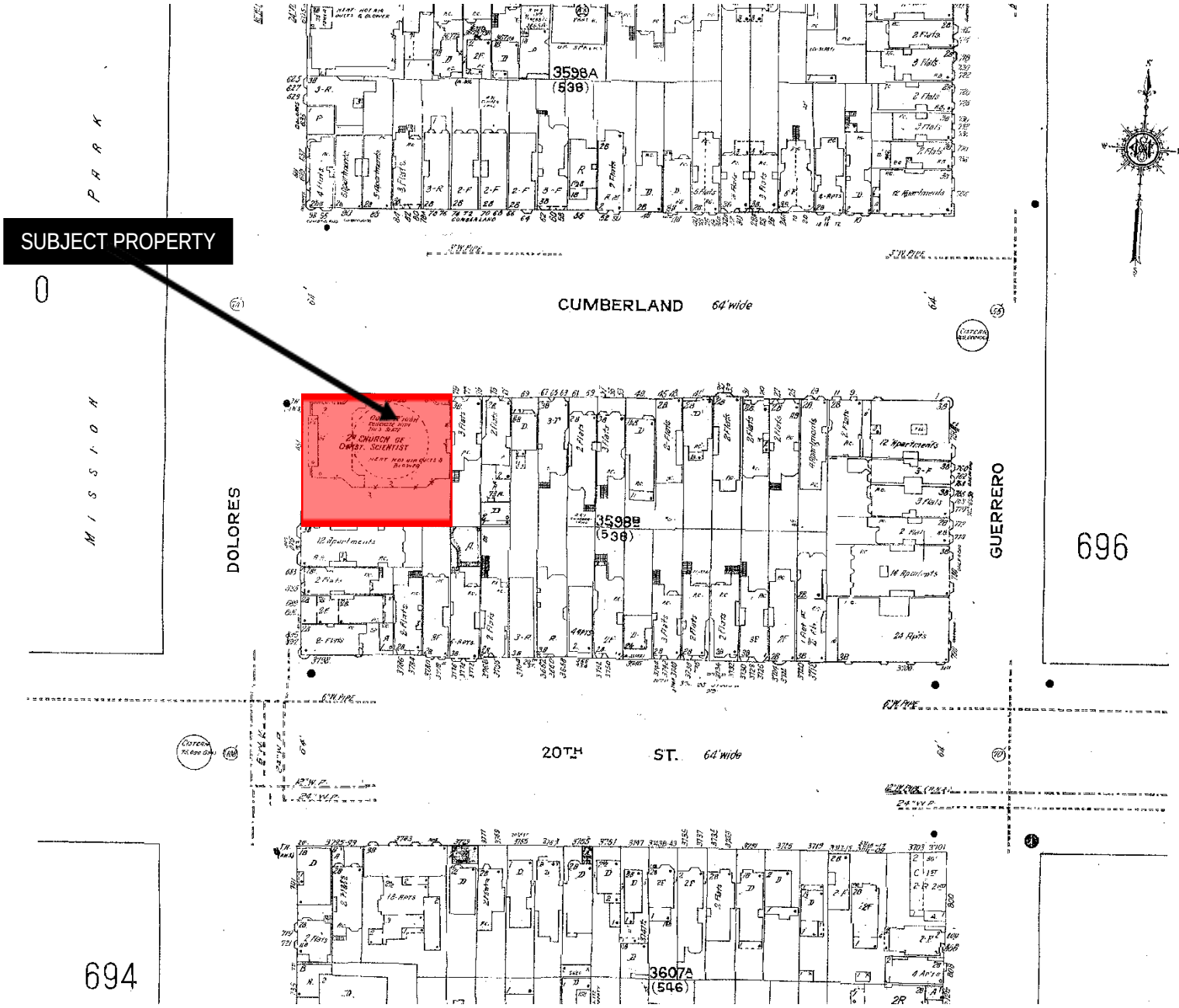
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES					
HISTORIC ARCHITECTURAL RESOURCES					
Mitigation Measure M-CP-1a: HABS Level III Documentation					
The project sponsor shall complete Historic American Building Survey (HABS) Level III documentation for the suspended ceiling prior to Planning Department approval of any building permits application. HABS Level III documentation shall include existing condition plans and elevations or plans and elevations from the period of significance of the building's interior, including the suspended ceiling; large-format or rectified digital photographs of the building's interior, including the suspended ceiling; and, a narrative description of the building's interior, including the suspended ceiling.	Project sponsor	Prior to Planning Department approval of any building permit	Complete HABS Level III documentation of building's interior	Planning Department	Complete when project sponsor completes HABS Level III documentation per Planning Department approval
Mitigation Measure M-CP-1b: On-Site Interpretive Display					
The project sponsor shall install an on-site interpretative display designed by a qualified historic preservation professional describing the building's historical significance and including historic images of the building's interior. The interpretive display as proposed should be approved by Planning Department preservation staff prior to Planning Department approval of any building permit application. The interpretive display installation shall be included in construction plans and should be completed before Certificate of Occupancy is issued by the Department of Building Inspection.	Project sponsor	Prior to Planning Department approval of any building permit Prior to Certificate of Occupancy issuance	Propose interpretative materials Install interpretative materials that describes building's historical significance, including historic photos of interior	Planning Department	Complete when project sponsor installs interpretive materials per Planning Department approval

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measure M-CP-1c: Preservation Engineer The project sponsor shall engage a third party qualified preservation engineer (engineer) that is approved by the Planning Department. The selected engineer shall provide a peer review of the engineering drawings for and provide a written report related to the relocation of the suspended ceiling within the nave. The engineer's written report shall be submitted to the Planning Department for review and approval and identify one of the following conclusions that the project sponsor shall be obligated to comply with to ensure the building's interior will not be materially altered: 1) the suspended ceiling can be relocated, as proposed; 2) the suspended ceiling can be relocated, with recommendation(s) from the engineer; 3) the suspended ceiling cannot be relocated. If suspended ceiling cannot be relocated, this aspect of the project shall be omitted and the project altered accordingly. This review shall be completed prior to approval of any building permit application related to the project.	Project sponsor; preservation engineer	Prior to Planning Department approval of any building permit	Engage preservation engineer Provide peer review and written report of engineering drawings Project sponsor abide by written report	Planning Department	Complete when project sponsor abides by written report by preservation engineer
Mitigation Measure M-CP-1d: Architectural Finishes Conservator The project sponsor shall engage an architectural finishes conservator to plan and oversee the separation and relocation of the suspended ceiling within the nave duration construction. A contract for the conservator oversight with specifications for the restoration work shall be completed and approved by the Planning Department preservation staff prior to Planning Department approval of any building permit application.	Project sponsor; architectural finishes conservator	Prior to Planning Department approval of any building permit During construction	Engage architectural finishes conservator Oversee separation and relocation of suspended ceiling	Planning Department	Complete when suspended ceiling is properly relocated

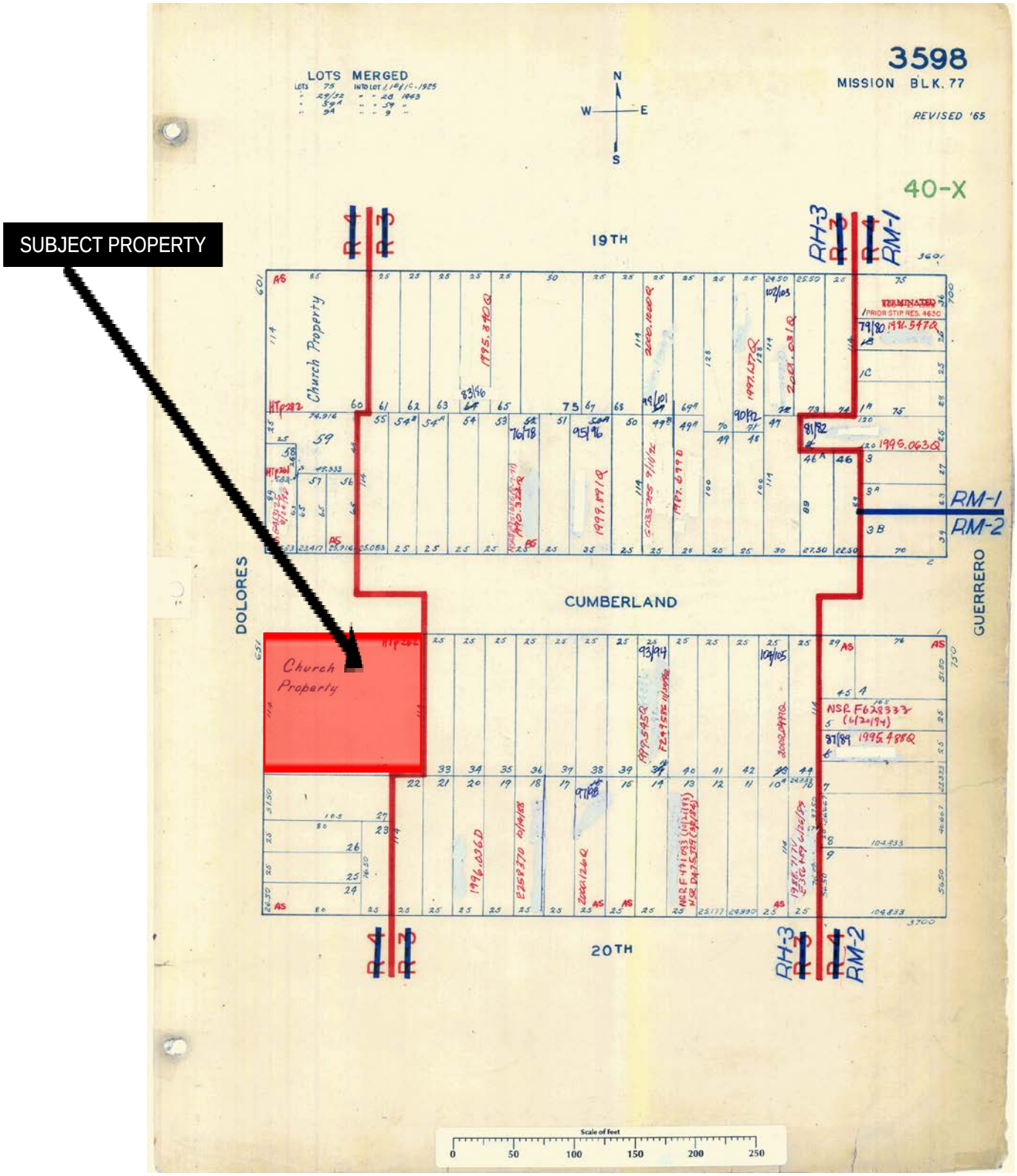
Sanborn Map



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

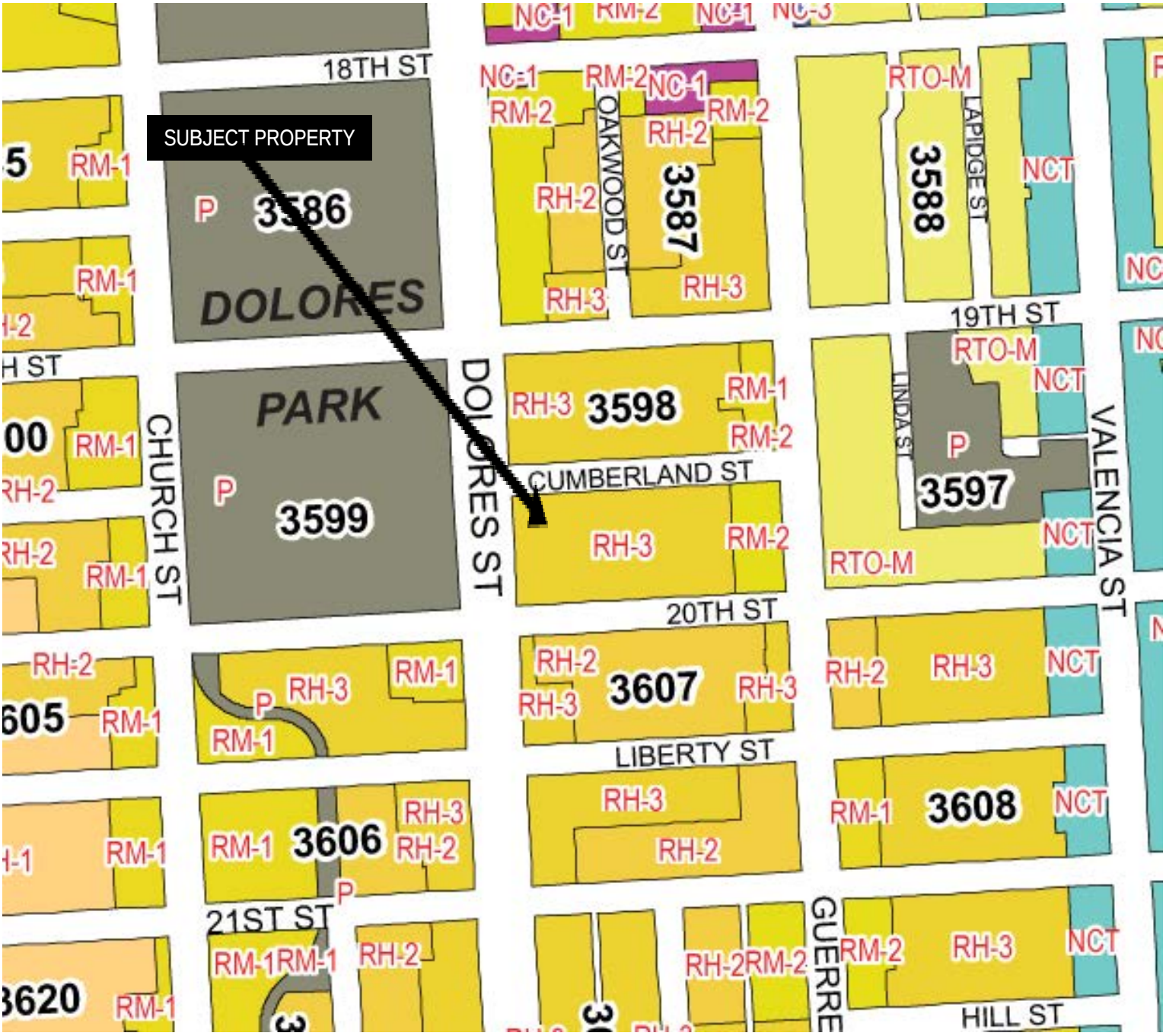
Conditional Use
Case Number 2011.1385CEV
651 Dolores Street

Sanborn Map



Conditional Use
Case Number 2011.1385CEV
651 Dolores Street

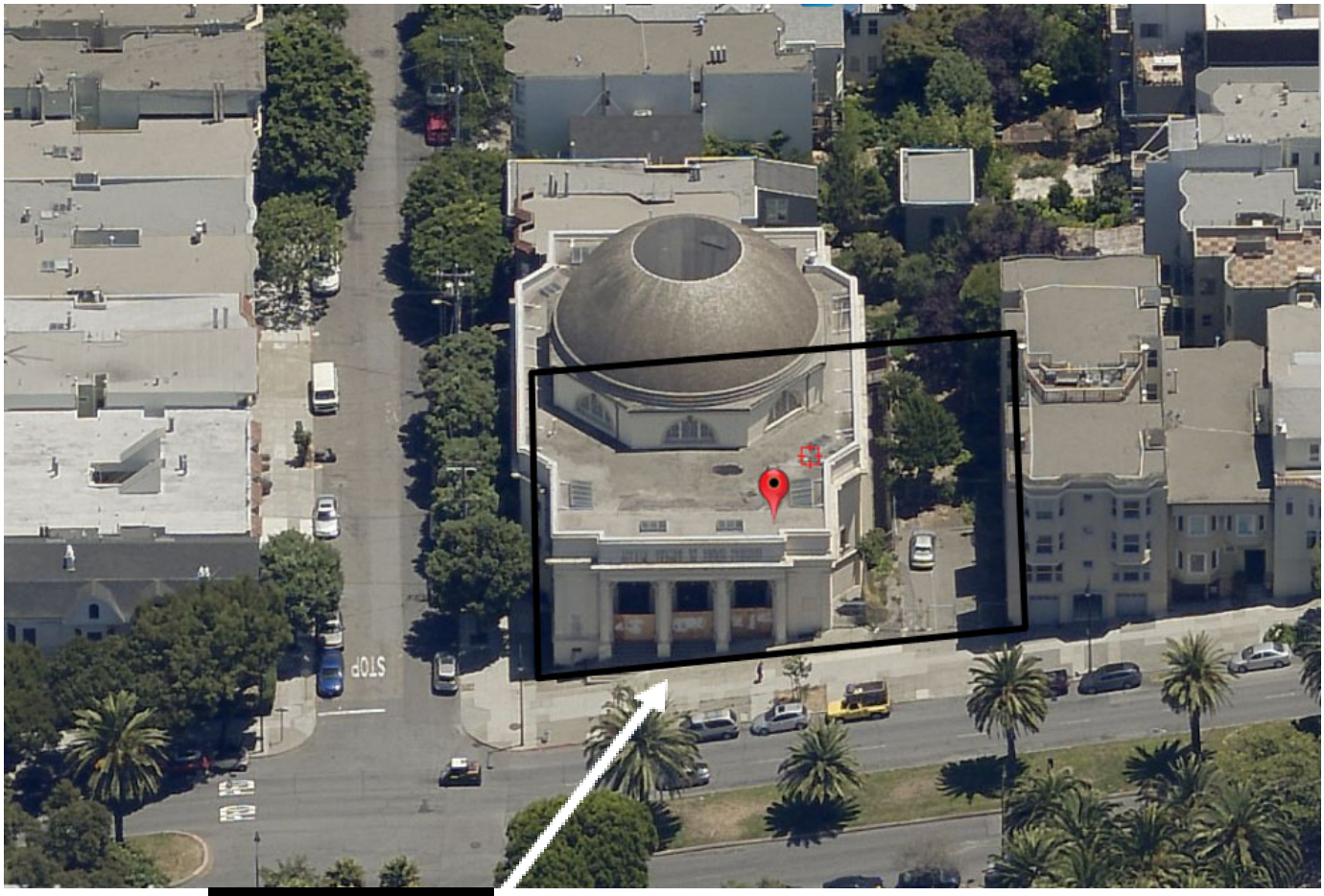
Zoning Map



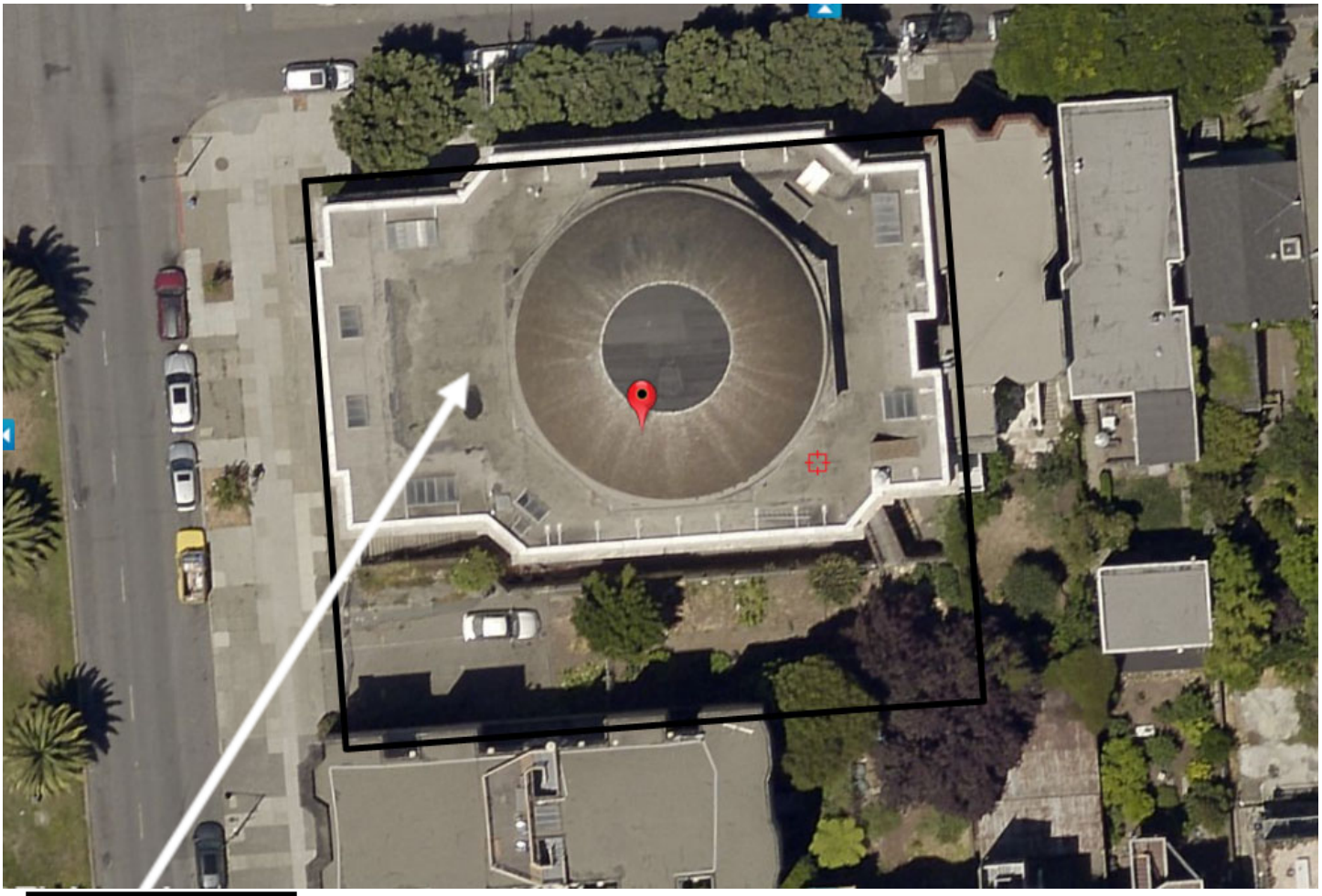
Conditional Use
Case Number 2011.1385CEV
651 Dolores Street

SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo



Aerial Photo



Conditional Use
Case Number 2011.1385CEV
651 Dolores Street

SAN FRANCISCO
PLANNING DEPARTMENT

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Mitigated Negative Declaration

PMND Date:	September 11, 2013; FMND on October 2, 2013
Case No.:	**2011.1385E**
Project Title:	**651 – 655 Dolores Street**
Zoning:	RH-3 (Residential, House Three-Family) Use District 40-X Height and Bulk District
Block/Lot:	3598/028
Project Site Size:	14,820 square feet
Project Sponsor:	Siamak Akhavan – (415) 932-6537
Lead Agency:	San Francisco Planning Department
Staff Contact:	Wade Wietgrefe – (415) 575-9050 Wade.Wietgrefe@sfgov.org

PROJECT DESCRIPTION:

The project site at 651 – 655 Dolores Street (651 Dolores Street) is located in the Mission neighborhood at the southeast corner of Dolores Street and Cumberland Street. The 14,820 square-foot (sf) project site is within the block bounded by 19th Street to the north, Guerrero Street to the east, 20th Street to the south, and Dolores Street to the west. The project site consists of a vacant religious institution building and nine off-street, uncovered parking spaces. The existing building has been classified with a California Register Status of "3CB" (appears eligible for the California Register both individually and as a contributor to a California eligible district through a survey evaluation).

The proposed project would involve the conversion of the existing 22,730 sf building into an approximately 26,000 sf four dwelling unit building. The proposed project would entail interior wall repartitioning, seismic upgrades, exterior façade restoration, and rooftop additions (e.g., deck), but no change to the building height or envelope. In addition, the proposed project would remove nine existing off-street uncovered parking spaces accessed from Dolores Street and provide four new off-street parking spaces on the existing ground level to be accessed by a new garage entrance at Cumberland Street. The Approval Action for the whole of the proposed project would be a conditional use authorization for the proposed number of dwelling units in a RH-3 (Residential, House Three-Family) Use District.

FINDING:

This project could not have a significant effect on the environment. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached. Mitigation measures are included in this project to avoid potentially significant effects. See Section F, Mitigation Measures.

In the independent judgment of the Planning Department, there is no substantial evidence that the project could have a significant effect on the environment.

SARAH B. JONES
Environmental Review Officer

October 2, 2013
Date of Adoption of Final Mitigated Negative Declaration

cc: Siamak Akhavan, Project Sponsor;
Michael Smith, Current Planning;

TABLE OF CONTENTS
2011.1385E – 651 Dolores Street

Section

List of Figures **Page**

List of Tables **Page**

INITIAL STUDY
651 DOLORES STREET
PLANNING DEPARTMENT CASE NO. 2011.1385E

A. PROJECT DESCRIPTION

Project Location

The project site at 651 – 655 Dolores Street (651 Dolores Street) is located in the Mission neighborhood at the southeast corner of Dolores Street and Cumberland Street. The 14,820 square-foot (sf) project site (Assessors Block 3598, Lot 028) is within the block bounded by 19th Street to the north, Guerrero Street to the east, 20th Street to the south, and Dolores Street to the west. The project site is approximately one block east of a Muni J-line stop and one and a half blocks south of a Muni 33-Stanyan stop (refer to Figure 1, Project Vicinity). The project site is within a Residential, House Three-Family (RH-3) Use District and a 40-X Height and Bulk District. The project site consists of a vacant 22,730 sf religious institution building and nine off-street, uncovered parking spaces.

Across Dolores Street from the project site is the 16.1-acre Mission Dolores Park, which is bounded by Dolores Street to the east, Church Street to the west, 18th Street to the north, and 20th Street to the south. Other surrounding land uses to the project site are predominantly residential with a mix of single- and multi-family uses in two- and three-story buildings, some small scale neighborhood serving commercial uses, and school uses (e.g., Mission High School) (refer to Figure 2, Land Uses in the Project Site Vicinity).

The building was designed by architect William H Crim Jr. and built in 1917. The building is two and a half stories high, with a rooftop dome that reaches 68 feet in height, which is a prominent visible landmark from Mission Dolores Park. The building fills approximately 8,759 sf of the 14,820 sf lot with the majority of the building at or within a few feet of the north, east, and west lot lines. The building is setback approximately 30 feet from the south lot line; the area between the building and lot line is the location of nine off-street vehicular parking spaces. Vehicular access to the parking spaces is from a 12-foot wide curb cut at Dolores Street. A sidewalk is adjacent to the project site at Dolores Street and Cumberland Street. The topography on the project site is downward sloping from south to north such that the ground/first level is only accessible from the Cumberland Street sidewalk; the entry/second level provides the main pedestrian access to the building via steps from the Dolores Street sidewalk. Nine trees exist on or around the perimeter of the project site (refer to Figure 3, Project Site Photos).

The building's exterior consists of brick and concrete stucco designed in a Neoclassical style. The building's exterior is defined by vertical composition consisting of three parts: base, wall, and cornice; Tuscan columns; and a central rooftop dome. The building's interior is defined by the openness within an auditorium/nave space beneath a ceiling suspended below the rooftop dome consisting of clerestory windows and a stained-glass oculus. The bottom of the oculus is approximately 37 feet above the existing ground/first level (auditorium space) and approximately 22 feet above the existing mezzanine level.

Figure 1, Project Vicinity

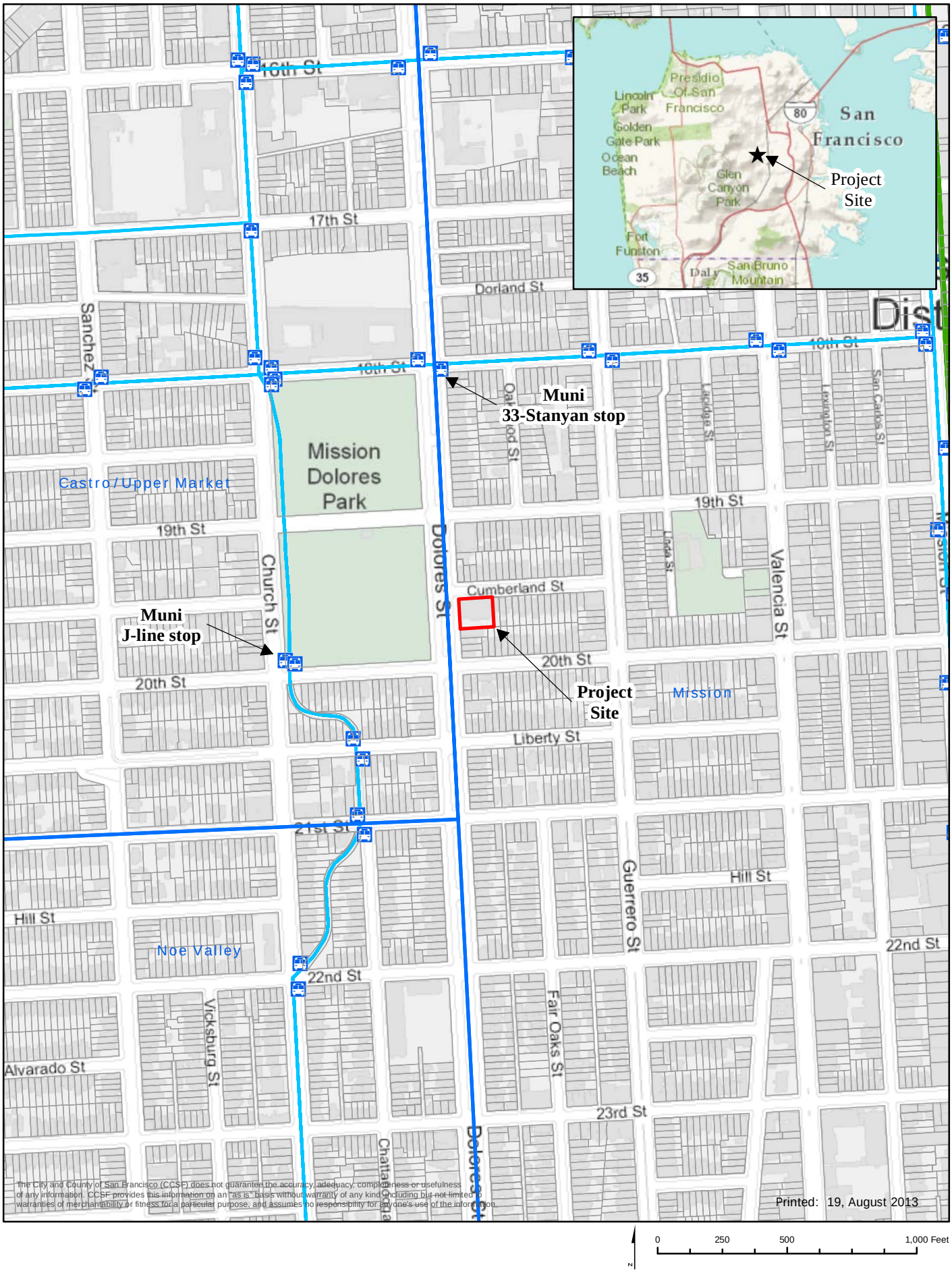


Figure 2, Land Uses in the Project Site Vicinity

Figure 3, Project Site Photos

View of west facade from Dolores Street

View of north facade from Cumberland Street

View of south and west facade from Dolores Street

View of interior entrance at entry/second level

View of interior auditorium and mezzanine at entry/second level

View of interior suspended ceiling above auditorium

Sources: Planning Department, July 16, 2011 and Modyfier, 0.20 and 0.21, May 20, 2013.

The building was originally built to serve as the Second Church of Christ, Scientist (SCCS). The SCCS congregation occupied the building from 1917 to 2006. Currently, the building is vacant due to seismic concerns. The building is classified as an unreinforced masonry building (UMB) which poses a life-safety hazard in the event of a major earthquake. As such, the building is subject to the City's 1992 UMB Ordinance (Ordinance No. 225-92) which requires the City to notify all owners of UMBs and requires all property owners to retain a licensed civil structural engineer or architect to file a Building Inventory with the City to identify the "hazard class" of a particular UMB building. The UMB Ordinance gives owners of such buildings three options: 1) upgrade the building to meet current seismic codes, 2) vacate the building, or 3) demolish the building. The building has not been seismically upgraded and thus is not currently suitable for occupation. The previous owners, SCCS, considered many different options including demolishing the building prior to selling the project site to the current project sponsor.[1]

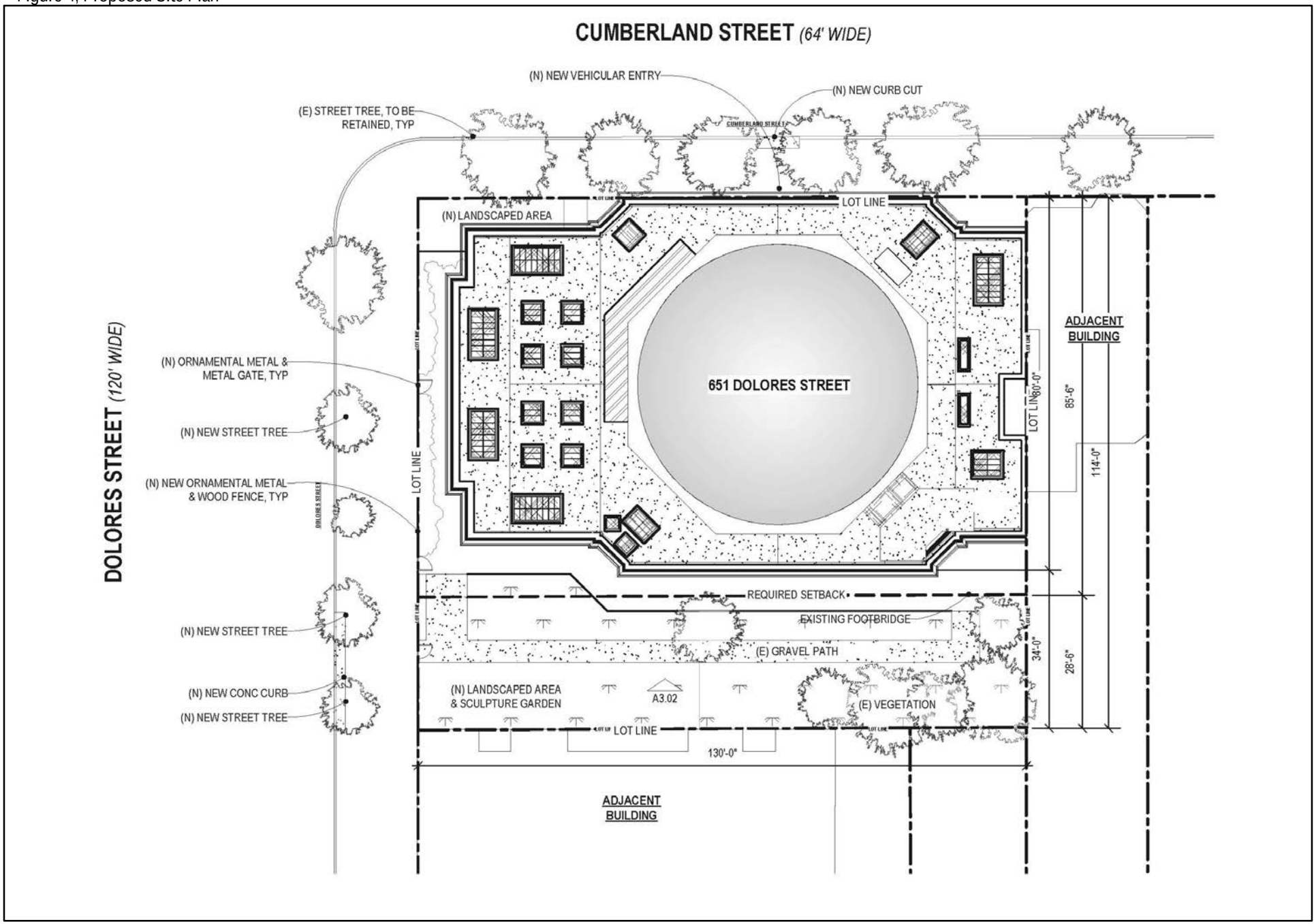
The building has been classified with a California Register Status of "3CB" (appears eligible for the California Register both individually and as a contributor to a California eligible district through a survey evaluation).

Project Characteristics

The proposed project would rehabilitate the existing building and change the use to residential. The residential use would include four, three bedroom dwelling units constructed inside the existing building. The ground/first level, entry/second level, and mezzanine level would include space for three of the new dwelling units. The ground level would also include space for four new vehicular parking spaces and nine new bicycle spaces. The entry level would include new partition walls within the existing auditorium to divide the space between three of the new dwelling units. The mezzanine level would be expanded by 450 sf for new living space for two of the dwelling units. Portions of the mezzanine level would remain open to the entry level below. In addition, the ground, entry, and mezzanine levels would provide space for access to a new penthouse level for the fourth dwelling unit via a new spiral staircase and new elevator. The new penthouse level would be created by raising the suspending ceiling seven feet and adding a new 3,020 sf full floor below the suspended ceiling (described in more detail below). In addition, an existing platform between the suspended ceiling and the rooftop dome accessed by two existing stairways within the drum (i.e., space between the rooftop dome and suspended ceiling) would be expanded by 380 sf to be used by the new penthouse dwelling unit as a combined mezzanine and service platform area. The existing stairways and the expanded platform would be upgraded to be Building Code compliant. The majority of the remaining interior of the existing building would be maintained, replaced, and/or restored. The total new building size would be approximately 26,000 sf (refer to Figure 4, Proposed Site Plan; Figure 5, Proposed Ground-Level Plan; Figure 6 Proposed Entry-Level Plan; Figure 7, Proposed Mezzanine-Level Plan; and Figure 8, Proposed Penthouse-Level Plan).

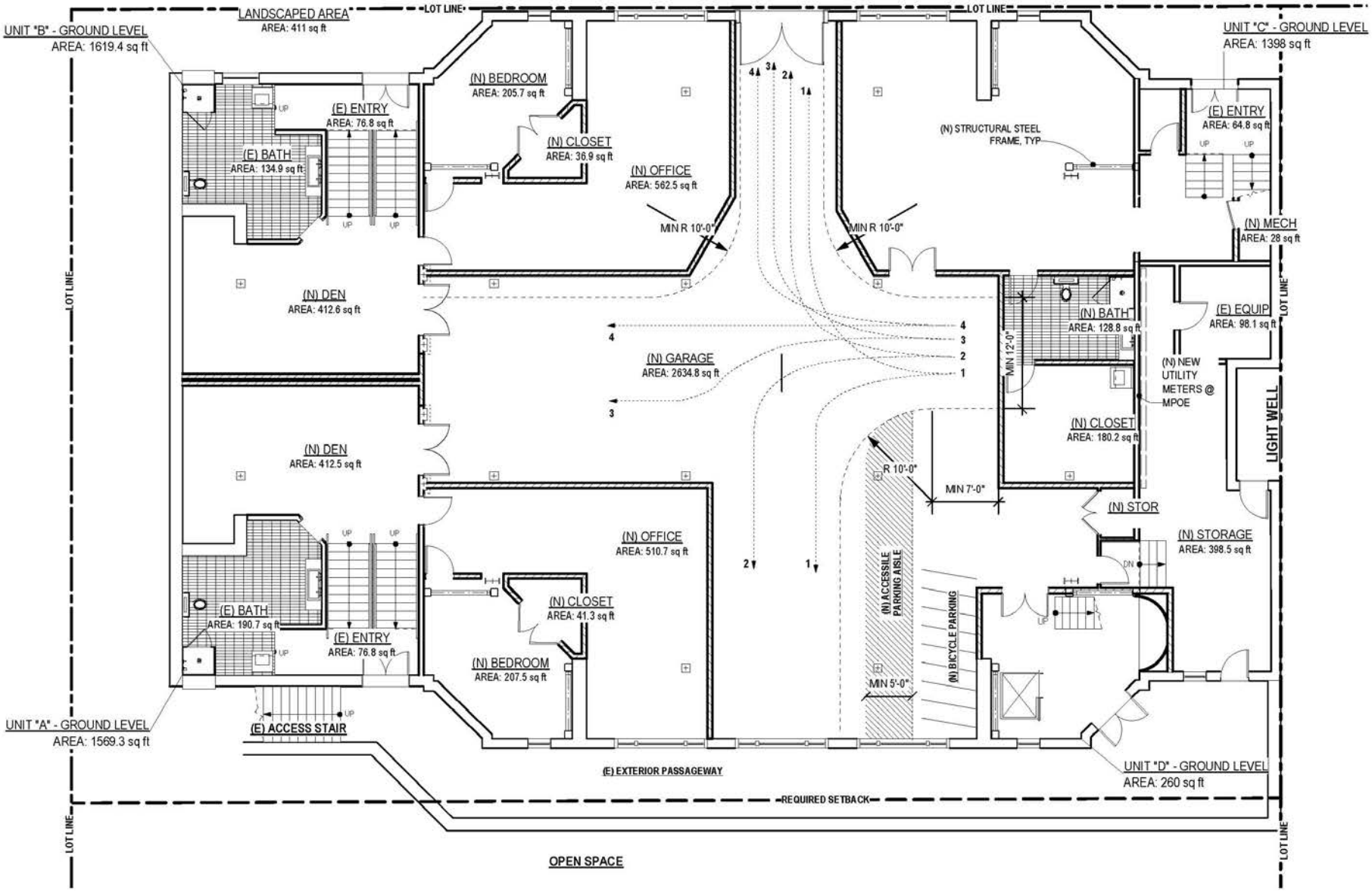
[1] A Notice of Preparation of an Environmental Impact Report was prepared for the proposed demolition project before the application was cancelled. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2006.0144E.

Figure 4, Proposed Site Plan



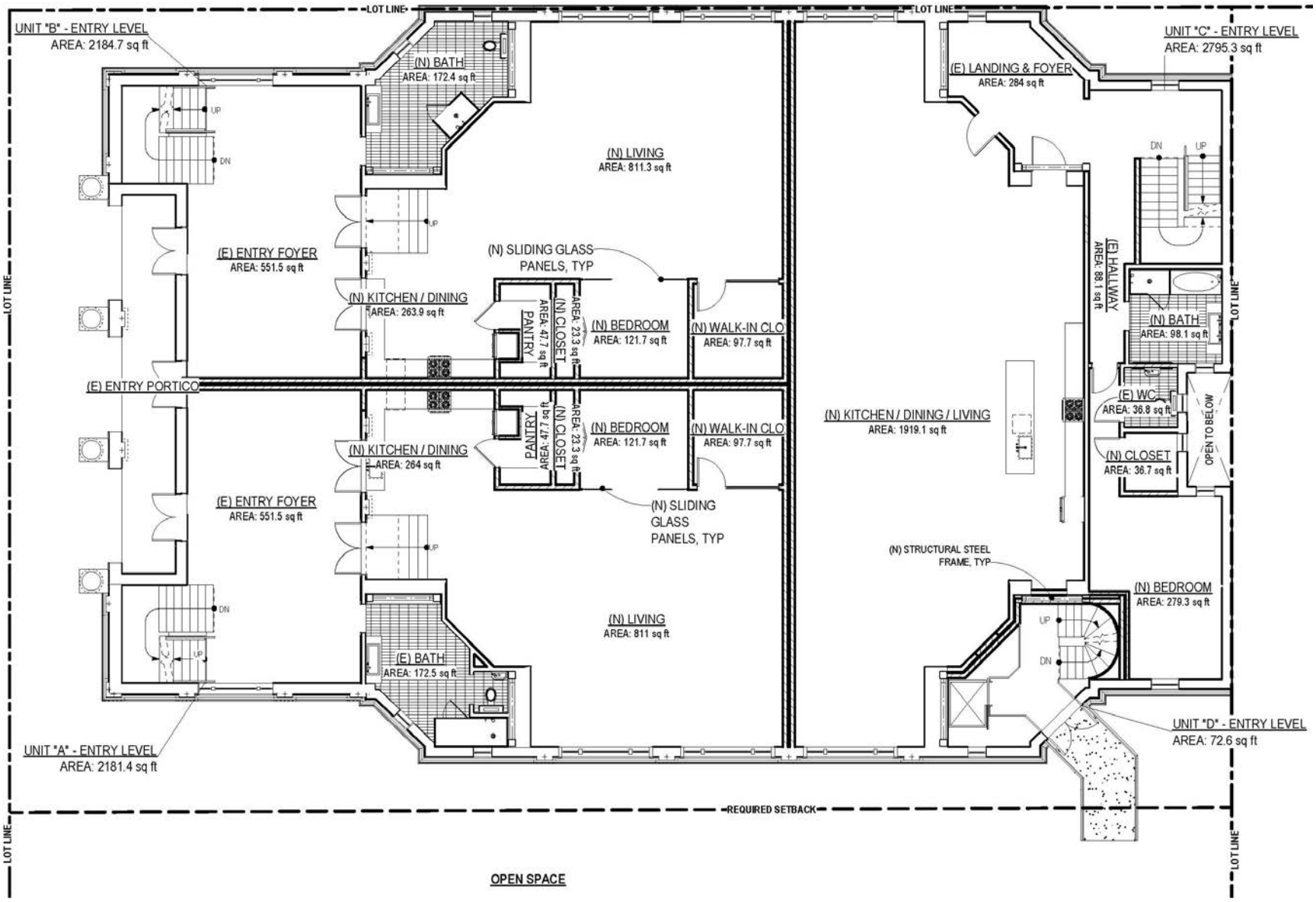
Comments: Not to Scale
Source: Modyfier, 1.0, May 17, 2013.

Figure 5, Proposed Ground-Level Plan



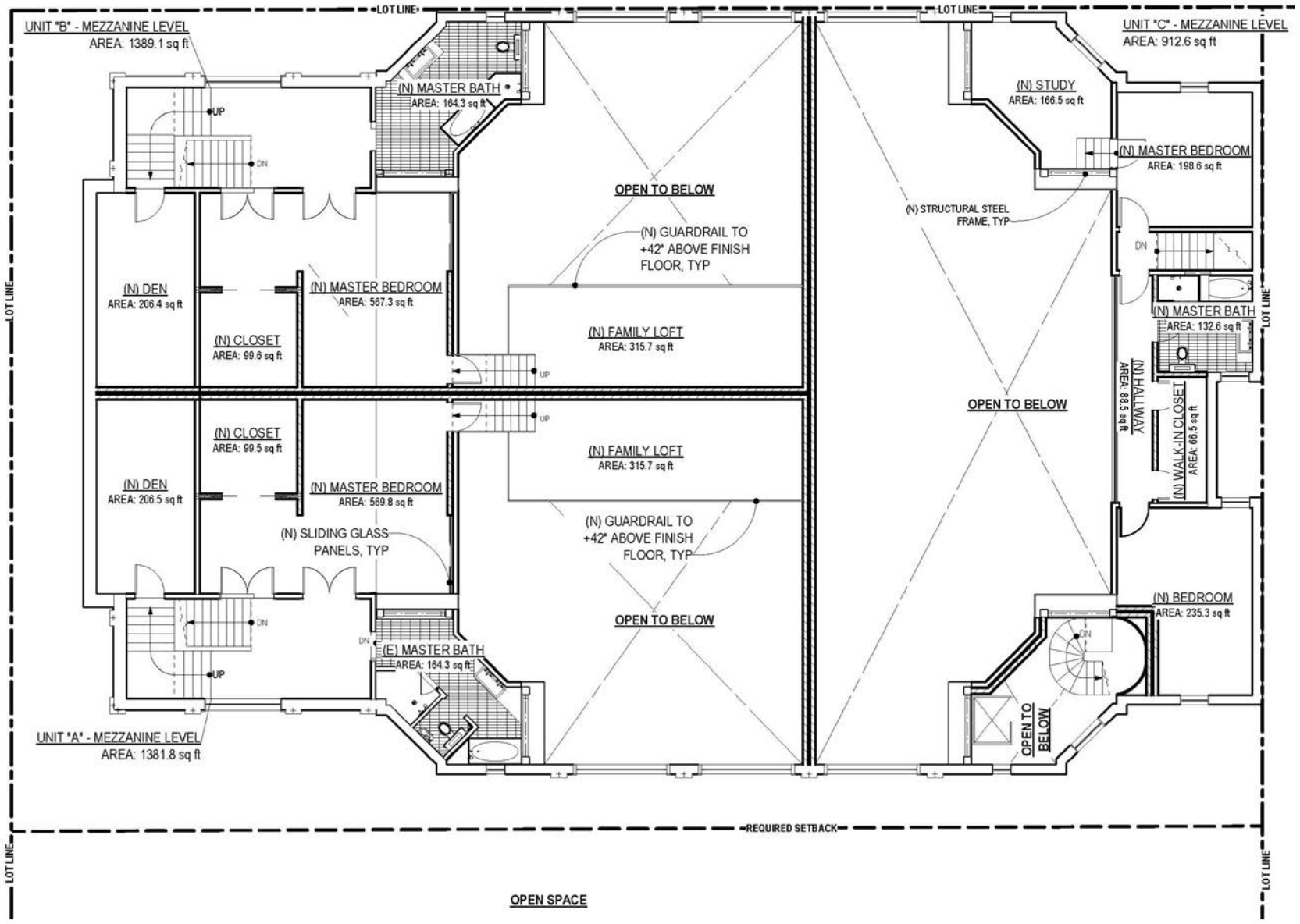
Comments: Not to Scale
Source: Modyfier, 2.1, May 17, 2013.

Figure 6, Proposed Entry-Level Plan



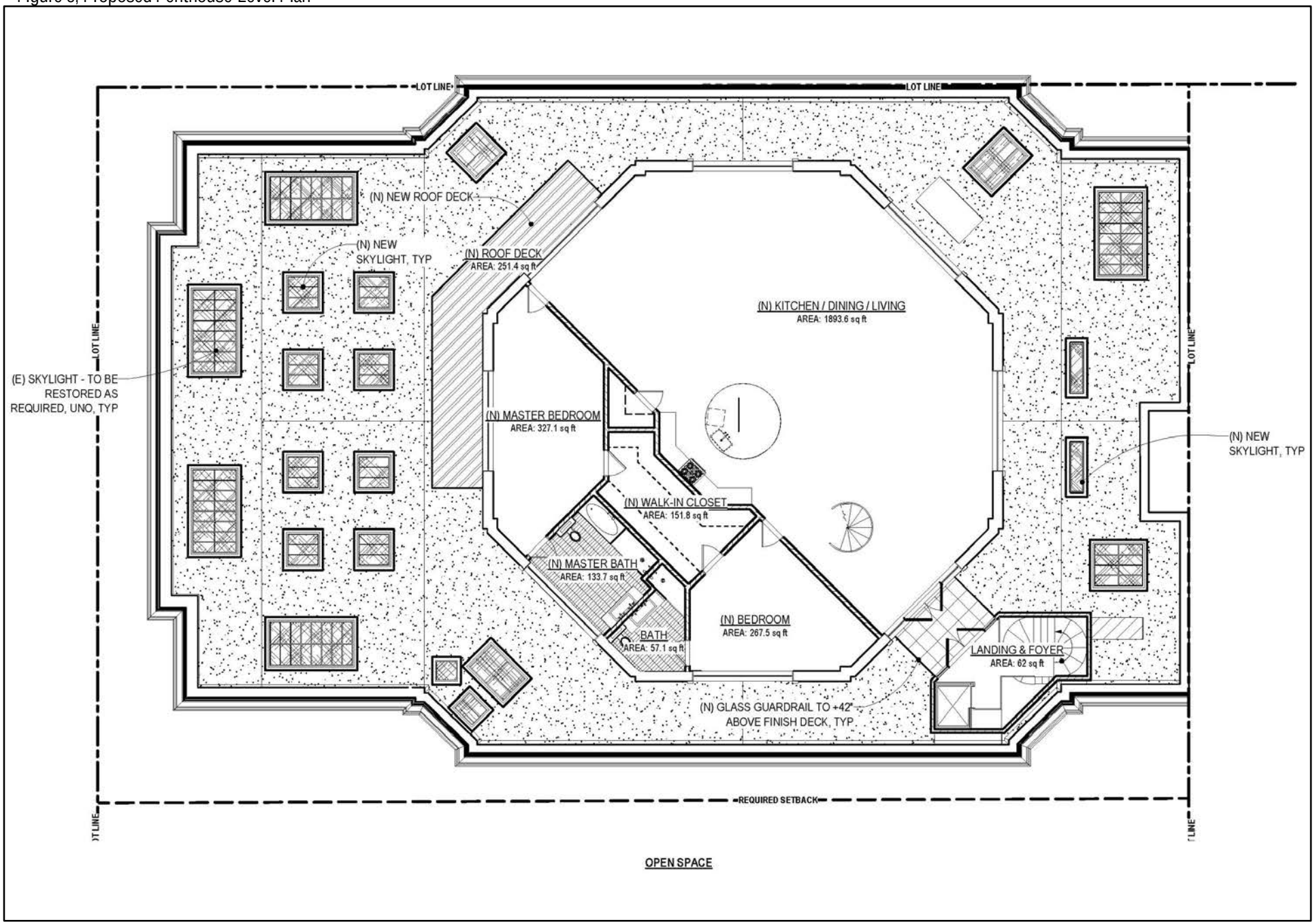
Comments: Not to Scale
Source: Modyfier, 2.2, May 17, 2013.

Figure 7, Proposed Mezzanine-Level Plan



Comments: Not to Scale
Source: Modyfier, 2.3, May 17, 2013.

