



## PLANNING COMMISSION MOTION NO. 21237

**HEARING DATE: JANUARY 26, 2023**

**Record No.:** 2021-007313CUA  
**Project Address:** 80 Julian Avenue  
**Zoning:** Valencia Street Neighborhood Commercial Transit (NCT) Zoning District  
45-X Height and Bulk District (current)  
80-X Height and Bulk District (pending)  
Mission Alcohol Restrict Special Use District  
Fringe Financial Service Restricted Use District  
**Cultural District:** American Indian Cultural District  
**Block/Lot:** 3547/052  
**Project Sponsor:** Friendship House Association of American Indians  
56 Julian Avenue  
San Francisco, CA 94103  
**Property Owner:** Friendship House Association of American Indians  
56 Julian Avenue  
San Francisco, CA 94103  
**Staff Contact:** Alex Westhoff – (628) 652-7314  
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.2 AND 303, TO ALLOW CONSTRUCTION OF A NEW SIX-STORY-OVER-BASEMENT, 79 FOOT TALL (84 FEET TALL INCLUSIVE OF ROOFTOP SCREENING) MIXED-USE BUILDING WITH 21 GROUP HOUSING ROOMS AND APPROXIMATELY 30,250 SQUARE FEET OF COMMUNITY FACILITY USE LOCATED AT 80 JULIAN AVENUE, LOT 052 IN ASSESSOR'S BLOCK 3547 WITHIN THE VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT ZONING DISTRICT, THE VILLAGE SPECIAL USE DISTRICT, AND A PROPOSED 80-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On July 21, 2022, Lawrence Badiner of Badiner Urban Planning, Inc., agent for Friendship House Association of American Indians (hereinafter "Project Sponsor") filed Application No. 2021-007313CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new six-story over basement, 79-ft tall, mixed-use building with 21 group housing units and approximately 30,250 sf of community facilities (hereinafter "Project"), at 80 Julian Avenue, Block 3547 Lot 052 (hereinafter "Project Site").

On December 7, 2022 the Preliminary Mitigated Negative Declaration/Initial Study (PMND/IS) for the Project was prepared and published for public review; and

The PMND/IS was available for public comment until December 27, 2022; and

On January 11, 2023, the Final Mitigated Negative Declaration (FMND) was published; and

On January 26, 2023 the Planning Commission (hereinafter “Commission”) reviewed and considered the 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 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 FMND, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department Commission Secretary is the Custodian of Records, located in the File for Record No. 2021-007313ENV, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

On January 26, 2023, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Planning Code and Map Amendments and Conditional Use Authorization application No. 2021-007313CUA/LEG/MAP.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-007313CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 Authorization as requested in Application No. 2021-007313CUA, subject to the conditions contained in “EXHIBIT C” 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. Project Description.** The Project includes the construction of six-story-over-basement mixed-use building on a 6,608-square-foot vacant lot. The new building would be 79 feet tall (84 feet including mechanical penthouse and screening) and would contain 21 group housing rooms and approximately 30,250 square feet of community facility use. The new building proposes a youth recreation and development center, an elder services center and community gathering space, youth and teen programs and other social services, a dental clinic and a medical clinic. The new building would also include 21 rooms providing interim housing, for current participants and graduates of Friendship House Association of American Indians' ("Friendship House") substance use disorder program, including mothers with their children. The building's roof would contain common space for building residents, areas for vegetable planting, and other green/living roof components.
- 3. Site Description and Present Use.** The Project is located on a single through lot (with a lot area of approximately 6,608 square feet), which has an approximately 66-ft of frontage along Julian Avenue and 66-ft of frontage along Caledonia Street, a 15-foot wide alley. The Project Site is a generally flat vacant lot. The site abuts the courtyard of the adjacent Friendship House, located to the north of the project site at 56 Julian Avenue. The previous building on the site was demolished in 2011.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Valencia Street Neighborhood Commercial Transit Zoning District in the Mission Area Plan. The immediate context is mixed in character with residential, industrial, and institutional uses. To the south of the Project Site are a two-story brick building (1656-1660 15<sup>th</sup> Street), a one-story industrial building (1670 15<sup>th</sup> Street), and a two-story commercial building (1672 15<sup>th</sup> Street). Immediately across Julian Avenue is a five-story, 202-unit mixed-use residential building (1880 Mission Street). Across Caledonia Street from the Project Site fronting Valencia Street is a four-story, 52-unit mixed-use residential building with ground floor retail (1684-1688 15<sup>th</sup> Street/391 Valencia Street), a two-story, commercial building (375-377 Valencia Street) and a five-story mixed-use residential building with ground floor retail (363 Valencia Street). Other zoning districts in the vicinity of the Project Site include: P (Public), UMU (Urban Mixed Use), RTO -M (Residential Transit-Oriented, Mission) and the Mission Street NCT (Neighborhood Commercial Transit) Zoning District.

The Project Site is also located in the American Indian Cultural District, which was adopted by the Board of Supervisors in May 2020. The American Indian Cultural District is roughly bounded by Market Street, Sanchez, Street, 17<sup>th</sup> Street, Folsom Street, 13<sup>th</sup> Street and Duboce Street with an extension to encompass Dolores Park. This District holds a unique concentration of historical events, cultural resources, and Native American-based programming, services, and gathering spaces that are historically and presently important to the American Indian community in the San Francisco Bay Area.
- 5. Public Outreach and Comments.** The Department has received one phone call on the project. While the caller supported the project in concept, opposition was expressed regarding the project's height at its current location. In addition to the required pre-application meeting, held on June 10, 2021, the Project Sponsor has met with neighbors and community groups individually, including Centro Latino, Arriba Juntos, and Mission Housing.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Per Planning Code Section 762 permits group housing with no density limit and Community Facilities on all floors in the Valencia NCT District. Additionally, Community Facility uses are principally permitted in the Valencia St NCT Zoning District.

*The Project proposes 21 group housing units and approximately 30,250 square feet of community facility use. The other proposed uses include recreation, activity space, a cultural center, youth center, dental operations, medical lab/offices, and social services. These uses all which align with the definition of Community Facility, pursuant to Planning Code Section 102. Therefore, the uses proposed by the Project are principally permitted.*

- B. **Use Size Limits.** Planning Code Section 121.1 permits non-residential uses up to 2,999 square feet and allows uses above 3,000 square feet and above by Conditional Use Authorization in the Valencia NCT District.

*The Project proposes a Community Facility use over 2,999 square feet and requires a Conditional Use Authorization (CUA) exception pursuant to the proposed Planning Code 249.2 Special Use District (SUD).*

- C. **Floor Area Ratio.** Planning Code Section 124 permits a Floor Area Ratio (hereinafter "FAR") of 2.5 to 1 for non-residential uses in the Valencia NCT.

*The Project proposes an FAR of approximately 4.6 to 1; therefore, the Project requires a CUA exception pursuant to the proposed SUD.*

- D. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 25% of the total depth of the lot on which the building is situated at the second level.

*The Project proposes a building depth of 100 feet on the 100-foot-deep lot, that results in no rear yard. Therefore, the Project requires a CUA exception pursuant to the proposed SUD.*

- E. **Useable Open Space.** In the Valencia St NCT Zoning District, Planning Code Section 135 requires 80 square feet per unit if private, or 100 square feet per unit if common square feet of useable open space for each dwelling unit. Group Housing is allowed one-third of the dwelling unit area or 27 square feet per unit if private, or 33 square feet per unit if common.

*The Project contains a total of 21 group housing units which requires approximately 700 square feet of common usable open space, and each unit has access to a qualifying approximately 2,425 square feet common usable open space on the roof. Therefore, the Project complies with the requirements of Planning Code Section 135 useable open space requirements.*

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that either all group housing bedrooms or at least one interior common area at least 120 square feet in size face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.



*Within the Project, three group housing bedrooms have direct exposure onto Julian Avenue and meet requirements of Planning Code Section 140. Ten bedrooms have direct exposure onto the courtyard and eight bedrooms have direct exposure onto Caledonia Street, which do not meet the requirements of Planning Code Section 140. Therefore, the Project requires a CUA exception pursuant to the proposed SUD.*

- G. Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The Julian Avenue frontage meets the requirements of Section 145.1. While the Caledonia Street frontage meets the design requirements of Planning Code Section 145.1, the Project proposes activities within the first 25 feet of the ground floor not considered active uses under Planning Code Section 145.1. Therefore, the Project requires a CUA exception pursuant to the proposed SUD.*

- H. Off-Street Freight Loading.** Planning Section 152 of the Planning Code does not require any off-street freight loading space for institutional and residential uses less than 100,001 gsf.

*The Project has approximately 43,000 gsf of use and does not require off-street freight loading spaces.*

- I. Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

*The Project will not provide any off-street parking spaces.*

- J. Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for every four group housing beds and a minimum of two Class 2 bicycle parking spaces for projects proposing 100 group housing beds or less. Planning Code Section 155.2 requires one Class 1 space for every 5,000 square feet of Occupied Floor Area for Community Facilities and a minimum of two Class 2 spaces for Community Facilities uses or one space for every 2,500 square feet of Occupied Floor Area that is publicly accessible or an exhibition area.

*The Project proposes 21 group housing units, each with one bed; thus 5 Class 1 and 2 Class 2 spaces are required for the group housing units. The Project proposes approximately 18,000 square feet of*

*Community Facilities Occupied Floor Area which requires 4 Class 1 spaces and 7 Class 2 spaces. The Project proposes 10 Class 1 in the basement and 10 Class 2 bicycle parking spaces and therefore complies with the requirements of Planning Code Section 155.2.*

- K. Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is in a 45-X Height and Bulk District, with a 45-foot height limit.

*The Project will have a height of 79 feet, thus exceeding the existing 45 foot height limit. Therefore, the Project requires a CUA exception pursuant to the proposed SUD.*

- L. Setbacks on Narrow Streets and Alleys.** Planning Code Section 261.1 requires that frontages on the North-South Narrow Streets shall have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting Narrow Street.

*The Project does not meet setback requirements along Caledonia Street. Therefore, the Project requires a CUA exception pursuant to the proposed SUD.*

- M. Transit Sustainability Fee.** Planning Code Section 411A exempts non-profit projects from the requirements of the Transit Sustainability Fee.

*The Project is proposed to be owned and operated as a non-profit and is exempt from this fee. However, the Project requests a CUA exception pursuant to the proposed SUD, which would waive applicability of Planning Code Section 411A.*

- N. Residential Child-Care Impact Fee.** Planning Code Section 414A is applicable to any residential development that results in at least one new group housing facility.

*The Project requests a CUA exception pursuant to the proposed SUD, which would waive applicability of Planning Code Section 414A.*

- O. Inclusionary Affordable Housing Program.** Planning Code Section 415 requires rental residential projects of 10 or more units to provide 15 percent to be affordable to households earning up to 65% of Area Median Income, with an affordable rent set at 55% of Area Median Income or less.

*The Project requests a CUA exception pursuant to the proposed SUD, which would waive applicability of Planning Code Section 415.*

- P. Eastern Neighborhoods Impact Fee and Public Benefits Fund.** Planning Code Section 423 imposes a fee on development in the Eastern Neighborhoods Plan Area to address the needs for a significant amount of public open space and recreational facilities; transit and transportation, including streetscape and public realm improvements; community facilities and services, including child care; and other amenities.

*The Project requests a CUA exception pursuant to the proposed SUD, which would waive applicability of Planning Code Section 423.*

- Q. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 12 points for the Community Facility uses and 10 points for the group housing uses.

*As currently proposed, the Project will achieve its required points through the following TDM measures:*

*Community Facility uses*

- *Parking Supply (Option K – No parking)*
- *Bicycle Parking (Option A – Class 1 and 2 bicycle parking spaces as required by the Planning Code)*

*Group Housing uses*

- *Parking Supply (Option K - No parking)*
- *Bicycle Parking (Option A – Class 1 and 2 bicycle parking spaces as required by the Planning Code)*

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

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

*The Project is necessary, desirable and compatible with the neighborhood and community. The proposed development will improve a vacant lot with a unique design of aesthetic and visual interest and will augment the diversity of architectural styles and building sizes found throughout the nearby vicinity. The Project will be a distinctive building while still being well suited and compatible with the surrounding area. As the new center for the Bay Area American Indian community, it offers public and civic importance that warrants a prominent design.*

*The surrounding neighborhood is characterized by mixed visual diversity, exhibiting a wide range of building height, massing, ages, architectural styles, materials, and more. While there is a heavy concentration of smaller scale, one- to two-story residential and commercial structures, a number of nearby buildings are of more considerable height and massing. Larger buildings include 1880 Mission (a 2010 five-story rental building), 391 Valencia Street (a four-story mixed-use building directly west of the subject property) and the nearby 65-foot tall Armory Building. Many surrounding structures are built to the full lot lines, with no consistent pattern of front, rear, or side setbacks. While the Project will be built taller than nearby properties, its lot size is smaller than many of the larger nearby buildings' lots, thus avoiding a monolithic appearance of excessive mass and bulk*

*Building material also varies greatly with wood-framed, brick, concrete, and stucco clad structures all found nearby. The subject property is not located in a historic district. While a large concentration of older buildings exists, the neighborhood is also rich in newer development. Of high architectural merit, the landmark-quality design includes a unique terracotta baguette cladding on all four sides reminiscent of nearby older brick buildings. though designed in a contemporary way.*

*The surrounding neighborhood also exhibits buildings with a large variety of uses, including older and newer residential structures, commercial storefronts, and a variety of community serving and institutional uses. The project's proposed programming includes residential uses on the upper floors, as well as a range of community facility uses including recreation, youth and elder activity spaces, gathering and exhibit spaces, medical and dental operations, social services and more. The proposal is thus aligned with the mixed-use character of the neighborhood.*

*The subject property is located in the American Indian Cultural District, which holds a unique concentration of historical events, cultural resources, and Native American-based programming, services, and gathering spaces that are historically and presently important to the Bay Area American Indian community. Through the proposed uses, programming and services, the development will help to anchor the local American Indian community, assisting with cultural stabilization and displacement reduction. The Project Site is adjacent to the existing Friendship House located at 56 Julian Avenue. The property was built in the early 2010s, though the Friendship House has existed for almost 60 years as a residential substance use disorder treatment and recovery center for American Indians. In addition to recovery services, Friendship House operates as a default cultural center for American Indians in San Francisco and the larger Bay Area.*

*With the new building at 80 Julian Avenue, Friendship House will create The Village Wellness Center, an expanded center for American Indians. The proposed building will consist of an inter-tribal community coalition of Native American organizations and groups that serve San Francisco's Indigenous population. The Village intends to create a physical, service, cultural and spiritual nexus for urban American Indians. Thus, the Project is compatible with the neighborhood, and would establish itself as a cultural hub for one of San Francisco's underrepresented communities.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project respects the surrounding context and architecture while creating a new cultural and visual focal point to mark the space of the local American Indian community whose heritage is not currently well represented throughout San Francisco's built environment. The Village will be 80 feet in height and 6 stories. While taller than many surrounding residential/commercial buildings which are generally at 40' to 60', The Village is close to St. John's Church across 15th Street which rises approximately 50' at the highest point and the Armory which is approximately 65' in height (taller including vaulted roof for the Drill Court). The height of The Village will be distinctive at an appropriate scale for the neighborhood, in that it will be an iconic, highly visible symbol associated with San Francisco's Native American community, which has been largely invisible from the public realm.*

*The building massing considers the narrow alley conditions on Caledonia. The building has been pulled back on the west side back from the property line, providing a 2-foot setback. At all levels*

*above level 2, the building is further carved at the southwest corner, helping to provide additional light exposure for 399 Valencia. Along the south facade in this area, the proposed building is set back an additional 1'-8" from the property line, and contains a large radius carved into the southwest corner.*

- (2) 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 does not propose automobile parking spaces. No significant increase in vehicular traffic is anticipated to result from the project, and the site is well served by transit; and easily accessible to bicyclists and pedestrians.*

*Loading will primarily be handled along Julian Avenue, where the entrance and security is located. The project proposes two designated passenger loading stalls along Julian Avenue abutting the subject property. No significant increase in such traffic is expected that would compromise access to other properties along Julian Avenue, all of which have primary access on Valencia or 15th Street.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The Project is not anticipated to generate substantial glare, dust or odor. Most of the activities proposed by the Project will be conducted in the building's interior and are not expected to generate material new sources of exterior noise.*

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

*The Project would significantly improve the appearance and function of the property through features including sidewalk widening along Caledonia to comply with current accessibility standards, a rooftop garden and open space, rooftop screening by a parapet, and street trees along Julian. The Project does not include off-street automobile parking, and two passenger loading spaces will be provided on Julian Ave.*

- 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, pending SUD approval, and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The Project is consistent with the stated purposes of the proposed Village SUD. Pursuant to the SUD's Planning Code and Zoning Map Amendment Ordinance (File Number 221261), the purpose of this SUD is to facilitate the development of Community Facility and Group Housing uses at the site through the project. The Project will provide several benefits to the City and the Native American community in San*

*Francisco, including community space, access to health and social services, elder services, youth programming, medical and dental clinics, and transitional housing. The project will thus ultimately serve to realize the SUD's purpose.*

**8. Special Use District Findings.** Planning Code Section 249.2 identifies exceptions, as outlined below, from otherwise applicable requirements of the Planning Code to further the purpose of the Village SUD. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following exceptions are met:

A. **Floor Area Ratio.** The Village SUD allows a floor area ratio up to and including 7 to 1.

*The Project proposes an FAR of approximately 4.6 to 1, which is below the permitted FAR of 7 to 1.*

B. **Height and Bulk Restrictions.** The Village SUD's Height and Bulk district is 80-X.

*The Project will have a height of 79 feet, which is below the height limit of 80 ft. The project site does not have bulk restrictions.*

C. **Rear Yard.** Provisions of Planning Code Section 134 governing rear yard requirements do not apply to the Village SUD, and thus rear yards are not required.

