



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 12, 2018

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.: **2018-000811CUA**
Project Address: **125 BAYSHORE BOULEVARD/100 BARNEVALD AVE**
Zoning: PDR-2 (Production, Distribution, and Repair District) Zoning District
65-J Height and Bulk District
Bayshore Boulevard Home Improvement Special Use District
Block/Lot: 5559/002 & 019
Applicant: Julia Laue
City and County of San Francisco Department of Public Works
30 Van Ness Avenue, Suite 4100, San Francisco, CA 94102
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal would establish a temporary Homeless Shelter (Navigation Center) with accessory Social Service use. This homeless shelter would be limited in timeframe to no more than four years and would be operated by the City and County of San Francisco. The proposed project would collectively measure approximately 23,819 square feet and involve interior tenant improvements within the existing office building (10,009 square feet) and the existing warehouse building (12,964 square feet), construction of 1,554 square feet of exterior deck and the placement of two trailers (approximately 865 square feet) containing modular restroom and shower facilities on-site.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment of Homeless Shelter use in the PDR-2 Zoning District, pursuant to Planning Code Section 210.3 and 303.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received support for the project from a neighborhood business owner and the SF Bicycle Coalition; they believe the Navigation Center's mission to reduce the number of people living on the street will benefit the community and neighborhood. Two business owners contacted the Department with concerns that a nearby homeless shelter could affect his business patronage and increase nuisances such as trash and crime. The Department of Homelessness and Supportive Housing (HSH) has hosted community meetings, walked the neighborhood conducting business outreach and presented the project at

the Board of Supervisors' Budget and Finance Hearing and the Bayview Hunters Point Community Advisory Committee meeting within the last three months.

- **Navigation Centers.** The Board of Supervisors adopted Ordinance No. 117-16 amending the Administrative Code to require the City to open and operate no fewer than six Navigation Centers. Navigation Centers are required to be temporary, less than four years in duration, and owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project would create a Navigation Center with 128 shelter beds for homeless residents of the City, and would offer health, mental health, benefits and other services and intensive case management to assist the movement of people into permanent housing or transitional and supportive housing. The Navigation Center would be operated by the City and County of San Francisco and managed by the Department of Homelessness and Supportive Housing (HSH) in partnership with community based nonprofit organizations, for duration of no more than four years. It would not displace an existing business, residence or public facility. 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.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: APRIL 12, 2018

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Zoning: PDR-2 (Production, Distribution, and Repair District) Zoning District
65-J Height and Bulk District
Bayshore Boulevard Home Improvement Special Use District
Block/Lot: 5559/002 & 019
Project Sponsor: Julia Laue
City and County of San Francisco Department of Public Works
30 Van Ness Avenue, Suite 4100, San Francisco, CA 94102
Property Owner: W.Y.L. Orion Properties, LLC
125 Bayshore Blvd. San Francisco, CA 94124
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org

ADOPT FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 210.3 AND 303 OF THE PLANNING CODE TO ALLOW A TEMPORARY HOMELESS SHELTER WITH ACCESSORY SOCIAL SERVICE FACILITY USE WITHIN THE PDR-2 (PRODUCTION, DISTRIBUTION AND REPAIR) DISTRICT AND A 65-J HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 11, 2018, Julia Laue of City and County of San Francisco Department of Public Works (hereinafter "Project Sponsor") filed Application No. 2018-000811CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a temporary Homeless Shelter (Navigation Center) with accessory Social Service use (hereinafter "Project") at 125 Bayshore Boulevard/100 Barnevald Avenue, Block 5559 Lots 002 and 019 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-000811CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 12, 2018 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-000811CUA.

On April 2, 2018 the Project was determined to be statutorily excluded from the California Environmental Quality Act ("CEQA") under California Public Resources Code Section 15332, In-Fill Development Projects, as described in the determination contained in the Planning Department files for this Project;

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 as requested in Application No. 2018-000811CUA, 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 Project would establish a temporary Navigation Center, a Homeless Shelter with accessory Social Services use, at an existing vacant commercial property. This homeless shelter would be limited in timeframe to no more than four years and would be operated by the City and County of San Francisco. The proposed project would collectively measure approximately 23,819 square feet and involve interior tenant improvements within the existing office building (10,009 square feet) and the existing warehouse building (12,964 square feet), construction of 1,554 square feet of exterior deck and the placement of two trailers (approximately 865 square feet) containing modular restroom and shower facilities on-site. The Navigation Center would have 128 beds in a dormitory, with a community room, quiet room, laundry for residents use, approximately 3,122 square feet of storage. The office building would provide work space for Navigation Center staff and social service providers to meet and provide homeless residents with counseling, housing assistance, benefits advocacy, medical services and meals. The homeless shelter would operate 24 hours a day, seven days a week with an estimated 17 staff on site daily.
3. **Site Description and Present Use.** The Project is located on two lots (with a lot area of approximately 28,000 square feet), which have approximately 162-ft of frontage along Bayshore Boulevard, 162-ft of frontage along Jerrold Avenue, and 28-ft of frontage along Barnevald Avenue. The Project Site contains two existing buildings: an approximately 26-ft tall single-story industrial building, and a 23-ft tall two-story office building. Collectively, these buildings measure 22,973 square feet. Currently, the existing buildings are vacant and were most recently used for equipment rental.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-2 Zoning Districts in the Bayview neighborhood. The immediate neighborhood is characterized by one-to-two-story industrial properties with surface parking and loading areas. To the south of the site is a power sub-station and to the north and east are warehouses, gas station, recycling facilities and storage facilities. To the west, across Highway 101, are residential neighborhoods of Bernal Heights. The project site is located within the boundaries of the Bayshore Boulevard Home

Improvement Special Use District. Other surrounding zoning districts in the vicinity of the project site include: P (Public) and RH-1 (Residential House, Single-Family) Zoning District.

5. **Public Outreach and Comments.** The Department has received support for the project from a neighborhood business owner and the SF Bicycle Coalition; they believe the Navigation Center's mission to reduce the number of people living on the street will benefit the community and neighborhood. Two business owner contacted the Department with concerns that a nearby homeless shelter could affect his business patronage and increase nuisances such as trash and crime. The Department of Homelessness and Supportive Housing (HSH) has hosted community meetings, walked the neighborhood conducting business outreach and presented the project at the Bayview Hunters Point Community Advisory Committee and at a Budget and Finance hearing within the last three months.
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. **Homeless Shelter Use.** Planning Code Section 210.3 permits a Homeless Shelter in the PDR-1-G Zoning District with Conditional Use Authorization.

Per Planning Code Section 210.3, a Homeless Shelter Use is permitted with Conditional Use Authorization, only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary.

The proposed shelter would be leased by the City and County of and managed by the Department of Homelessness and Supportive Housing (HSH), in partnership with community based nonprofit organizations for a term of four years. The Navigation Center would be located in existing warehouse and office buildings with temporary structures, which would be completely removed at the end of the operational term of the Navigation Center.

