



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: 03/14/2019

CONTINUED FROM: 02/21/2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: **2018-003593CUA**
Project Address: **906 BROADWAY**
Zoning: RM-2 (Residential- Mixed, Moderate Density District)
40-X Height and Bulk District
Block/Lot: 0149/009
Applicant: Reuben, Junius & Rose, LLP
C/O Tara Sullivan
One Bush Street, Suite 600, San Francisco, Ca 94104
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **Approval with Conditions**

Project Description

The proposal is to establish community facility and instructional services uses in an approximately 15,000 sq. ft. vacant church that was last utilized as a school until 2011. Proposed on-site operations include: historical tours, free family events, publicly accessible community space for arts/education and cultural events as well as adult education programs that focus on career development, business, and entrepreneurship. The project includes interior alterations such as construction of new egress stairs, restrooms, partitions for conference/classrooms, and bicycle parking (two Class 1 and four Class 2 spaces). No exterior changes are proposed.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to establish community facility and instructional services uses on site.

Issues and other considerations

- **Public Comment & Outreach.** The Department received one public comment expressing concern that the proposed uses may become “office space for tech companies” and not be appropriate with the neighborhood. The Sponsor has hosted a pre-application meeting within the community. Forty-one (41) letters in support of the Project are included in the Project Sponsor’s brief.
- **Design Review Comments:** The structure is locally designated as Landmark No. 204, known as Our Lady of Guadalupe church, and subject to Historic Preservation Commission (HPC) review for the proposed interior renovations.



SAN FRANCISCO PLANNING DEPARTMENT

Basis for recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. The subject property has been unoccupied since the previous school tenancy relocated to another site in 2011 and religious use operations ceased over 25 years prior. Aside from the proposed interior modifications, the Project would preserve the local landmark and adaptively reuse the building, providing adult education and a space for community events.

Attachments:

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Land Use Data
- Exhibit C – Environmental Determination
- Exhibit D – Maps and Context Photos
- Exhibit E – Public Comment
- Exhibit F – Project Sponsor Brief
- Exhibit G – Plans
- Exhibit H – Project Sponsor Overview and Community Benefits

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MARCH 14, 2019

Record No.: 2018-003593CUA
Project Address: 906 BROADWAY
Zoning: RM-2 (Residential-Mixed, High Density) Zoning District
40-X Height and Bulk District
Block/Lot: 0149/009
Project Sponsor: Reuben, Junius & Rose, LLP
C/O Tara Sullivan
One Bush Street, Ste 600
San Francisco, CA 94101
Property Owner: Startup Temple Holdings, Inc.
2670 Leavenworth Street
San Francisco, CA 94103
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org

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ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 209.2, 186.3 AND 710, TO ESTABLISH COMMUNITY FACILITY AND INSTRUCTIONAL SERVICE (RETAIL SALES & SERVICE) USES IN A VACANT CHURCH LOCATED AT 906 BROADWAY, LOT 009 IN ASSESSOR'S BLOCK 0149, WITHIN THE RM-2 (RESIDENTIAL-MIXED, HIGH DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 14, 2018, Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2018-003593CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to establish community facility and instructional services (retail sales & service) uses in the existing vacant church (hereinafter "Project") located at 906 Broadway, Block 0149 Lot 009 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-003593CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On March 14, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-003593CUA.

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

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. 2018-003593CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is to establish community facility and instructional services uses in a vacant church. Proposed on-site operations include: historical tours, free family events, publicly accessible community space for arts/education and cultural events as well as adult education programs that focus on career development, business, and entrepreneurship. The Project includes interior alterations such as construction of new egress stairs, restrooms, partitions for conference/classrooms, and bicycle parking (two Class 1 and four Class 2 spaces). No exterior changes are proposed.
3. **Site Description and Present Use.** The Project is on the north side of Broadway, between Taylor and Mason Streets, Block 0149, Lot 009 and located within the RM-2 (Residential-Mixed, High Density) Zoning District with a 40-X Height and Bulk designation. The property is developed with an approximately 15,000 sq. ft. vacant church that was last utilized as a school until 2011.
4. **Surrounding Properties and Neighborhood.** The subject property is in the Russian Hill neighborhood along the border of Nob Hill and within District 3. The neighborhood context is a mix of 2+ story, multi-family residential buildings and institutional uses. Nearby properties in the vicinity include Chinatown Public Health Center, Lady Shaw Senior Center Jean and True Sunshine Episcopal Church.
5. **Public Outreach and Comments.** The Department received one public comment expressing concern that the proposed uses may become "office space for tech companies" and not be appropriate with the neighborhood. Forty-one (41) letters in support of the Project are included in the Project Sponsor's brief.
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. **Bicycle Parking.** Planning Code Section 155.2 requires bicycle parking where a change of occupancy or increase in intensity of use would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent.

The proposed community facility and instructional services uses requires a total of two (2) Class 1 and four (4) Class 2 bicycle parking spaces.

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 proposed community facility and instructional services uses will enhance the neighborhood by reactivating the property that ceased church operations over 25 years ago and was last utilized as a school until 2011. The new uses would provide access to adult education in the evening and weekends while providing space for community events during the week. The Project is similar in size and intensity to the former church's congregation of 300 members and former school's enrollment of 350 students; the uses would accommodate up to 120 students and between 50-300 people at community facility events.

- 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 height and bulk of the existing building will remain the same. No alterations to the existing exterior appearance or character of the Project's vicinity are proposed. However, minor interior modifications are proposed to facilitate the proposed uses by adding glass partitions for classrooms and constructing two new basement level restrooms per Building Code requirements. The proposed uses, size, shape, and arrangement of the Project's existing interior is ideal for instructional services and community facility uses because both the 5,175 sq. ft. sanctuary and 4,635 sq. ft. basement were built to accommodate a large number of people.

- (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 Planning Code does not require parking or loading for the proposed uses. The property currently does not and would not be providing any off-street parking. Valet parking will be provided during some community facility events. For other events, attendees will be notified that parking is not available on-site and given a map with all public parking garages in the area. The site is within proximity to the Powell-Mason and Powell-Hyde Cable Car lines, 39-Coit Tower Motor Coach, and numerous MUNI bus lines including: the 8, 10, 12, 30, and 45. These transit options provide access to BART, Muni Metro, and Caltrain.

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

The Project will not produce, nor include, any uses that would emit noxious or offensive emissions such as noise, glare, dust, and odor.

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

The proposed instructional services and community facility uses do not require any exterior treatments with regard to landscaping, screening, open spaces, parking and loading areas, or service areas. The Project will upgrade and maintain the current aesthetics of the lot, while leaving the exterior of the building unaltered. The proposal will maintain the existing lighting outside of the building and ADA accessible street access to both the sanctuary and the basement spaces.

- 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 and is consistent with objectives and policies of the General Plan as detailed below.

8. **Planning Code Section 186.3** provides that any use listed as a principal or conditional use permitted on the ground floor in an NC-1 District, when located in a structure on a landmark site designated pursuant to Article 10 of this Code, is permitted with Conditional Use authorization pursuant to Section 303 provided that:

- A. Such authorization conforms to the applicable provisions of Section 303 of this Code, and

The Project complies with Section 303 criteria of the Planning Code above.

- B. The specific use so authorized is essential to the feasibility of retaining and preserving the landmark.

The Project will preserve and maintain Our Lady of Guadeloupe Church, which was constructed in 1912 and designated as an historical landmark in 1993. The church closed due to low attendance rates and was later repurposed as an elementary school until 2011. The property has been vacant since school operations ceased on site. Since purchasing the property in 2016, the owners have repaired the building's organ and invited the neighborhood to events on site through temporary use permits. The proposed new uses would reactivate the property and provide a steady income stream which would allow for property restoration and maintenance. The Project would continue using the space for neighborhood-serving purposes while expanding the use to allow all members of the public to access adult education and community events provided on site.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

Objective 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1: Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The proposed uses would reactivate the property by occupying a large, vacant landmark building and providing educational courses and various community events that are open to the general public.

Objective 2: MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1: Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The Project will enhance the diversity of the community by adding instructional services and community facility uses to a predominately residential neighborhood.

Objective 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.3: Emphasize job training and retraining programs that will impart skills necessary for participation in the San Francisco labor market.

Policy 3.4: Assist newly emerging economic activities.

The Project will provide community members with the opportunity to learn skills that are in high demand, and thus increase their potential for labor mobility. The Project will also incorporate arts in course offerings and community events to help support the artistically-oriented labor population.

Objective 4: IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.2: Promote and attract those economic activities with potential benefit to the City.

The Project's adult educational courses will directly promote this policy's stated goal of attracting new businesses in the educational services sector to the City.

Objective 7: ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.3: Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The Russian Hill/Nob Hill/Chinatown neighborhood where the Property is located currently lacks options for adult educational services and would benefit from the addition of such a use in the neighborhood. The church was previously occupied by a school and has remained vacant since 2011, making it an attractive site for a community and educational facility.

URBAN DESIGN ELEMENT

Objective 2: CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 4: To conserve important design character in historic or distinctive older areas, some uniformity of detail, scale, proportion, texture, materials, color and building form is necessary.

Policy 8: Historic buildings represent crucial links with past events and architectural styles and, when preserved, afford educational, recreational, cultural and other benefits.

The Project will reactivate the use of the historic landmark, Our Lady of Guadeloupe Church, and provide the resources necessary for continued conservation of this important neighborhood icon.

COMMUNITY FACILITY ELEMENT

Objective 3: ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.5: Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

The Project's will provide a place for instructional services and events where the community can learn, gather and socialize.

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:

C. 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 will not displace any neighborhood-serving retail uses. The Project's educational activities and community events will be open to workers, residents, and visitors in the area, while creating employment opportunities for San Francisco residents. The addition of educational community uses will bring new visitors to the area, strengthening the customer base for businesses in North Beach and Chinatown.

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

Existing units in the surrounding neighborhood would not be adversely affected. Educational courses would be offered from 5P.M- 9P.M. during the week and 10A.M.-8P.M. on weekends and would have minimal detrimental effects to nearby residences.

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

The proposed project would have no effect on the City's supply of affordable housing.

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

The project site is within proximity to the Powell-Mason and Powell-Hyde Cable Car lines, 39-Coit Tower Motor Coach, and numerous MUNI bus lines including: the 8, 10, 12, 30, and 45. These transit options provide access to BART, MUNI Metro, and Caltrain.

- G. 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 subject space is vacant and will not displace any industrial, service sector establishments or commercial office development. The Project would create education-sector employment opportunities by adding a new instructional service use.

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

The Property will undergo improvements that will enhance life safety at the site.

- I. That landmarks and historic buildings be preserved.

Currently, the project site does not contain any City Landmarks or historic buildings.

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

The Project will preserve and maintain a historical landmark that is currently vacant and has not had a permanent use since 2011.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-003593CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 9, 2017, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. 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 March 14, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 14, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow community facility and instructional services uses located at 906 Broadway, Block 0149, Lot 009 pursuant to Planning Code Sections 303, 209.2, 186.3 and 710 within the RM-2 (Residential- Mixed, Moderate Density) District and a 40-X Height and Bulk District; in general conformance with plans, dated February 19, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-003593CUA and subject to conditions of approval reviewed and approved by the Commission on March 14, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 14, 2019 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 2018-003593CUA 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 three (3) years from the effective date of the Motion. 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 three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) 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 415-575-6863, www.sf-planning.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 three (3) years have passed since this Authorization was approved.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

7. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than two (2) Class 1 and four (4) Class 2 bicycle parking spaces. 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 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 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

8. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

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

OPERATION

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

11. **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 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT B

Land Use Information

PROJECT ADDRESS: 906 BROADWAY
RECORD NO.: 2018-003593CUA

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Suite 400
San Francisco,
CA 94103-2479

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| | EXISTING | PROPOSED | NET NEW |
|---|----------------------------|---|------------------------|
| GROSS SQUARE FOOTAGE (GSF) | | | |
| Parking GSF | - | - | - |
| Residential GSF | - | - | - |
| Retail/Commercial GSF | - | 4,635 sq. ft. Instructional Services | 4,635 sq. ft. |
| Office GSF | - | - | - |
| Industrial/PDR GSF <i>Production, Distribution, & Repair</i> | - | - | - |
| Medical GSF | - | - | - |
| Visitor GSF | - | - | - |
| CIE GSF | - | - | - |
| Usable Open Space | - | - | - |
| Public Open Space | - | - | - |
| Other (Institutional) | 9,810 sq. ft. Religious | 5,175 sq. ft. Community Facility | - 4,635 sq. ft. |
| TOTAL GSF | 9,810 sq. ft. | 9,810 sq. ft. | 0 |
| | EXISTING | NET NEW | TOTALS |
| PROJECT FEATURES (Units or Amounts) | | | |
| Dwelling Units - Affordable | - | - | - |
| Dwelling Units - Market Rate | - | - | - |
| Dwelling Units - Total | - | - | - |
| Hotel Rooms | - | - | - |
| Number of Buildings | 1 | 1 | 0 |
| Number of Stories | 2 | 2 | 0 |
| Parking Spaces | - | - | - |
| Loading Spaces | - | - | - |
| Bicycle Spaces | - | 2 Class 1 4 Class 2 | 2 Class 1 4 Class 2 |
| Car Share Spaces | - | - | - |
| Other () | - | - | - |



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|--|---|--|
| Project Address | | Block/Lot(s) |
| 906 BROADWAY | | 0149009 |
| Case No. | | Permit No. |
| 2018-003593ENV | | |
| <input checked="" type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRE for Category B Building) | <input type="checkbox"/> New Construction |
| <p>Project description for Planning Department approval.</p> <p>Project proposes to reactivate the Property by changing the use of the vacant church into a community and educational facility. Specifically, the basement will be used for adult education-an instructional services use-and the sanctuary will hold both community facility and instructional service events. The 4,635 square foot basement will include six conference rooms, which are ideal for small classes and meetings. Aligned with its traditional use, the 5,175 square-foot sanctuary will accommodate lectures, forums, classes, and events for groups larger than 100 people.</p> | | |

STEP 1: EXEMPTION CLASS

| | |
|--|---|
| *Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.* | |
| <input checked="" type="checkbox"/> | Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> | Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/> | <p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p> |
| <input type="checkbox"/> | Class _____ |

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

| | |
|---|--|
| <p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p> | |
| <input type="checkbox"/> | <p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p> |
| <input type="checkbox"/> | <p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p> |
| <input type="checkbox"/> | <p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p> |
| <input type="checkbox"/> | <p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p> |
| <input type="checkbox"/> | <p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p> |
| <input type="checkbox"/> | <p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p> |
| <input type="checkbox"/> | <p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p> |
| <input type="checkbox"/> | <p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p> |
| <p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p> | |
| <p>Comments and Planner Signature (optional): Laura Lynch</p> <ul style="list-style-type: none"> 1a - change of use. Occupancy of the new use would not exceed the equivalent occupancy of the former use plus a 10,000 sq. ft. addition to the former use. | |

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

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

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

| | |
|---|--|
| Check all that apply to the project. | |
| <input type="checkbox"/> | 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. |
| <input checked="" type="checkbox"/> | 2. Interior alterations to publicly accessible spaces. |
| <input type="checkbox"/> | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. |
| <input type="checkbox"/> | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features. |
| <input type="checkbox"/> | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features. |
| <input type="checkbox"/> | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |

| | |
|--|--|
| <input type="checkbox"/> | 7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |
| <input type="checkbox"/> | 8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): |
| <input type="checkbox"/> | 9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) |
| <input type="checkbox"/> | 10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify): |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. | |
| <input type="checkbox"/> | Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6. |
| <input checked="" type="checkbox"/> | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6. |
| Comments (optional): | |
| Preservation Planner Signature: Jonathan Vimr | |

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

| | | |
|-------------------------------------|---|------------------------------------|
| <input type="checkbox"/> | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>. | |
| <input checked="" type="checkbox"/> | No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect. | |
| | Project Approval Action: Commission Hearing | Signature: Jonathan Vimr |
| | If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | 01/25/2019 |
| | Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals. | |