*The Project does not provide rear yard. The SUD does not establish a rear yard requirement.*

D. **Use Size Limits.** The provisions of Sections 121.1 of this Code governing use size shall not apply, thus not limiting non-residential use size limits in the SUD.

*The Project includes a non-residential use (Community Facility) of 30,250 square feet. The SUD does not establish a non-residential use size limit.*

E. **Permitted Obstructions.** Provisions of Planning Code Section 136 governing obstructions over streets and alleys and in required setbacks, yards, and usable open space shall not apply.

*The Project does not include any permitted obstructions pursuant to Planning Code Section 136.*

F. **Dwelling Unit Exposure.** Provisions of Planning Code 140 governing dwelling unit exposure do not apply. Instead, all group housing units shall have at least one window facing on to a street or alley at least 15 feet in width, or the units shall face an open area on an adjacent lot where such open area has a minimum horizontal dimension of 15 feet from the window and is subject to a recorded restriction prohibiting new buildings in such open area.

*Three of the Project's group housing bedrooms have direct exposure onto Julian Avenue and eight bedrooms have direct exposure onto Caledonia Street, both of which are at least 15 feet in width. The remaining ten bedrooms have direct exposure onto the courtyard which has a minimum horizontal dimension of 15 feet from the windows and is subject to a recorded restriction prohibiting new buildings in such open area. The Project meets the dwelling unit exposure requirements established by the SUD.*

- G. **Active Use.** The provisions of Section 145.1 of this Code governing street frontages shall not apply.

*While the Julian Avenue frontage includes active uses compliant with Planning Code Section 145.1, the Caledonia Street frontage includes uses, specifically storage on the ground floor, not considered active uses. The SUD does not require active uses along street frontages.*

- H. **Setbacks on Narrow Streets and Alleys.** Provisions of Planning Code Section 261.1 requiring setbacks along narrow alleys shall not apply.

*Caledonia Street is considered a narrow alley. The SUD does not require setbacks along narrow street and alleys. The Project does not incorporate setbacks along Caledonia Street, which would meet the requirements of Planning Code Section 261.1.*

- I. **Fees.** The requirements of Section 411A (Transit Sustainability Fee), Section 414A (Child Care for Residential Projects), Section 415 (Inclusionary Affordable Housing Program), and Section 423 (Eastern Neighborhoods Impact Fee and Public Benefits Fund) of this Code shall not apply to the Project.

*The Project is requesting exceptions from the fee requirements pursuant to Planning Code Section 411A, 414A, 415, and 423.*

*Overall, the Commission finds the Project to be within the limits of the Planning Code requirements established by the Village Special Use District. The Project meets the intent of the Village SUD, and these exceptions assist in furthering the construction of the Project. The Project would provide great benefit to San Francisco's American Indian community by functioning as a new cultural hub.*

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 1.10**

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



**OBJECTIVE 4**

**FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

Policy 4.2

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

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

**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 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

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

Policy 1.3

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

**OBJECTIVE 3**

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

POLICY 3.3

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

**OBJECTIVE 4**

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

POLICY 4.12

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

**COMMUNITY FACILITIES ELEMENT**

Objectives and Policies

**OBJECTIVE 3**

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

POLICY 3.1

Provide neighborhood centers in areas lacking adequate community facilities.

POLICY 3.3

Develop centers to serve an identifiable neighborhood.

POLICY 3.4

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

POLICY 3.5

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

POLICY 3.7

Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

POLICY 3.8

Provide neighborhood centers with a network of links to other neighborhood and citywide services.

**TRANSPORTATION ELEMENT**

Objectives and Policies

**OBJECTIVE 25**

**IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.**

POLICY 25.2

Maintain and expand the planting of street trees and the infrastructure to support them.

POLICY 25.4

Preserve pedestrian-oriented building frontages.

**MISSION AREA PLAN**

Land Use

Objectives and Policies

**OBJECTIVE 1.2**

**IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.**

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

**OBJECTIVE 1.8**

**MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.**

Policy 1.8.1

Direct new mixed-use residential development to the Mission's neighborhood commercial districts to take advantage of the transit and services available in those areas.

Policy 1.8.2

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

Housing

Objectives and Policies

**OBJECTIVE 2.3**

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

POLICY 2.3.2

Prioritize the development of affordable family housing, both rental and ownership, particularly along transit corridors and adjacent to community amenities.

POLICY 2.3.4

Encourage the creation of family supportive services, such as childcare facilities, parks and recreation, or other facilities, in affordable housing or mixed-use developments.

Built Form

Objectives and Policies

**OBJECTIVE 3.2**

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

POLICY 3.2.1

Require high quality design of street-facing building exteriors.

POLICY 3.2.8

Recognize the distinctive Mission murals and expand the opportunities for new murals as well as other public art by providing space such as visible and publicly accessible walls in new construction adjacent to or near the murals to allow for these art traditions to thrive and continue, and by ensuring new construction does not obstruct, demolish, damage or otherwise diminish the Mission murals and other public art

Transportation

Objectives and Policies

**OBJECTIVE 4.7**

IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION

POLICY 4.7.2

Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.

Streets and Open Space  
Objectives and Policies

**OBJECTIVE 5.2**

**ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY, PRIVATE OPEN SPACE**

POLICY 5.2.1

Require new residential and mixed-use residential development to provide on-site, private open space designed to meet the needs of residents.

POLICY 5.2.3

Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.

**OBJECTIVE 5.3**

**CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD.**

POLICY 5.3.2

Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.

POLICY 5.3.4

Enhance the pedestrian environment by requiring new development to plant street trees along abutting sidewalks. When this is not feasible, plant trees on development sites or elsewhere in the Plan Area.

Community Facilities  
Objectives and Policies

**OBJECTIVE 7.1**

**PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.**

POLICY 7.1.1

Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.

*The Project will develop a community facility for San Francisco's American Indian population. The building has an exceptional presence while relating appropriately to the surrounding neighborhood. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high-quality designed exterior, which features a variety of materials, colors and textures, including terra cotta paneling, and activates an under-used vacant site. The*

*south facing façade will also include artwork spanning its upper floors thus further contributing to the Mission District's distinctive character. Through innovative and outstanding architectural design, the Project will develop a unique placemaker, helping to foster a sense of identity for the American Indian Cultural District. With a variety of community serving uses appealing to diverse ages and interests, the project ultimately offers to serve as a much-needed cornerstone of one of San Francisco's most marginalized and underrepresented communities.*

*The Project is a residential and community facility development, providing 21 new group housing rooms in a mixed-use area on-site low-cost rooms for rent, which assist in furthering the City's affordable housing goals. The medical and dental facilities at the will be of value to community members. The residential and community serving uses can introduce new residents and visitors to the neighborhood to help patronize existing commercial uses, thus supporting local economic well-being.*

*The Project is not anticipated to generate excessive automobile trips and lies in close proximity to ample public transportation. Nearby transit lines include the 14-Mission, 22-Fillmore, 33-Ashbury, 49-Van Ness-Mission and 55-Dogpatch. The site is located two blocks from the 16th and Mission Street BART and MUNI Station, one of San Francisco's most robust transit hubs, with numerous local and regional connections. The project lies in one of San Francisco's most centralized neighborhoods, thus easily accessible to bicyclists and pedestrians.*

*The Project provides ample common open space and also improves the public rights of way with new streetscape improvements, street trees and landscaping. On balance, the Project is consistent with the Objectives and Policies of the General Plan and the Mission Area Plan.*

**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 complies 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 site does not possess any neighborhood-serving retail uses, since it is currently vacant. The Project provides 21 new group housing rooms and approximately 30,250 square feet of Community Facility uses, which will enhance the nearby retail uses by providing new residents and visitors who may patronize nearby businesses.*

- 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 Site does not possess any existing housing and is a vacant lot that does not strongly contribute to neighborhood character. The Project would provide 21 new group housing units, thus resulting in an overall increase in the neighborhood housing stock. The proposed project would uniquely help to anchor the local Native American community, through development of a cultural asset to mark the long-standing space of one of San Francisco's underrepresented communities. Through the development of a building with both high architectural merit and cultural importance, the project will help define the local sense of place, raising overall awareness of a historically*

*marginalized group. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project does not currently possess any existing affordable housing. The Project will provide 21 group housing rooms for participants and graduates of Friendship House's substance use disorder program.*

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

*It is anticipated that most visitors to Project will access the site via public transit, walking or bicycle. The Project Site is well served by nearby public transportation options. Currently no on-site automobile parking exists, and none is proposed. The project includes new class 1 and 2 bicycle parking spaces. Loading will primarily be handled along Julian Avenue, where the entrance and security is located. The project proposes a white zone along Julian Avenue, primarily for the medical and dental uses.*

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

*The Project does not include commercial office development and there are no industrial or service uses on the site.*

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

*The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

*The Project does not cast shadow on public parks and open spaces.*

- 11. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going



employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.*

- 12.** 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.
- 13.** 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 Authorization Application No. 2021-007313CUA** subject to the following conditions attached hereto as “EXHIBIT C” in general conformance with plans on file, dated January 26, 2023, and stamped “EXHIBIT D”, which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the FMND 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.

The Planning Commission hereby adopts the FMND and the MMRP attached hereto as Attachment B and incorporated herein as part of this Resolution/Motion by this reference thereto. All required mitigation measures identified in the FMND 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. 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.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 26, 2023.



Jonas P. Ionin  
Commission Secretary

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

NAYS: None

ABSENT: None

ADOPTED: January 26, 2023

## EXHIBIT B

### Authorization

This authorization is for a conditional use to allow a six-story-over-basement, 79' foot tall building on a 6,608-square-foot vacant lot with 21 group housing rooms and approximately 30,250 square feet of Community Facility uses located at 80 Julian Avenue, Block 3547 Lot 052 within the Valencia Street Neighborhood Commercial Transit Zoning District, The Village Special Use District, and a 80-X Height and Bulk District; in general conformance with plans, dated January 26, 2023 and stamped "EXHIBIT D" included in the docket for Record No. 2021-007313CUA and subject to conditions of approval reviewed and approved by the Commission on January 26, 2023 under Motion No. 21237. 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 January 26, 2023 under Motion No. 21237.

### Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit C' of this Planning Commission Motion No. 21237 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### Severability

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

### Changes and Modifications

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

# CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

## Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for five (5) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this five-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the five (5) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 3. Diligent Pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than five (5) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 6. Additional Project Authorization.** The Project must obtain a Planning Code Text Amendment to add the Village Special Use District (Planning Code Section 249.2) and a Map Amendment to Height and Bulk District Map No. HT-07 to amend the Height and Bulk designation of Assessor's Parcel Number 3547, Lot 052 from 45-X to 80-X (Board of Supervisor File No. 221261). The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Planning Director, shall apply.

This approval is contingent on, and will be of no further force and effect until the date that the San Francisco Board of Supervisors has approved by resolution approving the Planning Code Text Amendment and Map Amendment.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 7. Priority Processing.** This Project was enrolled into the Priority Processing Program, as a Type 1 Project, pursuant to Director's Bulletin No. 2.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 8. Mitigation Measures.** Feasible mitigation measures from the FMND will be undertaken. These mitigation measures are necessary to avoid potential significant effects of the proposed project and are described in the MMRP attached as Attachment B. The measures have been agreed to by the project sponsor. Their implementation are conditions of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 628-652-7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 9. Exposure.** In accordance with the proposed SUD, prior to issuance of a first construction document for the Project, the owners of the Project Site and 56 Julian Avenue (Block 3547, Lot 051) shall enter into a recorded agreement prohibiting new building on 56 Julian Avenue within 15 feet of the boundary between the two properties. The form of the agreement shall be reviewed and approved by Planning Department staff prior to execution and recordation.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314, [www.sfplanning.org](http://www.sfplanning.org)*

## **Design – Compliance at Plan Stage**

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314,*

[www.sfplanning.org](http://www.sfplanning.org)

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314, [www.sfplanning.org](http://www.sfplanning.org)*

- 12. Laundry Facilities.** The Project Sponsor shall provide sufficient on-site laundering access for residential occupants through on-site communal laundry facilities, individual in-unit laundry hook-ups, or some combination thereof.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314, [www.sfplanning.org](http://www.sfplanning.org)*

- 13. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)*

- 14. Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314, [www.sfplanning.org](http://www.sfplanning.org)*

- 15. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: sidewalk. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at*



628.271.2000, [www.sfpublicworks.org](http://www.sfpublicworks.org)

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

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, [www.sfmta.org](http://www.sfmta.org)*

## Parking and Traffic

- 17. Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 628.652.7340, [www.sfplanning.org](http://www.sfplanning.org)*

- 18. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **18** bicycle parking spaces (**5** Class 1 and **2** Class 2 spaces for the residential portion of the Project and **4** Class 1 and **7** Class 2 spaces for the community facility portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 19. Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than one shower and six clothes lockers.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Provisions

**21. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314, [www.sfplanning.org](http://www.sfplanning.org)*

**22. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415.581.2335, [www.onestopSF.org](http://www.onestopSF.org)*

## Monitoring - After Entitlement

**23. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

**24. Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 350 and work with the Planning Department for information about compliance.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Operation

- 26. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

- 27. 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

<i>Record No.:</i>	2021-07313ENV	<i>Block/Lot:</i>	3547/052
<i>Project Title:</i>	80 Julian Avenue	<i>Lot Size:</i>	6,608 square feet
<i>BPA Nos:</i>	N/A	<i>Project Sponsor:</i>	Lawrence Badiner, 415 865-9985
<i>Zoning:</i>	NCT (Valencia Street Neighborhood Commercial Transit) Use District	<i>Lead Agency:</i>	San Francisco Planning Department
	45-X Height and Bulk District	<i>Staff Contact:</i>	Jeanie Poling, 628 652-7559

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure’s requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-CR-2: Archeological Testing	X	X	X	
Mitigation Measure M-TCR-1: Tribal Cultural Resources Program	X	X	X	
Mitigation Measure M-AQ-4a: Clean Off-Road Construction Equipment	X	X		
Mitigation Measure M-AQ-4b: Clean Diesel Generators for Building Operations	X		X	
Mitigation Measure M-GE-5: Inadvertent Discovery of Paleontological Resources During Construction	X	X		

**NOTES:**

\* Prior to any ground-disturbing activities at the project site.

\*\* Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

I agree to implement the attached mitigation measure(s) as a condition of project approval.

  
\_\_\_\_\_  
Property Owner or Legal Agent Signature

11/14/2022  
\_\_\_\_\_  
Date

Note to sponsor: Please contact [CPC.EnvironmentalMonitoring@sfgov.org](mailto:CPC.EnvironmentalMonitoring@sfgov.org) to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

# MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM				
Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Schedule
<b>MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR</b>				
<b>ARCHEOLOGICAL RESOURCES</b>				
<b>Mitigation Measure M-CR-2: Archeological Testing</b>				
Based on a reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effects from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archeological consultant from the rotational qualified archeological consultants list (QACL) maintained by the planning department. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL.	Project sponsor's qualified archeological consultant and construction contractor	Prior to issuance of construction permits and throughout the construction period	Environmental Review Officer / project sponsor	Considered complete after archeological resources report is approved.
<p>The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p>				

**MONITORING AND REPORTING PROGRAM**

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Schedule
<p><u>Archeological Testing Program</u>. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>The archeological testing program shall be conducted in accordance with the approved archeological testing plan (ATP). The archeological consultant and the ERO shall consult on the scope of the ATP, which shall be approved by the ERO prior to any project-related soils-disturbing activities commencing. The ATP shall be submitted first and directly to the ERO for review and comment and shall be considered a draft subject to revision until final approval by the ERO. The archaeologist shall implement the testing as specified in the approved ATP prior to and/or during construction.</p>	<p>Project sponsor's qualified archeological consultant and construction contractor</p>	<p>Prior to issuance of construction permits and throughout the construction period</p>	<p>Planning Department</p>	<p>Considered complete after approval of archeological testing plan (ATP).</p>
<p>The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, lay out what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ATP shall also identify the testing method to be used, the depth or horizontal extent of testing, and the locations recommended for testing and shall identify archeological monitoring requirements for construction soil disturbance as warranted.</p>	<p>The archeological consultant, project sponsor, and project contractor at the direction of the ERO</p>	<p>Monitoring of soils-disturbing activities</p>	<p>The archeological consultant to conduct analysis</p>	<p>Considered complete upon incorporation of analysis data into results report</p>
<p><u>Discovery Treatment Determination</u>. At the completion of the archeological testing program, the archeological consultant shall submit a written summary of the findings to the ERO. The findings memo shall describe and identify each resource and provide an initial assessment of the integrity and significance of encountered archeological deposits.</p>	<p>The archeological consultant, project sponsor, and project contractor at the direction of the ERO</p>	<p>At the completion of archeological testing and/or discovery of a potentially significant archeological resource</p>	<p>Planning Department /project sponsor</p>	<p>If preservation in place is feasible, complete when approved ARPP is implemented</p>



**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation Measures</b>	<b>Implementation Responsibility</b>	<b>Mitigation Schedule</b>	<b>Monitoring / Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource and the archeological consultant shall prepare an archeological resource preservation plan (ARPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to the planning department for review and approval.</p> <p>If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. The ERO in consultation with the archeological consultant shall also determine if additional treatment is warranted, which may include additional testing and/or construction monitoring.</p>				<p>If preservation in place is not feasible, complete when treatment is determined and implemented</p>
<p><u>Consultation with Descendant Communities.</u> On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the archeological resources report (ARR) shall be provided to the representative of the descendant group.</p>	<p>The archeological consultant, project sponsor, and project contractor at the direction of the ERO.</p>	<p>During testing and if applicable monitoring of soils-disturbing activities.</p>	<p>Consultation with ERO on identified descendant group</p>	<p>Descendant group provides recommendations and is given a copy of the ARR</p>
<p><u>Archeological Data Recovery Plan.</u> An archeological data recovery program shall be conducted in accordance with an archeological data recovery plan (ADRP) if all three of the following apply: (1) a resource has potential to be significant, (2) preservation in place is not feasible, and (3) the ERO determines that an archeological data recovery program is warranted. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data</p>	<p>Project sponsor's qualified archeological consultant</p>	<p>Upon ERO's determination that data recovery is required in the event an archaeological resource is discovered</p>	<p>Planning Department /project sponsor</p>	<p>Considered complete after ERO's approval of archeological data recovery plan.</p>