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 temporary Navigation Center will offer comprehensive health, mental health, benefits and other services to homeless people and assists people moving into housing. The Navigation Center will improve the welfare and safety of individuals and the community as a whole by reducing homelessness. Furthermore, Navigation Center will offer a type of service not provided by existing drop-in homeless shelters.

- 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 buildings will remain the same and will not alter the existing appearance or character of the project vicinity. The trailers will be removed once the temporary homeless shelter ceases operation. The Navigation Center will provide ample storage space (3,122 square feet) indoor common areas (2,211 square feet) and outdoor space (1554 square feet) for use by the residents. The single story temporary trailers containing the shower and restroom facilities are located along the Jerrold Avenue frontage, screening the deck and dormitory from the street. The offices, meeting rooms and dining room used by the Navigation Center staff and social service providers are in two-story building adjacent to the dormitory.

- (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 off-street parking or loading for Homeless Shelter uses. The proposed use is designed to provide services for the homeless residents of the City that are staying at the Navigation Center and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Further, racks accommodating 26 bicycle parking spaces will be installed on-site.

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

The proposed use is primarily residential in nature, with services, such as counseling, housing assistance, benefits advocacy, medical services and meals, being conducted within enclosed buildings. The Navigation Center would have staff on site to supervise the facilities and would not be anticipated to create noxious or offensive emissions.

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

The proposed Navigation Center provides an open space on a 1,554 square foot deck for the use of residents. The trailers used for the bathroom facilities would be located by the main entrance from Jerrold Street and would screen and provide some privacy for the dormitories from the street.

- 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.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is consistent with the stated purpose of the applicable use districts in that it is a temporary homeless shelter and social service facility, which would not diminish the districts suitability for manufacturing, production, distribution, repair and other industrial activities.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 6:

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

POLICY 6.1

Prioritize permanent housing and service-enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

The Navigation Center will provide temporary shelter, services and amenities for the city's homeless residents as well as provide homeless individuals with assistance to locate more permanent housing.

POLICY 6.2

Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

The Navigation Center will provide opportunities to serve the highest incidences of homelessness and other homeless individuals in need of housing and supportive services.

POLICY 6.3

Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

In addition to providing shelter, the Navigation Center will involve partnerships with community-based nonprofit organizations serving the homeless, as well as provide medical and mental health supportive services to address the contributory factors to homelessness.

POLICY 6.4

Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.

The Navigation Center and its services will be coordinated with other existing programs and services for the city's homeless population and provide intensive case management for the clients of the Navigation Center.

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

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

The Project would not affect neighborhood-serving retail uses and future opportunities for resident employment in and ownership of such businesses. The project site does not possess any existing neighborhood-serving retail use.

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

The Project is located in an industrially zoned area and borders industrial uses and Highway 101. No housing exists within the lots immediately adjacent to the Project site.

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

The Project will help create temporary housing for homeless individuals and will not adversely affect the City's supply of affordable housing. Currently, the project site does not possess any housing.

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

The Project will not impede MUNI transit service or overburden local streets or neighborhood parking. The Navigation Center residents are not anticipated to have a large number of personal vehicles. The Project Site is served by nearby public transportation options; it is within walking distance of of the 14X, 23, 8, 8AX, 8BX, 9 and 9R bus routes.

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

The Project does not include commercial office development. Although the Project would be on a property zoned for PDR use, the Project is temporary and provides services for the homeless, which is a priority for the City. The property could return to industrial use after the Navigation Center is closed.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

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

The Project will not affect access to sunlight and vistas in parks and open spaces.

10. 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.
11. The Commission hereby finds that approval of the Conditional Use would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2018-000811CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 12, 2018, 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 April 12, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 12, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a temporary Homeless Shelter with accessory Social Service Facility (dba Navigation Center) use, pursuant to Planning Code Section(s) 210.3 and 303, within the PDR-2 (Production, Distribution and Repair) Zoning District, a 65-J Height and Bulk District, and the Bayshore Boulevard Home Improvement Special Use District; in general conformance with plans, dated February 12, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2018-000811CUA and subject to conditions of approval reviewed and approved by the Commission on April 12, 2018 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 April 12, 2018 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. XXXXXX 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

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 architectural addenda. 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.