Figure 8, Proposed Penthouse-Level Plan

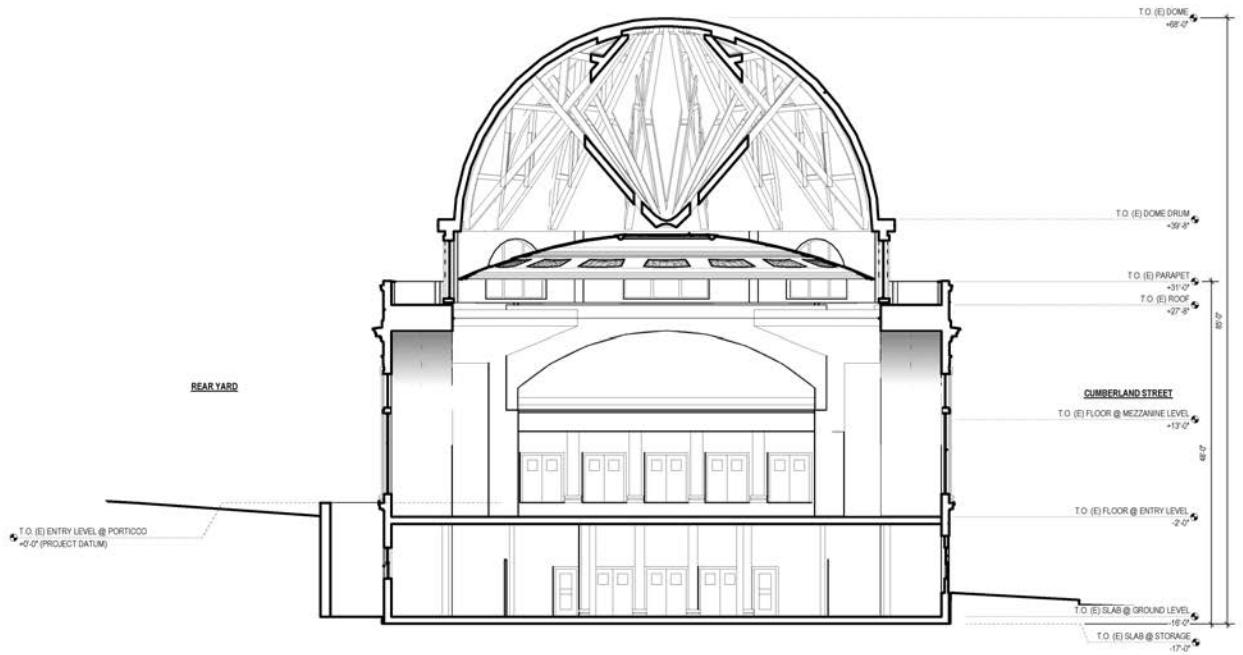


Comments: Not to Scale
Source: Modyfier, 2.4, May 17, 2013.

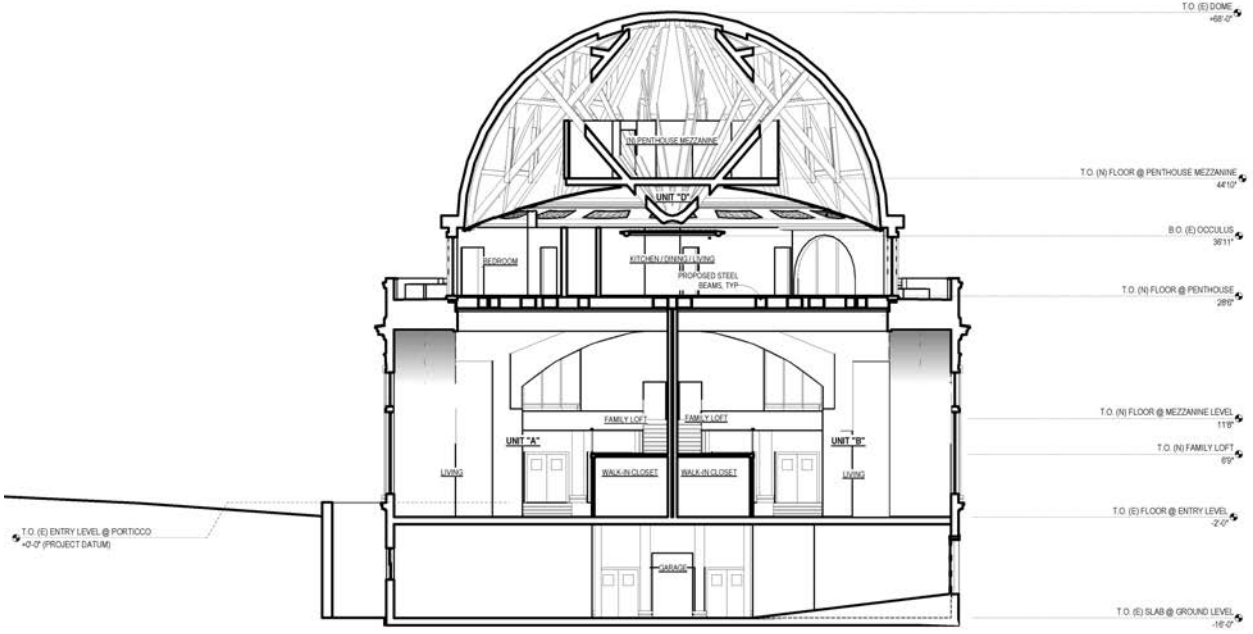
Seismic upgrades to meet the requirements of the UMB Ordinance would be necessary to inhabit the space. The project proposes two, visible seismic upgrade methods: the construction of eight (four pairs) vertical steel brace frames at each corner of the existing auditorium space and a steel, wood, and plywood horizontal bracing system across the existing roof level. The horizontal bracing system would be tied into the building's existing roof structure and the loads exerted by the drum and rooftop dome would be transferred to the ground via the eight new vertical steel brace frames. In order to accommodate the new penthouse dwelling unit, a new floor would be added above the horizontal bracing system and the existing suspended ceiling, with the exception of the oculus, would be raised seven feet. Prior to the raising the suspended ceiling, the project sponsor would catalogue and reference mark the details and location of the suspended ceiling. An incision would separate the two parts of the suspended ceiling: the oculus and the remainder of the suspended ceiling. The oculus would remain in place because of its fragile nature and the complexity involved in relocating existing wood trusses connected to it. The remainder of the suspended ceiling would be raised in one piece by a specifically installed pulley, winch, and cable system. Separate (approximately ten-foot-wide) incisions would be required in five locations, due to the existing wood truss members that would block the travel raising path of the suspend ceiling. The incisions would be completely repaired, so that no truss member would be protruding through the final, raised suspended ceiling. The suspended ceiling would no longer be visible from the entry level (refer to Figure 9, Existing and Proposed Cross-section).

The proposed project would include exterior changes to the existing building and project site. The existing off-street uncovered nine parking spaces in the rear yard would be removed and replaced with new landscaping. The existing 12-foot wide curb cut at Dolores Street would be replaced with a new curb and three new street trees would be planted along the Dolores Street sidewalk. An existing five-foot tall by 10-foot wide window on the ground floor in the center of the Cumberland Street facade would be replaced by a 7.5-foot tall by 10-foot wide garage door. A new 10-foot wide curb cut would be provided from Cumberland Street for vehicular access to the garage. The existing "SECOND CHURCH OF CHRIST SCIENTIST" metal signage facing Dolores Street would be replaced with in-kind lettering to state "THE LIGHT HOUSE." The proposed project would add a 250 sf roof top deck with a 42'' glass railing set back approximately 3' 3'' from the building's north roof parapet. In addition, the roof would also contain a new 60 sf landing and foyer for the new penthouse level, located at the southeast portion of the roof. The new landing and foyer would provide access to and from the new spiral staircase and new elevator. The new landing, foyer, staircase, and elevator would include nine-foot tall walls arrayed across a 21.5-foot by 23-foot area of the existing roof. This new area would be physically separated from the rooftop dome. The majority of the remaining exterior of the existing building would be maintained, replaced, and/or restored (refer to Figure 10, North and West Elevations).

Figure 9, Existing and Proposed Cross-section



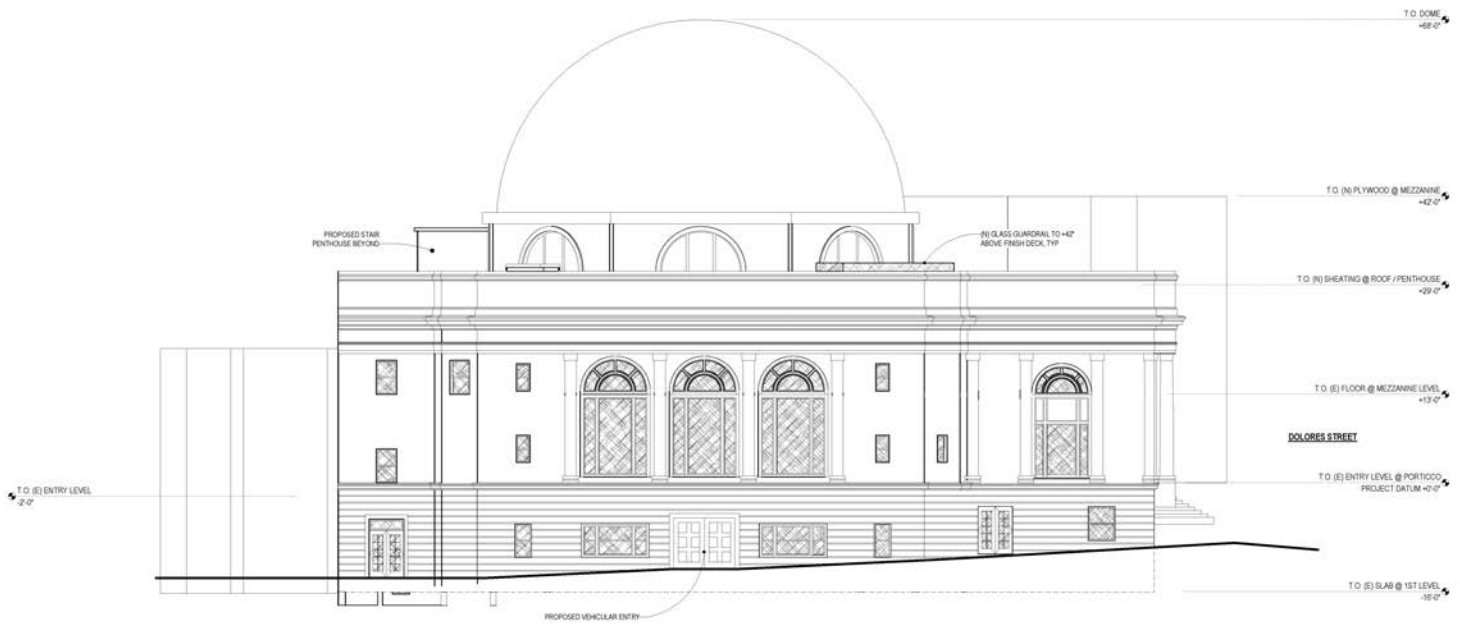
Existing Building



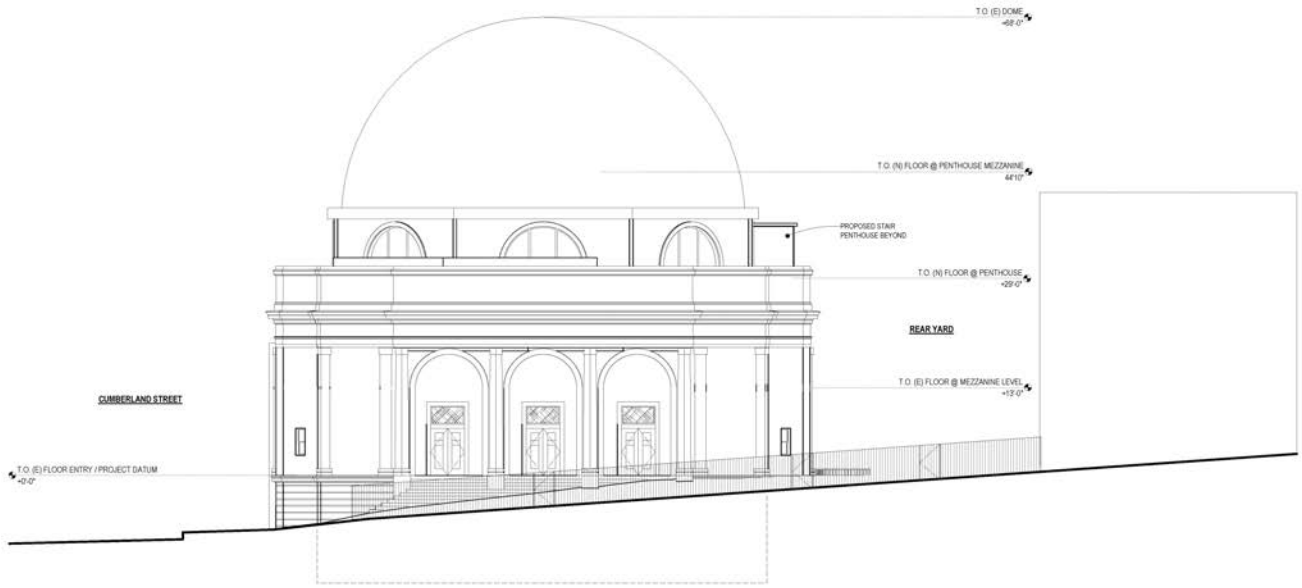
Proposed Project

Sources: Modyfier, A4.2, May 20, 2013.

Figure 10, Proposed North and West Elevations



Proposed North Elevation



Proposed West Elevation

Sources: Modyfier, A3.0 and A3.1, May 20, 2013.

Construction would last approximately nine months, with an anticipated date of occupancy in Spring, 2015. Most of the work would be interior construction; some exterior construction would occur for street, sidewalk, and landscape work (three weeks). Below-ground surface construction would be required to seismically upgrade the existing building to meet the seismic code requirements of the UMB ordinance and to install the new elevator pit. Excavation would occur to approximately three feet below ground surface (bgs). Diesel-generating equipment would be limited to periods requiring concrete pouring (e.g., seismic upgrades and exterior construction), which would be less than two total months. The estimated construction cost is between $1,165,000 and $2,200,000.

Project Approvals

The proposed project would require the following approvals, with the conditional use authorization identified as the Approval Action for the whole of the proposed project:

Planning Commission

- Conditional use authorization for the proposed number of dwelling units in a RH-3 (Residential, House Three-Family) Use District.

Zoning Administrator

- Variance for rear yard setback.

B. PROJECT SETTING

The project site is at the western edge of the Mission neighborhood, directly adjacent to the eastern edge of the Castro/Upper Market neighborhood, and three blocks north of the Noe Valley neighborhood. The topography of the project site and surrounding area is dominated by a prominent slope from the southwest to the northeast. The project site is 14,820 sf lot consisting of a vacant 22,730 sf church building and nine off-street, uncovered parking spaces bounded by Cumberland Street to the north, three-story residential building to the west, four-story residential building to the south, and Dolores Street to the west.

The project site is within a RH-3 Use District and a 40-X Height and Bulk District. Most of the properties in the surrounding are within the same Height and Bulk District and similar Use District (e.g., RM-1, RM-2), with the exception of Mission Dolores Park (P Use District and OH Height and Bulk District). Across Dolores Street from the project site is the 16.1-acre Mission Dolores Park, which is bounded by Dolores Street to the east, Church Street to the west, 18th Street to the north, and 20th Street to the south. Other surrounding land uses to the project site are predominantly residential with a mix of single- and multi-family uses in two- and three-story buildings, some small scale neighborhood serving commercial uses, school uses (e.g., Mission High School) and various former and current religious uses (e.g., 601 Dolores Street). The various former and current religious uses, including the project site, form an un-surveyed, potential historic district, Dolores Street Discontinuous District of Religious Buildings, because they tell the story of migration of different ethnic groups to the neighborhood. In addition, many of the surrounding buildings, including the project site, are within a surveyed, potential historic district, the Inner Mission North Boulevards and Alleys Reconstruction Historic District, because they area associated with the period of major rebuilding and recovery following the 1906 earthquake and fires and it exhibits architectural value that is expressive of San Francisco's Edwardian era. Refer to Section E.4 Cultural and Paleontological Resources for a further description of these potential historic districts.

C. COMPATIBILITY WITH EXISTING ZONING AND PLANS

	Applicable	Not Applicable
Discuss any variances, special authorizations, or changes proposed to the Planning Code or Zoning Map, if applicable.	☒	☐
Discuss any conflicts with any adopted plans and goals of the City or Region, if applicable.	☐	☒
Discuss any approvals and/or permits from City departments other than the Planning Department or the Department of Building Inspection, or from Regional, State, or Federal Agencies.	☐	☒

San Francisco Planning Code

The *San Francisco Planning Code (Planning Code)*, which incorporates the City's Zoning Maps, governs permitted uses, densities, and configuration of buildings within San Francisco. Permits to construct new buildings (or to alter or demolish existing ones) may not be issued unless (1) the proposed project conforms to the *Planning Code*, (2) allowable exceptions are granted pursuant to provisions of the *Planning Code*, or (3) amendments to the *Planning Code* are included as part of the proposed project.

Uses

The project site is located in a RH-3 Use District. This district covers many areas of the City, including in the project vicinity, and consists mostly of large flats rather than apartments and some nonresidential uses. The RH-3 Use District permits three dwelling units and authorizes a conditional use for one dwelling unit per 1,000 square feet of lot area. The project site is 14,820 square feet and proposes four dwelling units. Therefore, the proposed project would require a conditional use authorization. The proposed project would be consistent with all applicable zoning plans and policies.

Height and Bulk

The project site is located in a 40-X Height and Bulk District. The proposed project would rehabilitate the existing building and change the use to residential. The proposed project would not include any proposed changes to the height and bulk of the existing building. Thus, the proposed project would comply with the 40-X Height and Bulk District limits.

Rear Yard

The RH-3 Use District requires rear yards of 45 percent of lot depth, except of reductions based upon average of adjacent buildings. If averaged, the last 10 feet is limited to a height of 30 feet and a minimum of 25 percent of lot depth, but no less than 15 feet. The existing building at the project site is within the required rear yard and because the proposed project would not include demolishing portion of the existing building to meet the rear yard setback requirements, the project sponsor is seeking a variance, using the rear yard-to-side-yard equivalency.

Plans and Policies

San Francisco General Plan

The *San Francisco General Plan* (*General Plan*), which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The *General Plan* contains 10 elements (Commerce and Industry, Recreation and Open Space, Housing, Community Facilities, Urban Design, Environmental Protection, Transportation, Air Quality, Community Safety, and Arts) that set forth goals, policies and objectives for the physical development of the City. Any conflict between the proposed project and polices that relate to physical environmental issues are discussed in Section E, Evaluation of Environmental Effects. The compatibility of the proposed project with General Plan policies that do not relate to physical environmental issues will be considered by decision-makers as part of their decision whether to approve or disapprove the proposed project.

Proposition M – The Accountable Planning Initiative

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the City *Planning Code* to establish eight Priority Policies. These policies, and the topics of the Evaluation of Environmental Effects addressing the environmental issues associated with the policies, are: (1) preservation and enhancement of neighborhood-serving retail uses; (2) protection of neighborhood character (Question 1c, Land Use); (3) preservation and enhancement of affordable housing (Question 3b, Population and Housing, with regard to housing supply and displacement issues); (4) discouragement of commuter automobiles (Questions 5a, b, f, and g, Transportation and Circulation); (5) protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership (Question 1c, Land Use); (6) maximization of earthquake preparedness (Questions 13 a-d, Geology, Soils, and Seismicity); (7) landmark and historic building preservation (Question 4a, Cultural Resources); and (8) protection of open space (Questions 8 a and b, Wind and Shadow, and Questions 9a and c, Recreation).

Prior to issuing a permit for any project that requires an Initial Study under the California Environmental Quality Act (CEQA), and prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action that requires a finding of consistency with the *General Plan*, the City is required to find that the proposed project or legislation would be consistent with the Priority Policies.

As noted above, the compatibility of the proposed project with General Plan objectives and policies that do not relate to physical environmental issues will be considered by decision makes as part of their decision whether to approve or disapprove the proposed project. Any potential conflicts identified as part of the process would not alter the physical environmental effects of the proposed project.

Regional Plans and Policies

The five principal regional planning agencies and their over-arching policy-plans to guide planning in the nine-county bay area include the Association for Bay Area Governments' (ABAG)

Projections 2009, the Bay Area Air Quality Management District's (BAAQMD's) *Bay Area 2010 Clean Air Plan*, the Metropolitan Transportation Commission's *Regional Transportation Plan – Transportation 2035*, the San Francisco Regional Water Quality Control Board's *San Francisco Basin Plan*, and the San Francisco Bay Conservation and Development Commission's *San Francisco Bay Plan*. Due to the size and nature of the proposed project, no anticipated conflicts with regional plans would occur.

D. SUMMARY OF ENVIRONMENTAL EFFECTS

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

☐ Land Use	☐ Air Quality	☐ Biological Resources
☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Geology and Soils
☐ Population and Housing	☐ Wind and Shadow	☐ Hydrology and Water Quality
☒ Cultural and Paleo. Resources	☐ Recreation	☐ Hazards/Hazardous Materials
☐ Transportation and Circulation	☐ Utilities and Service Systems	☐ Mineral/Energy Resources
☐ Noise	☐ Public Services	☐ Agricultural and Forest Resources
		☒ Mandatory Findings of Significance

This Initial Study examines the proposed project to identify potential effects on the environment. For each item on the Initial Study checklist, the evaluation has considered the impacts of the proposed project both individually and cumulatively. All items on the Initial Study Checklist that have been checked "Less than Significant Impact with Mitigation Incorporated," "Less than Significant Impact," "No Impact" or "Not Applicable," indicate that, upon evaluation, staff has determined that the proposed project could not have a significant adverse environmental effect relating to that issue. A discussion is included for those issues checked "Less than Significant Impact with Mitigation Incorporated" and "Less than Significant Impact" and for most items checked with "No Impact" or "Not Applicable." For all of the items checked "No Impact" or "Not Applicable" without discussion, the conclusions regarding potential significant adverse environmental effects are based upon field observation, staff experience and expertise on similar projects, and/or standard reference material available within the Department, such as the Department's *Transportation Impact Analysis Guidelines for Environmental Review*, or the California Natural Diversity Data Base and maps, published by the California Department of Fish and Game. For each checklist item, the evaluation has considered the impacts of the proposed project both individually and cumulatively. The items checked above have been determined to be "Less than Significant with Mitigation Incorporated."

E. EVALUATION OF ENVIRONMENTAL EFFECTS

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
1.	**LAND USE AND LAND USE PLANNING—Would the project:**					
a)	Physically divide an established community?	☐	☐	☒	☐	☐
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☐
c)	Have a substantial impact upon the existing character of the vicinity?	☐	☐	☒	☐	☐

Impact LU-1: The proposed project would not physically divide an established community. (Less than Significant)

The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential, which would result in a 3,240 sf addition to the interior of the existing building. All construction would occur within the existing lot boundaries of the project site and would not interfere with or change the existing street plan nor impede the passage of persons. Therefore, the proposed project would not physically divide an established community and impacts are considered less than significant.

Impact LU-2: The proposed project would be consistent with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. (Less than Significant)

The proposed project would not substantially conflict with any applicable land use plan, policy, or regulation such that an adverse physical change would result (see Section C. Compatibility with Existing Zoning and Plans). Environmental plans and policies are those, like the *Bay Area 2010 Clean Air Plan*, which directly address environmental issues and/or contain targets or standards, which must be met in order to preserve or improve characteristics of the City's physical environment. The proposed project would not substantially conflict with any such adopted environmental plan or policy and this impact would be less than significant.

Impact LU-3: The proposed project would not have a substantial impact upon the existing character of the project's vicinity. (Less than Significant)

The project site is currently developed with an existing building that has remained vacant since 2006, where it previously served as a religious institution for SCCS for approximately 89 years. Land uses in the vicinity include the 16.1-acre Mission Dolores Park, residential with a mix of single- and multi-family uses in two- and three-story buildings, some small scale neighborhood serving commercial uses, and school uses (e.g., Mission High School). The proposed project would rehabilitate the existing building at the project site and change the use from religious

institution/vacant to residential, which would result in 3,240 sf addition to the interior of the existing building. While the proposed project would result in an intensification of the existing vacant building, the land use would not be out of character with the residential buildings that are typically found in the project vicinity. The proposed project would include land uses conditionally permitted and already existing within the project vicinity. Therefore, the proposed project would not have a substantial impact regarding the existing character of the project's vicinity.

Impact C-LU-1: The proposed project, in combination with past, present, and reasonably foreseeable future project in the vicinity of the project site, would result in less-than-significant cumulative impacts to land use. (Less than Cumulatively Considerable)

Cumulative land use projects in the vicinity of the project site consist of conversion of existing buildings to other uses (601 Dolores Street, conversion of a religious institution to a school) and the Mission Dolores Park Rehabilitation and Improvement Project. The other proposed projects would result in noticeable physical change to the surrounding area in terms of increasing the number of persons in the surrounding area (601 Dolores Street) and rehabilitations and improvements to the existing Mission Dolores Park, across the street from the project site. However, these changes are consistent with land use policies and zoning controls in the area and would not divide an established community, substantially conflict with an applicable land use plan or policy, or cause a substantial adverse change in land use character in the project vicinity. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable land use impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
2. AESTHETICS—Would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☒	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☒	☐	☐

Setting

The Urban Design Element of the San Francisco *General Plan* classifies streets in relation to the quality of street views that are available from vantage points along those streets. Dolores Street and Cumberland Street, adjacent to the project site, are rated as "Good Quality" for street views.

The *General Plan* also designates "Street Areas Important to Urban Design and Views." Dolores Street is designated "Streets That Define City Form" and "Route of Forty-Nine Mile Scenic Drive." Cumberland Street is designated "Streets That Extend The Effect Of Public Open Space."

The existing building at the project site is visible from public areas nearby and the rooftop dome, that reaches 68 feet in height, is a prominent visible landmark from within Mission Dolores Park. Although it is visible from within this public space, easterly views of the existing building are partially obstructed by existing trees located within Mission Dolores Park and along the median of Dolores Street. Form the highest point of Mission Dolores Park, which is within the southwest corner, distant views of downtown San Francisco, San Francisco Bay, and the East Bay hills are visible above and beyond the existing building, when looking east and northeast. The rooftop dome is also visible looking west from Cumberland Street, looking from both south and north on Dolores Street, looking west from portions of Church Street, and other streets in the project vicinity with overlooking views to the east.

The existing building is also visible from private residences along the adjacent and surrounding streets. It is to be noted that the loss of private views does not constitute a significant impact under CEQA. Therefore, the following analysis provided a discussion of private views for informational purposes only.

Impact AE-1: The proposed project would not have a substantial adverse effect on a scenic vista. (Less than Significant)

The *General Plan, Urban Design Element* does not list Mission Dolores Park as an "Important Vista Point to be Protected." However, the *General Plan, Urban Design Element Policy 1.1* recognizes "overlooks and other viewpoints … should be protected and supplemented, by limitation of buildings and other obstructions where necessary and by establishment of new viewpoints at key locations." As stated above, portions of Mission Dolores Park provide overlooks and views of San Francisco (with the project site's existing building, primarily the rooftop dome, within the views in the foreground), the San Francisco Bay, and the hills of the East Bay, therefore, these public viewpoints are considered scenic vistas for the purpose of this analysis.

The proposed project's construction activities would last nine months and most work would be interior. Construction equipment would not include cranes or other similar pieces of equipment that would be substantially tall, blocking views beyond the project site. Even if the proposed project would include these pieces of equipment, construction would be temporary. Therefore, the proposed project's construction would not have a substantial adverse effect on a scenic vista.

The operation of the proposed project would slightly alter the foreground from the above-mentioned scenic vistas. Potentially visible proposed project features from these public viewpoints would be three new street trees; replacing the rear yard parking spaces with new landscaping; replacing the existing "SECOND CHURCH OF CHRIST SCIENTIST" metal signage facing Dolores Street with in-kind lettering to state "THE LIGHT HOUSE"; installing a 42'' glass railing set back approximately 3' 3'' from the building's north roof parapet; and installing a new landing, foyer, staircase, and elevator that would include nine-foot tall walls arrayed across a 21.5-foot by 23-foot area of the southeast portion of the existing roof.

As shown in Figure 10, Proposed North and West Elevations, these new features and changes would be noticeable, but would not substantially alter the foreground because the existing rooftop dome would remain a prominent landmark in the foreground of these scenic vistas. In addition, other character-defining features of the existing building, including its vertical composition and Tuscan columns, would remain unaltered with implementation of the proposed project. Therefore, operation of the proposed project would not substantially change the foreground from scenic vistas. For the above reasons, the proposed project would have a less-than-significant impact on a scenic vista.

Implementation of the proposed project would not interrupt or alter some existing private scenic vistas currently available to residences adjacent to the project site and nearby. The most visible proposed project components from these private viewpoints would be the same as those visible from public viewpoints. Changes to private views would differ based on proximity to the project site, quality of the view currently experienced, and relative sensitivity of the viewer. Such views could be perceived as undesirable consequences for affected residents who are used to the existing visual conditions. However, CEQA does not consider impacts to private views to be significant. Therefore, the proposed project's impact on private scenic vistas would be considered less than significant.

Impact AE-2: The proposed project would not substantially damage any scenic resources which contribute to a scenic public setting. (Less than Significant)

Scenic resources are the visible physical features on a landscape (e.g. land, water, vegetation, animals, structures, or other features) which contribute to a scenic public setting. Scenic resources of the built environment may include City landmarks that would be identified along a tour route, including, but not limited to, Coit Tower and the Golden Gate Bridge, or other architecturally significant buildings such as the existing building at the project site.

The project site's visual appearance is dominated by the 68-foot-tall rooftop dome, vertical composition, and Tuscan columns. The defining elements that give the project site its visual character would be generally preserved through project design. Therefore, the proposed project is not expected to substantially damage any scenic resources at the project site and the impact would be less than significant. For a discussion of the proposed project's impact on historic resources, refer to Topic E.4. Cultural and Paleontological Resources below.

Impact AE-3: The proposed project would result in a change to the existing visual character of the project site, but this change would not substantially degrade the visual character or quality of the site and its surroundings. (Less than Significant)

The existing visual character of the project site is an existing building with a prominent rooftop dome. The project site's surroundings visual character is mixed with open space and landscaped features such as the 16.1-acre Mission Dolores Park and Dolores Street median, and typical urban development with single- and multi-family residential uses in two- and three-story buildings, some small scale neighborhood serving commercial uses, and school uses (e.g., Mission High School).

The proposed project's construction activities would last nine months and would include some exterior construction for approximately three weeks. Although construction activities would diminish the existing visual character of the project site, these activities would be limited in duration. Therefore, the proposed project's construction would not substantially degrade the existing visual character or quality of the site and its surroundings.

The operation of the proposed project would result in a slight change to the existing visual character of the project site. Potentially visible proposed project features would be three new street trees; replacing the rear yard parking spaces with new landscaping; replacing the existing "SECOND CHURCH OF CHRIST SCIENTIST" metal signage facing Dolores Street with in-kind lettering to state "THE LIGHT HOUSE"; installing a 42'' glass railing set back approximately 3' 3'' from the building's north roof parapet; installing a new landing, foyer, staircase, and elevator that would include nine-foot tall walls arrayed across a 21.5-foot by 23-foot area of the southeast portion of the existing roof; and an existing five-foot tall by 10-foot wide window on the ground floor in the center of the Cumberland Street facade would be replaced by a 7.5-foot tall by 10-foot wide garage door.

These new features and changes would be noticeable, but would not substantially alter the visual character of the site and its surroundings because the existing rooftop dome would remain a prominent landmark in the foreground of this scenic vista. In addition, other character-defining features of the existing building, including its vertical composition and Tuscan columns, would remain unaltered with implementation of the proposed project. Therefore, operation of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings and would result in a less-than-significant impact. For a discussion of the proposed project's impact on the character of the project site in terms of historic resources, refer to Topic E.4. Cultural and Paleontological Resources below.

Impact AE-4: The proposed project would create a new source of light and glare, but not to an extent that would adversely affect day or nighttime views in the area or which would substantially affect other people or properties. (Less than Significant)

The proposed project would comply with Planning Commission Resolution No. 9212 (1981) that established guidelines aimed at limiting glare from buildings. The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential and would result in minimal sources of light or glare beyond what currently exists. Because the proposed project would comply with Planning Commission Resolution No. 9212 and would minimally change the amount of lighting on the project site, light and glare impacts would not be expected to have a substantial, demonstrable negative aesthetic impact. For the above reasons, impacts to light and glare would be less than significant.

Impact C-AE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would result in less-than-significant cumulative impacts to aesthetics. (Less than Significant)

Implementation of the proposed project, in combination with the cumulative projects described above in Section E.1 Land Use and Land Use Planning, would result in minimal change to the

visual character of the project site vicinity and respective project site. The cumulative projects are conversion of existing uses within the footprint of existing building and rehabilitations and improvements at Mission Dolores Park and would be consistent with existing visual character of the vicinity and would have to comply with City regulations regarding light and glare. Therefore, the proposed project, in combination with cumulative projects, would not have a substantial adverse effect on a scenic vista, scenic resource, or existing visual character or quality of the site and its surrounding, or create a new source of substantial light or glare. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable aesthetics impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
3. POPULATION AND HOUSING—Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐	☐
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☒	☐	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐	☐

Currently, the existing building at the project site is vacant. The proposed development of four dwelling units at the project site would result in an on-site population increase of approximately eight residents.[2]

Impact PH-1: The proposed project would not induce substantial population growth in San Francisco, either directly or indirectly. (Less than Significant)

In general, a project would be considered growth inducing if its implementation would result in substantial population increases and/or new development that might not occur if the project would not be implemented. The 2010 U.S. Census indicates that the population of the project site's census tract, Census Tract 207, is 5,171 persons. Based on year 2010 population totals, the proposed project would increase the population in Census Tract 207 by less than one percent.[3] The proposed project would increase the overall residential population of the City and County of

[2] U.S. Census Bureau 2010 data shows that Census Tract 210 has an average household population of 1.90 persons/household. For the proposed project, 1.90 persons/household x 4 units = approximately 8 residents.

[3] Census population in Census Tract 210 was 5,171 and the proposed project would increase population by approximately 8 residents. 8 residents/5,171 residents = 0.0015 = 0.15 percent = less than a one percent increase.

San Francisco by approximately 0.001 percent.[4] The proposed project would not increase employment; therefore, the proposed project would not generate a substantial demand for additional housing in the context of Citywide employment growth.

While the proposed project would increase population at the project site, compared to the existing conditions, project-specific impacts would not be significant relative to the number of area-wide residents and employees in the project vicinity. Overall, the increase in housing would be less than significant in the context of the expected increases in the population of San Francisco. The proposed project would not directly or indirectly induce substantial population growth in San Francisco and would result in a less-than-significant impact.

Impact PH-2: The proposed project would not displace existing housing units, or substantial numbers of people, or create demand for additional housing, necessitating the construction of replacement housing. (Less than Significant)

As noted above, the project site's existing building is currently vacant and includes no residents. Hence, no residents would be displaced as a result of the proposed project. The proposed project would result in less-than-significant impacts related to the displacement of people.

Impact C-PH-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would result in less-than-significant cumulative impacts to population and housing. (Less than Significant)

As described above, the proposed project would not induce substantial population growth or have significant physical environmental effects on housing demand or population. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable population and housing impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco *Planning Code*?	☐	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐	☐

[4] Census population for the City and County of San Francisco is 805,235 persons and the proposed project would increase population by approximately 8 residents if one were to assume the population would move from outside of San Francisco. 8 residents/805,235 residents = 0.00001 = 0.001 percent.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐	☐

Setting

Historic Resources

The following summarizes historic architectural resources in the area based on reports done prior to and for the analysis of potential impacts for the proposed project. These reports, including a Historic Resource Evaluation (HRE), Part I report prepared by Katama Devleopment, Inc., a HRE, Part II report prepared by VerPlanck Historic Preservation Consulting, and a Historic Resource Evaluation Response (HRER), Part I and Part II,[5] are discussed and summarized below.

Inner Mission North Boulevards and Alleys Reconstruction Historic District

Starting in 2001, the Planning Department conducted a historic survey of over 2,000 buildings, including the existing building at project site, in the Inner Mission North Historic Resource Survey (Inner Mission Survey). The Inner Mission Survey covered approximately 30 square blocks, with the general boundaries of Duboce Avenue and Market Street to the north, 20th Street to the south, Folsom Street and Shotwell Street to the east, and Dolores Street to the west. The findings of the Inner Mission Survey were adopted by the San Francisco Historic Preservation Commission on May 18, 2011.

Within the Inner Mission Survey, a total of 13 potential historic districts were identified, including the Inner Mission North Boulevards and Alleys Reconstruction Historic District (Historic District). The Historic District, which includes the project site, is roughly horseshoe-shaped. The toe of the horseshoe encompasses most of the block that is bounded by Dolores, Guerrero, 19th and 20th Streets, as well as the northwest portion of the block that is bounded by Guerrero, Valencia, 19th, and 20th Streets. The branches of the horseshoe include Dolores Street, and parts of Linda and Lapidge Streets, between Dorland, 18th, and 19th Streets. The Historic District is eligible under California Register of Historical Resources (CRHR) Criteria 1 (Events) and 3 (Architecture/ Design), both at the local levels, and its period of significance is 1906 – 1917. The Historic District is eligible under Criterion 1 because it "is associated with the period of major rebuilding and recovery that occurred in the Inner Mission North and in San Francisco after the earthquake and fires of April 1906. In the years and decades that followed the disaster,

[5] Katama Development, Inc., *Second Church of Christ, Scientist, 651 Dolores Street, Historic Resource Evaluation*, May 13, 2013. VerPlanck Historic Preservation Consulting, *651 Dolores Street, Historic Resource Evaluation, Part II*, July 3, 2013. San Francisco Planning Department, *651 Dolores Street, Historic Resource Evaluation Response, Part I and II,* August 26, 2013. These documents are on file and available for public review at the San Francisco Planning Department, as part of Case File 2011.1385E.

which involved citywide upheavals and socioeconomic reorganization, San Francisco was entirely reconstructed and up-built in a manner that was unprecedented in scope and pace. The historic district is an intact unit of urban neighborhood landscape that includes broad residential boulevards, mid-block alley enclaves, and several notable institutions that are representative of the important theme of post-fire rebuilding in San Francisco."[6] The Historic District is eligible under Criterion 3 because "it exhibits architectural value that is expressive of San Francisco's 'Edwardian' era. During this period, which included the post-fire rebuilding and up-building of San Francisco, the Inner Mission North was reconstructed in mostly uniform, Beaux Arts-influenced architectural styles. The historic district includes excellent examples of: Classical Revival (or Roman Revival), which predominates; Mission Revival; Craftsman; Colonial Revival; Queen Anne (late); as well as local variants that combined stylistic elements."[7]

The Historic District contains 191 properties total, 139 of which are contributing structures. Civic and cultural institutions are identified as a small but significant minority of features and elements in the Historic District. Three religious institutions are identified as contributing resources within the civic and cultural institutions features and elements under CRHR Criteria 1 (Events): B'nai David Synagogue at 3535 19th Street (1908, Moorish Revival), the former Mission Park Congregationalist Church at 601 Dolores Street (1910, Gothic Revival), and the existing building at the project site (1917, Beaux Arts). The first building was modified in 1925, after the period of significance for the Historic District, but "the importance of its establishment as a community religious institution during the period of significance remains."[8] The latter two were religious institutions along Dolores Street "that projected appearances of permanence, stability, and continuity … during the reconstruction era."[9] Although not noted in the Inner Mission Survey, 601 Dolores Street had been converted to a single-family residence in 2008 and was approved for conversion to a school in 2012. The approved latter conversion was found to be consistent with the National Park Service's *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards).[10,11]

---

[6] San Francisco Planning Department, *State of California – The Resources Agency, Department of Parks and Recreation, 523D, Inner Mission North Boulevards and Alleys Reconstruction Historic District*, April 2011, page 1.

[7] *Ibid*.

[8] *Ibid*, page 12.

[9] *Ibid*, page 13.

[10] U.S. Department of Interior National Park Service Cultural Resources, Preservation Assistance Division, *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*, 1992. The Secretary's Standards, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled The Secretary of the Interior's Standards for Historic Preservation Projects. The 36 CFR 68.3 Standards are applied to all grant-in-aid development projects assisted through the National Historic Preservation Fund. Another set of Standards, 36 CFR 67.7, focuses on "certified historic structures" as defined by the IRS Code of 1986. The Standards in 36 CFR 67.7 are used primarily when property owners are seeking certification for federal tax benefits. The two sets of Standards vary slightly, but the differences are primarily technical and non-substantive in nature. The Guidelines, however, are not codified in the Federal Register.

Dolores Street Discontinuous District of Religious Buildings

Following the earthquake and fires of 1906, many congregations were forced from the South of Market neighborhood when their religious structures were destroyed. Many chose to relocate parishioners closer to the Mission and away from the rapidly industrializing South of Market neighborhood. As part of the historic resource review for 601 Dolores Street and the proposed project, a potentially eligible California Register Historic District, the Dolores Street Discontinuous District of Religious Buildings, was identified near Dolores Street between 15th and 20th Streets.[12,13] This district consists of 13 religious structures, nine of which were constructed during reconstruction era (1906 – 1917) and Mission Dolores, which was constructed outside the reconstruction era (1782 – 1791). This district has not been surveyed but it appears to be eligible for listing under Criterion 1 (Events) as it tells the story of migration of different ethnic groups to the neighborhood. The existing building at the project site is associated with this "discontinuous grouping of structures because it is associated with religion and it was constructed (1917) during the reconstruction period."[14]

651 Dolores Street

In addition to the contributing status to potential historic districts listed above, the existing building at the project site is individually eligible under Criterion 3 (Architecture/ Design). The existing building was designed by William H Crim Jr. for the SCCS and constructed in 1917. The existing building is a "good example of a church designed in the NeoClassical style… The property possesses high artistic values and is a good and rare example of its type within this neighborhood."[15] It is also the only SCCS structure to include the low-domed roof in San Francisco that was characteristic of Christian Science churches elsewhere.[16]

The exterior of existing building at the project site has undergone very few alterations and has very good historic integrity. The interior of the existing building has undergone more changes as result of its vacancy by the previous congregation, including deterioration and the removal of some former interior features (e.g., seating), but retains a moderate level of integrity. Table 4, below, identifies the character defining exterior and interior features of the existing building (i.e., physical features that enable the building to convey its historic identity).

---

[11] San Francisco Planning Department, *601 Dolores Street, Historic Resource Evaluation Response, Part I and II,* March 20, 2012. This document is on file and available for public review at the San Francisco Planning Department, as part of Case File 2011.0584E.

[12] *Ibid.*

[13] San Francisco Planning Department, 2013.

[14] *Ibid.*

[15] *Ibid.*

[16] Katama Development, Inc., 2013.

TABLE 1
651 DOLORES STREET CHARACTER DEFINING FEATURES

Exterior
• Overall massing and volume of the building, including the drum and the dome
• Extruded entrance portico, including row of four Tuscan columns, and three arched openings
• Tuscan pilasters that wrap three sides (north, south, and west) of the building
• Tripartite articulation of the exterior into base, shaft, and capital, including rusticated base, smooth shaft divided by Tuscan pilasters, and capital consisting of an entablature, dentil molding, cornice, and frieze
• Doorway openings on primary (west) façade
• Bronze-clad doors and hardware on primary (west) façade
• Arched window openings, including cement plaster moldings, wood mullions, spandrels, keystones, and arches, on south, west, and north façades
• Windows, including decorative art glass windows and double-hung wood windows
• Glazed wood doors and hardware on secondary (north) façade
• Exterior signage, including letters above portico and bronze cornerstone sign at northwest corner of the building
• Light fixtures in portico
• Handrails at portico
• Concrete stairs at portico
Interior
• Entry vestibule with marble flooring, wood-paneled walls, and barrel-vaulted plaster ceiling
• Double-height nave/auditorium with wood-paneled and plaster-finished walls and suspended plaster ceiling
• Plaster mezzanine parapet wall
• Wood arabesque screen above the pulpit
• Vestibule and stair at the northeast corner of the basement
• Plaster and wood-encased columns and decorative plaster finishes along the perimeter walls of the basement

Archeological Resources

A preliminary review for potential impacts to archeological resources was conducted for the proposed project.[17] The following setting information and analysis below relies on the information provided in the preliminary review.

Native soils immediately underlie the basement of the existing building on the project site. This suggests that the construction of the existing basement or construction of the prior structure(s) on the project site cut into the historic land surface of the project site, at least in part. It is not clear if the silty clay deposits that underlie the project site are alluvial deposits, but presence of organics to a depth of 20 – 25 feet bgs[18] and the project site's location near the documented mid-19th

[17] Don Lewis/Randall Dean, *Environmental Planning Preliminary Archeological Review: Checklist for 651-655 Dolores Street*, July 19, 2012. This document is on file and available for public review at the Planning Department, as part of Case File 2011.1385E.

[18] Or below the existing basement slab, it is unclear from soil surveys.

century alignment of Dolores Creek support the conclusion that they are alluvial deposits. At that depth, 20 – 25 feet bgs, there is the potential for the presence of prehistoric deposits.

Prior to the construction of the existing building on the project site in 1917, two one-story residences and several accessary structures were present on the project site between 1875 and 1889. No research into the demographic information regarding the 19th Century residents nor use of the structures (e.g., garden farming) has been conducted to have a preliminary assessment if discovered archeological deposits of good physical integrity would have associations with historical social units that make such deposits legally significant for their research value. The construction of the existing basement may have destroyed any archeological resource that could have been there.

The nearest currently documented/recorded archeological sites are associated with the Hispanic period and largely associated with the later Mission Dolores complex (1790s – 1834) and the post-secularization settlement of the area (1834 – 1850s). Although there is considerable documentation about improvements, structures, land uses, functions, and social groups associated with these periods, the specific location of over 50 structures is unknown.

The project site is across the street from Mission Dolores Park, which served as Jewish cemeteries for the Congregation *Emanu-El* and *Sherith Israel* synagogue during the middle and late 19th centuries. The project site is outside the boundaries of the earlier Jewish cemeteries.

Impact CP-1: The proposed project would cause a substantial adverse change in the significance of an individually eligible historic resource, 651 Dolores Street. (Less than Significant with Mitigation)

The existing building at the project site as individually eligible under Criterion 3 (Architecture/ Design). The proposed project would involve the conversion of the existing building into a four dwelling unit building. The operation of the proposed project would result in a minimal change to the exterior character defining features of the building. Proposed project alterations to exterior character defining features would include installing a 42'' glass railing set back approximately 3' 3'' from the building's north roof parapet; installing a new landing, foyer, staircase, and elevator that would include nine-foot tall walls arrayed across a 21.5-foot by 23-foot area of the southeast portion of the existing roof, which would be barely visible from the public right-of-way; and an existing five-foot tall by 10-foot wide window on the ground floor in the center of the Cumberland Street facade would be replaced by a 7.5-foot tall by 10-foot wide garage door. These new features would be contemporary yet compatible in their finish and design with the historic size, scale, proportions, and massing of the building.

The operation of the proposed project would result in greater changes to the interior character defining features of the building. It is important to note that the interior has been vacant and not been accessible since 2006. The Secretary's Standards states that a property will be given a new use that requires minimal changes to its spaces and spatial relationships and the alteration of spaces that characterize the property will be avoided. The building's interior is defined by the openness within an auditorium/nave space beneath a ceiling suspended below the rooftop dome consisting of clerestory windows and a stained-glass oculus, which the double-height

nave/auditorium and suspended ceiling are identified as an interior character defining features. This interior would be altered through adding a steel, wood, and plywood horizontal bracing system across the existing roof level for seismic upgrades; adding a new floor above the horizontal bracing system for a new dwelling unit; raising the suspended ceiling via a pulley, winch, and cable system, with the exception of the oculus, seven feet; adding partition walls for three new dwelling units; and expanding the mezzanine level by 450 sf for new living space for two of the dwelling units. The changes would result in no longer being able to experience the volume of the auditorium/nave or being able to view the suspended ceiling from the entry/second level.

With implementation of the proposed project, the partition walls and new floor can be removed in the future without comprising the structural integrity of the building; prior to raising the suspended ceiling the project sponsor would catalogue and reference mark the details and location of it, which would allow for potential relocation in the future; and the majority of the exterior and interior of the building would be rehabilitated. Furthermore, the seismic upgrades necessary per the UMB Ordinance would allow the structure to be inhabited and the building would be more structurally sound during an earthquake. However, the proposed project's alterations to the building's interior would not comply with Secretary's Standards 1 and 2, as the spatial relationships would be altered, and the operation of the proposed project would result in a substantial adverse change in the significance of an individually eligible historic resource, which is a significant impact, requiring the mitigation described below to reduce impacts to a less-than-significant level. With mitigation, the proposed project does not prevent the resource as a whole from conveying its significance. In addition, given the complexity involved with the proposed raising of the suspended ceiling, particularly related to the separation of the suspended ceiling from the oculus and the pulley, winch, and cable system, the construction of the proposed project could materially impair the interior of the space, which could result in a substantial adverse change in the significance of an individually eligible historic resource, which is a significant impact, requiring the mitigation described below to reduce impacts to a less-than-significant level. With mitigation, the proposed project does not prevent the resource as a whole from conveying its significance.

Implementation of Mitigation Measure M-CP-1a, HABS Level III Documentation, Mitigation Measure M-CP-1b, On-Site Interpretive Display, Mitigation Measure M-CP-1c Preservation Engineer, and Mitigation Measure M-CP-1d, Architectural Finishes Conservator would reduce this impact to a less-than-significant level by documenting the location of the suspended ceiling and other interior features, having an on-site interpretative display to document the historic images of the building's interior, having a preservation engineer peer review the engineered drawings related to the relocation of the suspended ceiling, and having an architectural finishes conservator oversee the separation and relocation of the suspended ceiling, respectively.

Mitigation Measure M-CP-1a: HABS Level III Documentation

The project sponsor shall complete Historic American Building Survey (HABS) Level III documentation for the suspended ceiling prior to Planning Department approval of any building permits application. HABS Level III documentation shall include existing condition plans and elevations or plans and elevations from the period of significance of

the building's interior, including the suspended ceiling; large-format or rectified digital photographs of the building's interior, including the suspended ceiling; and, a narrative description of the building's interior, including the suspended ceiling.

Mitigation Measure M-CP-1b: On-Site Interpretive Display
The project sponsor shall install an on-site interpretative display designed by a qualified historic preservation professional describing the building's historical significance and including historic images of the building's interior. The interpretive display as proposed should be approved by Planning Department preservation staff prior to Planning Department approval of any building permit application. The interpretive display installation shall be included in construction plans and should be completed before Certificate of Occupancy is issued by the Department of Building Inspection.

Mitigation Measure M-CP-1c: Preservation Engineer
The project sponsor shall engage a third party qualified preservation engineer (engineer) that is approved by the Planning Department. The selected engineer shall provide a peer review of the engineering drawings for and provide a written report related to the relocation of the suspended ceiling within the nave. The engineer's written report shall be submitted to the Planning Department for review and approval and identify one of the following conclusions that the project sponsor shall be obligated to comply with to ensure the building's interior will not be materially altered: 1) the suspended ceiling can be relocated, as proposed; 2) the suspended ceiling can be relocated, with recommendation(s) from the engineer; 3) the suspended ceiling cannot be relocated. If suspended ceiling cannot be relocated, this aspect of the project shall be omitted and the project altered accordingly. This review shall be completed prior to approval of any building permit application related to the project.

Mitigation Measure M-CP-1d: Architectural Finishes Conservator
The project sponsor shall engage an architectural finishes conservator to plan and oversee the separation and relocation of the suspended ceiling within the nave duration construction. A contract for the conservator oversight with specifications for the restoration work shall be completed and approved by the Planning Department preservation staff prior to Planning Department approval of any building permit application.

Impact CP-2: The proposed project would not cause a substantial adverse change in the significance of eligible historical districts, Inner Mission North Boulevards and Alleys Reconstruction Historic District and Dolores Street Discontinuous District of Religious Building, to which 651 Dolores Street is identified as a contributing resource. (Less than Significant)

The proposed project would alter a contributing feature of the Inner Mission North Boulevards and Alleys Reconstruction Historic District and Dolores Street Discontinuous District of Religious Buildings. However, the project site's character of permanence, stability, and continuity during the reconstruction era would remain with implementation of the proposed project. For these

reasons, the proposed project would result in less-than-significant impacts on the eligible historic districts.

Impact CP-3: The proposed project would not cause a substantial adverse change in the significance of an archeological resource or potentially disturb human remains, including those interred outside of formal cemeteries. (Less than Significant)

Subsurface construction for the proposed project would include seismic upgrades and a new elevator pit up to approximately three feet bgs. Based on this shallow depth and because the project site is not located within the boundaries of the former Jewish cemeteries, no archeological resources or human remains are expected within the affected soils. Accordingly, the proposed project would not be expected to affect archeological resources and impacts would be less than significant.

Impact CP-4: The proposed project would not result in damage to, or destruction of, as-yet unknown unique paleontological resource or site or unique geologic feature. (Less than Significant)

Paleontological resources include fossilized remains or traces of animals, plants, and invertebrates, including their imprints, from a previous geological period. Collecting localities and the geological formations containing those localities are also considered paleontological resources; they represent a limited, nonrenewable, and impact sensitive scientific and educational resource. No unique geologic features exist at the project site.

Excavation and foundation work resulting from the proposed project is not expected to adversely affect paleontological resources. Subsurface construction for the proposed project would include seismic upgrades and a new elevator pit up to approximately three feet bgs. At approximately 20 – 25 feet bgs, there is the potential for the presence of prehistoric deposits. Because project excavation is not expected to affect soils to a depth greater than three feet bgs, the proposed project is not expected to affect geologic units that might contain paleontological remains nor trace of paleontological remains. Therefore, the proposed project would have a less-than-significant impact to paleontological resources.

Impact C-CP-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would not cause a substantial adverse change in the significance of eligible historical districts, Inner Mission North Boulevards and Alleys Reconstruction Historic District and Dolores Street Discontinuous District of Religious Building, to which 651 Dolores Street is identified as a contributing resource. (Less than Significant)

As stated above, the proposed project would alter a contributing feature of the Inner Mission North Boulevards and Alleys Reconstruction Historic District and Dolores Street Discontinuous District of Religious Buildings. However, the project site's character of permanence, stability, and continuity during the reconstruction era would remain with implementation of the proposed project. The conversion of 601 Dolores Street to a non-religious use would comply with the Secretary's Standards. No other past, present, or reasonably foreseeable future projects outside the project site are known to exist within the eligible historic district that would adversely impact the significance of the eligible historic district. For these reasons, the proposed project would not result in a cumulatively considerable impact on the eligible historic districts.

Impact C-CP-2: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity, would not cause a substantial adverse in the significance of an archeological resources nor disturb human remains. (Less than Significant)

Project-related impacts on archeological resources and human remains are site-specific and generally limited to the proposed project's construction area. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable impact on archeological resources and human remains.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
5. TRANSPORTATION AND CIRCULATION— Would the project:					
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☒	☐	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐	☐

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. The proposed project would not interfere with air traffic patterns. Therefore, topic 5c is not applicable.