**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation Measures</b>	<b>Implementation Responsibility</b>	<b>Mitigation Schedule</b>	<b>Monitoring / Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations.</li> <li>• <i>Cataloging and Laboratory Analysis.</i> Description of selected cataloging system and artifact analysis procedures.</li> <li>• <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies.</li> <li>• <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>• <i>Final Report.</i> Description of proposed report format and distribution of results.</li> <li>• <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> </ul> <p><u>Human Remains and Funerary Objects.</u> The treatment of any human remains and funerary objects discovered during any soils-disturbing activity shall comply with applicable State laws, including Section 7050.5 of the Health and Safety Code and Public Resources Code 5097.98. If human remains or suspected human remains are encountered during construction, the contractor and project sponsor shall ensure that ground-disturbing work within 50 feet of the remains is halted immediately and shall arrange for the protection in place of the remains until appropriate treatment and disposition have been agreed upon and implemented in accordance with this section. Upon determining that the remains are human, the project archeologist shall immediately notify the Medical Examiner of the City and County of San Francisco of the find. The archeologist shall also immediately notify the ERO and the project sponsor of the find. In the event of the Medical Examiner's determination that the human remains are Native American in origin, the Medical Examiner will notify the California State Native American Heritage</p>	<p>Project sponsor/ archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD</p>	<p>In the event that human remains are uncovered during the construction period</p>	<p>Planning Department /project sponsor</p>	<p>Considered complete after approval of archeological results report and disposition of human remains has occurred as specified in Agreement.</p>

**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation Measures</b>	<b>Implementation Responsibility</b>	<b>Mitigation Schedule</b>	<b>Monitoring / Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>Commission (NAHC) within 24 hours. The NAHC will immediately appoint and notify a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site.</p>				
<p>If the remains cannot be permanently preserved in place, the landowner may consult with the project archeologist, project sponsor and CEQA lead agency and shall consult with the MLD on recovery of the remains and any scientific treatment alternatives. The landowner shall then make all reasonable efforts to develop a Burial Agreement (“Agreement”) with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). Per PRC 5097.98 (c)(1), the Agreement shall address, as applicable and to the degree consistent with the wishes of the MLD, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinterment or curation, and final disposition of the human remains and funerary objects. If the MLD agrees to scientific analyses of the remains and/or funerary objects, the archeological consultant shall retain possession of the remains and funerary objects until completion of any such analyses, after which the remains and funerary objects shall be reinterred or curated as specified in the Agreement.</p>				
<p>Both parties are expected to make a concerted and good faith effort to arrive at an Agreement, consistent with the provisions of PRC 5097.98. However, if the landowner and the MLD are unable to reach an Agreement, the landowner, ERO, and project sponsor shall ensure that the remains and/or mortuary materials are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance, consistent with state law.</p>				
<p>Treatment of historic-period human remains and/or funerary objects discovered during any soils-disturbing activity shall be in accordance with protocols laid out in the project archeological treatment document, and other relevant agreements established between the project sponsor, Medical Examiner and the ERO. The project archeologist shall retain custody of the remains and associated materials while any scientific study scoped in the treatment document is conducted and the remains shall then be curated or respectfully reinterred by arrangement on a case-by case-basis.</p>				

**MONITORING AND REPORTING PROGRAM**

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Schedule
<p><u>Archeological Public Interpretation Plan.</u> The project archeological consultant shall submit an archeological public interpretation plan (APIP) if a significant archeological resource is discovered during a project. If the resource to be interpreted is a tribal cultural resource, the APIP shall be prepared in consultation with and developed with the participation of Ohlone tribal representatives. The APIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The APIP shall be sent to the ERO for review and approval. The APIP shall be implemented prior to occupancy of the project.</p>	<p>Archeological consultant at the direction of the ERO will prepare APIP. Measures laid out in APIP are implemented by sponsor and consultant.</p>	<p>Following completion of treatment, analysis, and interpretation by archeological consultant.</p>	<p>Planning Department /project sponsor</p>	<p>APIP is complete on review and approval of ERO. Interpretive program is complete on certification to ERO that program has been implemented</p>
<p><u>Archeological Resources Report.</u> Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the testing program to the ERO. The archeological consultant shall submit a draft archeological resources report (ARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological, historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken, and if applicable, discusses curation arrangements. Formal site recordation forms (CA DPR 523 series) shall be attached to the ARR as an appendix.</p>	<p>Archeological consultant at the direction of the ERO.</p>	<p>Following completion of treatment by archeological consultant as determined by the ERO.</p>	<p>Planning Department /project sponsor</p>	<p>Complete on certification to ERO that copies of the approved ARR have been distributed</p>
<p>Once approved by the ERO, copies of the ARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the ARR to the NWIC. The environmental planning division of the planning department shall receive one (1) bound hardcopy of the ARR. Digital files that shall be submitted to the environmental division include an unlocked, searchable PDF version of the ARR, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. The PDF ARR, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or other stable storage device. If a descendant group was consulted during archeological treatment, a PDF of the ARR shall be provided to the representative of the descendant group.</p>				

**MONITORING AND REPORTING PROGRAM**

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Schedule
<p><u>Curation</u>. Significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility. The facility shall be selected in consultation with the ERO. Upon submission of the collection for curation the sponsor or archeologist shall provide a copy of the signed curatorial agreement to the ERO.</p>	<p>Project archeologist prepares collection for curation and project sponsor pays for curation costs.</p>	<p>In the event a significant archeological resource is discovered and upon acceptance by the ERO of the ARR</p>	<p>Planning Department /project sponsor</p>	<p>Considered complete upon acceptance of the collection by the curatorial facility</p>

**TRIBAL CULTURAL RESOURCES**

**Mitigation Measure M-TCR-1: Tribal Cultural Resources Program**

<p><u>Preservation in Place</u>. In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the local Native American representative, shall consult to determine whether preservation in place would be feasible and effective. Coordination shall take place with local Native American representatives, including the Association of Ramaytush Ohlone and other interested Ohlone parties. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP) in consultation with the local Native American representative, which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to Planning for review and approval.</p>	<p>Project sponsor archeological consultant, and ERO, in consultation with the local Native American representatives</p>	<p>If significant prehistoric archeological resource is present, during implementation of the project</p>	<p>Planning Department / project sponsor</p>	<p>Considered complete upon completion and approval of ARPP and project redesign.</p>
<p><u>Interpretive Program</u>. If the ERO, in consultation with local Native American representatives (including the Association of Ramaytush Ohlone and other interested Ohlone parties) and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, then archeological data recovery shall be implemented as required by the ERO and in consultation with affiliated Native American tribal representatives if the tribal cultural resource is an archeological resource of Native American origin.</p> <p>The project sponsor, in consultation with local Native American representatives, shall prepare a Tribal Cultural Resources Interpretation Plan (TCRIP) to guide the interpretive program. The TCRIP may be prepared in tandem with the APIP. The TCRIP shall be submitted to ERO for review and approval prior to implementation of the program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist</p>	<p>Project sponsor in consultation with the local Native American representative</p>	<p>After determination that preservation in place is not feasible, and subsequent to archeological data recovery, as relevant</p>	<p>Planning Department / project sponsor</p>	<p>Sponsor or archeological consultant shall submit the TCRIP to the ERO for review and approval.</p> <p>Complete upon sponsor verification to ERO that interpretive program was implemented.</p>

**MONITORING AND REPORTING PROGRAM**

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Schedule
installations, preferably by local Native American artists, oral histories with local Native Americans, cultural displays, educational panels, or other interpretive elements agreed upon by the ERO, sponsor, and local Native American representatives. Upon approval of the TCRIP and prior to project occupancy, the interpretive program shall be implemented by the project sponsor. Local Native American representatives who are substantially involved in preparation or implementation of the interpretive program shall be appropriately compensated by the project sponsor.				

**AIR QUALITY**

<p><b>Mitigation Measure M-AQ-4a: Clean Off-road Construction Equipment</b></p> <p>The project sponsor shall comply with the following:</p> <p>A. <i>Engine Requirements</i></p> <ol style="list-style-type: none"> <li>All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board (air board) Tier 4 Interim or Tier 4 Final off-road emission standards.</li> <li>Where access to alternative sources of power are available, portable diesel engines (e.g., generators) shall be prohibited.</li> <li>Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.</li> <li>The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.</li> </ol> <p>B. <i>Waivers</i></p> <ol style="list-style-type: none"> <li>The planning department’s environmental review officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO</li> </ol>	Project sponsor and construction contractor	<p>Prior to issuance of demolition or building permits project sponsor to submit:</p> <ol style="list-style-type: none"> <li>Construction emissions minimization plan for review and approval, and</li> <li>Signed certification statement</li> </ol>	Planning Department	<p>Considered complete upon Planning Department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan.</p>
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**MONITORING AND REPORTING PROGRAM**

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Schedule
<p>grants the waiver, the contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).</p>				
<p>2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 off-road equipment is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; or there is a compelling emergency need to use off-road equipment that is not Tier 4 compliant. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment or another alternative that results in comparable reductions of diesel particulate matter.</p>				
<p>C. <i>Construction Emissions Minimization Plan</i></p>				
<p>Before starting onsite construction activities, the contractor shall submit a construction emissions minimization plan (plan) to the ERO for review and approval. The plan shall state, in reasonable detail, how the contractor will meet the requirements of Section A.</p>				
<p>1. The plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p>				
<p>2. The project sponsor shall ensure that all applicable requirements of the plan have been incorporated into the contract specifications. The plan shall include a certification statement that the project sponsor agrees to comply fully with the plan.</p>				
<p>3. The project sponsor shall make the plan available to the public for review on-site during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the plan. The sign shall also state that the public may ask to inspect the plan for the project at any time during working hours and shall explain how to request to inspect the plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p>				
<p>D. <i>Monitoring</i></p>				
<p>After start of construction activities, the contractor shall submit reports every six months to the ERO documenting compliance with the plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction</p>				

**MONITORING AND REPORTING PROGRAM**

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Schedule
<p>activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p>				
<p><b>Mitigation Measure M-AQ-4b: Clean Diesel Generators for Building Operations</b>                      All diesel generators shall have engines that meet EPA (1) Tier 4 Final or Tier 4 Interim emission standards, or (2) Tier 2 or Tier 3 emission standards and are equipped with a California air board level 3 Verified Diesel Emissions Control Strategy. For each new diesel generator submitted for the project, including any associated generator pads, engine and filter specifications shall be submitted to the ERO for review and approval prior to issuance of a permit for the generator from the San Francisco Department of Building Inspection. Once operational, all diesel generators and verified diesel emissions control strategy shall be maintained in good working order in perpetuity and any future replacement of the diesel generator, and level 3 verified diesel emissions control strategy shall be required to be consistent with these emissions specifications. The operator of the facility shall maintain records of the testing schedule for each diesel generator for the life of that diesel generator and provide this information for review to the ERO within three months of requesting such information.</p>	<p>Project sponsor and contractor; air district</p>	<p>Prior to issuance of permit for backup diesel generator</p>	<p>Project sponsor and contractor</p>	<p>Considered complete upon submittal of documentation of compliance</p>

**GEOLOGY AND SOILS**

<p><b>Mitigation Measure M-GE-5: Inadvertent Discovery of Paleontological Resources During Construction</b>  <u>Worker Awareness Training.</u> Prior to commencing construction and ongoing throughout ground-disturbing activities (e.g., excavation, utility installation), the project sponsor and/or their designee shall engage a qualified paleontologist who meets the standards specified by the Society of Vertebrate Paleontology (Society of Vertebrate Paleontology 2010). The paleontologist shall train all project construction workers regarding how to recognize paleontological resources and on the contents of the paleontological resources alert sheet, as provided by the planning department. The paleontological resources alert sheet shall be prominently displayed at the construction site during ground-disturbing activities for reference regarding potential paleontological resources. In addition, the paleontologist shall inform the project sponsor, contractor, and construction personnel of the immediate stop work procedures and other procedures to be followed if bones or other potential fossils are unearthed at the project site. Should new workers involved in ground-disturbing construction activities begin employment after the initial training has occurred, the construction supervisor shall ensure that they receive the worker awareness training as described above. The paleontologist shall complete the standard form/affidavit confirming the timing of the worker awareness training</p>	<p>Project sponsor, contractor, and qualified paleontologist</p>	<p>Conduct training prior to the start of construction, and ongoing throughout ground-disturbing activities for new on-site personnel</p>	<p>Project sponsor and contractor</p>	<p>Ongoing during construction. Considered complete once ground disturbing activities are complete or once the Environmental Review Officer approves the Paleontological Resources Report, if required.</p>
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**MONITORING AND REPORTING PROGRAM**

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring / Reporting Responsibility	Monitoring Schedule
<p>and submit it to the environmental review officer (ERO). The affidavit shall confirm the project’s location, the date of training, the location of the informational handout display, and the number of participants. The affidavit shall be transmitted to the ERO within five business days of conducting the training.</p>				
<p><u>Paleontological Resource Discoveries.</u> In the event of the discovery of an unanticipated paleontological resource during project construction, ground-disturbing activities shall temporarily be halted within 25 feet of the find until the discovery is examined by a qualified paleontologist as recommended by the Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 2010) and best practices in mitigation paleontology (Murphey et al. 2019). The paleontologist shall consult the ERO. Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the ERO. The qualified paleontologist shall determine (1) if the discovery is scientifically significant, (2) the necessity for involving other responsible or resource agencies and stakeholders, if required or determined applicable, and (3) methods for resource recovery. If the paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a paleontological evaluation letter to demonstrate compliance with applicable statutory requirements (e.g., the Federal Antiquities Act of 1906, CEQA Guidelines section 15064.5, Public Resources Code Chapter 17, section 5097.5, and the Paleontological Resources Preservation Act of 2009). The paleontological evaluation letter shall be submitted to the ERO for review within 30 calendar days of the discovery. If in consultation with the ERO the qualified paleontologist determines that a paleontological resource is of scientific importance, the qualified paleontologist shall make a recommendation as to what action, if any, is warranted and prepare a paleontological mitigation program. The program shall include measures to fully document the resource of scientific importance. The qualified paleontologist shall submit the program to the ERO for review and approval within ten business days of the discovery. Upon approval by the ERO, ground-disturbing activities in the project area shall resume and be monitored as determined by the qualified paleontologist for the duration of such activities. The program shall include (1) procedures for construction monitoring at the project site, (2) fossil preparation and identification procedures, (3) curation of paleontological resources of scientific importance into an appropriate repository, and (4) preparation of a paleontological resources report at the conclusion of ground-disturbing activities. The report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific</p>				

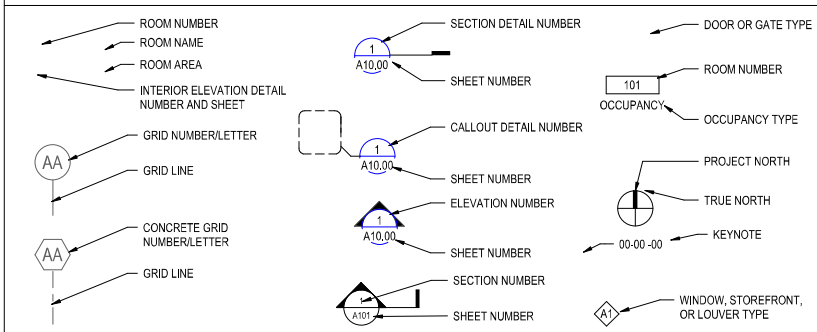
**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation Measures</b>	<b>Implementation Responsibility</b>	<b>Mitigation Schedule</b>	<b>Monitoring / Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the paleontological mitigation program, in addition to any costs necessary to prepare and identify collected fossils, and for any curation fees charged by the paleontological repository. The paleontological resources report shall be submitted to the ERO for review within 30 business days from conclusion of ground-disturbing activities, or as negotiated following consultation with the ERO.</p>				