MONITORING

7. **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

8. **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

9. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

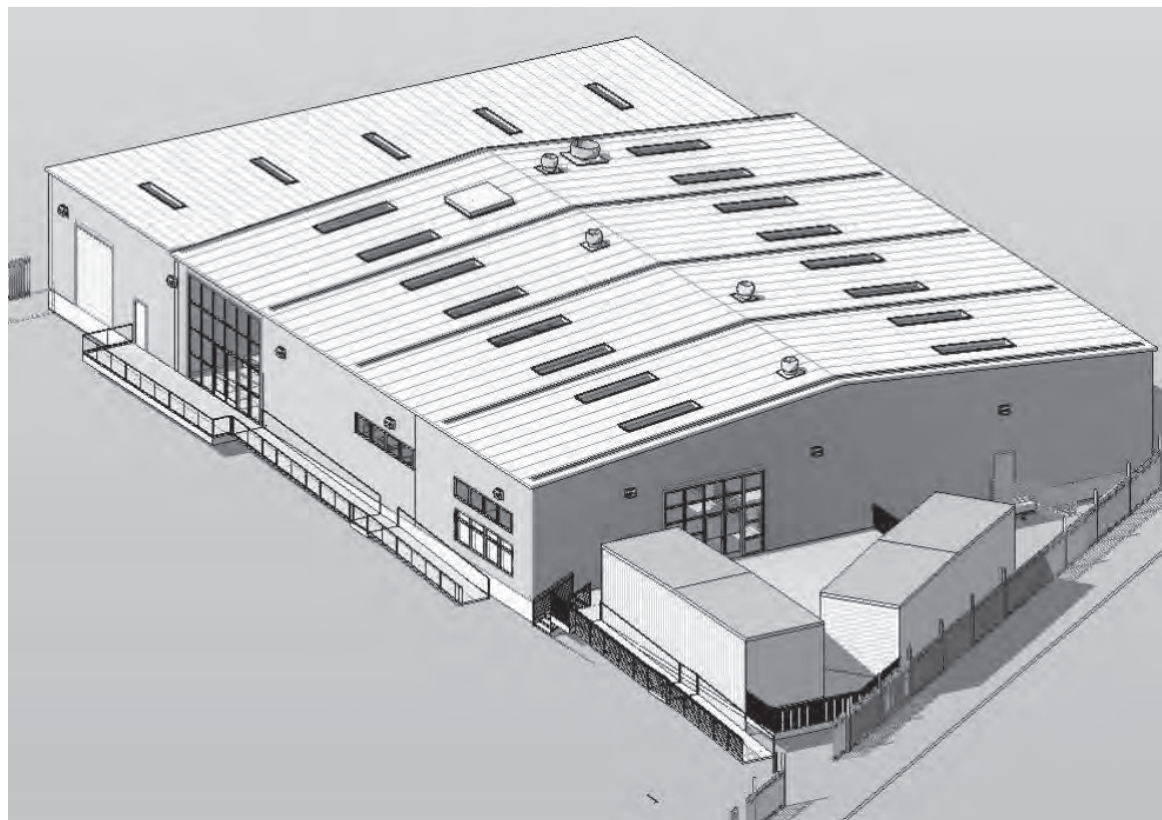
125 BAYSHORE BLVD. NAVIGATION CENTER

MEI ARCHITECTS



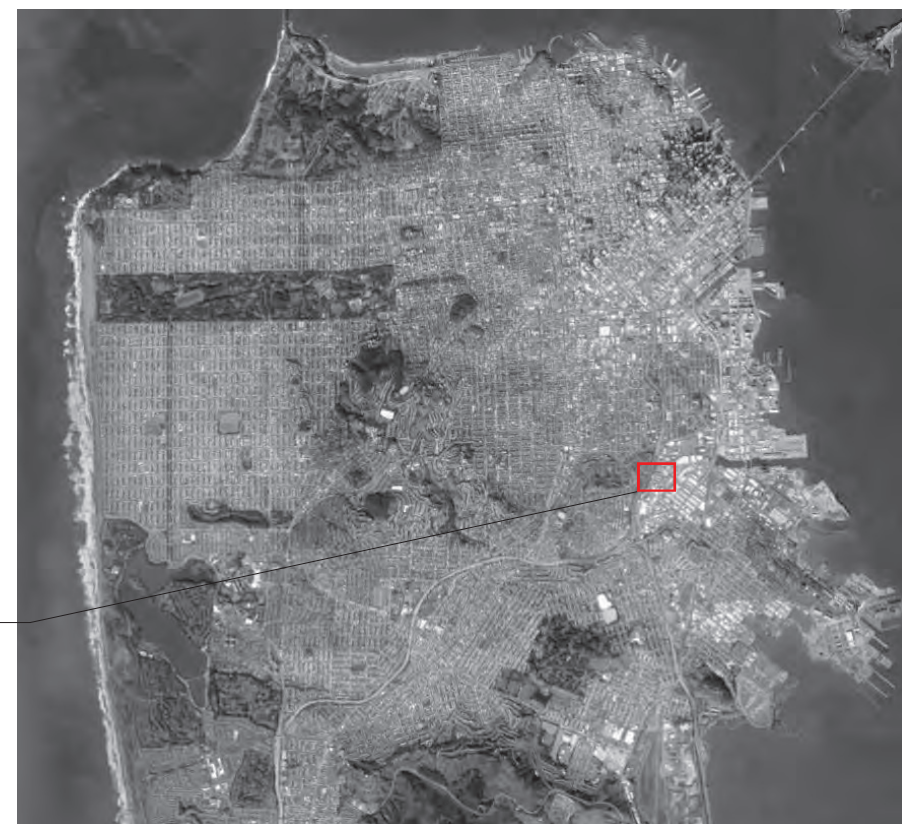
CONSTRUCTION DOCUMENTS 12 FEBRUARY, 2018

EXTERIOR



CONTEXT

PROJECT SITE



OCCUPANT LOAD CALCULATIONS				
NUMBER	ROOM NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
1	(N) DORMITORY ROOM	6527 SF	50 GROSS	131
2	(N) COMMUNITY ROOM	1735 SF	15 NET	116
3	(N) QUIET ROOM	476 SF	15 NET	32
4	(E) STORAGE	3122 SF	300 GROSS	11
Grand total				312

