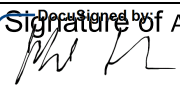




State of California – The Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Per Capita Project Application Form

PROJECT NAME Rossi Pool Renovation	REQUESTED GRANT AMOUNT \$ 1,622,072
PROJECT SITE NAME and PHYSICAL ADDRESS where PROJECT is located including zip code (substitute latitude and longitude where no street address is available) 600 Arguello Blvd, San Francisco, CA 94118	MATCH AMOUNT (if project is not serving a severely disadvantaged community) \$ 405,518
	LAND TENURE (<input checked="" type="checkbox"/> all that apply) <input checked="" type="checkbox"/> Owned in fee simple by GRANTEE <input type="checkbox"/> Available (or will be available) under a () year lease or easement

NEAREST CROSS STREET Anza Street and Arguello Boulevard
Project Type (Check one) Acquisition <input type="checkbox"/> Development <input checked="" type="checkbox"/>
COUNTY OF PROJECT LOCATION San Francisco
GRANTEE NAME AND MAILING ADDRESS San Francisco Recreation and Park Department, Capital Planning Division 49 South Van Ness, Suite 1220, San Francisco, CA 94103
AUTHORIZED REPRESENTATIVE AS SHOWN IN RESOLUTION
Name (typed or printed) and Title Email address Phone Philip A. Ginsburg, General Manager phil.ginsburg@sfgov.org (415) 831-2701
GRANT CONTACT-For administration of grant (if different from AUTHORIZED REPRESENTATIVE)
Name (typed or printed) and Title Email address Phone Toni Moran, Capital Grants Manager toni.moran@sfgov.org (415) 794-8173
GRANT SCOPE: I represent and warrant that this APPLICATION PACKET describes the intended use of the requested GRANT to complete the items listed in the attached Development PROJECT Scope/Cost Estimate Form or acquisition documentation. I declare under penalty of perjury, under the laws of the State of California, that the information contained in this APPLICATION PACKET, including required attachments, is accurate.
Signature of AUTHORIZED REPRESENTATIVE as shown in Resolution Date  12/28/2020
Print Name: Philip A. Ginsburg
Title: General Manager



State of California – The Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Development Project Scope/Cost Estimate Form

GRANTEE: City and County of San Francisco, Recreation and Park Department	PROJECT Name Rossi Pool Renovation
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Development project scope (Describe the project in 30 words or less):
 The proposed project includes the renovation of the pool, pool building including locker room, restroom, maintenance storage facility and landscape.

Project Scope Items - all that apply:

Install new	Renovate existing	Replace existing	Recreation Element
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool, aquatic center, splash pad
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trails or walking paths
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping or irrigation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Group picnic, outdoor classrooms, other gathering spaces
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Play equipment, outdoor fitness equipment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sports fields, sports courts, court lighting
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community center, gym, other indoor facilities
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Restroom, concession stand
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: Restroom, Locker Room
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: Multi-use Room
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minor elements which support one or more of the recreation elements checked above: benches, lighting, parking, signage, etc.

PRE-CONSTRUCTION (costs incurred prior to ground-breaking, such as design, permits, bid packages, CEQA); up to 25% of total PROJECT cost.	\$ 0.00
Construction	\$2,027,590.00
Total PROJECT cost	\$2,027,590.00
Subtract GRANTEE match if not in severely disadvantaged community (20% of total PROJECT cost, see page 13)	Less match -\$ 405,518.00
Total GRANT amount requested	\$1,622,072.00

The GRANTEE understands that all elements listed on this form must be complete and open to the public before the final grant payment will be made.

12/28/2020

AUTHORIZED REPRESENTATIVE Signature

Date

Philip A. Ginsburg, General Manager, San Francisco Recreation and Park Department

Print Name and Title



State of California – The Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Funding Sources Form

GRANTEE: City and County of San Francisco	PROJECT Name Rossi Pool Renovation
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PROJECTS funded by the program are not complete until the PROJECT SCOPE is complete, and the PROJECT is open to the public. PROJECTS will:

- Be entirely funded by the GRANT, *or*
- Require funds in excess of the GRANT.

If the PROJECT requires funds in excess of the GRANT, the SCOPE of the PROJECT may be either the SCOPE of the larger project, or a subset of the larger project.

For example, if the PROJECT is \$100,000 towards construction of a \$500,000 park, the SCOPE can be the \$500,000 park, or a \$100,000 element of the park, such as a playground, that can be complete and open to the public.

- The PROJECT will be entirely funded by the GRANT, *or*
- The PROJECT requires funds in excess of the GRANT:
- The SCOPE is the same as the scope of the larger project, *or*
 - The SCOPE is a subset of a larger project, the scope of that larger project is:

Larger project cost: \$10,517,000 Anticipated completion date: June 2021

List all funds that will be used. Submit revised Funding Sources form should funding sources be added or modified.