**ABBREVIATIONS**

A	ANCHOR BOLT	FDN	FOUNDATION	PTD	PAINTED
AB	ABOVE	FE	FIRE EXTINGUISHER	PLYWD.	PLYWOOD
ABV	ABOVE	FEC	FIRE EXTINGUISHER CABINET	PLY	PLY
AC	AIR CONDITIONING	FF	FINISHED FLOOR	PREFAB	PREFABRICATED
AC	ASPHALTIC CONCRETE	FIN	FINISH OR FINISHED	PV	PHOTOVOLTAIC
ACC	ACCESSIBLE	FLEX	FLEXIBLE	PVC	POLYVINYL CHLORIDE (RIGID)
A.C.P.	ACOUSTIC CEILING PANEL	FLR	FLOOR	Q	QUANTITY
ACC	ACCESSIBLE	F.L.O.B.	FACE OF BEAM	R	RISER
A.D.	AREA DRAIN	F.O.C.	FACE OF CONCRETE	R	RISER
ADDL	ADDITIONAL	F.O.F.	FACE OF FINISH	RCP	REFLECTED CEILING PLAN
ADDM	ADDENDUM	F.O.S.	FACE OF STUD	REF	REFERENCE(OR) REFRIGERATOR
ADH	ADHESIVE	F.O.W.	FACE OF WALL	REINF	REINFORCE(OR) (ING) (MENT)
ADJ	ADJACENT OR ADJUSTABLE	FR	FIRE RESISTANCE	REQ	REQUIRED
AFF	ABOVE FINISHED FLOOR	FRTW	FIRE RETARDANT TREATED WOOD	RESIL	RESILIENT
ALUM	ALUMINIUM	FRP	FIBER REINFORCED PLASTIC	RFG	ROOFING
ALT	ALTERNATIVE	FT	FOOT	RM	ROOM
AMT	AMOUNT	FTG	FOOTING	RO	ROUGH OPENING
ANOD	ANODIZED	G		RWL	RAINWATER LEADER
AP	ACCESS PANEL	GA	GAUGE	S	
APL	ASSUMED PROPERTY LINE	GALV	GALVANIZED	SF	SELF-ADHERED FLASHING
APPROX	APPROXIMATE	GAR	GARAGE	SC	SOLID CORE
ARCH	ARCHITECT(URAL)	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	S.C.D.	SEE CIVIL DRAWINGS OR SEE CONCRETE DRAWINGS
ASSY	ASSEMBLY	GLAZ	GLAZING	SD	STORM DRAIN
A/V	AUDIO VISUAL	GSM	GALVANIZED SHEET METAL	SHV	SHELVES (ING)
AUTO	AUTOMATIC	GWB	GYPSPUM WALL BOARD	SQ IN	SQUARE INCH
B		GYP	GYPSPUM	S.S.D.	SEE STRUCTURAL DRAWINGS
BATT	BATTING	H		SECT	SECTION
BALC	BALCONY	HB	HOSE BIB	S.E.O.D.	SEE ELECTRICAL DRAWINGS
BATT	BATTING	HC	HOLLOW CORE	SF	SQUARE FOOT OR SUBFLOOR
BD	BOARD	HD	HOLD-DOWN	SG	SAFETY GLAZING
BLDG	BUILDING	HM	HOLLOW METAL	SIM	SIMILAR
BLKG	BLOCKING	HORIZ	HORIZONTAL	S.L.D.	SEE LANDSCAPE DRAWINGS
BM	BEAM	H PLAM	HIGH PRESSURE LAMINATE	SM	SHEET METAL
B.O.C.	BOTTOM OF CURB	HR	HOUR OR HANDRAIL	S.M.D.	SEE MECHANICAL DRAWINGS
B.O.D.	BASIS OF DESIGN	HSS	TUBE STEEL	SP	STANDPIPE
BOT	BOTTOM	HT	HEIGHT	S.P.D.	SEE PLUMBING DRAWINGS
B.O.W.	BACK OF SIDEWALK	HVAC	HEATING, VENTILATION, AIR-CONDITIONING	SPECS	SPECIFICATIONS
BRKT	BRACKET	HYD	HYDRANT	SQ	SQUARE
BTW, BW	BETWEEN	I		SS	STAINLESS STEEL OR SANITARY SEWER
BUR	BUILT UP ROOFING	IIC	IMPACT INSULATION CLASS	SSTL	STAINLESS STEEL
C		IN	INCHES	STC	SOUND TRANSMISSION CLASS
CAB	CABINET	INSUL	INSULATION	STD	STANDARD
CEM	CEMENT	INT	INTERIOR	STL	STEEL
CEM	CEMENT PLASTER	J		STOR	STORAGE
PLAS		JAN	JANITOR	STRUCT.	STRUCTURAL
CIP	CAST IN PLACE	JT	JOINT	STRL	STRUCTURE
CJ	CONTROL JOINT	K		T&G	TONGUE AND GROOVE
CL	CENTERLINE	K		TDS	TIE DOWN SYSTEM
CL	CLOSET	KD	KILN DRIED	TEL	TELEPHONE
CLG	CEILING	KIT	KITCHEN	TEMP	TEMPORARY OR TEMPERATURE
CLKG	CAULKING	KPL	KICK PLATE	TEMP GL	TEMPERED GLASS
CLR	CLEAR	L		THK	THICK(NESS)
CMU	CONCRETE MASONRY UNIT	L		T.O.	TOP OF
COL	COLUMN	L	ANGLE	T.O.C.	TOP OF CONCRETE
CONC	CONCRETE	LAU	LAUNDRY	T.O.PL	TOP OF PLATE
CONN	CONNECTION	LAV	LAVATORY	T.O.S.	TOP OF SLAB
CONT	CONTINUOUS	LIN	LINOLEUM	T.O.SF	TOP OF SUBFLOOR
CONST	CONSTRUCTION	LVT	LUXURY VINYL TILE	T.O.W.	TOP OF WALL
CONTR	CONTRACTOR	LVL	LEVEL	TPD	TOILET PAPER DISPENSER
CSMT	CASEMENT	M		TPY	TYPICAL
CT	CERAMIC TILE	MAX	MAXIMUM	U	
CTSK	COUNTERSINK	MB	MACHINE BOLT	UL	UNDERWRITER'S LABORATORY
D		MC	MEDICINE CABINET	UON	UNLESS OTHERWISE NOTED
D	DRYER	MECH	MECHANICAL	V	V
DBL	DOUBLE	MTL	METAL	VCT	VINYL COMPOSITION TILE
DEMO	DEMOLISH OR DEMOLITION	MFR	MANUFACTURER	VERT	VERTICAL
DF	DOUGLAS FIR	MIN	MINIMUM	VEST	VESTIBULE
DIA	DIAMETER	MTD	MOUNTED	VGSF	VERTICAL GRAIN DOUGLAS FIR
DIM	DIMENSION	N		VIF	VERIFY IN FIELD
DN	DOWN	N/A	NOT APPLICABLE	W	W
DS	DOWNSPOUT	NIC	NOT IN CONTRACT	W	WASHER
DTL	DETAIL	NTS	NOT TO SCALE	W	WITH
DW	DISHWASHER	O		WC	WATER CLOSET
DWG	DRAWING	O		WD	STACKED WASHER AND DRYER
E		O		WD	WOOD
(E)	EXISTING	O		WDW	WINDOW
EA	EACH	OC	ON CENTER	WH	WATER HEATER
EB	EXPANSION BOLD	OD	OUTSIDE DIAMETER	WO	WITHOUT
EJ	EXPANSION JOINT	OFC	OFFICE	W.O.	WHERE OCCURS
ELEV	ELEVATION OR ELEVATOR	OFD	OVERFLOW DRAIN	WP	WATERPROOF
ELEC	ELECTRIC	OH	OVERHEAD	WRB	WATER RESISTIVE BARRIER
ENCL	ENCLOSURE, ENCLOSED	OITC	OUTSIDE-INSIDE TRANSMISSION CLASS	WS	WHEELSTOP
EP	ELECTRIC PANEL	OPP	OPPOSITE	WSCT	WAINSCOT
EQ	EQUAL	OPP HD.	OPPOSITE HAND	WWF	WELDED WIRE FABRIC
EQPT	EQUIPMENT	OPH	OPPOSITE		
EXP	EXPANSION	OPNG	OPENING		
EXT	EXTERIOR	P			
F		PCC	PRECAST CONCRETE		
FACP	FARE ALARM CONTROL PANEL	PERF	PERFORATED		
FAU	FORCED AIR UNIT	PL	PLATE		
FCB	FIBER CEMENT BOARD	P.L.	PROPERTY LINE		
FCP	FIBER CEMENT PANEL	PLAM	PLASTIC LAMINATE		
FD	FLOOR DRAIN OR FIRE DEPARTMENT	PR	PAIR		
		PT	PRESSURE TREATED OR POST TENSIONED		

**ARCHITECTURAL DRAWING SYMBOLS**



**PROJECT DESCRIPTION**

The proposed building at 80 Julian Avenue will be constructed adjacent to the existing Friendship House of American Indians, located at 56 Julian Avenue. The two buildings are located mid-block on Julian Avenue. The proposed building is appropriately called the Village SF and will consist of an inter-tribal community coalition of Native organizations and groups that serve San Francisco's Indigenous population. The Village will create a physical, service, cultural and spiritual nexus for urban American Indians that will ensure the well-being of our people seven generations from now. The majority of Indian people live in cities yet remain an invisible community and share similar disparities of other communities of color. The Village is a 21st Century solution to a 21st Century reality - namely that we are urban, inter-tribal and without a physical or cultural home. No other city has what we are envisioning - a home place providing community connection and essential services by and for urban American Indians. The Village will be 79' in height and 6 stories plus a full basement consisting of approximately 42,971 square feet of new space. The Village will:

- Provide a large gathering and exhibit area for the San Francisco American Indian Cultural Center.
- Provide administrative headquarters for the newly established San Francisco American Indian Cultural District
- Provide community-based services like housing navigation, benefits counseling, workforce development and education related services
- Relocate our Women's Lodge from Oakland to San Francisco, serving women with young children, who need substance use treatment
- Serve American Indian women victims of sex trafficking, building upon our existing program
- House a medical and dental clinic, operated by the Native American Health Center
- Dedicate space for a citywide program for American Indian youth and teens
- Create 12 units of post treatment transitional housing for American Indians seeking a professional path in social work
- Offer a cultural center for artists to gather and a hub for the American Indian community
- Provide space for other smaller Indian-led non-profits

The proposed 79', 42,971 sf building exceeds the Valencia NCT FAR of 2.5:1 and the 45-X height limit. The project would also require a rear yard exemption/variance at the second floor and above. We intend to seek a Special Use District to address these issues.

**PROJECT INFORMATION**

Address:	80 Julian Ave, San Francisco, CA 94103	Lot Size:	6608 sf / 0.15 acres
Parcel (Block/ Lot):	3547/052	Height and Bulk Distrc:	45-X
Zoning District:	NCT - Valencia Street Neighborhood Commercial Transit	Building Type	TYPE IV C, FULLY SPRINKLERED
Planning District:	District 8 Mission		

Standard	Requirement or Guideline	Proposed
Height Limits	Building located in 45-X height district. Project proposes a SUD with a 80' Height Limit	79ft Building Height Provided - Measured to Top of Finished Roof Surface
Roof Appurtenances & Penthouses	16' Maximum for Buildings with Height limits over 65' per SF Planning Code Sec. 280(b)(1)(B)	16' Maximum Above Roof Level Purposed
Ground Floor Height	Ground floor Non-Residential Uses NCT District shall have a Min floor-to-floor height of 14 feet (from grade) Sec 145.	16' - 1' Provided
Density	Housing. Not be limited by lot area, but by including & not limited to height, bulk, setbacks, open space, and exposure - Sec 782 & 208	21 Rooms / 0.15 acres = 140 u/ac Provided
Lot Size (Per Development)	Permitted up to 9,999 square feet; Conditional 10,000 square feet and above - Sec 121.1	5,532 sf Ground Floor Proposed
FAR - Non resi	2.5 to 1 - Per Sec 124. Project Proposes a SUD with a Maximum FAR of 7/1	Per SFP Sec. 102: 30209 sf / 6608 sf = 4.6 FAR proposed
Proposed Area (GSF)	Per SFP Sec 102.	Community: 30,209 GSF Housing: 12,762 GSF Total GSF: 42,971 GSF
Rear Yard	Min rear yard depth shall be equal to 25% of the total depth of the lot, but no less than 15 feet (Sec 134). Project Proposes a SUD with a 0'-0" Rear Yard Requirement	No Rear Yard Proposed
Front Set Back & Side Yard	Not Required (Table 762)	N/A. Project Proposes 2' Setback along Caledonia to Expand Adjacent Sidewalk to provide Accessible Path of travel
Open Space - Resi	Per 135(d)(2), one-third the amount required per dwelling unit for Group Housing. Per Table 762, 100 sf feet of common area required per dwelling unit. (100sf x 21 dwelling units) = 2100sf of common open spaces.	2,427 sf Provided on Roof
Bicycle Parking - all uses	Class 1 Required: 9 See G0.10 for Calculations and Diagrams Class 2 Required: 9	Class 1 Provided: 10 See Basement Plan Class 2 Provided: 10 See Site Plan
Off-Street Parking	Not Required (Sec 762) for both Residential and Non Residential uses	None Provided
Freight Loading	Not Required (Table 152.1) for both Residential and Non Residential uses	None Provided
Ground Floor Transparency	No less than 60% of the street frontage at the ground level, Sec 145.1. See G0.10 for Calculations and Diagrams	60% Provided
Better Roofs	See G0.10 for Calculations and Diagrams	2,154 SF Better Roof area Provided (Green Living Roof)
Bird Safety	Per San Francisco Planning Code Section 139.	Project will Treat any Feature Related Hazards that Occur Project not in Urban Bird Refuge Zone

**BUILDING CODE SUMMARY**

<b>APPLICABLE CODES:</b> 2019 CALIFORNIA BUILDING CODE (CBC) & ALL CITY OF BELMONT AMENDMENTS 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA ENERGY CODE (TITLE 24 ENERGY) 2019 CALIFORNIA FIRE CODE (CFC) 2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGREEN) 2019 CALIFORNIA REFERENCE STANDARDS CODE 2019 NFPA 13 STD FOR THE INSTALLATION OF FIRE SPRINKLER SYSTEMS 2019 NFPA 14 STD FOR THE INSTALLATION OF STANDPIPE SYSTEMS 2019 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE 2010 AMERICAN WITH DISABILITIES ACT GUIDELINES (ADA) @ PUBLIC AREAS	<b>CONSTRUCTION TYPE:</b> TYPE IV C, FULLY SPRINKLERED
<b>CONSTRUCTION TYPE:</b> TYPE IV C, FULLY SPRINKLERED	<b>ENERGY STANDARDS:</b> COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF-1R, CF-2R, AND CF-3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

**VICINITY MAP**



**80 JULIAN - THE VILLAGE SF**  
**PLANNING COMMISSION**      **01/26/2023**



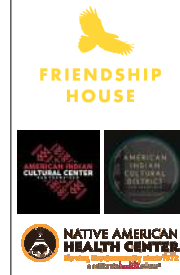
**PROJECT TEAM**

<b>Owner</b> Friendship House Association of American Indians 56 Julian Avenue San Francisco, CA, 94103 Contact: Peter Bratt Phone: (510) 465-7010 Email: peterbratt@yahoo.com	<b>Planning Consultant</b> Badiner Urban Planning, Inc. 95 Brady Street San Francisco, CA 94103 Contact: Larry Badiner Phone: (415) 865-9985 Email: larry@badinerurbanplanning.com	<b>Architect</b> PYATOK Architects, INC. 1611 Telegraph Ave., Suite 200 Oakland, CA 94612 Contact: Peter Waller Phone: (510) 465-7010 Email: pwaller@pyatok.com	<b>Landscape Architect</b> Eirwiller Kuehl 318 Harrison Street, Suite 301 Oakland, CA 94607 Contact: Sarah Kuehl Phone: (510) 407-5319 Email: sarah@eirwillerkuehl.com	<b>Urban App</b> Top Leaf Farms 5110 Telegraph Ave Oakland, CA 94609 Contact: Benjamin Fahrer Phone: (831) 667-2376 Email: farmtheroo@gmail.com
<b>Owner's Representative</b> Equity Community Builders 38 Keyes Avenue Suite 201, South Lobby San Francisco, CA 94129 Contact: Suzanne Brown Phone: (415) 577-3723 Email: suzanne@ecbsf.com	<b>Structural Engineer</b> DCI Engineers 135 Main Street, Suite 1800 San Francisco, CA 94105 Contact: Jeff Brink Phone: (415) 781-1505 Email: jbrink@dc-engineers.com	<b>M/E/P Engineer</b> PAE 48 Golden Gate Ave San Francisco, CA 94102 Contact: Harj Sidhu Phone: (415) 544-7707 Email: harjot.sidhu@pae-engineers.com	<b>Civil Engineer</b> Sage Consulting Engineers Inc. 12 Geary Street, Suite 605, San Francisco, CA 94108 Contact: Erik Alderson Phone: (415) 890-5250 Email: ealderson@sage-ce.com	<b>Utility</b> Urban Design Consulting Engineers 350 Townsend Street, Suite 409 San Francisco, CA 94107 Contact: Dana Hymel Phone: (628) 239-3129 Email: dhymel@urbandesigntce.com

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FRIENDSHIP HOUSE  
56 Julian Ave  
San Francisco, CA  
94103



**THE VILLAGE SF**  
80 JULIAN AVENUE  
SAN FRANCISCO, CA 94103

STAMP:

NO.	ISSUE	DATE
1	50% SD	09/03/2021
2	PRJ RESUB.	01/10/2022
3	FINAL CEQA SUBMITTAL	10/31/2022
4	PLANNING COMMISSION	01/26/2023

JOB NUMBER: 1941  
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CHECKED BY: JMP-W  
ISSUE DATE: 10/31/2022  
SCALE: As indicated  
TITLE: TITLE SHEET

SHEET  
**GO.00**

PRELIMINARY - Not for Construction -





Residential Entrance

Passenger Drop Off at Julian St.

Main Entry on Julian St.