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|--|------------------------------|---|
| Project Address (If different than front page) | | Block/Lot(s) (If different than front page) |
| 906 BROADWAY | | 0149/009 |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| 2018-003593PRJ | | |
| Plans Dated | Previous Approval Action | New Approval Action |
| | Commission Hearing | |
| Modified Project Description: | | |

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

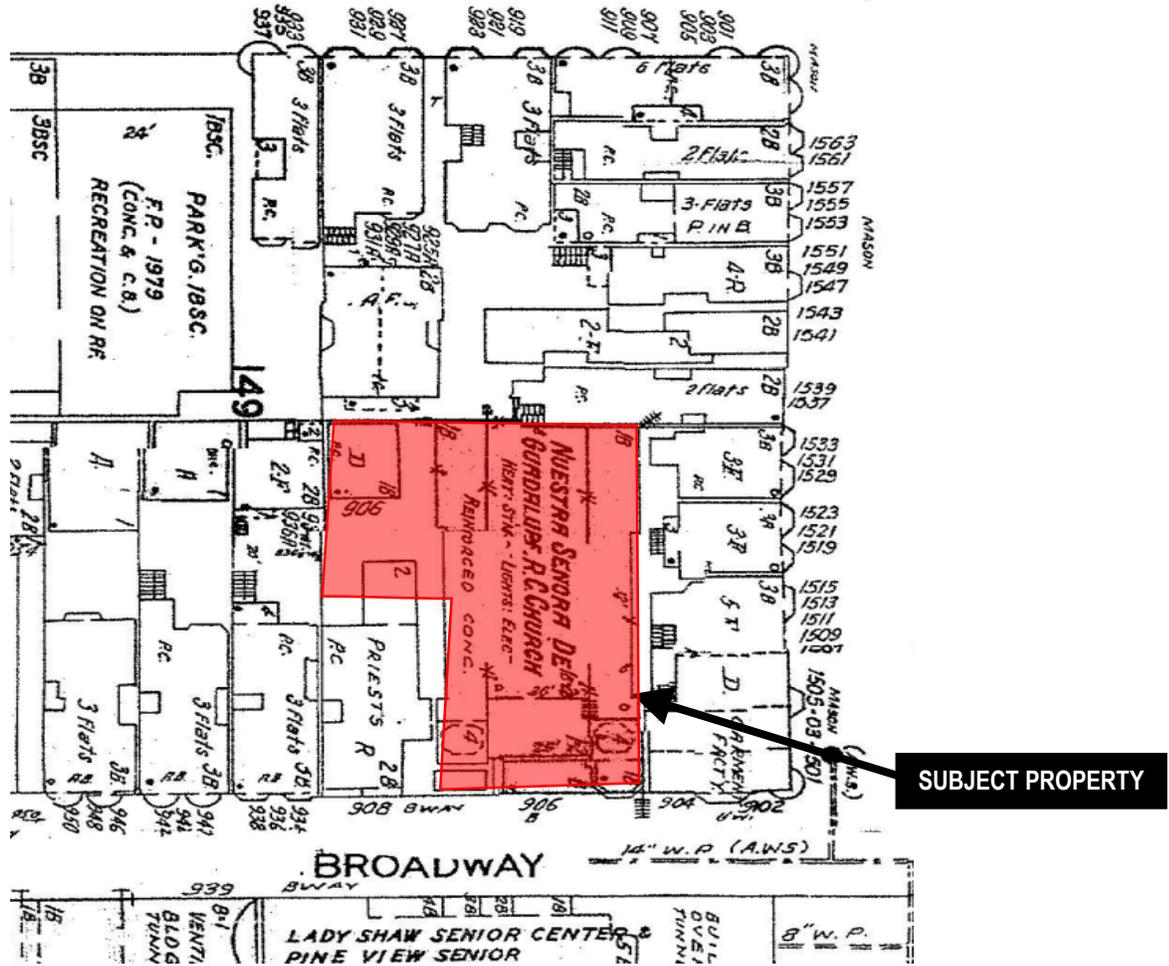
| | |
|---|--|
| Compared to the approved project, would the modified project: | |
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

Sanborn Map*

VALLEJO

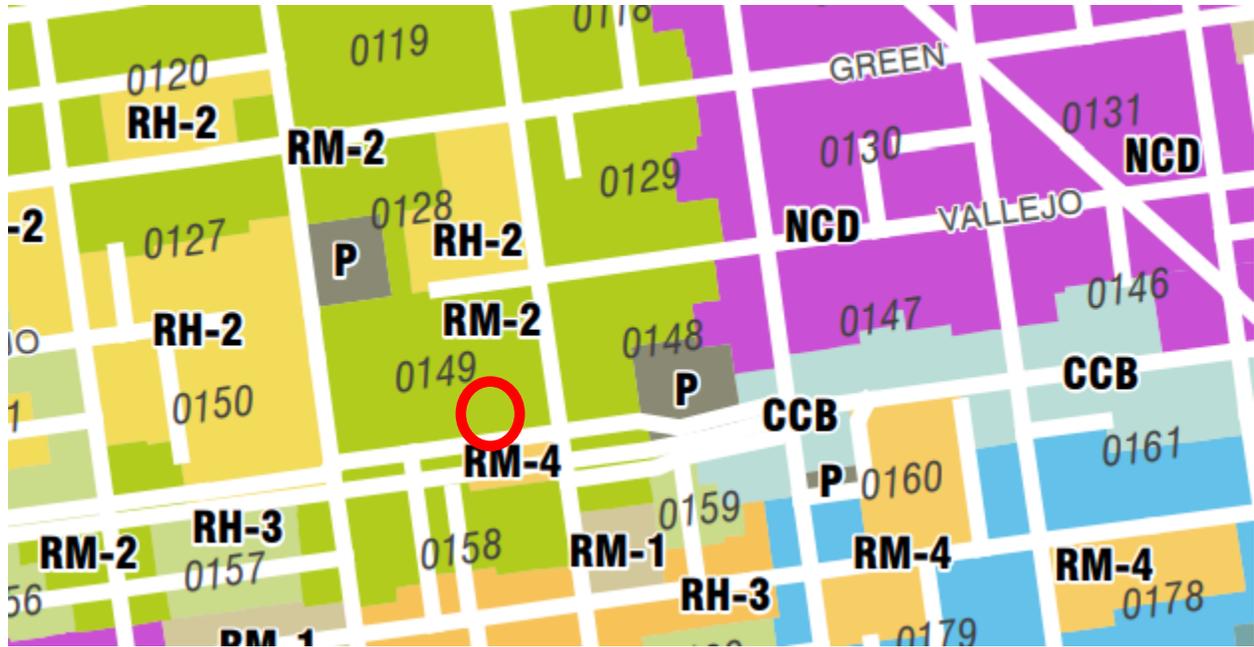


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2018-003593CUA
906 Broadway

Zoning Map



Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2018-003593CUA
906 Broadway

Context Photos



Conditional Use Authorization Hearing
Case Number 2018-003593CUA
906 Broadway

REUBEN, JUNIUS & ROSE, LLP

Tara Sullivan
tsullivan@reubenlaw.com

February 6, 2019

Delivered Via Email

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 906 Broadway – Landmark No. 206
Conditional Use Authorization Application No. 2018-003593CUA
Hearing Date: February 21, 2019
Our File No.: 10763.02**

Dear President Melgar and Commissioners:

Our office represents GVA Capital Management, the owner and of 906 Broadway, which is currently developed with a 15,012 square-foot vacant church constructed in 1911. The Property, commonly known as Our Lady of Guadalupe Church, is a designated local landmark No. 204. Initiation has begun to redesignate the interior spaces under Article 10 as an interior Landmark, a redesignation the owner fully supports.

906 World Inc. (“**Project Sponsor**”), proposes to reactivate the Property by changing the use of the vacant church into a community and educational facility (the “**Project**”). Specifically, the basement will be used for adult education and the sanctuary will hold community facility and instructional service events. The 4,635 square foot basement will include six conference rooms, which are ideal for small classes and meetings. Aligned with its traditional use, the 5,175 square-foot sanctuary will accommodate lectures, forums, classes, and events for groups larger than 100 people.

In order to effectuate the Project, Conditional Use Authorization is required. Under the RM-2 Zoning, a Community Facility use requires a Conditional Use Authorization. Further, under Section 186.3, a use that is permitted on the ground floor in an NC-1 District is allowed in a structure designated an individual landmark under Article 10 through a Conditional Use Authorization. Instructional Service uses are permitted in the NC-1 District. Both of these uses will help the Landmark return to life and once again become the community beacon it was for decades.

Project Benefits. The Project’s many benefits include the following:

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

- The Project proposes an appropriate and desirable future use for a historic church that has been vacant since 2013. Prior to its vacancy, it was used as an educational facility (d.b.a. St. Mary's School). This Project will reactivate the vacant structure and serve as a gathering space and source of ongoing adult education for the immediate neighborhood and broader community;
- The Project will continue the educational/institutional use of this building, in keeping with its historic character and use;
- The Project will offer a modern and fresh approach to continuous education by providing community members of all ages with the unique opportunity to explore and develop "soft" skills that are not usually offered by traditional educational institutions;
- The Project will bring the building up to current life safety standards, including a new sprinkler system and second means of egress, as well as improve occupancy circulation;
- The Project will create a new community facility that will positively contribute to the neighborhood as a whole; and
- The Project will be done in compliance with the Secretary of the Interior's *Standards for Rehabilitation* and enable this Landmark to remain a viable contribution to the neighborhood and City.

Stewards of the Landmark. The Project Sponsor values the unique nature of the Landmark and has embraced becoming the current steward of the property. They recognize the church's significant value both to the City, the local residents, and the broader Latino-Spanish community. They have wholeheartedly supported the designation of the interior spaces and feel that their Project is the right fit for this building. The Project has been designed to have a negligible impact to the character-defining features of the space. They are dedicated to maintaining the integrity of the Landmark, both to its exterior and interior spaces. The upgrades proposed will bring the building up to code and enable the proposed community facility use while maintaining the building's historic use. All work has been designed with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. The exterior of the Landmark will not be affected.

Bringing Communities Together. The Property is located at the intersection of three diverse neighborhoods: North Beach, Chinatown, and Russian Hill. There is a critical need for community members to have a meeting place to interact, connect, and learn. The building will be a place where community members meet neighbors, a place that will unite the diverse neighborhoods through the inclusion of innovative art and education. The Project Sponsor is committed to offering the space to the community for outreach meetings, gatherings, and celebrations.

Providing Educational and Instructional Programs. The proposed Project will offer a modern and fresh approach to continuous education. The program will include courses organized under four categories: career development, personal growth, business and entrepreneurship, and art and expression. The types of classes offered will include a combination of full-and-part-time programs, workshops, lectures, panel discussions, and classes/courses. Aside from educational courses, the cultural center will also offer a space for community meetings, art performances, and recreational classes, including yoga, meditation, and dance. There will also be organ concerts, as the Landmark has the only extant mechanical organ in the City, dating from 1888, and was recently restored.

Community Outreach and Support. From the outset, the Project Sponsor has made an effort to meet with neighbors and community organizations. Community involvement is important to the success of the Project. The Project Sponsor has conducted many meetings with individuals and organizations, given site visits of the Landmark, and worked to make sure the community understood the goals of the Project. They have gathered a wide array of support, as evidenced in the letters included in **Exhibit A**.

Conclusion. The project team looks forward to presenting the proposed Project to the Planning Commission and hopes to have the Commission's support. For all of the reasons stated herein, we respectfully request the HPC to approve the Conditional Use Authorization application. Thank you for your consideration.

Very truly yours,
REUBEN, JUNIUS & ROSE, LLP



Tara Sullivan

Enclosure

cc: Vice President Aaron Hyland
Commissioner Kate Black
Commissioner Ellen Johnck
Commissioner Richard S.E. Johns
Commissioner Diane Matsuda
Commissioner Jonathan Pearlman
Jonas Ionin, Commission Secretary
Jonathan Vimr, Project Planner
Tim Frye, Preservation Manager

Exhibit A



December 11, 2018

Support for 906 Broadway Culture Center

To Whom It May Concern:

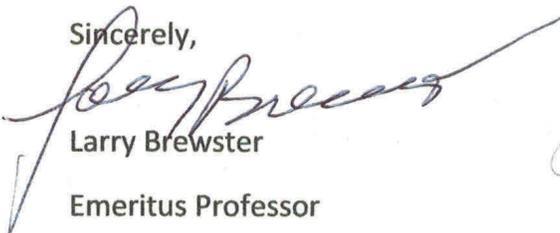
As a longtime resident of Telegraph Hill and then Russian Hill, and as Emeritus Professor of Management at the University of San Francisco, I write to express my support for your efforts to create a Culture Center at 906 Broadway. My wife, colleagues and I appreciate the work to restore the historic site, and your efforts to organize educational programs and to create opportunities for the community to meet and participate in activities at the Culture Center.

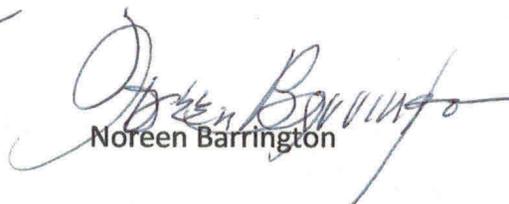
I am particularly interested in this project as it dovetails nicely with my academic and social justice research during my time as Dean of the College of Professional Studies, Interim Dean of the School of Education, and professor at USF, as well nearly 30 years as a *pro bono* evaluator of California State prison fine arts programs. I appreciate the value of community-based education and creative activities, and I can think of no better place to offer such programs as the 906 historic building.

My happiest years were spent living and raising my family in the Telegraph, North Beach and Russian Hill neighborhoods. I know well the diverse people, restaurants, and historic sights of these places. I also know there is a need for the programs and cultural activities planned for this truly inspiring and beautiful building. In fact, I can think of no better location and proposed offerings to unite these three neighborhoods. I am confident this Center will enrich peoples' lives, and serve as a magnet to attract people of every age and nationality.

My wife and I strongly endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,


Larry Brewster
Emeritus Professor


Noreen Barrington



PO BOX 330187
San Francisco, Ca. 94133

January 31, 2019

To: Jenn Delacroix, MPA
Executive Director,
World Cultural Center
906 Broadway
San Francisco, CA 94133

RE: Support for Broadway Educational Culture Center

The North Beach Business Association Board of Directors supports the efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your organizational efforts to create educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Further, we see the establishment of your World Cultural Center as part of the revitalization and community oriented evolution of our North Beach Broadway entertainment corridor. It also has the potential to be a cornerstone business which will serve both the communities of North Beach and Chinatown in providing appropriate space for these cultural events and educational classes. We strongly endorse the plan to restore the site and open it to the public for these vitally needed purposes. Beyond this endorsement letter, please let us know how we might assist your efforts and mission to reactivate 906 Broadway into this kind of community asset.

Lastly, please feel free to use this letter in any SF City permit process you are involved in to upgrade 906 Boardway as well as opening your business as proof of endorsement from our entire small business commercial community of North Beach as we welcome your establishment into it.

Much Appreciation,


Dan Macchiarini
President

North Beach Business Association



February 12, 2019

Jenn Delacroix
Executive Director
906.World Cultural Center
San Francisco, CA 94109

Re: World Cultural Center

Ms. Delacroix:

I want to express on behalf of the Market/Van Ness Neighborhood Association our support for the San Francisco 906.World Cultural Center. The center is located in the beautiful Our Lady of Guadalupe Church building in scenic North Beach and offers a diverse array of cultural, artistic, and educational events for the entire community to enjoy and is a most welcome additional to the North Beach area.

I encourage everyone in the community who is interested in expanding their cultural, artistic, and educational experience to visit the San Francisco 906.World Cultural Center.

