

1 [Disapproving the Planning Commission's Conditional Use Authorization Decision - Approving  
2 a Conditional Use Authorization - 115 Telegraph Hill Boulevard]

3 **Motion disapproving the decision of the Planning Commission by its Motion No. 19232,**  
4 **approving a Conditional Use Authorization identified as Planning Case No.**  
5 **2013.1375EC on property located at 115 Telegraph Hill Boulevard; approving a**  
6 **Conditional Use Authorization for the same Planning Case and property with additional**  
7 **conditions; and adopting findings pursuant to Planning Code, Section 101.1.**  
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9 MOVED, That the Board hereby disapproves the Planning Commission's approval on  
10 September 11, 2014, of a Conditional Use Authorization identified as Planning Case No.  
11 2013.1375EC, by its Motion No. 19232, to allow the construction of three new dwelling units  
12 (for a total of four units) with three off-street parking spaces within the RH-3 Zoning District,  
13 Telegraph Hill - North Beach Residential Special Use District and a 40-X Height and Bulk  
14 District, on property located at: 115 Telegraph Hill Boulevard; Assessor's Block No. 0105, Lot  
15 No. 065; and, be it

16 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization  
17 for the same property with all conditions imposed by the Planning Commission and with the  
18 following additional conditions:

- 19 • Along the Filbert Street stair frontage of the property, a well-lit and naturally ventilated  
20 pedestrian tunnel shall be erected for the duration of the construction period to  
21 ensure the safety of persons using the Filbert Steps stairs.
- 22 • A flag-person will be stationed at the top of the Filbert stairs at the entry point to the  
23 site at all times during the construction period. Additional flag-persons shall be  
24 stationed during the excavation and concrete pour phases to ensure the safety of  
25 individuals and vehicles in that area. These persons shall be responsible for

1 monitoring and directing construction trucks and equipment as well as pedestrian and  
2 vehicular traffic to minimize potential conflicts.

- 3 • All trucks waiting to unload material shall be staged at a location offsite to avoid  
4 queuing of construction trucks on Telegraph Hill Boulevard. The off-site truck  
5 queuing locations shall be determined in consultation with the neighbors. Deliveries  
6 shall be made before 4:00 pm on weekdays to avoid the peak afternoon traffic  
7 periods on Columbus Avenue. To the extent feasible, trucks shall be routed to avoid  
8 Columbus Avenue.
- 9 • Construction vehicles and equipment shall use the staging area provided on site and  
10 shall be prohibited from using the Coit Tower parking lot for construction staging or  
11 queuing of construction vehicles.
- 12 • All applicable weight limits on access roads to and from the site shall be observed  
13 and adhered to.
- 14 • Until the building is fully enclosed, no construction activity shall be permitted between  
15 5:00 pm and 7:00 am on weekdays or on Saturday. No construction shall be  
16 permitted on Sundays and federal holidays recognized by the Office of Personnel  
17 Management. All construction activities shall comply with the San Francisco Noise  
18 Ordinance (Police Code Article 29).
- 19 • No construction workers, trucks, tradespersons, project design professionals,  
20 vendors or any other persons involved in any manner with the construction activities,  
21 including but not limited to architects and special inspectors, shall utilize the Coit  
22 Tower parking lot, but shall instead park at designated parking garages and be  
23 shuttled to and from the job site.
- 24 • Prior to commencing construction, the contractor and the project sponsor shall  
25 provide detailed construction plans including, but not limited to, the truck routes, the

1 off-site location for truck queuing, phasing of construction, and the estimated number  
2 of truck trips for each phase of the construction, to the Transportation Advisory Staff  
3 Committee (TASC), which includes the San Francisco Municipal Transit Authority,  
4 Police Department , Fire Department, Department of Public Works (DPW) and  
5 Planning Department. In addition to TASC, the project sponsor shall also submit  
6 such plans to and inform the Recreation and Parks Department, the Department of  
7 Building Inspection (DBI) and the construction contractors of any concurrent nearby  
8 projects in order to manage traffic congestion and pedestrian circulation effects and  
9 safety during construction of the project.

- 10 • Prior to commencing construction, the project sponsor shall consult with Garfield  
11 Elementary School, the San Francisco Unified School District, the residents of  
12 Assessors Blocks 86, 105, and 104, residents within 300 feet of the project site, and  
13 the Planning Department staff before finalizing the construction staging, traffic and  
14 truck route plans, including (a) a schedule of delivery times and dates during which  
15 construction materials are expected to arrive; and (b) methods to be used to monitor  
16 truck movement onto and out of the building site so as to minimize traffic and  
17 pedestrian conflicts on Telegraph Hill Boulevard, Filbert Street and Kearny Street.
- 18 • Muni access to Coit Tower shall be maintained at all times throughout construction.
- 19 • Stewardship of landscape areas in the public domain and the Filbert Street stairs  
20 along the property frontage shall be maintained by the owners of the subject property,  
21 subject to the approval and appropriate agreements with the Recreation and Park  
22 Department, DPW and DBI in consultation with the Telegraph Hill Dwellers  
23 neighborhood association and nearby neighbors; and, be it

1           FURTHER MOVED, That these conditions are consistent with and supported by the  
2 Planning Commission's findings of consistency with the General Plan and Planning Code  
3 Section 101.1, and the Board hereby incorporates those findings and adopts them as its own.  
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