- R.G.** L - 7  
Rooftop Farm & Deck
- Home** L - 6  
Womens' Lodge  
L - 5  
Graduate Intern Housing
- Health** L - 4  
NAHC Medical and Behavioral Health  
L - 3  
NAHC Dental Clinic & Admin. Offices
- Culture & Community** L - 2  
Youth Center and Friendship House Offices  
L - 1  
American Indian Cultural Center  
Basement Level  
Recreation and Support Spaces
- Courtyard**

Sheet Number	Sheet Name
GENERAL	
G0.00	TITLE SHEET
G0.02	RENDERINGS
G0.03	RENDERINGS
G0.04	SITE PHOTOS
G0.10	PLANNING CODE DIAGRAMS
G0.11	UNPROTECTED OPENING CALCULATIONS
G0.30	MATERIAL & COLOR BOARD

ARCHITECTURE	
A1.00	SITE PLAN
A1.01	SITE PLAN - EXISTING CONDITIONS
A2.00A	FLOOR PLAN - LOWER BASEMENT
A2.00B	FLOOR PLAN - UPPER BASEMENT
A2.01	FLOOR PLAN - LEVEL 1
A2.02	FLOOR PLAN - LEVEL 2
A2.03	FLOOR PLAN - LEVEL 3
A2.04	FLOOR PLAN - LEVEL 4
A2.05	FLOOR PLAN - LEVEL 5
A2.06	FLOOR PLAN - LEVEL 6
A2.07	FLOOR PLAN - ROOF
A2.08	FLOOR PLAN - PENTHOUSE
A3.00	ELEVATION - NORTH
A3.01	ELEVATION - EAST
A3.02	ELEVATION - WEST
A3.03	ELEVATION - SOUTH
A3.04	SECTION A
A3.05	SECTION B

FRIENDSHIP HOUSE  
 56 Julian Ave  
 San Francisco, CA  
 94103



**THE VILLAGE SF**  
 80 JULIAN AVENUE  
 SAN FRANCISCO, CA 94103

STAMP:

REVISION SCHEDULE		
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JOB NUMBER: 1941  
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 ISSUE DATE: 10/19/2022  
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TITLE:  
**DRAWING INDEX**

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**G0.01**

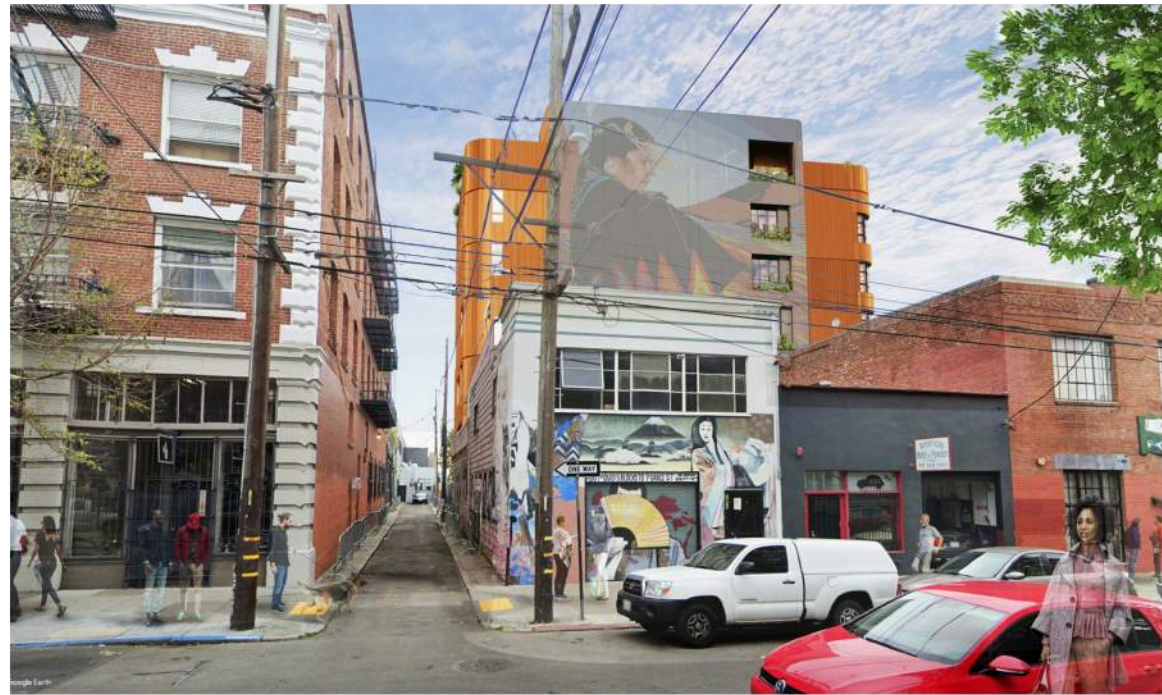




VIEW FROM JULIAN AVE. LOOKING TO SOUTH WEST



VIEW FROM JULIAN AVE. LOOKING TO NORTH WEST



VIEW FROM 15TH STREET LOOKING UP CALEDONIA (NORTH)



VIEW FROM COURTYARD LOOKING TO SOUTH

**THE VILLAGE SF**  
80 JULIAN AVENUE  
SAN FRANCISCO, CA 94103

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JOB NUMBER: 1841  
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ISSUE DATE: 10/31/2022  
SCALE: As indicated

TITLE:  
**RENDERINGS**

SHEET:  
**G0.02**

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AERIAL VIEW FROM SOUTH WEST



AERIAL VIEW FROM NORTH EAST - WITHOUT NEW BUILDING



AERIAL VIEW FROM NORTH EAST - WITH NEW BUILDING

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FRIENDSHIP HOUSE  
56 Julian Ave  
San Francisco, CA  
94103



**THE VILLAGE SF**  
80 JULIAN AVENUE  
SAN FRANCISCO, CA 94103

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DRAWN BY: RR-SS  
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TITLE:  
**RENDERINGS**

SHEET:  
**G0.03**

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FRIENDSHIP HOUSE  
56 Julian Ave  
San Francisco, CA  
94103



A) 15th Street



B) 15th Street



C) Caledonia Street



A) Julian Ave - Facing Side



B) Julian Ave - Facing Side



C) Julian Ave - Facing Side



D) Julian Ave - Facing Side



A) Julian Ave - Same Side



B) Julian Ave - Same Side



C) Julian Ave - Same Side



D) Julian Ave - Same Side



**THE VILLAGE SF**  
80 JULIAN AVENUE  
SAN FRANCISCO, CA 94103

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JOB NUMBER: 1841  
DRAWN BY: RR-SS  
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ISSUE DATE: 10/19/2022  
SCALE: As indicated  
TITLE: SITE PHOTOS

SHEET  
**GO.04**

PRELIMINARY - Not for Construction -





Mass Timber



Exposed Cedar for Trellises at Courtyard and Roof  
Sealed, Clear



Terracotta Baguette Rainscreen  
Colors Vary, Exact Colors TBD



Terracotta Baguette Detail



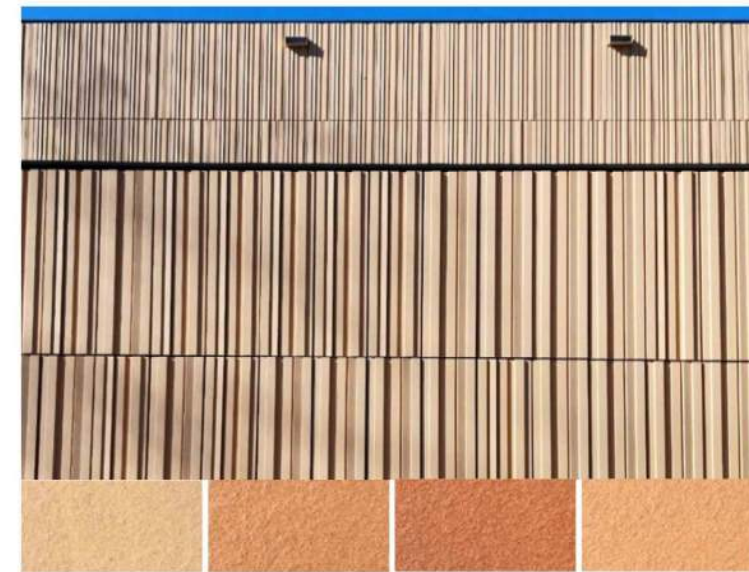
Solid Wood Doors  
Species and Color TBD



Anodized Aluminum Storefront  
Dark Bronze Color



Fiber Cement Panel  
Exact Color TBD



Custom Profile Terracotta Rainscreen  
Exact Color TBD

**THE VILLAGE SF**  
80 JULIAN AVENUE  
SAN FRANCISCO, CA 94103

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JOB NUMBER: 1941  
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CHECKED BY: JWPW  
ISSUE DATE: 10/19/2022  
SCALE: As indicated

TITLE:  
**MATERIAL & COLOR BOARD**

SHEET:  
**GO.30**

PRELIMINARY - Not for Construction -





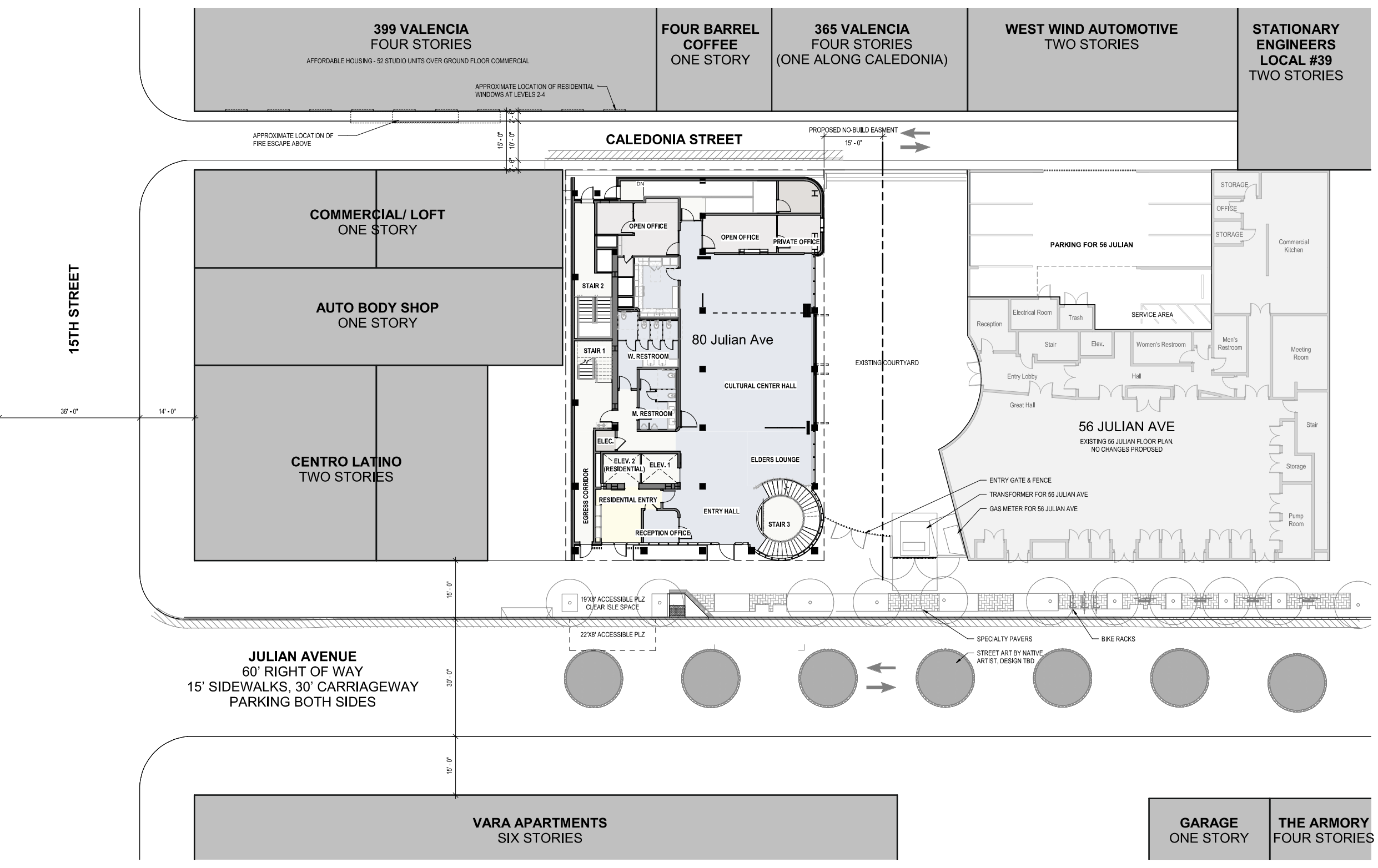
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SAN FRANCISCO, CA 94103

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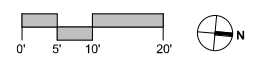
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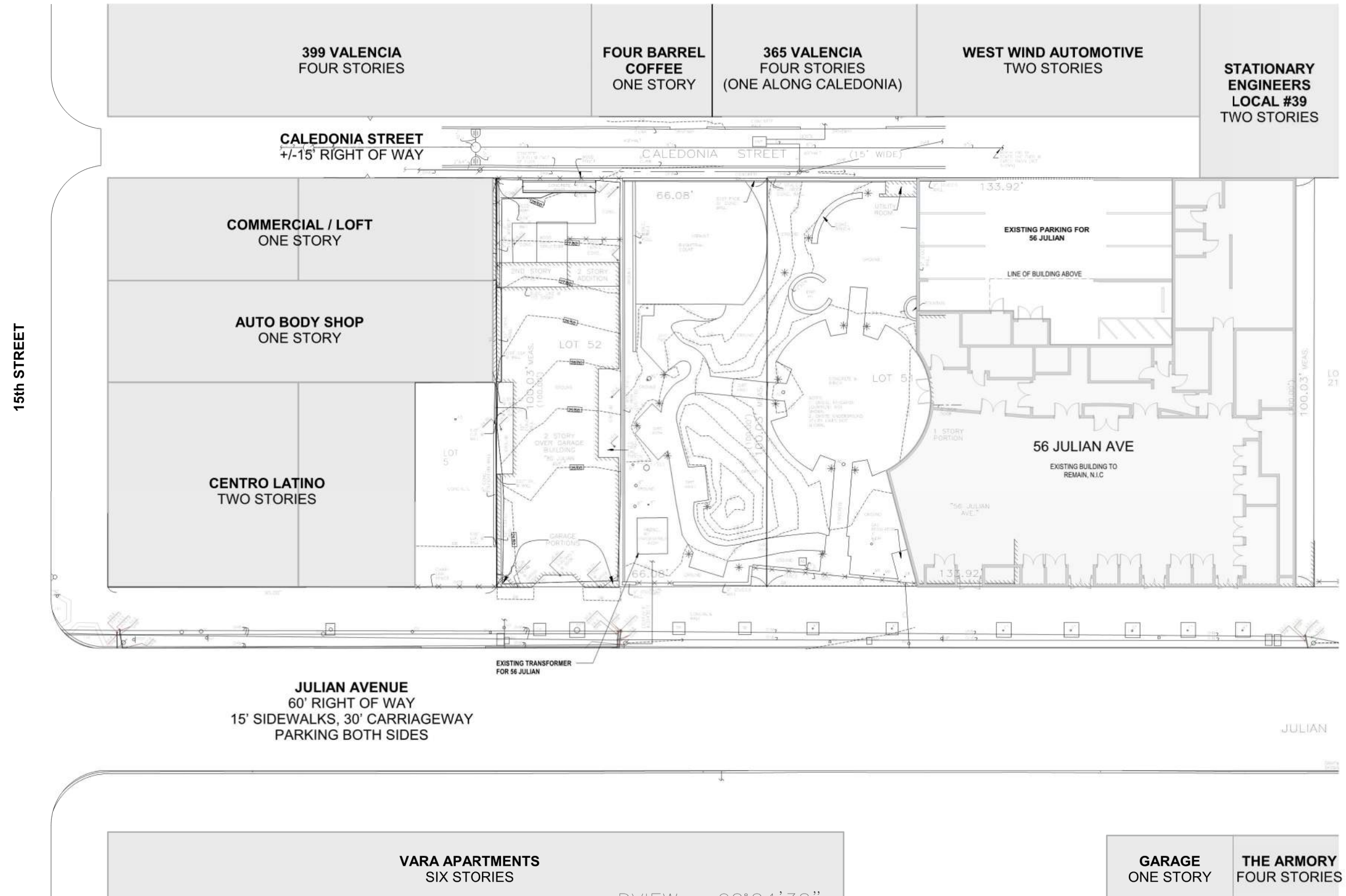
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CHECKED BY: JMW  
ISSUE DATE: 10/31/2022  
SCALE: As indicated  
TITLE: SITE PLAN

SHEET:  
**A1.00**  
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PROPOSED SITE PLAN  
1" = 10'-0" ①





**THE VILLAGE SF**  
80 JULIAN AVENUE  
SAN FRANCISCO, CA 94103

STAMP:

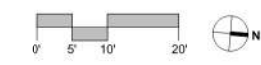
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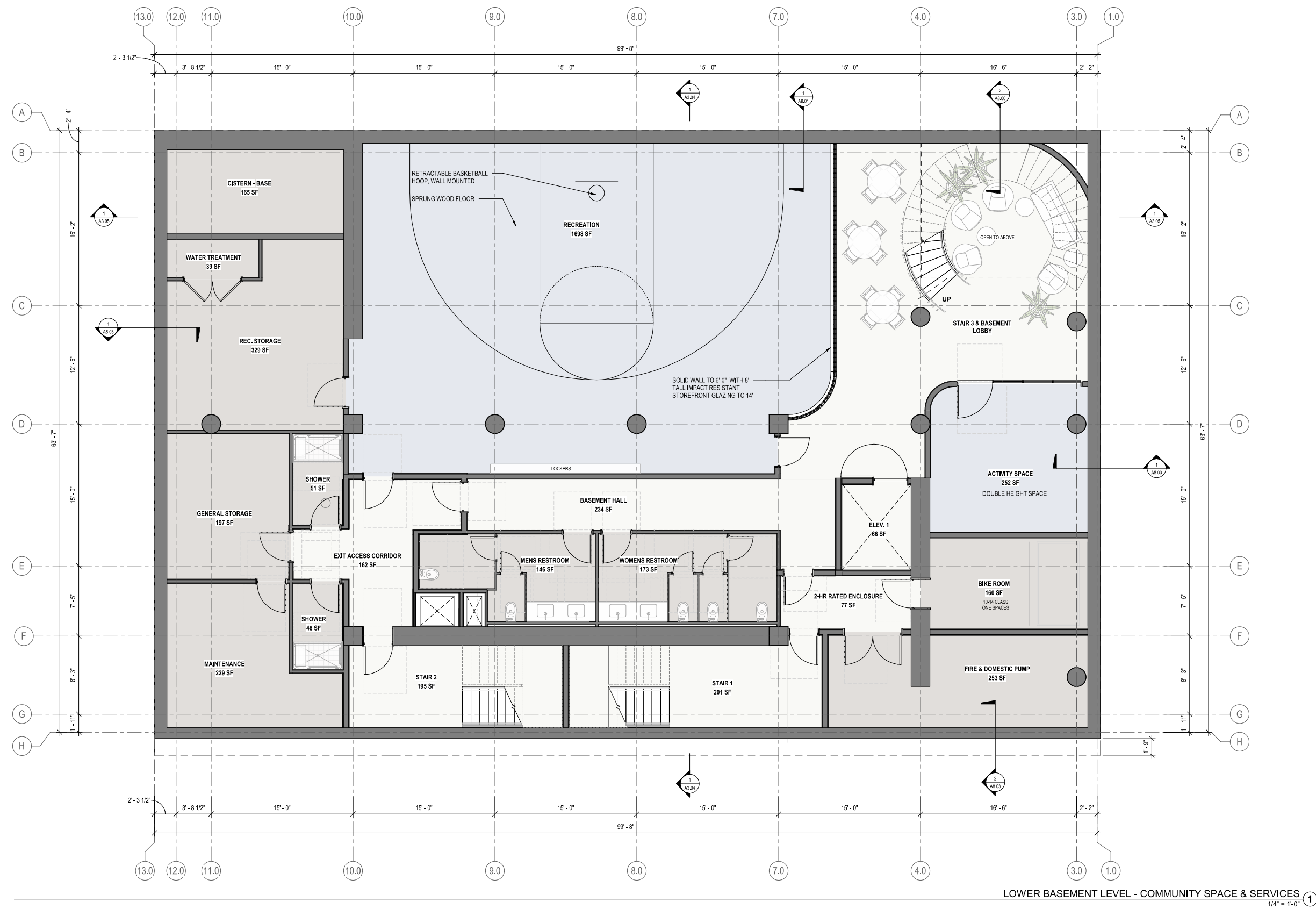
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ISSUE DATE: 10/12/2022  
SCALE: As indicated  
TITLE: SITE PLAN - EXISTING CONDITIONS