Sincerely,

Mark Amador Moreno
Co-Executive Director
Market/Van Ness Neighborhood Association
mmoreno@citiscapesf.com
(415) 286-3492 Office

cc: MVNA/BOD



BUILT ALPHA

36 Harold Avenue, Suite A7
Santa Clara, CA 95008

December 15, 2018

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center at 906 Broadway

To Whom it may Concern:

As volunteer guardian for the past two years of the 1888 Hook & Hastings pipe organ located at 906 Broadway and as a facilitator of organ recitals and events, I write to express my support for efforts to create a culture center at 906 Broadway where the organ and music will benefit the community of San Francisco. This organ is the most historic organ in the State of California and is of significant value and interest for Latin Americans, San Franciscans, Californians and Americans. The organ is the last one left in San Francisco of its age, size and kind and I pledge my support to continue as its guardian and champion to the community so long as I am able.

Hook and Hastings, winners of the 1876 US Centennial Pipe Organ contest, defined the tone for what is known today world-wide as the American Classic Pipe Organ. Only three Hook & Hasting tracker pipe organs survived the San Francisco 1906 Earthquake and Fire and the organ at 906 Broadway is the only one that still remains in San Francisco. Described by Jack Bethards, President of Schoenstein Organ, as a "marvelous, historic organ," the organ at 906 Broadway has been miraculously preserved and remains unaltered with 1,589 original pipes. It is California's largest, unaltered 1800s tracker pipe organ.

The acoustically bright hall at 906 Broadway with its domed roof is one of the most appropriate places in the world to experience the American Classic organ sound. In this environment the craftsmanship of 1800s America immerses the listener in an original Victorian San Francisco experience, an experience worthy of preservation and sharing as part of music, arts, educational and cultural events.

Throughout its history, organists performed on the organ for community events. Since my involvement in 2016, we have organized multiple free community events involving the organ including concerts, organ crawls, organ tours, and open consoles. Members of both the San Francisco and San Jose chapters of the American Guild of Organists (AGO) have visited the organ and are interested in hosting events and concerts for the public with this historic pipe organ. The organ is registered with the Organ Historical Society (OHS) and the OHS awarded the organ a certificate of recognition "as an instrument of exceptional merit worthy of preservation" at the 130 Year Birthday Celebration for the organ held May 8, 2018 that was covered by the Bay Area's ABC7 News.

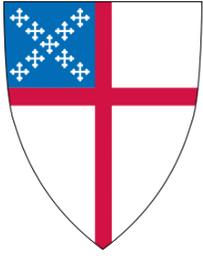
The OHS is interested to hold their annual convention in San Francisco with the organ where professional organists perform as well as conduct trainings and workshops. This includes possible recitals and concerts for the community and events for youth called Pipe Organ Encounters (POEs) designed to foster an enthusiasm for the organ and the craftsmanship of the King of Instruments. Additional opportunities for the organ in a community center include discussions about the advancement of music and technology, as well as organ recitals open to the public. There are also plans for a documentary about this unique instrument and its connection to Latino American, San Franciscan, Californian and American history.

I endorse the plan to restore the site and open it to the public for educational and community purposes of which music from organ and from other instruments whose sound is fantastic in the brilliant acoustic environment will be a part. I offer my commitment to the community to continue to maintain, restore and preserve this instrument as part of a community center, thus providing opportunities for its use and enjoyment for current and future generations. Feel free to reach out directly with any questions regarding the organ or to arrange a private showing of the organ.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Bradshaw". The signature is fluid and cursive, with a long horizontal stroke at the end.

Josh Bradshaw
Managing Director
Josh@BuiltAlpha.com
(408) 466-1997



True Sunshine Episcopal Church

聖公會真日光堂

1430 Mason Street, CA 91344

TEL: (415)956-2160

www.truesunshine.org

Email address 電郵: truesunshine1430@gmail.com



January 18, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As the True Sunshine Episcopal Church, I write to express my support for your efforts to create a Cultural Center at 906 Broadway. We appreciate the hard work to restore this historic site and your efforts to establish an organization that brings educational programs and other activities to the community. The community will benefit from having such a place to gather.

Currently as what I observed the neighborhoods of Chinatown lack opportunities that would bring communities together for cultural events or educational classes. For this reason, True Sunshine is expecting and looking forward to see the cultural center to become a valuable asset for the community.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

The Rev. Dr. Joshua Ng
Priest in charge



Mega Aerials Entertainment
Producer of North Beach Cabaret

01/09/2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As the founder/owner of Mega Aerials and producer of North Beach Cabaret, I write to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Currently the neighborhoods of Chinatown, North Beach and Russian Hill lack any options for circus based art forms. A platform for artists and affordable arts and cultural venues in this neighborhood are desperately needed. Mega Aerials and North Beach Cabaret want to collaborate with the cultural center to bring artists and communities together for circus, music, comedy, and cultural performances to help people achieve more and live life to the fullest. For these reasons, we expect the cultural center to become a valuable asset for the community.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Megan Gallagher
Owner



February 9, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As co-founder and Executive Director of The Ubuntu Lab, I am writing to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

The Ubuntu Lab is working to build the learning and physical infrastructure necessary for a Public Understanding of Humanity. We are developing curriculum, holding workshops, building exhibitions, and training educators to support learners as they develop a deeper understanding of themselves, others, and the world we share. Currently there are far too few organizations and spaces in the Bay Area with an open mandate to attract an audience and serve the community with regular programming directed to towards socio-emotional development. We believe that 906.World Cultural Center can serve as an important space for San Franciscans to meet and grow together.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Michael Radke
Co-Founder & Executive Director, The Ubuntu Lab



CONSCIOUSNESS
HACKING

February 13, 2019

**906 Broadway
San Francisco, CA 94133**

RE: Support for Culture Center

To Whom it may Concern,

As Director of Operations for Consciousness Hacking, I write to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

We are a non-profit organization hosting regular events around the intersection of technology and human consciousness. We examine questions about how modern tech can actually help facilitate deeper connection and human flourishing. We currently do not have a space of our own, and it can be surprisingly difficult to find good event spaces in SF. For this reason, we expect the cultural center to become a valuable asset for our community and allow us to bring our events to an area of the city that we currently do not reach.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Meadow'. The signature is fluid and cursive, with a prominent 'J' and 'M'.

**Josh Meadow
Director of Operations, Consciousness Hacking**



Feb 13, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a the owner of The Cheese School of San Francisco, I write to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Our small business just moved into our new, permanent home in Ghirardelli Square and our success is dependent on working in a thriving neighborhood that serves both visitors and the local community. Organizations with the mission of serving the neighborhoods of Chinatown, North Beach and Russian Hill bring communities together benefit residents as well as small businesses like mine. For this reason, we expect the cultural center to become a valuable asset for the community.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Kiri Fisher
Owner, The Cheese School of San Francisco

The Cheese School of San Francisco
at Ghirardelli Square
900 North Point St., San Francisco, CA 94109
415.346.7530 • info@thecheeseschool.com



2/24/19

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

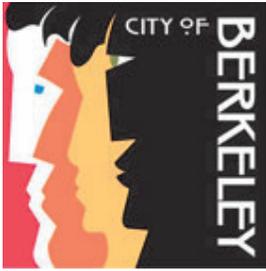
As the Founder and Executive Director of RE-volv, I'm writing to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

RE-volv is a nonprofit organization based in San Francisco that raises awareness about climate change and clean energy through community engagement. Having an event center like this available for the community to host events like ours that would provide important learning opportunities would be a valuable asset.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Andreas Karelas
Executive Director



Councilmember Ben Bartlett

City of Berkeley, District 3
2180 Milvia Street, 5th Floor
Berkeley, CA 94704
PHONE 510-981-7130
EMAIL: bbartlett@cityofberkeley.info

February 20, 2019

906 Broadway
San Francisco, CA 94133

RE: Berkeley City Councilmember Ben Bartlett Support for Culture Center

To Whom it may Concern,

I am writing to express my support for the efforts to create a Culture Center at 906 Broadway. I personally appreciate all the work and efforts to restore the historic site to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Community benefits and community space is important in building community among neighbors. Currently, neighborhoods in Chinatown, North Beach and Russian Hill lacks options that would bring communities together for cultural events or educational classes to help people achieve more and live life to the fullest. For this reason, the cultural center has the potential to be a valuable asset for the community.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a community asset.

Sincerely,



Councilmember Ben Bartlett



SFUSD

SAN FRANCISCO
PUBLIC SCHOOLS

January 18, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom It may Concern,

As the principal of Jean Parker Elementary School, I write to express my support for your efforts to create a Cultural Center at 906 Broadway. We appreciate the hard work to restore this historic site and your efforts to establish an organization that brings educational programs and other activities to the community. The community will benefit from having such a place to gather.

We are located a block away from 906 World Cultural Center and are enthusiastic and excited for a new nonprofit focusing on educational programming to be so close to the school. Additionally, this will increase foot traffic and safety in the neighborhood and thus will enrich the overall quality of the neighborhood - which I am in favor of. Thank you.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Eric Leung,
Principal of Jean Parker School



Friday, February 1, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As Co-founder & CEO of The Assembly, I write to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

As a Russian Hill resident of 13 years, the neighborhoods of Chinatown, North Beach and Russian Hill lack any options that would bring communities together for cultural events or educational classes to help people achieve more and live life to the fullest. As someone who also runs a community space in the Mission housed in a historic church, I know there is a huge need for more of these sorts of spaces. For this reason, we expect the cultural center to become a valuable asset for the community.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Molly Goodson
Co-founder & CEO, The Assembly

LETTERHEAD

DATE

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a member of a Management Company Group, I write to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

I work for a company that helps support the day to day needs of residents in a building. We work for diverse people who are mostly interested in a lot of community events.

I grew up in the San Francisco neighborhood and has worked for the same company that is within the vicinity. My faith in this place that brings together families and communities during significant events is as strong as how I value this historic site.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Silvestre Santillan

December 3, 2018

906 Broadway
San Francisco, CA 94133

RE: Support for Cultural Center

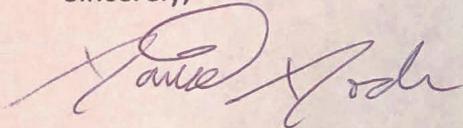
To Whom It May Concern:

As a Bay Area native and former resident of North Beach for 9 years (2007-2009; 2010-2017), This letter is to express my support for your efforts to create a Cultural/Community Center at 906 Broadway.

Having lived blocks away from this location, there are very limited activities educational or otherwise available in the neighborhood for young professionals like myself. I am 35 years old, graduate of MIT '05 and employed at Gap Inc. as a Senior Technical Manager of Business Intelligence. In fact, I recently left North Beach and moved to the Mission. I believe that a cultural center in North Beach is a step in the right direction for a positive change to my old neighborhood.

Thank you for your efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Dock". The signature is fluid and cursive, with the first name "Daniel" being more prominent than the last name "Dock".

Daniel Dock
Former Resident of North Beach
508A Shotwell St
dandock@gmail.com

LETTERHEAD

Jan 17, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a resident of Russian Hill for the past 5 years, I write to express my support for your efforts to create a Cultural Center at 906 Broadway. We appreciate the hard work to restore this historic site and your efforts to establish an organization that brings educational programs and other activities to the community. The community will benefit from having such a place to gather.

I live in Russian Hill and actively bring women together to facilitate meaningful conversations about feminism and career advancement. A center like 906 provides a safe space to do this and to extend these conversations to the community that I'm building my life alongside. This is an amazing place to bring more support in the form of conversation and events that the community wouldn't otherwise have. There is nothing like it. I know that the cultural center will become an asset to our community here.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

NAME
MAXIE MCCOY

January 17, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a former resident of Russian Hill (2009-2012), I write to express my support for your efforts to create a Cultural Center at 906 Broadway. We appreciate the hard work to restore this historic site and your efforts to establish an organization that brings educational programs and other activities to the community. The community will benefit from having such a place to gather.

My husband and I lived in Russian Hill (2315 Van Ness) for three years. We had a gorgeous top floor apartment with a roof deck in the cats eye (with amazing views of the Blue Angels!). As a young couple, we had an active social life, but all of our friends lived at other parts of town and all the fun things to do around town were elsewhere - academy of sciences, nice parks, etc. So, we often found ourselves traveling to the Mission, to the Haight, but nothing was ever where we were, unless we hosted. We ended up purchasing a house in Duboce Triangle where we have lived since. Now, I have a 5 year old son, Tomas, who is getting to enjoy an active community, a nearby park and a centrally-located home - close to everything. Why live in the City, if you don't have the convenience you are paying for in the City? Duboce Triangle suits us better than Russian Hill for this very reason.

Russian Hill doesn't have enough going on. There are few good restaurants and the good restaurants struggle to make ends meet. There is little to do and it's super hilly. I truly wish there was a Community Center nearby for educational purposes when we lived nearby Our Lady of Guadalupe Church. I am eager to hear more and attend the public events they are planning. I am also very appreciative that someone cared enough to restore this amazing church and to open the doors for all to enjoy!

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aida Mendoza', with a stylized flourish at the end.

Aida Mendoza
Former resident of Russian Hill
Current resident of Duboce Triangle

December 18th, 2018.

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

I write to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Currently the neighborhoods of Chinatown, North Beach and Russian Hill lack any options that would bring communities together for cultural events or educational classes to help people achieve more and live life to the fullest. For this reason, we know that the cultural center will be a valuable asset for the community.

It is important to preserve our historical sites. Without protection, many historical buildings have succumbed to the wrecking ball.

I endorse this plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Michelangelo Molina
Native San Franciscan

Enter the Café
1401 Powell St.
San Francisco, CA 94104
415.967.3276

December 9, 2018

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

For close to a decade we have lived in Russian Hill and travelled through Chinatown daily. We love our community but, truth be told, have often felt that it did not always reach its potential. When we started planning a café, one of our chief goals was to create a positive community space – a locale in which guests from half a world away would feel just as welcome as comfortable as those from just down the block.

Not surprisingly, when we learned that 906 Broadway was being renovated we were intrigued. And when we learned that it would be opened as a cultural center, we were very enthusiastic. Now that we have had a chance to learn a bit more about 906 Broadway, we wanted to make it clear that we applaud both the work you have done to restore the historic site and your efforts to organize educational programs and opportunities for our community. We expect that you will fill a valuable need in our community, look forward to visiting you, and hope you will not hesitate to reach out if we can be of any assistance.

Best regards and best of luck,

A handwritten signature in blue ink, appearing to read 'Aurelio Pérez & Jessica Moy', written in a cursive style.

Aurelio Pérez & Jessica Moy
Founders and Operators, Enter the Café

Gloria Diana Ramos
Architect & General Contractor
151 Ripley Street San Francisco 94110
gloron@pacbell.net

29 January 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center
at former Iglesia de Guadalupe

To Whom it may Concern,

As the former president of the Latino Heritage and Landmark Preservation Foundation, I want to express our whole hearted support for your efforts to preserve the historic Lady of Guadalupe Church as a meeting place and Cultural Center for the people of San Francisco. For over a hundred years it was the meeting place, the center of social life and cultural activities, in addition to being the place of worship for the Latino Community.

To preserve this site, as an uplifting community meeting place, as an ideal place for music, as a place of learning, as a place that is open and inviting to serve the public as a cultural center is an ideal use for this historic space. The purpose of the Latino Heritage and Landmark Preservation Foundation was to preserve the roots which had been so meaningful to the growth of our community and to give it a renewed life in tomorrow's world. We are pleased that "906 Broadway" is working toward these same goals.

Please let us know any way we can assist 906 Broadway Cultural Center again become an active Community Center for all the Cultures of San Francisco.

Sincerely,

Gloria Diana Ramos

December 18th, 2018.

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

I write to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Currently the neighborhoods of Chinatown, North Beach and Russian Hill lack any options that would bring communities together for cultural events or educational classes to help people achieve more and live life to the fullest. For this reason, we know that the cultural center will be a valuable asset for the community.

It is important to preserve our historical sites. Without protection, many historical buildings have succumbed to the wrecking ball.