EXITING OFFICE BLDG. OCCUPANCY

FIRST FLOOR AREA: 3938 GSF/100=40 OCCUPANTS
SECOND FLOOR AREA: 4600 GSF (E)/100=46 OCCUPANTS

EXITING CALCULATIONS

SITE DISCHARGE WIDTH:
376 PERSONS X 0.15"/PERSON = 56.4" REQUIRED

LEGEND

■ ■ ■ ■ ■ ■ ■ 1- HOUR FIRE RATED AND SMOKE
PARTITION

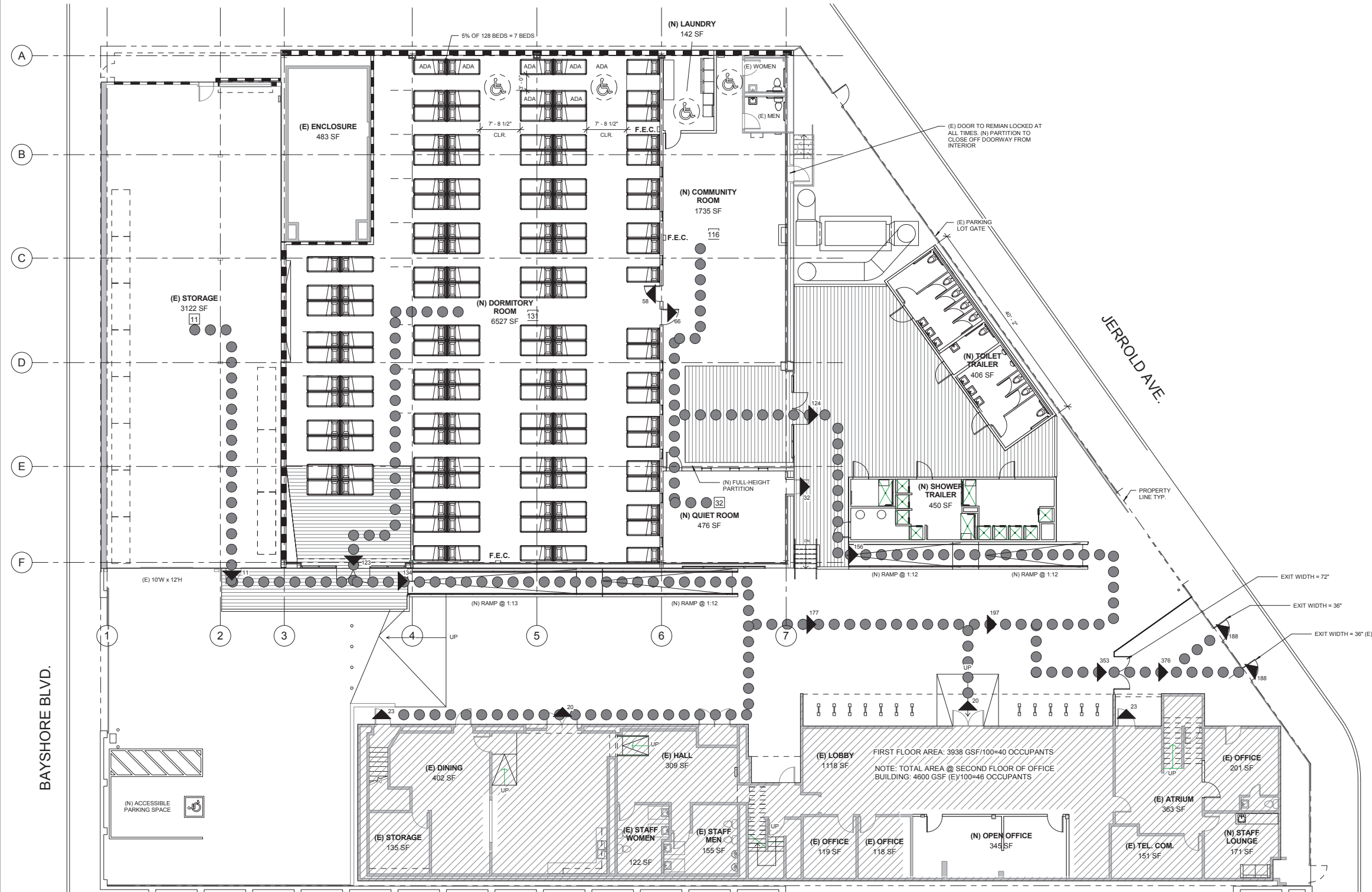
● ● ● ● ● ● ● ● PATH OF EGRESS

— EXIT OCCUPANT LOAD

— EXIT

F.E.C. — FIRE EXTINGUISHER
CABINET AND FIRE
EXTINGUISHER

NOTE: ALL FIRE
EXTINGUISHERS TO BE
TYPE UL 2A-10B:C PER
NFPA 10 U.O.N.



1 FIRST FLOOR PLAN - FLS

 $1/8" = 1'-0"$ 

MEI
architecture + interiors
239 9TH STREET, Suite 201
SAN FRANCISCO, CA 94103
T:(415) 703-0328 F:(415) 682-7339
www.meiarchitects.com

**125 BAYSHORE BLVD.
NAVIGATION CENTER**

San Francisco Department of
Public Works

BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



CONSULTANTS:

1	Date 1	CONSTRUCTION DOCUMENTS	
NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.: Project #	DRAWN BY: Author
DATE: Issue Date	CHECKED BY: Checker

KEY PLAN

BAYSHORE BLVD.

JERROLD AVE.

N

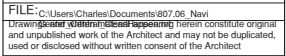
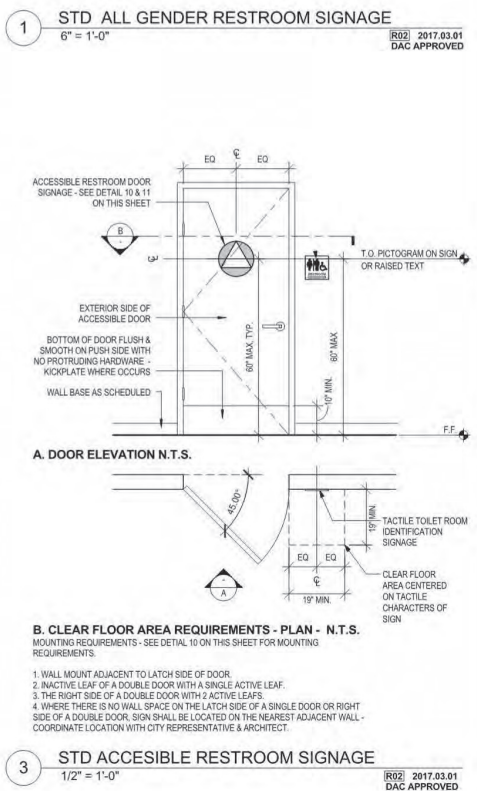
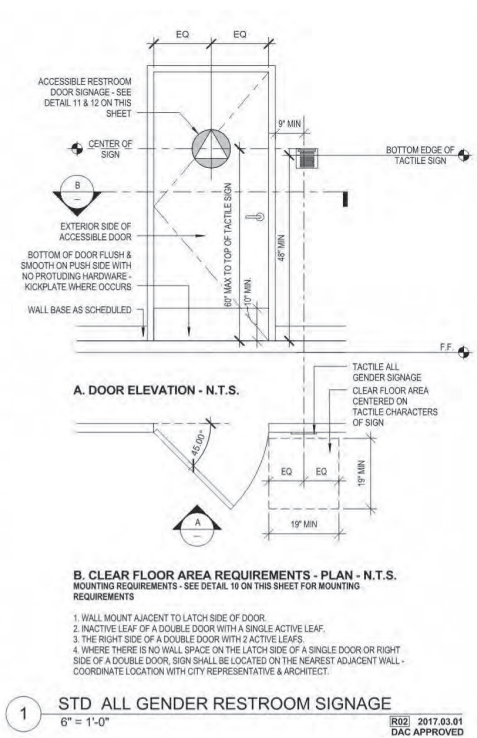
SHEET TITLE:
**FIRE LIFE SAFETY
AND EGRESS PLAN**