SHEET:  
**A1.01**

PRELIMINARY - Not for Construction -

100 SITE PLAN - EXISTING CONDITIONS 1  
1" = 10'-0"





LOWER BASEMENT LEVEL - COMMUNITY SPACE & SERVICES 1  
1/4" = 1'-0"



**THE VILLAGE SF**  
80 JULIAN AVENUE  
SAN FRANCISCO, CA 94103

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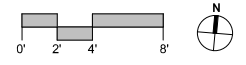
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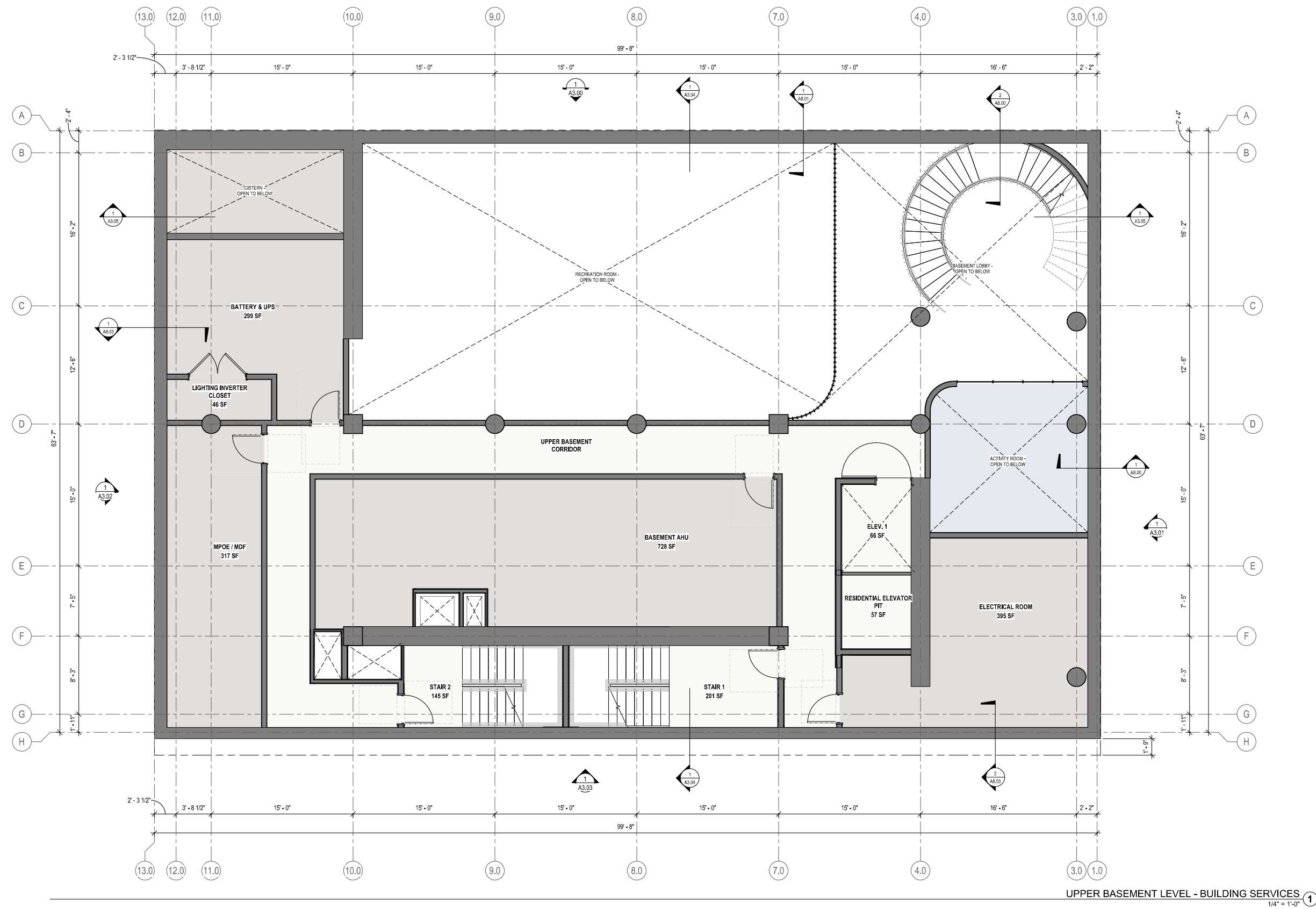
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DRAWN BY: RR-SS  
CHECKED BY: JWP/W  
ISSUE DATE: 10/31/2022  
SCALE: As indicated

TITLE:  
**FLOOR PLAN - LOWER BASEMENT**

SHEET:  
**A2.00A**

PRELIMINARY - Not for Construction -





UPPER BASEMENT LEVEL - BUILDING SERVICES 1  
1/4" = 1'-0"



**THE VILLAGE SF**  
80 JULIAN AVENUE  
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STAMP:

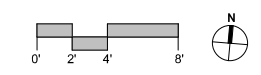
NO.	ISSUE	DATE
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2	PRJ RESUB.	01/10/2022
3	FINAL CEQA SUBMITTAL	10/31/2022
4	PLANNING COMMISSION	01/26/2023

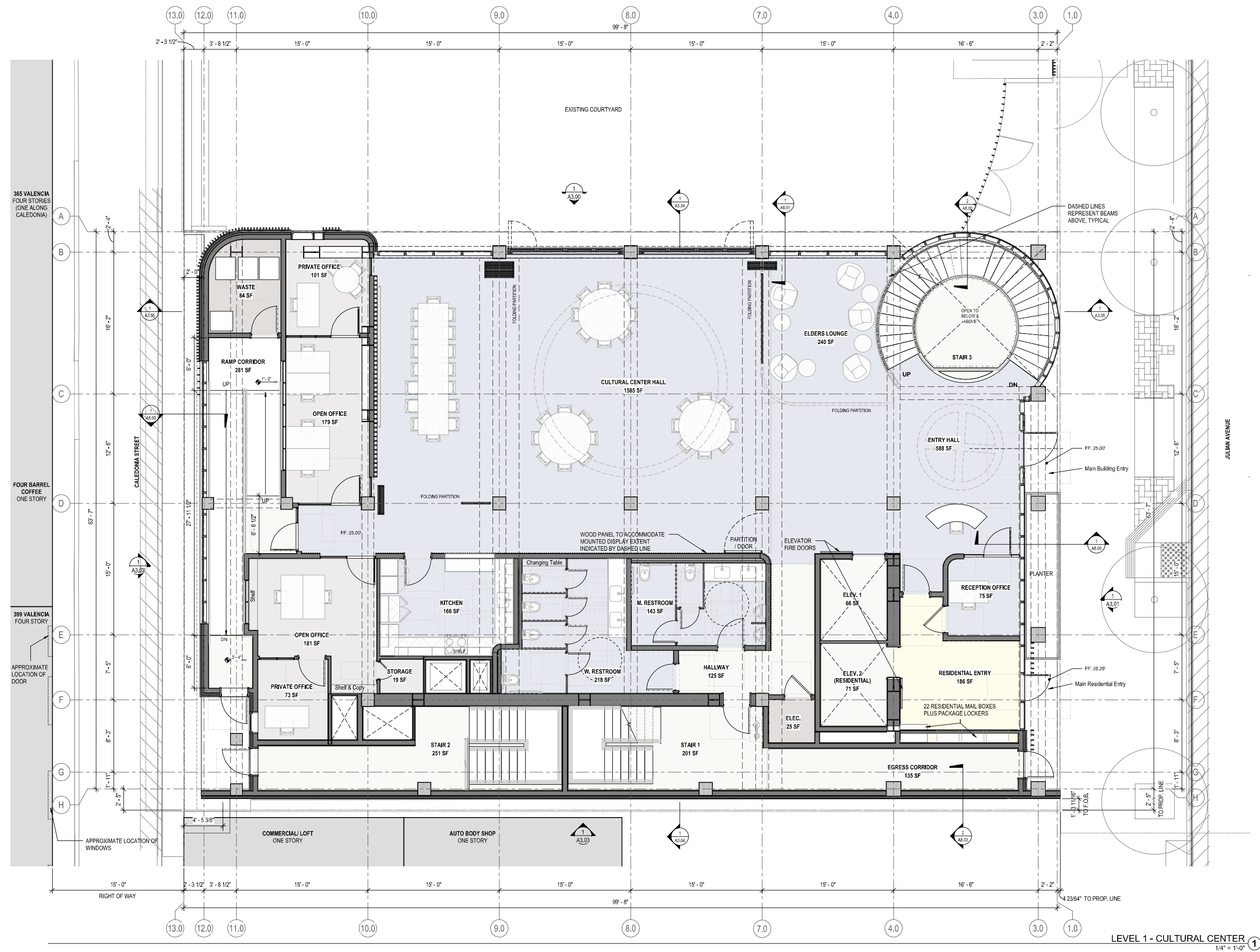
JOB NUMBER: 1941  
DRAWN BY: RR-SS  
CHECKED BY: JWPVW  
ISSUE DATE: 10/31/2022  
SCALE: As indicated

TITLE:  
**FLOOR PLAN - UPPER BASEMENT**

SHEET:  
**A2.00B**

PRELIMINARY - Not for Construction -  
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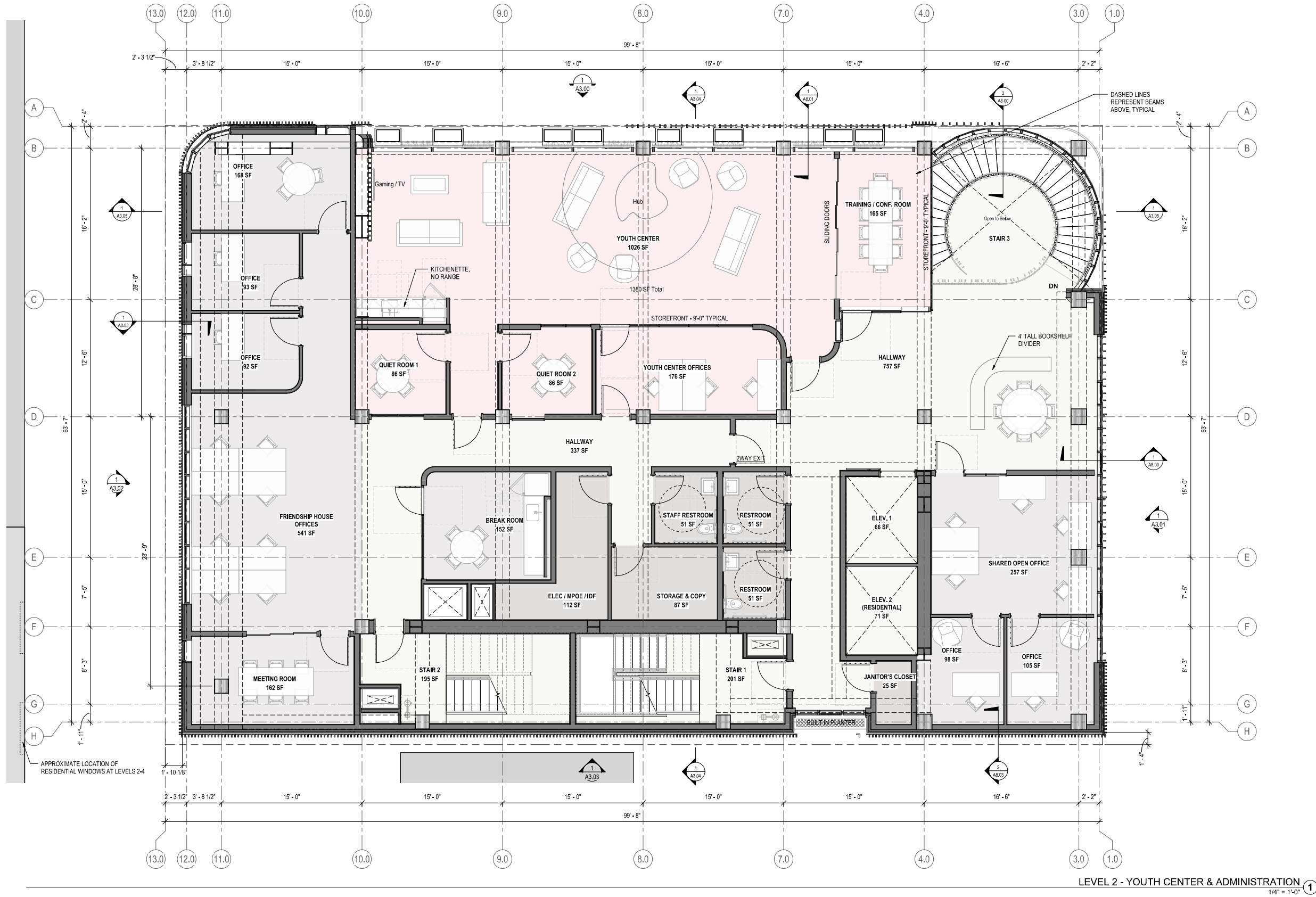
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1	50% SD	09/03/2021
2	PRJ RESUB.	01/10/2022
3	FINAL CEQA SUBMITTAL	10/31/2022
4	PLANNING COMMISSION	01/26/2023

JOB NUMBER:	1841
DRAWN BY:	RR:SS
CHECKED BY:	JMP:PW
ISSUE DATE:	10/31/2022
SCALE:	As indicated
TITLE:	FLOOR PLAN - LEVEL 1

**A2.01**

11/12/2022 10:34:15 AM





LEVEL 2 - YOUTH CENTER & ADMINISTRATION 1  
1/4" = 1'-0"



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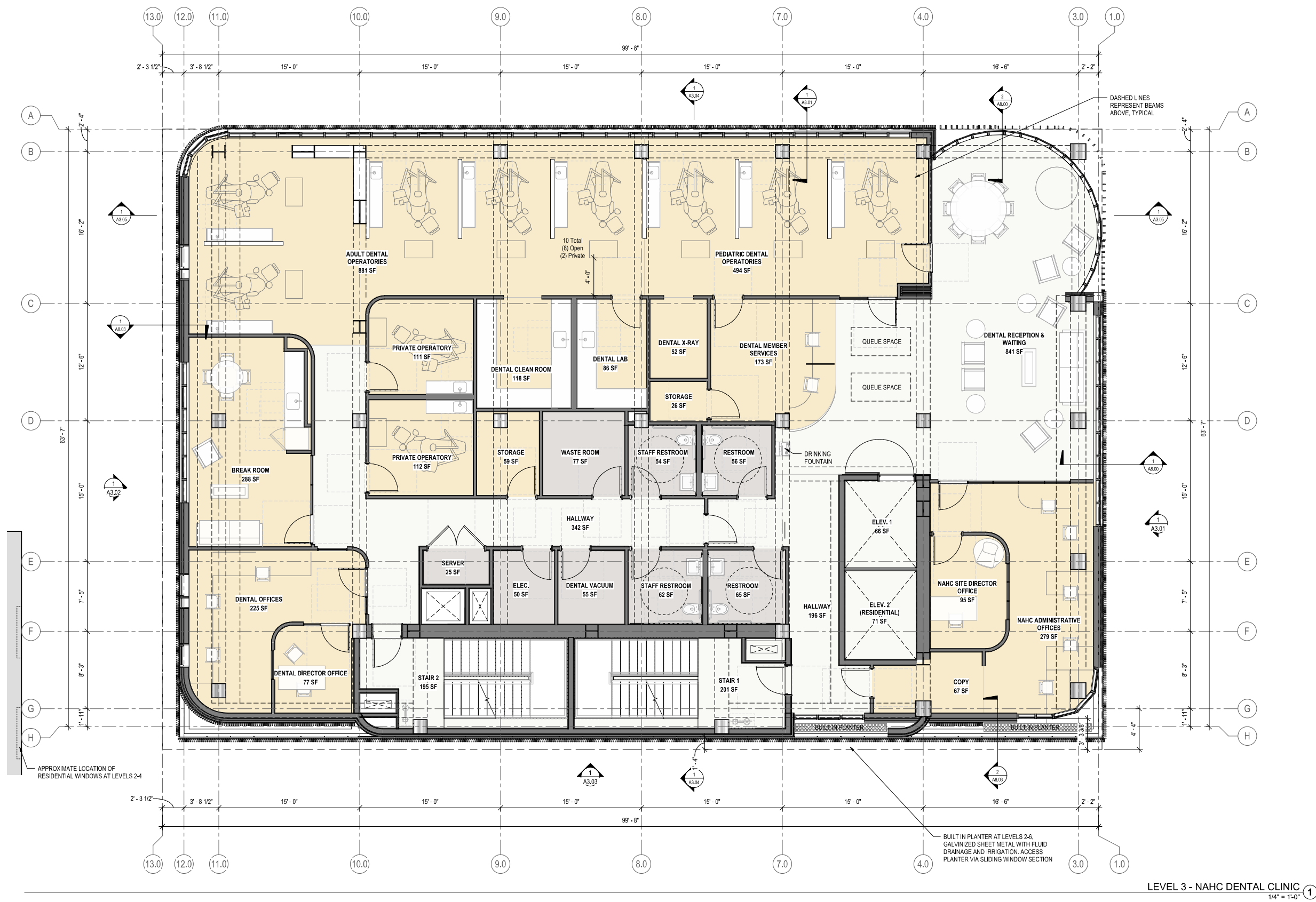
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NO.	ISSUE	DATE
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3	FINAL CEQA SUBMITTAL	10/31/2022
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JOB NUMBER: 1841  
DRAWN BY: RR-SS  
CHECKED BY: JMW  
ISSUE DATE: 10/31/2022  
SCALE: As indicated  
TITLE:  
**FLOOR PLAN - LEVEL 2**