I endorse this plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Michelangelo Molina
Native San Franciscan

February 1, 2019

Ms. Jenn Delacroix, MPA
Executive Director
906 World
906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

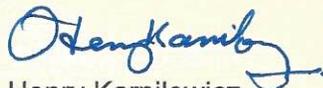
To Whom it May Concern,

As a longtime resident (moved here in 1972) and public servant of San Francisco, I write to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the laborious efforts to restore this historic building back to her original glory. I am eager for the doors to open to the public so they can enjoy the benefits of your adult education programs and community benefits.

As a public servant, I have served on the South Of Market Project Area Committee, the South Of Market Business Association for over ten years and as president of the San Francisco Council of District Merchants Associations, the umbrella organization of 32 neighborhood associations. I presently sit on the Eastern Neighborhoods Citizens Advisory Committee the advisory body to the planning department and also on the Codes Advisory Committee at the San Francisco Department of Building Inspection. All this to say, I care a great deal about this City, its people and the prosperity of both. Our Lady of Guadalupe church is a large, vacant, historic landmark that has been vacant for decades. If not for you, this building would remain vacant. This building needs to be used and enjoyed. You have shared with me your plans to engage the public to bring them into the space and it is excited to see it come to life!

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a community asset.

Sincerely,



Henry Karnilowicz
Sole Proprietor

OFFICE 415.621.7533
FAX 415.621.7583



1019 HOWARD STREET
SAN FRANCISCO
CALIFORNIA
94103.2806

LIC #319153



GRATICULE

ASSET MANAGEMENT ASIA

February 4, 2019

906 World Culture Center
906 Broadway
San Francisco, CA 94133

Re: Support for Culture Center

To Whom It May Concern,

As part of a global firm living in a diverse city, I write to express my tremendous support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

I have been a Russian Hill resident for over three years now (since moving from New York City), and can say wholeheartedly this would have an incredible impact on our quality of life and become a valuable asset for the community. There is simply nothing else like it at the moment. And our community – and neighboring communities: Chinatown and North Beach – is ripe for a place we can come together for cultural events, educational classes, or communal gatherings; all in the spirit of advancing our neighborhood character and celebrating community.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset. And thank you for all that you do.

Sincerely,

Isabell Alzate
CAO, Equity Research

Jacquelyn N. Reyes

585 9th Street, Unit 657, Oakland CA, 94607 | 650-245-2627 | jnreyes@gmail.com

January 18, 2019

RE: Support for 906 World Cultural Center

To Whom it may Concern,

A beautiful blue city skyline and holding hands with my community. These are the lasting images that forever reside in my heart and mind when I fondly think of 906 Broadway.

When my family first came to this country in the late 1950's, San Francisco is where we made our home. Nuestra Señora de Guadalupe on Broadway was a vital component of establishing our then, newly-settled roots. Due largely to the warm and welcoming congregation which embraced our family, we not only settled into San Francisco, but we thrived.

Decades later, in 1982 I was born in San Francisco. For several years we lived in a few different neighborhoods before moving to my childhood home in Daly City. Now residents of the gateway to the Peninsula we continued to join our community at Nuestra Señora de Guadalupe on Broadway. While our primary reason was to attend mass, our principle motivator was much more significant. We'd pile into my Grandfather's blue and wood-paneled station wagon and make the drive to Broadway, passing many a Catholic Church along the way. While there were a number of wonderful churches we could have attended, we make the conscious choice to continue to make the trek to Nuestra Señora de Guadalupe; it was home. The smiling faces and warm embraces that awaited us, were from family. And most importantly, the lessons we learned there, while they were communicated to us in the form of a sermon, they were more than that. They were the blueprint for our future lives. We learned about, valued and cherished what would become our true North; our individual and collective social moral compass.

In 1996 I returned to San Francisco with the privilege of attending Sacred Heart Cathedral Preparatory. As our motto states, I in fact, "Entered to Learn and Exited to Serve." I graduated with honors with my drive and ambition to give back to my community fully engaged. Since then, I've taught as a pre-school teacher for the YMCA at the Mission, Paul Revere and Cesar Chavez campuses. I've volunteered and co-chaired fundraising events for Boys Hope Girls Hope San Francisco and the All-Stars Project San Francisco. I am a 10-year volunteer, advocate and fundraiser for At the Crossroads. These non-profit organizations work with at-risk youth and offer the support and resources they need in order to fulfill their potential, become contributing members of society and live their best lives.

I write to express my support for 906 Broadway to be re-opened and used for the public good, as a nonprofit organization. I am deeply appreciative to you for restoring the historic building to her old glory and am excited for her to be open to the public, so they too can learn the lessons I was so incredibly fortunate to have learned there; doing well by doing good.

My family and community were devastated when Nuestra Señora de Guadalupe was closed. We found comfort and solace in the years it served the community as a school. It had long been a personal mission to educate myself on the status of the building and inquire on what I thought was the slim possibility of reopening its doors to the community. In recent months I had resumed visiting 906 Broadway. At dawn, I'd park my car, plug in my iPod and make the slow walk up the street. As I'd approach the corner of

Broadway and Mason my mind and heart would flood with images and memories from the years of Sunday's past. One day to my complete and utter surprise I found the doors open. The universe had aligned, I had my in. In the midst of a sea of tears of joy, was invited in, I met the staff and thus the beginning of a new beautiful relationship was born. I had the honor and privilege to co-organize a community event, open to the public, in celebration of the Virgin of Guadalupe's feast day. It was a whirlwind of events that could only be described as a consummate success! When I learned that this event would become the first annual tradition of the 906 World Cultural Center, it was then my mind realized what my heart always knew. It's not about a church, it's about what the people within its walls come together to accomplish for the greater good.

I fully understand that this building will no longer be used as a church. What is most important is that she be returned to her former glory and reopened to the public. I am truly excited to see what you have in store for the community. I am certain it will continue to enrich the quality of the neighborhood, San Francisco and society as a whole. You forever have a partner, ally, advocate and supporter in me.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please continue let us know how we can assist to help reactivate 906 Broadway into a community asset.

Humbly,


Jacquelyn N. Reyes



2/6/19

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As Founder / CEO of Shut Up & Write!, I am giving my wholehearted support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Shut Up & Write! is an international, non-profit writing community providing the resources, accountability, and opportunities writers need to get their writing done and published. Shut Up & Write! hosts free weekly events worldwide where you can get your writing done, alongside other writers in your local community. We welcome anyone who needs to write, for any kind of project—be it a novel, short story, essay, legal document, school report, poem, screenplay, or anything else.

Providing historically significant locations where San Francisco's diverse communities can come together for cultural events and educational classes is an important step in keeping San Francisco a "livable city." For this reason, we expect the cultural center to become a valuable asset for the community.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Rennie Saunders
Founder / CEO
Shut Up & Write!

www.shutupwrite.com

A handwritten signature in black ink, which appears to be 'Rennie Saunders', is written over the typed name. Below the signature, the date '2/6/19' is written in the same ink.

Lino A. Ribeiro
1818 Virginia Street, #B
Berkeley, CA 94703

Thursday, February 7, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As DBA Lino A. Ribeiro I write to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

ABOUT DBA Lino A. Ribeiro: I'm very excited about the prospect of volunteering, and potentially working, at 906 Broadway as an Art Teacher. Some of my most proud accomplishments I've enjoyed as an artist have been the volunteer work I've done. For example, a flag sculpture I designed that was hung during a Patti Smith concert to benefit Ralph Nader. 906 strikes me as the sort of place where such a spirit of collaboration can exist, and people will benefit from others' expertise. I look forward to the potential of teaching community members some of the skills I've learned during my years spent working in the visual arts in Greater Boston, NYC, and the Bay Area.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Lino A. Ribeiro
Artist & Prospective Educator

February 10th, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a Program Director at The Center SF, I am writing this letter to express my support and excitement for the Culture Center on 906 Broadway to open doors for education, arts and holistic events. I believe that your community oriented vision will create positive change and impact for Bay Area residents. As a local organization focused on culture and community, we value the preservation of a historic landmark and your intention to create a space for gathering and connection.

I had a pleasure attending several events at the Cultural Center and really enjoyed high-level of event production, intentional curation and incredible people this place always attracts. As a Program Director in an educational community hub, I strongly believe we all can only benefit from more places like this holding space for transformation, connection and arts.

Myself and The Center SF community fully endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can be or support and service.

Sincerely,

Ksenia Shulzhenko
Program Director, General Manager

Patrick Chammas
1701 Leavenworth St.
San Francisco, CA 94109

February 13, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a Russian Hill resident, I'm writing to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

I feel that the Russian Hill neighborhood lacks options to bring the surrounding communities together through cultural events or educational classes. For this reason, I'm excited that the cultural center is aiming to be a valuable asset to the community.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

A handwritten signature in black ink that reads "Patrick Chammas". The signature is written in a cursive style with a horizontal line underneath the name.

Patrick Chammas

SUNIL JOSEPH

2/14/2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a community member and educator, I would like to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

At a time of rising rents and limited real estate, it has become more difficult than ever to find affordable, nourishing spaces for educators like me to serve the community through classes such as Laughter Yoga and Nonviolent Communication. These classes help people connect with each other, learn new skills, and enrich their lives. Through these offerings the Culture Center will enhance the quality of life of the local community and thus be a valuable community asset.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a community asset.

Sincerely,
Sunil Joseph
Certified Laughter Yoga Leader
Compassionate Communication Teacher

2/18/2019

RE: Support for Culture Center

To Whom It May Concern,

As a resident of San Francisco, I write to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel Ball". The signature is written in a cursive style with a large, stylized initial "R".

Rachel Ball

Peter Donohue & Sylvia Wu

1438 Filbert St #203, San Francisco, CA 94109

(415) 479-0470

February 12, 2019

906 World Cultural Center
906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As long term Russian Hill residents, we write to express our support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,



Peter Donohue



Sylvia Wu

February 19, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a new North Beach resident who recently moved to the United States for school from Azerbaijan, I write to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Being new to San Francisco and this neighborhood, I was surprised by the fact that there have been relatively few activities/ activity centers where I can meet new friends, learn new things and have some fun. For a few friends from the neighborhood who I've met, even the more depressing is the fact that almost every place closes at 7 pm and the nightlife in San Francisco is substandard for such a metropolis. I can agree with them, that this neighborhood is more boring in the evenings than most of the European and the US cities I have been to. Therefore I am very excited about the opening of 906 World Cultural Center to provide just this and will be glad to have many exciting events with my neighbors. I believe that such a place can create a sense of community and fully leverage its potential for a greater good of the citizens.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how I can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Ulvi Rashid
Investment Associate, Mindrock Capital VC
Resident and neighbor

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



February 19th, 2019

906 Broadway
San Francisco, CA 94133
RE: Support for Culture Center

To Whom it may Concern,

I write to express my support for your efforts to create a Culture Center at 906 Broadway, and appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Education Outside has been a non-profit organization based in San Francisco for almost a decade. We advance science education and environmental literacy by teaching outdoors 56 in public schools. In addition to recognizing the ways in which the center will invigorate the neighborhood as a hub for cultural exchange, the center also has the potential to provide space to many nonprofit organizations that struggle with identifying large gathering places for events that offer reasonable rates or partnership. For this reason, I anticipate the Center at 906 will help local nonprofits in a significant way in addition to becoming a valuable asset to the community.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist in helping to reactivate 906 Broadway so that it can become the community asset we know it can be.

Sincerely,
Sara Blumenfrucht
Sr. Human Resources Manager, Education Outside
E: sara@educationoutside.org
P: 914-316-7962

From: Jim Schein jimmie@scheinandschein.com
Subject: Our lady of the Guadalupe -906 Broadway Cultural center support
Date: February 20, 2019 at 1:38 PM
To: whom it may concern



2/15/19

Greetings,

As an Upper Grant ave. merchant and 40 year resident of Northbeach, I would like to express my unlimited and unwavering support for the stated goals of the group creating new use for the structure of discussion, at 906 Broadway. Lady of the Guadalupe.

The need for privately operated neighborhood facilities is an essential cultural support mechanism , for all peoples within the 3 or 4 markedly different neighborhoods surrounding the center within a mile, any direction.

It's historical status will be and is being honored and negative opinions as to reuse should probably be limited, to allow an honest and sincere effort to succeed, through no small expense and effort .

The hope for daily life and use in this structure, a shuttered Church for the majority of my life, carries me and my family through the day . I walk past regularly and have very high expectations to engage and use the facilities with my neighbors .

Please consider this a solid YES to their proposals , changes and expected uses.

my kind regards,
jim schein

Jim Schein
Schein & Schein Antique Map and Prints
San Francisco, CA
415-399-8882

February 22, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a resident of San Francisco, I write to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Currently the neighborhoods of Chinatown, North Beach, and Russian Hill lack any options that would bring communities together for cultural events or educational classes to help people achieve more and live life to the fullest. For this reason, I anticipate that the cultural center will become a valuable asset for the community.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a thriving center for the residents of San Francisco.

Sincerely,

Samara P. Landers, Ph.D.
570 Guerrero St. #4
San Francisco, CA 94110

February 18, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Cultural Center

To Whom it may Concern,

As a San Franciscan resident, since 2007, I write to express my support for the restoration of the church and the reopening of the building for the public good as a nonprofit organization. I look forward to the potential that reopening this public space could have for the local community.

I had the wonderful opportunity to see first hand what is possible in December of 2018. It is my understanding that many Mexicans each December visit this church, whether it is open or not, to pray and sing. 906 World opened the doors last year to the Mexican community, so that they could celebrate inside the building once more. In addition to the crowd that was there for Lady Guadalupe, a highly diverse crowd of locals who were drawn in by the music and got a taste of a different culture and learned the significance of the event. We learned and were entertained, and that is a good combination to have. I was thrilled to hear that despite this building will no longer be a church, that this tradition will be honored and every year there will be a celebration. I look forward to joining next year.

I am excited that this church, in its beauty will remain intact and will serve the people in new ways through art and education. I am eager to revisit and join in for future events.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

David Van Aken
SF Resident

February 18, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

I have been a resident of San Francisco for the past four years. I have a budding admiration for this City, the people and the culture. I appreciate the extraordinary work to persevere and protect Our Lady of Guadalupe church building, particularly the recent completion of the landmark process, and efforts to transform this beloved church into a Cultural Center after being underutilized for decades.

There are few accessible options for adult learning and events in the city that interest a range of people including young professionals like myself. While the various museums and groups like the Commonwealth Club offer some after-hours events and interesting talks, they are infrequent or offer repetitive programming. I am interested in a varying array of learning workshops, seminars, panels, and events that support our diverse community in one hub.

I recently learned about the upcoming programming at 906 World; it's different and intriguing. I'm excited that it will offer an opportunity to expand my professional and personal network while learning new things on a regular basis.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a gem that supports this vibrant community.

Sincerely,



Chana Greene
SF Resident

Cynthia Alexander
cynth.alexander@gmail.com

February 24th, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for culture center

To whom it may concern,

As a San Francisco resident, and member of the latin american community, I write in support of the creation of a culture center at 906 Broadway. I value your heartfelt interest and hard work to restore an historic site. Having attended one of your past events, for the appreciation of Christmas traditions in Mexico, I am looking forward for the community events and educational programs to come in the future at the culture center.

I endorse the plan to restore the site and open it to the public for educational and community purposes. It will be fantastic to see 906 Broadway turn into a community center, where we can share cultural events and educational programs.

Sincerely,

Cynthia Alexander
Data Scientist

February 28, 2019

XiHua Hu
1558 Palou Ave.,
San Francisco, CA 94124

Ms. Jennifer Delacroix
906 Broadway
San Francisco, CA 94133

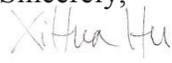
Dear Ms. Delacroix,

RE: Support for Culture Center

As a Chinese language and Chinese art teacher, I write to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

As I know the need of the neighborhoods of Chinatown, North Beach and Russian Hill is lacking of a center could bring communities together for cultural events or educational classes to help people achieve more and live life to the fullest. For this reason, I expect that the cultural center to become a valuable asset for the community.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

XiHua Hu

2/28/2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a Bay Area musician/artist/maker, I write to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the work to restore the historic site and the efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

I've been in the Bay Area for 15 years and have seen it go through many changes. Unfortunately, most of the changes I have witnessed put the communities, art, culture and history of the Bay on the back burner. The Bay Area has always been renowned for its vibrant art & culture scenes, and is what draws many tourists and transplants here. It is my observation that the very heart & soul of the Bay, San Francisco in particular, is dying. I believe the Culture Center is a much needed and valuable space to help preserve the community, culture, art, and history of San Francisco, the Mission District in particular.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let me know how I can assist to help reactivate 906 Broadway into a community asset.