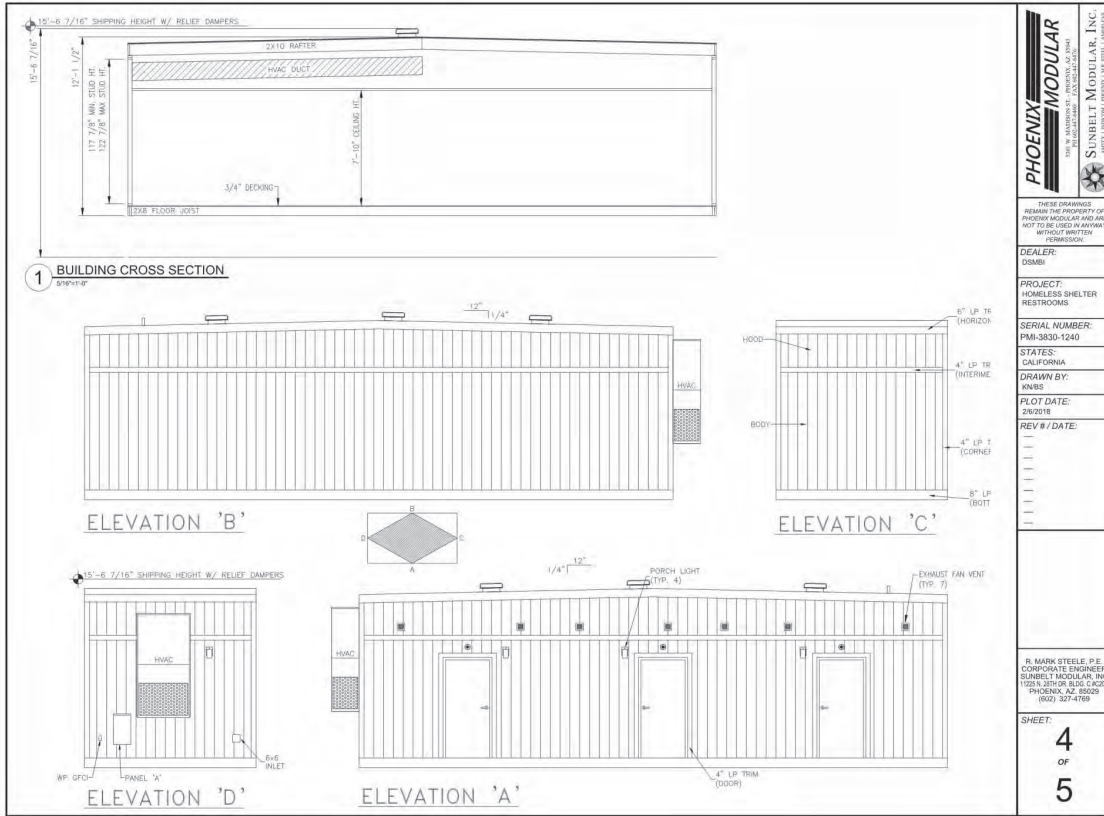
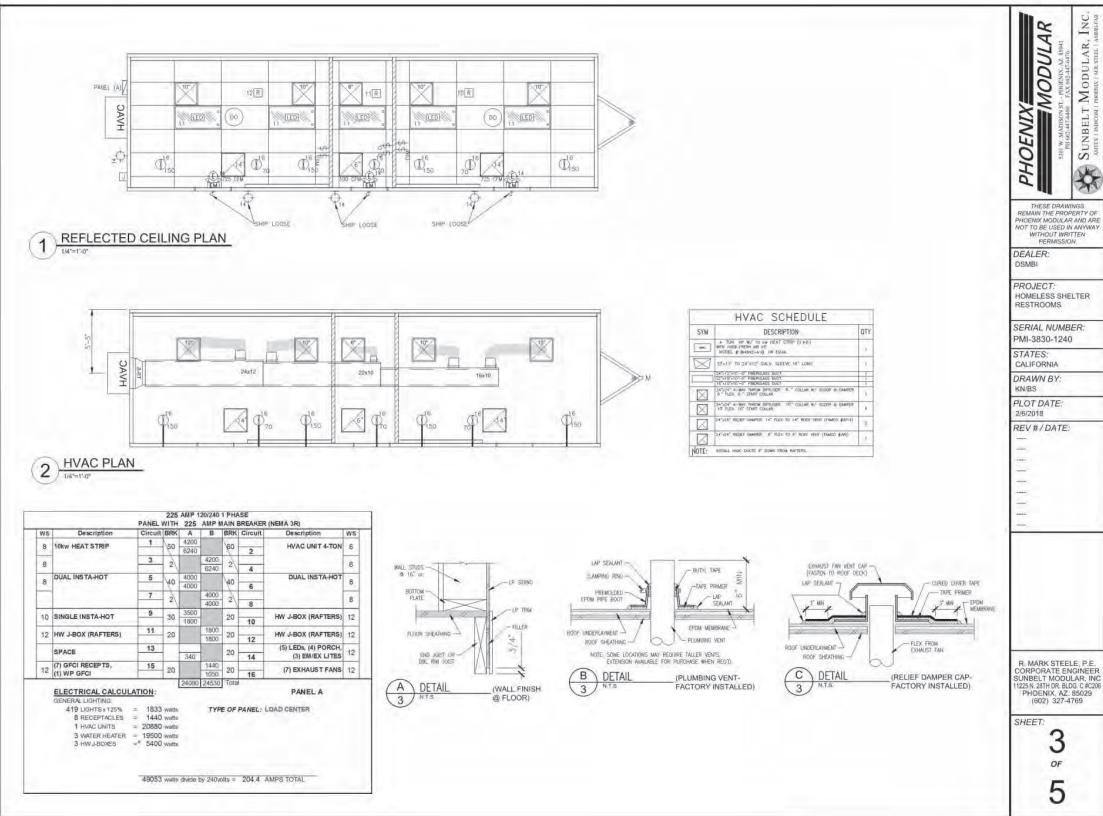
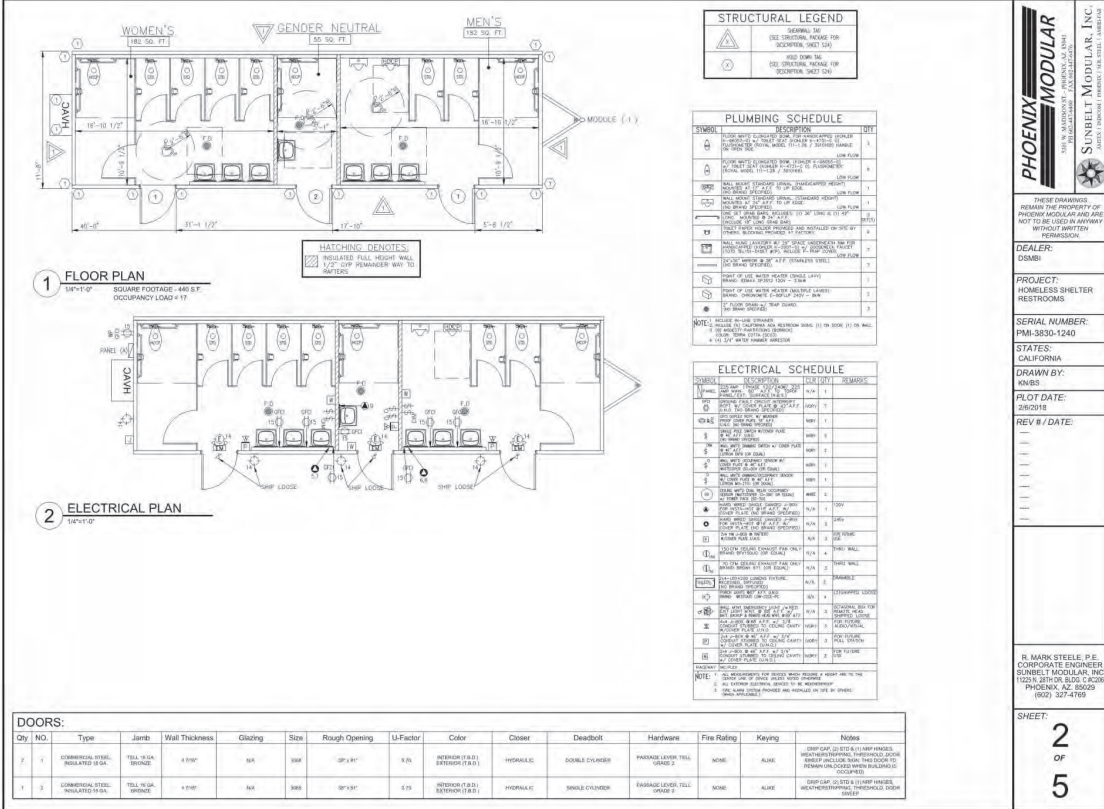
SCALE: As indicated

SHEET NO.:

G0-3

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printed on 8/7/2018 11:37:01 AM This is a 30"x42" size sheet. Any other size is not full scale.

[illegible]

ELEVATION "B"

ELEVATION "C"

ELEVATION "A"

PLAN

Architectural drawings of a modular shelter unit, including Elevation A, B, and C, and a plan view. Elevation A shows the front facade with three doors and a ramp. Elevation B shows the side profile with a ramp and stairs. Elevation C shows the rear profile with a ramp and stairs. The plan view shows the unit's footprint and dimensions.

PHOENIX MODULAR

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SUNBELT MODULAR, INC.