SHEET:  
**A2.02**

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LEVEL 3 - NAHC DENTAL CLINIC ①  
1/4" = 1'-0"



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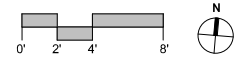
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2	PRJ RESUB.	01/10/2022
3	FINAL CEQA SUBMITTAL	10/31/2022
4	PLANNING COMMISSION	01/26/2023

JOB NUMBER: 1841  
DRAWN BY: RR-SS  
CHECKED BY: JMPW  
ISSUE DATE: 10/31/2022  
SCALE: As indicated  
TITLE:  
**FLOOR PLAN - LEVEL 3**

SHEET:  
**A2.03**

PRELIMINARY - Not for Construction -





LEVEL 4 - NAHC MEDICAL & BEHAVIORAL CLINIC 1  
1/4" = 1'-0"



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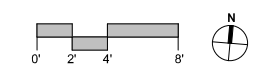
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JOB NUMBER: 1941  
DRAWN BY: RR-SS  
CHECKED BY: JMPW  
ISSUE DATE: 10/31/2022  
SCALE: As indicated  
TITLE: FLOOR PLAN - LEVEL 4

SHEET:  
**A2.04**

PRELIMINARY - Not for Construction -







LEVEL 5 - TRANSITIONAL HOUSING  
1/4" = 1'-0" ①



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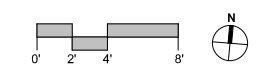
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3	FINAL CEQA SUBMITTAL	10/31/2022
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JOB NUMBER: 1941  
DRAWN BY: RR-SS  
CHECKED BY: JMW-PPW  
ISSUE DATE: 10/31/2022  
SCALE: As indicated  
TITLE: FLOOR PLAN - LEVEL 5

SHEET:  
**A2.05**

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LEVEL 6 - WOMEN'S LODGE ①  
1/4" = 1'-0"



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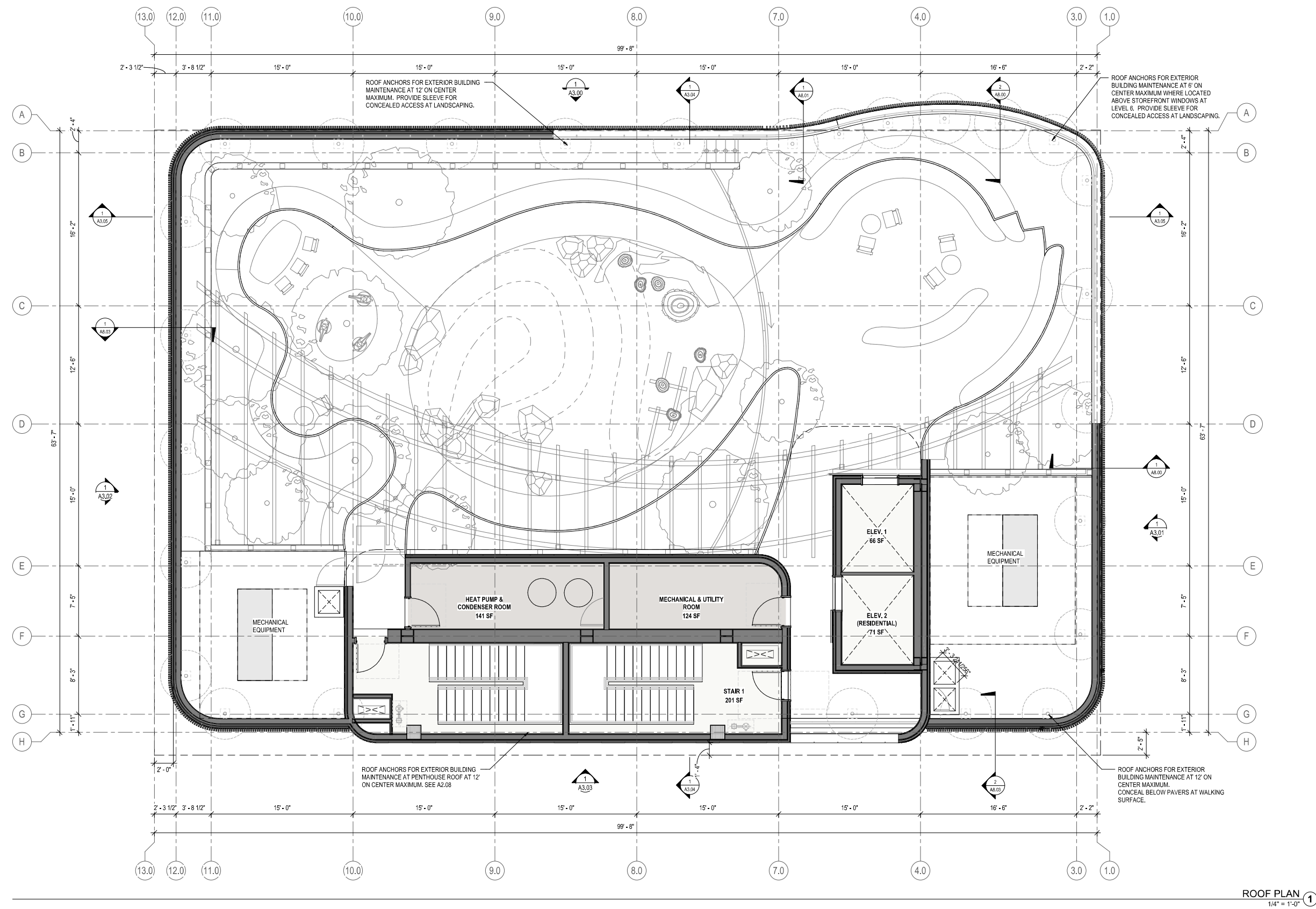
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DRAWN BY: RR-SS  
CHECKED BY: JMP/W  
ISSUE DATE: 10/19/2022  
SCALE: As indicated  
TITLE:  
**FLOOR PLAN - LEVEL 6**

SHEET:  
**A2.06**

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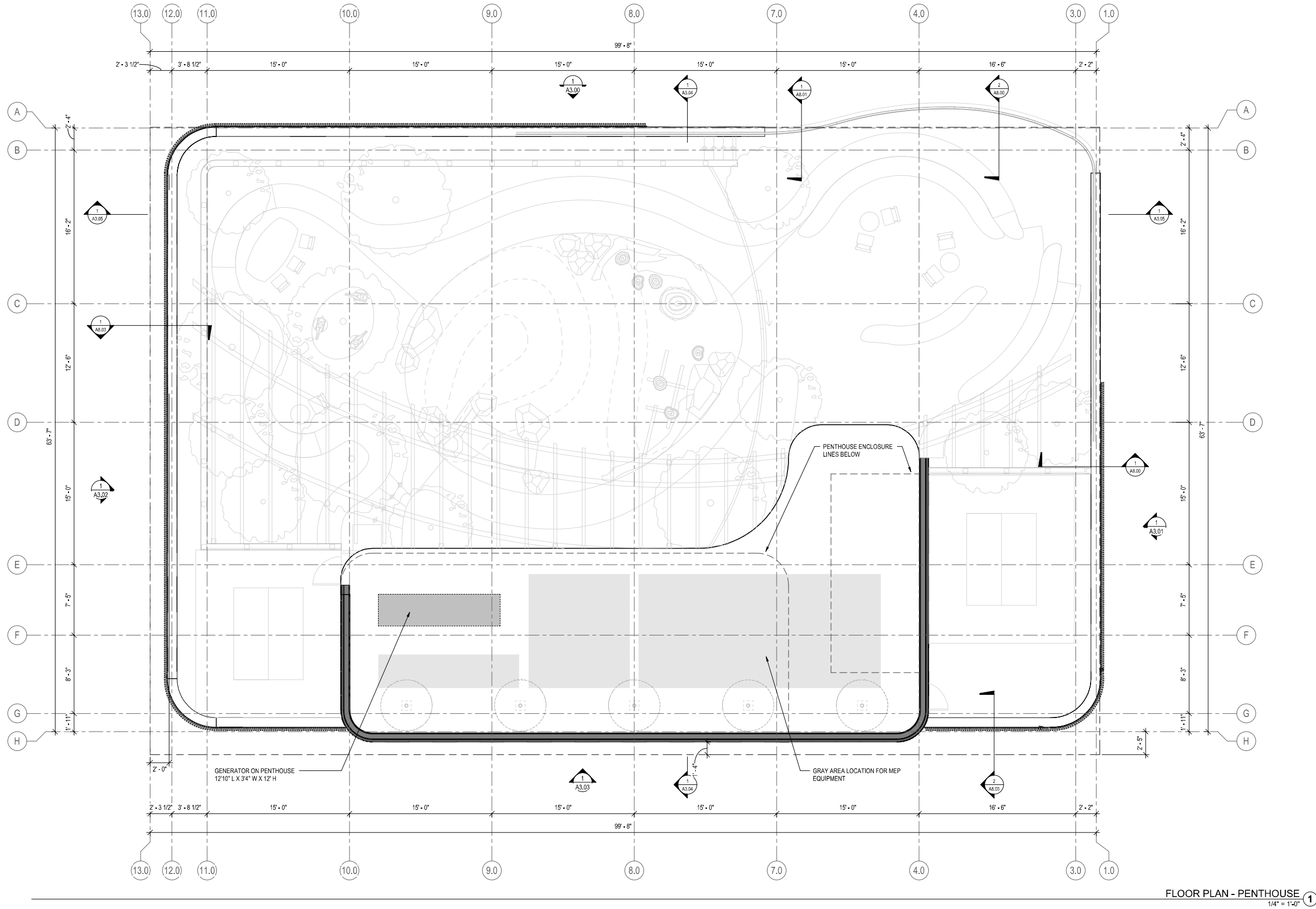
**ROOF PLAN 1**  
 1/4" = 1'-0"

**PENTHOUSE NOTES:**  
 PENTHOUSE AREA SHOULD NOT BE MORE THAN 1/3 OF ENTIRE SF OF MAIN ROOF  
 ROOF AREA: 6,257 SF  
 1/3 OF ROOF AREA: 2,085 SF  
 PENTHOUSE AREA: 1,111 SF

JOB NUMBER: 1941  
 DRAWN BY: RR-SS  
 CHECKED BY: JMPW  
 ISSUE DATE: 10/19/2022  
 SCALE: As indicated  
 TITLE:  
**FLOOR PLAN - ROOF**

SHEET:  
**A2.07**

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FLOOR PLAN - PENTHOUSE 1  
1/4" = 1'-0"



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JOB NUMBER: 1941  
DRAWN BY: RR-SS  
CHECKED BY: JMP/PV  
ISSUE DATE: 10/19/2022  
SCALE: As indicated  
TITLE:  
**FLOOR PLAN - PENTHOUSE**

SHEET:  
**A2.08**





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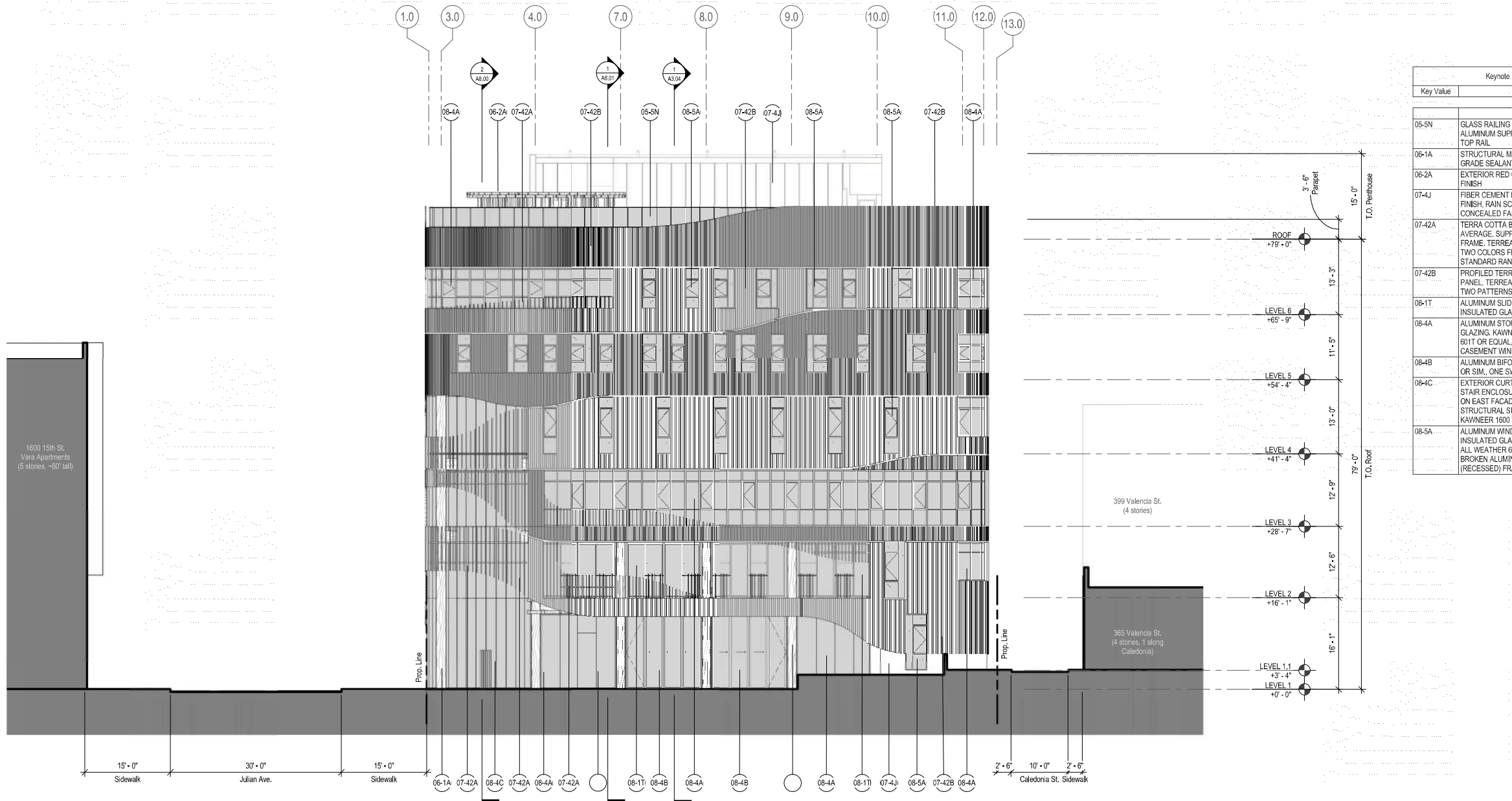
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3	FINAL CEQA SUBMITTAL	10/31/2022
4	PLANNING COMMISSION	01/26/2023

JOB NUMBER: 1841  
DRAWN BY: RR-SS  
CHECKED BY: JWP/PW  
ISSUE DATE: 10/31/2022  
SCALE: As indicated

TITLE:  
**ELEVATION - NORTH**

SHEET:  
**A3.00**

PRELIMINARY - Not for Construction -



Keynote Legend	
Key Value	Keynote Text
05-5N	GLASS RAILING SYSTEM WITH INTEGRATED ALUMINUM SUPPORTS AND CONTINUOUS TOP RAIL
06-1A	STRUCTURAL MASS TIMBER, EXTERIOR GRADE SEALANT
06-2A	EXTERIOR RED CEDAR TRELLIS, CLEAR FINISH
07-4J	FIBER CEMENT PANELS WITH FACTORY FINISH, RAIN SCREEN APPLICATION, CONCEALED FASTENERS
07-42A	TERRA COTTA BAGUETTES, 9" O.C. AVERAGE, SUPPORTED ON ALUMINUM FRAME, TERREAL ZONDA XL10 OR EQUAL, TWO COLORS FROM MANUFACTURER'S STANDARD RANGE
07-42B	PROFILED TERRA COTTA RAINSCREEN PANEL, TERREAL PITERAK SLIM OR EQUAL, TWO PATTERNS, TWO COLORS
08-1T	ALUMINUM SLIDING DOOR - FULL LIGHT, INSULATED GLAZING WITH LOW-E COATING
08-4A	ALUMINUM STOREFRONT WITH INSULATED GLAZING, KAWNEER TRIFAB VERSAGLAZE 601T OR EQUAL, FRONT GLAZED, PROVIDE CASEMENT WINDOWS WHERE INDICATED.
08-4B	ALUMINUM BIFOLDING DOORS, NANAWALL OR SIM., ONE SWING DOOR, ADA ACCESS
08-4C	EXTERIOR CURTAIN WALL SYSTEM AT STAIR ENCLOSURE AND FEATURE WINDOW ON EAST FACADE. OUTSIDE GLAZING WITH STRUCTURAL SILICON MOUNTINGS, KAWNEER 1600 WALL SYSTEM OR EQUAL
08-5A	ALUMINUM WINDOW, NAIL-ON WITH INSULATED GLAZING AND LOW-E COATING, ALL WEATHER 6000 SERIES THERMALLY BROKEN ALUMINUM FRAME WITH PANNING (RECESSED) FRAME OR EQUAL