Sincerely,
Amanda Kavanagh
Musician/Artist

3/5/2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a Mexican American citizen and 10 year resident of the Bay Area, I write to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

Currently the neighborhoods of Chinatown, North Beach and Russian Hill lack any options that would bring communities together for cultural events or educational classes to help people achieve more and live life to the fullest. I have seen first-hand the positive impact that other cultural centers in the Bay Area, such as the La Pena Cultural Center, have had on the surrounding community. For this reason, I expect the 906 Broadway Cultural Center to become a valuable asset for the community.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alex Vallejo Luce".

Alex Vallejo Luce

March 5, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a North Beach resident, I write to express my support for your efforts to create a Culture Center at 906 Broadway. We appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

There are few places where young people (30s, 40s) can develop their creativity - which is important to their growth as a compassionate and thoughtful person. Many of my friends are talented and skilled in their fields and interested to share in experiences, learn new knowledge while making new friends, but there are few places to do this, or they are not openly available. I am excited for 906 World Cultural Center to open, where classes like these will be open and available to neighbors, like myself.

We endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

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

Daria Mashenkova

North Beach Resident

Zarka Popovic
150 Golden Gate Avenue
San Francisco, CA 94102

March 6, 2019

To Whom it Concerns:

I work for St. Anthony's in the executive director's office and am well aware of how healing and important it is to have a reliable community facility for a neighborhood. Our organization hosts numerous trainings and events for a variety of organizations in our large multi-purpose room. We also host events for our guests in the dining room bringing together diverse members of the greater Tenderloin neighborhood. Therefore, I fully support the concept of repurposing the church into a Culture Center to benefit the neighboring communities.

Please call upon me if there is any way that I can assist in your efforts.

Sincerely,



Zarka Popovic
Executive Assistant
St. Anthony Foundation



Bruce Eng
Cell-Text 415-238-1975

March 6, 2019

906 Broadway
San Francisco, CA 94133

RE: Support for Culture Center

To Whom it may Concern,

As a long time neighbor on the same block of 906 Broadway, I write to express my support for your efforts to create a Culture Center at 906 Broadway. I appreciate the work to restore the historic site and your efforts to organize educational programs and opportunities for the community to meet and participate in activities at the Culture Center.

As an engineer, I have always admired the exterior of 906 Broadway and the interior is equally stunning. It has been in movies, other media and tourists photos/video. This is an irreplaceable beautiful building that can serve as a wonderful place for the neighborhood and others to use in the 21st century and beyond.

I endorse the plan to restore the site and open it to the public for educational and community purposes. Please let us know how we can assist to help reactivate 906 Broadway into a community asset.

Sincerely,

Bruce Eng

PLUMBING FIXTURE ANALYSIS

| DESCRIPTION | FLOOR AREA* | OCCUPANT LOAD FACTOR | OCCUPANT LOAD |
|------------------------|-------------|----------------------|---------------|
| BASEMENT | | | |
| INSTRUCTIONAL SERVICES | 4,835 SF | 30 | 155 |
| STORAGE | 1,006 SF | 2,000 | 1 |
| TOTAL | | | 156 |
| FIRST FLOOR | | | |
| COMMUNITY FACILITY | 5,175 SF | 15 | 345 |
| STORAGE | 658 SF | 2,000 | 1 |
| TOTAL | | | 346 |

TOTAL (BOTH FLOORS) 502 (251 WOMEN / 251 MEN)

| FIXTURE TYPE | OCCUPANCY | REQUIRED | EXISTING | NEW | TOTAL PROVIDED |
|--------------|-----------|----------|----------|-----|----------------|
| W TOILET | A-3 | 6 | 4 | 4 | 8 |
| W LAVATORY | A-3 | 4 | 2 | 2 | 4 |
| M TOILET | A-3 | 3 | 2 | 1 | 3 |
| M URINAL | A-3 | 3 | 2 | 1 | 3 |
| M LAVATORY | A-3 | 2 | 1 | 1 | 2 |

NOTE: IN ADDITION TO THE FIXTURES LISTED ABOVE, THE BUILDING CONTAINS TWO EXISTING SINGLE-OCCUPANT RESTROOMS, ONE ON EACH FLOOR. BOTH OF THESE RESTROOMS ARE FULLY ACCESSIBLE

OCCUPANT LOAD CALCULATIONS

| DESCRIPTION | FLOOR AREA* | OCCUPANT LOAD FACTOR | OCCUPANT LOAD |
|------------------------|-------------|----------------------|---------------|
| BASEMENT | | | |
| INSTRUCTIONAL SERVICES | 4,835 SF | 15 | 309 |
| STORAGE | 1,006 SF | 300 | 4 |
| TOTAL | | | 313 |
| FIRST FLOOR | | | |
| COMMUNITY FACILITY | 5,175 SF | 15 | 345 |
| STORAGE | 658 SF | 300 | 3 |
| TOTAL | | | 348 |

*GROSS FLOOR AREA FOR STORAGE & MECHANICAL SPACES; NET FLOOR AREA FOR ASSEMBLY SPACES

EGRESS WIDTHS

EXIT STAIR
MIN. REQ'D = $(348/2) \times 0.2 = 34.8'$
PROVIDED = 44'

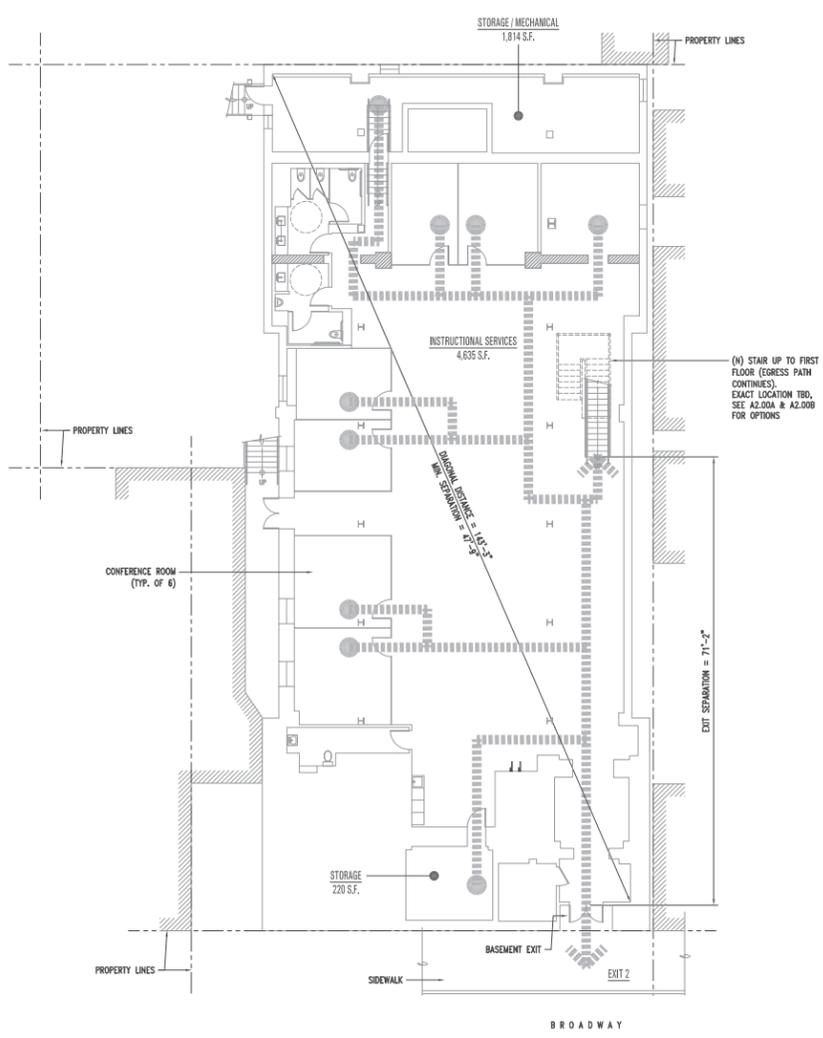
OTHER COMPONENTS
MIN. REQ'D = $(348/2) \times 0.15 = 26.1'$
PROVIDED = 34' MIN.

NOTE: BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND FIRE ALARM SYSTEM

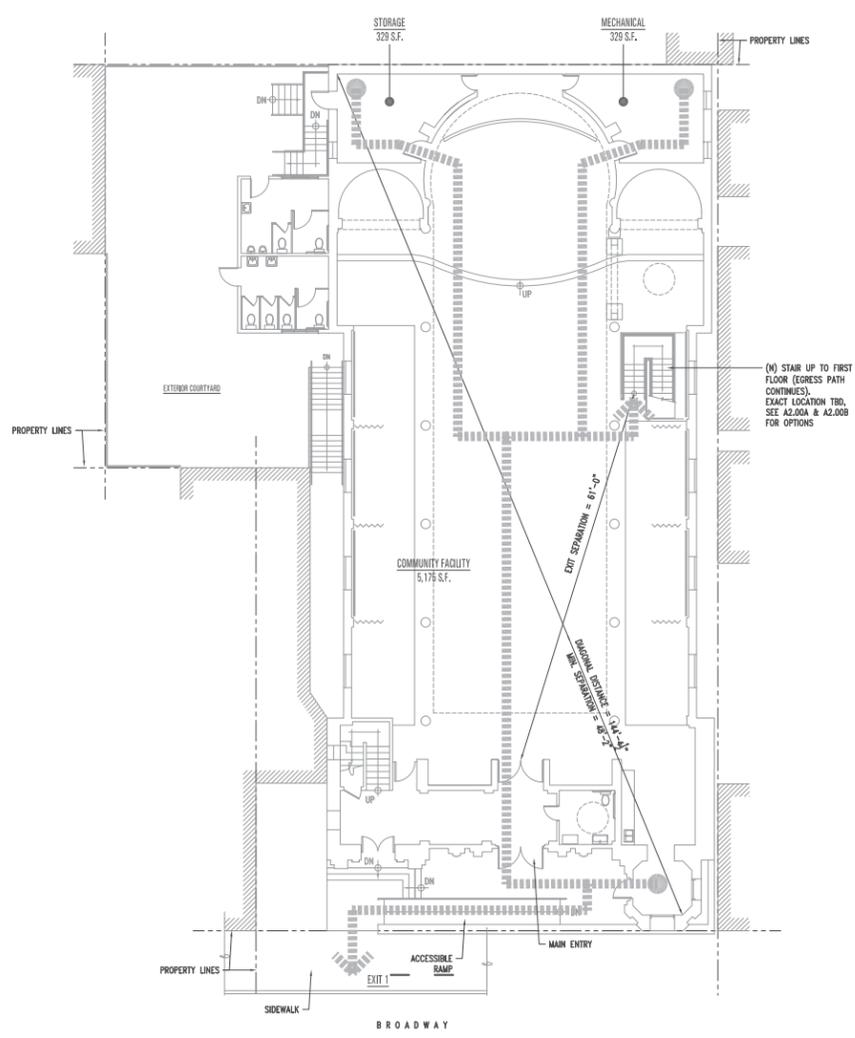
NOTES

- AREA OF WORK IS LIMITED TO THE FIRST FLOOR AND BASEMENT.
- PROPOSED BUILDING IS TYPE III-B CONSTRUCTION WITH A-3 AND S-2 OCCUPANCIES. BUILDING HEIGHT AND BUILDING AREA FOR BOTH OCCUPANCIES ARE LESS THAN THE MAXIMUM ALLOWED BY 2016 CBC TABLE 503. THEREFORE NO OCCUPANCY SEPARATIONS ARE REQUIRED. SEE 2016 CBC SECTION 508.3.

LEGEND



2 PROPOSED FIRST FLOOR
3/32" = 1'-0"
A-FP-OCCUPANCY.dwg



1 PROPOSED FIRST FLOOR
3/32" = 1'-0"
A-FP-OCCUPANCY.dwg

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File Name: 17037-A0.20
Drawn By: CFB
Checked By: CFB

| Number | Date | Description |
|--------|----------|---------------------|
| 1 | 01.08.18 | PRELIMINARY REVIEW |
| 2 | 11.08.18 | REVISED APPLICATION |
| 3 | 11.28.18 | REVISED STAIR |
| 5 | 02.18.19 | REVISED APPLICATION |

OCCUPANCY & EXITING ANALYSIS

Date: FEB 19, 2019

A0.20

906 Broadway
San Francisco, CA

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File Name: 17037-A1.00
Drawn By: [unintelligible]
Checked By: CFB

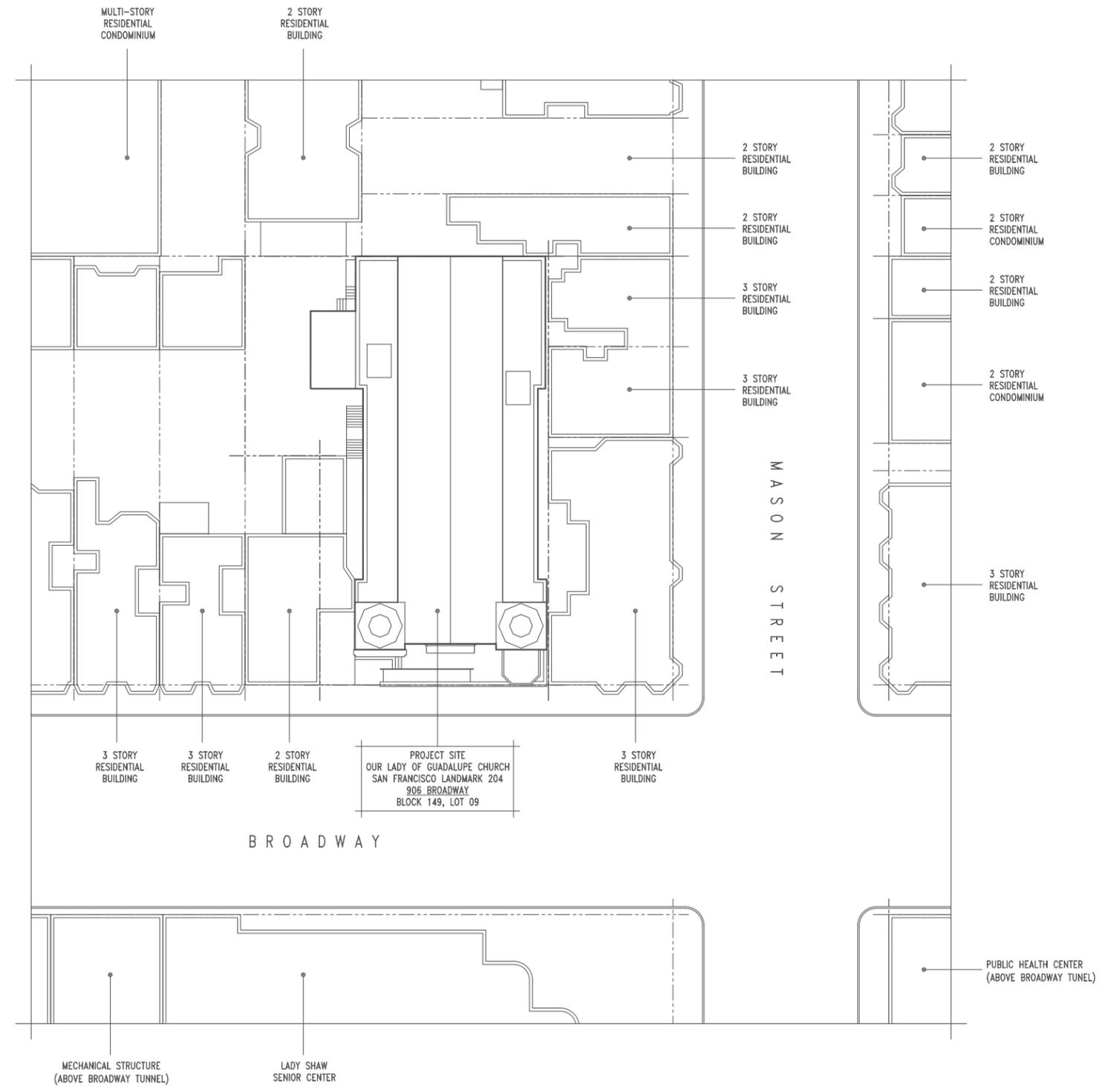
| Number | Date | Description |
|--------|----------|---------------------|
| 1 | 01.08.18 | PRELIMINARY REVIEW |
| 2 | 11.08.18 | REVISED APPLICATION |
| 3 | 11.28.18 | REVISED STAMP |
| 5 | 02.18.19 | REVISED APPLICATION |

| Number | Date | Description |
|--------|------|-------------|
| | | |

SITE PLAN

Date: FEB 19, 2019

A1.00



1 EXISTING SITE PLAN
1/16" = 1'-0"
A-SP.dwg

906 Broadway
San Francisco, CA

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File Name: 17037-A1.01
Drawn By: CFB
Checked By: CFB