1001 N. 37TH AVE. SUITE 100
PHOENIX, AZ 85018
(602) 327-4769

DEALER:
DSMB

PROJECT:
HOMELESS SHELTER
SHOWERS

STATES:
CALIFORNIA

SERIAL NUMBERS:
PM-3030-140

DRAWN BY:
KMS

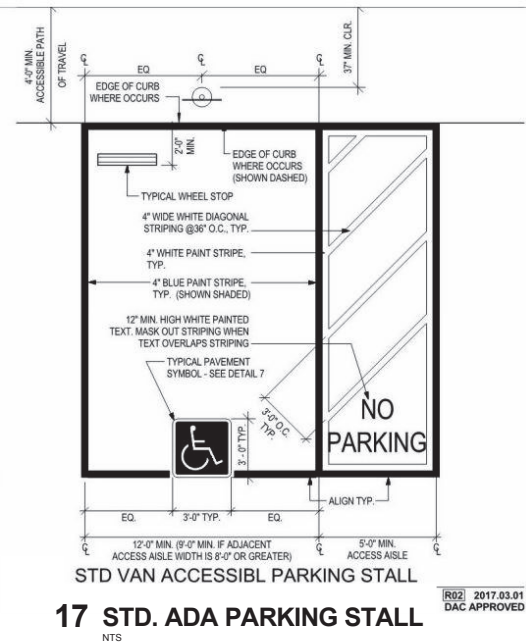
PLOT DATE:
2/2/2018

REV# / DATE:
#1 2/2/2018 PRR

R. MARK STEELE, P.E.
CORPORATE ENGINEER
SUNBELT MODULAR, INC.
1001 N. 37TH AVE. SUITE 100
PHOENIX, AZ 85018
(602) 327-4769

SHEET:
5
OF
6

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**125 BAYSHORE BLVD.
NAVIGATION CENTER**

San Francisco Department of
Public Works

BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



CONSULTANTS:

2	3/20/2018	REVISIONS/VE	
1	2/12/2018	CONSTRUCTION DOCUMENTS	
NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.: Project #	DRAWN BY: Author
DATE: Issue Date	CHECKED BY: Checker

KEY PLAN

BAYSHORE BLVD.

JERROLD AVE.

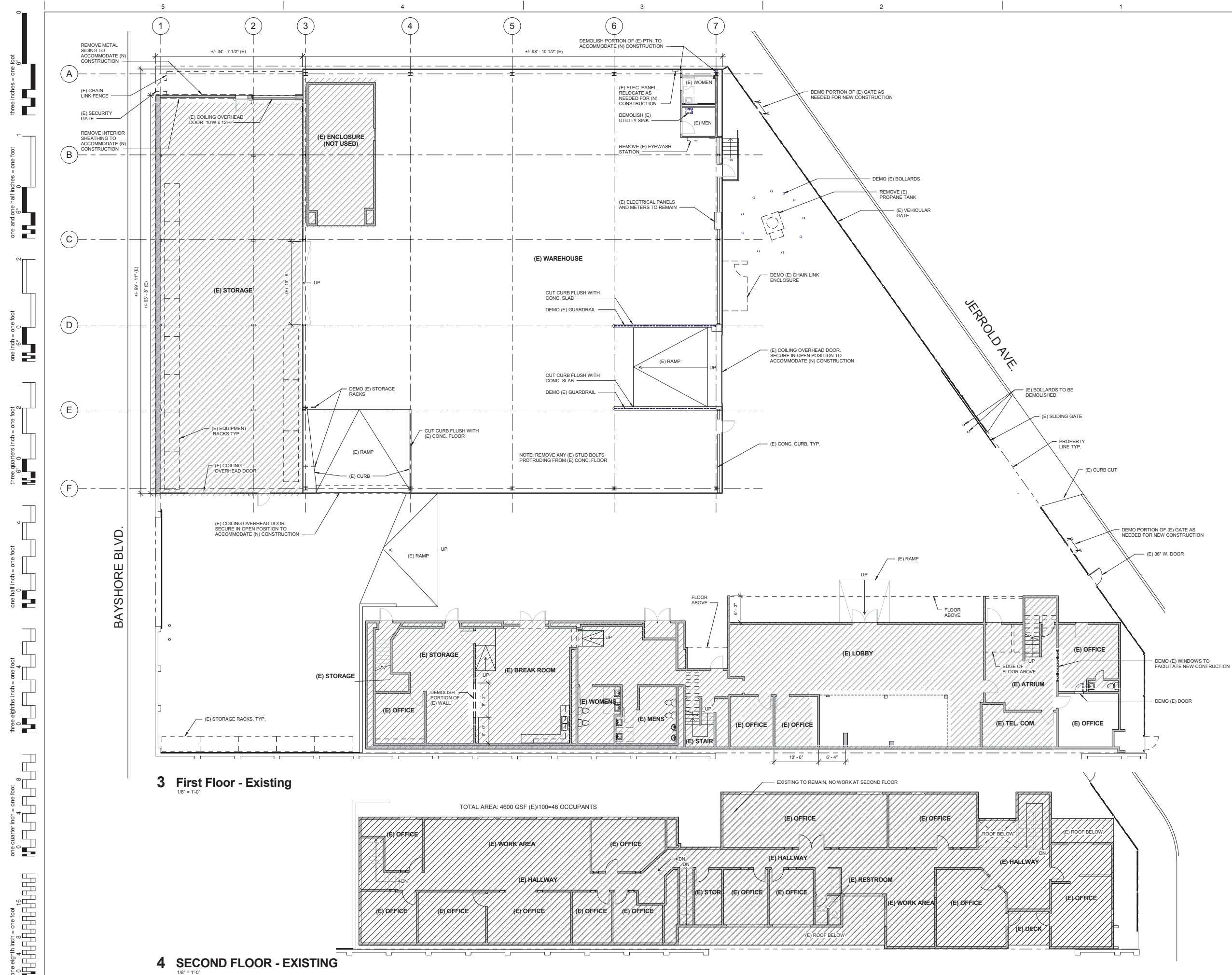


SHEET TITLE:
**SITE PLAN -
PROPOSED**

SCALE: As indicated
SHEET NO.:

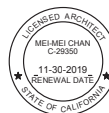
A0-1

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San Francisco Department of
Public Works

BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



NO.	DATE	DESCRIPTION	
ISSUES AND REVISIONS			

PROJECT NO.: Project #	DRAWN BY: Author
DATE: Issue Date	CHECKED BY: Checker

KEY PLAN

D. [REDACTED] SJ

BAYSHORE BLVD.
EROLD AVE.