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STAMP:

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4	PLANNING COMMISSION	01/26/2023

JOB NUMBER: 1941  
DRAWN BY: RR-SS  
CHECKED BY: JMP/PW  
ISSUE DATE: 10/19/2022  
SCALE: As indicated  
TITLE:

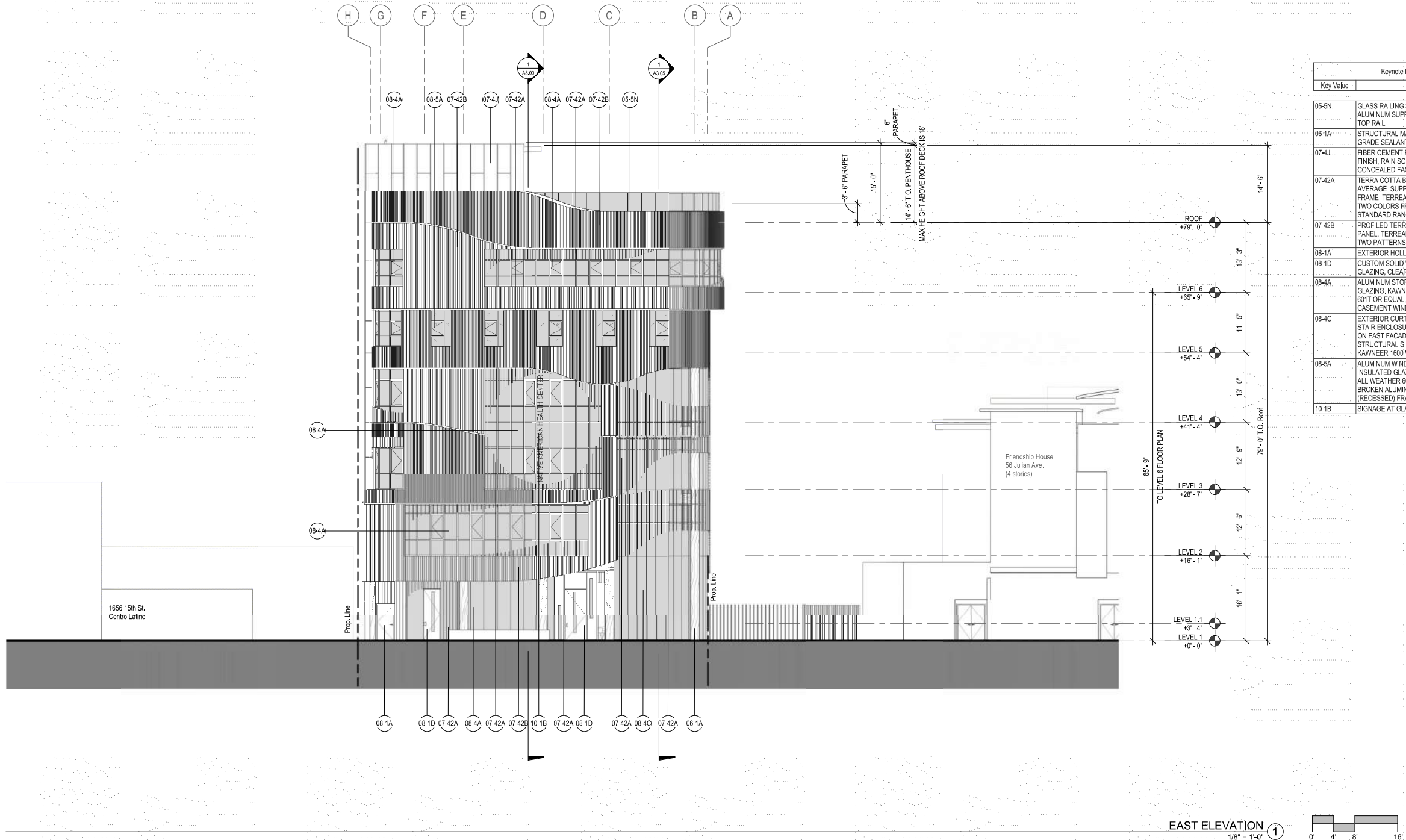
ELEVATION - EAST

SHEET:

**A3.01**

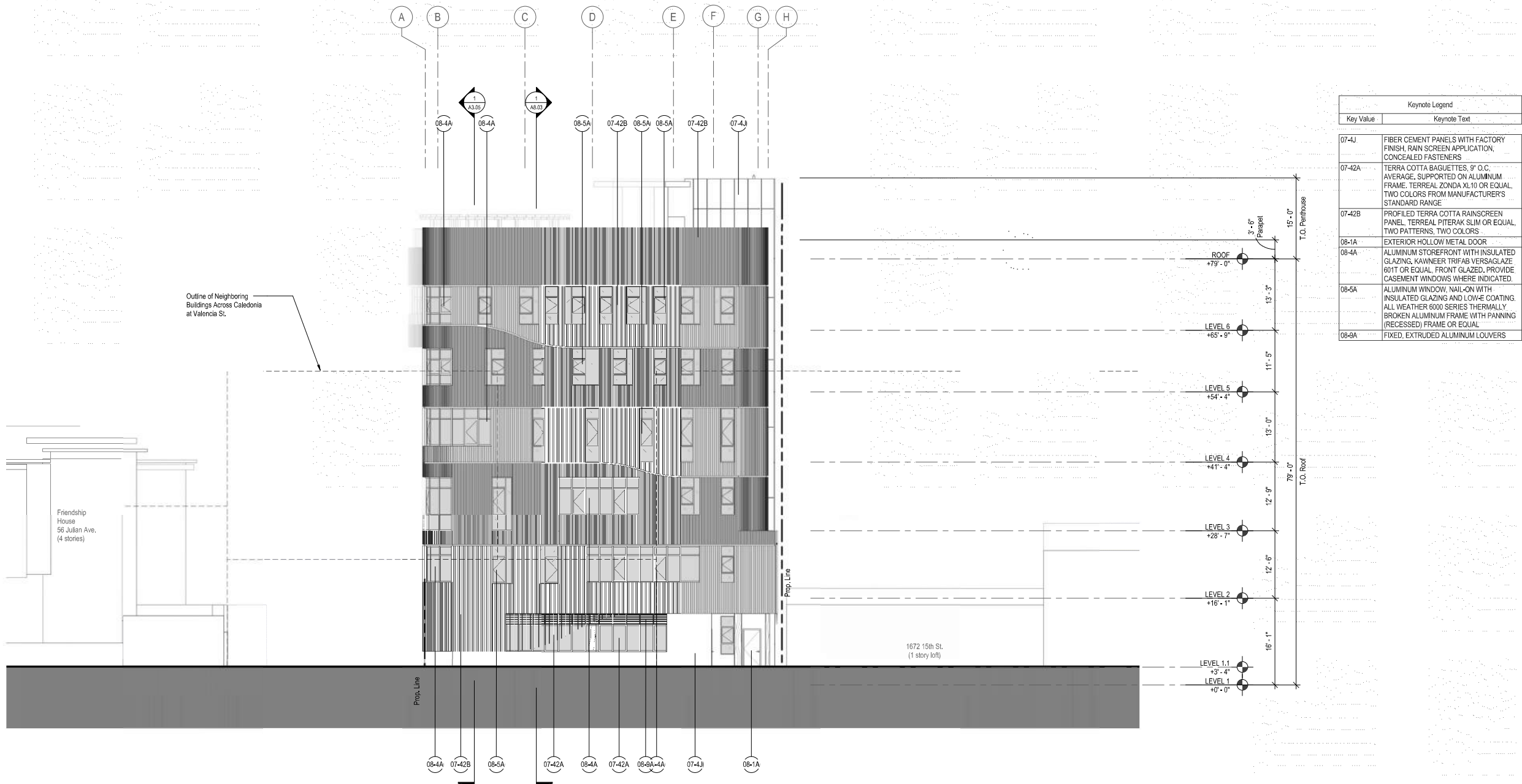
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Keynote Legend	
Key Value	Keynote Text
05-SN	GLASS RAILING SYSTEM WITH INTEGRATED ALUMINUM SUPPORTS AND CONTINUOUS TOP RAIL
06-1A	STRUCTURAL MASS TIMBER, EXTERIOR GRADE SEALANT
07-4J	FIBER CEMENT PANELS WITH FACTORY FINISH, RAIN SCREEN APPLICATION, CONCEALED FASTENERS
07-42A	TERRA COTTA BAGUETTES, 9" O.C. AVERAGE, SUPPORTED ON ALUMINUM FRAME, TERREAL ZONDA XL10 OR EQUAL, TWO COLORS FROM MANUFACTURER'S STANDARD RANGE
07-42B	PROFILED TERRA COTTA RAINSCREEN PANEL, TERREAL PITERAK SLIM OR EQUAL, TWO PATTERNS, TWO COLORS
08-1A	EXTERIOR HOLLOW METAL DOOR
08-1D	CUSTOM SOLID WOOD DOOR WITH GLAZING, CLEAR FINISH
08-4A	ALUMINUM STOREFRONT WITH INSULATED GLAZING, KAWNEER TRIFAB VERSAGLAZE 601T OR EQUAL, FRONT GLAZED, PROVIDE CASEMENT WINDOWS WHERE INDICATED.
08-4C	EXTERIOR CURTAIN WALL SYSTEM AT STAIR ENCLOSURE AND FEATURE WINDOW ON EAST FACADE. OUTSIDE GLAZING WITH STRUCTURAL SILICON MOUNTING, KAWNEER 1600 WALL SYSTEM OR EQUAL
08-5A	ALUMINUM WINDOW, NAIL-ON WITH INSULATED GLAZING AND LOW-E COATING; ALL WEATHER 6000 SERIES THERMALLY BROKEN ALUMINUM FRAME WITH PANNING (RECESSED) FRAME OR EQUAL
10-1B	SIGNAGE AT GLAZING

EAST ELEVATION 1  
1/8" = 1'-0"  
0' 4' 8' 16'



Keynote Legend	
Key Value	Keynote Text
07-4J	FIBER CEMENT PANELS WITH FACTORY FINISH, RAIN SCREEN APPLICATION, CONCEALED FASTENERS
07-42A	TERRA COTTA BAGUETTES, 9" O.C. AVERAGE, SUPPORTED ON ALUMINUM FRAME. TERREAL ZONDA XL10 OR EQUAL. TWO COLORS FROM MANUFACTURER'S STANDARD RANGE
07-42B	PROFILED TERRA COTTA RAINSCREEN PANEL, TERREAL PITERAK SLIM OR EQUAL. TWO PATTERNS, TWO COLORS
08-1A	EXTERIOR HOLLOW METAL DOOR
08-4A	ALUMINUM STOREFRONT WITH INSULATED GLAZING, KAWNEER TRIFAB VERSAGLAZE 601T OR EQUAL. FRONT GLAZED, PROVIDE CASEMENT WINDOWS WHERE INDICATED.
08-5A	ALUMINUM WINDOW, NAIL-ON WITH INSULATED GLAZING AND LOW-E COATING. ALL WEATHER 6000 SERIES THERMALLY BROKEN ALUMINUM FRAME WITH PANNING (RECESSED) FRAME OR EQUAL
08-9A	FIXED, EXTRUDED ALUMINUM LOUVERS

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REVISION SCHEDULE

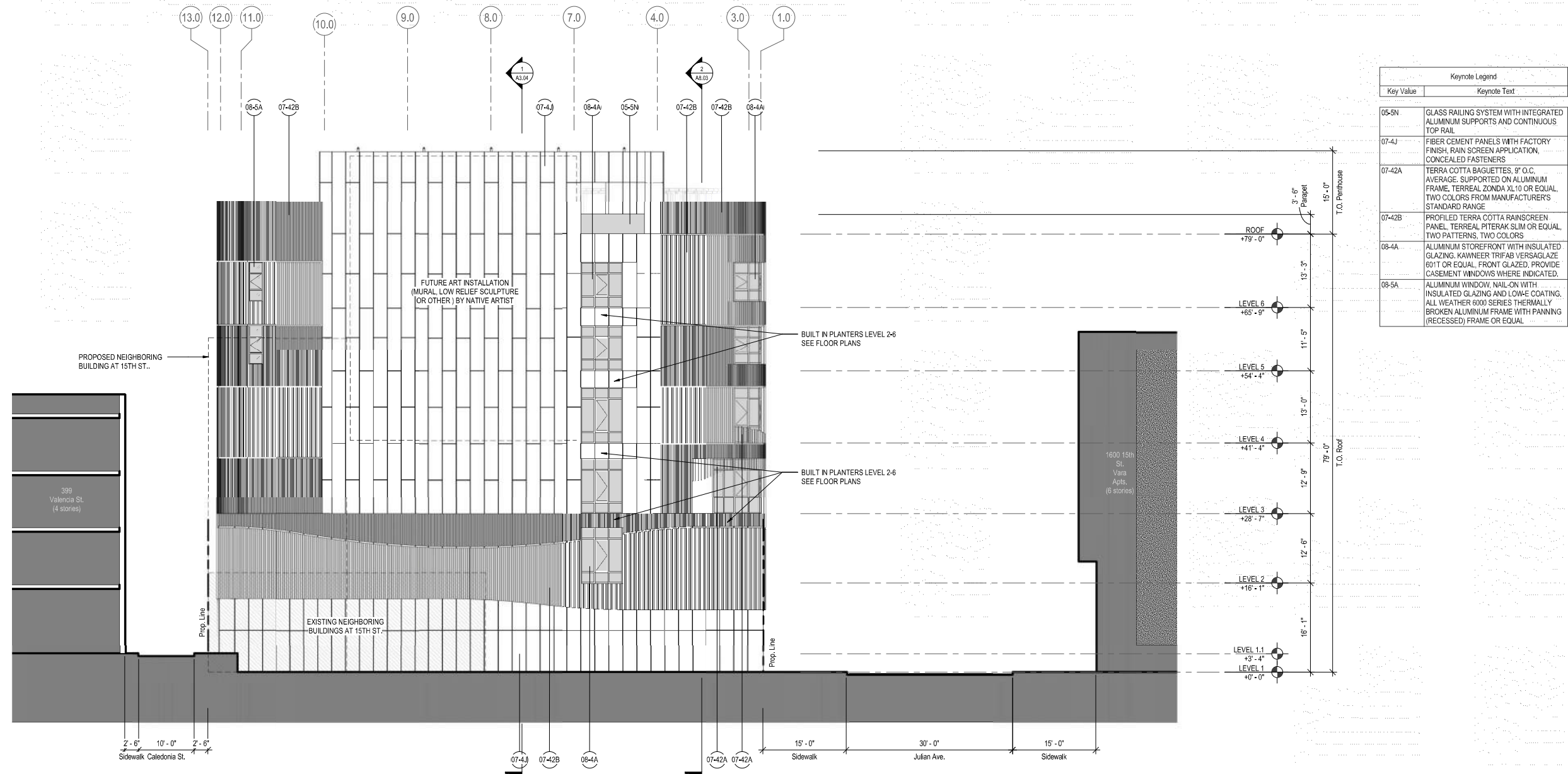
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JOB NUMBER: 1941  
DRAWN BY: RR-SS  
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ISSUE DATE: 10/31/2022  
SCALE: As indicated  
TITLE:  
**ELEVATION - WEST**

SHEET:  
**A3.02**



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Keynote Legend	
Key Value	Keynote Text
05-5N	GLASS RAILING SYSTEM WITH INTEGRATED ALUMINUM SUPPORTS AND CONTINUOUS TOP RAIL
07-4J	FIBER CEMENT PANELS WITH FACTORY FINISH, RAIN SCREEN APPLICATION, CONCEALED FASTENERS
07-42A	TERRA COTTA BAGUETTES, 9" O.C. AVERAGE, SUPPORTED ON ALUMINUM FRAME, TERREAL ZONDA XL10 OR EQUAL, TWO COLORS FROM MANUFACTURER'S STANDARD RANGE
07-42B	PROFILED TERRA COTTA RAINSCREEN PANEL, TERREAL PITERAK SLIM OR EQUAL, TWO PATTERNS, TWO COLORS
08-4A	ALUMINUM STOREFRONT WITH INSULATED GLAZING, KAWNEER TRIFAB VERSAGLAZE 601T OR EQUAL, FRONT GLAZED, PROVIDE CASEMENT WINDOWS WHERE INDICATED.
08-5A	ALUMINUM WINDOW, NAIL-ON WITH INSULATED GLAZING AND LOW-E COATING, ALL WEATHER 6000 SERIES THERMALLY BROKEN ALUMINUM FRAME WITH PANNING (RECESSED) FRAME OR EQUAL

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JOB NUMBER: 1841  
DRAWN BY: RR-SS  
CHECKED BY: JMW/PW  
ISSUE DATE: 10/31/2022  
SCALE: As indicated  
TITLE: ELEVATION - SOUTH

SHEET:  
**A3.03**

PRELIMINARY - Not for Construction -

**SOUTH ELEVATION** ①  
1/8" = 1'-0"





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JOB NUMBER: 1941  
DRAWN BY: RR-SS  
CHECKED BY: JMPW  
ISSUE DATE: 10/31/2022  
SCALE: As indicated  
TITLE: SECTION A

SHEET:  
**A3.04**

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DRAWN BY:	RR-SS
CHECKED BY:	JMPW
ISSUE DATE:	10/31/2022
SCALE:	As indicated

TITLE:  
**SECTION B**

SHEET:  
**A3.05**

PRELIMINARY - Not for Construction

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Section B - East West ①  
1/8" = 1'-0"  
0' 4' 8' 16'