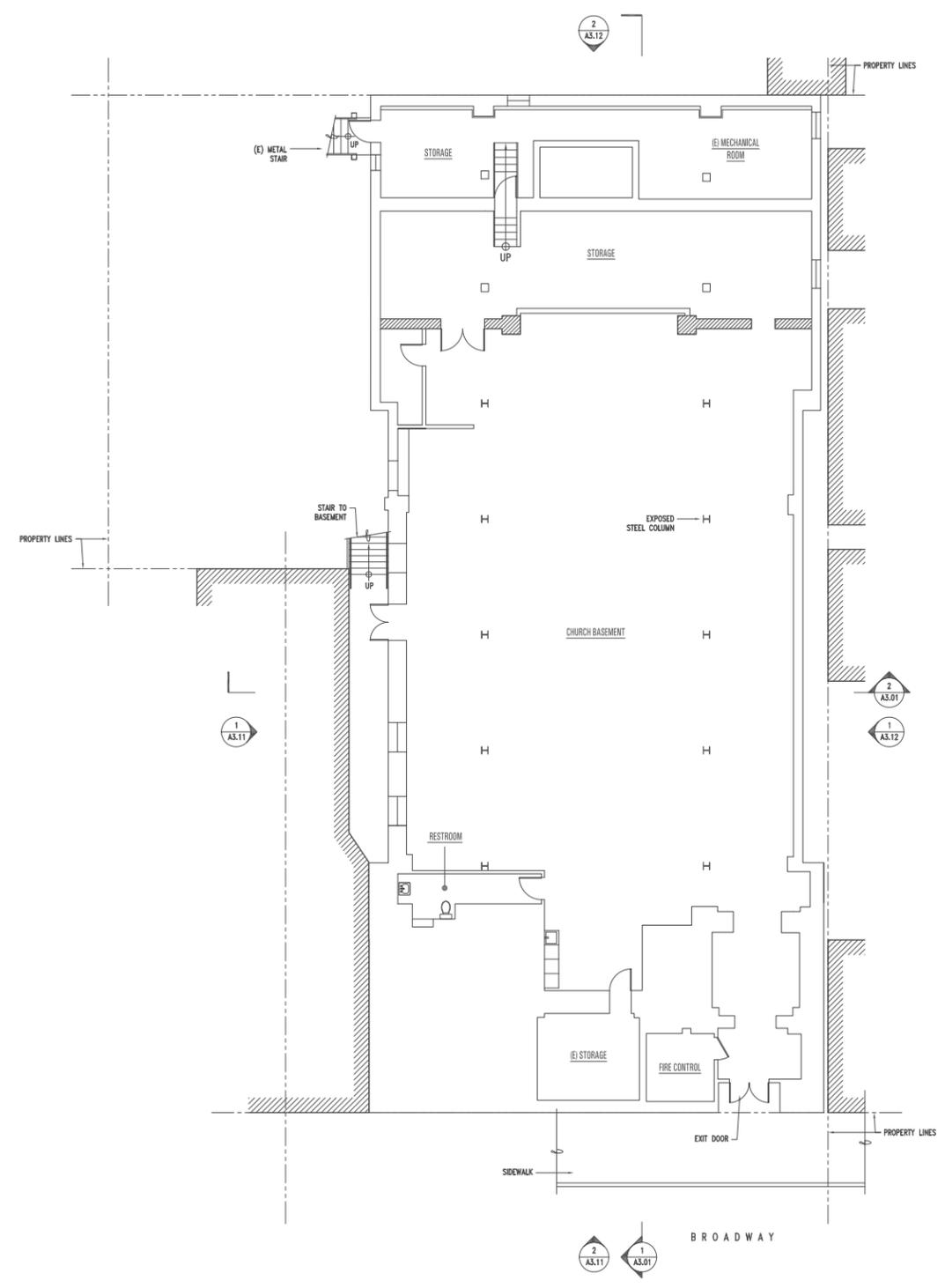
| Number | Date | Description |
|--------|----------|---------------------|
| 1 | 01.08.18 | PRELIMINARY REVIEW |
| 2 | 11.08.18 | REVISED APPLICATION |
| 3 | 11.28.18 | REVISED STAIR |
| 5 | 02.18.19 | REVISED APPLICATION |

| Number | Date | Description |
|--------|------|-------------|
| | | |

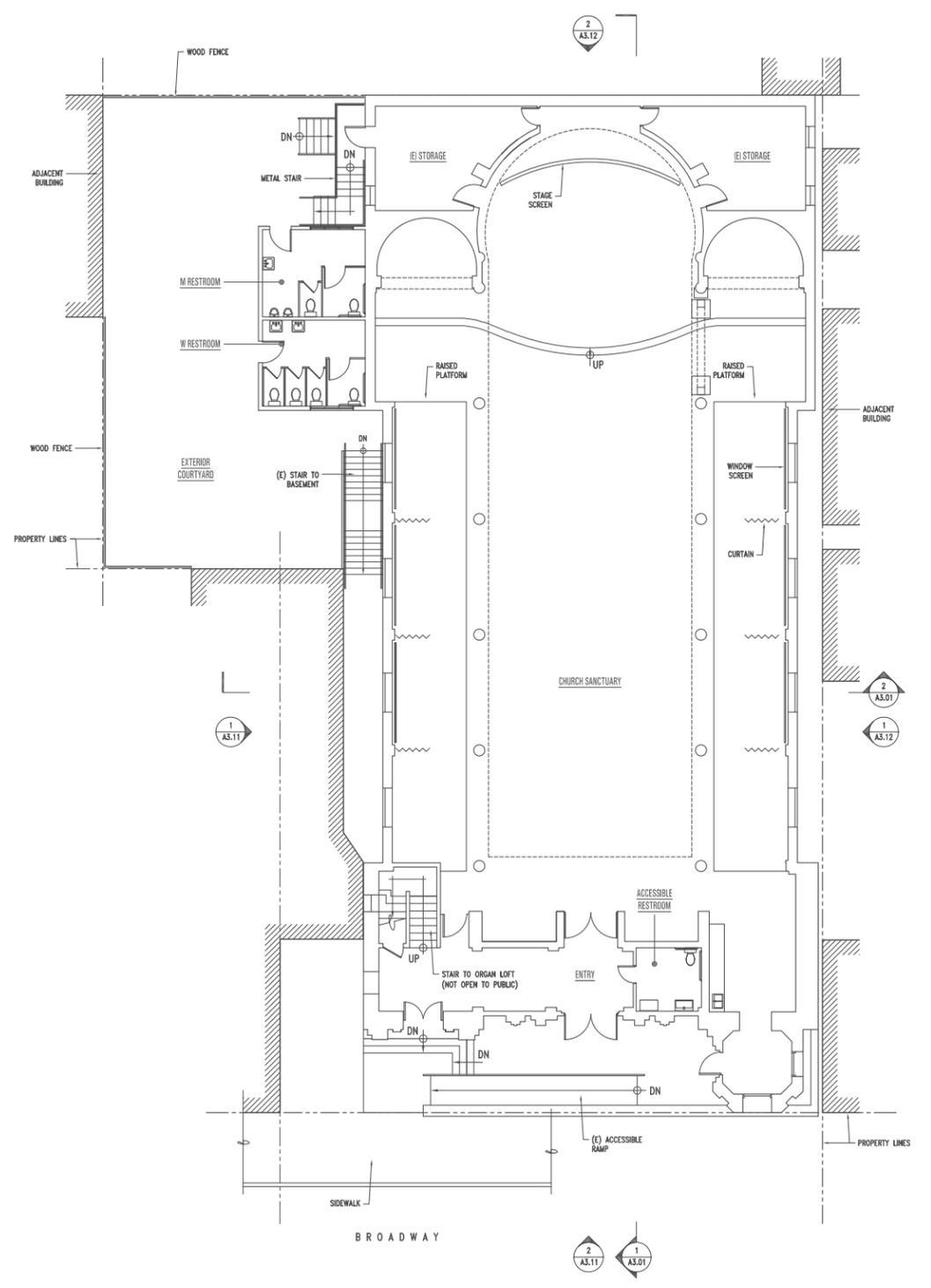
EXISTING FLOOR PLANS

Date: FEB 19, 2019

A1.01

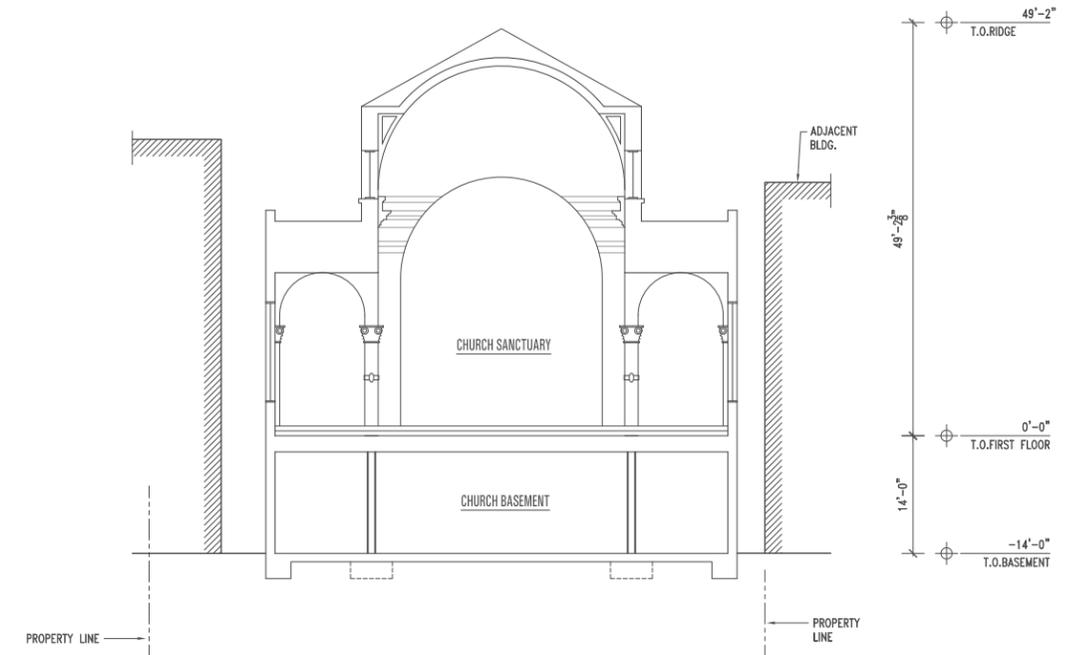


2 EXISTING BASEMENT PLAN
1/8" = 1'-0"
A-FP-EXISTING-ALL.dwg

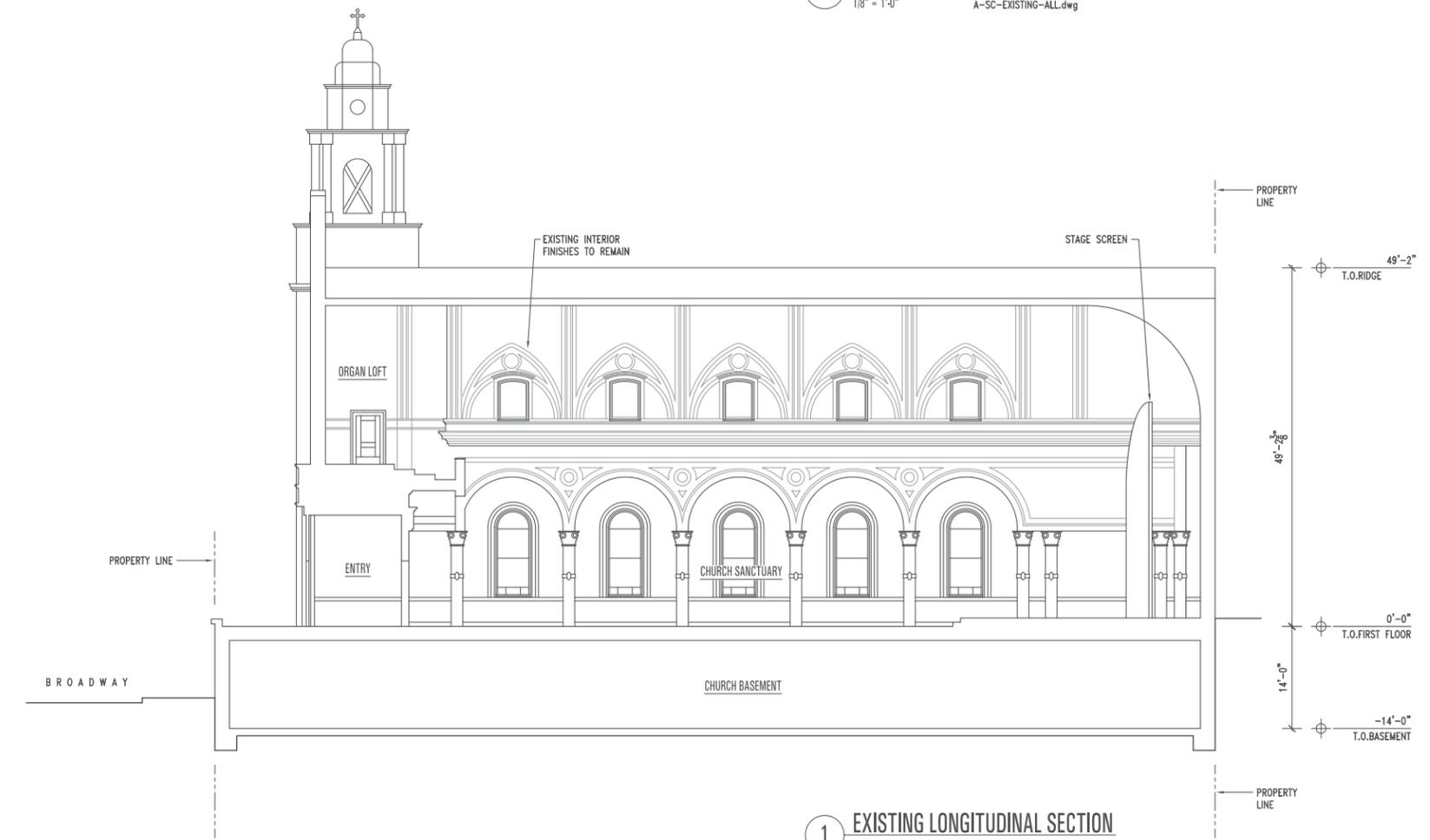


1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"
A-FP-EXISTING-ALL.dwg

906 Broadway
San Francisco, CA



2 EXISTING CROSS SECTION
1/8" = 1'-0" A-SC-EXISTING-ALL.dwg



1 EXISTING LONGITUDINAL SECTION
1/8" = 1'-0" A-SC-EXISTING-ALL.dwg

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File Name: 17037-A1.02 Drawn By: CFB Checked By: CFB

| ISSUES | | |
|--------|----------|---------------------|
| Number | Date | Description |
| 1 | 01.08.18 | PRELIMINARY REVIEW |
| 2 | 11.08.18 | REVISED APPLICATION |
| 3 | 11.28.18 | REVISED STAMP |
| 5 | 02.18.19 | REVISED APPLICATION |