Setting

The project site is located in the Mission neighborhood at the southeast corner of Dolores Street and Cumberland Street. The project site is within the block bounded by 19th Street to the north, Guerrero Street to the east, 20th Street to the south, and Dolores Street to the west. Cumberland Street is an east-west roadway, with one travel lane in each direction and parking on both sides. Guerrero Street is a north-south roadway, with two travel lanes in each direction separated by a median and parking on both sides. 20th Street is an east-west roadway, with one travel lane in each direction and parking on both sides. Dolores Street is a north-south roadway, with two travel lanes in each direction separated by a landscaped median and parking on both sides. The speed limit on all adjacent streets is 25 miles per hour. The intersections of 18th Street and Dolores Street and Dolores Street and 20th Street are the only traffic light controlled intersections near the project site. The Muni J-Line with associated stops runs north-south through the west side of Mission Dolores Park, which is located across Dolores Street from the project site. Two active Muni J-Line stops and a Muni 33-Stanyan stop are located at the northwestern and southwestern corners of Mission Dolores Park. In addition, Muni 33-Stanyan stops are located at the northwestern and southeastern intersection of Dolores Street and 18th Street. Sidewalks exist along both sides of the adjacent streets. No bikeways exist along the adjacent streets.[19] A Class II bikeway exists along 17th Street, two-and-one-half blocks north of the project site; and a Class II bikeway exists along Valencia Street, two blocks east of the project site.

Impact TR-1: The proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, nor would the proposed project conflict with an applicable congestion management program. (Less than Significant)

Policy 10.4 of the Transportation Element of the San Francisco General Plan states that the City will "Consider the transportation system performance measurements in all decisions for projects that affect the transportation system." To determine whether the proposed project would conflict with a transportation- or circulation-related plan, ordinance or policy, this section describes the potential impacts that these rehabilitations and improvements could have on traffic, transit, pedestrian, bicycle, loading, parking, and emergency vehicle circulation, as well as any potential transportation impacts related to construction of the proposed project.

Trip Generation

Based on the *Transportation Impact Analysis Guidelines for Environmental Review*, October 2002 (*Transportation Guidelines*),[20] the proposed project would generate 40 daily person-trips and 15 daily vehicle-trips. During the PM peak hour, the proposed project would generate an estimated

[19] Bikeways are typically classified as Class I, II, or III bikeways. "Class I bikeways are bicycle paths with exclusive right-of-way for use by bicyclists or pedestrians. Class II bikeways are bicycle lanes striped with the paved areas of roadways, and established for the preferential use of bicycles, while Class III bikeways are signed bicycle routes that allow bicycles to share streets or sidewalks with vehicles or pedestrians." San Francisco Bicycle Plan FEIR, Volume 1, p. V.A.1-14. This document is one file and available for public review at the Planning Department, as part of Case File 2007.0347E.

[20] This document can be found here: *http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=6753*.

three vehicle trips (accounting for vehicle occupancy data for this Census Tract), three transit trips, and one walking trip.[21]

Traffic

As set forth in the *Transportation Guidelines*, the Planning Department evaluates traffic conditions for the weekday PM peak hour conditions (between the hours of 4 PM to 6 PM), which typically represent the worse conditions for the local transportation network. Although the proposed project is estimated to generate seven PM peak hour person trips, with approximately three PM peak hour vehicle trips, these vehicle trips are not anticipated to substantially change the level of service at the intersections in the project vicinity, and would not be considered a substantial traffic increase to the existing capacity of the local street system. Therefore, the proposed project's impact on existing vehicular traffic is considered less than significant.

Parking

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking

[21] Wade Wietgrefe, "Transportation Calculations," June 27, 2013. This excel sheet is on file and available for public review at the Planning Department, as part of Case File 2011.1385E.

conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. On an average weekday, the long-term demand for parking would be six spaces. The proposed project would provide four off-street vehicle parking spaces and nine off-street bicycle spaces. The existing 12-foot wide curb cut at Dolores Street would be replaced with a new curb, potentially adding a new on-street parking space as well. Thus, as proposed, the project would have an unmet long-term parking demand of two spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit of two spaces would not result in a significant impact in this case as this would not be a substantial parking deficit. Additionally, the project site is well served by public transit and bicycle facilities. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

It should be noted that the Planning Commission has the discretion to adjust the number of off-street parking spaces included in the proposed project, typically at the time that the project entitlements are sought. In many cases the Planning Commission does not support the parking ratio proposed by the project sponsor and the ratio is substantially reduced. In some cases, particularly when the proposed project is in a transit rich area, the Planning Commission does not support the provision of any off-street parking spaces.

Here, if no off-street parking spaces were provided, the proposed project would have an unmet demand of six spaces. As mentioned above, the unmet parking demand of two spaces would not be a substantial parking deficit and neither would the unmet demand of six spaces. Given that the project site is well-served by transit and bicycle facilities, a reduction in the number of off-street parking spaces associated with the proposed project, even if no off-street spaces are provided, would not result in significant delays or hazardous conditions.

In summary, the proposed project would not result in a substantial parking deficit with or without the off-street parking currently proposed that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, impacts related to parking would be less than significant.

Loading

The Planning Code would not require an off-street loading space for a project of this size. The loading demand for the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. The demand for loading would be 0.04 truck trips during the peak hour of loading activities. Thus, the anticipated demand is only one truck trip to the project site a day. This amount of demand could be accommodated with street frontage on Cumberland

Street or Dolores Street without creating potentially hazardous conditions or significant delays affecting traffic, transit, bicycles, or pedestrians.

Construction

The proposed project's construction activities would last nine months. During this period, temporary and intermittent transportation impacts would result in additional vehicle trips to the project site from workers and equipment deliveries, but these activities would be limited in duration. Construction material staging and storage and parking for construction workers are anticipated to occur on or directly in front of the project site. Construction vehicle trips during peak traffic flow (typically between 4:00 PM and 6:00 PM) would have a greater potential to create conflicts than during non-peak hours because of the greater numbers of existing vehicles on the streets during the peak hour. However, given the temporary and intermittent nature of the construction activities, the proposed project's construction-related activities would not result in a substantial impact to transportation.

Impact TR-2: The proposed project would not substantially increase hazards due to a design feature or incompatible uses. (Less than Significant)

The project site exists within a developed block of San Francisco and contains an existing building. The existing 12-foot wide curb cut at Dolores Street would be replaced with a new curb, potentially adding a new on-street parking space, and three new street trees would be planted along the Dolores Street sidewalk. A new 10-foot wide curb cut would be provided from Cumberland Street for vehicular access to a new garage. No project features are proposed that would substantially increase traffic-related hazards. In addition, as discussed in Section E.1, Land Use and Land Use Planning, the project does not include incompatible uses. Therefore, transportation hazard impacts due to a design feature or resulting from incompatible uses would be less than significant.

Impact TR-3: The proposed project would not result in inadequate emergency access. (Less than Significant)

Emergency access would remain unchanged from existing conditions. Emergency vehicles would continue to access the project site from either Dolores Street or Cumberland Street. The proposed project would not close off any existing streets or entrances to public uses. Therefore, the proposed project would have a less than significant impact on emergency access to the project site or any surrounding sites.

Impact TR-4: The proposed project would not conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such features. (Less than Significant)

Transit

The proposed project would generate an estimated three PM peak-hour transit person-trips which would be dispersed among the various MUNI lines within the project vicinity. No bus stops exist in the vicinity of the proposed curb cut location on Cumberland Street. The estimated

three PM peak-hour transit trips would likely be distributed among a number of lines (within close proximity, the J-Line or 33-Stanyan, or others within walking distance along Mission Street), each with several transit vehicles per hour, the increase in transit demand associated with the proposed development would not noticeably affect transit service levels in the project area or substantially affect transit operations. The proposed project would not conflict with adopted policies, plans or programs supporting alternative transportation. Therefore, the proposed project's impact on transit is considered less than significant.

Bicycle Facilities

The proposed project would not substantially interfere with bicycle accessibility to the project site or adjoining areas because no bikeways exist along the project site's adjacent streets. Implementation of the proposed project could encourage more existing visitors to bring their bicycle to the project site as the proposed project would provide nine new bicycle spaces, exceeding the requirements of Section 155.5 of the Planning Code. More persons bringing their bicycles to the project site would not create potentially hazardous conditions for bicyclists because Muni bus stops, sidewalks, and bikeways exist within close proximity of the project site and the roadways near the project site have low to moderate volumes, therefore visitors could walk their bicycles safely along sidewalks from nearby Muni bus stops or bikeways or ride along the roadways to the project site. Therefore, the proposed project would result in less-than-significant impacts related to bicyclists.

Pedestrian Facilities

Pedestrian trips generated by the proposed project would include walking trips to and from the project site (one during the PM peak hour) as well as walking trips to and from local transit providers (three during the PM peak hour). These additional walking trips would not result in substantial overcrowding on nearby public sidewalks. The proposed project would not include sidewalk narrowing, roadway widening, removal of center medians, or other conditions that could create potentially hazardous conditions or otherwise interfere with pedestrian accessibility to the site and adjoining areas. Therefore, the proposed project would result in a less-than-significant impact related to pedestrians.

Impact C-TR-1: The proposed project, in combination of past, present, and reasonably foreseeable future project, would result in less-than-significant cumulative impacts to transportation. (Less than Significant)

As described above, the proposed project's trips would not be a substantial proportion of the overall volume of trips in the area. The number of trips associated with cumulative projects in the vicinity would be dispersed throughout the local roadway network and throughout the hours of the day and would not have a substantial adverse impact on the transportation system. The proposed project's construction timeline may overlap with other projects under construction or implementation at the same time. Examples of the projects include Mission Dolores Park, 601 Dolores Street, and construction of new boarding island within the northwest corner of the Park as proposed as part of the proposed Transit Effectiveness Project. While the proposed project's construction may occur concurrently with the above-mentioned projects, it is not expected that

the construction schedule of the proposed project would be in conflict with other projects in the area. The impact from construction traffic would be temporary and would not cause a substantial adverse change on the transportation system. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable transportation and circulation impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
6. NOISE—Would the project:					
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐	☐
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	☐
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☐	☐	☒	☐	☐

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, topics 6e and 6f are not applicable.

Impact NO-1: The proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity, expose persons to noise levels in excess of standards established in the local general plan or noise ordinance, or be substantially affected by existing noise levels. (Less than Significant)

Substantial Permanent Increase in Ambient Noise Levels

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni buses, emergency vehicles, and land use activities, such as commercial businesses and periodic temporary construction-related noise from nearby development, or street maintenance. Noises generated by residential uses are common and generally accepted in urban areas. An approximate doubling in traffic volumes in the area would be necessary to produce an increase in ambient noise levels barely perceptible to most people (3 decibel (dB) increase).[22] The proposed project would not double traffic volumes because the proposed project consists of four dwelling units and would generate only 15 daily vehicle trips. In addition, the proposed project would not include any other noise sources (e.g., diesel generator) that would be perceptible in the project vicinity. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity.

Expose Persons to Noise Levels in Excess of Standards

Residential uses are considered noise sensitive uses because they may contain noise sensitive receptors, including children and the elderly. Residential development in noisy environments could expose these noise sensitive receptors to noise levels in excess of established standards. The U.S. Department of Housing and Urban Development (HUD) has developed minimum national noise standards for land use compatibility. HUD considers noise levels below 65 dB as generally "acceptable," between 65 dB and 75 dB as "normally unacceptable," and in excess of 75 dB as "considered unacceptable" for residential land uses.[23] The California State Office of Planning and Research (OPR) have developed similar statewide guidelines.[24] OPR's guidelines have largely been incorporated into the Environmental Protection Element of the San Francisco General Plan.[25] In addition, the California Building Code and Title 24 of the California Code of Regulations have regulations to limit interior noise levels to 45 dBA L_{dn}.[26,27] In instances where exterior noise levels exceed 60 L_{dn}, Title 24 requires an acoustical report to be submitted with the building plans describing the noise control measures that have been incorporated into the design of the project to meet the noise requirements.

---

[22] A decibel is a unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

[23] Code of Federal Regulations, Title 24, Part 51, Section 51.100 – 51.105.

[24] Office of Planning and Research, State of California General Plan Guidelines, October 2003.

[25] San Francisco General Plan, Environmental Protection Element, Policy 11.1.

[26] dBA refers to the sound level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

[27] Ldn refers to the day-night average level or the average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

Ambient noise levels in San Francisco are largely influenced by traffic-related noise. Figure V.G-2 and Figure V.G-3 in the San Francisco 2004 and 2009 Housing Element Draft EIR identifies roadways within San Francisco with traffic noise levels exceeding 60 L_{dn} and 75 L_{dn}, respectively. The San Francisco 2004 and 2009 Housing Element Final EIR (Housing Element EIR) was certified March 24, 2011. Most of San Francisco's neighborhoods are currently affected by traffic noise levels exceeding 60 L_{dn}. The Housing Element EIR identified a less-than-significant impact for new residential development in areas with traffic noise levels between 60 L_{dn} and 74 L_{dn}. New residential developments located in these areas would have to comply with Title 24 requirements, as enforced by the Department of Building Inspection (DBI) in the permit review process.

The project site is along a street identified in the Housing Element EIR Figure V.G-2 with noise levels between 65 and 70 L_{dn} (Dolores Street) and between 60 and 65 L_{dn} (Cumberland Street). Therefore, through the building permit review process, DBI would ensure that Title 24 requirements would be met. Therefore, the proposed project would not expose persons to noise levels in excess of applicable noise standards.

Be Substantially Affected by Existing Noise Levels

As stated above, the project site is located along streets at noise levels where Title 24 requirements would be met. No other noise sources in the project vicinity are known to occur that would substantially affect the proposed project's new residences.

For the above reasons, the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity, expose persons to noise levels in excess of standards established in the local general plan or noise ordinance, or be substantially affected by existing noise levels and the impact would be less than significant.

Impact NO-2: During construction, the proposed project would result in a temporary or periodic increase in ambient noise levels and vibration in the project vicinity above levels existing without the project, but any construction-related increase in noise levels and vibration would be considered less than significant. (Less than Significant)

The proposed project's construction activities would last nine months, with a minor amount of exterior construction anticipated for street, sidewalk, and landscape work (three weeks). Construction activities would generate noise and possibly vibrations that could be considered an annoyance by occupants of nearby properties. No heavy external excavation equipment, such as pile drivers, would be used during construction. Construction noise would fluctuate depending on the construction phase, equipment type and duration of use, and distance between noise source and listener. Further, construction noise would be intermittent and limited to the period of construction. The closest sensitive receptors to construction activities would be residents adjacent to the east and west of the project site.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code), which requires noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at 100 feet from the source. Impact tools must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the

Ordinance prohibits construction work between 8:00 PM and 7:00 AM if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works.

Although construction noise could be annoying at times, it would not be expected to exceed noise levels commonly experienced in this urban environment and would not be considered significant. Because the proposed project would be subject to and would comply with regulations set forth in the Noise Ordinance and the limited duration of proposed project construction, the proposed project would result in a less-than-significant impact regarding temporary increases in noise levels.

Impact C-NO-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would result in less-than-significant cumulative impacts to noise (Less than Significant)

No other projects of sufficient magnitude in the project vicinity exist that would generate substantial noise, either due to construction or operation (e.g., traffic or mechanical noise). One other project, 601 Dolores Street, would require construction, but these construction activities would be mostly limited to interior work and would not result in substantial noise in combination with the proposed project. One additional project, the Mission Dolores Park Rehabilitation and Improvement Project, would result in construction, but the majority of the noisy construction activities would be at the north end of the Park and they would not result in substantial noise in combination with the proposed project. No other construction projects are proposed in close enough proximity to the project site such that cumulative effects related to construction noise would be anticipated. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable noise impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
7. AIR QUALITY—Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☐

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐	☐

Setting

The Bay Area Air Quality Management District (BAAQMD) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (SFBAAB), which includes San Francisco, Alameda, Contra Costa, Marin, San Mateo, Santa Clara and Napa counties and portions of Sonoma and Solano counties. BAAQMD is responsible for attaining and maintaining air quality in the SFBAAB within federal and state air quality standards, as established by the federal Clean Air Act (CAA) and the California Clean Air Act (CCAA), respectively. Specifically, the BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the SFBAAB and to develop and implement strategies to attain the applicable federal and state standards. The CAA and the CCAA require plans to be developed for areas that do not meet air quality standards, generally. The most recent air quality plan, the *2010 Clean Air Plan*, was adopted by the BAAQMD on September 15, 2010. The *2010 Clean Air Plan* updates the *Bay Area 2005 Ozone Strategy* in accordance with the requirements of the CCAA to implement all feasible measures to reduce ozone; provide a control strategy to reduce ozone, particulate matter, air toxics, and GHGs in a single, integrated plan; and establish emission control measures to be adopted or implemented. The primary goals of the 2010 Clean Air Plan is to:

- Attain air quality standards;
- Reduce population exposure and protect public health in the San Francisco Bay Area; and
- Reduce GHG emissions and protect the climate.

The *2010 Clean Air Plan* represents the most current applicable air quality plan for the SFBAAB. Consistency with this plan is the basis for determining whether the proposed project would conflict with or obstruct implementation of an applicable air quality plan.

Criteria Air Pollutants

In accordance with the state and federal CAAs, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. In general, the SFBAAB experiences low concentrations of most pollutants when compared to federal or state standards. The SFBAAB is designated as either in attainment[28] or unclassified for most criteria pollutants with the exception

[28] "Attainment" status refers to those regions that are meeting federal and/or state standards for a specified criteria pollutant. "Non-attainment" refers to regions that do not meet federal and/or state standards for a

of ozone, $PM_{2.5}$, and PM_{10}, for which these pollutants are designated as non-attainment for either the state or federal standards. By its very nature, regional air pollution is largely a cumulative impact in that no single project is sufficient in size to, by itself, result in non-attainment of air quality standards. Instead, a project's individual emissions contribute to existing cumulative air quality impacts. If a project's contribution to cumulative air quality impacts is considerable, then the project's impact on air quality would be considered significant.[29]

Land use projects may contribute to regional criteria air pollutants during the construction and operational phases of a project. Table 2, below, identifies air quality significance thresholds followed by a discussion of each threshold. Projects that would result in criteria air pollutant emissions below these significance thresholds would not violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the SFBAAB.

TABLE 2
BAAQMD THRESHOLDS OF SIGNIFICANCE FOR CRITERIA AIR POLLUTANTS – PROJECT LEVEL

Pollutant	Construction-Related	Operational-Related	
	Average Daily Emissions	Average Daily Emissions	Maximum Annual Emissions
ROG	54 lbs/day	54 lbs/day	10 tons/year
NO_x	54 lbs/day	54 lbs/day	10 tons/year
PM_{10}	82 lbs/day (exhaust)	82 lbs/day	15 tons/year
$PM_{2.5}$	54 lbs/day (exhaust)	54 lbs/day	10 tons/year
PM_{10} and $PM_{2.5}$ (fugitive dust)	Construction Dust Ordinance or Other Best Management Practices	None	
CO	None	9.0 parts per million (8-hour average), 20.0 parts per million (1-hour average)	

Ozone Precursors

As discussed previously, the SFBAAB is currently designated as non-attainment for ozone and particulate matter (PM_{10} and $PM_{2.5}$).[30] Ozone is a secondary air pollutant produced in the atmosphere through a complex series of photochemical reactions involving reactive organic gases (ROG) and oxides of nitrogen (NO_x). The potential for a project to result in a cumulatively considerable net increase in criteria air pollutants, which may contribute to an existing or projected air quality violation, are based on the state and federal Clean Air Acts emissions limits for stationary sources. The federal New Source Review (NSR) program was created by the federal CAA to ensure that stationary sources of air pollution are constructed in a manner that is consistent with attainment of federal health based ambient air quality standards. Similarly, to

specified criteria pollutant. "Unclassified" refers to regions where there is not enough data to determine the region's attainment status.

[29] Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines*, May 2011, Page 2-1.

[30] PM_{10} is often termed "coarse" particulate matter and is made of particulates that are between 10 microns and 2.5 microns in diameter. $PM_{2.5}$, termed "fine" particulate matter, is composed of particles that are 2.5 microns or less in diameter.

ensure that new stationary sources do not cause or contribute to a violation of an air quality standard, BAAQMD Regulation 2, Rule 2 requires that any new source that emits criteria air pollutants above a specified emissions limit must offset those emissions. For ozone precursors, ROG and NO_x, the offset emissions level is an annual average of 10 tons per year (or 54 pounds (lbs) per day).[31] These levels represent emissions by which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants.

Although this regulation applies to new or modified stationary sources, land use development projects result in ROG and NO_x emissions as a result of increases in vehicle trips, architectural coating, and construction activities. Therefore, the above thresholds can be applied to the construction and operational phases of land use projects and those projects that result in emissions below these thresholds would not be considered to contribute to an existing or projected air quality violation or result in a considerable net increase in ROG and NO_x emissions. Due to the temporary nature of construction activities, only the average daily thresholds are applicable to construction phase emissions.

Particulate Matter (PM_{10} and $PM_{2.5}$)

The BAAQMD has not established an offset limit for $PM_{2.5}$. However, the emissions limit in the federal NSR for stationary sources in nonattainment areas is an appropriate significance threshold. For PM_{10} and $PM_{2.5}$, the emissions limit under NSR is 15 tons per year (82 lbs per day) and 10 tons per year (54 lbs per day), respectively. These emissions limits represent levels at which a source is not expected to have an impact on air quality.[32] Similar to ozone precursor thresholds identified above, land use development projects typically result in PM emissions as a result of increases in vehicle trips, space heating and natural gas combustion, landscape maintenance, and construction activities. Therefore, the above thresholds can be applied to the construction and operational phases of a land use project. Again, because construction activities are temporary in nature, only the average daily thresholds are applicable to construction-phase emissions.

Fugitive Dust

Fugitive dust emissions are typically generated during construction phases. Studies have shown that the application of best management practices (BMPs) at construction sites significantly control fugitive dust.[33] Individual measures have been shown to reduce fugitive dust by anywhere from 30 percent to 90 percent.[34] The BAAQMD has identified a number of BMPs to

[31] BAAQMD, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance*, October 2009, page 17.

[32] *Ibid*, p. 16.

[33] Western Regional Air Partnership. 2006. *WRAP Fugitive Dust Handbook*. September 7, 2006. Available online at http://www.wrapair.org/forums/dejf/fdh/content/FDHandbook_Rev_06.pdf. Accessed February 16, 2012.

[34] BAAQMD, 2009, page 27.

control fugitive dust emissions from construction activities.[35] The City's Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) requires a number of measures to control fugitive dust to ensure that construction projects do not result in visible dust. The BMPs employed in compliance with the City's Construction Dust Control Ordinance is an effective strategy for controlling construction-related fugitive dust.

Local Health Risks and Hazards

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. A TAC is defined in the California Health and Safety Code §39655 as an air pollutant which may cause or contribute to an increase in mortality or serious illness, or which may pose a present or potential hazard to human health. Human health effects of TACs include birth defects, neurological damage, cancer, and death. There are hundreds of different types of TACs with varying degrees of toxicity. Individual TACs vary greatly in the health risk they present; at a given level of exposure, one TAC may pose a hazard that is many times greater than another.

Unlike criteria air pollutants, TACs do not have ambient air quality standards but are regulated by the BAAQMD using a risk-based approach. This approach uses a health risk assessment to determine which sources and pollutants to control as well as the degree of control. A health risk assessment is an analysis in which human health exposure to toxic substances is estimated, and considered together with information regarding the toxic potency of the substances, to provide quantitative estimates of health risks.[36]

Vehicle tailpipe emissions contain numerous TACs, including benzene, 1,3-butadiene, formaldehyde, acetaldehyde, acrolein, naphthalene, and diesel exhaust.[37] Engine exhaust, from diesel, gasoline, and other combustion engines, is a complex mixture of particles and gases, with collective and individual toxicological characteristics. While each constituent pollutant in engine exhaust may have a unique toxicological profile, health effects have been associated with proximity, or exposure, to vehicle-related pollutants *collectively* as a mixture.[38] Exposures to fine particulate matter ($PM_{2.5}$) are strongly associated with mortality, respiratory diseases and lung development in children, and other endpoints such as hospitalization for cardiopulmonary

[35] BAAQMD, 2011.

[36] In general, a health risk assessment is required if the BAAQMD concludes that projected emissions of a specific air toxic compound from a proposed new or modified source suggest a potential public health risk. The applicant is then subject to a health risk assessment for the source in question. Such an assessment generally evaluates chronic, long-term effects, estimating the increased risk of cancer as a result of exposure to one or more TACs.

[37] San Francisco Department of Public Health (DPH), *Assessment and Mitigation of Air Pollutant Health Effects from Intra-Urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 2008.

[38] Delfino RJ, 2002, "Epidemiologic evidence for asthma and exposure to air toxics: linkages between occupational, indoor, and community air pollution research," Environmental Health Perspectives, 110(S4):573-589.

disease.[39] In addition to $PM_{2.5}$, diesel particulate matter (DPM) is also of concern. The ARB identified DPM as a TAC in 1998, primarily based on evidence demonstrating cancer effects in humans.[40] Mobile sources such as trucks and buses are among the primary sources of diesel emissions, and concentrations of DPM are higher near heavily traveled roadways. The estimated cancer risk from exposure to diesel exhaust is much higher than the risk associated with any other TAC routinely measured in the region.

Air pollution does not affect every individual in the population in the same way, and some groups are more sensitive to adverse health effects than others. Land uses such as residences, schools, children's day care centers, hospitals, and nursing and convalescent homes are considered to be the most sensitive to poor air quality because the population groups associated with these uses have increased susceptibility to respiratory distress or, as in the case of residential receptors, their exposure time is greater than for other land uses. Exposure assessment guidance typically assumes that residences would be exposed to air pollution 24 hours per day, 350 days per year, for 70 years. Therefore, assessments of air pollutant exposure to residents typically result in the greatest adverse health outcomes of all population groups.

In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "air pollution hot spots" were identified based on two health-protective criteria:

- Excess cancer risk from the contribution of emissions from all modeled sources > 100 per one million population; or
- Cumulative $PM_{2.5}$ concentrations > 10 micrograms per cubic meter ($\mu g/m^3$).

Excess Cancer Risk

The above one-hundred per one million persons (100 excess cancer risk) criteria is based on the United State Environmental Protection Agency (USEPA) guidance for conducting air toxic analyses and making risk management decisions at the facility and community-scale level.[41] As described by the BAAQMD, the USEPA considers a cancer risk of 100 per million to be within the "acceptable" range of cancer risk. Furthermore, in the 1989 preamble to the benzene National Emissions Standards for Hazardous Air Pollutants (NESHAP) rulemaking,[42] the USEPA states that it "…strives to provide maximum feasible protection against risks to health from hazardous air pollutants by (1) protecting the greatest number of persons possible to an individual lifetime risk level no higher than approximately one in one million and (2) limiting to no higher than approximately one in ten thousand [100 in one million] the estimated risk that a person living near a plant would have if he or she were exposed to the maximum pollutant concentrations for

[39] DPH, 2008.

[40] California Air Resources Board (ARB), Fact Sheet, "The Toxic Air Contaminant Identification Process: Toxic Air Contaminant Emissions from Diesel-fueled Engines" October 1998.

[41] BAAQMD, 2009, page 67.

[42] 54 Federal Register 38044, September 14, 1989.

70 years." The 100 per one million excess cancer cases is also consistent with the ambient cancer risk in the most pristine portions of the Bay Area based on BAAQMD regional modeling.[43]

Fine Particulate Matter

In April 2011, the USEPA published *Policy Assessment for the Particulate Matter Review of the National Ambient Air Quality Standards*, "Particulate Matter Policy Assessment." In this document, USEPA staff concludes that the current federal annual $PM_{2.5}$ standard of 15 micrograms per cubic meter ($\mu g/m^3$) should be revised to a level within the range of 13 to 11 $\mu g/m^3$, with evidence strongly supporting a standard within the range of 12 to 11 $\mu g/m^3$.[44] Air pollution hot spots for San Francisco are based on the health protective $PM_{2.5}$ standard of 11 $\mu g/m^3$, as supported by the USEPA's Particulate Matter Policy Assessment, although lowered to 10 $\mu g/m^3$ to account for error bounds in emissions modeling programs.

Land use projects within these air pollution hot spots require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

Construction Air Quality Impacts

Project-related air quality impacts fall into two categories: short-term impacts due to construction and long-term impacts due to project operation. Construction activities (short-term) typically result in emissions of fugitive dust, criteria air pollutants, and DPM. Emissions of criteria pollutants and DPM are primarily a result of the combustion of fuel from on-road and off-road vehicles. However, ROGs are also emitted from activities that involve painting or other types of architectural coatings or asphalt paving activities. The proposed project's construction activities would last nine months and most work would be interior construction, with some exterior construction require for street, sidewalk, and landscape work. Construction equipment would include diesel generating equipment for less than two total months for concrete pouring. During the proposed project's construction period, construction activities would have the potential to result in fugitive dust emissions, criteria air pollutants and DPM, as discussed further below.

Impact AQ-1: The proposed project's construction activities would generate fugitive dust and criteria air pollutants, but would not violate an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. (Less than Significant)

Fugitive Dust

Project-related excavation, grading and other construction activities may cause wind-blown dust that could contribute PM into the local atmosphere. Although there are federal standards for air pollutants and implementation of state and regional air quality control plans, air pollutants continue to have impacts on human health throughout the country. California has found that PM

[43] BAAQMD, 2009, page 67.

[44] The United States Environmental Protection Agency (USEPA) revised their federal standard subsequent to the report to 12 $\mu g/m^3$.

exposure can cause health effects at lower levels than national standards. The current health burden of PM demands that, where possible, public agencies take feasible available actions to reduce sources of PM exposure. According to the California Air Resources Board, reducing ambient PM from 1998-2000 levels to natural background concentrations in San Francisco would prevent over 200 premature deaths.

Dust can be an irritant causing watering eyes or irritation to the lungs, nose, and throat. Demolition, excavation, grading, and other construction activities can cause wind-blown dust to add to PM in the local atmosphere. Depending on exposure, adverse health effects can occur due to this PM in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil.

In response, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI.

The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

The project sponsor and the contractor responsible for construction activities at the project site shall use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the San Francisco Public Works Code. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement). During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

These regulations and procedures set forth by the San Francisco Building Code would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance.

Criteria Air Pollutants

As discussed above, construction activities would also result in emissions of criteria air pollutants. To assist lead agencies in determining whether short-term construction-related air pollutant emissions require further analysis as to whether the project may exceed the criteria air pollutant significance thresholds shown in Table 2, above, the BAAQMD, in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If all the screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment of the project's air pollutant emissions and construction of the proposed project would result in less than significant criteria air pollutant impacts. Projects that exceed the screening sizes may require further project-level quantification to determine whether criteria air pollutant emissions may exceed significance thresholds. The *CEQA Air Quality Guidelines* note that the screening levels are generally representative of new development on greenfield[45] sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements that could also result in lower emissions. For projects that are mixed-use, infill and/or proximate to transit service and local services, emissions would be expected to be less than the greenfield-type project that the screening criteria are based upon.

The proposed project includes rehabilitation of an existing low-rise building into four dwelling units. The proposed project would be below the construction-related criteria air pollutant screening sizes for low-rise apartment buildings, 240 dwelling units, identified in the BAAQMD's *CEQA Air Quality Guidelines*. Thus, quantification of construction-related criteria air pollutant emissions is not required, and the proposed project's construction activities would not exceed any of the significance thresholds for criteria air pollutants, and would result in a less-than-significant construction criteria air pollutant impact.

Impact AQ-2: The proposed project's construction exhaust activities would generate toxic air contaminants, including diesel particulate matter, but would not expose sensitive receptors to substantial pollutant concentrations. (Less than Significant)

Off-road equipment (which includes construction-related equipment) was once estimated to be the second largest source of ambient DPM emissions in California. However, newer and more refined emission inventories have substantially lowered the estimates of DPM emissions from off-road equipment such that off-road equipment is now considered the sixth largest source of DPM emissions in California.[46] This reduction in emissions is due, in part, to effects of the economic recession and refined emissions estimation methodologies. For example, revised PM emission estimates for the year 2010, which DPM is a major component of total PM, have decreased by 83 percent from previous estimates for the SFBAAB.[47] Approximately half of the reduction can be attributed to the economic recession and approximately half can be attributed to

[45] Agricultural or forest land or an undeveloped site earmarked for commercial, residential, or industrial projects.

[46] ARB, *Staff Report: Initial Statement of Reasons for Proposed Rulemaking, Proposed Amendments to the Regulation for In-Use Off-Road Diesel-Fueled Fleets and the Off-Road Large Spark-Ignition Fleet Requirements*, October 2010.

[47] ARB, "In-Use Off-Road Equipment, 2011 Inventory Model." Available online at: http://www.arb.ca.gov/msei/categories.htm#inuse_or_category. Accessed query, April 2, 2012,.

updated assumptions independent of the economic recession (e.g., updated methodologies used to better assess construction emissions).[48]

Additionally, a number of federal and state regulations are requiring cleaner off-road equipment. Specifically, both the USEPA and California have set emissions standards for new off-road equipment engines, ranging from Tier 1 to Tier 4. Tier 1 emission standards were phased in between 1996 and 2000 and Tier 4 Interim and Final emission standards for all new engines would be phased in between 2008 and 2015. To meet the Tier 4 emission standards, engine manufacturers will be required to produce new engines with advanced emission-control technologies. Although the full benefits of these regulations will not be realized for several years, the USEPA estimates that by implementing the federal Tier 4 standards, NO_x and PM emissions will be reduced by more than 90 percent.[49] Furthermore, California regulations limit maximum idling times to five minutes, which further reduces public exposure to DPM emissions.[50]

In addition, construction activities do not lend themselves to analysis of long-term health risks because of their temporary and variable nature. As explained in the BAAQMD's *CEQA Air Quality Guidelines*:

> "Due to the variable nature of construction activity, the generation of TAC emissions in most cases would be temporary, especially considering the short amount of time such equipment is typically within an influential distance that would result in the exposure of sensitive receptors to substantial concentrations. Concentrations of mobile-source diesel PM emissions are typically reduced by 70 percent at a distance of approximately 500 feet (ARB 2005). In addition, current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 40, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. This results in difficulties with producing accurate estimates of health risk."[51]

Therefore, project-level analyses of construction activities have a tendency to produce overestimated assessments of long-term health risks. However, within air pollution hot spots, as discussed above, additional construction activity may adversely affect populations that are already at a higher risk for adverse long-term health risks from existing sources of air pollution. The proposed project would require construction activities for approximately nine months. The project site is not located within an identified air pollution hot spot. Although on-road heavy-duty diesel vehicles and off-road equipment would be required for less than two months during the construction period, emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes, which would further reduce nearby sensitive receptors exposure to temporary

[48] ARB, 2010.

[49] USEPA, "Clean Air Nonroad Diesel Rule: Fact Sheet," May 2004.

[50] California Code of Regulations, Title 13, Division 3, § 2485.

[51] BAAQMD, 2011, page 8-6.

and variable DPM emissions. Therefore, construction period TAC exhaust emissions would result in a less-than-significant impact to sensitive receptors.

Operational Air Quality Impacts

Land use projects typically result in emissions of criteria air pollutants and TACs primarily from an increase in motor vehicle trips. However, land use projects may also result in criteria air pollutants and TACs from combustion of natural gas, landscape maintenance, use of consumer products, and architectural coating. The following addresses air quality impacts resulting from operation of the proposed project.

Impact AQ-3: The proposed project would result in emissions of criteria air pollutants, but not at levels that would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. (Less than Significant)

As discussed above in Impact AQ-1, the BAAQMD, in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria to determine whether a project requires an analysis of operational-related criteria air pollutants. If all the screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment.

The proposed project includes rehabilitation of an existing low-rise building into four dwelling units. The proposed project would be below the construction-related criteria air pollutant screening sizes for low-rise apartment buildings, 451 dwelling units, identified in the BAAQMD's *CEQA Air Quality Guidelines*. Thus, quantification of operational-related criteria air pollutant emissions is not required, the proposed project would not exceed any of the significance thresholds for criteria air pollutants, and would result in less-than-significant impacts with respect to criteria air pollutants.

Impact AQ-4: Operation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations. (Less than Significant)

Individual projects result in emissions of toxic air contaminants primarily as a result of an increase in vehicle trips. The BAAQMD considers roads with less than 10,000 vehicles per day "minor, low-impact" sources that do not pose a significant health impact even in combination with other nearby sources and recommends that these sources be excluded from the environmental analysis. The proposed project's 15 daily vehicle trips would be well below this level, therefore an assessment of project-generated TACs resulting from vehicle trips is not required, and the proposed project would not generate a substantial amount of TAC emissions that could affect nearby sensitive receptors.

The proposed project would include conversion of a vacant building to four dwelling units and is considered a sensitive land use for purposes of air quality evaluation. As discussed above, San Francisco, in partnership with the BAAQMD, has modeled and assessed air pollutant impacts from mobile, stationary and area sources within the City. This assessment has resulted in the identification of air pollutant hot spots. The proposed project would site sensitive land uses, but not within air pollution hot spots, therefore, the proposed project would result in a less-than-

significant impact with respect to exposing sensitive receptors to substantial pollutant concentrations.

Impact AQ-5: The proposed project would not create objectionable odors affecting a substantial number of people. (Less than Significant)

Typical odor sources of concern include wastewater treatment plants, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing facilities, fiberglass manufacturing facilities, auto body shops, rendering plants, and coffee roasting facilities. The proposed project would not site a new sensitive receptor near an existing odor source. Therefore, the proposed project would have less-than-significant impacts to odor.

Impact AQ-6: The proposed project would not conflict or obstruct implementation of the Bay Area 2010 Clean Air Plan. (Less than Significant)

As shown in Impact AQ-1 through AQ-5 and C-AQ-1, the proposed project would not have a significant impact. Therefore, the proposed project would support the primary goals of the *Bay Area 2010 Clean Air Plan* (CAP). No control measures from the CAP are applicable to the proposed project. Examples of a project that may cause the disruption or delay of CAP control measures include a project that precludes an extension of a transit line or bike path, or proposed excessive parking beyond parking requirements. The proposed project would improve pedestrian and bicycle conditions at the project site and transit facilities. Therefore, the proposed project would not disrupt or hinder the implementation of any CAP control measure.

For the reasons stated above, the proposed project would not conflict or obstruct implementation with the CAP. Impacts are considered less than significant.

Cumulative Air Quality Impacts

Impact C-AQ-1: The proposed project, in combination with past present, present, and reasonably foreseeable future development in the project area would result in less-than-significant cumulative impacts to air quality. (Less than Significant)

As discussed above, regional air pollution is by its very nature largely a cumulative impact. Emissions from past, present, and future projects contribute to the region's adverse air quality on a cumulative basis. No single project by itself would be sufficient in size to result in regional nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulative adverse air quality impacts.[52] The project-level thresholds for criteria air pollutants are based on levels by which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants. Therefore, because the proposed project's construction (Impact AQ-1) and operational (Impact AQ-4) emissions would not exceed the project-level thresholds for criteria air pollutants, the proposed project would not be considered to result in a cumulatively considerable contribution to regional air quality impacts.

Although the project would include construction- and operational-related TAC emissions, the project site is not located within an air pollution hot spot. The project's incremental increase in

[52] BAAQMD, 2011, page 2-1.

localized TAC emissions resulting from construction and vehicle trips would be minor and would not contribute substantially to cumulative TAC emissions that could affect nearby or proposed sensitive land uses. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable air quality impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
8. GREENHOUSE GAS EMISSIONS—Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	☐

Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHGs has been implicated as the driving force for global climate change. The primary GHGs are carbon dioxide (CO_2), black carbon, methane (CH_4), nitrous oxide (N_2O), ozone, and water vapor.

Individual projects contribute to the cumulative effects of climate change by emitting GHGs during demolition, construction, and operational phases. While the presence of the primary GHGs in the atmosphere is naturally occurring, CO_2, CH_4, and N_2O are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Black carbon has recently emerged as a major contributor to global climate change, possibly second only to CO_2. Black carbon is produced naturally and by human activities as a result of the incomplete combustion of fossil fuels, biofuels and biomass.[53] N_2O is a byproduct of various industrial processes and has a number of uses, including use as an anesthetic and as an aerosol propellant. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. Greenhouse gases are typically reported in "carbon dioxide-equivalent" measures (CO_2E).[54]

[53] Center for Climate and Energy Solutions. *What is Black Carbon?*, April 2010. Available online at: *http://www.c2es.org/docUploads/what-is-black-carbon.pdf*. Accessed September 27, 2012.

[54] Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming. Many impacts resulting from climate change, including increased fires, floods, severe storms and heat waves, already occur and will only become more frequent and more costly.[55] Secondary effects of climate change are likely to include a global rise in sea level, impacts to agriculture, the state's electricity system, and native freshwater fish ecosystems, an increase in the vulnerability of levees in the Sacramento-San Joaquin Delta, changes in disease vectors, and changes in habitat and biodiversity.[56,57]

The California Air Resources Board (ARB) estimated that in 2010 California produced approximately 451.60 million metric tons of CO_2E ($MTCO_2E$).[58] The ARB found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state generation and imported electricity) at 21 percent and industrial sources at 19 percent. Commercial and residential fuel use (primarily for heating) accounted for 10 percent of GHG emissions.[59] In San Francisco, on-road transportation (vehicles on highways, city streets and other paved roads) and natural gas (consumption for residential, commercial, and industrial use) sectors were the two largest sources of GHG emissions accounting for 40 percent (2.1 million $MTCO_2E$) and 29 percent (1.5 million $MTCO_2E$), respectively, of San Francisco's 5.3 million $MTCO_2E$ emitted in 2010. Electricity consumption (residential, commercial, municipal buildings and BART and Muni transportation systems) accounts for approximately 25 percent (1.3 million $MTCO_2E$) of San Francisco's GHG emissions.[60]

Regulatory Setting

State

Executive Order S-3-05

In 2005, in recognition of California's vulnerability to the effects of climate change, then-Governor Schwarzenegger established Executive Order (EO) S-3-05, which sets forth a series of target dates by which statewide emissions of GHGs would be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million $MTCO_2E$); by 2020, reduce emissions to 1990 levels (estimated at 427 million $MTCO_2E$); and by 2050 reduce statewide

---

[55] California Climate Change Portal. Available online at: *http://www.climatechange.ca.gov.* Accessed September 25, 2012.

[56] *Ibid*.

[57] California Energy Commission. California Climate Change Center. *Our Changing Climate 2012*. Available online at: *http://www.energy.ca.gov/2012publications/CEC-500-2012-007/CEC-500-2012-007.pdf*. Accessed August 21, 2012.

[58] ARB, "California Greenhouse Gas Inventory for 2000-2010— by Category as Defined in the Scoping Plan." Available online at: *http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_00-10_2013-02-19.pdf.* Accessed June 5, 2013.

[59] *Ibid*.

[60] San Francisco Department of Environment (DOE), "San Francisco Community-Wide Carbon Emissions by Category." Excel spreadsheet provided via email between Pansy Gee, DOE and Wade Wietgrefe, San Francisco Planning Department. June 7, 2013.

GHG emissions to 80 percent below 1990 levels (approximately 85 million $MTCO_2E$). As discussed in the Environmental Setting section, California produced about 452 million $MTCO_2E$ in 2010, thereby meeting the 2010 target date to reduce GHG emissions to 2000 levels.

Assembly Bill 32 and California Climate Change Scoping Plan

In 2006, the California legislature passed AB 32 (California Health and Safety Code Division 25.5, Sections 38500, et seq.), also known as the California Global Warming Solutions Act. AB 32 requires ARB to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Pursuant to AB 32, ARB adopted a Scoping Plan in December 2008, outlining measures to meet the 2020 GHG reduction limits. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business-as-usual emissions levels, or about 15 percent from 2008 levels.[61] The Scoping Plan estimates a reduction of 174 million $MTCO_2E$ from the transportation, energy, agriculture, forestry, and high global warming potential sectors (see Table 3: GHG Reductions from the AB 32 Scoping Plan Sectors).[62]

TABLE 3
GHG REDUCTIONS FROM THE AB 32 SCOPING PLAN SECTORS[63]

GHG Reduction Measures by Sector	**GHG Reductions (million $MTCO_2E$)**
Transportation Sector	62.3
Energy	49.7
Industry	1.4
Recycling and Waste (landfill methane capture)	1.0
Sustainable Forests	5.0
High Global Warming Potential Gas Measures	20.2
Additional Reductions Necessary to Achieve the Cap	34.4
Total Reductions Counted Towards 2020 Target	**174**
Other Recommended Measures	**GHG Reductions (million MT CO_2E)**
Government Operations	1 - 2
Methane Capture at Large Dairies	1
Water	4.8
Green Buildings	26
Recycling and Waste (other measures) • Commercial Recycling • Composting • Anaerobic Digestion	9

[61] ARB, "California's Climate Plan: Fact Sheet." Available online at: *http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf*. Accessed August 23, 2012.

[62] *Ibid*.

[63] *Ibid*.

GHG Reduction Measures by Sector	GHG Reductions (million $MTCO_2E$)
• Extended Producer Responsibility • Environmentally Preferable Purchasing	
Total Reductions from Other Measures	**41.8-42.8**

ARB has identified an implementation timeline for the GHG reduction strategies in the Scoping Plan.[64] Some measures may require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act.

One of the AB 32 Scoping Plan strategies, a cap-and-trade program, went into effect January 1, 2012, with an enforceable compliance obligation with 2013 GHG emissions. Under cap-and-trade, an overall limit on GHG emissions from capped sectors will be established by the cap-and-trade program and facilities subject to the cap (high direct GHG emitters) will be able to trade permits (allowances) to emit GHGs.

The AB 32 Scoping Plan also anticipates that local government actions will result in reduced GHG emissions. ARB has identified a GHG reduction target of 15 percent from 2008 levels for local governments themselves and noted that successful implementation of the plan relies on local governments' land use planning and urban growth decisions because local governments have the primary authority to plan, zone, approve, and permit land development to accommodate population growth and the changing needs of their jurisdictions.[65] The Scoping Plan also relies on the requirements of Senate Bill (SB) 375 (discussed below) to align local land use and transportation planning for achieving GHG reductions.

The Scoping Plan must be updated every five years to evaluate the mix of AB 32 policies to ensure that California is on track to achieve the 2020 GHG reduction goal. In early 2013, ARB initiated activities to update the AB 32 Scoping Plan. The 2013 AB 32 Scoping Plan update will define ARB's climate change priorities for the next five years and lay the groundwork to reach post-2020 goals set forth in EO S-3-05. The update will highlight California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan (2008). It will also evaluate how to align the State's longer-term GHG reduction strategies with other State policy priorities, such as for water, waste, natural resources, clean energy and transportation, and land use. To address the State's near-term and longer-term GHG goals, the update will have both a 2020 element and the post-2020 element. The 2020 element will focus on State, regional, and local initiatives that are being

[64] ARB, "Assembly Bill 32: Global Warming Solutions Act." Available online at: *http://www.arb.ca.gov/cc/ab32/ab32.htm/*. Accessed August 22, 2012.

[65] ARB. *Climate Change Scoping Plan*. December 2008. Available online at: *http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf*. Accessed August 21, 2012.

implemented now to assist us in meeting the 2020 goal. The post-2020 element will provide a high level view of a long-term strategy for meeting the 2050 GHG goals.[66]

Senate Bill 375

In addition to policy directly guided by AB 32, the California legislature passed SB 375 in September 2008 to require regional coordination in land use and transportation planning and funding to help meet the AB 32 GHG reduction goals. SB 375 aligns regional transportation planning efforts, regional GHG emissions reduction targets, and land use and housing allocations. SB 375 requires regional transportation plans developed by each of the State's 18 Metropolitan Planning Organizations (MPOs) to incorporate a "sustainable communities strategy (SCS)" in each regional transportation plan that will achieve GHG emission reduction targets set by ARB. SB 375 also includes provisions for streamlined CEQA review for some infill projects such as transit-oriented development. The Bay Area's Metropolitan Transportation Commission's 2013 Regional Transportation Plan, Plan Bay Area (expected to be adopted in July 2013), is the region's first plan subject to SB 375.

ARB, in consultation with MPOs, provided each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. The Bay Area's per-capita GHG emission reduction targets are seven percent reduction by 2020 and a 15 percent reduction by 2035 from 2005 levels. These reduction targets will be updated every eight years, but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. ARB is also charged with reviewing each MPO's SCS or "alternative planning strategy" for consistency with its assigned targets. If MPOs do not meet the GHG emissions reduction targets, transportation projects would not be eligible for funding programmed after January 1, 2012.

SB 375 also extends the minimum time period for the Regional Housing Needs Allocation cycle from five years to eight years for local governments located within an MPO that meets certain requirements. City and county land use policies (including general plans) are not required to be consistent with the regional transportation plan (and associated SCS or alternative planning strategy). However, SB 375 added new CEQA provisions that intend to incentivize qualified projects that are consistent with the approved strategy, categorized as "transit priority projects."

Senate Bill 97

SB 97 required the Office of Planning and Research (OPR) to amend the state CEQA guidelines to address the feasible mitigation of GHG emissions or the effects of GHGs. In response, OPR amended the CEQA Guidelines to provide guidance for analyzing GHG emissions. Section 15064.4 of CEQA Guidelines states that in assessing the significance of GHG emissions, a lead agency should consider the extent to which the project may affect emissions levels; whether emissions exceed an applicable threshold of significance; and whether the project complies with regulations or requirements adopted to implement statewide, regional, or local plans to reduce GHG emissions. In addition, the

[66] ARB, "AB 32 Scoping Plan," July 3, 2013. Available online at: *http://www.arb.ca.gov/cc/scopingplan/scopingplan.htm*. Accessed July 16, 2013.

amendments added a new section to the CEQA Checklist (CEQA Guidelines Appendix G) to address questions regarding the project's potential to emit GHGs.

Regional

The Bay Area Air Quality Management District (BAAQMD) is the primary agency responsible for air quality regulation in the nine county San Francisco Bay Area Air Basin (SFBAAB). The BAAQMD, through their CEQA Air Quality Guidelines, provides guidance for projects subject to CEQA in the SFBAAB. The BAAQMD is responsible for attaining and maintaining air quality in the SFBAAB within federal and state air quality standards, as established by the federal Clean Air Act (CAA) and the California Clean Air Act (CCAA), respectively. The CAA and the CCAA require plans to be developed for areas that do not meet air quality standards, generally. The most recent air quality plan, the 2010 Clean Air Plan, was adopted by the BAAQMD on September 15, 2010. The 2010 Clean Air Plan includes a goal of reducing GHG emission to 1990 levels by 2020 and 40 percent below 1990 levels by 2035.

The BAAQMD also assists local jurisdictions and lead agencies in complying with the requirements of CEQA regarding potentially adverse impacts to air quality in their CEQA Air Quality Guidelines. The BAAQMD advises that local agencies may consider adopting a Greenhouse Gas Reduction Strategy consistent with AB 32 goals and that subsequent projects be reviewed to determine the significance of their GHG emissions based on the degree to which that project complies with a Greenhouse Gas Reduction Strategy.[67] As described below, this is consistent with the approach to analyzing GHG emissions outlined in the CEQA Guidelines.

In addition, BAAQMD established a climate protection program to reduce pollutants that contribute to global climate change and affect air quality in the SFBAAB. The climate protection program includes measures that promote energy efficiency, reduce vehicle miles traveled, and develop alternative sources of energy, all of which assist in reducing GHGs and other air pollutants that affect the health of residents. BAAQMD also seeks to support current climate protection programs in the region and to stimulate additional efforts through public education and outreach, technical assistance to local governments and other interested parties, and promotion of collaborative efforts among stakeholders.[68]

Local

San Francisco Greenhouse Gas Reduction Ordinance

In May 2008, the City adopted Ordinance No. 81-08 amending the San Francisco Environment Code to establish GHG emissions targets and departmental action plans, to authorize the San Francisco Department of the Environment to coordinate efforts to meet these targets, and to make

[67] BAAQMD, *California Environmental Quality Act Air Quality Guidelines*, May 2012. Available online at: *http://www.baaqmd.gov/~/media/Files/Planning%20and%20Research/CEQA/BAAQMD%20CEQA%20Guidelines_Final_May%202012.ashx?la=en*. Accessed September 25, 2012.

[68] BAAQMD, "Climate Protection Program." Available online at: *http://www.baaqmd.gov/?sc_itemid=83004271-3753-4519-8B09-D85F3FC7AE70*. Accessed August 23, 2012.

environmental findings. The ordinance establishes the following GHG emissions reduction limits for San Francisco and the target dates by which to achieve them: determine 1990 Citywide GHG emissions by 2008, the baseline level with reference to which target reductions are set; reduce GHG emissions by 25 percent below 1990 levels by 2017; reduce GHG emissions by 40 percent below 1990 levels by 2025; and reduce GHG emissions by 80 percent below 1990 levels by 2050.

San Francisco Greenhouse Gas Reduction Strategy.

San Francisco has developed a number of plans and programs to reduce the City's contribution to global climate change and meet the goals of the San Francisco Greenhouse Gas Reduction Ordinance. San Francisco's Greenhouse Gas Reduction Strategy documents the City's actions to pursue cleaner energy, energy conservation, alternative transportation and solid waste policies As identified in San Francisco's Greenhouse Gas Reduction Strategy, the City has implemented a number of mandatory requirements and incentives that have measurably reduced GHG emissions including, but not limited to, increasing the energy efficiency of new and existing buildings, installation of solar panels on building roofs, implementation of a green building strategy, adoption of a zero waste strategy, a construction and demolition debris recovery ordinance, a solar energy generation subsidy, incorporation of alternative fuel vehicles in the City's transportation fleet (including buses), and a mandatory recycling and composting ordinance. The strategy also identifies 42 specific regulations for new development that would reduce a project's GHG emissions.

The Greenhouse Gas Reduction Strategy concludes that San Francisco's policies and programs have resulted in a reduction in GHG emissions below 1990 levels, exceeding statewide AB 32 GHG reduction goals. San Francisco's communitywide 1990 GHG emissions were approximately 6.2 million $MTCO_2E$. As stated above, San Francisco GHG emissions in 2010 were 5.3 million $MTCO_2E$, which represents a 14.5 percent reduction in GHG emissions compared to 1990 levels. The reduction is largely a result of reduced GHG emissions from the electricity sector, from 2.0 million $MTCO_2E$ (year 1990) to 1.3 million $MTCO_2E$ (year 2010), and waste sector, from 0.5 million $MTCO_2E$ (year 1990) to 0.2 million $MTCO_2E$ (year 2010).[69] The electricity sector reduction is due from a cleaner electricity portfolio in the City, despite an increase in electricity consumption, including from the closure of the higher GHG emitting Hunters Point Power Plant and Potrero Power Plant and completion of the lower GHG emitting Trans Bay Cable project to Pittsburg, California.

San Francisco Green Building Ordinance.