Funding Source	Date Committed	Amount
Per Capita/State of California	July 1, 2018	\$ 1,622,072
RP 2004 Rec & Park Rev Bond Reserves RP 2006 Rec & Park Rev Bond Reserves,	July 20, 2017	\$ 4,000,000
2012 Clean and Safe Neighborhood Park Bond and Contingency	July 20, 2017	\$ 4,894,928

I represent and warrant that I have full authority to execute this Funding Sources Form on behalf of the GRANTEE. I declare under penalty of perjury, under the laws of the State of California, that this status report, and any accompanying documents, for the above-mentioned GRANT is true and correct to the best of my knowledge.

DocuSigned by:

12/28/2020

AUTHORIZED REPRESENTATIVE Signature

Date

Philip A. Ginsburg, General Manager

Print Name and Title



State of California – The Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CEQA Compliance Certification

GRANTEE: City and County of San Francisco, Recreation and Park Department

Project Name: Rossi Pool Renovation

Project Address: 600 Arguello Blvd, San Francisco, CA 94118

Is CEQA complete? Yes No Is completing CEQA a PROJECT SCOPE item? Yes No

What document was filed, or is expected to be filed for this project's CEQA analysis:

- Date complete/expected to be completed
- Notice of Exemption (attach recorded copy if filed)
- Notice of Determination (attach recorded copy if filed)
- Other: CEQA Categorical Exemption Determination 9.20.2016

If CEQA is complete, and a Notice of Exemption or Notice of Determination was not filed, attach a letter from the Lead Agency explaining why, certifying the project has complied with CEQA and noting the date that the project was approved by the Lead Agency.

Lead Agency Contact Information	
Agency Name:	San Francisco Planning Department
Contact Person:	Jeanie Poling
Mailing Address:	1650 Mission Street, Suite 400, San Francisco, CA 94103
Phone: () 415 575-9072	Email: jeanied.poling@sfgov.org

Certification:

I hereby certify that the above referenced Lead Agency has complied or will comply with the California Environmental Quality Act (CEQA) and that the project is described in adequate and sufficient detail to allow the project's construction or acquisition.

I further certify that the CEQA analysis for this project encompasses all aspects of the work to be completed with grant funds.

DocuSigned by:

12/28/2020

AUTHORIZED REPRESENTATIVE Signature

Date

Philip A. Ginsburg, General Manager, San Francisco Recreation and Park Department.

Print Name and Title

FOR OGALS USE ONLY

CEQA Document	Date Received	PO Initials
<input type="checkbox"/> NOE <input type="checkbox"/> NOD		



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

December 23, 2020

Anne Davigeadono
California State Parks Department
Office of Grants and Local Services
P.O. Box 942896
Sacramento, CA 94296-0001

RE: Explanation of CEQA Determination for Rossi Pool

Dear Ms. Davigeadono:

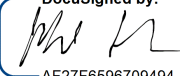
This letter explains why a Notice of Exemption will not be filed on the Rossi Pool Renovation Project.

The Rossi Pool Project was determined to be exempt for CEQA as part of the 2012 Clean and Safe Neighborhood Park. As project plans were developed, a modification to the original CEQA determination was requested. The San Francisco City Planning determined that the project was exempt for CEQA on September 20, 2016 per the attached Environmental Review Case Number 2011.1359E.

The Project was approved by the Recreation and Park Commission on July 20, 2017. According to the San Francisco Planning Department, the Notice of Exemption must be filed with 5-days of project approval to allow for legal challenges. Although an NOE was not filed, there have been no CEQA legal challenges, thus CEQA is completed and the project can be implemented.

Should you need more information, please contact Toni Moran at toni.moran@sfgov.org

Sincerely,

DocuSigned by:

AF27F6596709494...

Phillip A. Ginsburg
General Manager
San Francisco Recreation and Park Department



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Recreation & Park Department 2012 General Obligation Bond		Various	
Case No.	Permit No.	Plans Dated	
2011.1359E			
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature:</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>					
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Planner Name:</p> </td> <td style="width: 50%; padding: 5px;"> <p>Signature:</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>Project Approval Action:</p> <p>Select One</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td style="padding: 5px;"></td> </tr> </table> <p><small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</small></p> <p><small>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</small></p>		<p>Planner Name:</p>	<p>Signature:</p>	<p>Project Approval Action:</p> <p>Select One</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	
<p>Planner Name:</p>	<p>Signature:</p>					
<p>Project Approval Action:</p> <p>Select One</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>						