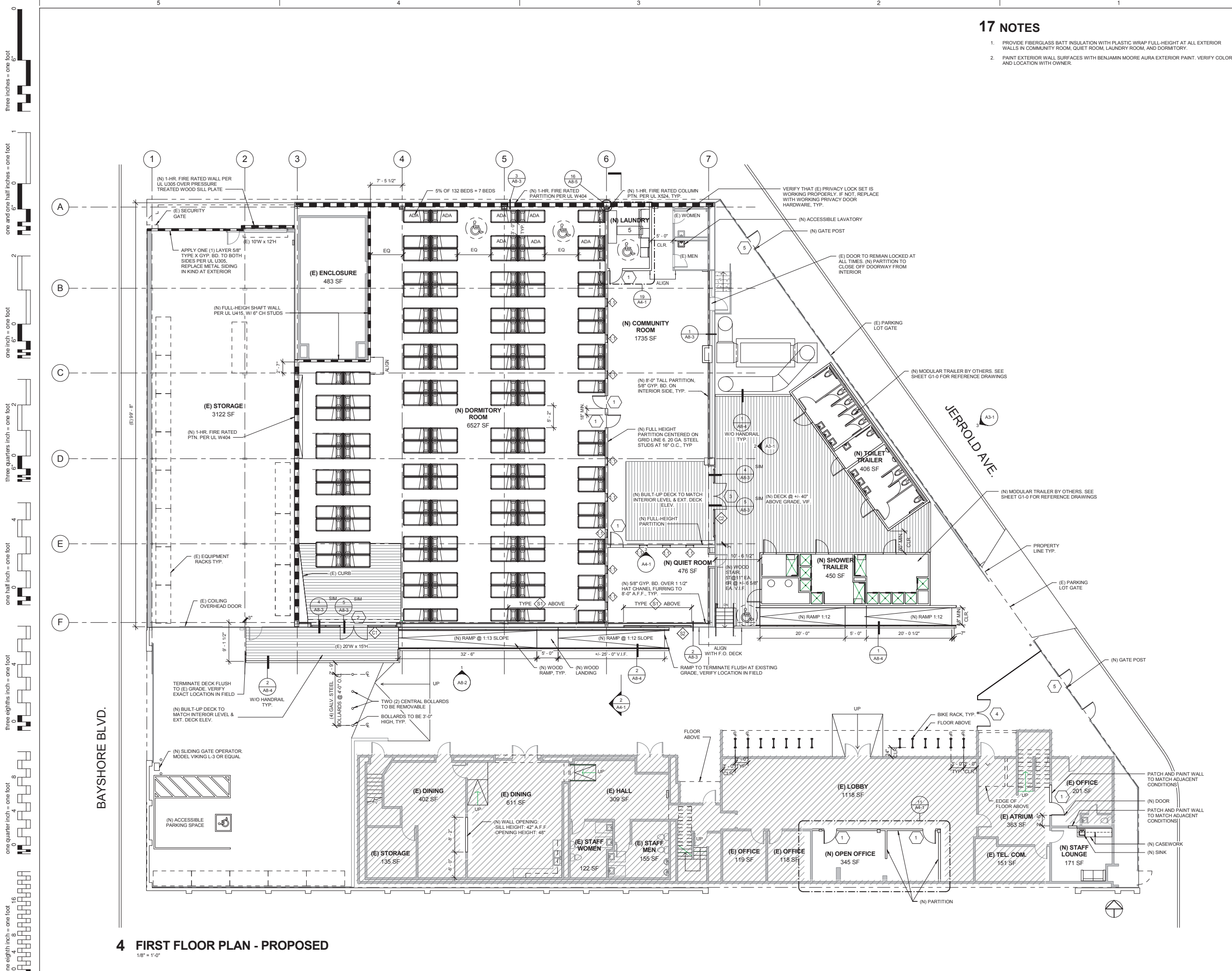
SHEET TITLE:
SITE, FIRST FLOOR
AND SECOND FLOOR
PLAN -
EXISTING/DEMO

SCALE: 1/8" = 1'-0"

SHEET NO.:

A1-1

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17 NOTES

1. PROVIDE FIBERGLASS BATT INSULATION WITH PLASTIC WRAP FULL-HEIGHT AT ALL EXTERIOR WALLS IN COMMUNITY ROOM, QUIET ROOM, LAUNDRY ROOM, AND DORMITORY.
2. PAINT EXTERIOR WALL SURFACES WITH BENJAMIN MOORE AURA EXTERIOR PAINT. VERIFY COLOR AND LOCATION WITH OWNER.



125 BAYSHORE BLVD.
NAVIGATION CENTER

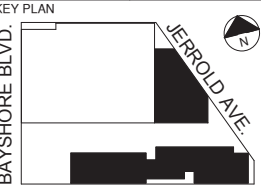
San Francisco Department of
Public Works

BUILDING NO. XXX
CLIENT PROJECT NO. XXXX

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.:	DRAWN BY:
Project #	Author
DATE:	CHECKED BY:
Issue Date	Checker



SHEET TITLE:
**FIRST FLOOR PLAN -
PROPOSED**

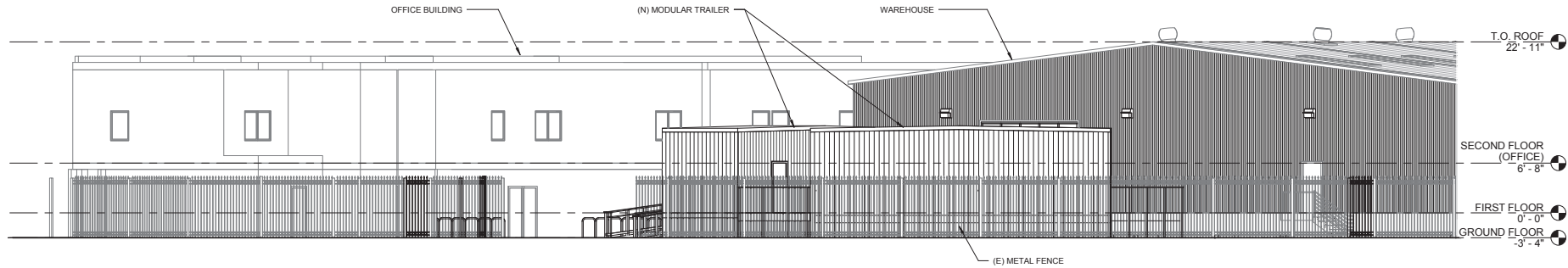
SCALE: 1/8" = 1'-0"

SHEET NO.:

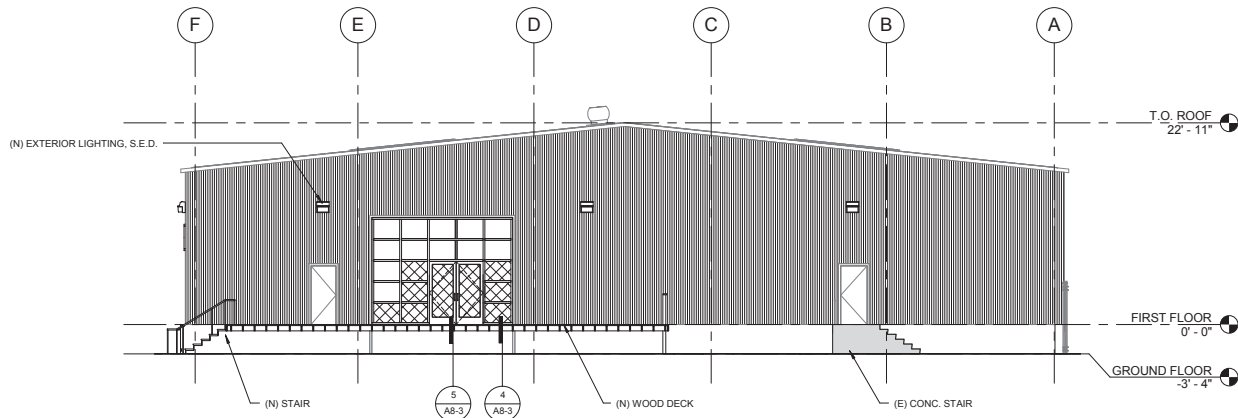
A2-1

FILE: C:\Users\Charles\Documents\007.06_Navi
Drawing set for 125 Bayshore Blvd. Navigation Center
and unpublished work of the Architect and may not be duplicated,
used or disclosed without written consent of the Architect