On August 4, 2008, San Francisco's Green Building Ordinance (Ordinance No. 180-08) became law for newly constructed residential and commercial buildings and renovations to existing buildings. The ordinance specifically requires newly constructed commercial buildings over 5,000 square feet, residential buildings over 75 feet in height, and renovations on buildings over 25,000 square feet to be subject to an unprecedented level of required LEED® Green Building Rating System™ requirements, the most stringent green building requirements in the nation at the time. In addition, green building standards are required for all newly constructed buildings, regardless of size or occupancy, as well as renovations to building areas greater than 25,000 square feet undergoing major structural, mechanical, or electrical upgrades. Cumulative benefits of this ordinance include reducing CO_2 emissions by

[69] DOE, 2013.

60,000 tons, saving 220,000 megawatt-hours of power, saving 100 million gallons of drinking water, reducing waste and stormwater by 90 million gallons, reducing construction and demolition waste by 700 million pounds, increasing the valuations of recycled materials by $200 million, reducing 540,000 automobile trips, and increasing generation of green power by 37,000 megawatt-hours.[70]

Approach to Analysis

In compliance with SB 97, OPR amended the CEQA Guidelines to address the feasible mitigation of GHG emissions or the effects of GHGs. Among other changes to the CEQA Guidelines, the amendments added a new section to the CEQA Checklist (CEQA Guidelines Appendix G) to address questions regarding the project's potential to emit GHGs. The potential for a project to result in significant GHG emissions which contribute to the cumulative effects global climate change is based on the CEQA Guidelines and CEQA Checklist, as amended by SB 97, and is determined by an assessment of the project's compliance with local and state plans, policies and regulations adopted for the purpose of reducing the cumulative effects of climate change. GHG emissions are analyzed in the context of their contribution to the cumulative effects of climate change because a single land use project could not generate enough GHG emissions to noticeably change the global average temperature. CEQA Guidelines Sections 15064.4 and 15183.5 address the analysis and determination of significant impacts from a proposed project's GHG emissions. CEQA Guidelines Section 15183.5 allows for public agencies to analyze and mitigate GHG emissions as part of a larger plan for the reduction of greenhouse gases and describes the required contents of such a plan. As discussed above, San Francisco has prepared its own Greenhouse Gas Reduction Strategy, demonstrating that San Francisco's policies and programs have collectively reduced communitywide GHG emissions to below 1990 levels, meeting GHG reduction goals outlined in AB 32. The City is also well on its way to meeting the long-term GHG reduction goal of reducing emissions 80 percent below 1990 levels by 2050. Chapter 1 of the City's *Strategies to Address Greenhouse Gas Emission* (the Greenhouse Gas Reduction Strategy) describes how the strategy meets the requirements of CEQA Guidelines Section 15183.5. The BAAQMD has reviewed San Francisco's Greenhouse Gas Reduction Strategy, concluding that "Aggressive GHG reduction targets and comprehensive strategies like San Francisco's help the Bay Area move toward reaching the State's AB 32 goals, and also serve as a model from which other communities can learn."[71]

With respect to CEQA Guidelines Section 15064.4(b), the factors to be considered in making a significance determination include: 1) the extent to which GHG emissions would increase or decrease as a result of the proposed project; 2) whether or not a proposed project exceeds a threshold that the lead agency determines applies to the project; and finally 3) demonstrating compliance with plans and regulations adopted for the purpose of reducing or mitigating GHG emissions.

---

[70] These findings are contained within the final Green Building Ordinance, signed by the Mayor on August 4, 2008.

[71] BAAQMD, "Letter from J. Roggenkamp, BAAQMD, to B. Wycko, San Francisco Planning Department," October 28, 2010. Available online at: *http://www.sf-planning.org/ftp/files/MEA/GHG-Reduction_Letter.pdf*. Accessed September 24, 2012.

The GHG analysis provided below includes a qualitative assessment of GHG emissions that would result from a proposed project, including emissions from an increase in vehicle trips, natural gas combustion, and/or electricity use among other things. Consistent with the CEQA Guidelines and BAAQMD recommendations for analyzing GHG emissions, the significance standard applied to GHG emissions generated during project construction and operational phases is based on whether the project complies with a plan for the reduction of GHG emissions. The City's Greenhouse Gas Reduction Strategy is the City's overarching plan documenting the policies, programs and regulations that the City implements towards reducing municipal and communitywide GHG emissions. In particular, San Francisco implements 42 specific regulations that reduce GHG emissions which are applied to projects within the City. Projects that comply with the Greenhouse Gas Reduction Strategy would not result in a substantial increase in GHGs, since the City has shown that overall communitywide GHGs have decreased and that the City has met AB 32 GHG reduction targets. Individual project compliance with the City's Greenhouse Gas Reduction Strategy is demonstrated by completion of the Compliance Checklist for Greenhouse Gas Analysis.

In summary, the two applicable greenhouse gas reduction plans, the AB 32 Scoping Plan and the City's Greenhouse Gas Reduction Strategy, are intended to reduce GHG emissions below current levels. Given that the City's local greenhouse gas reduction targets are more aggressive than the State's 2020 GHG reduction targets and consistent with the long-term 2050 reduction targets, the City's Greenhouse Gas Reduction Strategy is consistent with the goals of AB 32. Therefore, proposed projects that are consistent with the City's Greenhouse Gas Reduction Strategy would be consistent with the goals of AB 32, would not conflict with either plan, and would therefore not exceed San Francisco's applicable GHG threshold of significance. Furthermore, a locally compliant project would not result in a substantial increase in GHGs.

The following analysis of the proposed project's impact on climate change focuses on the project's contribution to cumulatively significant GHG emissions. Given the analysis is in a cumulative context, this section does not include an individual project-specific impact statement.

Impact C-GG-1: The proposed project would generate greenhouse gas emissions, but not in levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions. (Less than Significant)

The most common GHGs resulting from human activity are CO_2, CH_4, and N_2O. State law defines GHGs to also include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes and therefore not applicable to the proposed project. Individual projects contribute to the cumulative effects of climate change by directly or indirectly emitting GHGs during construction and operational phases. Direct emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

The proposed project would increase the activity onsite by rehabilitating the existing vacant building and change the use to residential, with four dwelling units**.** Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and residential operations that result in an increase in energy use, water use and wastewater treatment, and solid waste disposal. Construction activities would also result in temporary increases in GHG emissions.

As discussed above and consistent with the state CEQA Guidelines and BAAQMD recommendations for analyzing GHG emissions under CEQA, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less-than-significant GHG impact. Based on an assessment of the proposed project's compliance with San Francisco's *Strategies to Address Greenhouse Gas Emissions*, the proposed project would be required to comply with the following ordinances that reduce greenhouse gas emissions, see Table 4.

TABLE 4
GHG EMISSION REDUCTION REQUIREMENTS APPLICABLE TO THE PROPOSED PROJECT

Regulation	**Requirements**	**Project Compliance**	**Discussion**
Transportation Sector			
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.5)	(A) For projects up to 50 dwelling units, one Class 1 space for every 2 dwelling units. (B) For projects over 50 dwelling units, 25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would include nine bicycle spaces.
Energy Efficiency Sector			
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Building Code, Chapter 13C)	Under the Green Point Rated system and in compliance with the Green Building Ordinance, all new residential buildings will be required to be at a minimum 15% more energy efficient than Title 24 energy efficiency requirements.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.

Regulation	Requirements	Project Compliance	Discussion
Indoor Water Efficiency (San Francisco Building Code, Chapter 13C sections 13C.5.103.1.2, 13C.4.103.2.2,13C .303.2.)	**If meeting a LEED Standard;** Reduce overall use of potable water within the building by a specified percentage – for showerheads, lavatories, kitchen faucets, wash fountains, water closets and urinals. New large commercial and New high rise residential buildings must achieve a 30% reduction. Commercial interior, commercial alternation and residential alteration should achieve a 20% reduction below UPC/IPC 2006, et al. **If meeting a GreenPoint Rated Standard:** Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets and urinals.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards: 1. All showerheads have a maximum flow of 2.5 gallons per minute (gpm) 2. All showers have no more than one showerhead per valve 3. All faucets and faucet aerators have a maximum flow rate of 2.2 gpm 4. All Water Closets (toilets) have a maximum rated water consumption of 1.6 gallons per flush (gpf) 5. All urinals have a maximum flow rate of 1.0 gpf 6. All water leaks have been repaired. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.
Residential Energy Conservation Ordinance (San Francisco Building Code, San Francisco Housing Code, Chapter 12)	Requires all residential properties to provide, prior to sale of property, certain energy and water conservation measures for their buildings: attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.

Regulation	Requirements	Project Compliance	Discussion
	water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; insulating accessible heating and cooling ducts; installing low-flow water-tap aerators; and installing or retrofitting toilets to make them low-flush. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.		
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19) and San Francisco Green Building Requirements for solid waste (San Francisco Building Code, Chapter 13C)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. Pursuant to Section 1304C.0.4 of the Green Building Ordinance, all new construction, renovation and alterations subject to the ordinance are required to provide recycling, composting and trash storage, collection, and loading that is convenient for all users of the building.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Planning Code Section 138.1)	Planning Code Section 138.1 requires new construction, significant alterations or relocation of buildings within many of San Francisco's zoning districts to plant on 24-inch box tree for every 20 feet along the property street frontage.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would plant three street trees.
Low-emitting Adhesives, Sealants, and Caulks (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2, 13C.504.2.1)	**If meeting a LEED Standard:** Adhesives and sealants (VOCs) must meet SCAQMD Rule 1168 and aerosol adhesives must meet Green Seal standard GS-36. (Not applicable for New High Rise residential) **If meeting a GreenPoint Rated Standard:** Adhesives and sealants (VOCs) must meet SCAQMD Rule 1168.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.
Low-emitting materials (San	For Small and Medium-sized Residential Buildings - Effective	☒ Project Complies	The proposed project would be subject to and would comply with this

Regulation	Requirements	Project Compliance	Discussion
Francisco Building Code, Chapters 13C.4. 103.2.2)	January 1, 2011 meet GreenPoint Rated designation with a minimum of 75 points. For New High-Rise Residential Buildings - Effective January 1, 2011 meet LEED Silver Rating or GreenPoint Rated designation with a minimum of 75 points. For Alterations to residential buildings submit documentation regarding the use of low-emitting materials. **If meeting a LEED Standard:** For adhesives and sealants (LEED credit EQ4.1), paints and coatings (LEED credit EQ4.2), and carpet systems (LEED credit EQ4.3), where applicable. **If meeting a GreenPoint Rated Standard:** Meet the GreenPoint Rated Multifamily New Home Measures for low-emitting adhesives and sealants, paints and coatings, and carpet systems,	☐ Not Applicable ☐ Project Does Not Comply	requirement.
Low-emitting Paints and Coatings (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2 13C.504.2.2 through 2.4)	**If meeting a LEED Standard:** Architectural paints and coatings must meet Green Seal standard GS-11, anti-corrosive paints meet GC-03, and other coatings meet SCAQMD Rule 1113. (Not applicable for New High Rise residential) **If meeting a GreenPoint Rated Standard:** Interior wall and ceiling paints must meet <50 grams per liter VOCs regardless of sheen. VOC Coatings must meet SCAQMD Rule 1113.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.
Low-emitting Flooring, including carpet (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2, 13C.504.3 and 13C.4.504.4)	**If meeting a LEED Standard:** Hard surface flooring (vinyl, linoleum, laminate, wood, ceramic, and/or rubber) must be Resilient Floor Covering Institute FloorScore certified; carpet must meet the Carpet and Rug Institute (CRI) Green Label Plus; Carpet cushion must meet CRI Green Label; carpet adhesive must meet LEED EQc4.1. (Not applicable for New High Rise residential) **If meeting a GreenPoint Rated Standard:** All carpet systems, carpet cushions,	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.

Regulation	Requirements	Project Compliance	Discussion
	carpet adhesives, and at least 50% of resilient flooring must be low-emitting.		
Low-emitting Composite Wood (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2 and 13C.4.504.5)	**If meeting a LEED Standard:** Composite wood and agrifiber must not contain added urea-formaldehyde resins and must meet applicable CARB Air Toxics Control Measure. **If meeting a GreenPoint Rated Standard:** Must meet applicable CARB Air Toxics Control Measure formaldehyde limits for composite wood.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.
Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3102.8)	Bans the installation of wood burning fire places except for the following: • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this requirement.

Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, or impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce GHG emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured reduction of annual GHG emissions; (3) San Francisco has met and exceeds AB 32 GHG reduction goals for the year 2020 and is on track towards meeting long-term GHG reduction goals; (4) current and probable future state and local GHG reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's *Strategies to Address Greenhouse Gas Emissions* meet the CEQA and BAAQMD requirements for a Greenhouse Gas Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project would be required to comply with the requirements listed above, and was determined to be consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions.*[72] As such, the proposed project would result in a less-than-significant impact with respect to GHG emissions.

[72] San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist, August 6, 2013. This document is on file and available for public review at the Planning Department, as part of Case File 2011.1385E.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
9. WIND AND SHADOW—Would the project:					
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☒	☐	☐
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☐	☐	☒	☐	☐

Impact WS-1: The proposed project would not alter wind in a manner that substantially affects public areas. (Less than Significant)

Wind impacts are generally caused by large building masses extending substantially above their surroundings and by buildings oriented such that a large wall catches a prevailing wind, particularly if such a wall includes little or no articulation. Existing buildings in the surrounding area are between two- to -four stories in height. The project site's existing rooftop dome is 68 feet in height. The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential. The proposed project would install a new a new landing, foyer, staircase, and elevator that would include nine-foot tall walls arrayed across a 21.5-foot by 23-foot area of the southeast portion of the existing roof. Given this change would result in a minor addition to an existing building and the buildings in the project vicinity are of similar size to the project site building, the proposed project would result in a less-than-significant wind impact.

Impact WS-2: The proposed project would not create new shadow in a manner that could substantially affect outdoor recreation facilities or other public areas. (Less than Significant)

Section 295 of the *Planning Code* was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces under the jurisdiction of the Recreation and Park Commission from shadowing by new and altered structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public open spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height unless the Planning Commission finds the shadow to be an insignificant effect. The nearest public open space to the project site is directly across Dolores Street from the project site, Mission Dolores Park. The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential. The proposed project would install a new a new landing, foyer, staircase, and elevator that would include nine-foot tall walls arrayed across a 21.5-foot by 23-foot area of the southeast portion of the existing roof. Given this change would result in a minor addition to an existing building and the shadow would not extend beyond a few feet, the proposed project would result in a less-than-significant shadow impact.

Impact C-WS-1: The proposed project, in combination with other past, present, or reasonably foreseeable future projects, would result in less-than-significant cumulative impacts to wind and shadow. (Less than Significant)

The proposed project, as discussed above, would not substantially impact shadow or wind levels at or near the project site. No other developments exist in the project vicinity that would contribute substantially to cumulative effects as other cumulative projects do not include new large buildings or large additions to existing buildings. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable wind and shadow impact.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
10. RECREATION—Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☒	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐	☐
c) Physically degrade existing recreational resources?	☐	☐	☒	☐	☐

Impact RE-1: The proposed project would not increase the use of existing neighborhood parks or other recreational facilities, such that substantial physical deterioration of the facilities would occur or be accelerated. (Less than Significant)

The nearest neighborhood park to the project site is directly across Dolores Street from the project site, Mission Dolores Park. The proposed project would add four dwelling units and anticipates a population of eight residents. Although new residents may utilize parks and recreational spaces in the vicinity of the site, the use would likely be modest (based on the size of projected population increases), and it is unlikely that substantial physical deterioration would be expected. In addition, the proposed project would not substantially increase demand for or use of citywide/regional facilities such as the Golden Gate Park. Therefore, the proposed project would not be considered a substantial contribution to the existing demand for existing neighborhood parks or other recreational facilities in this area and this impact would be less than significant.

Impact RE-2: The proposed project would not require the construction of recreational facilities that may have an adverse physical effect on the environment. (Less than Significant)

The proposed project would provide some open space on site for the residents, in the form of a rooftop deck and common rear yard space. Residents at the project site would be within walking distance of the above-noted Mission Dolores Park. Although the proposed project would introduce a new permanent population to the project site, the number of new residents projected would not substantially increase demand for or use of either neighborhood parks and recreational facilities (discussed above) or citywide/regional facilities such as Golden Gate Park such that any increased user demand would require the construction of new recreational facilities

or the expansion of existing facilities. Therefore, the project would not result in the construction of recreational facilities that would themselves have a physical environmental impact.

Impact RE-3: The proposed project would not physically degrade existing recreational facilities. (Less than Significant)

The proposed project would not result in the physical alteration of any recreational resource within the vicinity of the project site or in the City as a whole. The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential. Therefore, the proposed project would not physically degrade existing recreational facilities and this impact would be less than significant.

Impact C-RE-1: The proposed project in combination with past, present, and reasonably foreseeable future projects in the vicinity, would result in less-than-significant cumulative impacts to recreation. (Less than Significant)

The use of recreational facilities in the vicinity of the project site is not expected to noticeably increase as a result of the proposed project. No other development in the project vicinity would contribute substantially to recreational cumulative effects. Additionally, future developments would be subject to Planning Code open space requirements. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable recreation impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
11. UTILITIES AND SERVICE SYSTEMS—Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐	☐
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☒	☐	☐

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

Impact UT-1: Implementation of the proposed project would not exceed wastewater treatment requirements, exceed the capacity of the wastewater treatment provider serving the project site, or result in the construction of new or expansion of existing wastewater treatment or stormwater drainage facilities. (Less than Significant)

Proposed project-related wastewater and stormwater would flow to the City's combined stormwater and sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge into the Bay. The NPDES standards are set and regulated by the San Francisco Bay Area Regional Water Quality Control (RWQCB), therefore, the proposed project would not conflict with RWQCB requirements.

The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential. Although the total amount of restroom fixtures could increase within the building, this increase would not require expansion of wastewater treatment facilities.

The proposed project would likely decrease the amount of impervious of the project site through removal of the existing off-street uncovered nine parking spaces in the rear yard and replacement with new landscaping. Compliance with the City's Stormwater Management Ordinance (Ordinance No. 83-10) will require the proposed project to maintain, reduce, or eliminate the existing volume and rate of stormwater runoff discharged from the project site. To achieve this, the proposed project would implement and install appropriate stormwater management systems that retain runoff onsite, promote stormwater reuse, and limit (or eliminate altogether) site discharges entering the combined sewer collection system. This in turn would limit the incremental demand on both the collection system and wastewater facilities resulting from stormwater discharges, and minimize the potential for upsizing or constructing new facilities. Therefore, the proposed project would not substantially increase the demand for wastewater or stormwater treatment and would result in a less-than-significant impact.

Impact UT-2: The SFPUC has sufficient water supply and entitlements to serve the proposed project and implementation of the proposed project would not require expansion or construction of new water treatment facilities. (Less than Significant)

The proposed project would increase the amount of water required to serve the project site. All large-scale projects in California subject to CEQA are required to obtain an assessment from a regional or local jurisdiction water agency to determine the availability of a long-term water supply sufficient to satisfy project-generated water demand under Senate Bill 610 and Senate Bill 221.45. Under Senate Bill 610, a Water Supply Assessment (WSA) is required if a proposed project is subject to CEQA in an Environmental Impact Report or Negative Declaration and is any of the following: (1) a residential development of more than 500 dwelling units; (2) a shopping center of business employing more than 1,000 persons or having more than 500,000 square feet of floor space; (3) a commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space; (4) a hotel or motel with more than 500 rooms; (5) an industrial or manufacturing establishment housing more than 1,000 persons or having more than 650,000 square feet or 40 acres; (6) a mixed-use project containing any of the foregoing; or (7) any other project that would have water demand at least equal to a 500 dwelling unit project. The proposed project would not exceed any of these thresholds and therefore would not be required to prepare a WSA.

In June 2011, the SFPUC adopted a resolution finding that the SFPUC's 2010 Urban Water Management Plan (UWMP) adequately fulfills the requirements of the water assessment for urban water suppliers. The UWMP uses year 2035 growth projections prepared by the Planning Department and Association of Bay Area Governments to estimate future water demand. The proposed project is within the demand projections of the UWMP and would not exceed the water supply projections.

The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential. Although the total amount of restroom fixtures could increase within the building, the rehabilitations would be designed to incorporate water-conserving measures, such as low-flush toilets and urinals, as required by the California State Building Code Section 402.0(c). Because the proposed water demand could be accommodated by existing and planned water supply anticipated under the SFPUC's 2010 UWMP and would include water conservation devices, the proposed project would not result in a substantial increase in water use and would be served from existing water supply entitlements and resources. Therefore, the proposed project would not require the expansion of water facilities and would result in a less-than-significant impact.

Impact UT-3: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs. (Less than Significant)

The majority of San Francisco's solid waste that is not recycled is disposed of in the Altamont Landfill. The majority of San Francisco's solid waste that is not recycled is disposed of in the Altamont Landfill. As of March 2013, San Francisco's remaining capacity at the landfill was 1,052,815 tons out of the original 15 million ton capacity.[73] At current disposal rates, San Francisco's available landfill space under the existing contract will run out in January 2015.

[73] San Francisco Department of the Environment (DOE), "Zero Waste FAQ." Available online at: http://www.sfenvironment.org/zero-waste/overview/zero-waste-faq. Accessed August 1, 2013.

However, as of the year 2005 (latest year of record), the landfill has a closure date in 2025 and a remaining capacity of 74 percent.[74] San Francisco Ordinance No. 27-06 requires a minimum of 65 percent of all construction and demolition debris to be recycled and diverted from landfills. San Francisco had a goal of 75 percent solid waste diversion by 2010 and has a goal of 100 percent solid waste diversion by 2020. San Francisco diverted 80 percent of their solid waste in the year 2010.[75]

With implementation of the proposed project, new trash receptacles would be in place at the project site and new residents would participate in the City's recycling and composting programs and other efforts to reduce the solid waste disposal stream. Because the existing and anticipated increase of solid waste recycling in the City and the Altamont Landfill's remaining capacity, any increase in solid waste from the project site would have less-than-significant impacts at solid waste facilities.

Impact UT-4: The construction and operation of the proposed project would follow all applicable statutes and regulations related to solid waste. (Less than Significant)

The California Integrated Waste Management Act of 1989 (Assembly Bill 939) requires municipalities to adopt an Integrated Waste management Plan (IWMP) to establish objectives, policies, and programs relative to waste disposal, management, source reduction, and recycling. San Francisco Ordinance No. 27-06 requires a minimum of 65 percent of all construction and demolition debris to be recycled and diverted from landfills. San Francisco Ordinance No. 100-09 requires everyone in San Francisco to separate their solid waste into recyclables, compostables, and trash. The proposed project would be subject to and would comply with San Francisco Ordinance No. 27-06, San Francisco Ordinance No. 100-09 and all other applicable statutes and regulations related to solid waste. Therefore, the proposed project's impact to solid waste would be less than significant.

Impact C-UT-1: The proposed project in combination with past, present, and reasonably foreseeable future projects in the vicinity, would result in less-than-significant cumulative impacts to utilities and service systems. (Less than Significant)

The proposed project would not substantially impact utility provision or service. No other development in the project vicinity would contribute substantially to utilities and service systems cumulative effects. In addition, existing service management plans address anticipated growth in the region. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable utilities and service systems impact.

---

[74] CalRecycle, "Active Landfills Profile for Altamont Landfill and Resource Recv'ry (01-AA-0009)." Available online at: http://www.calrecycle.ca.gov/SWFacilities/Directory/01-AA-0009/Detail/. Accessed August 1, 2013.

[75] DOE, "Mayor Lee Announces San Francisco Reaches 80 Percent Landfill Waste Diversion, Leads All Cities in North America." Available online at: http://www.sfenvironment.org/zero-waste/overview/goals. Accessed August 1, 2013.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
12. PUBLIC SERVICES— Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☒	☐	☐

For a discussion of impacts to parks, refer to Topics 10a, b, and c above.

Impact PS-1: The proposed project would increase demand for police protection and fire protection, but not to an extent that would require new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. (Less than Significant)

The project site currently receives emergency services from the San Francisco Fire Department, Station 6 at 135 Sanchez Street, which is 0.4 mile northwest of the project site, and the San Francisco Police Department, Mission Station at 630 Valencia Street, which is 0.25 mile northeast of the project site. The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential. The proposed rehabilitations would be subject to and would comply with the regulations of the California Fire Code, which establishes requirements pertaining to fire protection systems, including the provision of state-mandated smoke alarms, fire extinguishers, appropriate building access, and emergency response notification systems. Because the proposed project is located in proximity to existing police and fire protection services, proposed new structures would be required to comply with fire codes, and the proposed project would not substantially increase population in the area or visitors at the Park, the impacts would be less than significant.

Impact PS-2: The proposed project could indirectly increase the population of school-aged children, but these new students would be accommodated within existing school facilities and would not require new or physically altered school facilities. (Less than Significant)

The San Francisco Unified School District provides school services to the project vicinity. Some of the new residents of the proposed four dwelling units may be families with school-age children. It is anticipated that existing schools in the area could accommodate these students. Additionally, the proposed project would be assessed a per gross square foot school impact fee for the increase in residential space. Because the proposed project would not result in a substantial unmet demand for school facilities and would not necessitate new or physically altered school facilities, the impacts would be less than significant.

Impact PS-3: The proposed project would increase demand for other government services, but not to the extent that would require new or physically altered other government services. (Less than Significant)

Similar to Impacts PS-1 and 2 above, the proposed project would likely utilize other government services, such as libraries, but not to extend that would require new or physically altered government services. Therefore, the proposed project would have a less-than-significant impact to other government services.

Impact C-PS-1: The proposed project in combination with past, present, and reasonably foreseeable future projects in the vicinity, would result in less-than-significant cumulative impacts to public services. (Less than Significant)

The proposed project would not be expected to increase demand for public services beyond levels anticipated and planned for by public service providers. Additionally future developments would be subject to Planning Code impact fee requirements. No other development in the project vicinity would contribute substantially to public services cumulative effects. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable public services impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
13. BIOLOGICAL RESOURCES— Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	☐

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☒

The project site is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, topic 13f is not applicable.

Impact BI-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any special-status species. (No Impact)

The project site consists of an existing building on the majority of the project site and an off-street vehicular parking lot. Nine trees exist on or around the perimeter of the project site. No special-status species are known to occur at the project site.

The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential. The existing off-street uncovered nine parking spaces in the rear yard would be removed and replaced with new landscaping. No trees would be removed and the exterior construction would be limited to approximately three weeks. Therefore, the proposed project would have no impact on special-status species.

Impact BI-2: The proposed project would not impact any sensitive natural communities or adversely affect any federally-protected wetlands. (No Impact)

The project site does not contain riparian habitat or other sensitive natural communities or a federally-protected wetland. No impact would occur.

Impact BI-3: The proposed project would not interfere with the movement of native resident or wildlife species or with established native resident or migratory wildlife corridors. (No Impact)

Structures in an urban setting may present risks for birds' migratory paths from their location and/or their features. The City has adopted guidelines to describe the issue and provide regulations for bird-safe design within the City.[76] The regulations establish bird-safe standards for new building construction, additions to existing buildings, and replacement facades to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." The two circumstances regulated are: 1) location-related hazards, where the siting of a structure creates increased risk to birds (defined as inside or within 300 feet of open spaces two acres and larger dominated by vegetation or open water) and 2) feature-related

[76] San Francisco Planning Department, "Standards for Bird-Safe Buildings." Website provides the adopted *Standards for Bird-Safe Buildings* adopted by the Planning Commission, July 14, 2011 and Ordinance No. 199-11, adopted by the Board of Supervisors, October 7, 2011. Available online at: *http://www.sf-planning.org/index.aspx?page=2506*. Accessed August 5, 2013.

hazards, which may create increased risk to birds regardless of where the structure is located. For new building construction located in a location-related standard, the standards include façade requirements consisting of no more than 10 percent untreated glazing and the use of minimal lighting. Lighting that is used shall be shielded without any uplighting. Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size. Any structure that contains these elements shall treat 100 percent of the glazing.

The project site consists of an existing building on the majority of the project site and an off-street vehicular parking lot, across the street from Mission Dolores Park. Therefore, the project site is within a location-related hazard. The proposed project would rehabilitate the existing building at the project site and change the use from religious institution/vacant to residential. Because the proposed project would be subject to and would comply with City adopted regulations for bird-safe buildings, the proposed project would not interfere with the movement of native resident or wildlife species or with established native resident or migratory wildlife corridors. No impact would occur.

Impact BI-4: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. (No Impact)

The San Francisco Board of Supervisors adopted legislation that amended the City's Urban Forestry Ordinance, Public Works Code Section 801 et. Seq., to require a permit from the Department of Public Works (DPW) to remove any protected trees.[77] If any activity is to occur within the dripline, prior to building permit issuance, a tree protection plan prepared by an International Society of Arborists-certified arborist is to be submitted to the Planning Department for review and approval. All permit applications that could potentially impact a protected tree must include a Planning Department "Tree Disclosure Statement." Protected trees include landmark trees, significant trees, or streets trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco. Article 16 of the San Francisco Public Works Code, the Urban Forestry Ordinance, provides for the protection of landmark, significant, and street trees. Landmark trees are designated by the Board of Supervisors upon the recommendation of the Urban Forestry Council, which determines whether a nominated tree meets the qualification for landmark designations by using establish criteria (Section 810). Significant trees are those trees within the jurisdiction of the DPW or trees on private property within 10 feet of the public right-of-way that meet any of three size criteria. The size criteria for significant trees are a tree must have a diameter at breast height in excess of 12 inches, or a height in excess of 20 feet, or a canopy in excess of 15 feet (Section 810(A)(a)). Street trees are any tree growing within the public right-of-way, including unimproved public streets and sidewalks, and any tree growing on land under the jurisdiction of the DPW (Section 802(w)). If a project would result in tree removal subject to the Urban Forestry Ordinance and the DPW would grant a permit, the DPW shall require that replacement trees be planted (at a one-to-one ratio) by the project sponsor or that an in-lieu fee be paid by the project sponsor (Section 806(b)).

[77] San Francisco Planning Department, "Required Checklist for Tree Planting and Protection." Available online at: *http://www.sf-planning.org/modules/showdocument.aspx?documentid=8321*. Accessed August 5, 2013

No trees would be removed as part of the proposed project and three new street trees would be planted along the Dolores Street sidewalk. Therefore, the proposed project would not conflict with any local policy ordinance protecting biological resources and no impact would occur.

Impact C-BI-1: The proposed project would result in no impact to biological resources; therefore, a discussion of cumulative impacts is not necessary. (No Impact)

As stated above, the proposed project would have no impact to biological resources; therefore, the proposed project could not contribute to any cumulative impacts related to biological resources. No impact would occur.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
14. GEOLOGY AND SOILS—Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☐
iv) Landslides?	☐	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒	☐
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☒	☐	☐

The project proposed project would not use septic tanks or alternative wastewater disposal systems. Therefore, topic 14e is not applicable.

Impact GE-1: The proposed project would not result in exposure of people and structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, expansive soils, seismic ground-shaking, liquefaction, lateral spreading, or landslides. (Less than Significant)

No portion of the project site is within Alquist-Priolo Earthquake Fault Zone,[78] and no active or potentially active faults have been mapped on the project site by the California Geological Survey[79] or the San Francisco General Plan's October 2012 Community Safety Element (Community Safety Element). However, given the project site's proximity to the San Andreas Fault, approximately 6.2 miles to the southwest of the project site, the Community Safety Element identifies the potential for very strong seismic ground shaking at the project site from a magnitude 7.2 earthquake on this fault. Damage to unreinforced masonry buildings, such as the existing building at the project site, are particularly vulnerable to earthquakes of this size. The Community Safety Element does not map the project site within an a liquefaction zone (ground shaking causes saturated soils to lose strength due to an increase in pore pressure) or landslide zone (movement of a mass of soil down a steep slope when the soil loses strength and can no longer support the weight of overlying soil or rocks).

The existing building is vacant due to seismic concerns and non-compliance with the City's 1992 UMB Ordinance. Therefore, the proposed project would include seismic upgrades to meet the requirements of the UMB Ordinance in order to inhabit the space. The project proposes two, visible seismic upgrade methods: the construction of eight (four pairs) vertical steel brace frames at each corner of the existing auditorium space and a steel, wood, and plywood horizontal bracing system across the existing roof level. The proposed project would be subject to and required to comply with recommendations from DBI, through its building permit review process, into the final proposed project's design. Therefore, the proposed project would not result in exposure of people and structures to potential substantial adverse effects and impacts would be less than significant.

Impact GE-2: The proposed project would not result in substantial soil erosion or loss of topsoil. (Less than Significant)

The project site is located in a highly developed urban area and is occupied by an existing building. Therefore, the proposed project would not result in soil erosion or loss of topsoil. No impact would occur.

Impact GE-3: The proposed project could be located on expansive soil, but would not create substantial risks to life or property. (Less than Significant)

Expansive soils expand and contract in response to changes in soil moisture, most notably when near surface soils change from saturated to a low-moisture content condition, and back again. It

---

[78] California Geological Survey (CGS), Alquist-Priolo Earthquake Fault Zone Maps. Available online at: *http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm*. Accessed August 2, 2013.

[79] CGS, 2010 Fault Activity Map of California. Available online at: *http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html*. Accessed August 2, 2013.

is unknown if expansive soils are beneath the project site. However, the proposed project would be subject to and required to comply with recommendations from DBI, through its building permit review process, that would include an analysis of the potential for soil expansion impacts. Therefore, the proposed project would not create substantial risk to life or property from expansive soils and impacts would be less than significant.

Impact GE-4: The proposed project would not change substantially the topography or unique geologic or physical features of the site. (No Impact)

No unique geologic or physical features exist at the project site. No impact would occur.

Impact C-GE-1: The proposed project, in combination with the past, present, and reasonably foreseeable future projects in the site vicinity, would result in a less-than-significant cumulative impacts to geology and soils. (Less than Significant)

Geological impacts are generally site-specific and the proposed project would not have the potential to have cumulative effects with other projects. Cumulative development would be subject to the same design review and safety measures as the proposed project. These measures would render the geologic effects of cumulative projects to less-than-significant levels. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable geology and soils impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
15. HYDROLOGY AND WATER QUALITY—Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐	☐

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐	☐
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒	☐
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒	☐
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒	☐
j)	Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒	☐

Impact HY-1: The proposed project would not violate water quality standards or waste discharge requirements, substantially degrade water quality, or provide substantial additional sources of polluted runoff. (Less than Significant)

Proposed project-related wastewater would flow to the City's combined stormwater and sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. Because the NPDES standards are set and regulated by the San Francisco Bay Area Regional Water Quality Control (RWQCB), the proposed project would not conflict with RWQCB requirements.

During the proposed project's construction, a potential for erosion and transportation of soil particles would exist, but would be limited given the minor amount of exterior construction for street, sidewalk, and landscape work (three weeks). The proposed project would reduce the amount of impervious surface at the project site by removing the existing off-street uncovered nine parking spaces in the rear yard and replacing it with new landscaping. Therefore, due to the requirements of the existing regulations and the proposed project's minor amount of exterior construction, the proposed project would not violate water quality standards, substantially degrade water quality, or provide substantial additional sources of polluted runoff and impacts would be less-than-significant.

Impact HY-2: The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. (Less than Significant)

The project site entirely covered with impervious surfaces, thus decreasing the amount of surface that water could infiltrate to (or recharge) the groundwater supply. The proposed project would not result in the use of groundwater and groundwater is not anticipated to be encountered during construction because excavation would be limited to a depth of three feet bgs. The proposed project would reduce the amount of impervious surface at the project site by removing the existing off-street uncovered nine parking spaces in the rear yard and replacing it with new landscaping. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and impacts would be less-than-significant.

Impact HY-3: The proposed project would not result in altered drainage patterns that would cause substantial erosion or flooding or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. (Less than Significant)

No streams or rivers exist at the project site. Therefore, the proposed project would not alter the course of a stream or river. Furthermore, the proposed project would not substantially alter the existing drainage patter of the project site or area.

During the proposed project's construction, a potential for erosion and transportation of soil particles would exist, but would be limited given the minor amount of exterior construction for street, sidewalk, and landscape work (three weeks). The proposed project would reduce the amount of impervious surface at the project site by removing the existing off-street uncovered nine parking spaces in the rear yard and replacing it with new landscaping. Therefore, due to the requirements of the existing regulations and the proposed project's minor amount of exterior construction, the proposed project would not violate water quality standards, substantially degrade water quality, or provide substantial additional sources of polluted runoff. Therefore, the proposed project would not result in altered drainage patterns that would cause substantial erosion or flooding or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems and impacts would be less-than-significant.

Impact HY-4: The proposed project would not expose people, housing, or structures to substantial risk of loss due to flooding. (No Impact)

The project site is not located within a 100-year Flood Hazard Boundary[80] or within a dam failure area.[81] Therefore, no impact would occur from flooding.

Impact HY-5: The proposed would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow. (No Impact)

The project site is not located within a tsunami hazard area.[82] A seiche is an oscillation of a water body, such as a bay, which may cause local flooding. A seiche could occur on the San Francisco Bay due to seismic or atmospheric activity. The project site is 2.25 miles from San Francisco Bay and would not be subject to a seiche. No mudslide hazards exist at the project site because the

[80] Federal Emergency Management Agency, "Draft Special Flood Hazard Areas (San Francisco)," September 21, 2007.

[81] City and County of San Francisco, "General Plan, Community Safety Element," June 2012, Map 6.

[82] *Ibid*, Map 5.

project site is not located near any landslide prone areas.[83] Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow. No impact would occur.

Impact C-HY-1: The proposed project, in combination with the past, present, and reasonably foreseeable future projects in the site vicinity, would result in a less-than-significant cumulative impacts to hydrology and water quality. (Less than Significant)

Cumulative development in the project area could result in intensified uses and a cumulative increase in wastewater generation. The SFPUC has accounted for such growth in its service projections. The cumulative development projects would be required to comply with construction-phase stormwater pollution control and dewatering water quality regulations, if necessary, similar to the proposed project. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable hydrology and water quality impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
16. HAZARDS AND HAZARDOUS MATERIALS—Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒

[83] *Ibid*, Map 4.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☒	☐	☐

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, topics 16e and 16f are not applicable.

Impact HZ-1: The proposed project would not create a significant hazard through routine transport, use, or disposal of hazardous materials. (Less than Significant)

The proposed project would result in the use of relatively small quantities of hazardous materials for routine purposes. The proposed project would likely handle common types of hazardous materials, such as cleaners, disinfectants, and fertilizers. These products are labeled to inform users of potential risks and to instruct them in appropriate handling procedures. Most of these materials are consumed through use, resulting in relatively little waste. For these reasons, hazardous materials used would not pose any substantial public health or safety hazards related to hazardous materials. Thus, the proposed project would result in less-than-significant impacts related through routine transport, use, or disposal of hazardous materials.

Impact HZ-2: The proposed project would not create a potentially significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, including within one-quarter mile of a school. (Less than Significant)

Setting

Mission High School is within one-quarter mile of the project site. In addition, a future, approved school is located at 601 Dolores Street, one block north of the project site.

AEI Consultant conducted a Phase I Environmental Site Assessment (ESA) at the project site.[84] The ESA was performed to provide a record of conditions at the subject property and to evaluate what, if any, environmental issues exist at the site. The ESA assessed the potential for adverse environmental impacts from the current and historical practices on the site and the surrounding area. The Phase 1 ESA found the presence of asbestos-containing materials inside, lead-based paint inside and outside, and mold inside the building. The presence could cause a potential health risk from the proposed project's alterations. However, the proposed project would be

[84] AEI Consultants, *Phase I Environmental Site Assessment, 651-655 Dolores Street, 95 Cumberland Street, San Francisco, CA 94110*, November 27, 2006.

subject and required to remove the potential hazardous materials per federal, state, and local regulations.

Asbestos-Containing Building Material

People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma. The risk is proportional to the cumulative inhaled dose (quantity of fibers) and increases with the time since first exposure. Although a number of factors influence the disease-causing potency of any given asbestos (such as fiber length and width, fiber type, and fiber chemistry), all forms are carcinogens. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or asbestos abatement work. The notification must include: (1) the names and addresses of the operations; (2) the names and addresses of persons responsible; and (3) the location and description of the structure to be demolished/altered, including size, age, and prior use, and the approximate amount of friable asbestos; (4) scheduled starting and completion dates of demolition or asbestos abatement work; (5) nature of the planned work and methods to be employed; (6) procedures to be employed to meet BAAQMD requirements; (7) and the name and location of the waste disposal site to be used. The BAAQMD randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any removal operation about which a complaint has been received. Any asbestos-containing building material disturbance at the project site would be subject to the requirements of BAAQMD Regulation 11, Rule 2: Hazardous Materials; Asbestos Demolition, Renovation and Manufacturing.

The local office of the State Occupational Safety and Health Administration must also be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow State regulations contained in California Code of Regulations, Title 8, Section 1529 and Title 8, Section 341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos-containing building material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material are required to file a Hazardous Waste Manifest that details the hauling of the material from the site and the disposal of it. Pursuant to California Law, DBI would not issue the required permit until the applicant has complied with the notice requirements described above. The proposed project would be subject to and would comply with the above regulations, therefore, impacts from asbestos-containing building material would be less than significant.

Lead-Based Paint

Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. Children six years old and under are most at risk. Demolition must be

conducted in compliance with Section 3425 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove interior or exterior lead-based paint on pre-1979 buildings, structures and properties and on steel structures use work practices that minimize or eliminate the risk of lead contamination of the environment.

Section 3425 contains performance standards, including establishment of containment barriers and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to Section 3425 shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

Section 3425 also includes notification requirements, contents of notice, and requirements for project site signs. Prior to commencement of exterior work that disturbs or removes 100 or more square feet or 100 or more linear feet of lead-based paint in total, the responsible party must provide the Director of the DBI with written notice that describes the address and location of the proposed project; the scope and specific location of the work; whether the responsible party has reason to know or presume that lead-based paint is present; the methods and tools for paint disturbance and/or removal; the approximate age of the structure; anticipated job start and completion dates for the work; whether the building is residential or nonresidential; whether it is owner-occupied or rental property; the approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. Further notice requirements include: a Post Sign notifying the public of restricted access to work area, a Notice to Residential Occupants, Availability of Pamphlet related to protection from lead in the home, and Early Commencement of Work (by Owner, Requested by Tenant), and Notice of Lead Contaminated Dust or Soil, if applicable. Section 3425 contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

The proposed project would be subject to and would comply with the above regulations, therefore, impacts from lead-based paint would be less than significant.

Mold

Exposure to a significant amount of indoor mold can cause symptoms and health effects such as allergic reactions. The San Francisco Health Code requires property owners responsible for maintaining their property free of public nuisances. Section 581 of the Health Code declares "mold" in the interior of the building as a public nuisance. The proposed project would be subject to and would comply with the above regulations, therefore, impacts from mold would be less than significant.

With the existing regulations in place, the proposed rehabilitation of the existing building would not have the potential to pose a direct (through material removal, if required) or indirect (through

transport of materials or accidental release) public health hazard to the surrounding neighborhood, including schools. Compliance with existing regulatory requirements, and permits would ensure that the proposed projects do not result in significant effects due to hazardous materials or wastes. Therefore, the proposed project would have less-than-significant impacts related to hazardous materials use.

Impact HZ-3: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (Less than Significant)

At the time of the aforementioned ESA (2006), an underground storage tank (UST) existed beneath the Cumberland Street sidewalk adjacent to the north of the project site. The UST was presumably utilized for the storage of heating oil and had not been used in decades. Subsequent to the ESA, after receiving permits from the San Francisco Department of Public Health (DPH), the San Francisco Department of Public Works, and the San Francisco Fire Department, Golden Gate Tank Removal, Inc., working for the Second Church of Christ, Scientist, removed the UST in August 2011. The removal found no visible holes in the 1500-gallon UST and no visual evidence of contamination in the stockpiled overburden or soil beneath the UST. In addition, groundwater was not encountered in the excavation during the tank removal or sampling activities and analytical laboratory results were non-detect to insignificant and below Environmental Screening Levels.[85]

The DPH issued a letter to the Second Church of Christ, Scientist on September 22, 2011 indicating that their records indicated a UST was removed and a release of petroleum hydrocarbons occurred at the project site and that DPH staff will review the case for closure.[86] On September 29, 2011, the DPH issued a follow-up letter finding that the site investigation and corrective action at the UST site in compliance with applicable regulations and no further action related to the petroleum release(s) at the site is required. The DPH granted "soils only" case closure for the site.[87] Therefore, the case is no longer considered active[88] and impacts would be less than significant.

Impact HZ-4: The proposed project would not expose people or structures to a significant risk of loss, injury or death involving fires, nor interfere with the implementation of an emergency response plan. (Less than Significant)

San Francisco ensures fire safety primarily through provisions of the *Building* and the *Fire Codes*. In addition, the San Francisco Fire Department (as well as DBI) reviews the final building plans to

---

[85] Golden Gate Trank Removal, Inc., *Tank Closure Report, 651-655 Dolores Street, San Francisco, CA 94110*, August 24, 2011.

[86] San Francisco City and County Department of Public Health, Environmental Health Section, Local Oversight Program, "Letter to Second Church of Christ, Scientist, RE: Unauthorized Release at 651-655 Dolores St., San Francisco CA, 94110, SF LOP Site Code: 11942," September 22, 2011.

[87] San Francisco City and County Department of Public Health, Environmental Health Section, Local Oversight Program, "Letter to Second Church of Christ, Scientist, RE: Underground Storage Tank Case, Church Property, 651-655 Dolores St., San Francisco CA, 94110, SF LOP Site Code: 11942," September 29, 2011.

[88] California Environmental Protection Agency, "Cortese List: Section 65962.5(c)." Available online at: *http://www.calepa.ca.gov/sitecleanup/corteselist/SectionC.htm*. Accessed July 18, 2012.

ensure conformance with these provisions. In addition, the proposed project is not located within a fire hazard severity zone.[89] The proposed project would conform to these standards, which (depending on building type) may also include development of an emergency procedure manual and an exit drill plan. Therefore, potential emergency response and fire hazard impacts of the proposed project would be less-than-significant.

Impact C-HZ-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant impacts related to hazards and hazardous materials. (Less than Significant)

Impacts from hazards are generally site-specific, and typically do not result in cumulative impacts. The proposed project would not have a significant impact on hazardous material conditions on the project site or vicinity. No other project developments in the project vicinity that would contribute considerably to cumulative effects. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable hazards and hazardous materials impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
17. MINERAL AND ENERGY RESOURCES—Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☒	☐	☐

Impact ME-1: The proposed project would not result in the loss of availability of a known mineral resource or a locally-important mineral resource recovery site. (Not Applicable)

All land in San Francisco, including the project site, is designated Mineral Resource Zone 4 (MRZ-4) by the California Division of Mines and Geology (CDMG) under the Surface Mining and Reclamation Act of 1975.[90] This designation indicates that there is inadequate information available for assignment to any other MRZ and thus the project site is not designated area of significant mineral deposits. No operational mineral resource recovery sites exist in the project area whose operations or accessibility would be affected by the proposed project. Therefore, significance criteria 16(a) and (b) are not applicable to the proposed project.

[89] California Department of Forestry and Fire Protection (CalFire), "Draft Fire Hazard Severity Areas in LRA, San Francisco (Map)," September 17, 2007.

[90] California Division of Mines and Geology, Open File Report 96-03 and Special Report 146 Parts 1 and II)

Impact ME-2: Implementation of the proposed project would not encourage activities which would result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner. (Less than Significant)

Alterations to existing buildings in San Francisco are required to conform to green building (including fuel, water, and energy conservation) standards specified by Title 24 of the California Code of Regulations. Documentation showing compliance with these standards is submitted with the application for the building permit. Title 24 is enforced by DBI. Therefore, the proposed project would not cause a wasteful use of fuel, energy, or water and the effects related to such consumption would not be significant.

Impact C-ME-1: The proposed project, in combination with the past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts to energy and minerals. (Less than Significant)

No known minerals exist at the project site and thus, the proposed project would not contribute to any cumulative impact on mineral resources. The project-generated demand for electricity would be negligible in the context of overall demand within San Francisco, the greater Bay Area, and the State, and would not in and of itself require any expansion of power facilities. The City plans to reduce GHG emissions to 25 percent below 1990 levels by the year 2017 and ultimately reduce GHG emission to 80 percent below 1990 levels by 2050 which would be achieved through a number of different strategies, including energy efficiency. Therefore, the energy demand associated with the proposed project would not substantially contribute to a cumulative impact on existing or proposed energy supplies or resources. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable mineral and energy resources impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☒

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☐	☒

Impact AF-1: The proposed project would not result in the conversion of farmland or forest land to non-farm or non-forest use, nor would it conflict with existing agricultural or forest use or zoning. (Not applicable)

The project site is an existing city park surrounded by an urbanized area of San Francisco. The California Department of Conservation's Farmland Mapping and Monitoring Program identify the site as "Urban and Built-up Land".[91] Because the project site does not contain agricultural uses and is not zoned for such uses, the proposed project would not convert any prime farmland, or Farmland of Statewide Importance to non-agricultural use, and it would not conflict with existing zoning for agricultural land use or a Williamson Act contract, nor would it involve any changes to the environmental that could result in the conversion of farmland. Additionally, the proposed project would not convert any forest land or timberland to non-forest use. Forest land is defined as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits" (Public Resources Code § 12220(g)). Timberland is defined as "land, other than land owned by the federal government and land designated by the board (State Board of Forestry and Fire Protection) as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species uses to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis after consultation with the district committees and others" (Government Code § 51104(g)). Therefore, significance criteria 18(a), (b), (c), (d), and (e) are not applicable to the proposed project.

[91] California Department of Conservation, "Bay Area Region Important Farmland 2004 and Urbanization 1984 – 2004 (Map)," March 2007.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
19. MANDATORY FINDINGS OF SIGNIFICANCE—Would the project:					
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐	☐
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☐

As described in Section E.4, Cultural Resources, the proposed project could result in a substantial adverse change in the significance of an individually eligible historic resource, 651 Dolores Street. Implementation of Mitigation Measures CP-1a, CP-1b, and CP-1c would reduce the impacts to historic resources to a less-than-significant level. Therefore, the proposed project would not result in a significant impact through the elimination of important examples of major periods of California history or prehistory.

Both long-term and short-term environmental effects, including substantial adverse effects on human beings, associated with the proposed project would be less than significant, as discussed under each environmental topic. Each environmental topic area includes an analysis of cumulative impacts based on land use projects, compliance with adopted plans, statues, and ordinances, and currently proposed projects.

F. MITIGATION MEASURES

The following mitigation measures have been identified to reduce potentially significant environmental impacts resulting from the proposed project to less-than-significant levels.

Mitigation Measure M-CP-1a: HABS Level III Documentation

The project sponsor shall complete Historic American Building Survey (HABS) Level III documentation for the suspended ceiling prior to Planning Department approval of any building permits application. HABS Level III documentation shall include existing condition plans and elevations or plans and elevations from the period of significance of

the building's interior, including the suspended ceiling; large-format or rectified digital photographs of the building's interior, including the suspended ceiling; and, a narrative description of the building's interior, including the suspended ceiling.

Mitigation Measure M-CP-1b: On-Site Interpretive Display
The project sponsor shall install an on-site interpretative display designed by a qualified historic preservation professional describing the building's historical significance and including historic images of the building's interior. The interpretive display as proposed should be approved by Planning Department preservation staff prior to Planning Department approval of any building permit application. The interpretive display installation shall be included in construction plans and should be completed before Certificate of Occupancy is issued by the Department of Building Inspection.

Mitigation Measure M-CP-1c: Preservation Engineer
The project sponsor shall engage a third party qualified preservation engineer (engineer) that is approved by the Planning Department. The selected engineer shall provide a peer review of the engineering drawings for and provide a written report related to the relocation of the suspended ceiling within the nave. The engineer's written report shall be submitted to the Planning Department for review and approval and identify one of the following conclusions that the project sponsor shall be obligated to comply with to ensure the building's interior will not be materially altered: 1) the suspended ceiling can be relocated, as proposed; 2) the suspended ceiling can be relocated, with recommendation(s) from the engineer; 3) the suspended ceiling cannot be relocated. If suspended ceiling cannot be relocated, this aspect of the project shall be omitted and the project altered accordingly. This review shall be completed prior to approval of any building permit application related to the project.

Mitigation Measure M-CP-1d: Architectural Finishes Conservator
The project sponsor shall engage an architectural finishes conservator to plan and oversee the separation and relocation of the suspended ceiling within the nave duration construction. A contract for the conservator oversight with specifications for the restoration work shall be completed and approved by the Planning Department preservation staff prior to Planning Department approval of any building permit application.

G. PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on June 26, 2012 to owners of properties within 300 feet of the project site, adjacent occupants, and community organizations. No members of the public issued concerns about the proposed project. One member of the public issued a concern about the potential traffic implications if the proposed project included more than the proposed four parking spaces, which it does not.

H. COMMENTS RECEIVED IN RESPONSE TO PMND

A "Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration" was mailed on September 11, 2013 to the owners and occupants within 300 feet of the project site and interested parties. The Planning Department received one email in response to the notice. The response did not relate to physical environmental effects. The commenter was in support of the proposed project, but the comment was related to a request for additional lighting on Cumberland Street to address the use of homeless campers along the street. Therefore, the PMND has not been amended to reflect this comment.