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Angelo Rossi Park		1140A/001
Case No.	Previous Building Permit No.	New Building Permit No.
2011.1359E	N/A	N/A
Plans Dated	Previous Approval Action	New Approval Action
8/15/16	GO Bond/staff implementation	Rec & Park Commission hearing
Modified Project Description: Changes to the building: new mechanical enclosure on the south side, new egress stairs and window on the north side, new ceiling-mounted mechanical ducts in the natatorium. See attached for detailed description. Readapted and new low planting landscaped areas with shade- and sun-tolerant plants are proposed along the north, south and west sides of the building. Four trees are proposed for removal. The proposed changes are consistent with the Secretary of the Interior's Standards for Rehabilitation. No archeological effects.		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. ATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input checked="" type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:
	Digitally signed by Jean Poling Date: 2016.09.20 12:45:18 -07'00'

Angelo J. Rossi Playground Block 1140A/Lot 001

The proposed project would include improvements to pool building, and improved building accessibility to meet ADA standards. The proposed site work would include upgrades to pool building which include plumbing, mechanical, and electrical systems, and addition of the mechanical enclosure at the south side of the building. The degraded roof element would be replaced in-kind, and interior partitions in staff and restroom areas would be adjusted to meet current ADA standards. All features in the site are expected to remain in their current locations and configuration.

The renovations of the pool and building would be proposed as follows:

- The pool would retain its current size, general configuration, principal interior circulation patterns, exterior walls, and overall massing in the renovation.
- Exterior building additions/alterations would include, the addition of a mechanical enclosure on the southern façade (facing the park), and the addition of an accessible emergency egress stair to Anza Street. The existing chlorinator room on the south facade will be removed to accommodate the new mechanical enclosure.
- The openness of the primary interior space, the natatorium, would be retained.
- The repair or replacement of the building systems (electrical, plumbing, mechanical, and filtration) would be done in order to minimize visual intrusion on the main natatorium space and limit alteration of existing fabric. Most of these locations are in non-visible utility rooms. New mechanical system would necessitate the addition of two ceiling mounted mechanical ducts running the length of the natatorium. Mechanical equipment on the exterior will be screened by a mechanical enclosure designed to be compatible with the existing building scale, materials, and detailing.
- Pool shell and liner would be replaced, waterproofed, and sealed to match existing.
- ADA upgrades needed to reach the pool entrance or exits, or to provide a lift at the edge of the pool, would be done in a consolidated area to minimize removal of existing materials.
- Where possible and feasible, repair of deteriorated features such as finishes and materials would be done; in other areas, replacement of the materials due to rot or other degradation may be necessary. Where new materials are provided, they will match the original design and layout of existing materials.
- In the repair or replacement of glazing and windows, new windows would have a higher level transparency than the current panels (most of which are not original) in order to restore more of the building's original appearance (Original documentation is extant to show existing glazing patterns and materials). The renovation would replace existing aluminum window frames in the existing openings with new in-kind aluminum frames and hardware to match the original. Existing window hardware would be reused where feasible.
- Rooflines would remain the same and maintain the same appearance. Entry trellis would be repaired/replaced in-kind. Columns supporting the trellis would be replaced and total number of columns reduced.
- Any structural/seismic reinforcement would be additive, and augment existing structural systems rather than replacing them. The work would include adding steel hardware to reinforce the existing roof diaphragm, which would be attached to the existing ceiling and painted to match the ceiling. The existing structural systems (concrete and steel system) would remain visible and the natatorium would remain open in feel and character. Along the side walls, individual steel

cross braces elements would be added between the concrete frames to provide additional reinforcement to the existing structural system.

- The existing exterior entry sequence and circulation would remain the same. The existing single step-up at entry patio and chain-link fence on the west façade would be replaced with an accessible ramp. The area of the entry patio would be extended to roughly twice its existing size and a new planter/retaining wall will surround the patio and be constructed to be compatible with existing retaining walls on the site.
- An existing door opening on the north façade will be partially infilled to create a new window opening. The window will be designed to match (E) adjacent window openings in material, dimension, profile and overall character.
- Excavation would be limited to foundation work for the new mechanical enclosure, and the new egress stair on Anza Street.
- Modifications to the existing basement would be limited to mechanical, electrical, and plumbing improvements, and potential foundation structural improvements if deemed necessary by structural engineers.
- Interior alterations would include revised floor plan layouts of the women's and men's locker rooms, toilets, and shower stalls. A new multi-purpose room would be added to the floor plan with direct access to the pool deck. Reception and staff areas would remain in existing locations, and would be reconfigured with new plan layouts and interior finishes. All interior plan modifications would be made to bring the building into compliance with accessibility standards. Materials in the natatorium would be updated, and a storage cabinet would be added to the southern interior wall.