Revisions

| Number | Date | Description |
|--------|------|-------------|
| | | |

EXISTING SECTIONS

Date: FEB 19, 2019

A1.02

906 Broadway
San Francisco, CA

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File Name: 17037-A1.04
Drawn By: CFB
Checked By: CFB

| Number | Date | Description |
|--------|----------|---------------------|
| 1 | 01.08.18 | PRELIMINARY REVIEW |
| 2 | 11.08.18 | REVISED APPLICATION |
| 3 | 11.20.18 | REVISED STUDY |
| 5 | 02.16.19 | REVISED APPLICATION |

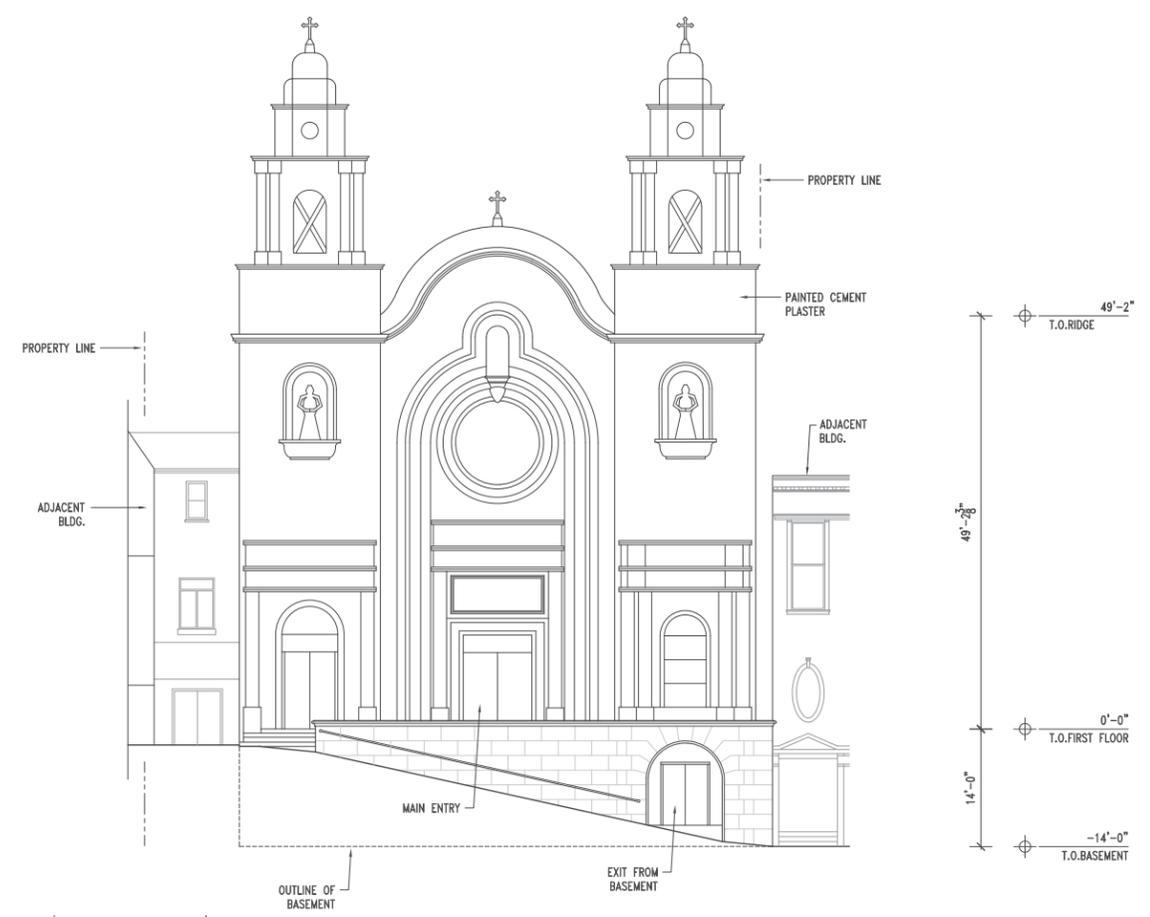
Revisions

| Number | Date | Description |
|--------|------|-------------|
| | | |

EXISTING EXTERIOR ELEVATIONS

Date: FEB 19, 2019

A1.04

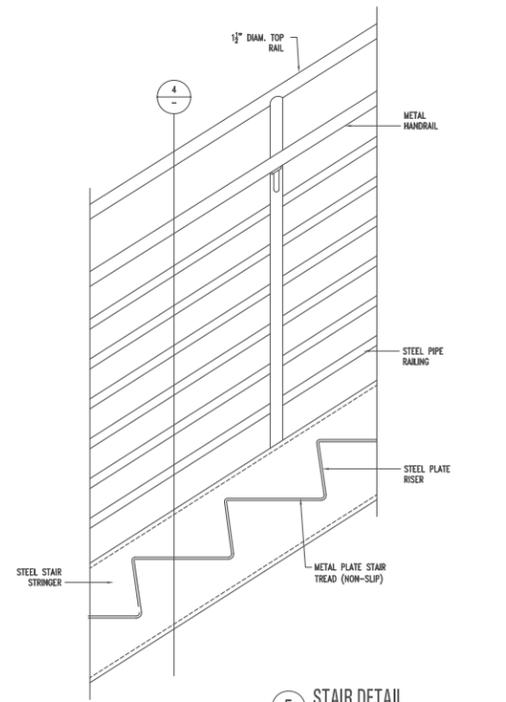


2 EXISTING FRONT ELEVATION
1/8" = 1'-0"
A-FP-EXISTING-ALL.dwg

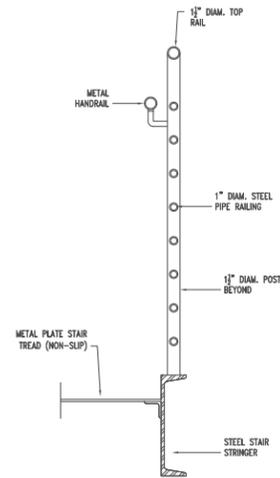


1 EXISTING WEST ELEVATION
1/8" = 1'-0"
A-FP-EXISTING-ALL.dwg

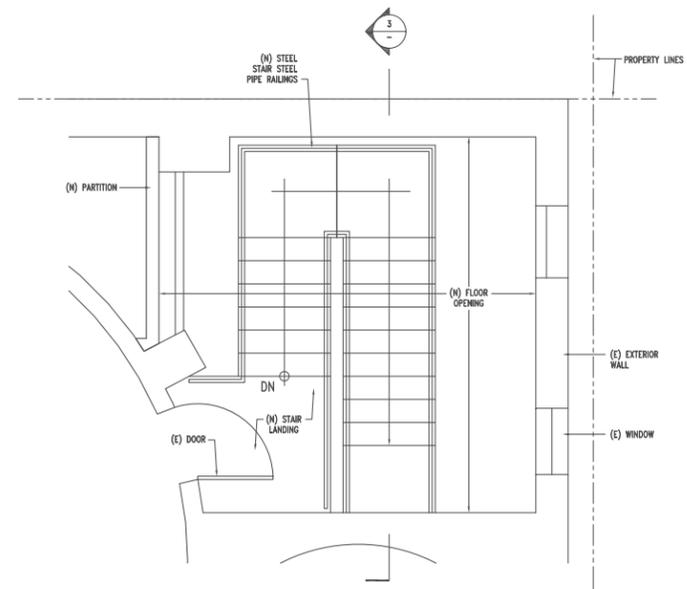
NO EXTERIOR ALTERATIONS ARE PROPOSED



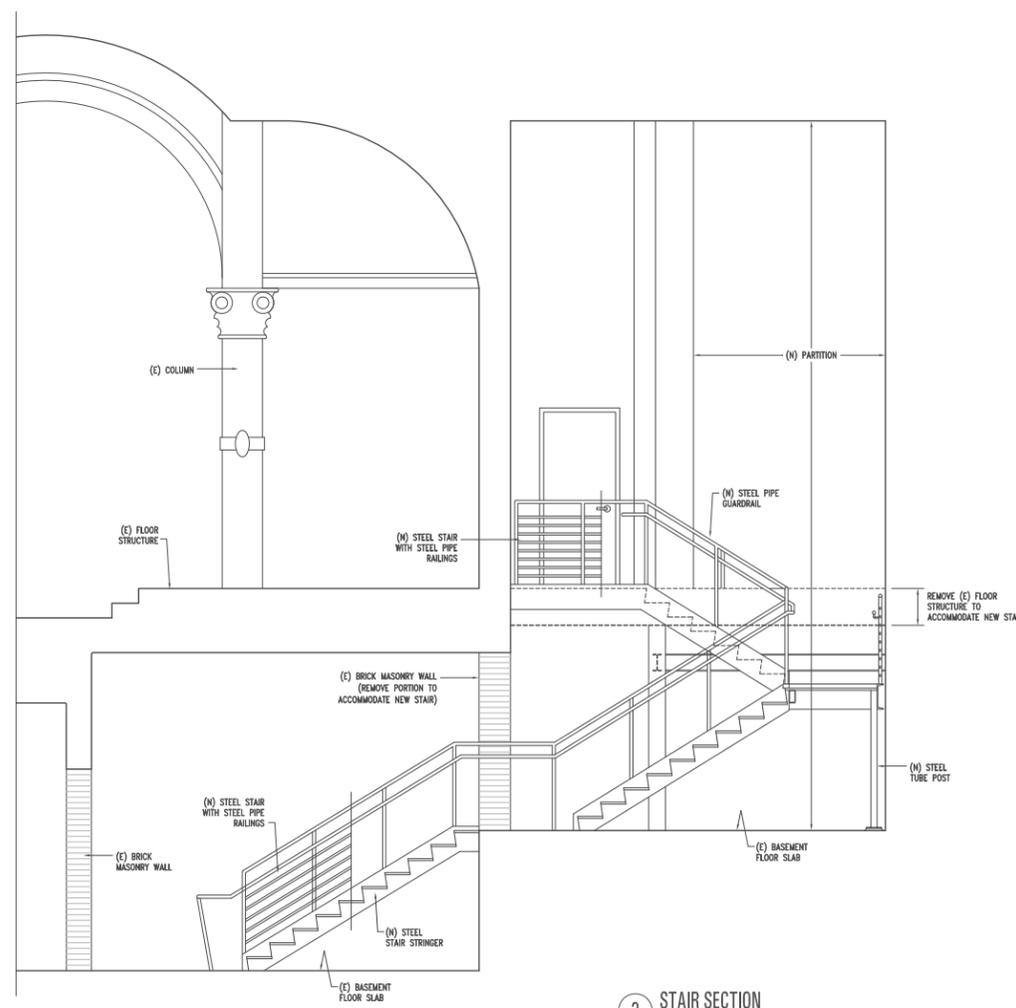
5 STAIR DETAIL
1 1/2" = 1'-0" A-SC-STAIR.dwg



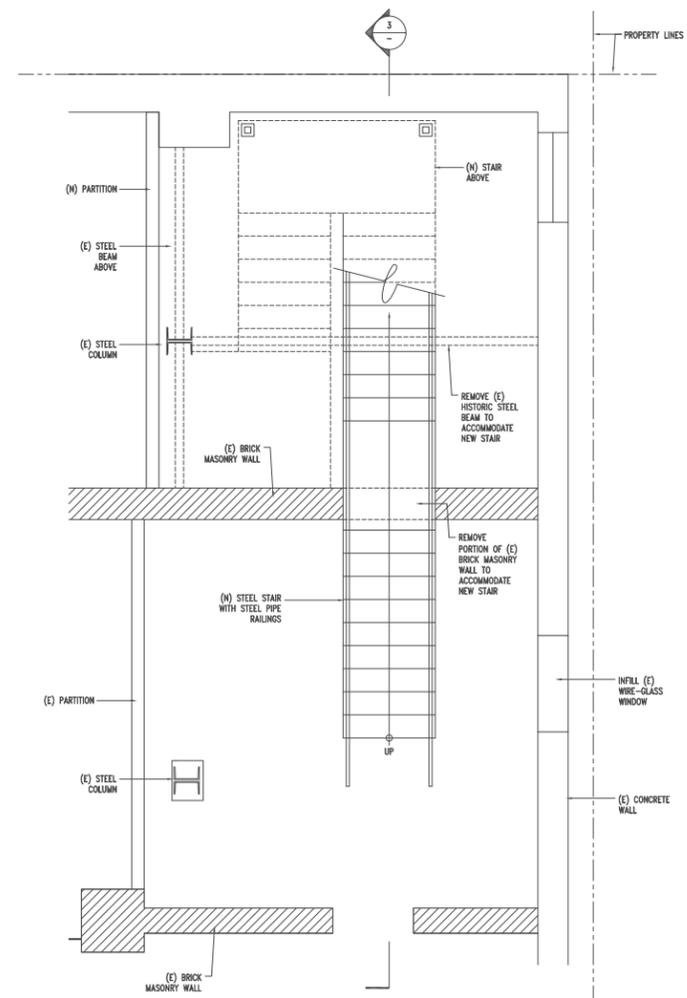
4 STAIR DETAIL
1 1/2" = 1'-0" A-SC-STAIR.dwg



2 STAIR PLAN (FIRST FLOOR)
3/8" = 1'-0" A-SC-STAIR.dwg



3 STAIR SECTION
3/8" = 1'-0" A-SC-STAIR.dwg



1 STAIR PLAN (BASEMENT)
3/8" = 1'-0" A-SC-STAIR.dwg

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File Name: 17037-A2.02 Drawn By: Checked By: CFB

| Number | Date | Description |
|--------|----------|---------------------|
| 2 | 11.08.18 | REVISED APPLICATION |
| 3 | 11.29.18 | REVISED STAIR |
| 5 | 02.18.19 | REVISED APPLICATION |

Revisions

STAIR DETAILS

Date: FEB 19, 2019



906.WORLD Cultural Center

Overview

Innovation Center for the Arts, Education and Culture

LOCATED AT 906 BROADWAY,
SAN FRANCISCO, CA 94133

Executive Summary

Property

906.World Cultural Center (aka Our Lady of Guadalupe Church) is a cherished and venerable building, which opened to the public in 1912. After serving the community the church was then closed. We restored the church to its former glory and supported updating the landmark designation to include the interior. Our hope is to re-open this church as a nonprofit organization in late Winter 2019.

Mission

The mission of 906.WORLD Cultural Center (906.WORLD) is to use this historical church building to unite the diverse community through innovative art and education.

906 Broadway is dedicated to helping our community gain the skills required to be successful and happy in their personal life and professional career. A fresh approach to continuous education, the cultural center will be designed for people of all ages to explore and develop skills that are hard to get through traditional educational institutions. Teachers, lecture, as well as ordinary people who can share their knowledge and experiences will be invited to facilitate a diversity of classes, workshops and seminars. Courses are organized under four categories: Career Development, Personal Growth, Business and Entrepreneurship, and Art and Expression.

Vision

- A historic landmark is reactivated and open to the public
- Neighbors enjoy this building, participate in activities, interact, share, learn, grow
- An attractive multipurpose center adjusts to the changing needs of the community
- Educational services and life-changing programs are available
- Neighbors unlock the potential to change their lives

Our Beliefs

- Everyone belongs in global community to meet, share, learn and grow
- Diversity creates stability in self and society
- Through exploration people find and reach their full potential
- Creativity generates new perspectives, ideas and concepts
- Learning through exposure awakens a deeper understanding
- Education is the cornerstone to a strong community

Contribution to the Society:

Social Impact

The knowledge obtained by our programs is aimed to ignite awareness, discovery and change for an individual, a community and the City. 906.World offers an innovative approach to solving a host of issues relating to the changing landscape of San Francisco.