H. DETERMINATION

On the basis of this Initial Study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

Sarah Jones
Environmental Review Officer
for
John Rahaim
Director of Planning

DATE September 11, 2013

J. ~~I.~~ INITIAL STUDY PREPARERS

Authors:

Planning Department, City and County of San Francisco
Environmental Planning Division
165 Mission Street, Suite 400
San Francisco, CA 94103

Environmental Review Officer: Sarah Jones
Senior Environmental Planner: Joy Navarrete
Environmental Planner: Wade Wietgrefe
Preservation Planner: Michael Smith
Archeologist: Randall Dean

Vestibule

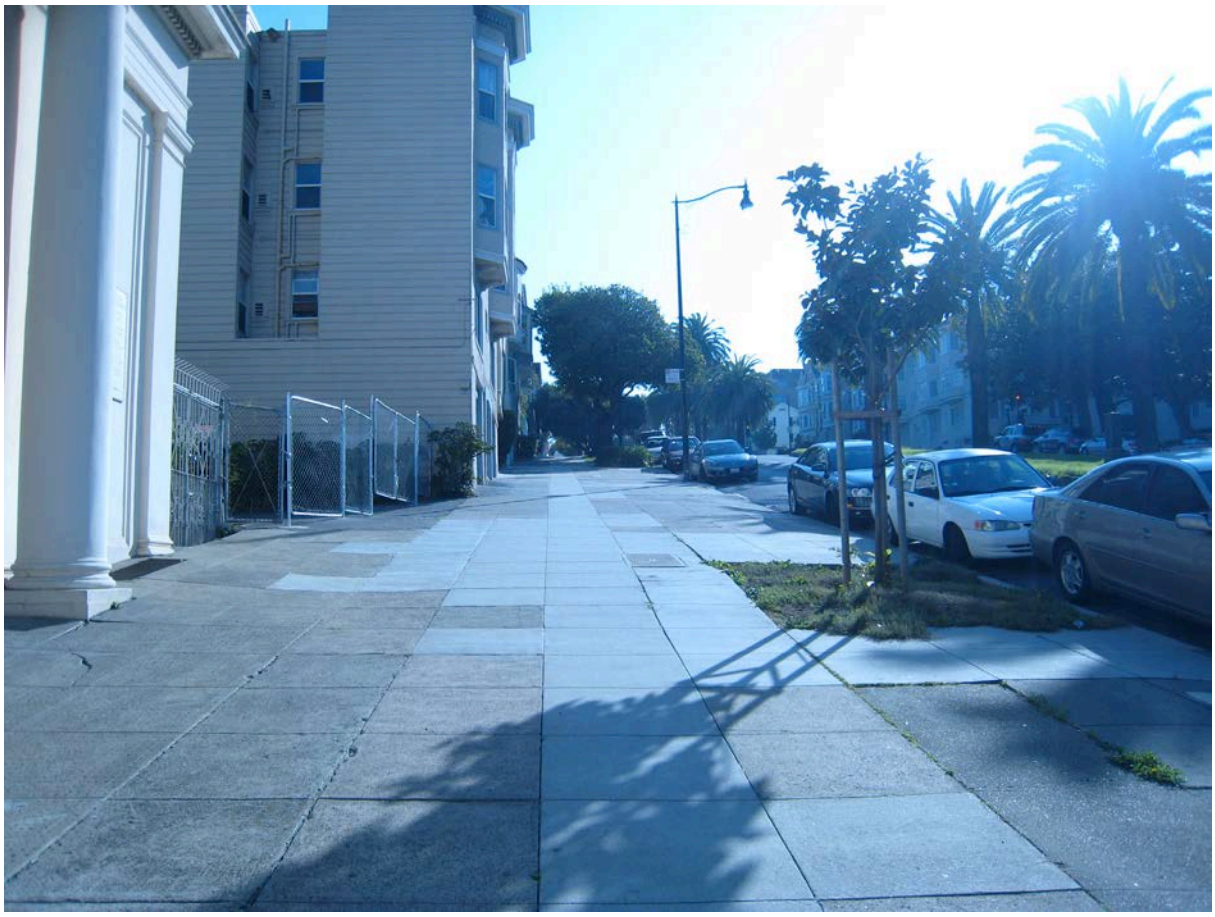
Basement

Nave

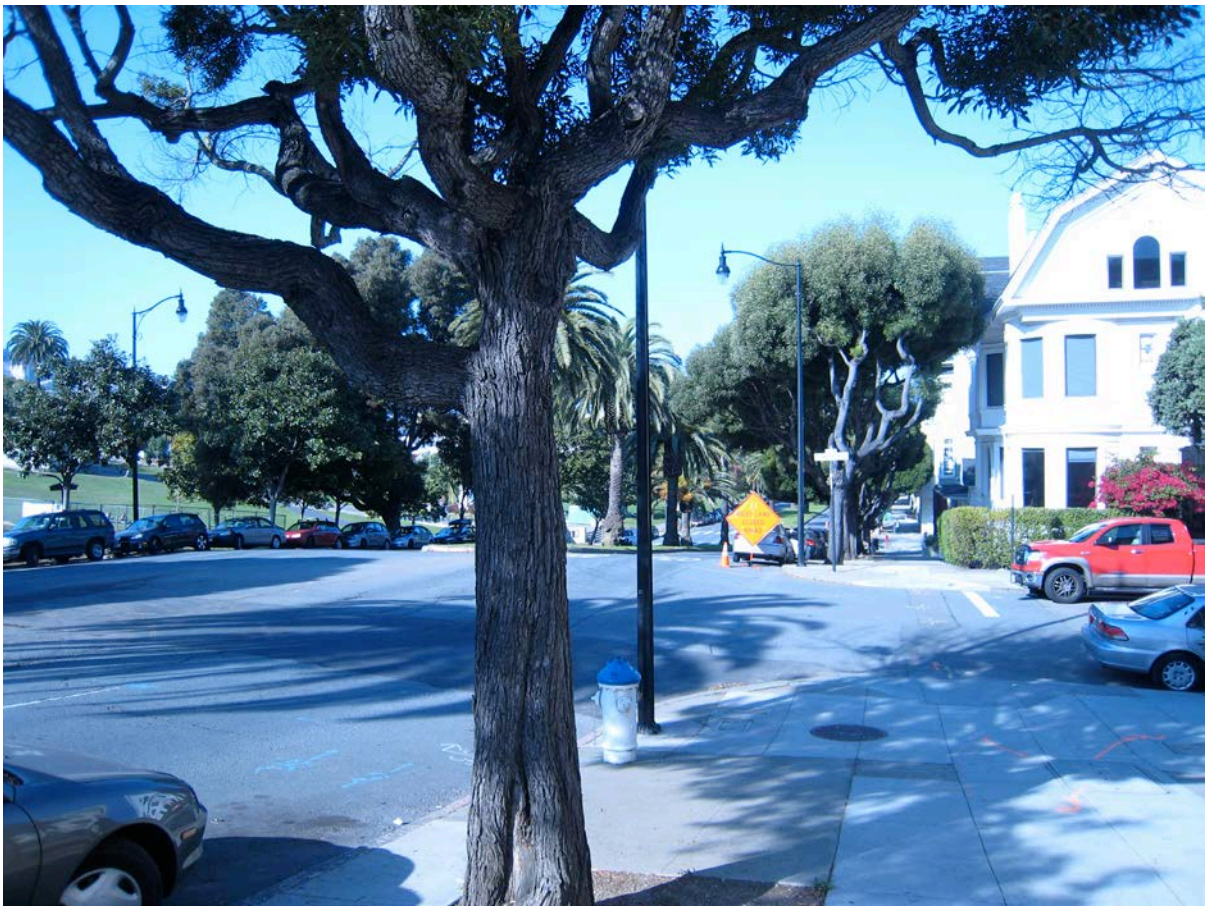
Nave

View to the East, front

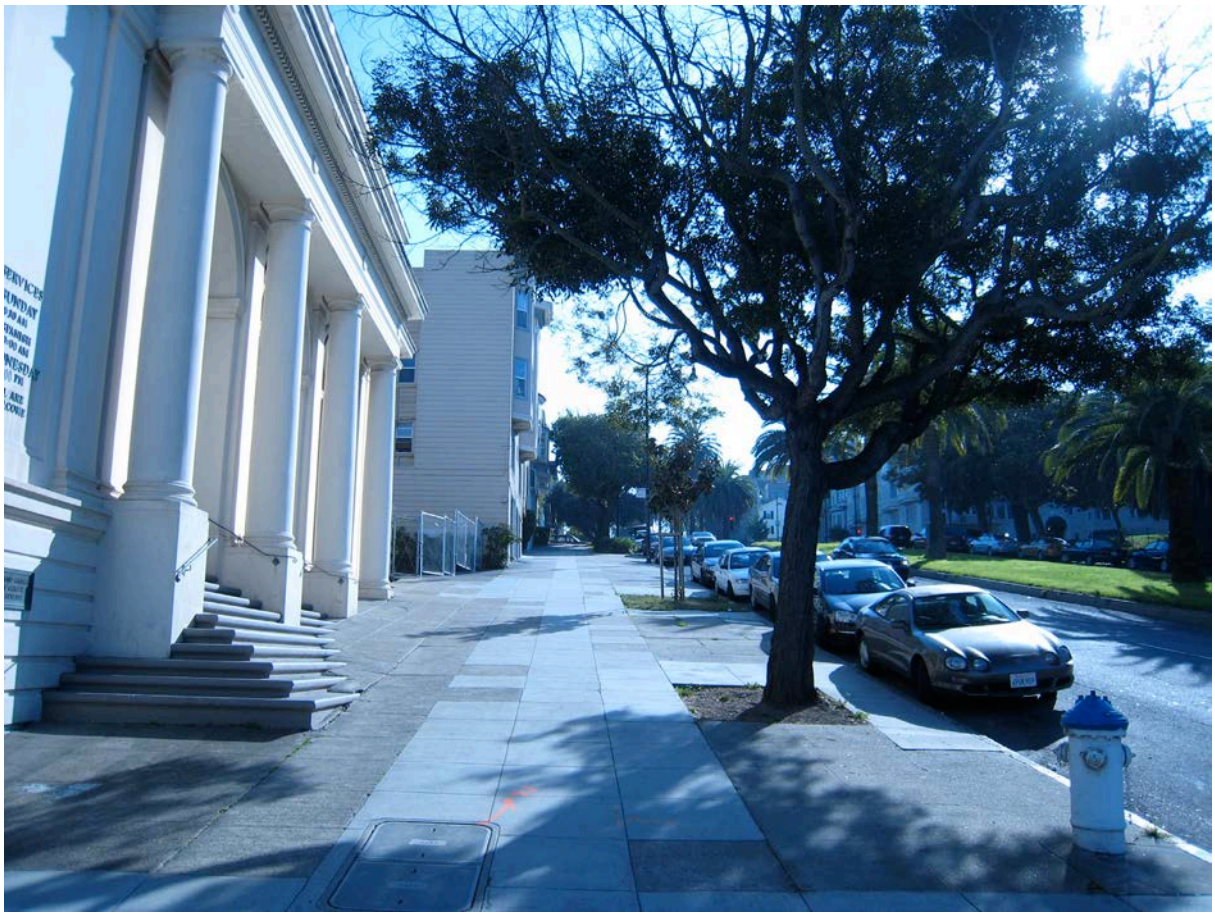
View to the North, front



View to the West, front



View to the East, front



View to the West, front

Building front, North elevation

Cumberland window becomig parking entrance

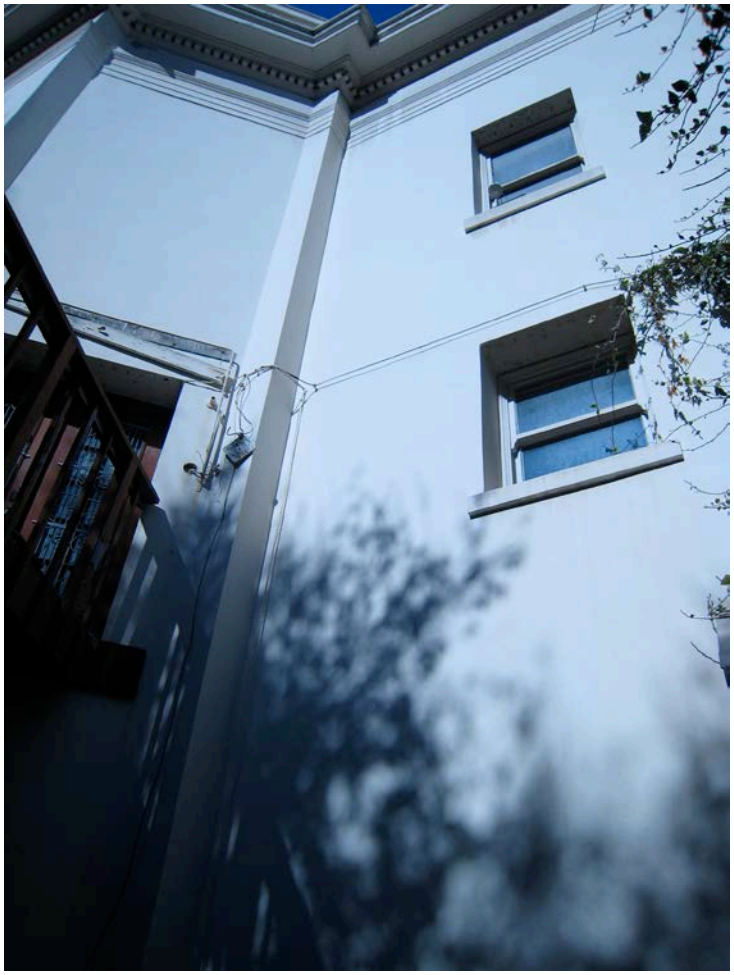
Building view, East elevation

Building front and west elevation

Existing parking to become garden

Dolores Street view to the east

Cumberland Street view to the north



Western elevation lightwell view

Western elevation lightwell view

Typical room in building

Typical room in building

HORIZONTAL ASSEMBLIES:

01. (E) FLOOR: (E) CONCRETE FLOOR, POLISH & SEAL

02. (E) FLOOR: (E) TILE O/ (E) FLOOR

03. (E) FLOOR: (E) WOOD FLOOR O/ (E) SHEATHING & (E) FRAMING, PATCH & REFINISH

04. (E) FLOOR: (E) MARBLE FLOOR O/ (E) FRAMING

10. (N) FLOOR: (N) LIGHTWIGHT CEMENT, POLISHED & STAINED O/ SHEATHING & FRAMING

11. (N) FLOOR: (N) WOOD FLOOR O/ (N) WOOD FRAMING

12. (N) DECK: (N) WOOD DECKING O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF

13. (N) DECK: (N) CONCRETE PAVERS O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF

20. (E) ROOF: (N) BUILT UP ROOF O/ (E) ROOF FRAMING & SHEATHING

21. (E) ROOF: (E) SLATE O/ (E) WOOD SHEATHING & FRAMING

22. (E) CELING: (E) CEMENT PLASTER, PAINTED O/ (E) LATH & (E) STRUCTURE

30. (N) ROOF: (N) BUILT UP ROOF O/ (N) FRAMING

VERTICAL ASSEMBLIES:

A (E) EXTERIOR WALL: (E) UNREINFORCED MASONRY W/ (E) CEMENT PLASTER & (E) WOOD LATH O/ (E) FURRING W/ (E) WOOD PANELING AS NOTED

B (E) EXTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FURRING WHERE OCCURS, PAINTED

E (N) EXTERIOR WALL: (N) CEMENT FIBER BOARD O/ (N) METAL LATH & (N) WOOD FRAMING

J (E) INTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FRAMING W/ (E) WOOD PANELING AS NOTED

K (E) INTERIOR WALL: UNREINFORCED MASONRY

L (E) INTERIOR WALL: WOOD ARABESQUE LATTICE, PAINTED

M (E) INTERIOR WALL: (E) CEMENT PLASTER O/ (E) WOOD LATH O/ (E) WOOD FRAMING W/ WOOD PANELING AS NOTED

N (N) INTERIOR WALL: (N) GWB, PTD O/ (N) WOOD FRAMING

P (N) INTERIOR WALL: (N) 2 LAYERS 1/2" GWB, PAINTED O/ (N) WOOD FRAMING

R (N) INTERIOR WALL: 3/8" CHANNEL SET GLASS W/ SAFETY LAMINATE

EXISTING & PROPOSED ASSEMBLIES | 9

PROPOSED WALL

EXISTING WALL

EXISTING & PROPOSED WALLS | 8

DASHED LINES INDICATE BULDING COMPONENTS TO BE REMOVED, TYP, UNO

HATCH INDICATES SCOPE OF DEMOLITION, TYP.

DEMOLITION LEGEND | 7

DETAILS — HINGE DIRECTION / OPEN TO BEYOND

CLOUD REVISION — ANNOTION LEADER

LOT BOUNDARY — REQUIRED SETBACK — REFERENCE

SECTION CUT — HIDDEN COMPONENTS

LINE TYPE LEGEND | 6

XX - ## FINISH REFERENCE

XXX - #.## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES

X FLOOR / CEILING ASSEMBLY REFERENCE

X WALL ASSEMBLY REFERENCE

DOOR & WINDOW SCHEDULE REFERENCE

A REVISION REFERENCE

ALIGN

REFRENCE NAME

REFRENCE DETAIL NO. — X/AX.XX — SHEET NO.

ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE

DETAIL REFERENCE

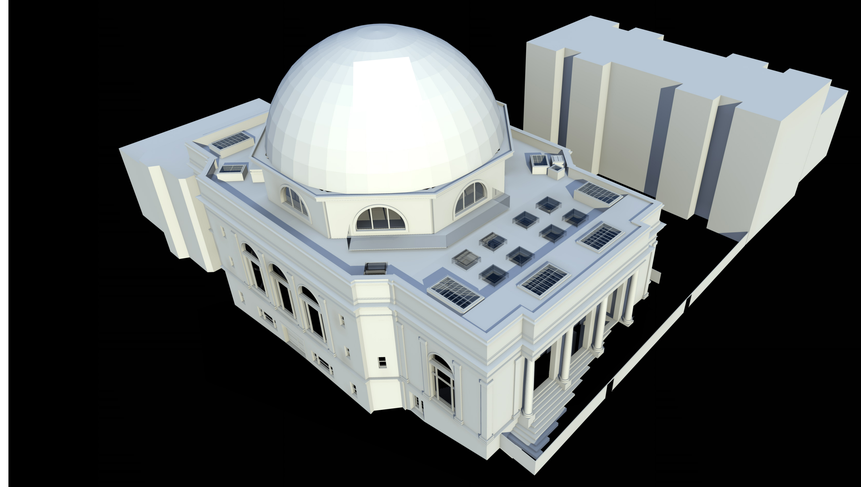
INTERIOR ELEVATION REFERENCE

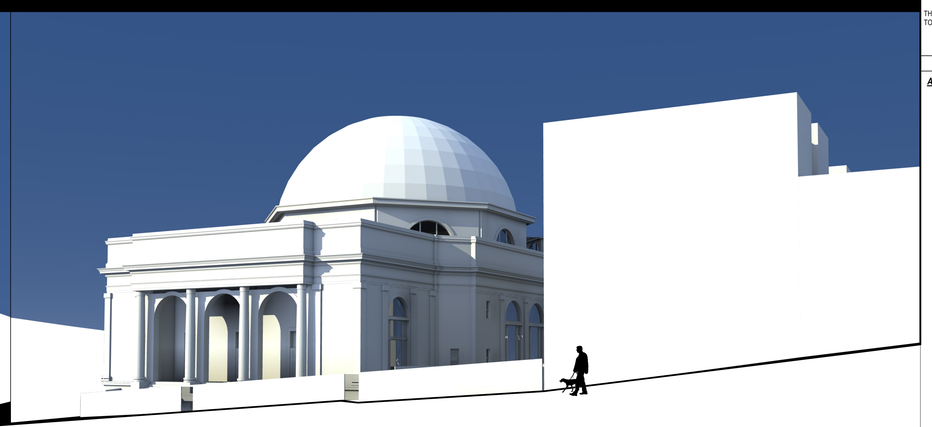
ELEVATION / SECTION REFERENCE

ELEV / SEC NO.

PLAN LEGEND | 5

VICINITY MAP:





THE LIGHT HOUSE

651 DOLORES STREET, SAN FRANCISCO, CALIFORNIA

CONTACT INFORMATION:

PROJECT SPONSOR:

THE LIGHT HOUSE, LLC.

651 DOLORES STREET
SAN FRANCISCO, CA

CONTACT PERSON:
SIAMAK AKHAVAN
T: 415 378 4771
E: siamakakhavan@mac.com

DOCUMENT AUTHOR:

MODYFIER

1997 OAK STREET #6
SAN FRANCISCO, CA 94117

CONTACT PERSON:
MARTIN VOPALKA
T: 415 425 5870
E: martin@modyfier.com

SITE INFORMATION:

PROJECT ADDRESS:		651 DOLORES STREET			
APN:	3598-028	BLOCK/ LOT:	3598/28	SITE DIMS:	130'-0" x 114'-0"
ZONING:	RH-3	DISTRICT:	N/A	LOT AREA:	14,820 SF
SEISMIC ZONE:	6	FIRE HAZARD ZONE:	N/A	WIND ZONE:	N/A

SITE FEATURES:	**EXISTING:**	**PROPOSED:**
BUILDING FOOTPRINT:	8,896.4 SF	SAME
PARKING:	9 (0 COVERED, 9 OFF-STREET)	4 (4 COVERED, 0 OFF-STREET)
BUILDING HEIGHT:	68'-0"	SAME
BUILDING DEPTH:	74'-0"	SAME
FRONT SETBACK:	0"	SAME
SIDE SETBACK (LEFT):	28'-6" (25% LOT DEPTH	SAME
REAR SETBACK:	0"	SAME
OPEN SPACE AREA:	3,000 SF	4,175 SF

BUILDING INFORMATION

BUILDING FEATURE:	**EXISTING:**	**PROPOSED:**		
CONSTRUCTION TYPE:	III-A			SAME
SPRINKLER:	NO			YES
BUILDING AREAS (GROSS):		**CONDITIONED (NET)**	**UN-CONDITIONED**	**TOTAL**
ROOF AREA**	**8,896.4 SF****			**8,896.4 SF****
PENTHOUSE MEZZANINE LEVEL (ATTIC)*	**315.0 SF****	0.0 SF	697.4 SF	**697.4 SF**
PENTHOUSE LEVEL (3RD FLOOR)*	**984.1 SF****	3,024.7 SF	196.8 SF	**3,386.8 SF**
MEZZANINE LEVEL*	**4,201.6 SF**	3,741.6 SF	821.3 SF	**4,652.9 SF**
ENTRY LEVEL* (2ND FLOOR)	**8,471.9 SF**	7,161.4 SF	1,310.5 SF	**8,471.9 SF**
GROUND LEVEL (1ST FLOOR)*	**8,759.0 SF**	4,586.7 SF	4,172.3 SF	**8,759.0 SF**
TOTAL CONDITIONED AREA* (NET)	22,188.9 SF	18,514.4 SF		
DECKS / BALCONIES**	231.2 SF**		549.0 SF**	
STORAGE / UTILITY & MECHANICAL	542.7 SF**		985.2 SF**	
GARAGE	0.0 SF**		2,634.8 SF**	
TOTAL AREA	**22,731.6 SF**			**25,968.0 SF**

* HABITABLE ** UNINHABITABLE

PROJECT INFORMATION | 3

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE ADAPTIVE REUSE OF AN EXISTING HISTORIC BUILDING. THE PROPOSAL ENVISIONS THE CREATON OF 4 NEW RESIDENTIAL UNITS WITHIN THE EXISTING STRUCTURE. THE PROJECT WILL CONSIST OF, BUT NOT BE LIMITED TO:

1.) SEISMIC UPGRADE TO EXISTING STRUCTURE

2.) ALL EXISTING, ORIGINAL EXTERIOR ELEMENTS WILL BE RETAINED OR REPLACED AS REQUIRED TO MATCH.

3.) ALL (E) WINDOWS & DOORS WILL BE REPLACED OR RESTORED AS REQUIRED TO MATCH EXISTING AND PROVIDED WITH DOUBLE GLAZING TO MEET TITLE-24 AND CBC LIGHT & VENTILATION REQUIREMENTS.

4.) AN EXISTING EXTERIOR PARKING AREA WILL BE REPLACED WITH LANDSCAPING AND EXISTING ROLLED CURB CUT ON DOLORES STREET REPLACED WITH NEW CURB & PAVING & LANDSCAPING.

5.) NEW LANDSCAPING & STREET TREES ALONG THE DOLORES STREET FRONTAGE.

6.) A NEW CURB CUT AND VEHICULAR ENTRY WILL BE PROVIDED AT CUMBERLAND STREET.

7.) ALL EXISTING INTERIOR ELEMENTS WILL BE RETAINED, PRESERVED & RESTORED TO THE GREATEST EXTENT POSSIBLE.

8.) THE (E) SUSPENDED CEILING IS TO BE RAISED WITHIN THE (E) DOME IN ORDER TO ACCOMMODATE: 1) PROPOSED SEISMIC HORIZONTAL DIAPHRAGM DISCONTINUITY CORRECTIVE BRACES AND 2) A PROPOSED LOFT UNIT. THE RE-POSITIONING OF THE (E) SUSPENDED CEILING IS REVERSIBLE, AND WILL BE CARRIED OUT IN A MANNER THAT FACILITATES FUTURE RESTORATION TO EXISTING CONDITIONS.

THE (E) SUSPENDED CEILING'S CURRENT CONDITIONS WILL BE CATALOGUED IN DETAIL, AND REFERENCE MARKED. IT SHOULD BE NOTED THAT THE (E) CEILING IS CURRENTLY SUSPENDED FROM THE (E) DOME TRUSSES, BUILT OF (E) RIGID METAL FRAMES AND (E) METAL LATH, COATED WITH (E) CEMENT PLASTER (SEE COVER IMAGE), ALLOWING FOR LIGHT MANIPULATION (SEPARATION, RE-POSITIONING, OR RE-CONNECTION).

THE EXISTING CEILING SUSPENSION SYSTEM IS TO BE REFURBISHED AND UPGRADED AS PART OF THE SFBC-UMB SEISMIC RETROFIT REQUIREMENTS.

THE CENTRAL SECTION OF THE (E) SUSPENDED CEILING (CONTAINING THE (E) GLASS OCCULUS & SURROUNDING (E) DECORATIVE PLASTERED TRIM) IS TOO FRAGILE TO RELOCATE AND OBSTRUCTED BY THE DOME'S EXISTING STRUCTURAL TRUSS MEMBERS. IT WILL REMAIN IN PLACE.

PROJECT DESCRIPTION | 2

ARCHITECTURAL:

TABLE OF CONTENTS | 1

modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE: NTS

DATE: 06.19.2013

PROJECT CODE: 1107

SUBMITALS:	DATE:
CCDA	05.20.2013
ADDANCE & CHANGE OF USE	06.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

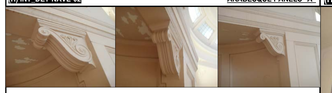
TITLE SHEET

SHEET NUMBER:

0.0

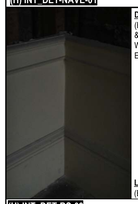
DESCRIPTION:
(E) ARABESQUE PANELS, PAINTED BLUSH W/ GOLD HIGHLIGHTS - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING - COLOR TO MATCH EXISTING, REPLACE DAMAGED PANELS IN KIND
LOCATION:
(E) NAVE

(H) INT_DET-NAVE-02 — **ARABESQUE PANELS "A"**



DESCRIPTION:
(E) MOTIF @ APSE: (E) CARVED CEMENT PLASTER, PAINTED BLUSH - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING - COLOR TO MATCH EXISTING
LOCATION:
(E) NAVE

(H) INT_DET-NAVE-01 — **MOTIF @ APSE**



DESCRIPTION:
(E) WOOD BASE, PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
LOCATION:
(E) BASEMENT

(H) INT_DET-BS-03 — **(E) WOOD BASE "B"**

DESCRIPTION:
(E) WOOD BASE, SEALED - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED PRIOR TO SEALING - TO MATCH EXISTING
LOCATION:
(E) BASEMENT

(H) INT_DET-BS-02 — **(E) WOOD BASE TYPE "A"**

DESCRIPTION:
(E) MARBLE BASE & CASING - TO BE RETAINED AND & RESTORED: ALL SURFACES TO BE HAND WASHED
LOCATION:
(E) ENTRY FOYER

(H) INT_DET-BS-01 — **(E) MARBLE BASE**

DESCRIPTION:
(E) CEMENT PLASTER @ NAVE, PAINTED WHITE O/ (E) WOOD LATH O/ (E) WOOD FRAMING - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
LOCATION:
(E) BGROUND FLOOR BATHROOMS

(H) INT_DET-BATH-01 — **(E) MARBLE PANELS @ BATH**

DESCRIPTION:
(E) DECORATIVE WOOD PANELS, PAINTED BLUSH - NORTH APSE TO BE RETAINED, SOUTH APSE TO BE REMOVED AND RETAINED FOR RE-USE @ (N) CIRCULAR STAIR TO UNIT "D" -
LOCATION:
(E) NAVE

(H) INT_DET-APSE-01 — **(E) APSE @ NAVE**

DESCRIPTION:
(E) CEMENT PLASTER @ NAVE, PAINTED WHITE O/ (E) WOOD LATH O/ (E) WOOD FRAMING - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
LOCATION:
(E) NAVE

(H) INT_CP-NAVE-02 — **(E) CEMENT PLASTER @ NAVE**

DESCRIPTION:
(E) CEMENT PLASTER @ NAVE, PAINTED WHITE O/ (E) WOOD LATH O/ (E) WOOD FRAMING - TO BE REATINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
LOCATION:
(E) NAVE

(H) INT_CP-NAVE-01 — **(E) DECORATIVE CEMENT PLASTER @ NAVE**

DESCRIPTION:
(E) INTERIOR STEEL COLUMN W/ (E) CEMENT PLASTER CASING, PAINTED BLUSH TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - TO BE PAINTED WHITE
LOCATION:
(E) GROUND FLOOR

(H) INT_COL-02 — **INTERIOR COLUMN TYPE "B"**

DESCRIPTION:
(E) INTERIOR STEEL COLUMN W/ (E) DECORATIVE WOOD CASING, PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
LOCATION:
(E) GROUND FLOOR

(H) INT_COL-01 — **INTERIOR COLUMN TYPE "A"**

DESCRIPTION:
(E) INTERIOR SKYLIGHTS - CLEAR & DECORATIVE GLAZING W/ WOOD FRAME - TO BE RETAINED & RELOCATED - REMOVED TO PER SEISMIC RETROFIT TO REMEDY DISCONTINUITY IN TRUSS SYSTEM INSTALLATION
LOCATION:
(E) NAVE @ SUSPENDED CEILING

(H) INT_CLNG-GLZ-02 — **(E) INTERIOR SKYLIGHTS**

DESCRIPTION:
(E) OCCULUS @ NAVE CEILING - CLEAR & DECORATIVE GLAZING W/ STEEL FRAME - TO BE RETAINED & RESTORED: HAND WASH, REPLACE (E) BROKEN GLASS PANES W/ (N) NEW TO MATCH
LOCATION:
(E) NAVE

(H) INT_CLNG-GLZ-01 — **(E) OCCULUS @ NAVE**

DESCRIPTION:
(E) SUSPENDED PLASTER CEILING @ NAVE, PAINTED WHITE W/ INSET GLAZED PANELS - TO BE PARTIALLY , TEMPORARILY RELOCATED TO ACCOMMODATE COMPLETION OF STRUCTURAL DIAPHRAGM. TO BE RESTORED: HAND WASH & PAINT - COLOR TO MATCH EXISTING
LOCATION:
(E) NAVE

(H) INT_CLNG — **(E) SUSPENDED CEILING**

DESCRIPTION:
(E) WOOD MOULDING, PAINTED WHITE - TO BE RETAINED & RESTORED: HAND WASH, SCRAPE AWAY LOOSE PAINT & DEBRIS AND PAINT - COLOR TO MATCH EXISTING
LOCATION:
(E) OFFICES

(H) INT_CLG-DET-07 — **(E) MOULDING TYPE "G"**

DESCRIPTION:
(E) WOOD MOULDING, PAINTED WHITE & SKY BLUE- TO BE RETAINED & RESTORED: HAND WASH, SCRAPE AWAY LOOSE PAINT & DEBRIS AND PAINT - COLOR TO MATCH EXISTING
LOCATION:
(E) STUDY

(H) INT_CLG-DET-06 — **(E) MOULDING TYPE "F"**

DESCRIPTION:
(E) WOOD MOULDING, STAINED BROWN - TO BE RETAINED & RESTAINED TO MATCH EXISTING AS REQUIRED: HAND WASH W/ POTABLE WATER PRIOR TO STAINING
LOCATION:
(E) CONFERENCE ROOM

(H) INT_CLG-DET-05 — **(E) MOULDING TYPE "E"**

DESCRIPTION:
(E) WOOD MOULDING, PAINTED WHITE - TO BE RETAINED & RESTORED: HAND WASH, SCRAPE AWAY LOOSE PAINT & DEBRIS AND PAINT - COLOR TO MATCH EXISTING
LOCATION:
(E) BALCONY @ (E) MEZZANINE LEVEL

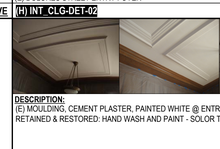
(H) INT_CLG-DET-04 — **MOULDING TYPE "D"**

DESCRIPTION:
(E) WOOD MOULDING, PAINTED WHITE - TO BE RETAINED & RESTORED: HAND WASH, SCRAPE AWAY LOOSE PAINT & DEBRIS AND PAINT - COLOR TO MATCH EXISTING
LOCATION:
(E) PRIVATE AREAS @ (E) ENTRY LEVEL

(H) INT_CLG-DET-03 — **(E) MOULDING TYPE "C"**

DESCRIPTION:
(E) MOULDING, CEMENT PLASTER, PAINTED WHITE @ ENTRY FOYER CEILING - TO BE
LOCATION:
(E) DOLORES STREET ENTRY FOYER

(H) INT_CLG-DET-02 — **(E) MOULDING TYPE "B"**

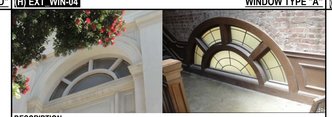


DESCRIPTION:
(E) MOULDING, CEMENT PLASTER, PAINTED WHITE @ ENTRY FOYER CEILING - TO BE RETAINED & RESTORED: HAND WASH AND PAINT - SOLOR TO MATCH EXISTING
LOCATION:
(E) DOLORES STREET ENTRY FOYER

(H) INT_CLG-DET-01 — **(E) MOULDING TYPE "A"**

DESCRIPTION:
(E) SINGLE HUNG WOOD WINDOW - SINGLE PANE (E) CLEAR W/ (E) WOOD FRAME & (E) WOOD CASING, PAINTED WHITE W/ REPLACE (E) GLAZING & ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
LOCATION:
VARIES - PER PLANS

(H) EXT_WIN-04 — **WINDOW TYPE "A"**



DESCRIPTION:
(E) LARGE HALF-ROUND WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE W/ ALUMINUM FRAME, CLEAR. ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
LOCATION:
(E) MEZZANINE LANDINGS - NORTH & SOUTH WALLS

(H) EXT_WIN-03 — **HALF ROUND WINDOW "A"**

DESCRIPTION:
(E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE W/ ALUMINUM FRAME, CLEAR. ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
LOCATION:
(E) ENTRY FOYER - NORTH & SOUTH WALLS

(H) EXT_WIN-02 — **(E) VENETIAN WINDOW TYPE "B"**

DESCRIPTION:
(E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE PANELS W/ ALUMINUM FRAME, CLEAR - ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
LOCATION:
(E) NAVE

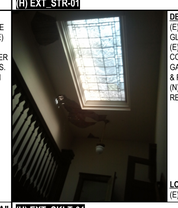
(H) EXT_WIN-01 — **(E) VENETIAN WINDOW TYPE "A"**

DESCRIPTION:
(E) SITE ACCESS STAIR - (E) CAST-IN-PLACE CONCRETE ON GRADE W/ STEEL RE-INFORCEMENT- TO BE RETAINED
LOCATION:
(E) EXTERIOR EGRESS PASSAGEWAY

(H) EXT_STR-02 — **(E) SITE ACCESS STAIR**

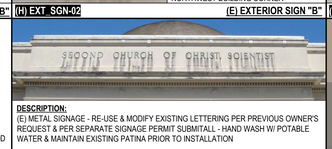
DESCRIPTION:
(E) MONUMENTAL ENTRY STAIR - (E) CAST-IN-PLACE CONCRETE ON GRADE W/ STEEL RE-INFORCEMENT- TO BE RETAINED & RESTORED: POWER WASH & SEAL W/ EPOXY RESIN - COLOR TO MATCH EXISTING
LOCATION:
BUILDING ENTRY

(H) EXT_STR-01 — **(E) MONUMENTAL ENTRY STAIR**



DESCRIPTION:
(E) SKYLIGHT - (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, PAINTED & (E) WOOD CASING, PAINTED WHITE W/ (E) COVER - (E) OBSUCURED GLAZING & (E) GALVANIZED METAL FRAME - TO RETAINED & REFURBISHED - PROVIDE (N) COVER W/ (N) CLEAR DOUBLE GLAZING PER TITLE-24 REQUIREMENTS
LOCATION:
(E) LANDINGS @ (E) STAIR TO (E) MEZZANINE

(H) EXT_SKLT-01 — **(E) SKYLIGHT TYPE "A"**



DESCRIPTION:
(E) METAL SIGNAGE - RE-USE & MODIFY EXISTING LETTERING PER PREVIOUS OWNER'S REQUEST & PER SEPARATE SIGNAGE PERMIT SUBMITALL - HAND WASH W/ POTABLE WATER & MAINTAIN EXISTING PATINA PRIOR TO INSTALLATION
LOCATION:
ABOVE (E) DOLORES STREET ENTRY

(H) EXT_SGN-01 — **(E) EXTERIOR SIGN "A"**

DESCRIPTION:
(E) METAL SIGNAGE - RE-USE & MODIFY EXISTING LETTERING PER PREVIOUS OWNER'S REQUEST & PER SEPARATE SIGNAGE PERMIT SUBMITALL - HAND WASH W/ POTABLE WATER & MAINTAIN EXISTING PATINA PRIOR TO INSTALLATION
LOCATION:
NORTHWEST BUILDING CORNER

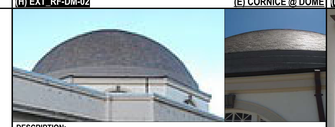
(H) EXT_SGN-02 — **(E) EXTERIOR SIGN "B"**

DESCRIPTION:
(E) METAL SIGNAGE - RE-USE & MODIFY EXISTING LETTERING PER PREVIOUS OWNER'S REQUEST & PER SEPARATE SIGNAGE PERMIT SUBMITALL - HAND WASH W/ POTABLE WATER & MAINTAIN EXISTING PATINA PRIOR TO INSTALLATION
LOCATION:
ABOVE (E) DOLORES STREET ENTRY

(H) EXT_SGN-01 — **(E) EXTERIOR SIGN "A"**

DESCRIPTION:
(E) WOOD CORNICE, PAINTED WHITE W/ (E) ANNODIZED METAL FLASHING, DARK UMBER - TO BE RETAINED & RESTORED: POWER WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - FINISH TO MATCH EXISTING
LOCATION:
@ BASE OF (E) DOME

(H) EXT_RF-DM-02 — **(E) CORNICE @ DOME**

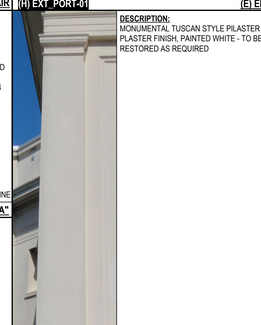


DESCRIPTION:
(E) DOME -(E) SLATE ROOF O/ (E) WATER PROOFING O/ (E) BENT WOOD SHEATHING O/ WOOD TRUSSES W/ (E) METAL STRUCTURAL CONNECTIONS - TO BE RETAINED & RESTORED - PROVIDE (N) R-30 INSULATION & (N) WATER PROOFING UNDER SLATE, BEAD-BLAST ALL EXPOSED WOOD, FILL GAPS IN WOOD SHEATHING, CAULK & SEAL ALL GAPS
LOCATION:
ALONG BUILDING EXTERIOR @ ROOFLINE

(H) EXT_RF-DM-01 — **(E) SLATE DOME**

DESCRIPTION:
(E) ENTRY PORTICOO - TRIPARTIDE, SYMETRICALLY ARRAYED W/ (E) MONUMENTAL COLUMNS, (E) ARCHES, (E) ENTRY DOORS & (E) ORNAMENTAL METAL LIGHTS - TO BE RETAINED
LOCATION:
(E) DOLORES STREET BUILDING ENTRY

(H) EXT_PORT-01 — **(E) ENTRY PORTICO**



DESCRIPTION:
MONUMENTAL TUSCAN STYLE PILASTER - CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED AS REQUIRED
LOCATION:
(E) BUILDING EXTERIOR

(H) EXT_PIL-01 — **(E) MONUMENTAL PILASTER**

DESCRIPTION:
(E) EXTERIOR DOOR - (E) DOUBLE WOOD FRENCH DOORS - CLEAR, PAINTED WHITE @ INTERIOR W/ (E) ORNAMENTAL METAL GRILLE O/ DOOR & (E) TRANSOME W/ (E) DECORATIVE CEMENT PLASTER CORNICE, DENTILATION & CASING, PAINTED WHITE - TO BE RETAINED& RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING, GLAZING RETROFITED PER TITLE 24 REQUIRMENTS @ INTERIOR
LOCATION:
(E) CUMBERLAND STREET BUILDING ENTRY

(H) EXT_DR-02 — **SECONDARY ENTRY DOOR**

DESCRIPTION:
(E) EXTERIOR DOOR - (E) DOUBLE, BRONZE CLAD, SOLID CORE WOOD DOORS W/ (E) ORNAMENTAL METAL GRILLE O/ (E) TRANSOME W/ (E) MITRED WOOD ARCHITRAVE, CORNICE, DENTILATION & ORNAMENTAL MOTIFS, SEALED - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING
LOCATION:
(E) DOLORES STREET BUILDING ENTRY / PORTICO

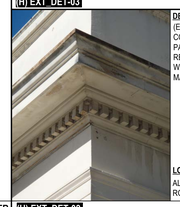
(H) EXT_DR-01 — **ENTRY DOORS**

DESCRIPTION:
(E) CHANNEL RUSTICATION - (E) CEMENT PLASTER, PAINTED WHITE O/ MASONRY WALL - TO BE RETAINED & RESTORED AS REQUIRED
LOCATION:
GROUND FLOOR EXTERIOR

(H) EXT_DET-04 — **RUSTICATION @ GROUND FLOOR**

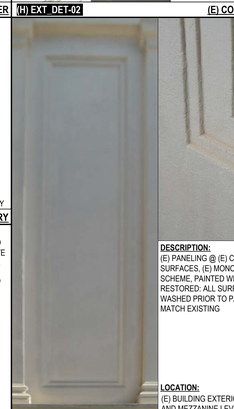
DESCRIPTION:
(E) PLASTER CORNICE BAND, (E) CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
LOCATION:
ALONG BUILDING EXTERIOR @ TOP OF RUSTICATION

(H) EXT_DET-03 — **CORNICE BAND @ ENTRY LEVEL**



DESCRIPTION:
(E) ENTABLATURE: WOOD & PLASTER CORNICE W/ DENTILATION BANDS - PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
LOCATION:
ALONG (E) BUILDING EXTERIOR @ ROOFLINE

(H) EXT_DET-02 — **(E) CORNICE BAND @ ROOF**



DESCRIPTION:
(E) PANELING @ (E) CEMENT PLASTER SURFACES, (E) MONO-CHROMATIC COLOR SCHEME, PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
LOCATION:
(E) BUILDING EXTERIOR - ENTRY AND MEZZANINE LEVELS

(H) EXT_DET-01 — **PANELING @ EXTERIOR SURFACES**

DESCRIPTION:
(E) ORNAMENTAL ENTRY LANTERN - ORNAMENTAL METAL, OBSCURED GLAZING - TO BE RETAINED, PROVIDE (N) LED ELECTRICAL FIXTURE W/ OPTICAL SENSOR PER TITLE-24 REQUIREMENTS
LOCATION:
(E) DOLORES STREET BUILDING ENTRY

(H) EXT_LGT-01 — **ORNAMENTAL LANTERN @ ENTRY**

DESCRIPTION:
(E) EXTERIOR DOOR - (E) DOUBLE WOOD FRENCH DOORS - CLEAR, PAINTED WHITE @ INTERIOR W/ (E) ORNAMENTAL METAL GRILLE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING AS REQUIRED & GLAZING RETROFITED PER TITLE 24 REQUIRMENTS @ INTERIOR
LOCATION:
@ BRIDGE & AUXILIARY GROUND LEVEL ENTRIES

(H) EXT_DR-03 — **AUXILIARY ENTRY DOOR**

modifier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modifier.com

SHEET SCALE: NTS
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCDA 05.20.2013
PERMANENT CHANGE OF USE 05.21.2013

PROJECT TITLE & LOCATION:
THE LIGHT
651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:
CHARACTER DEFINING FEATURES - A

SHEET NUMBER:
0.20

DESCRIPTION:
(E) WAINSCOTING: (E) WOOD PANELS, PAINTED BLUSH - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - PAINTED WHITE

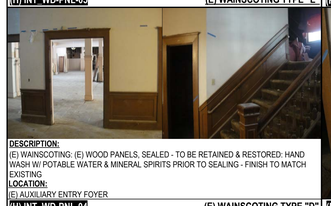
LOCATION:
(E) NAVE

(H) INT_WD-PNL-05 **(E) WAINSCOTING TYPE "E"**

DESCRIPTION:
(E) NEWEL POST - (E) DECORATIVE WOOD, SEALED - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING

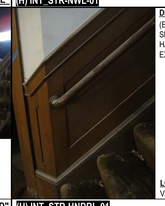
LOCATION:
VARIES - @ (E) STAIRS

(H) INT_STR-NWL-01 **NEWEL POST TYPE "A"**



DESCRIPTION:
(E) WAINSCOTING: (E) WOOD PANELS, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING
LOCATION:
(E) AUXILIARY ENTRY FOYER

(H) INT_WD-PNL-04 **(E) WAINSCOTING TYPE "D"**



DESCRIPTION:
(E) WOOD HANDRAIL: (E) DECORATIVE WOOD, SEALED - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING

LOCATION:
VARIES - ALL INTERIOR STAIRS

(H) INT_STR-HNDRL-01 **(E) TYPICAL WOOD HANDRAIL**

DESCRIPTION:
(E) WOOD CASING, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING
LOCATION:
VARIES - @ DOORS

(H) INT_WD-TRM-01 **(E) WOOD CASING TYPE "A"**

DESCRIPTION:
(E) WAINSCOTING: (E) WOOD PANELS, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING
LOCATION:
(E) ENTRY FOYER & (E) STAIR TYPE "A"

(H) INT_WD-PNL-03 **(E) WAINSCOTING TYPE "C"**

DESCRIPTION:
(E) WOOD STAIR - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING

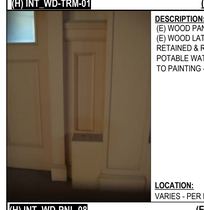
LOCATION:
(E) MEZZANINE LANDING TO (E) CONFERENCE ROOM

(H) INT_STR-05 **(E) INTERIOR WOOD STAIR "E"**

DESCRIPTION:
(E) INTERIOR GLASS PANEL - (E) GLAZING, OBSCURED W/ (E) WOOD FRAME, SEALED - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISHES TO MATCH EXISTING

LOCATION:
(E) GROUND FLOOR

(H) INT_PNL-GLS-01 **(E) INTERIOR GLASS PANELS**



DESCRIPTION:
(E) WOOD PANELS @ NAVE, PAINTED BLUSH O/ (E) WOOD LATH O/ (E) WOOD FRAME - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - PAINTED WHITE

LOCATION:
VARIES - PER PLANS

(H) INT_WD-PNL-08 **(E) WOOD PANELS @ DOORS**

DESCRIPTION:
(E) WAINSCOTING - (E) WOOD PANELS, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING
LOCATION:
(E) ENTRY FOYER & STAIR TYPE "A"

(H) INT_WD-PNL-02 **WAINSCOTING TYPE "B"**

DESCRIPTION:
(E) WOOD STAIR - TO BE RETAINED & RESTORED AS REQUIRED - TO BE RETAINED & RESTORED: HAND WASH AND PAINT - FINISH TO MATCH EXISTING

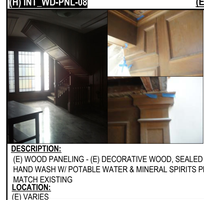
LOCATION:
(E) CUMBERLAND STREET ENTRY TO PRIVATE AREAS @ (E) ENTRY LEVEL

(H) INT_STR-04 **(E) INTERIOR WOOD STAIR TYPE "D"**

DESCRIPTION:
(E) INTERIOR PILASTER - EXISTING DECORATIVE CEMENT PLASTER, PAINTED BLUSH O/ FRAMING - TO BE RETAINED & RESTORED: HAND WASH AND PAINT - COLOR TO MATCH EXISTING

LOCATION:
VARIES

(H) INT_PIL-01 **(E) INTERIOR PILASTER**



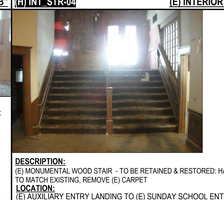
DESCRIPTION:
(E) WOOD PANELING - (E) DECORATIVE WOOD, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING
LOCATION:
(E) VARIES

(H) INT_WD-PNL-07 **(E) DECORATIVE WOOD PANELING**

DESCRIPTION:
(E) WOOD SHEATING & FRAMING @ (E) DOME -TO BE RETAINED, HANDWASHED; REPLACE (E) DAMAGED WOOD IN KIND AS REQUIRED

LOCATION:
(E) DOME

(H) INT_DM-02 **(E) WOOD TRUSSES @ DOME**



DESCRIPTION:
(E) MONUMENTAL WOOD STAIR - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING, REMOVE (E) CARPET
LOCATION:
(E) AUXILIARY ENTRY LANDING TO (E) SUNDAY SCHOOL ENTRY FOYER

(H) INT_STR-03 **(E) INTERIOR STAIR TYPE "C"**

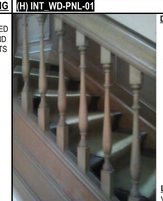
DESCRIPTION:
(E) NAVE - TO BE TRANSVERSED BY STRUCTURAL REINFORCEMENT
LOCATION:
(E) ENTRY LEVEL

(H) INT_NAVE **(E) NAVE**

DESCRIPTION:
(E) WAINSCOTING: (E) WOOD PANELS, PAINTED BLUSH - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - PAINTED WHITE

LOCATION:
(E) GROUND FLOOR

(H) INT_WD-PNL-06 **(E) WAINSCOTING TYPE "F"**

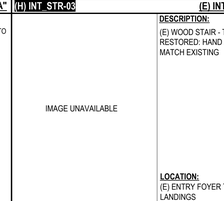


DESCRIPTION:
(E) PICKETS - (E) DECORATIVE WOOD, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING

LOCATION:
VARIES - ALL (E) WOOD STAIRS

(H) INT_STR_PCKT-01 **(E) TYPICAL WOOD GUARDRAIL PICKETS**

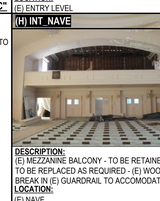
IMAGE UNAVAILABLE



DESCRIPTION:
(E) WOOD STAIR - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING

LOCATION:
(E) ENTRY FOYER TO (E) AUXILIARY ENTRY LANDINGS

(H) INT_STR-02 **(E) INTERIOR STAIR TYPE "B"**



DESCRIPTION:
(E) MEZZANINE BALCONY - TO BE RETAINED - DAMAGED AREAS OF (E) CEMENT PLASTER TO BE REPLACED AS REQUIRED - (E) WOOD FLOOR TO BE RETAINED - PROVIDE (N) NEW BREAK IN (E) GUARDRAIL TO ACCOMODATE PROPOSED INTERIOR DOORS
LOCATION:
(E) NAVE

(H) INT_MEZZ-01 **(E) MEZZANINE @ NAVE**

DESCRIPTION:
(E) WAINSCOTING: (E) WOOD PANELS, PAINTED BLUSH - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - PAINTED WHITE

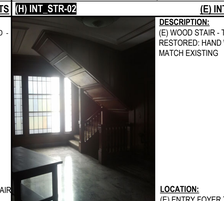
LOCATION:
(E) NAVE

(H) INT_WD-PNL-05 **(E) WAINSCOTING TYPE "E"**

DESCRIPTION:
(E) NEWEL POST - (E) DECORATIVE WOOD, SEALED - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING

LOCATION:
(E) PRIVATE MEZZANINE AREAS TO ROOF STAIR PENTHOUSE

(H) INT_STR-NWL-02 **(E) NEWEL POST "B"**



DESCRIPTION:
(E) WOOD STAIR - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING

LOCATION:
(E) ENTRY FOYER TO (E) MEZZANINE LANDINGS

(H) INT_STR-01 **(E) INTERIOR STAIR TYPE "A"**

DESCRIPTION:
(E) LIGHT FIXTURE - TO BE RETAINED & REFURBISHED: REPLACE (E) EXISTING ELECTRICAL COMPONENTS W/ UL RATED FIXTURE - HAND WASH GLASS LUMIERE
LOCATION:
(E) GROUND FLOOR - SUNDAY SCHOOL

(H) INT_LGT-03 **(E) PENDANT @ PUBLIC AREAS**

DESCRIPTION:
(E) WALL SCONCE - TO BE RETAINED, RESTORED: REFURBISH EXISTING ELECTRICAL COMPONENTS W/ UL RATED FIXTURES, LUMEIRE TO BE REPLACED (NOT ORIGINAL)

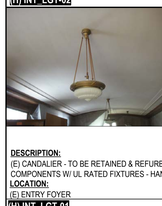
LOCATION:
(E) NAVE

(H) INT_LGT-02 **(E) WALL SCONCE @ NAVE**

DESCRIPTION:
(E) INTERIOR DOOR "C" - (E) SOLID CORE WOOD DOOR, FINISH TO MATCH (E) ADJACENT WOOD PANELS - RETAIN & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - COLOR TO MATCH EXISTING, ALL REMOVED DOORS TO BE RETAINED FOR RE-USE

LOCATION:
VARIES - PER PLANS

(H) INT_DR-WD-02 **(E) INTERIOR WOOD DOOR "B"**



DESCRIPTION:
(E) CANDALIER - TO BE RETAINED & REFURBISH - REPLACE EXISTING ELECTRICAL COMPONENTS W/ UL RATED FIXTURES - HAND WASH W/ POTABLE WATER AS REQUIRED
LOCATION:
(E) ENTRY FOYER

(H) INT_LGT-01 **(E) CANDALIER @ ENTRY FOYER**

DESCRIPTION:
(E) INTERIOR DOOR "A" - (E) DOUBLE SOLID CORE WOOD DOORS, FINISH TO MATCH ADJACENT (E) WOOD PANELS W/ (E) PARTIAL GLAZED PANELS - RETAIN & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING OR SEALING - COLOR TO MATCH EXISTING, UNO - RETAIN ALL REMOVED DOORS FOR RE-USE
LOCATION:
VARIES - PER PLANS

(H) INT_DR-WD-01 **(E) INTERIOR WOOD DOOR "A"**

DESCRIPTION:
EXISTING BRASS WATER FOUNTAIN - TO BE RETAINED

LOCATION:
(E) ENTRY FOYER

(H) INT_FNT-01 **EXISTING FOUNTAIN**

DESCRIPTION:
(E) STRUCTURAL CONNECTORS @ (E) DOME, PAINTED STEEL - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER & WIRE BRUSHED TO REMOVE LOOSE PAINT
LOCATION:
(E) DOME

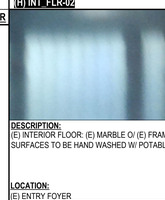
(H) INT_DM-03 **(E) STRUCTURAL CONNECTORS @ DOME**

DESCRIPTION:
(E) INTERIOR HARDWOOD - (E) HARDWOOD PLANKS O/ (E) FRAMING, STAINED & SEALED - TO BE RETAINED AND REFINISHED: SAND, REPLACE EXISTING DAMAGED PLANKS & HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING
LOCATION:
VARIES @ (E) ENTRY AND (E) MEZZANINE LEVELS

(H) INT_FLR-02 **INTERIOR WOOD FLOOR "B"**

DESCRIPTION:
(E) WOOD TRUSS @ (E) DOME -TO BE RETAINED & HAND WASHED. REPLACE (E) DAMAGED WOOD AS REQUIRED IN KIND
LOCATION:
(E) DOME

(H) INT_DM-02 **(E) WOOD TRUSSES @ DOME**



DESCRIPTION:
(E) INTERIOR FLOOR: (E) MARBLE O/ (E) FRAMING - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER
LOCATION:
(E) ENTRY FOYER

(H) INT_FLR-01 **INTERIOR FLOOR TYPE "A"**

DESCRIPTION:
(E) MECHANICAL EQUIPMENT - TO BE REMOVED
LOCATION:
(E) ENTRY FLOOR

(H) INT_ENT-FYR **(E) ENTRY FOYER**

DESCRIPTION:
(E) INTERIOR DOOR - (E) SOLID CORE WOOD DOOR, PAINTED WHITE - RETAIN & & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING - COLOR TO MATCH EXISTING, UNO - RETAIN ALL REMOVED DOORS FOR RE-USE

LOCATION:
VARIES - PER PLANS

(H) INT_DR-WD-03 **(E) INTERIOR WOOD DOOR "C"**

DESCRIPTION:
(E) ARABESQUE PANELS, PAINTED BLUSH W/ GOLD HIGHLIGHTS - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING - COLOR TO MATCH EXISTING, REPLACE DAMAGED PANELS IN KIND

LOCATION:
(E) NAVE

(H) INT_DET-NAVE-03 **ARABESQUE PANEL "B"**

modifier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modifier.com

SHEET SCALE: NTS
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCDA 05.20.2013
MASHAKE E CHANGE OF USE 05.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

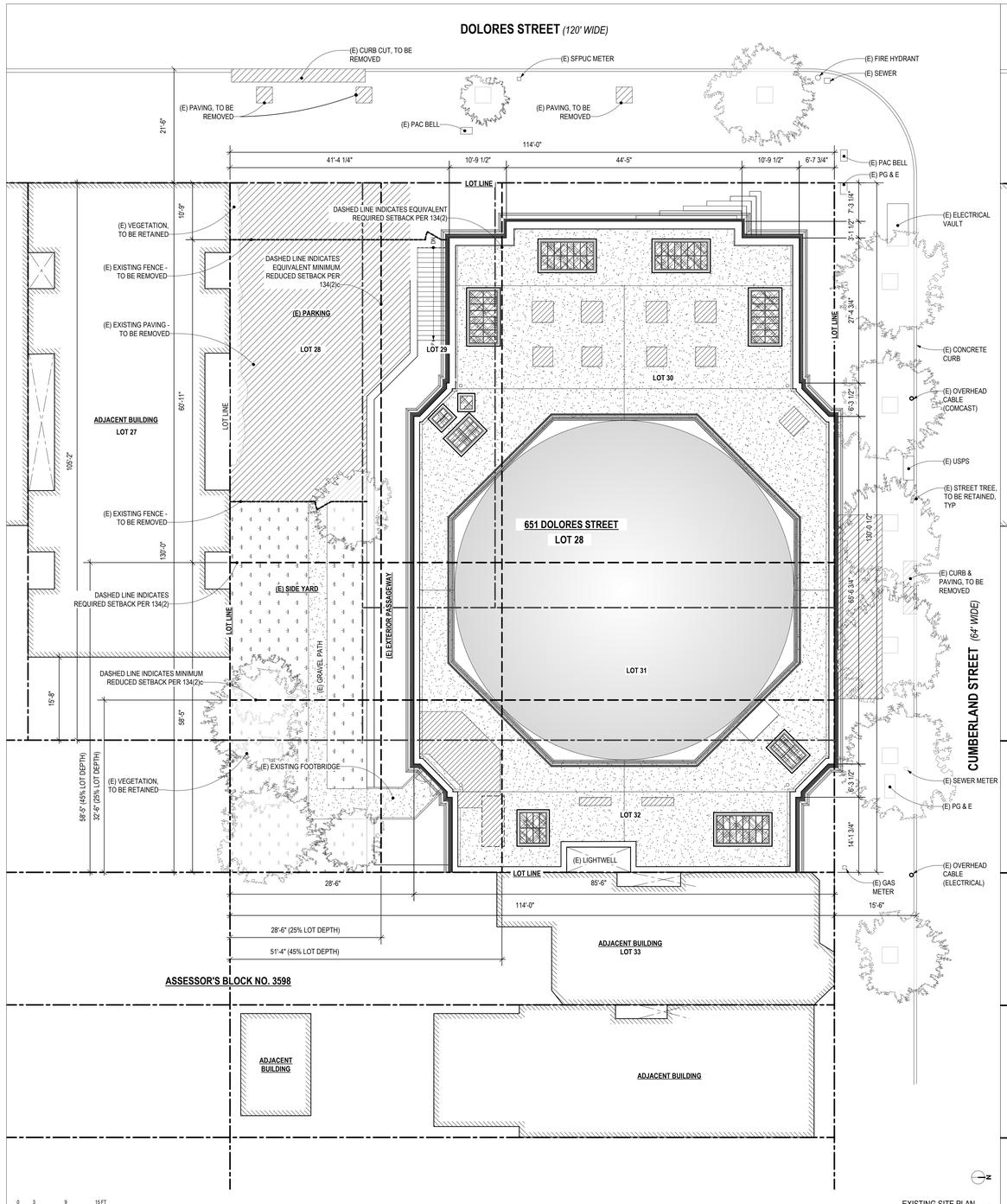
651 DOLORES ST., SAN FRANCISCO, CA

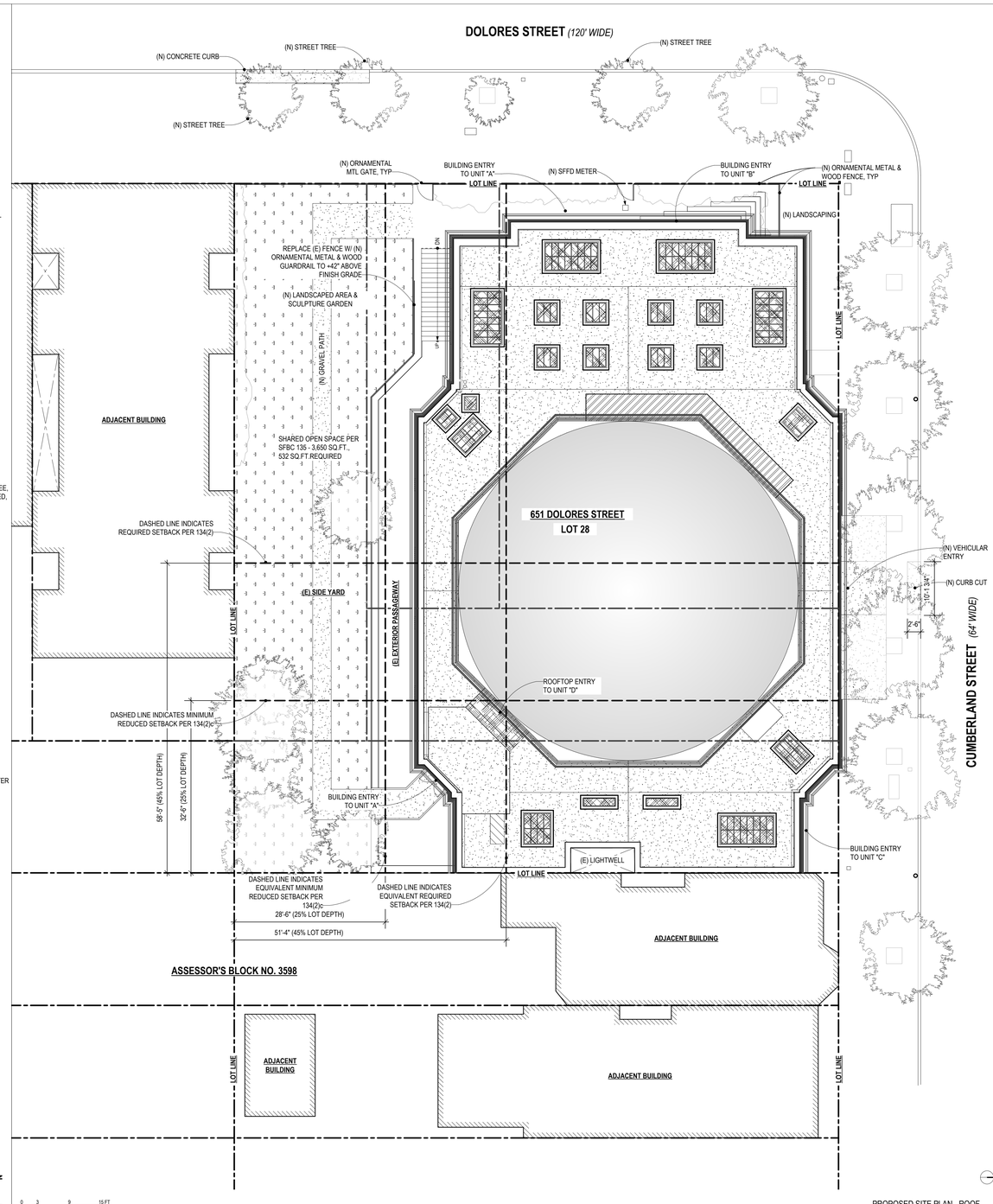
SHEET TITLE:

CHARACTER DEFINING FEATURES - B

SHEET NUMBER:

0.21





SHEET NOTES:

1. BOUNDARY & LOT INFORMATION FROM SURVEY BY MERIDIAN ENGINEERING

LEGEND:

LOT BOUNDARY
REQUIRED SETBACK
REFERENCE
SECTION CUT
HIDDEN COMPONENTS
DETAILS
HINGE DIRECTION / OPEN TO BEYOND
CLOUD REVISION
ANNOTION LEADER
EXISTING WALL
PROPOSED WALL
DASHED LINES INDICATE BUILDING COMPONENTS TO BE REMOVED, TYP. UNO
HATCH INDICATES SCOPE OF DEMOLITION, TYP.
XX - ## FINISH REFERENCE
XXX - #.## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
X FLOOR / CEILING ASSEMBLY REFERENCE
X WALL ASSEMBLY REFERENCE
DOOR & WINDOW SCHEDULE REFERENCE
REVISION REFERENCE
ALIGN
REFRENCE NAME
REFRENCE
DETAIL NO.
X/AX.XX
SHEET NO.
ALIGN FINISH
SURFACES
ELEVATION DATUM REFERENCE
DETAIL REFERENCE
INTERIOR ELEVATION REFERENCE
ELEVATION / SECTION REFERENCE
ELEV / SEC NO.

SHEET NOTES:

1.) VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION

2.) PERFORM EXPLORATORY DEMOMOLITION PRIOR TO COMPLETE REMOVAL OF WALLS

3.) PROVIDE DOUBLE GLAZING @ ALL (N) NEW & REPLACEMENT GLAZED OPENINGS

4.) PROVIDE INSULATION BETWEEN CONDITIONED AND UN-CONDITIONED SPACES & BUILDING EXTERIOR. PROVIDE R-30 @ ROOF, R-19 @ WALLS & R-13 @ FLOORS

5.) (N) NEW WOOD TRIM TO MATCH EXISTING. CONFIRM MOCK-UP W/ CLIENT & MODYFIER

modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE: 1" = 10'-0"
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCOA 05.20.2013
MODIFIER'S CHANGE OF USE 05.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

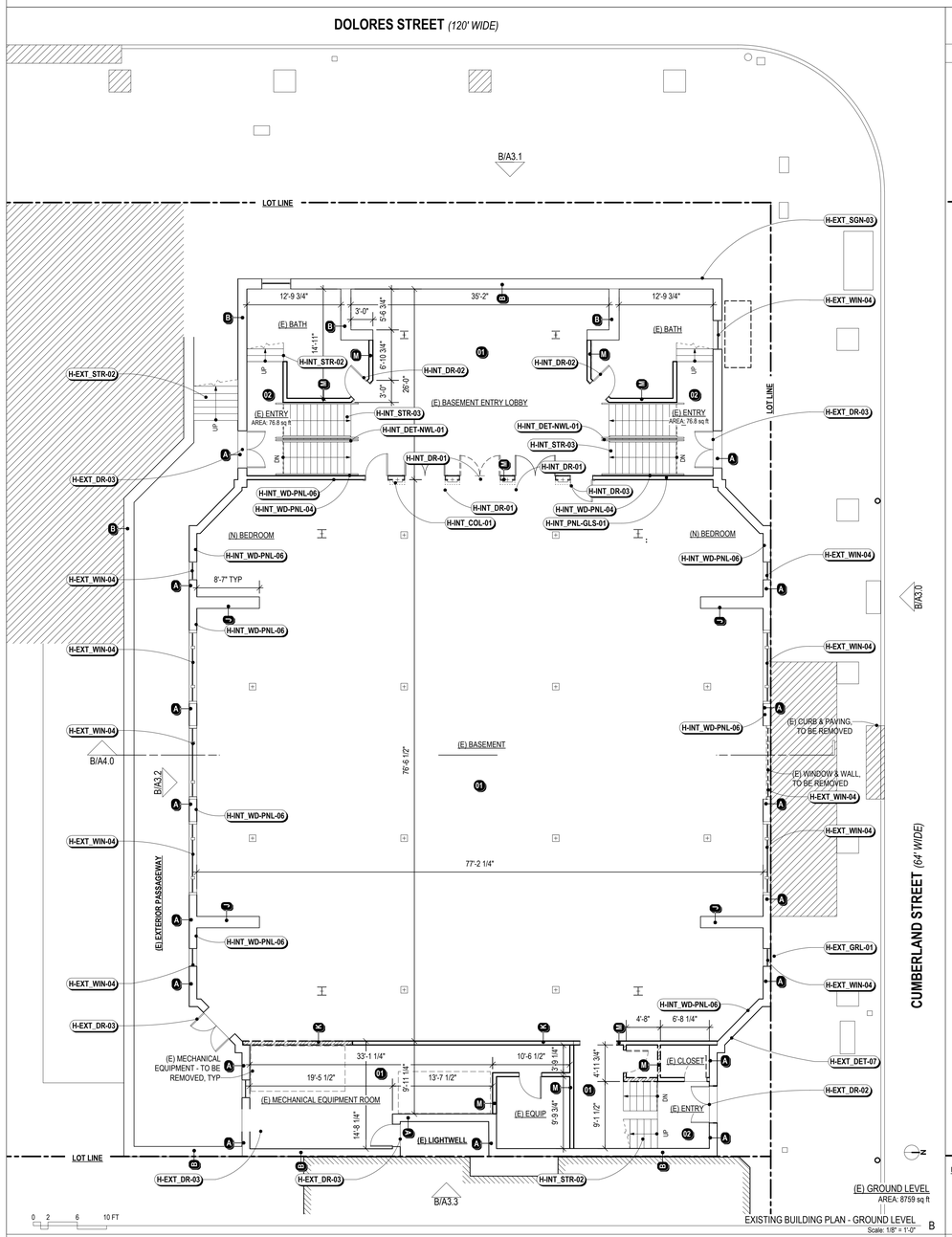
EXISTING & PROPOSED SITE PLANS

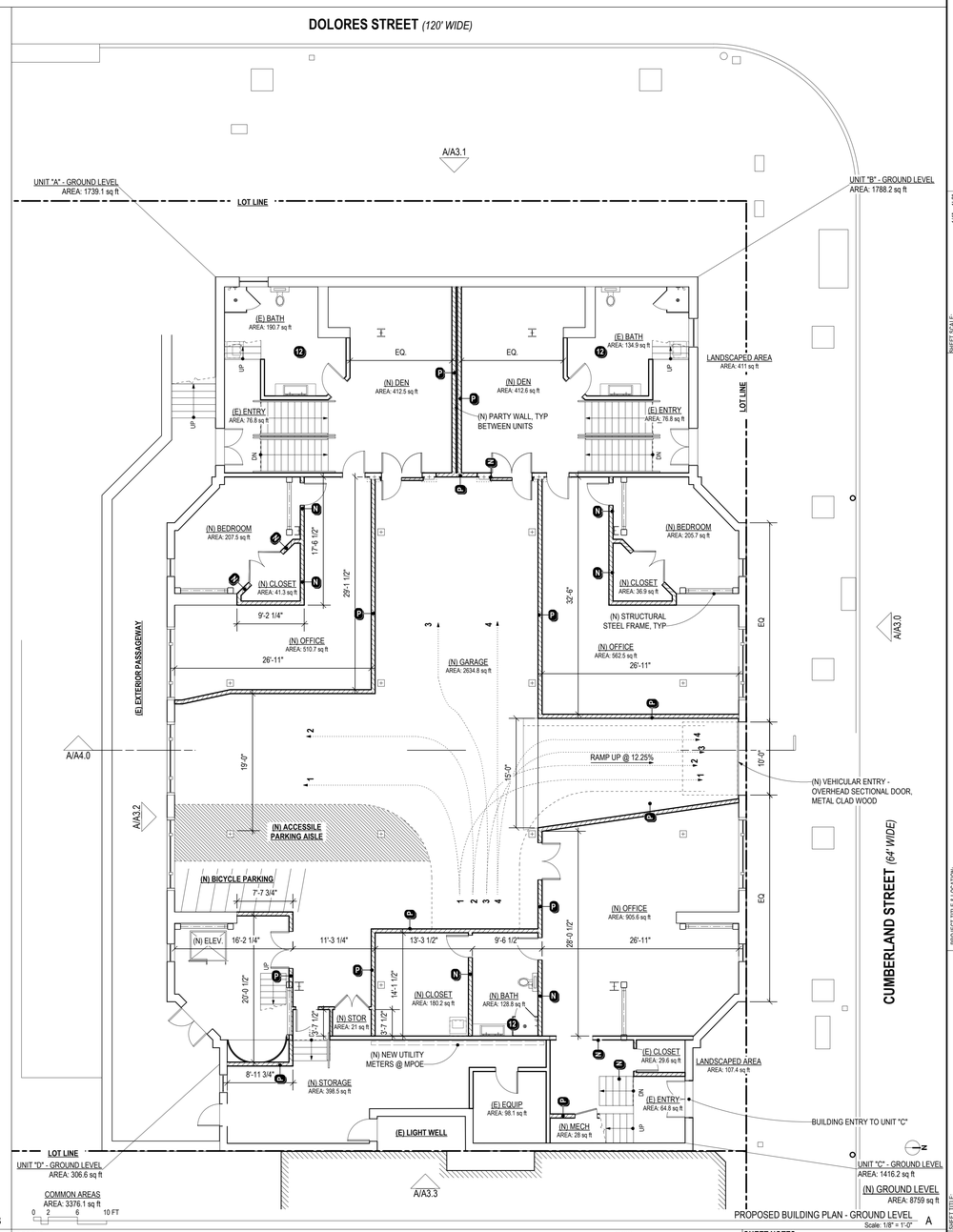
SHEET NUMBER:

A1.0

CHARACTER DEFINING FEATURES

H-EXT_DET-07	(E) CHANNEL RUSTICATION - (E) CEMENT PLASTER, PAINTED WHITE O/ MASONRY WALL - TO BE RETAINED & RESTORED AS REQUIRED
H-EXT_DR-02	(E) EXTERIOR DOOR - (E) DOUBLE WOOD FRENCH DOORS - CLEAR, PAINTED WHITE @ INTERIOR W/ (E) ORNAMENTAL METAL GRILLE O/ DOOR & (E) TRANSOME W/ (E) DECORATIVE CEMENT PLASTER CORNICE, DENTILATION & CASING, PAINTED WHITE - TO BE RETAINED& RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING, GLAZING RETROFITED PER TITLE 24 REQUIRMENTS @ INTERIOR
H-EXT_DR-03	(E) EXTERIOR DOOR - (E) DOUBLE WOOD FRENCH DOORS - CLEAR, PAINTED WHITE @ INTERIOR W/ (E) ORNAMENTAL METAL GRILLE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING AS REQUIRED & GLAZING RETROFITED PER TITLE 24 REQUIRMENTS @ INTERIOR
H-EXT_GRL-01	(E) METAL SECURITY GRILLE - PAINTED, BLACK - TO BE RETAINED & RESTORED: POWER WASH W/ POTABLE WATER AND ALL OXIDIZATION TO BE SANDED OFF PRIOR TO PAINTING, COLOR TO MATCH EXISTING, UNO
H-EXT_SGN-03	(E) SIGNAGE - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER, MAINTAIN EXISTING PATINA
H-EXT_STR-02	(E) SITE ACCESS STAIR - (E) CAST-IN-PLACE CONCRETE ON GRADE W/ STEEL RE-INFORCEMENT- TO BE RETAINED
H-EXT_WIN-04	(E) SINGLE HUNG WOOD WINDOW - SINGLE PANE (E) CLEAR W/ (E) WOOD FRAME & (E) WOOD CASING, PAINTED WHITE W/. REPLACE (E) GLAZING & ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS
H-INT_COL-01	(E) INTERIOR STEEL COLUMN W/ (E) DECORATIVE WOOD CASING, PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-INT_DET-NWL-01	(E) NEWEL POST - (E) DECORATIVE WOOD, SEALED - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING
H-INT_DR-01	(E) INTERIOR DOOR "A" - (E) DOUBLE SOLID CORE WOOD DOORS, FINISH TO MATCH ADJACENT (E) WOOD PANELS W/ (E) PARTIAL GLAZED PANELS - RETAIN & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING OR SEALING - COLOR TO MATCH EXISTING, UNO - RETAIN ALL REMOVED DOORS FOR RE-USE
H-INT_DR-02	(E) INTERIOR DOOR "B" - (E) GLAZED WOOD DOORS, FINISH TO MATCH (E) ADJACENT WOOD PANELS - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - COLOR TO MATCH EXISTING, AS REQUIRED
H-INT_DR-03	(E) INTERIOR DOOR "C"- (E) SOLID CORE WOOD DOOR, FINISH TO MATCH (E) ADJACENT WOOD PANELS - RETAIN & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - COLOR TO MATCH EXISTING, ALL REMOVED DOORS TO BE RETAINED FOR RE-USE
H-INT_PNL-GLS-01	(E) INTERIOR GLASS PANEL - (E) GLAZING, OBSCURED W/ (E) WOOD FRAME, SEALED - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISHES TO MATCH EXISTING
H-INT_STR-02	(E) WOOD STAIR - TO BE RETAINED & RESTORED
H-INT_STR-03	(E) MONUMENTAL WOOD STAIR - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING, REMOVE (E) CARPET
H-INT_WD-PNL-04	(E) WAINSCOTING: (E) WOOD PANELS, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING
H-INT_WD-PNL-06	(E) WAINSCOTING: (E) WOOD PANELS, PAINTED BLUSH - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - PAINTED WHITE





HORIZONTAL ASSEMBLIES:

- **01.** (E) FLOOR: (E) CONCRETE FLOOR, POLISH & SEAL
- **02.** (E) FLOOR: (E) TILE O/ (E) FLOOR
- **03.** (E) FLOOR: (E) WOOD FLOOR O/ (E) SHEATHING & (E) FRAMING, PATCH & REFINISH
- **04.** (E) FLOOR: (E) MARBLE FLOOR O/ (E) FRAMING
- **10.** (N) FLOOR: (N) LIGHTWIGHT CEMENT, POLISHED & STAINED O/ SHEATHING & FRAMING
- **11.** (N) FLOOR: (N) WOOD FLOOR O/ (N) WOOD FRAMING
- **12.** (N) DECK: (N) WOOD DECKING O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
- **13.** (N) DECK: (N) CONCRETE PAVERS O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
- **20.** (E) ROOF: (N) BUILT UP ROOF O/ (E) ROOF FRAMING & SHEATHING
- **21.** (E) ROOF: (E) SLATE O/ (E) WOOD SHEATHING & FRAMING
- **22.** (E) CELING: (E) CEMENT PLASTER, PAINTED O/ (E) LATH & (E) STRUCTURE
- **30.** (N) ROOF: (N) BUILT UP ROOF O/ (N) FRAMING

VERTICAL ASSEMBLIES:

- **A** (E) EXTERIOR WALL: (E) UNREINFORCED MASONRY W/ (E) CEMENT PLASTER & (E) WOOD LATH O/ (E) FURRING W/ (E) WOOD PANELING AS NOTED
- **B** (E) EXTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FURRING WHERE OCCURS, PAINTED
- **E** (N) EXTERIOR WALL: (N) CEMENT FIBER BOARD O/ (N) METAL LATH & (N) WOOD FRAMING
- **J** (E) INTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FRAMING W/ (E) WOOD PANELING AS NOTED
- **K** (E) INTERIOR WALL: UNREINFORCED MASONRY
- **L** (E) INTERIOR WALL: WOOD ARABESQUE LATTICE, PAINTED
- **M** (E) INTERIOR WALL: (E) CEMENT PLASTER O/ (E) WOOD LATH O/ (E) WOOD FRAMING W/ WOOD PANELING AS NOTED
- **N** (N) INTERIOR WALL: (N) GWB, PTD O/ (N) WOOD FRAMING
- **P** (N) INTERIOR WALL: (N) 2 LAYERS 1/2" GWB, PAINTED O/ (N) WOOD FRAMING
- **R** (N) INTERIOR WALL: 3/8" CHANNEL SET GLASS W/ SAFETY LAMINATE

LEGEND:

LOT BOUNDARY / REQUIRED SETBACK / REFERENCE — SECTION CUT / HIDDEN COMPONENTS — DETAILS / HINGE DIRECTION / OPEN TO BEYOND — CLOUD REVISION / ANNOTION LEADER — EXISTING WALL — PROPOSED WALL — DASHED LINES INDICATE BUILDING COMPONENTS TO BE REMOVED, TYP, UNO — HATCH INDICATES SCOPE OF DEMOLITION, TYP.

XX - ## FINISH REFERENCE
XXX - #.## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
X FLOOR / CEILING ASSEMBLY REFERENCE
X WALL ASSEMBLY REFERENCE
DOOR & WINDOW SCHEDULE REFERENCE
REVISION REFERENCE
ALIGN — REFERENCE NAME — REFERENCE — DETAIL NO. — SHEET NO. — ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE
X/AX.XX — DETAIL NO. — SHEET NO. — INTERIOR ELEVATION REFERENCE
X/AX.XX — SHEET NO. — ELEV / SEC NO. — ELEVATION / SECTION REFERENCE

SHEET NOTES:

1.) VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION

2.) PERFORM EXPLORATORY DEMOMOLITION PRIOR TO COMPLETE REMOVAL OF WALLS

3.) PROVIDE DOUBLE GLAZING @ ALL (N) NEW & REPLACEMENT GLAZED OPENINGS

4.) PROVIDE INSULATION BETWEEN CONDITIONED AND UN-CONDITIONED SPACES & BUILDING EXTERIOR. PROVIDE R-30 @ ROOF, R-19 @ WALLS & R-13 @ FLOORS

5.) (N) NEW WOOD TRIM TO MATCH EXISTING. CONFIRM MOCK-UP W/ CLIENT & MODYFIER

modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCDA 06.20.2013
PLANNING & CHANGE OF USE 06.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

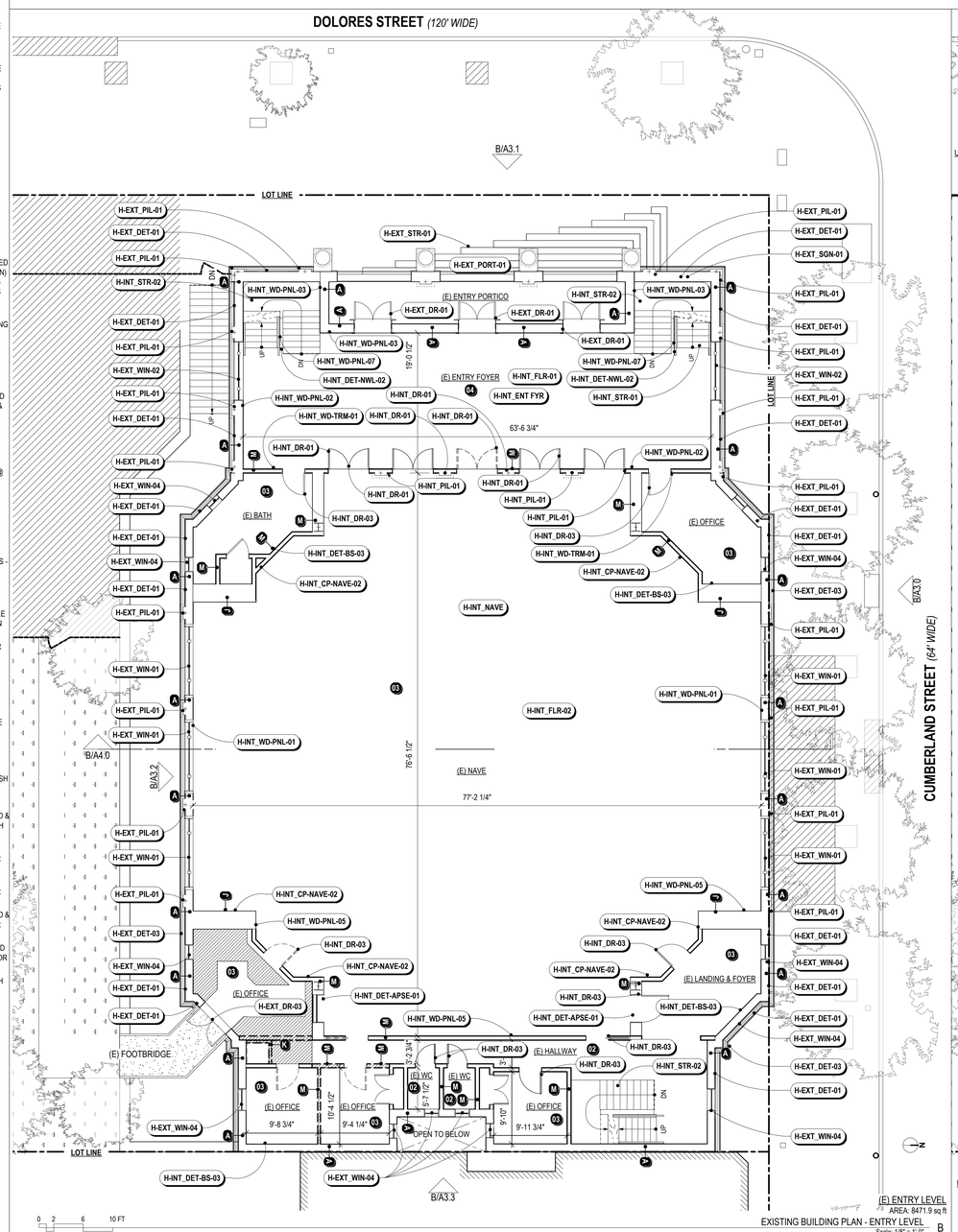
EXISTING & PROPOSED BUILDING PLANS GROUND LEVEL

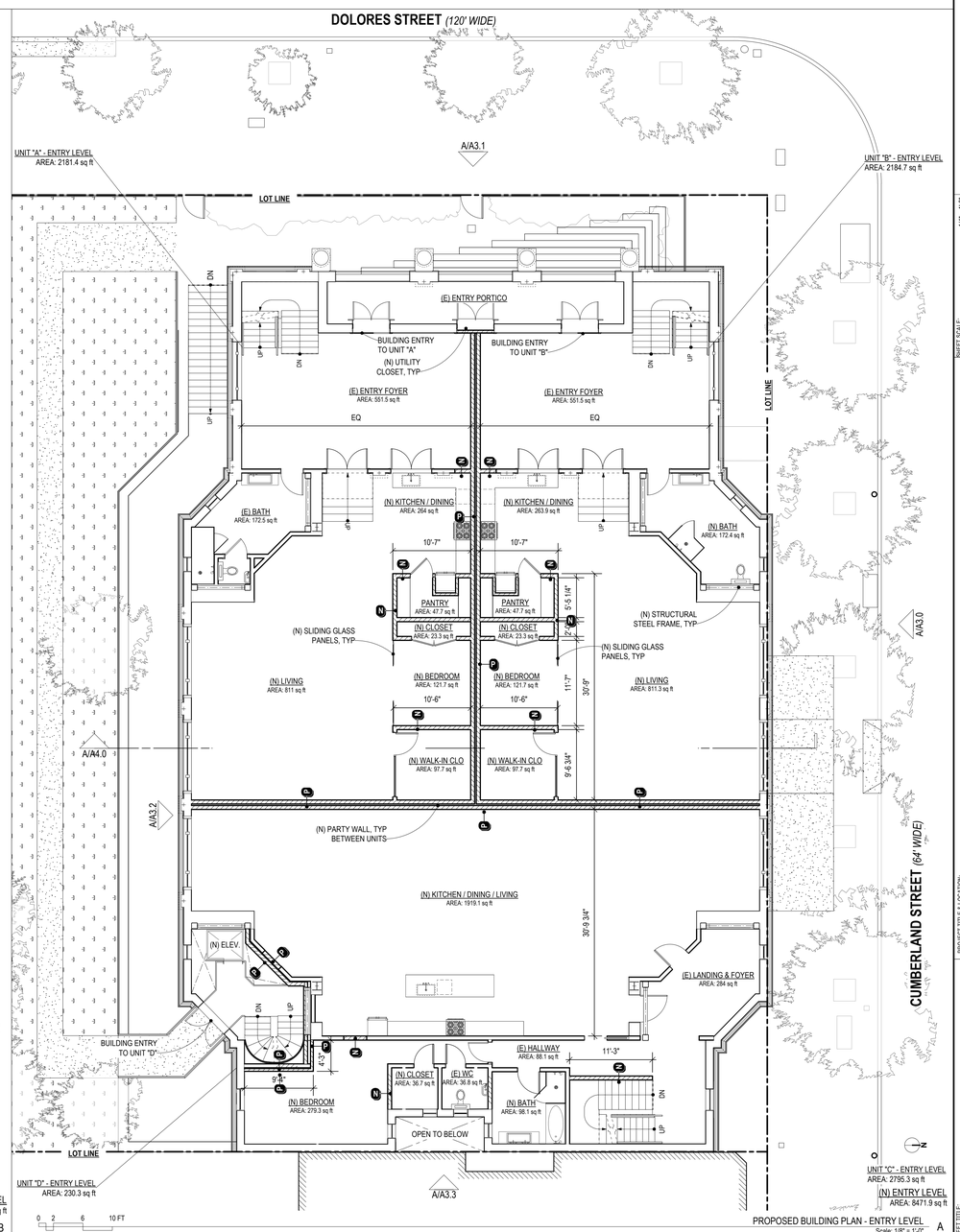
SHEET NUMBER:

A2.1

CHARACTER DEFINING FEATURES

- H-EXT_DET-01 — (E) PANELING @ (E) CEMENT PLASTER SURFACES, (E) MONO-CHROMATIC COLOR SCHEME, PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-EXT_DET-03 — (E) PLASTER CORNICE BAND, (E) CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-EXT_DR-01 — (E) EXTERIOR DOOR - (E) DOUBLE, BRONZE CLAD, SOLID CORE WOOD DOORS W/ (E) ORNAMENTAL METAL GRILLE O/ (E) TRANSOME W/ (E) MITRED WOOD ARCHITRAVE, CORNICE, DENTILATION & ORNAMENTAL MOTIF'S, SEALED - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING
- H-EXT_DR-03 — (E) EXTERIOR DOOR - (E) DOUBLE WOOD FRENCH DOORS - CLEAR, PAINTED WHITE @ INTERIOR W/ (E) ORNAMENTAL METAL GRILLE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING AS REQUIRED & GLAZING RETROFITED PER TITLE 24 REQUIRMENTS @ INTERIOR
- H-EXT_PIL-01 — MONUMENTAL TUSCAN STYLE PILASTER - CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED AS REQUIRED
- H-EXT_PORT-01 — (E) ENTRY PORTICCO - TRIPARTIDE, SYMETRICALLY ARRAYED W/ (E) MONUMENTAL COLUMNS, (E) ARCHES, (E) ENTRY DOORS & (E) ORNAMENTAL METAL LIGHTS - TO BE RETAINED
- H-EXT_SGN-01 — (E) METAL SIGNAGE - RE-USE & MODIFY EXISTING LETTERING PER PREVIOUS OWNER'S REQUEST & PER SEPARATE SIGNAGE PERMIT SUBMITTALL - HAND WASH W/ POTABLE WATER & MAINTAIN EXISTING PATINA PRIOR TO INSTALLATION
- H-EXT_STR-01 — (E) MONUMENTAL ENTRY STAIR - (E) CAST-IN-PLACE CONCRETE ON GRADE W/ STEEL RE-INFORCEMENT- TO BE RETAINED & RESTORED: POWER WASH & SEAL W/ EPOXY RESIN - COLOR TO MATCH EXISTING
- H-EXT_WIN-01 — (E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE PANELS W/ ALUMINUM FRAME, CLEAR - REPLACE W/ (N) OPERABLE WINDOWS, STYLE TO MATCH EXISTING, W/ DOUBLE GLAZING PER TITLE-24 REQUIREMENTS. RELOCATE (E) WINDOWS FOR RE-USE AS DESIGN ELEMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
- H-EXT_WIN-02 — (E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE W/ ALUMINUM FRAME, CLEAR REPLACE W/ (N) OPERABLE WINDOW, STYLE TO MATCH EXISTING, W/ DOUBLE GLAZING PER TITLE-24 REQUIREMENTS. RELOCATE (E) WINDOW FOR RE-USE AS DESIGN ELEMENT. REMOVE (E) PROTECT COVER WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
- H-EXT_WIN-04 — (E) SINGLE HUNG WOOD WINDOW - SINGLE PANE (E) CLEAR W/ (E) WOOD FRAME & (E) WOOD CASING, PAINTED WHITE W/. REPLACE (E) GLAZING & ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS
- H-INT_CP-NAVE-02 — (E) CEMENT PLASTER @ NAVE, PAINTED WHITE O/ (E) WOOD LATH O/ (E) WOOD FRAMING - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-INT_DET-APSE-01 — (E) DECORATIVE WOOD PANELS, PAINTED BLUSH - NORTH APSE TO BE RETAINED, SOUTH APSE TO BE REMOVED AND RETAINED FOR RE-USE @ (N) CIRCULAR STAIR TO UNIT "D" -
- H-INT_DET-BS-03 — (E) WOOD BASE, PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-INT_DET-NWL-02 — (E) NEWEL POST - (E) DECORATIVE WOOD, SEALED - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING
- H-INT_DR-01 — (E) INTERIOR DOOR "A" - (E) DOUBLE SOLID CORE WOOD DOORS, FINISH TO MATCH ADJACENT (E) WOOD PANELS W/ (E) PARTIAL GLAZED PANELS - RETAIN & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING OR SEALING - COLOR TO MATCH EXISTING, UNO - RETAIN ALL REMOVED DOORS FOR RE-USE
- H-INT_DR-03 — (E) INTERIOR DOOR - (E) SOLID CORE WOOD DOOR, PAINTED WHITE - RETAIN & & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING - COLOR TO MATCH EXISTING, UNO - RETAIN ALL REMOVED DOORS FOR RE-USE
- H-INT_ENT FYR — (E) ENTRY FOYER - TO BE RETAINED, BISECTED BY STRUCTURAL SHEAR WALLS
- H-INT_FLR-01 — (E) INTERIOR FLOOR: (E) MARBLE O/ (E) FRAMING - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER
- H-INT_FLR-02 — (E) INTERIOR HARDWOOD - (E) HARDWOOD PLANKS O/ (E) FRAMING, STAINED & SEALED - TO BE RETAINED AND REFINISHED: SAND, REPLACE EXISTING DAMAGED PLANKS & HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING
- H-INT_NAVE — (E) NAVE - TO BE TRANSVERSED BY STRUCTURAL REINFORCEMENT
- H-INT_PIL-01 — (E) INTERIOR PILASTER - EXISTING DECORATIVE CEMENT PLASTER, PAINTED BLUSH O/ FRAMING - TO BE RETAINED & RESTORED: HAND WASH AND PAINT - COLOR TO MATCH EXISTING
- H-INT_STR-02 — (E) WOOD STAIR - TO BE RETAINED & RESTORED
- H-INT_WD-PNL-01 — (E) WAINSCOTING: (E) WOOD PANELS, PAINTED BLUSH - TO BE RETAINED & RESTORED: HAND WASH AND PAINT, WHITE - TO BE MODIFIED TO MATCH PROPOSED FLOOR LINE
- H-INT_WD-PNL-02 — (E) WAINSCOTING - (E) WOOD PANELS, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING
- H-INT_WD-PNL-03 — (E) WAINSCOTING: (E) WOOD PANELS, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING
- H-INT_WD-PNL-05 — (E) WAINSCOTING: (E) WOOD PANELS, PAINTED BLUSH - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - PAINTED WHITE
- H-INT_WD-PNL-07 — (E) WOOD PANELING - (E) DECORATIVE WOOD, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING
- H-INT_WD-TRM-01 — (E) WOOD CASING, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING





HORIZONTAL ASSEMBLIES:

- 01 — (E) FLOOR: (E) CONCRETE FLOOR, POLISH & SEAL
- 02 — (E) FLOOR: (E) TILE O/ (E) FLOOR
- 03 — (E) FLOOR: (E) WOOD FLOOR O/ (E) SHEATHING & (E) FRAMING, PATCH & REFINISH
- 04 — (E) FLOOR: (E) MARBLE FLOOR O/ (E) FRAMING
- 10 — (N) FLOOR: (N) LIGHTWIGHT CEMENT, POLISHED & STAINED O/ SHEATHING & FRAMING
- 11 — (N) FLOOR: (N) WOOD FLOOR O/ (N) WOOD FRAMING
- 12 — (N) DECK: (N) WOOD DECKING O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
- 13 — (N) DECK: (N) CONCRETE PAVERS O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
- 20 — (E) ROOF: (N) BUILT UP ROOF O/ (E) ROOF FRAMING & SHEATHING
- 21 — (E) ROOF: (E) SLATE O/ (E) WOOD SHEATHING & FRAMING
- 22 — (E) CEILING: (E) CEMENT PLASTER, PAINTED O/ (E) LATH & (E) STRUCTURE
- 30 — (N) ROOF: (N) BUILT UP ROOF O/ (N) FRAMING

VERTICAL ASSEMBLIES:

- A — (E) EXTERIOR WALL: (E) UNREINFORCED MASONRY W/ (E) CEMENT PLASTER & (E) WOOD LATH O/ (E) FURRING W/ (E) WOOD PANELING AS NOTED
- B — (E) EXTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FURRING WHERE OCCURS, PAINTED
- E — (N) EXTERIOR WALL: (N) CEMENT FIBER BOARD O/ (N) METAL LATH & (N) WOOD FRAMING
- J — (E) INTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FRAMING W/ (E) WOOD PANELING AS NOTED
- K — (E) INTERIOR WALL: UNREINFORCED MASONRY
- L — (E) INTERIOR WALL: WOOD ARABESQUE LATTICE, PAINTED
- M — (E) INTERIOR WALL: (E) CEMENT PLASTER O/ (E) WOOD LATH O/ (E) WOOD FRAMING W/ WOOD PANELING AS NOTED
- N — (N) INTERIOR WALL: (N) GWB, PTD O/ (N) WOOD FRAMING
- P — (N) INTERIOR WALL: (N) 2 LAYERS 1/2" GWB, PAINTED O/ (N) WOOD FRAMING
- R — (N) INTERIOR WALL: 3/8" CHANNEL SET GLASS W/ SAFETY LAMINATE

LEGEND:

LOT BOUNDARY; REQUIRED SETBACK; REFERENCE; SECTION CUT; HIDDEN COMPONENTS; DETAILS; HINGE DIRECTION / OPEN TO BEYOND; CLOUD REVISION; ANNOTION LEADER; EXISTING WALL; PROPOSED WALL; DASHED LINES INDICATE BULDING COMPONENTS TO BE REMOVED, TYP, UNO; HATCH INDICATES SCOPE OF DEMOLITION, TYP.

XX - ## FINISH REFERENCE
XXX - #.## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
X FLOOR / CEILING ASSEMBLY REFERENCE
X WALL ASSEMBLY REFERENCE
DOOR & WINDOW SCHEDULE REFERENCE
REVISION REFERENCE
ALIGN REFRENCE NAME
REFRENCE DETAIL NO.
X/AX.XX SHEET NO.
DETAIL NO.
SHEET NO.
ELEV / SEC NO.
ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE
DETAIL REFERENCE
INTERIOR ELEVATION REFERENCE
ELEVATION / SECTION REFERENCE

SHEET NOTES:

1.) VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION

2.) PERFORM EXPLORATORY DEMOMOLITION PRIOR TO COMPLETE REMOVAL OF WALLS

3.) PROVIDE DOUBLE GLAZING @ ALL (N) NEW & REPLACEMENT GLAZED OPENINGS

4.) PROVIDE INSULATION BETWEEN CONDITIONED AND UN-CONDITIONED SPACES & BUILDING EXTERIOR. PROVIDE R-30 @ ROOF, R-19 @ WALLS & R-13 @ FLOORS

5.) (N) NEW WOOD TRIM TO MATCH EXISTING. CONFIRM MOCK-UP W/ CLIENT & MODYFIER

modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCUA 05.20.2013
MODIFIER'S CHANGE OF USE 06.21.2013

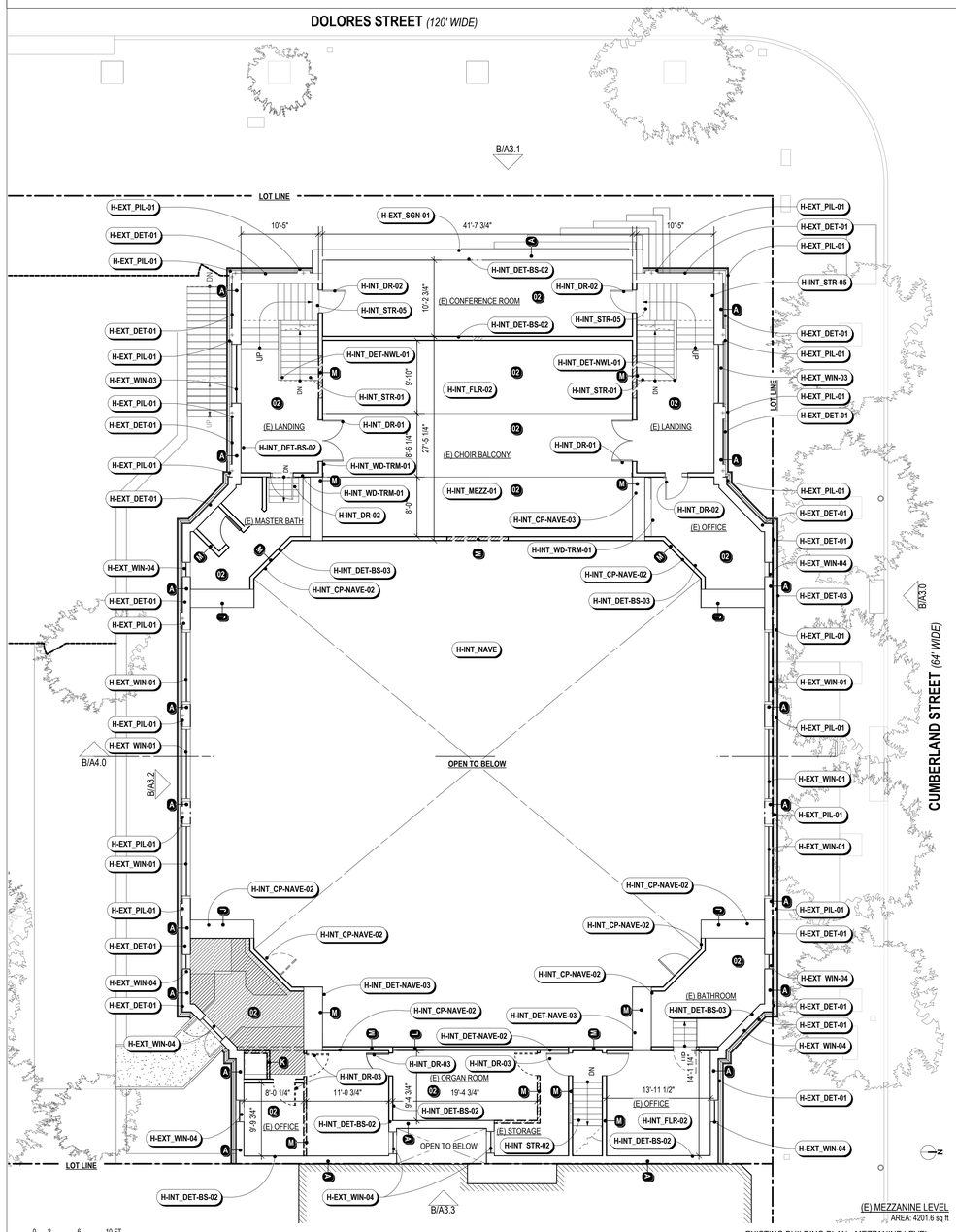
PROJECT TITLE & LOCATION:
THE LIGHT HOUSE
651 DOLORES ST., SAN FRANCISCO, CA

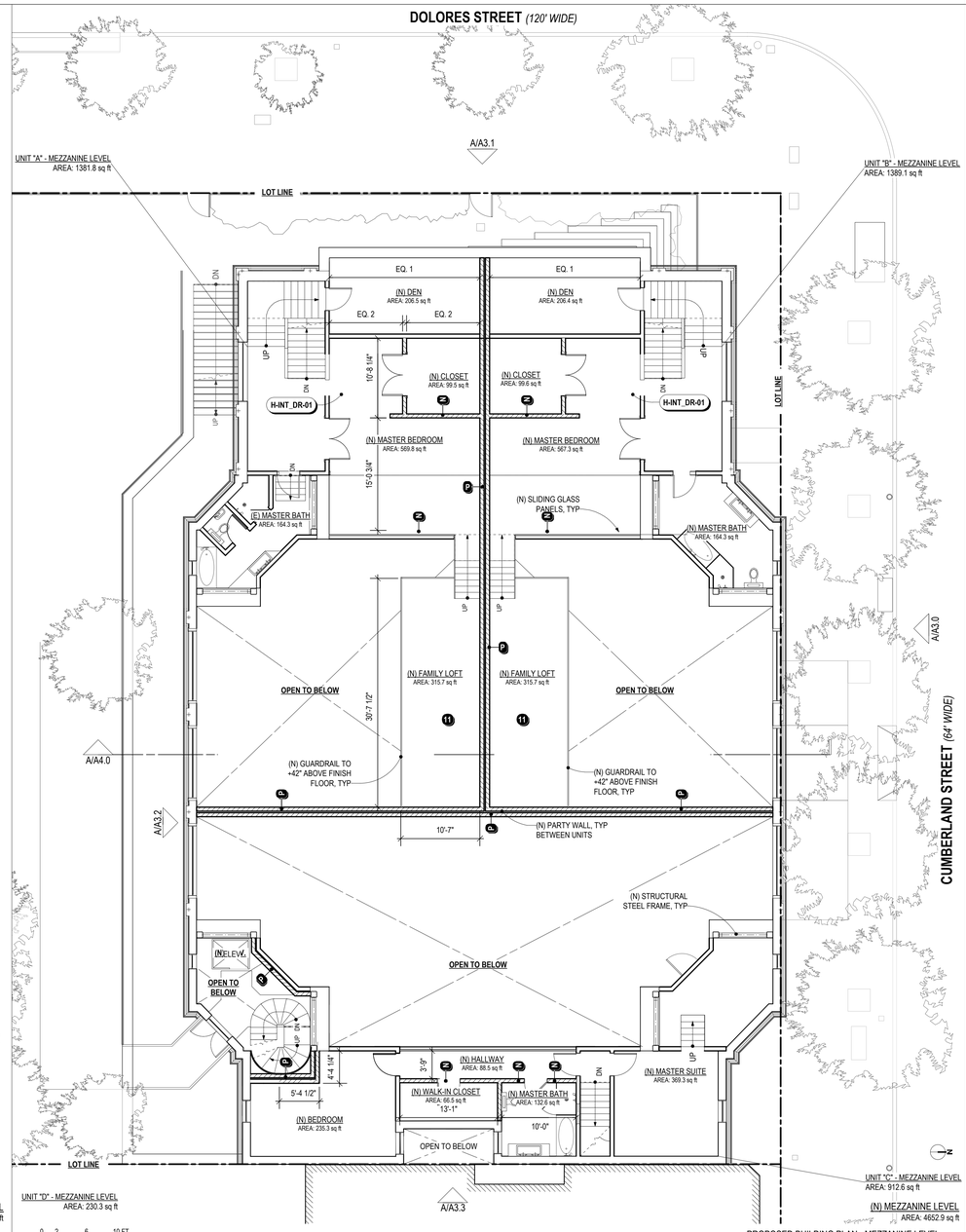
SHEET TITLE:
EXISTING & PROPOSED
BUILDING PLANS
ENTRY LEVEL

SHEET NUMBER:
A2.2

CHARACTER DEFINING FEATURES

- H-EXT_DET-01 — (E) PANELING @ (E) CEMENT PLASTER SURFACES. (E) MONO-CHROMATIC COLOR SCHEME. PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-EXT_DET-03 — (E) PLASTER CORNICE BAND. (E) CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-EXT_PIL-01 — MONUMENTAL TUSCAN STYLE PILASTER - CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED AS REQUIRED
- H-EXT_SGN-01 — (E) METAL SIGNAGE - RE-USE & MODIFY EXISTING LETTERING PER PREVIOUS OWNER'S REQUEST & PER SEPARATE SIGNAGE PERMIT SUBMITALL - HAND WASH W/ POTABLE WATER & MAINTAIN EXISTING PATINA PRIOR TO INSTALLATION
- H-EXT_WIN-01 — (E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE PANELS W/ ALUMINUM FRAME, CLEAR - ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
- H-EXT_WIN-03 — (E) LARGE HALF-ROUND WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE W/ ALUMINUM FRAME, CLEAR. ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
- H-EXT_WIN-04 — (E) SINGLE HUNG WOOD WINDOW - SINGLE PANE (E) CLEAR W/ (E) WOOD FRAME & (E) WOOD CASING, PAINTED WHITE W/. REPLACE (E) GLAZING & ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS
- H-INT_CP-NAVE-02 — (E) CEMENT PLASTER @ NAVE, PAINTED WHITE O/ (E) WOOD LATH O/ (E) WOOD FRAMING - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-INT_CP-NAVE-03 — (E) CEMENT PLASTER @ NAVE, PAINTED WHITE O/ (E) WOOD LATH O/ (E) WOOD FRAME
- H-INT_DET-BS-02 — (E) WOOD BASE, SEALED - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED PRIOR TO SEALING - TO MATCH EXISTING
- H-INT_DET-BS-03 — (E) WOOD BASE, PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-INT_DET-NAVE-03 — (E) ARABESQUE PANELS, PAINTED BLUSH W/ GOLD HIGHLIGHTS - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING - COLOR TO MATCH EXISTING, REPLACE DAMAGED PANELS IN KIND
- H-INT_DET-NWL-01 — (E) NEWEL POST - (E) DECORATIVE WOOD, SEALED - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING
- H-INT_DR-01 — (E) INTERIOR DOOR "A" - (E) DOUBLE SOLID CORE WOOD DOORS, FINISH TO MATCH ADJACENT (E) WOOD PANELS W/ (E) PARTIAL GLAZED PANELS - RETAIN & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING OR SEALING - COLOR TO MATCH EXISTING, UNO - RETAIN ALL REMOVED DOORS FOR RE-USE
- H-INT_DR-02 — (E) INTERIOR DOOR "C"- (E) SOLID CORE WOOD DOOR, FINISH TO MATCH (E) ADJACENT WOOD PANELS - RETAIN & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - COLOR TO MATCH EXISTING, ALL REMOVED DOORS TO BE RETAINED FOR RE-USE
- H-INT_DR-03 — (E) INTERIOR DOOR - (E) SOLID CORE WOOD DOOR, PAINTED WHITE - RETAIN & & RESTORE: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO PAINTING - COLOR TO MATCH EXISTING, UNO - RETAIN ALL REMOVED DOORS FOR RE-USE
- H-INT_FLR-02 — (E) INTERIOR HARDWOOD - (E) HARDWOOD PLANKS O/ (E) FRAMING, STAINED & SEALED - TO BE RETAINED AND REFINISHED: SAND, REPLACE EXISTING DAMAGED PLANKS & HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING
- H-INT_MEZZ-01 — (E) MEZZANINE BALCONY - TO BE RETAINED - DAMAGED AREAS OF (E) CEMENT PLASTER TO BE REPLACED AS REQUIRED - (E) WOOD FLOOR TO BE RETAINED - PROVIDE (N) NEW BREAK IN (E) GUARDRAIL TO ACCOMODATE PROPOSED INTERIOR DOORS
- H-INT_NAVE — (E) NAVE - TO BE TRANSVERSED BY STRUCTURAL REINFORCEMENT
- H-INT_STR-01 — (E) WOOD STAIR - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING
- H-INT_STR-02 — (E) WOOD STAIR - TO BE RETAINED & RESTORED
- H-INT_STR-05 — (E) WOOD STAIR - TO BE RETAINED & RESTORED: HAND WASH AND SEAL - FINISH TO MATCH EXISTING
- H-INT_WD-TRM-01 — (E) WOOD CASING, SEALED - TO BE RETAINED & RESTORED: HAND WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO SEALING - FINISH TO MATCH EXISTING





HORIZONTAL ASSEMBLIES:

- 01 — (E) FLOOR: (E) CONCRETE FLOOR, POLISH & SEAL
- 02 — (E) FLOOR: (E) TILE O/ (E) FLOOR
- 03 — (E) FLOOR: (E) WOOD FLOOR O/ (E) SHEATHING & (E) FRAMING, PATCH & REFINISH
- 04 — (E) FLOOR: (E) MARBLE FLOOR O/ (E) FRAMING
- 10 — (N) FLOOR: (N) LIGHTWIGHT CEMENT, POLISHED & STAINED O/ SHEATHING & FRAMING
- 11 — (N) FLOOR: (N) WOOD FLOOR O/ (N) WOOD FRAMING
- 12 — (N) DECK: (N) WOOD DECKING O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
- 13 — (N) DECK: (N) CONCRETE PAVERS O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
- 20 — (E) ROOF: (N) BUILT UP ROOF O/ (E) ROOF FRAMING & SHEATHING
- 21 — (E) ROOF: (E) SLATE O/ (E) WOOD SHEATHING & FRAMING
- 22 — (E) CELING: (E) CEMENT PLASTER, PAINTED O/ (E) LATH & (E) STRUCTURE
- 30 — (N) ROOF: (N) BUILT UP ROOF O/ (N) FRAMING

VERTICAL ASSEMBLIES:

- A — (E) EXTERIOR WALL: (E) UNREINFORCED MASONRY W/ (E) CEMENT PLASTER & (E) WOOD LATH O/ (E) FURRING W/ (E) WOOD PANELING AS NOTED
- B — (E) EXTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FURRING WHERE OCCURS, PAINTED
- E — (N) EXTERIOR WALL: (N) CEMENT FIBER BOARD O/ (N) METAL LATH & (N) WOOD FRAMING
- J — (E) INTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FRAMING W/ (E) WOOD PANELING AS NOTED
- K — (E) INTERIOR WALL: UNREINFORCED MASONRY
- L — (E) INTERIOR WALL: WOOD ARABESQUE LATTICE, PAINTED
- M — (E) INTERIOR WALL: (E) CEMENT PLASTER O/ (E) WOOD LATH O/ (E) WOOD FRAMING W/ WOOD PANELING AS NOTED
- N — (N) INTERIOR WALL: (N) GWB, PTD O/ (N) WOOD FRAMING
- P — (N) INTERIOR WALL: (N) 2 LAYERS 1/2" GWB, PAINTED O/ (N) WOOD FRAMING
- R — (N) INTERIOR WALL: 3/8" CHANNEL SET GLASS W/ SAFETY LAMINATE

LEGEND:

LOT BOUNDARY; REQUIRED SETBACK; REFERENCE; SECTION CUT; HIDDEN COMPONENTS; DETAILS; HINGE DIRECTION / OPEN TO BEYOND; CLOUD REVISION; ANNOTION LEADER; EXISTING WALL; PROPOSED WALL; DASHED LINES INDICATE BULDING COMPONENTS TO BE REMOVED, TYP, UNO; HATCH INDICATES SCOPE OF DEMOLITION, TYP.