Non-Profit

The building of Our Lady of Guadalupe Church located at 906 Broadway in San Francisco was vacant, unused for decades. Besides being an official San Francisco landmark, it is home to the oldest working Pipe Organ on the West Coast of the United States. This location will host our nonprofit: 906.WORLD Cultural Center.

The mission of 906.WORLD Cultural Center (906.WORLD) is to use this historical church building to unite the diverse community through innovative art and education. In San Francisco and especially at this location, the intersection of 3 neighborhoods: North Beach, Chinatown and Russian Hill there is a critical need for community members to have a meeting place to interact, connect and learn. This will be a place where community members meet neighbors and become friends.

There are no community centers available to the public in this area of San Francisco. Furthermore, there are no common places serving these 3 diverse neighborhoods: North Beach, Chinatown and Russian Hill. Churches have historically provided a safe place for the community to gather and worship; however congregations are dwindling. Our Lady of Guadalupe Church is a 15,012 square-foot space. We are restoring and reinventing this historical church building into a community center that offers a great opportunity to unite these diverse neighborhoods through the inclusion of innovative art and education.

This is a place for curious and creative individuals seeking new experiences to meet, share, learn and grow. We offer diverse programs and events tailored to professional and personal growth. We deliver the following immediate benefits to our community:

1. Neighborhood families can enjoy public events; tailored for their needs and budget
2. Local Nonprofits and associations will benefit from available space to meet, hold events
3. San Franciscan artists without gallery real estate; will display and profit from artworks

4. Diverse young professionals & intellectuals benefit from social education close to home
5. Local events will benefit from a centrally located space
6. Local businesses will increase sales from increased foot traffic
7. Community will be safer and busier as a result of our activity

Churches have historically provided a safe place for the community to gather and worship; however congregations are on the decline. Cultural centers like 906.World have taken the lead in serving the people in a new and inclusive way. We have transformed the building while preserving its history and retaining its natural charm and magnetism. What we have changed is the platform in which people gather, for social good instead of religion.



Property Overview

906 Broadway Street, San Francisco, CA, 94133, is comprised of approximately 15,012 square feet. The property is situated on the east facing slope of Russian Hill with views of the San Francisco Bay and the downtown financial district skyline. The property is walking distance from North Beach, Russian Hill, Chinatown and the Financial District.

906 Broadway, also known as Our Lady of Guadalupe Church, is a historical landmark constructed of reinforced concrete, originally designed by prominent architects, Shea & Lofquist in 1912. Built for local parishioners in the neighborhood, Our Lady of Guadalupe Church thrived for over 40 years. Up until early 1950s, the area around the Church was populated with homes and shop space for people of Mexican, Spanish, and Portuguese descent. In the 1950s, after the nearby Broadway Tunnel was constructed in the middle of this neighborhood, many of these people migrated to the Mission District and the Church suffered from declining attendance. In early 1990s, the Church was officially closed along with eight other churches shuttered by the Archdiocese of San Francisco. The property was leased to the St. Mary's Chinese Day School for over 16 years after the school's previous facility was closed due to earthquake damage.

Pipe Organ

The Property also contains a 24 set pipe mechanical Hook and Hastings organ, built in Boston, MA in 1888. It is attributed to be the only extant mechanical organ in San Francisco which has been designated as a Landmark by the National Historical Organ Society, headquartered in Boston, MA.

Garden

Adjacent to the Main Hall there is a private outdoor garden. Equipped with large barbeque grill. Adorned with a beautiful mural that spans the length of the outdoor space.

Decor

The ceiling elegantly displays classical frescos of choir children modeled from the choir children of this church's early days. An Italian immigrant at the turn of the century painted these frescos from scaffolding, lying down.

Details/Features

| | |
|--|---|
| A/V Details | Main 22x14 ft screen at the stage |
| ADA accessible | 200 Chairs |
| Coat Check / Welcome Area | High-speed WiFi |
| Wet bar available in front of the venue | Outdoor Area |
| Bathrooms on Main Floor: 3 (1 front and 2 in the garden) | iPad Integration |
| Additional 6 projection screens available throughout the length of the main hall. | Teleconferencing technology |
| Near many transit routes | Video recording |
| Safe location with foot traffic | Connectivity |
| Sound system | Bridging system for technologically advanced and multi-purpose conference center |
| Multiple projectors | Unload areas |
| 99" Screen for smaller presentations | Kitchen prep area |
| | Wheelchair Accessible |

Partnerships for educational and community events

We see constant demand for the facility for commercial and non-profit events. By accurately curating the contact and programs that we allow at our premises we can achieve much higher social impact and financial yield.

Types of programming that we see fit well:

- Community gatherings
- Pop-up art exhibitions
- Fundraising receptions
- Mind & Body sessions (sound meditation, yoga, etc.)
- Lectures and educational classes
- Mindful parties and celebrations. Have a cause.

Education Programs

San Francisco is constantly changing. In a growing community there is a constant demand for improvement on personal and community levels. We are ready to support this community in the face of rapid change in society and the economy.

We plan to use the space of 906.World as a Cultural Center. We would like to host: community meetings and other activities that promotes healthy way of living, art & creativity classes, networking events, seminars, lectures, educational initiatives.

We believe it's crucial to support artistic movements in the city as well as introduce the community to new forms of art from the U.S. and abroad in order to preserve the unique character and culture of San Francisco and power the creative driver of local population. As part of our educational efforts we plan to have Open Programs, available to the general public for free (sponsored) or for a small fee. Such programs can run as 10-12 week all-day full-time educational courses, part-time courses, weekend-long deep dives, as well as short classes and workshops.

Examples of the key areas for Open Programs, where we have already secured both strong demand from the community, as well as partners to deliver those programs, include:

| Professional Education | Personal Growth and Art |
|---|---|
| <ul style="list-style-type: none"> ● Starting New Business ● Marketing & Public Relations ● Organization and Leadership ● Art and Technology ● Intellectual Property and Technology Law | <ul style="list-style-type: none"> ● Healing Arts ● Sound Meditation ● Open Mics ● Yoga Classes ● Conscience Collaboration |

Past Events included:

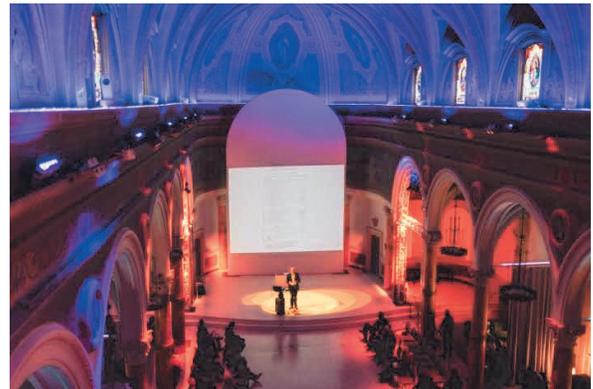
Sound Healing Meditation

In December, 2016, we partnered with Sound Meditation San Francisco to provide a session of deep meditation. The practice is aimed at easing anxiety and promoting a state of calm and relaxation. The beautiful and powerful sounds of Tibetan gongs and crystal singing bowls, shamanic drums, hang drums, ocean drums, Koshi chimes, tingsha chimes, harps, Native American flutes and other instruments used during the session brought harmony and filled participants with positive energy.



130th Birthday Celebration of the Oldest Organ in the West Coast

906 Broadway preserves and cares for the oldest unaltered organ on the West Coast. The organ was completed in 1888 by Hook & Hastings, the greatest American organ builder of the 19th century, which also built the United States Centennial Organ. Originally located in Boston, MA, the organ was brought to San Francisco after the 1906 earthquake and fire, and since then it has been located in the former Our Lady of Guadalupe Church, which is now San Francisco Designated Landmark #204 and the home of 906 Broadway's Cultural Center for the Arts, Creativity and Innovation. It is currently the oldest pipe organ in California; in 2018, it celebrated its 130th birthday.



More than 100 neighbors joined the celebration, during which they learned the history of the organ and listened to its marvelous sound, guessing popular tunes and trying to pick up on the difference between real Bach pieces and AI-generated music mimicking it. After the concert, guests were invited to tickle the 130-year-old ivories themselves and enjoy the delicious banana-walnut birthday cake.

"It almost feels like this crazy living, breathing thing. I'm serious. And it feels really powerful," said Suzanne Ramsy, a native San Franciscan, to ABC News after playing the organ. "Full body goose pimples if you will," added Josh Bradshaw, who takes care of the organ.

Mangosteen International Fashion Show

The Mangosteen International Fashion Show in March, 2017, served as a first-class platform for top local and world-renowned contemporary designers to showcase their collections. The idea behind the show was to set innovative technologies as a backdrop for contemporary fashion. The artists blended fashion, art, design and technology to produce highly conceptual pieces that predict an exquisite future.

Women in Leadership Conference

The SheWorx100 Summit is a series of premier fundraising conferences for ambitious female entrepreneurs that help women build strategic relationships with top investors. The San Francisco conference in May, 2017, focused on helping female founders learn the ins and outs of fundraising via diverse capital sources, such as institutional VC, angel investors, crowdfunding, equity crowdfunding, family offices and so on. Inc. Magazine said the initiative is helping to "shatter funding's glass ceiling." "SheWorx is changing the women's conference for good," wrote [Business Journals](#).



Management Team

Jenn Delacroix, MPA Executive Director.



Full-heartedly committed to making the world a better place through her nonprofit career - Jenn believes and encourages other to, like Gandhi, "Be the change you wish to see in the world". Often times, this means she is working to make this world a smaller and more hopeful place.

Jenn is the Executive Director of 906.World. She is an accomplished nonprofit leader with an acumen for development, which started at The Bridgespan Group, a \$42M global nonprofit consulting organization. With a track record for success, Jenn is

enthusiastic to build a community around 906.World where diversity can meet inclusion within our walls and beyond!

Jenn is a new local (by San Francisco standards), having been living in San Francisco for the past 11 years. She earned her undergraduate degree from Emmanuel College in Political Science with a focus on international relations and was offered ambassadorship to the school for her leadership. She recently received her Master of Public Administration from the University of San Francisco, where she earned the rank of Class President. Jenn has authored 2 theses focused on nationalism and the public sector.

Pavel Cherkashin, Founder



“My mission in life is to leave my kids with the World, where technology is not a fear or a weapon of self- destruction, but a powerful tool for individual happiness and a global competitive advantage for the humanity” - Pavel Cherkashin

Pavel is the Founder of 906.World and the Chairman of the Board. He is a successful venture investor, who believes in positive social impact of the innovation and the need for better education system and new opportunities for people to get away from their computer devices and into the world of real people.

Pavel is the Managing Partner at Mindrock Capital and GVA Capital. He moved to San Francisco in 2014 from Moscow, Russia, where he started business operations for Adobe, Microsoft Online Services and also founded and led 3 very successful technology companies in sphere of digital marketing: Actis (now part of WPP group), Adwatch (now part of Dentsu/Aegis) and in CRM: Sputnik Labs (now part of TechnoServ).

Community Benefits Package

Restoration of Landmarked Building

Our Lady of Guadalupe Church is a cherished and venerable church and the Mexican Community and San Francisco. A significant community benefit for both the interior and exterior being landmarked. The project sponsor fully commits to preserving and restoring this landmark of San Francisco. Home to the oldest Hook & Hasting pipe organ on the West Coast, built in 1888 and restored to working condition.

Community Space

906.WORLD is primarily a community center that allows for public use. 906.WORLD is available for local nonprofits, schools and neighbors.

- **Large Gatherings:** Space is available to rent at a discounted rate for large community events.
- **Small Gatherings:** Every Tuesday space will be available for small meetings (up to 45 people total)

These benefits support our neighbors and the limited space available to meet in the neighborhood. Reservations are required.

Annual Community

906 Broadway team acknowledges the rich history of the building and is fully committed to supporting and honoring all traditions connected to the building. As an example: A long lost tradition of celebrating Las Mañanitas on Our Lady of Guadalupe's anniversary on December 12th was restored in 2018. The Latino community was free to to gather, sing and celebrate Our Lady of Guadalupe, their Mexican saint. Project sponsor commits to continue this tradition and

sponsor yearly celebration that will take place on 12th of December and will be free of charge and open to the public.

Monthly Historical Tours

The location of the church, when founded was known as Little Chili, populated primarily by Mexicans. Revered as the most important church to the Mexican people in San Francisco, The Our Lady of Guadalupe is the Virgin Mexican Saint, also found in Mexico City (home to the weeping Guadalupe). In partnership with SF Heritage, the Organ Historical Society and local historians to host free historical tours on a monthly basis to share with the public the changes in the neighborhood, the history and story of Our Lady of Guadalupe along with her glorious architecture, art and of course, the oldest (130 yrs old) working Hook & Hastings pipe organ on the west coast.

Nonprofit Partnerships

As a nonprofit organization, we understand that nonprofits have limited resources. We offer discounts and partnerships to accommodate them.

Partnerships include:

- University of San Francisco
- Education Outside
- Ubuntu Labs
- Writing Partners
- Center SF
- The Assembly
- Mutek

Quality Time (Family Time)

San Francisco is an expensive place to raise a family. 906.WORLD will have free programming for local families, parents and children on alternating Sunday afternoons it

will include - movie nights, family yoga classes and more.
This time will open to all and free of charge.

Arts, Education and Culture

The project sponsor aims to create a new platform for community engagement where people can unite, share, connect, learn and grow. On-site benefits for arts, education and culture, including publically accessible lectures, classes and workshops, in addition to art or performance space.

Adult Education

The project sponsor will offer an array of classes targeted at building and development the professional workforce to learn the skills needed to succeed. Proposed adult education programs will focus on: career development, personal growth, business and entrepreneurship, art and expression. These classes are accessible to the public, starting in 2019. Our adult education classes will be offered to neighbors (determined by zip code) for a 25% discount. We have started to explore partnerships with Writing Partners and the University of San Francisco, more to come.

Mind & Body Classes

906.WORLD programming will have health and wellness classes, including: tai chi, sound meditation and yoga on the main level of the building. Classes will be offered to neighbors with a 25% discount to attend. Partnered with Starr Productions and local Yoga teachers and more to come.

Neighborly BBQs

906.WORLD is planning to partner with the North Beach Business Association to bring local businesses, restaurants and neighbors alike together. In the summer and the fall 906.WORLD team will host a free, open to the public BBQ, so neighbours can meet each other.

EXHIBIT E

-----Original Message-----

From: Ocean 4501 <ocean4501@gmail.com>

Sent: Tuesday, February 19, 2019 1:04 PM

To: Asbagh, Claudine (CPC) <Claudine.Asbagh@sfgov.org>

Subject: ding conditional use permit for 906 broadway

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am a resident living near 906 Broadway. I have been attempting to follow the changes of use of the Lady of Guadalupe Church and history site.

I reviewed the attached document, which outlines that that Startup Temple intends to use this church in a residential area for "tech" educational purposes. I see that this use was rejected in the document that is attached however, I cannot find a detail of what is currently proposed for the conditional use hearing on february 21, just 2 days from now. The posting on their building only details use for "retail education", which sounds like it also encompasses what was previously proposed.

As recommended on the notice, I discussed the matter with several neighbors, and our concern is that the proposed conference rooms and "educational" use is not community focused, and can simply turn into a "tech" classroom. This essentially makes the building more of an office space for tech companies, which is not in alignment with a residential neighborhood. In addition, there is concern with cigarette smoking, alcohol drinking, loud music at night, and garbage on the streets, which has occurred with events at this location already.

Please advise on what is the proposed use is for 906 broadway at the Feb 21 hearing. StartupTemple, is also proposing changes to the building that imply use as a conference center or tech classroom.

Thank you,

Ocean