XX - ## FINISH REFERENCE; XXX - # ## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES; FLOOR / CEILING ASSEMBLY REFERENCE; WALL ASSEMBLY REFERENCE; DOOR & WINDOW SCHEDULE REFERENCE; REVISION REFERENCE

ALIGN; REFRENCE NAME; REFRENCE; DETAIL NO.; SHEET NO.; ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE; DETAIL REFERENCE; INTERIOR ELEVATION REFERENCE; ELEVATION / SECTION REFERENCE; ELEV / SEC NO.

SHEET NOTES:

1.) VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION

2.) PERFORM EXPLORATORY DEMOMOLITION PRIOR TO COMPLETE REMOVAL OF WALLS

3.) PROVIDE DOUBLE GLAZING @ ALL (N) NEW & REPLACEMENT GLAZED OPENINGS

4.) PROVIDE INSULATION BETWEEN CONDITIONED AND UN-CONDITIONED SPACES & BUILDING EXTERIOR. PROVIDE R-30 @ ROOF, R-19 @ WALLS & R-13 @ FLOORS

5.) (N) NEW WOOD TRIM TO MATCH EXISTING. CONFIRM MOCK-UP W/ CLIENT & MODYFIER

modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCDA 05.20.2013
PERMANENT CHANGE OF USE 06.21.2013

PROJECT TITLE & LOCATION:
THE LIGHT HOUSE
651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:
EXISTING & PROPOSED
BUILDING PLANS
MEZZANINE LEVEL

SHEET NUMBER:
A2.3

CHARACTER DEFINING FEATURES

H-EXT_DET-03 — (E) ENTABLATURE: WOOD & PLASTER CORNICE AND W/ DENITLATION BANDS - PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING

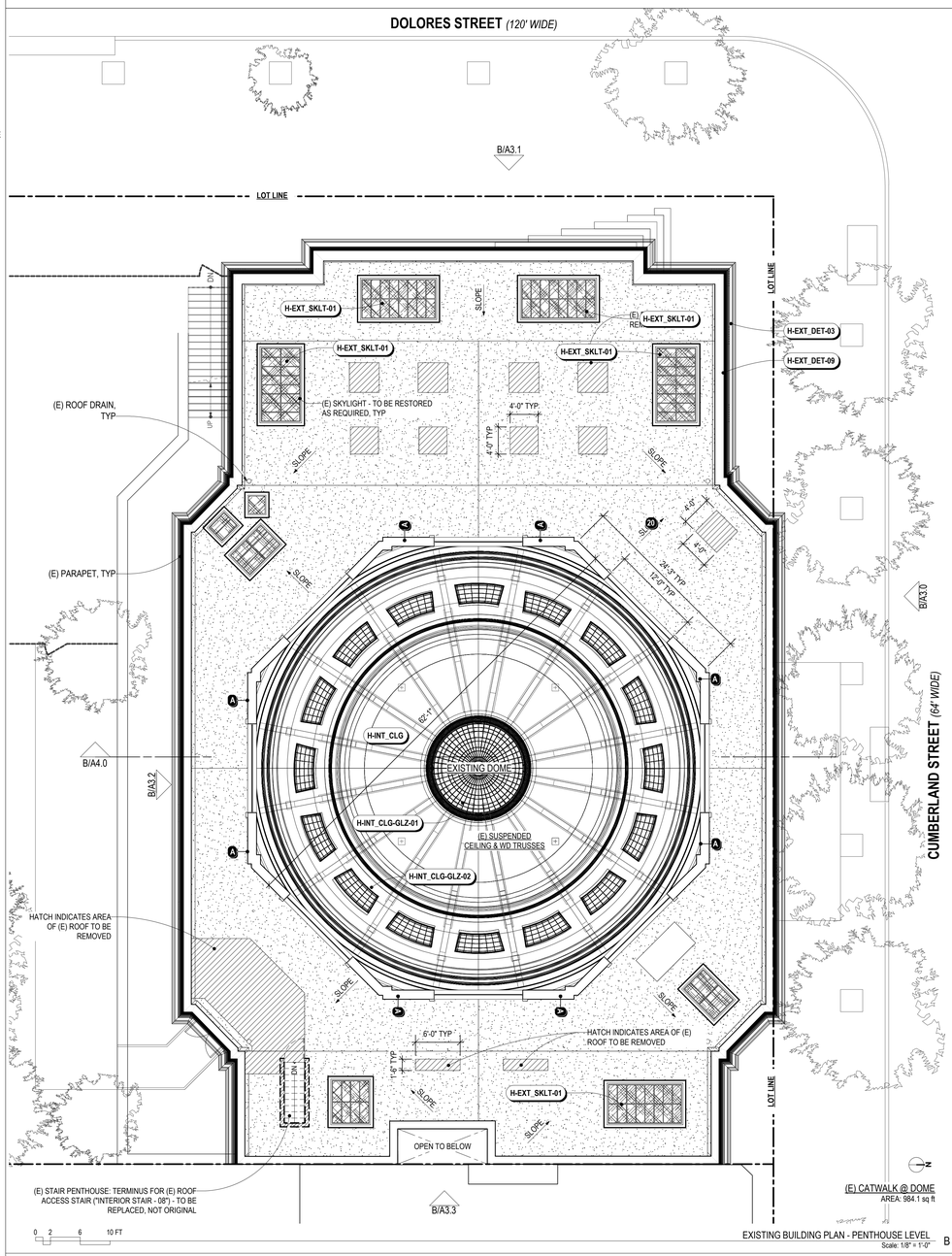
H-EXT_DET-09 — (E) PLASTER CORNICE BAND - CEMENT PLASTER FINISH, PAINTED WHITE W/ (E) GALVANIZED METAL PARAPET CAP - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING

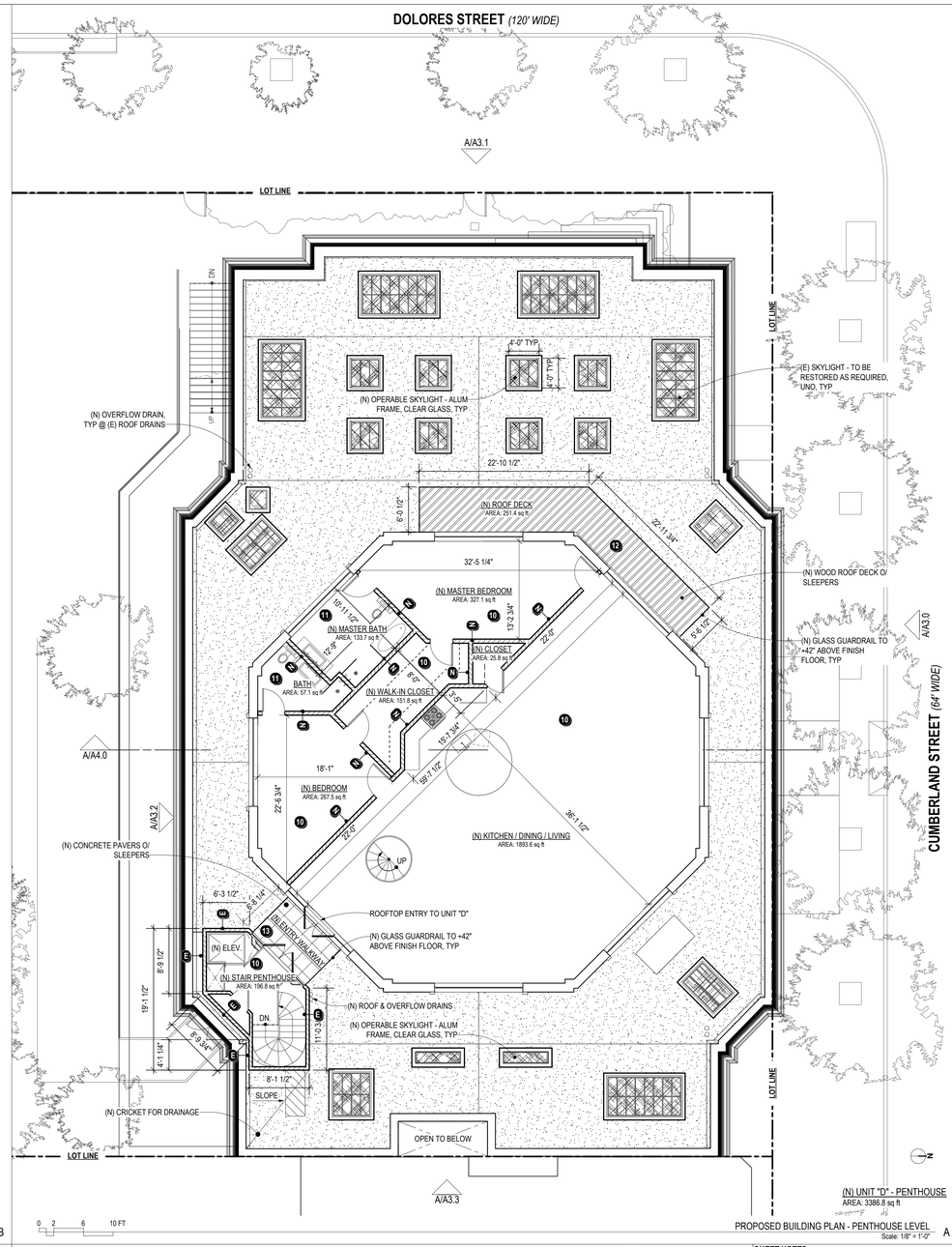
H-EXT_SKLT-01 — (E) SKYLIGHT - (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, PAINTED & (E) WOOD CASING, PAINTED WHITE W/ (E) COVER - (E) OBSUCURED GLAZING & (E) GALVANIZED METAL FRAME - TO RETAINED & REFURBISHED - PROVIDE (N) COVER W/ (N) CLEAR DOUBLE GLAZING PER TITLE-24 REQUIREMENTS

H-INT_CLG — (E) SUSPENDED PLASTER CEILING @ NAVE, PAINTED WHITE W/ INSET GLAZED PANELS - TO BE PARTIALLY REMOVED TO ACCOMMODATE COMPLETION OF STRUCTURAL DIAPHRAGM. RETAINED PORTIONS TO BE RESTORED: HAND WASH & PAINT - COLOR TO MATCH EXISTING

H-INT_CLG-GLZ-01 — (E) OCCULUS @ NAVE CEILING - CLEAR & DECORATIVE GLAZING W/ STEEL FRAME - TO BE RETAINED & RESTORED: HAND WASH, REPLACE (E) BROKEN GLASS PANES W/ (N) NEW TO MATCH

H-INT_CLG-GLZ-02 — (E) INTERIOR SKYLIGHTS - CLEAR & DECORATIVE GLAZING W/ WOOD FRAME - TO BE RETAINED & RELOCATED - REMOVED TO PER SEISMIC RETROFIT TO REMEDY DISCONTINUITY IN TRUSS SYSTEM INSTALLATION





HORIZONTAL ASSEMBLIES:

01 (E) FLOOR: (E) CONCRETE FLOOR, POLISH & SEAL
02 (E) FLOOR: (E) TILE O/ (E) FLOOR
03 (E) FLOOR: (E) WOOD FLOOR O/ (E) SHEATHING & (E) FRAMING, PATCH & REFINISH
04 (E) FLOOR: (E) MARBLE FLOOR O/ (E) FRAMING
10 (N) FLOOR: (N) LIGHTWIGHT CEMENT, POLISHED & STAINED O/ SHEATHING & FRAMING
11 (N) FLOOR: (N) WOOD FLOOR O/ (N) WOOD FRAMING
12 (N) DECK: (N) WOOD DECKING O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
13 (N) DECK: (N) CONCRETE PAVERS O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
20 (E) ROOF: (N) BUILT UP ROOF O/ (E) ROOF FRAMING & SHEATHING
21 (E) ROOF: (E) SLATE O/ (E) WOOD SHEATHING & FRAMING
22 (E) CEILING: (E) CEMENT PLASTER, PAINTED O/ (E) LATH & (E) STRUCTURE
30 (N) ROOF: (N) BUILT UP ROOF O/ (N) FRAMING

VERTICAL ASSEMBLIES:

A (E) EXTERIOR WALL: (E) UNREINFORCED MASONRY W/ (E) CEMENT PLASTER & (E) WOOD LATH O/ (E) FURRING W/ (E) WOOD PANELING AS NOTED
B (E) EXTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FURRING WHERE OCCURS, PAINTED
E (N) EXTERIOR WALL: (N) CEMENT FIBER BOARD O/ (N) METAL LATH & (N) WOOD FRAMING
J (E) INTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FRAMING W/ (E) WOOD PANELING AS NOTED
K (E) INTERIOR WALL: UNREINFORCED MASONRY
L (E) INTERIOR WALL: WOOD ARABESQUE LATTICE, PAINTED
M (E) INTERIOR WALL: (E) CEMENT PLASTER O/ (E) WOOD LATH O/ (E) WOOD FRAMING W/ WOOD PANELING AS NOTED
N (N) INTERIOR WALL: (N) GWB, PTD O/ (N) WOOD FRAMING
P (N) INTERIOR WALL: (N) 2 LAYERS 1/2" GWB, PAINTED O/ (N) WOOD FRAMING
R (N) INTERIOR WALL: 3/8" CHANNEL SET GLASS W/ SAFETY LAMINATE

LEGEND:

LOT BOUNDARY
REQUIRED SETBACK
REFERENCE
SECTION CUT
HIDDEN COMPONENTS
DETAILS
HINGE DIRECTION / OPEN TO BEYOND
CLOUD REVISION
ANNOTION LEADER
EXISTING WALL
PROPOSED WALL
DASHED LINES INDICATE BULDING COMPONENTS TO BE REMOVED, TYP, UNO
HATCH INDICATES SCOPE OF DEMOLITION, TYP.

XX - ## FINISH REFERENCE
XXX - #.## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
X FLOOR / CEILING ASSEMBLY REFERENCE
X WALL ASSEMBLY REFERENCE
DOOR & WINDOW SCHEDULE REFERENCE
REVISION REFERENCE
ALIGN
REFRENCE NAME
REFRENCE DETAIL NO.
X/AX.XX
SHEET NO.
ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE
DETAIL REFERENCE
INTERIOR ELEVATION REFERENCE
ELEVATION / SECTION REFERENCE

SHEET NOTES:

1.) VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION

2.) PERFORM EXPLORATORY DEMOMOLITION PRIOR TO COMPLETE REMOVAL OF WALLS

3.) PROVIDE DOUBLE GLAZING @ ALL (N) NEW & REPLACEMENT GLAZED OPENINGS

4.) PROVIDE INSULATION BETWEEN CONDITIONED AND UN-CONDITIONED SPACES & BUILDING EXTERIOR. PROVIDE R-30 @ ROOF, R-19 @ WALLS & R-13 @ FLOORS

5.) (N) NEW WOOD TRIM TO MATCH EXISTING. CONFIRM MOCK-UP W/ CLIENT & MODYFIER

modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCDA 05.20.2013
PLANNING & CHANGE OF USE 06.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

EXISTING & PROPOSED BUILDING PLANS PENTHOUSE LEVEL

SHEET NUMBER:

A2.4

CHARACTER DEFINING FEATURES

H-EXT_DET-01 (E) EXTERIOR DECORATIVE MOTIF - (E) CEMENT PLASTER FINISH, PAINTED UMBER - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING

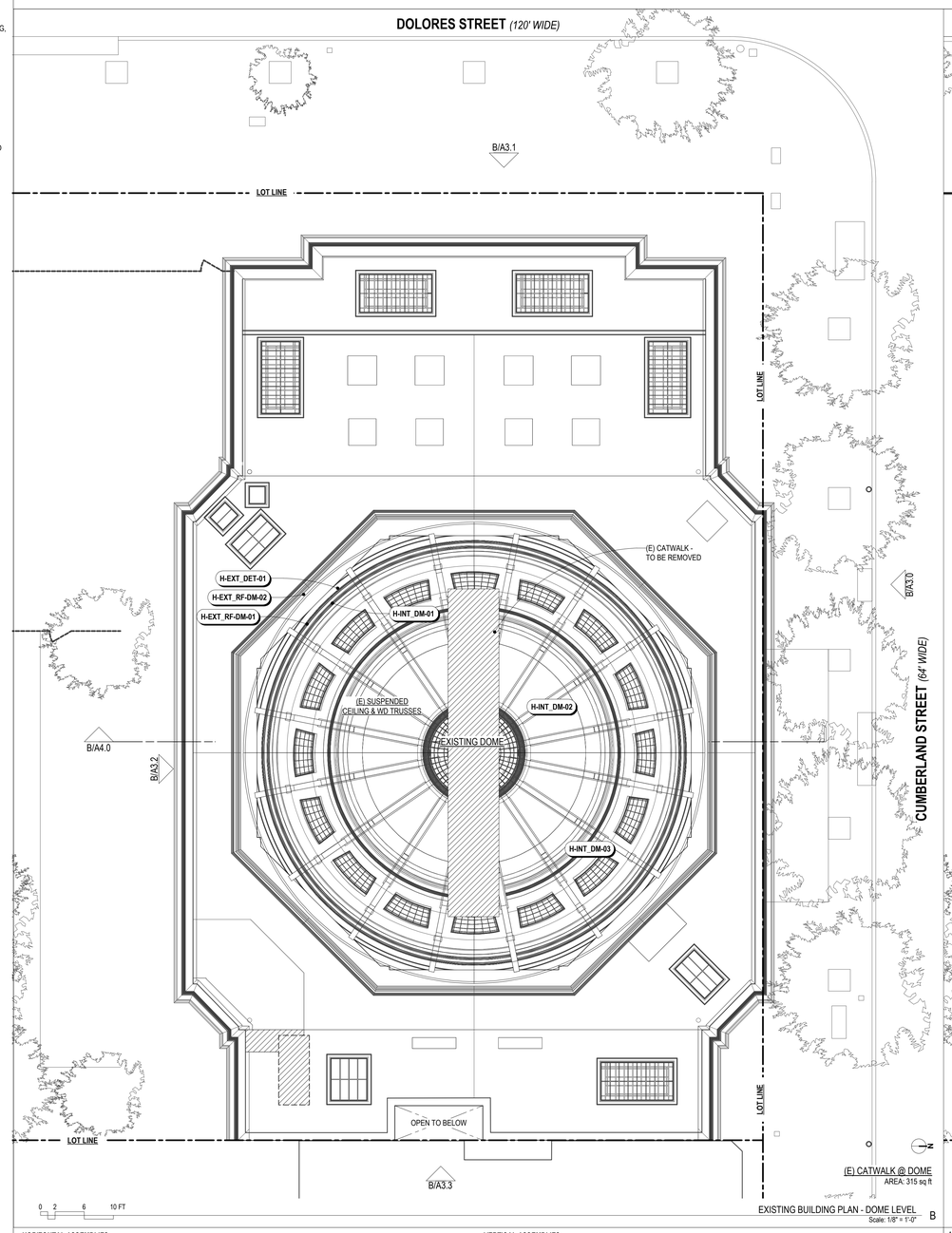
H-EXT_RF-DM-01 (E) DOME - (E) SLATE ROOF O/ (E) WATER PROOFING O/ (E) BENT WOOD SHEATHING O/ WOOD TRUSSES W/ (E) METAL STRUCTURAL CONNECTIONS - TO BE RETAINED & RESTORED - PROVIDE (N) R-30 INSULATION & (N) WATER PROOFING UNDER SLATE, BEAD-BLAST ALL EXPOSED WOOD, FILL GAPS IN WOOD SHEATHING, CAULK & SEAL ALL GAPS

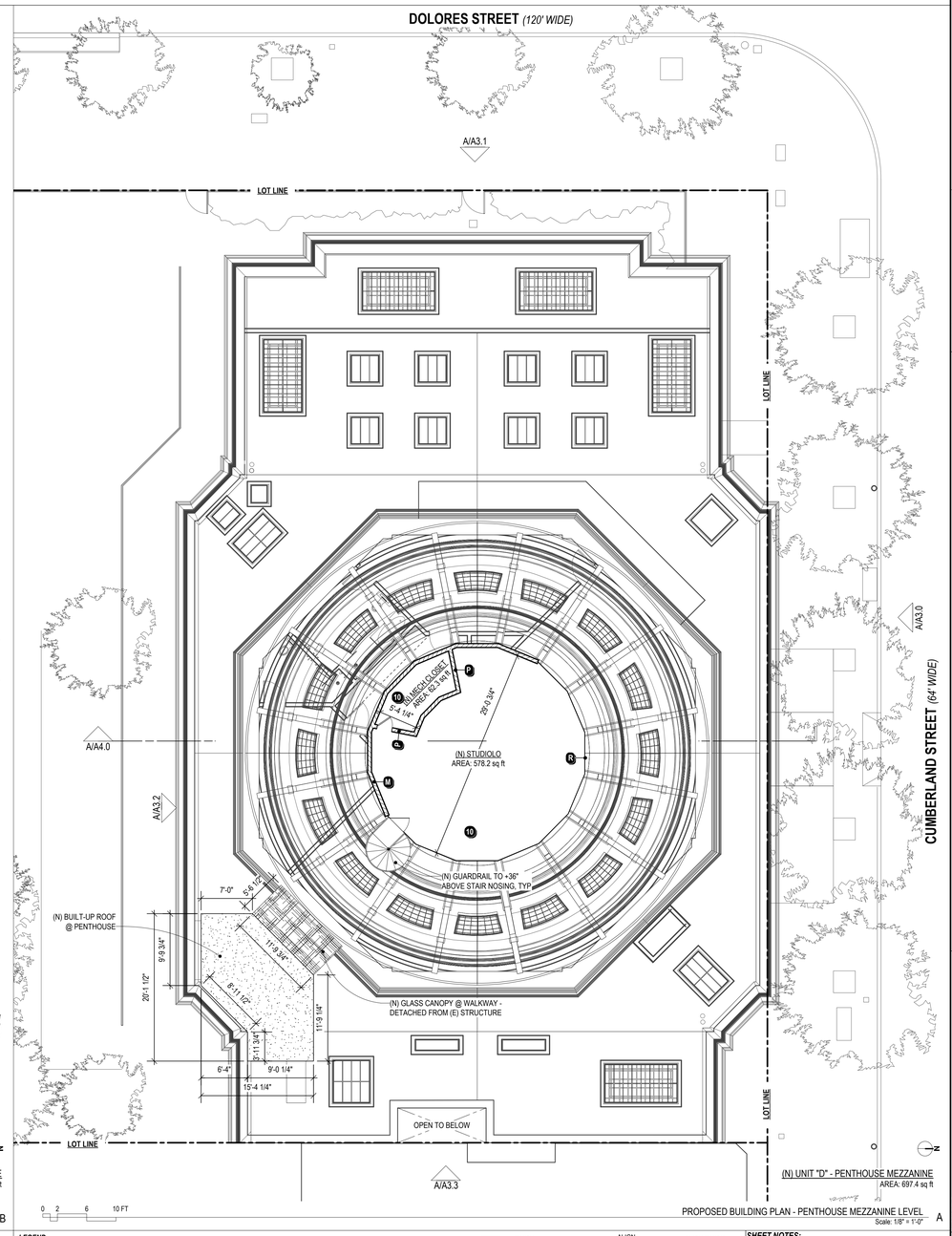
H-EXT_RF-DM-02 (E) WOOD CORNICE, PAINTED WHITE W/ (E) ANNODIZED METAL FLASHING, DARK UMBER - TO BE RETAINED & RESTORED: POWER WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - FINISH TO MATCH EXISTING

H-INT_DM-01 (E) WOOD SHEATING & FRAMING @ (E) DOME -TO BE RETAINED, BEADBLASTED. REPLACE (E) DAMAGED WOOD IN KIND AS REQUIRED

H-INT_DM-02 (E) WOOD TRUSS @ (E) DOME -TO BE RETAINED & BEADBLASTED. REPLACE (E) DAMAGED WOOD AS REQUIRED IN KIND

H-INT_DM-03 (E) STRUCTURAL CONNECTORS @ (E) DOME, PAINTED STEEL - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER & WIRE BRUSHED TO REMOVE LOOSE PAINT PRIOR TO PAINTING - COLOR TO MATCH EXISTING





HORIZONTAL ASSEMBLIES:

01 (E) FLOOR: (E) CONCRETE FLOOR, POLISH & SEAL
02 (E) FLOOR: (E) TILE O/ (E) FLOOR
03 (E) FLOOR: (E) WOOD FLOOR O/ (E) SHEATHING & (E) FRAMING, PATCH & REFINISH
04 (E) FLOOR: (E) MARBLE FLOOR O/ (E) FRAMING
10 (N) FLOOR: (N) LIGHTWIGHT CEMENT, POLISHED & STAINED O/ SHEATHING & FRAMING
11 (N) FLOOR: (N) WOOD FLOOR O/ (N) WOOD FRAMING
12 (N) DECK: (N) WOOD DECKING O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
13 (N) DECK: (N) CONCRETE PAVERS O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
20 (E) ROOF: (N) BUILT UP ROOF O/ (E) ROOF FRAMING & SHEATHING
21 (E) ROOF: (E) SLATE O/ (E) WOOD SHEATHING & FRAMING
22 (E) CELING: (E) CEMENT PLASTER, PAINTED O/ (E) LATH & (E) STRUCTURE
30 (N) ROOF: (N) BUILT UP ROOF O/ (N) FRAMING

VERTICAL ASSEMBLIES:

A (E) EXTERIOR WALL: (E) UNREINFORCED MASONRY W/ (E) CEMENT PLASTER & (E) WOOD LATH O/ (E) FURRING W/ (E) WOOD PANELING AS NOTED
B (E) EXTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FURRING WHERE OCCURS, PAINTED
E (N) EXTERIOR WALL: (N) CEMENT FIBER BOARD O/ (N) METAL LATH & (N) WOOD FRAMING
J (E) INTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FRAMING W/ (E) WOOD PANELING AS NOTED
K (E) INTERIOR WALL: UNREINFORCED MASONRY
L (E) INTERIOR WALL: WOOD ARABESQUE LATTICE, PAINTED
M (E) INTERIOR WALL: (E) CEMENT PLASTER O/ (E) WOOD LATH O/ (E) WOOD FRAMING W/ WOOD PANELING AS NOTED
N (N) INTERIOR WALL: (N) GWB, PTD O/ (N) WOOD FRAMING
P (N) INTERIOR WALL: (N) 2 LAYERS 1/2" GWB, PAINTED O/ (N) WOOD FRAMING
R (N) INTERIOR WALL: 3/8" CHANNEL SET GLASS W/ SAFETY LAMINATE

LEGEND:

LOT BOUNDARY / REQUIRED SETBACK / REFERENCE
SECTION CUT / HIDDEN COMPONENTS
DETAILS / HINGE DIRECTION / OPEN TO BEYOND
CLOUD REVISION / ANNOTION LEADER
EXISTING WALL
PROPOSED WALL
DASHED LINES INDICATE BULDING COMPONENTS TO BE REMOVED, TYP, UNO
HATCH INDICATES SCOPE OF DEMOLITION, TYP.

XX - ## FINISH REFERENCE
XXX - # ## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
X FLOOR / CEILING ASSEMBLY REFERENCE
X WALL ASSEMBLY REFERENCE
DOOR & WINDOW SCHEDULE REFERENCE
REVISION REFERENCE
ALIGN REFRENCE NAME / REFRENCE DETAIL NO. / X/AX.XX / SHEET NO. — ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE
X/AX.XX DETAIL NO. / SHEET NO. — DETAIL REFERENCE
X/AX.XX DETAIL NO. / SHEET NO. — INTERIOR ELEVATION REFERENCE
X/AX.XX SHEET NO. / ELEV / SEC NO. — ELEVATION / SECTION REFERENCE

SHEET NOTES:

1.) VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION

2.) PERFORM EXPLORATORY DEMOMOLITION PRIOR TO COMPLETE REMOVAL OF WALLS

3.) PROVIDE DOUBLE GLAZING @ ALL (N) NEW & REPLACEMENT GLAZED OPENINGS

4.) PROVIDE INSULATION BETWEEN CONDITIONED AND UN-CONDITIONED SPACES & BUILDING EXTERIOR. PROVIDE R-30 @ ROOF, R-19 @ WALLS & R-13 @ FLOORS

5.) (N) NEW WOOD TRIM TO MATCH EXISTING. CONFIRM MOCK-UP W/ CLIENT & MODYFIER

modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
DCOA 05.20.2013
MINIMUM E CHANGE OF USE 06.21.2013

PROJECT TITLE & LOCATION:
THE LIGHT HOUSE
651 DOLORES ST., SAN FRANCISCO, CA

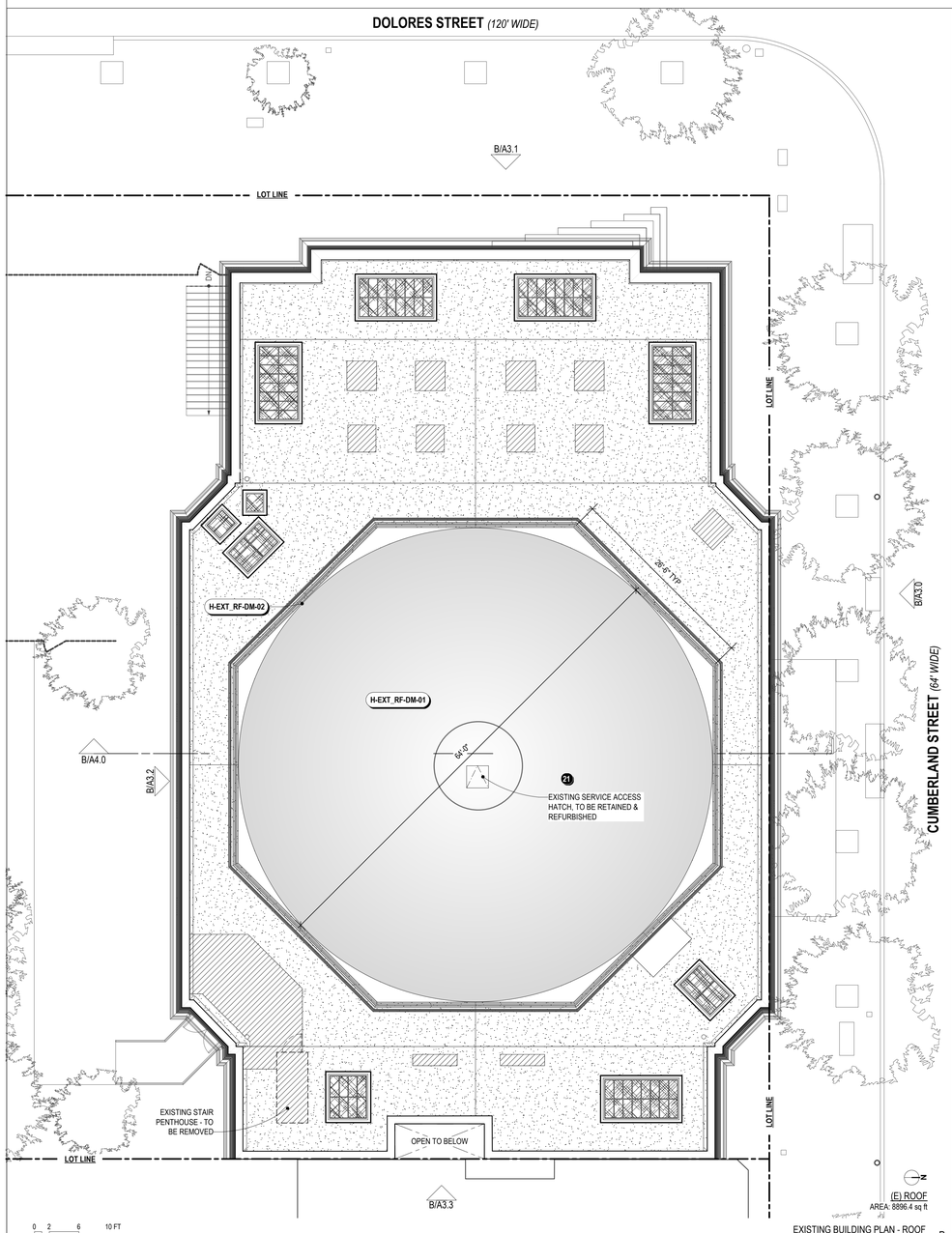
SHEET TITLE:
EXISTING & PROPOSED BUILDING PLANS PENTHOUSE MEZZANINE LEVEL

SHEET NUMBER:
A2.5

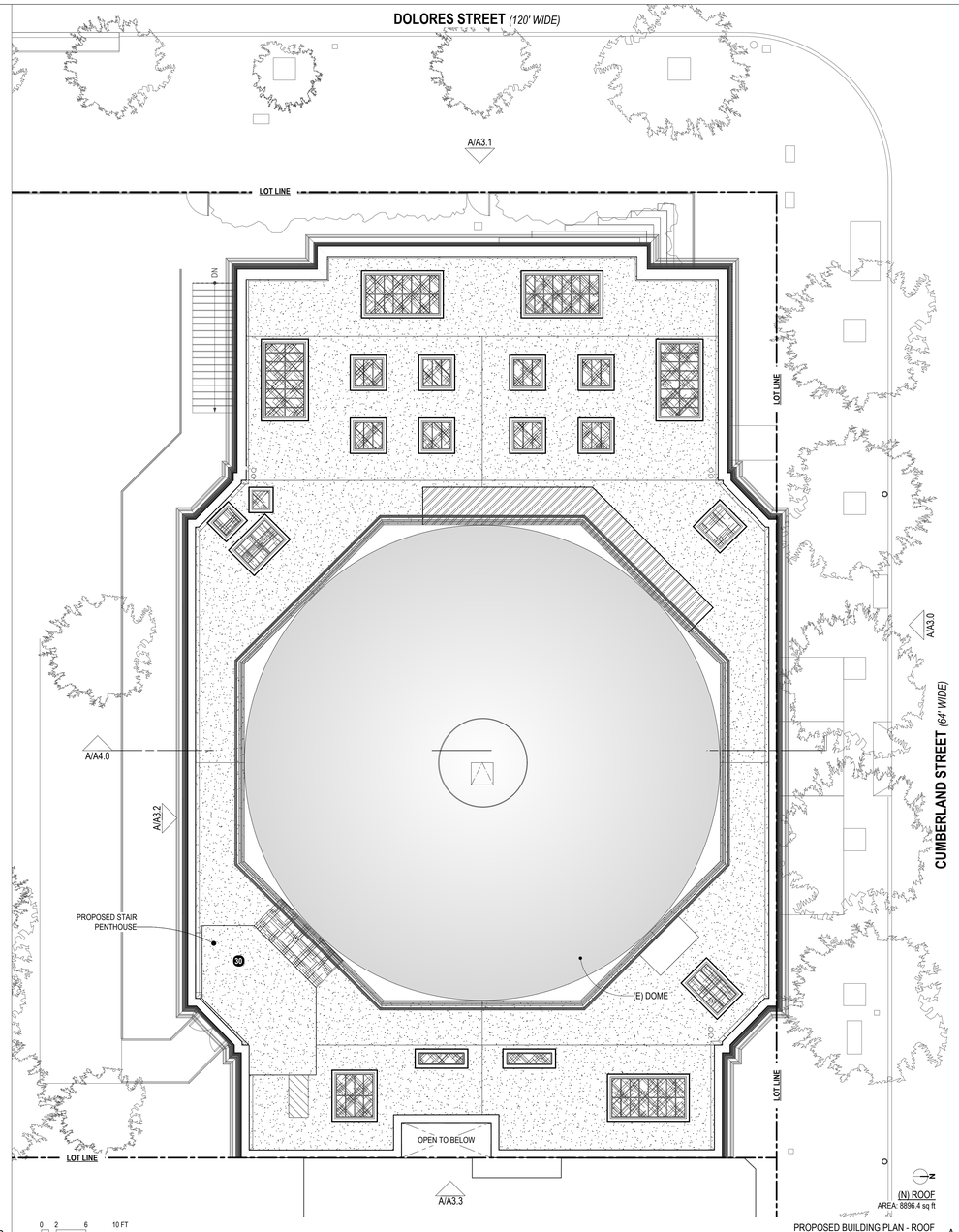
CHARACTER DEFINING FEATURES

H-EXT_RF-DM-01 (E) DOME - (E) SLATE ROOF O/ (E) WATER PROOFING O/ (E) BENT WOOD SHEATHING O/ WOOD TRUSSES W/ (E) METAL STRUCTURAL CONNECTIONS - TO BE RETAINED & RESTORED - PROVIDE (N) R-30 INSULATION & (N) WATER PROOFING UNDER SLATE, BEAD-BLAST ALL EXPOSED WOOD, FILL GAPS IN WOOD SHEATHING, CAULK & SEAL ALL GAPS

H-EXT_RF-DM-02 (E) WOOD CORNICE, PAINTED WHITE W/ (E) ANNODIZED METAL FLASHING, DARK UMBER - TO BE RETAINED & RESTORED: POWER WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - FINISH TO MATCH EXISTING



EXISTING BUILDING PLAN - ROOF
Scale: 1/8" = 1'-0" B



PROPOSED BUILDING PLAN - ROOF
Scale: 1/8" = 1'-0" A

HORIZONTAL ASSEMBLIES:

01 (E) FLOOR: (E) CONCRETE FLOOR, POLISH & SEAL
02 (E) FLOOR: (E) TILE O/ (E) FLOOR
03 (E) FLOOR: (E) WOOD FLOOR O/ (E) SHEATHING & (E) FRAMING, PATCH & REFINISH
04 (E) FLOOR: (E) MARBLE FLOOR O/ (E) FRAMING
10 (N) FLOOR: (N) LIGHTWIGHT CEMENT, POLISHED & STAINED O/ SHEATHING & FRAMING
11 (N) FLOOR: (N) WOOD FLOOR O/ (N) WOOD FRAMING
12 (N) DECK: (N) WOOD DECKING O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
13 (N) DECK: (N) CONCRETE PAVERS O/ (N) PRESSURE TREATED WOOD NAILERS CUT TO FIT O/ (E) BUILT-UP ROOF
20 (E) ROOF: (N) BUILT UP ROOF O/ (E) ROOF FRAMING & SHEATHING
21 (E) ROOF: (E) SLATE O/ (E) WOOD SHEATHING & FRAMING
22 (E) CEILING: (E) CEMENT PLASTER, PAINTED O/ (E) LATH & (E) STRUCTURE
30 (N) ROOF: (N) BUILT UP ROOF O/ (N) FRAMING

VERTICAL ASSEMBLIES:

A (E) EXTERIOR WALL: (E) UNREINFORCED MASONRY W/ (E) CEMENT PLASTER & (E) WOOD LATH O/ (E) FURRING W/ (E) WOOD PANELING AS NOTED
B (E) EXTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FURRING WHERE OCCURS, PAINTED
E (N) EXTERIOR WALL: (N) CEMENT FIBER BOARD O/ (N) METAL LATH & (N) WOOD FRAMING
J (E) INTERIOR WALL: (E) CAST IN PLACE CONCRETE W/ (E) CEMENT PLASTER O/ (E) WOOD LATH & (E) WOOD FRAMING W/ (E) WOOD PANELING AS NOTED
K (E) INTERIOR WALL: UNREINFORCED MASONRY
L (E) INTERIOR WALL: WOOD ARABESQUE LATTICE, PAINTED
M (E) INTERIOR WALL: (E) CEMENT PLASTER O/ (E) WOOD LATH O/ (E) WOOD FRAMING W/ WOOD PANELING AS NOTED
N (N) INTERIOR WALL: (N) GWB, PTD O/ (N) WOOD FRAMING
P (N) INTERIOR WALL: (N) 2 LAYERS 1/2" GWB, PAINTED O/ (N) WOOD FRAMING
R (N) INTERIOR WALL: 3/8" CHANNEL SET GLASS W/ SAFETY LAMINATE

LEGEND:

LOT BOUNDARY
REQUIRED SETBACK
REFERENCE
SECTION CUT
HIDDEN COMPONENTS
DETAILS
HINGE DIRECTION / OPEN TO BEYOND
CLOUD REVISION
ANNOTION LEADER
EXISTING WALL
PROPOSED WALL
DASHED LINES INDICATE BULDING COMPONENTS TO BE REMOVED, TYP, UNO
HATCH INDICATES SCOPE OF DEMOLITION, TYP.
XX - ## FINISH REFERENCE APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
XXX - #.## FLOOR / CEILING ASSEMBLY REFERENCE
X WALL ASSEMBLY REFERENCE
X DOOR & WINDOW SCHEDULE REFERENCE
REVISION REFERENCE
ALIGN
REFRENCE NAME
REFRENCE DETAIL NO.
X/AX.XX
SHEET NO.
ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE
DETAIL REFERENCE
INTERIOR ELEVATION REFERENCE
ELEVATION / SECTION REFERENCE
ELEV / SEC NO.

SHEET NOTES:

1.) VERIFY ALL MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION

2.) PERFORM EXPLORATORY DEMOMOLITION PRIOR TO COMPLETE REMOVAL OF WALLS

3.) PROVIDE DOUBLE GLAZING @ ALL (N) NEW & REPLACEMENT GLAZED OPENINGS

4.) PROVIDE INSULATION BETWEEN CONDITIONED AND UN-CONDITIONED SPACES & BUILDING EXTERIOR. PROVIDE R-30 @ ROOF, R-19 @ WALLS & R-13 @ FLOORS

5.) (N) NEW WOOD TRIM TO MATCH EXISTING. CONFIRM MOCK-UP W/ CLIENT & MODYFIER

modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107

SUBMITALS:	DATE:
DCOA	05.20.2013
MODIFIER E CHANGE OF USE	06.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

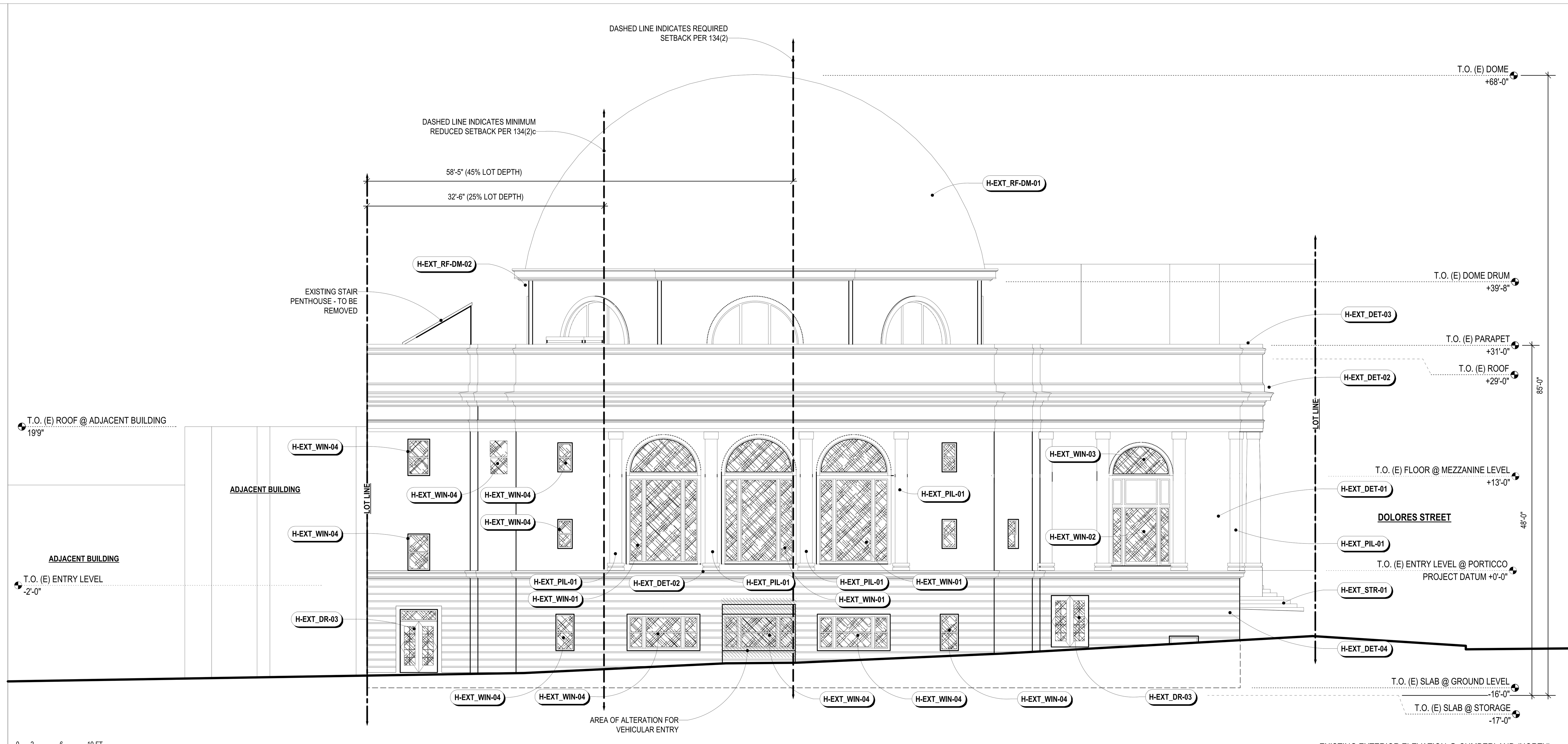
EXISTING & PROPOSED BUILDING PLANS ROOF

SHEET NUMBER:

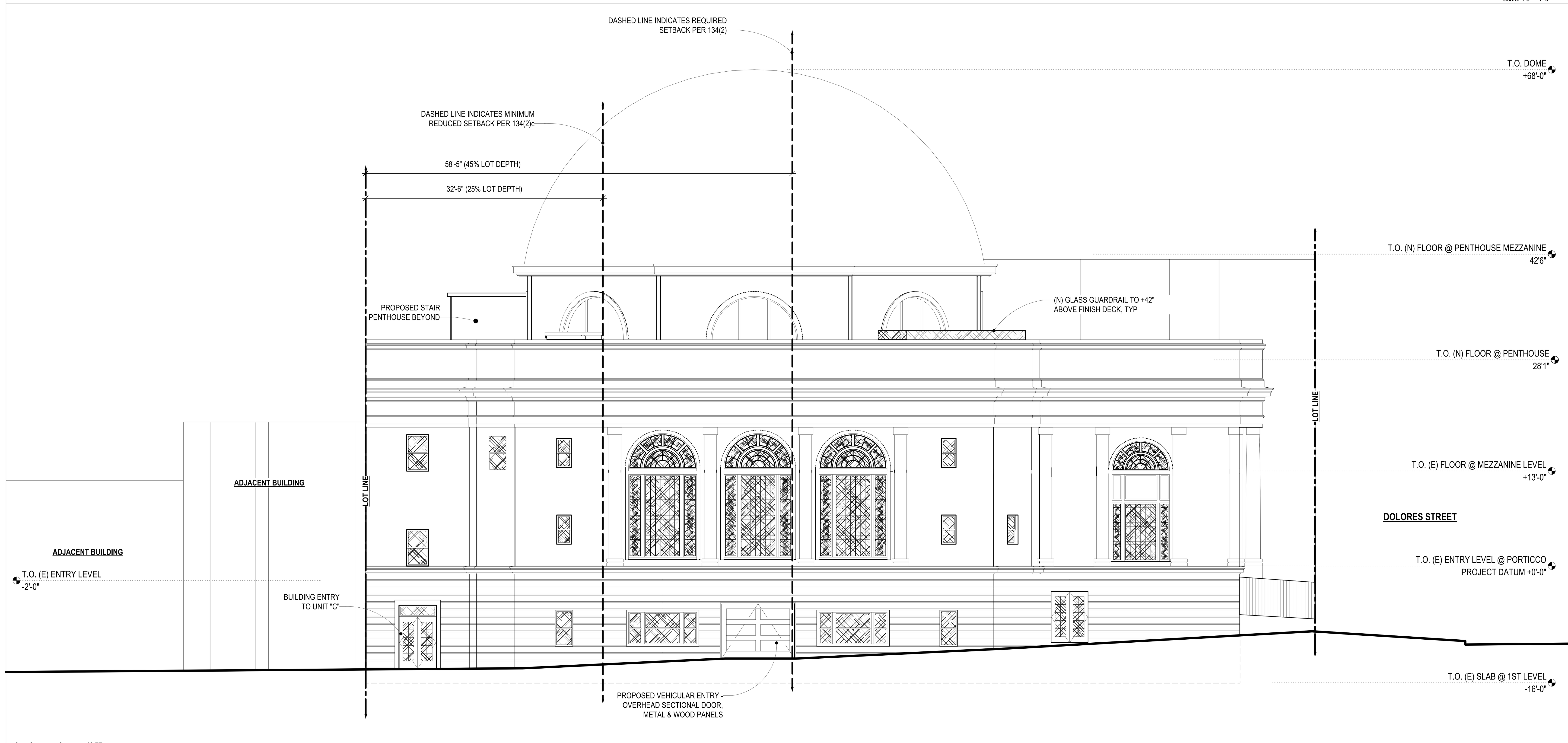
A2.6

CHARACTER DEFINING FEATURES

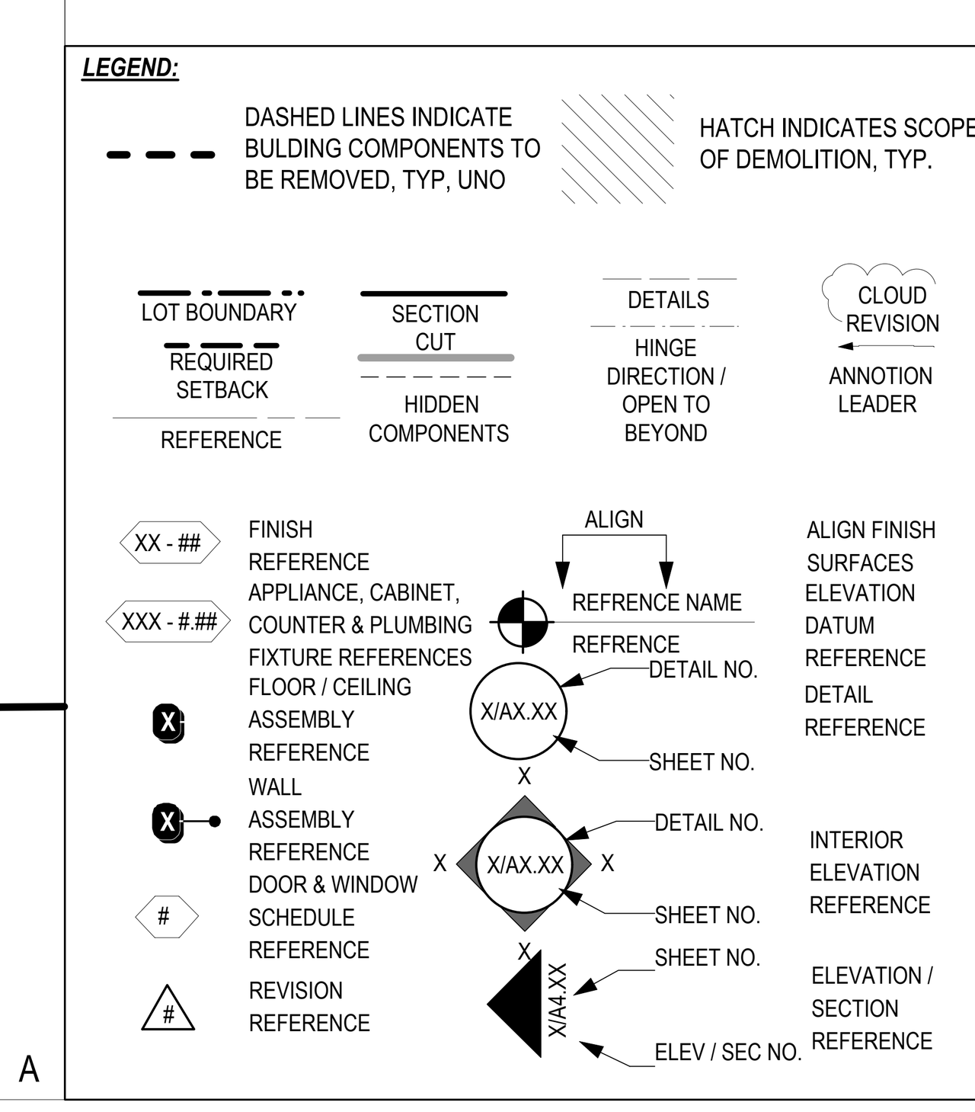
H-EXT_DET-01.	(E) PANELING @ (E) CEMENT PLASTER SURFACES, (E) MONO-CHROMATIC COLOR SCHEME, PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-02.	(E) ENTABLATURE: WOOD & PLASTER CORNICE AND W/ DENITLATION BANDS - PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-03.	(E) PLASTER CORNICE BAND, (E) CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-04.	(E) CHANNEL RUSTICATION - (E) CEMENT PLASTER, PAINTED WHITE O/ MASONRY WALL - TO BE RETAINED & RESTORED AS REQUIRED
H-EXT_DR-03.	(E) EXTERIOR DOOR - (E) DOUBLE WOOD FRENCH DOORS - CLEAR, PAINTED WHITE @ INTERIOR W/ (E) ORNAMENTAL METAL GRILLE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING AS REQUIRED & GLAZING RETROFITED PER TITLE 24 REQUIRMENTS @ INTERIOR
H-EXT_PIL-01.	MONUMENTAL TUSCAN STYLE PILASTER - CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED AS REQUIRED
H-EXT_RF-DM-01.	(E) DOME - (E) SLATE ROOF O/ (E) WATER PROOFING O/ (E) BENT WOOD SHEATHING O/ WOOD TRUSSES W/ (E) METAL STRUCTURAL CONNECTIONS - TO BE RETAINED & RESTORED - PROVIDE (N) R-30 INSULATION & (N) WATER PROOFING UNDER SLATE, BEAD-BLAST ALL EXPOSED WOOD, FILL GAPS IN WOOD SHEATHING, CAULK & SEAL ALL GAPS
H-EXT_RF-DM-02.	(E) WOOD CORNICE, PAINTED WHITE W/ (E) ANNODIZED METAL FLASHING, DARK UMBER - TO BE RETAINED & RESTORED: POWER WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - FINISH TO MATCH EXISTING
H-EXT_STR-01.	(E) MONUMENTAL ENTRY STAIR - (E) CAST-IN-PLACE CONCRETE ON GRADE W/ STEEL RE-INFORCEMENT- TO BE RETAINED & RESTORED: POWER WASH & SEAL W/ EPOXY RESIN - COLOR TO MATCH EXISTING
H-EXT_WIN-01.	(E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE PANELS W/ ALUMINUM FRAME, CLEAR - ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
H-EXT_WIN-02.	(E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE W/ ALUMINUM FRAME, CLEAR. ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
H-EXT_WIN-03.	(E) LARGE HALF-ROUND WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE W/ ALUMINUM FRAME, CLEAR. ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
H-EXT_WIN-04.	(E) SINGLE HUNG WOOD WINDOW - SINGLE PANE (E) CLEAR W/ (E) WOOD FRAME & (E) WOOD CASING, PAINTED WHITE W/. REPLACE (E) GLAZING & ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS



EXISTING EXTERIOR ELEVATION @ CUMBERLAND (NORTH) B
Scale: 1/8" = 1'-0"



PROPOSED EXTERIOR ELEVATION @ CUMBERLAND (NORTH) A
Scale: 1/8" = 1'-0"



modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE:	1/4" = 1'-0"
DATE:	06.19.2013
PROJECT CODE:	1107
SUBMITALS:	DATE:
CEQA	05.20.2013
VARIANCE & CHANGE OF USE	06.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

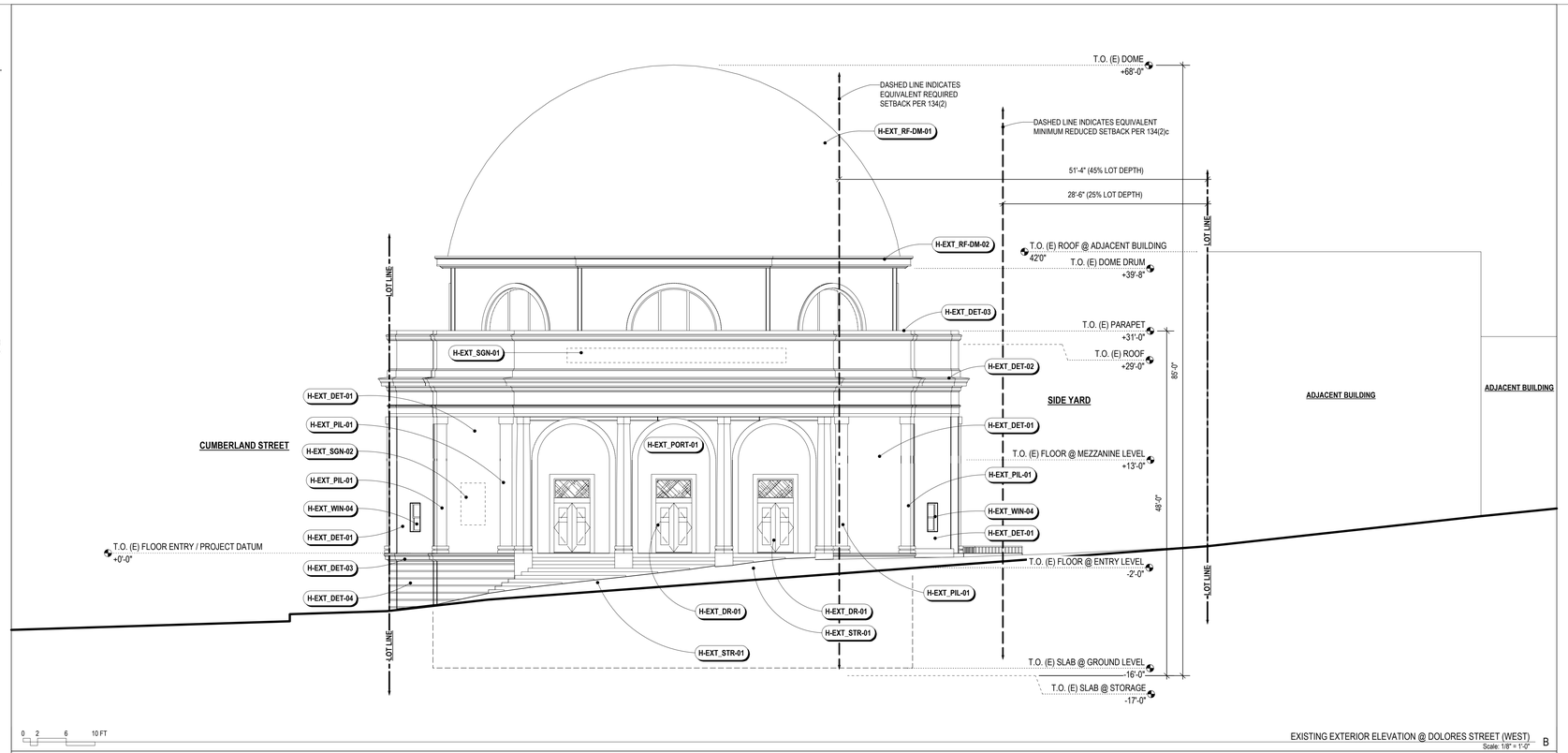
EXISTING & PROPOSED EXTERIOR BUILDING ELEVATIONS - NORTH

SHEET NUMBER:

A3.0

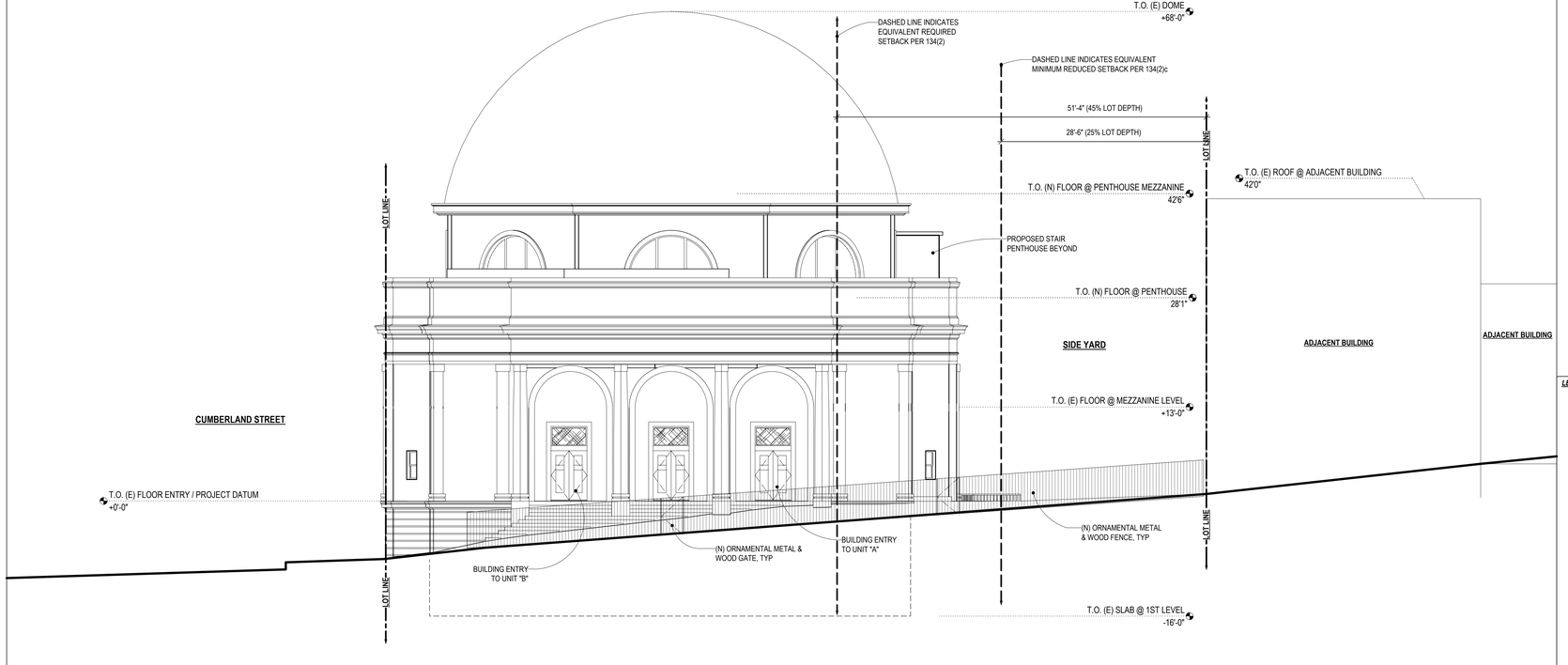
CHARACTER DEFINING FEATURES

H-EXT_DET-01	(E) PANELING @ (E) CEMENT PLASTER SURFACES, (E) MONO-CHROMATIC COLOR SCHEME, PAINTED WHITE - TO BE RETAINED & RESTORED; ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-02	(E) ENTABLATURE: WOOD & PLASTER CORNICE W/ DENTILATION BANDS - PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-03	(E) PLASTER CORNICE BAND, (E) CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-04	(E) CHANNEL RUSTICATION - (E) CEMENT PLASTER, PAINTED WHITE O/ MASONRY WALL - TO BE RETAINED & RESTORED AS REQUIRED
H-EXT_DR-01	(E) EXTERIOR DOOR - (E) DOUBLE, BRONZE CLAD, SOLID CORE WOOD DOORS W/ (E) ORNAMENTAL METAL GRILLE O/ (E) TRANSOME W/ (E) MITRED WOOD ARCHITRAVE, CORNICE, DENTILATION & ORNAMENTAL MOTIF'S, SEALED - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING
H-EXT_PIL-01	MONUMENTAL TUSCAN STYLE PILASTER - CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED AS REQUIRED
H-EXT_PORT-01	(E) ENTRY PORTICCO - TRIPARTIDE, SYMETRICALLY ARRAYED W/ (E) MONUMENTAL COLUMNS, (E) ARCHES, (E) ENTRY DOORS & (E) ORNAMENTAL METAL LIGHTS - TO BE RETAINED
H-EXT_RF-DM-01	(E) DOME - (E) SLATE ROOF O/ (E) WATER PROOFING O/ (E) BENT WOOD SHEATHING O/ WOOD TRUSSES W/ (E) METAL STRUCTURAL CONNECTIONS - TO BE RETAINED & RESTORED - PROVIDE (N) R-30 INSULATION & (N) WATER PROOFING UNDER SLATE, BEAD-BLAST ALL EXPOSED WOOD, FILL GAPS IN WOOD SHEATHING, CAULK & SEAL ALL GAPS
H-EXT_RF-DM-02	(E) WOOD CORNICE, PAINTED WHITE W/ (E) ANNODIZED METAL FLASHING, DARK UMBER - TO BE RETAINED & RESTORED: POWER WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - FINISH TO MATCH EXISTING
H-EXT_SGN-01	(E) METAL SIGNAGE - RE-USE & MODIFY EXISTING LETTERING PER PREVIOUS OWNER'S REQUEST & PER SEPARATE SIGNAGE PERMIT SUBMITALL - HAND WASH W/ POTABLE WATER & MAINTAIN EXISTING PATINA PRIOR TO INSTALLATION
H-EXT_SGN-02	(E) METAL SIGNAGE - RE-USE & MODIFY EXISTING LETTERING PER PREVIOUS OWNER'S REQUEST & PER SEPARATE SIGNAGE PERMIT SUBMITAL - HAND WASH W/ POTABLE WATER & MAINTAIN EXISTING PATINA PRIOR TO INSTALLATION
H-EXT_STR-01	(E) MONUMENTAL ENTRY STAIR - (E) CAST-IN-PLACE CONCRETE ON GRADE W/ STEEL RE-INFORCEMENT- TO BE RETAINED & RESTORED: POWER WASH & SEAL W/ EPOXY RESIN - COLOR TO MATCH EXISTING
H-EXT_WIN-04	(E) SINGLE HUNG WOOD WINDOW - SINGLE PANE (E) CLEAR W/ (E) WOOD FRAME & (E) WOOD CASING, PAINTED WHITE W/. REPLACE (E) GLAZING & ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS



0 2 6 10 FT

EXISTING EXTERIOR ELEVATION @ DOLORES STREET (WEST) B
Scale: 1/8" = 1'-0"



0 2 6 10 FT

PROPOSED EXTERIOR ELEVATION @ DOLORES STREET (WEST) A
Scale: 1/8" = 1'-0"

LEGEND:

- DASHED LINES INDICATE BULDING COMPONENTS TO BE REMOVED, TYP, UNO
- HATCH INDICATES SCOPE OF DEMOLITION, TYP.
- LOT BOUNDARY
- REQUIRED SETBACK
- REFERENCE
- SECTION CUT
- HIDDEN COMPONENTS
- DETAILS
- HINGE DIRECTION / OPEN TO BEYOND
- CLOUD REVISION
- ANNOTION LEADER
- XX - ## FINISH REFERENCE
- XXX - #.## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
- X FLOOR / CEILING ASSEMBLY REFERENCE
- X WALL ASSEMBLY REFERENCE
- # DOOR & WINDOW SCHEDULE REFERENCE
- # REVISION REFERENCE
- ALIGN
- REFRENCE NAME
- REFRENCE DETAIL NO. SHEET NO. — ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE DETAIL REFERENCE
- X/AX.XX
- DETAIL NO. SHEET NO. — INTERIOR ELEVATION REFERENCE
- SHEET NO. ELEV / SEC NO. — ELEVATION / SECTION REFERENCE

modifier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modifier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCDA 05.20.2013
PERMANENT CHANGE OF USE 06.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

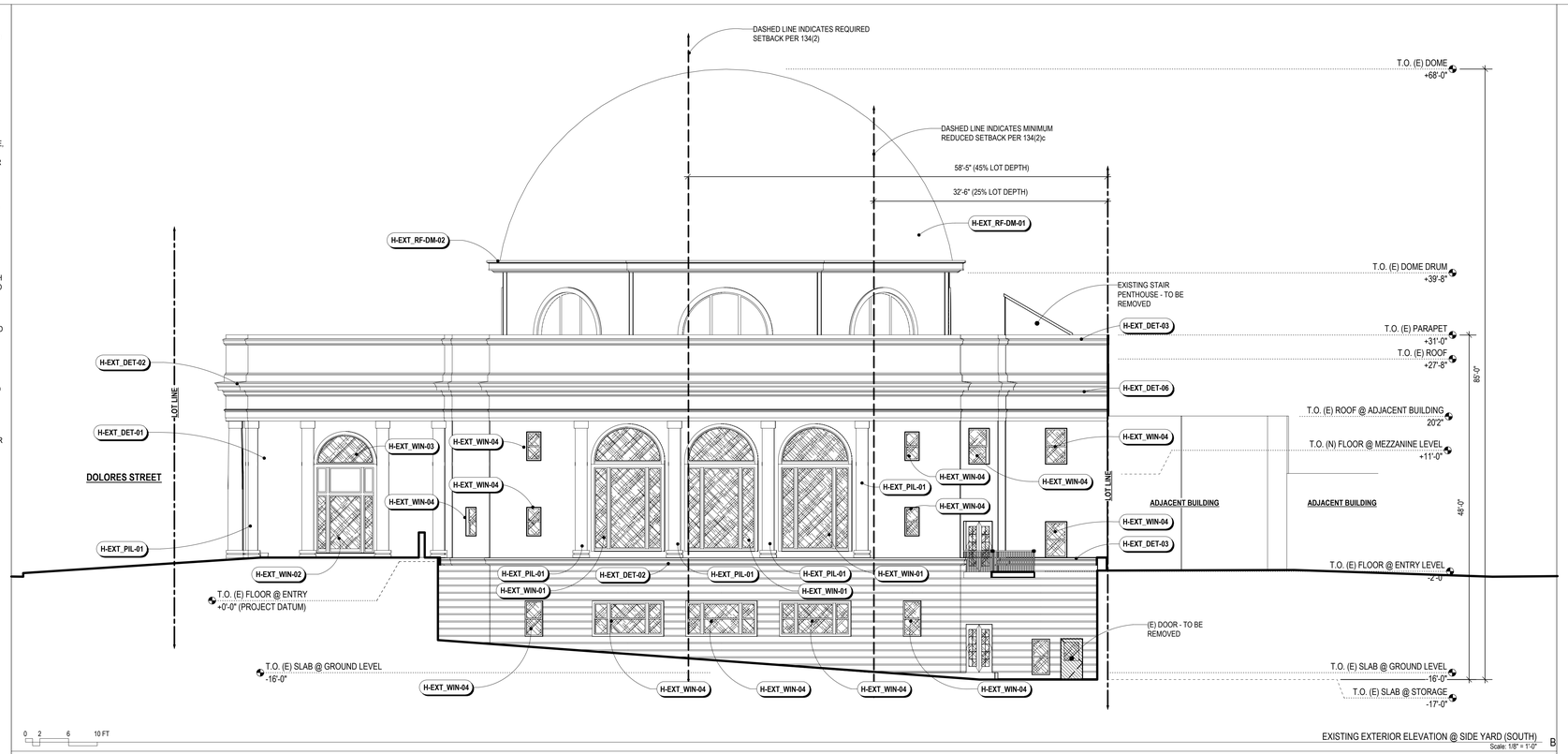
EXISTING & PROPOSED EXTERIOR BUILDING ELEVATIONS - WEST

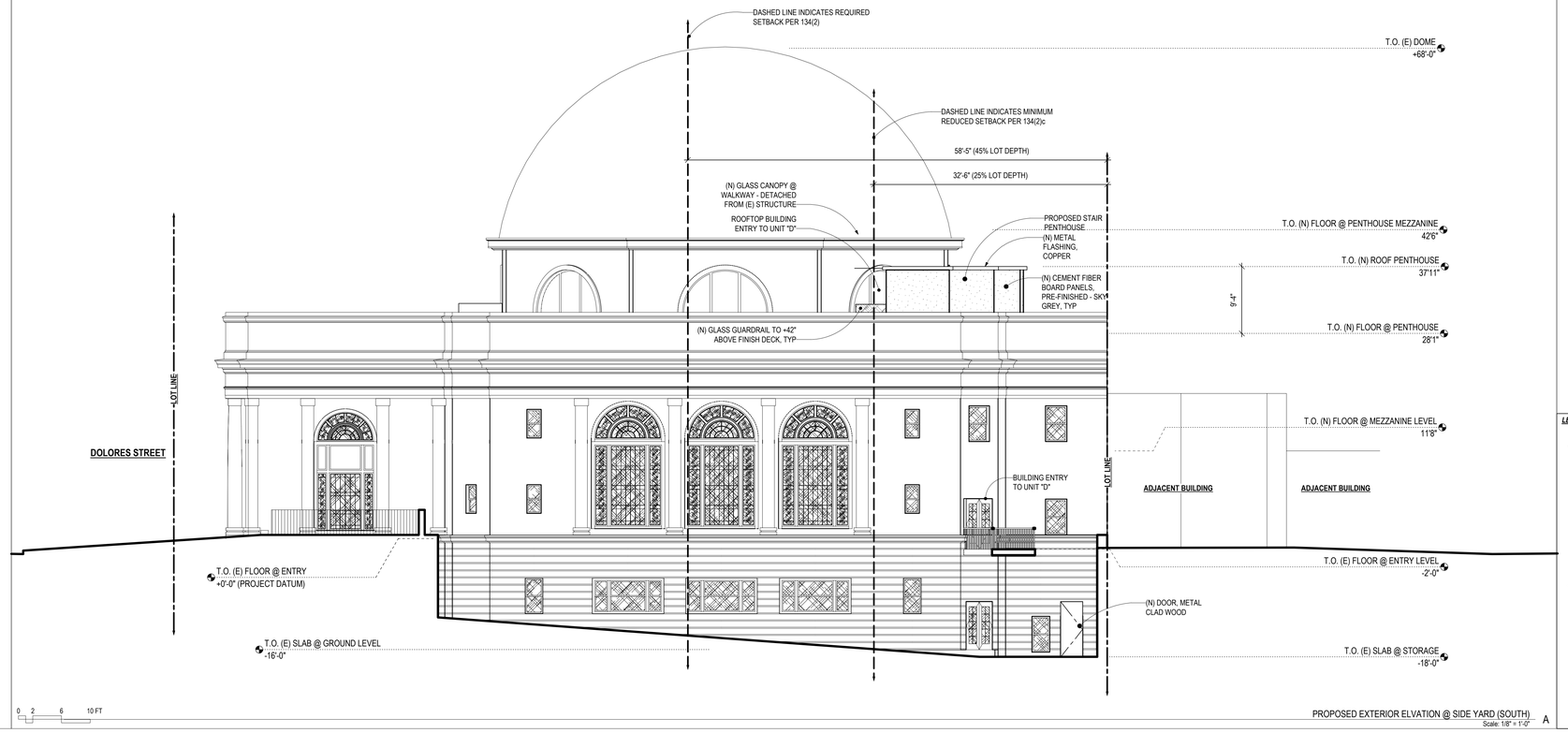
SHEET NUMBER:

A3.1

CHARACTER DEFINING FEATURES

H-EXT_DET-01	(E) PANELING @ (E) CEMENT PLASTER SURFACES, (E) MONO-CHROMATIC COLOR SCHEME, PAINTED WHITE - TO BE RETAINED & RESTORED; ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-02	(E) ENTABLATURE: WOOD & PLASTER CORNICE AND W/ DENITLATION BANDS - PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-03	(E) PLASTER CORNICE BAND, (E) CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-06	(E) MONUMENTAL TUSCAN STYLE COLUMN W/ (E) AUSTERE CAP & BASE, (E) CEMENT PLASTER COLUMN COVER, PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_PIL-01	MONUMENTAL TUSCAN STYLE PILASTER - CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED AS REQUIRED
H-EXT_RF-DM-01	(E) DOME - (E) SLATE ROOF O/ (E) WATER PROOFING O/ (E) BENT WOOD SHEATHING O/ WOOD TRUSSES W/ (E) METAL STRUCTURAL CONNECTIONS - TO BE RETAINED & RESTORED - PROVIDE (N) R-30 INSULATION & (N) WATER PROOFING UNDER SLATE, BEAD-BLAST ALL EXPOSED WOOD, FILL GAPS IN WOOD SHEATHING, CAULK & SEAL ALL GAPS
H-EXT_RF-DM-02	(E) WOOD CORNICE, PAINTED WHITE W/ (E) ANNODIZED METAL FLASHING, DARK UMBER - TO BE RETAINED & RESTORED: POWER WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - FINISH TO MATCH EXISTING
H-EXT_WIN-01	(E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE PANELS W/ ALUMINUM FRAME, CLEAR - ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
H-EXT_WIN-02	(E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE W/ ALUMINUM FRAME, CLEAR. ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
H-EXT_WIN-03	(E) LARGE HALF-ROUND WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE W/ ALUMINUM FRAME, CLEAR. ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
H-EXT_WIN-04	(E) SINGLE HUNG WOOD WINDOW - SINGLE PANE (E) CLEAR W/ (E) WOOD FRAME & (E) WOOD CASING, PAINTED WHITE W/. REPLACE (E) GLAZING & ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS





LEGEND:

- DASHED LINES INDICATE BULDING COMPONENTS TO BE REMOVED, TYP, UNO
- HATCH INDICATES SCOPE OF DEMOLITION, TYP.
- LOT BOUNDARY / REQUIRED SETBACK / REFERENCE
- SECTION CUT / HIDDEN COMPONENTS
- DETAILS / HINGE DIRECTION / OPEN TO BEYOND
- CLOUD REVISION / ANNOTION LEADER
- XX - ## FINISH REFERENCE
- XXX - #.## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
- X FLOOR / CEILING ASSEMBLY REFERENCE
- X WALL ASSEMBLY REFERENCE
- # DOOR & WINDOW SCHEDULE REFERENCE
- # REVISION REFERENCE
- ALIGN / REFERENCE NAME / REFERENCE / DETAIL NO. / SHEET NO. — ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE
- X/AX.XX — DETAIL REFERENCE
- X/AX.XX — INTERIOR ELEVATION REFERENCE
- X/AX.XX — ELEVATION / SECTION REFERENCE

modifier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modifier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCDA 05.20.2013
PLANNING & CHANGE OF USE 06.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

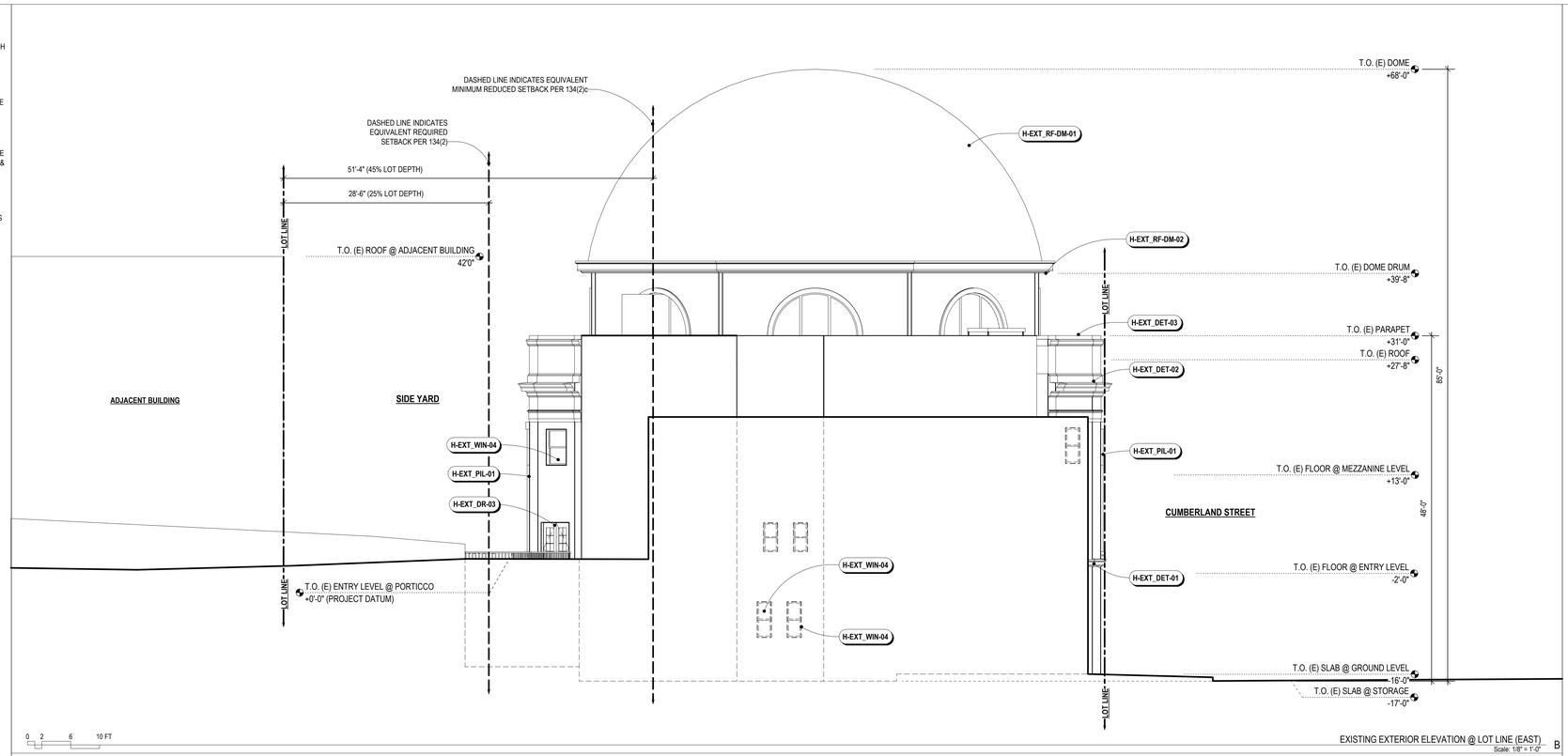
EXISTING & PROPOSED EXTERIOR BUILDING ELEVATIONS - SOUTH

SHEET NUMBER:

A3.2

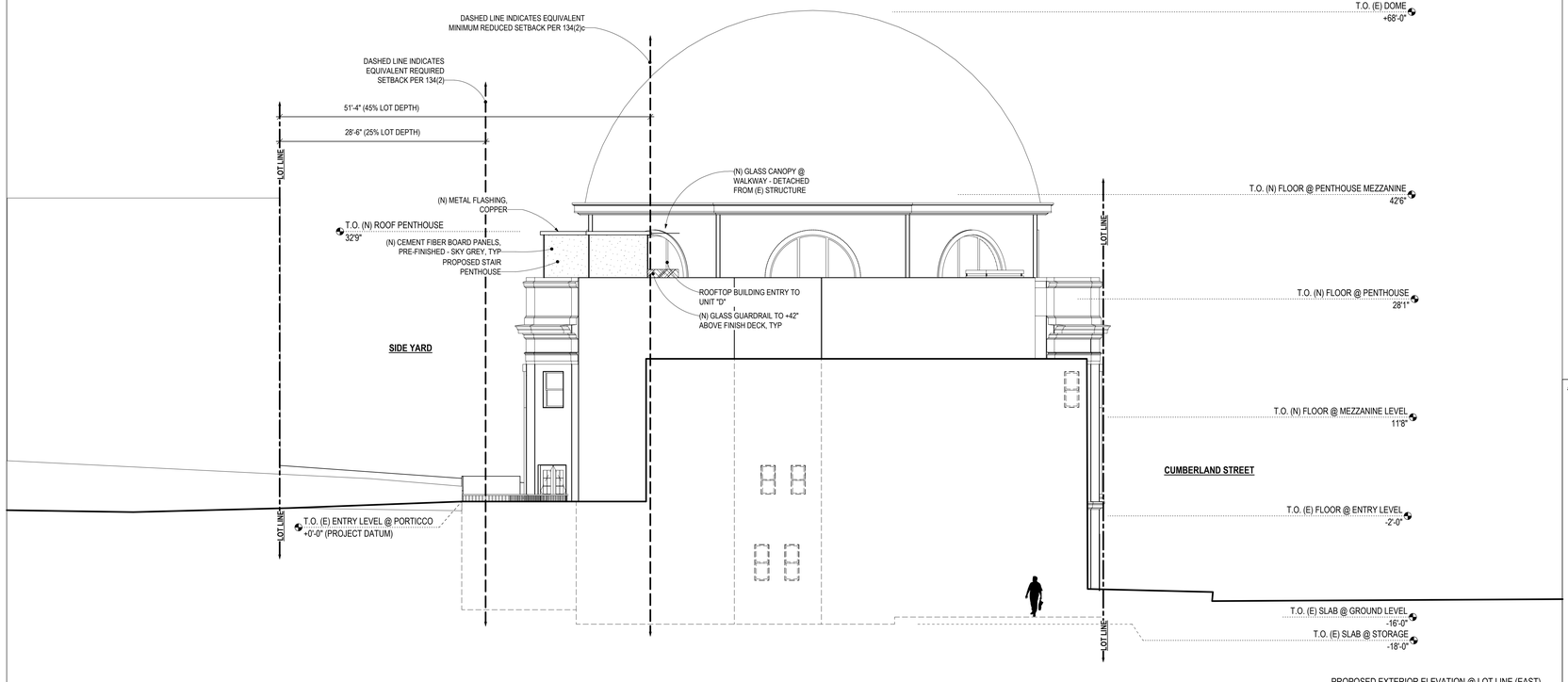
CHARACTER DEFINING FEATURES:

- H-EXT_DET-01 (E) PANELING @ (E) CEMENT PLASTER SURFACES. (E) MONO-CHROMATIC COLOR SCHEME, PAINTED WHITE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-EXT_DET-02 (E) ENTABLATURE: WOOD & PLASTER CORNICE AND W/ DENITLATION BANDS - PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-EXT_DET-03 (E) PLASTER CORNICE BAND, (E) CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
- H-EXT_DR-03 (E) EXTERIOR DOOR - (E) DOUBLE WOOD FRENCH DOORS - CLEAR, PAINTED WHITE @ INTERIOR W/ (E) ORNAMENTAL METAL GRILLE - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER PRIOR TO SEALING - FINISHES TO MATCH EXISTING AS REQUIRED & GLAZING RETROFITED PER TITLE 24 REQUIRMENTS @ INTERIOR
- H-EXT_PIL-01 MONUMENTAL TUSCAN STYLE PILASTER - CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED AS REQUIRED
- H-EXT_RF-DM-01 (E) DOME - (E) SLATE ROOF O/ (E) WATER PROOFING O/ (E) BENT WOOD SHEATHING O/ WOOD TRUSSES W/ (E) METAL STRUCTURAL CONNECTIONS - TO BE RETAINED & RESTORED - PROVIDE (N) R-30 INSULATION & (N) WATER PROOFING UNDER SLATE, BEAD-BLAST ALL EXPOSED WOOD, FILL GAPS IN WOOD SHEATHING, CAULK & SEAL ALL GAPS
- H-EXT_RF-DM-02 (E) WOOD CORNICE, PAINTED WHITE W/ (E) ANNODIZED METAL FLASHING, DARK UMBER - TO BE RETAINED & RESTORED: POWER WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - FINISH TO MATCH EXISTING
- H-EXT_WIN-04 (E) SINGLE HUNG WOOD WINDOW - SINGLE PANE (E) CLEAR W/ (E) WOOD FRAME & (E) WOOD CASING, PAINTED WHITE W/. REPLACE (E) GLAZING & ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS



0 2 6 10 FT

EXISTING EXTERIOR ELEVATION @ LOT LINE (EAST) B
Scale: 1/8" = 1'-0"



PROPOSED EXTERIOR ELEVATION @ LOT LINE (EAST) A
Scale: 1/8" = 1'-0"

LEGEND:

- DASHED LINES INDICATE BUILDING COMPONENTS TO BE REMOVED, TYP, UNO
- HATCH INDICATES SCOPE OF DEMOLITION, TYP.
- LOT BOUNDARY
- REQUIRED SETBACK
- REFERENCE
- SECTION CUT
- HIDDEN COMPONENTS
- DETAILS
- HINGE DIRECTION / OPEN TO BEYOND
- CLOUD REVISION
- ANNOTION LEADER
- XX - ## FINISH REFERENCE
- XXX - #.## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
- X FLOOR / CEILING ASSEMBLY REFERENCE
- X WALL ASSEMBLY REFERENCE
- # DOOR & WINDOW SCHEDULE REFERENCE
- # REVISION REFERENCE
- ALIGN
- REFRENCE NAME
- REFRENCE
- DETAIL NO.
- SHEET NO.
- ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE
- DETAIL REFERENCE
- INTERIOR ELEVATION REFERENCE
- ELEVATION / SECTION REFERENCE
- ELEV / SEC NO.

modyfier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modyfier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107

SUBMITALS:	DATE:
DCOA	05.20.2013
MINIMUM E CHANGE OF USE	06.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

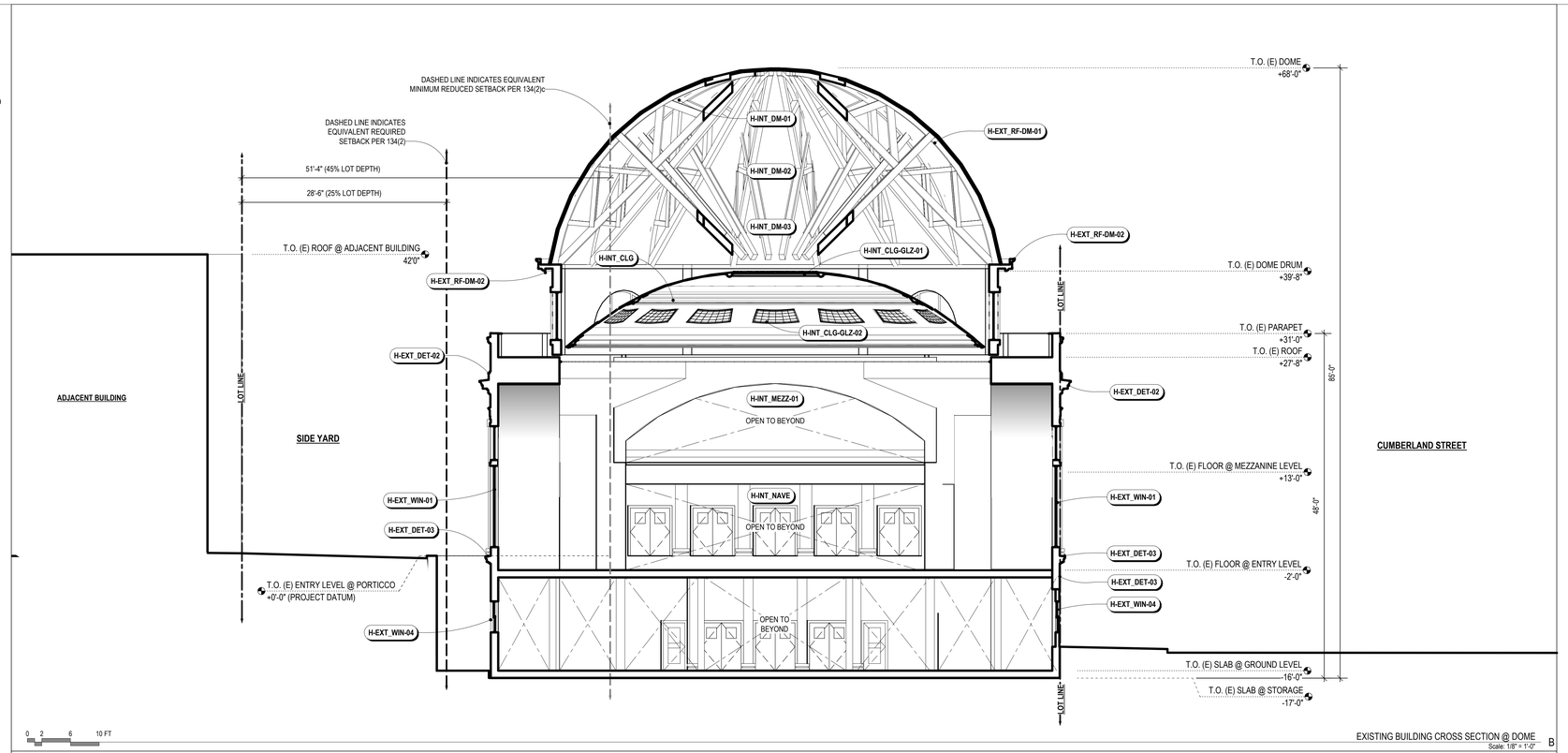
EXISTING & PROPOSED EXTERIOR BUILDING ELEVATIONS - EAST

SHEET NUMBER:

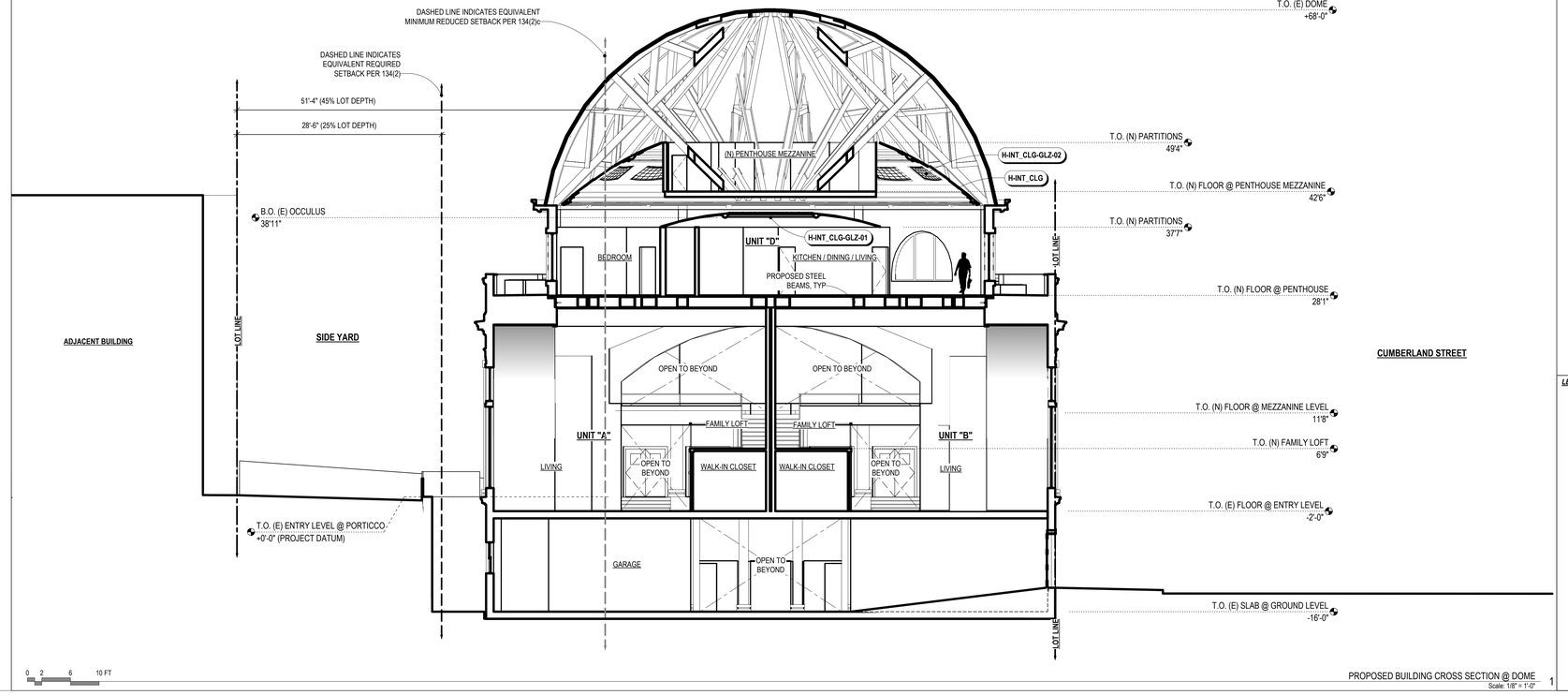
A3.3

CHARACTER DEFINING FEATURES:

H-EXT_DET-02	(E) ENTABLATURE: WOOD & PLASTER CORNICE W/ DENTILATION BANDS - PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_DET-03	(E) PLASTER CORNICE BAND, (E) CEMENT PLASTER FINISH, PAINTED WHITE - TO BE RETAINED & RESTORED - ALL SURFACES TO BE POWER WASHED PRIOR TO PAINTING - COLOR TO MATCH EXISTING
H-EXT_RF-DM-01	(E) DOME - (E) SLATE ROOF O/ (E) WATER PROOFING O/ (E) BENT WOOD SHEATHING O/ WOOD TRUSSES W/ (E) METAL STRUCTURAL CONNECTIONS - TO BE RETAINED & RESTORED - PROVIDE (N) R-30 INSULATION & (N) WATER PROOFING UNDER SLATE. BEAD-BLAST ALL EXPOSED WOOD, FILL GAPS IN WOOD SHEATHING, CAULK & SEAL ALL GAPS
H-EXT_RF-DM-02	(E) WOOD CORNICE, PAINTED WHITE W/ (E) ANNODIZED METAL FLASHING, DARK UMBER - TO BE RETAINED & RESTORED. POWER WASH W/ POTABLE WATER & MINERAL SPIRITS PRIOR TO PAINTING - FINISH TO MATCH EXISTING
H-EXT_WIN-01	(E) VENETIAN WINDOW - SINGLE PANE (E) CLEAR & ORNAMENTAL GLAZING W/ (E) WOOD FRAME, W/ (E) PROTECTIVE COVER W/ (E) FROSTED POLYCARBONATE PANELS W/ ALUMINUM FRAME, CLEAR - ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS. REMOVE (E) PROTECTIVE COVERS WHICH ARE NOT PART OF NOR CONSITENT W/ ORIGINAL DESIGN
H-EXT_WIN-04	(E) SINGLE HUNG WOOD WINDOW - SINGLE PANE (E) CLEAR W/ (E) WOOD FRAME & (E) WOOD CASING, PAINTED WHITE W/. REPLACE (E) GLAZING & ADD (N) 2ND LAYER OF GLAZING PER TITLE-24 REQUIREMENTS
H-INT_CLG	(E) SUSPENDED PLASTER CEILING @ NAVE, PAINTED WHITE W/ INSET GLAZED PANELS - TO BE PARTIALLY , TEMPORARILY RELOCATED TO ACCOMMODATE COMPLETION OF STRUCTURAL DIAPHRAGM. TO BE RESTORED: HAND WASH & PAINT - COLOR TO MATCH EXISTING
H-INT_CLG-GLZ-01	(E) OCCULUS @ NAVE CEILING - CLEAR & DECORATIVE GLAZING W/ STEEL FRAME - TO BE RETAINED & RESTORED: HAND WASH, REPLACE (E) BROKEN GLASS PANES W/ (N) NEW TO MATCH
H-INT_CLG-GLZ-02	(E) INTERIOR SKYLIGHTS - CLEAR & DECORATIVE GLAZING W/ WOOD FRAME - TO BE RETAINED & RELOCATED - REMOVED TO PER SEISMIC RETROFIT TO REMEDY DISCONTINUITY IN TRUSS SYSTEM INSTALLATION
H-INT_DM-01	(E) WOOD SHEATING & FRAMING @ (E) DOME -TO BE RETAINED, HANDWASHED. REPLACE (E) DAMAGED WOOD IN KIND AS REQUIRED
H-INT_DM-02	(E) WOOD TRUSS @ (E) DOME -TO BE RETAINED & HAND WASHED. REPLACE (E) DAMAGED WOOD AS REQUIRED IN KIND
H-INT_DM-03	(E) STRUCTURAL CONNECTORS @ (E) DOME, PAINTED STEEL - TO BE RETAINED & RESTORED: ALL SURFACES TO BE HAND WASHED W/ POTABLE WATER & WIRE BRUSHED TO REMOVE LOOSE PAINT
H-INT_MEZZ-01	(E) MEZZANINE BALCONY - TO BE RETAINED - DAMAGED AREAS OF (E) CEMENT PLASTER TO BE REPLACED AS REQUIRED - (E) WOOD FLOOR TO BE RETAINED - PROVIDE (N) NEW BREAK IN (E) GUARDRAIL TO ACCOMODATE PROPOSED INTERIOR DOORS
H-INT_NAVE	(E) NAVE - TO BE TRANSVERSED BY STRUCTURAL REINFORCEMENT



EXISTING BUILDING CROSS SECTION @ DOME
Scale: 1/8" = 1'-0" B



PROPOSED BUILDING CROSS SECTION @ DOME
Scale: 1/8" = 1'-0" 1

LEGEND:

- DASHED LINES INDICATE BULDING COMPONENTS TO BE REMOVED, TYP, UNO
- HATCH INDICATES SCOPE OF DEMOLITION, TYP.
- LOT BOUNDARY
- REQUIRED SETBACK
- REFERENCE
- SECTION CUT
- HIDDEN COMPONENTS
- DETAILS
- HINGE DIRECTION / OPEN TO BEYOND
- CLOUD REVISION
- ANNOTION LEADER
- XX - ## FINISH REFERENCE
- XXX - #.## APPLIANCE, CABINET, COUNTER & PLUMBING FIXTURE REFERENCES
- X FLOOR / CEILING ASSEMBLY REFERENCE
- X WALL ASSEMBLY REFERENCE
- # DOOR & WINDOW SCHEDULE REFERENCE
- # REVISION REFERENCE
- ALIGN
- REFRENCE NAME
- REFERENCE
- DETAIL NO.
- SHEET NO.
- X/AX.XX
- ALIGN FINISH SURFACES ELEVATION DATUM REFERENCE
- DETAIL REFERENCE
- INTERIOR ELEVATION REFERENCE
- ELEVATION / SECTION REFERENCE

modifier
1997 OAK STREET #6,
SAN FRANCISCO, CA 94117
TEL: 415.425.5870
modifier.com

SHEET SCALE: 1/4" = 1'-0"
DATE: 06.19.2013
PROJECT CODE: 1107
SUBMITALS: DATE:
CCDA 05.20.2013
PERMANENT EXCHANGE OF USE 06.21.2013

PROJECT TITLE & LOCATION:

THE LIGHT HOUSE

651 DOLORES ST., SAN FRANCISCO, CA

SHEET TITLE:

EXISTING & PROPOSED SECTIONS

SHEET NUMBER:

A4.0