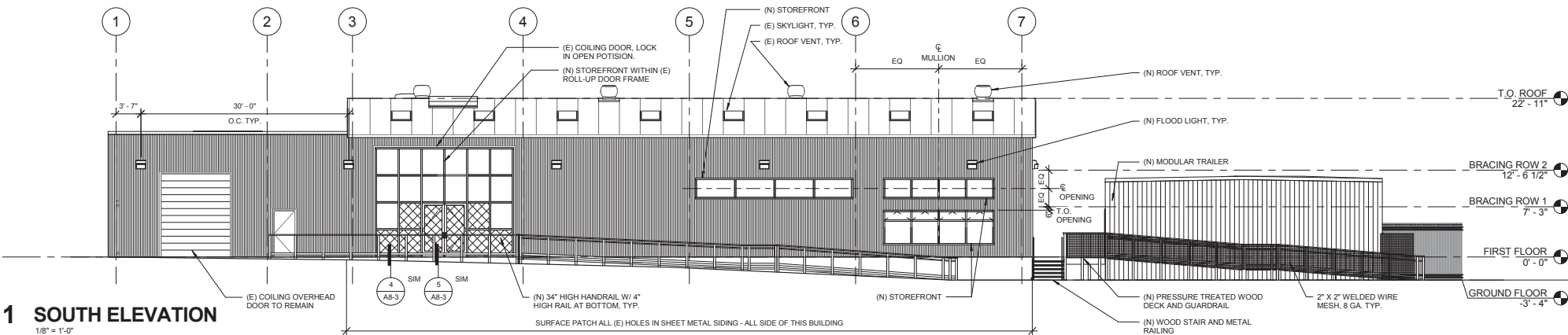
0 6" three inches = one foot
1 6" one and one half inches = one foot
2 6" one inch = one foot
3 6" three quarters inch = one foot
4 6" one half inch = one foot
5 6" one quarter inch = one foot
6 6" one eighth inch = one foot
7 6" one eighth inch = one foot
8 6" one eighth inch = one foot
9 6" one eighth inch = one foot
10 6" one eighth inch = one foot
11 6" one eighth inch = one foot
12 6" one eighth inch = one foot
13 6" one eighth inch = one foot
14 6" one eighth inch = one foot
15 6" one eighth inch = one foot
16 6" one eighth inch = one foot



3 JERROLD ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



125 BAYSHORE BLVD.
NAVIGATION CENTER

San Francisco Department of
Public Works

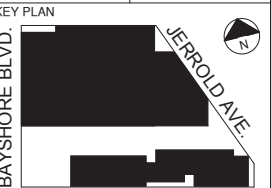
BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.:	DRAWN BY:
Project #	Author
DATE:	CHECKED BY:
Issue Date	Checker



SHEET TITLE:
EXTERIOR
ELEVATIONS

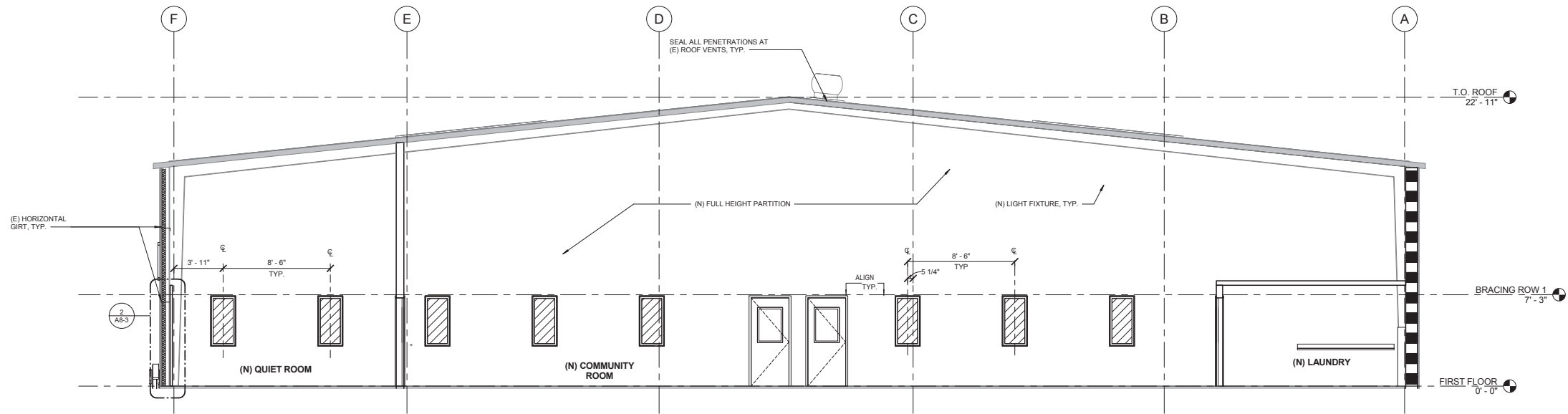
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SHEET NO.:

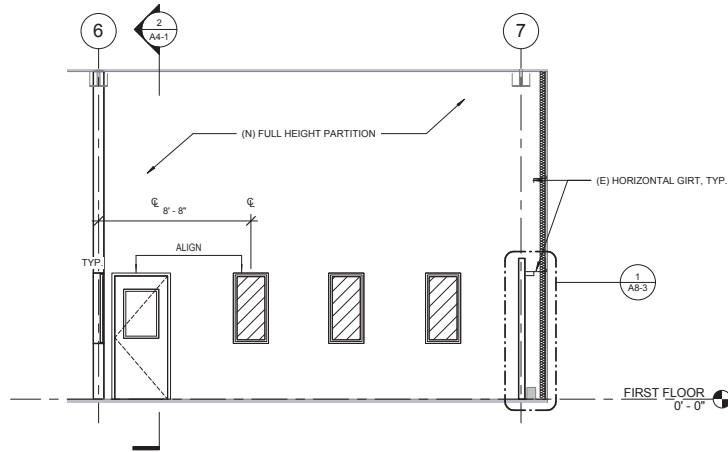
A3-1

FILE: C:\Users\Charles\Documents\007.06_Navi
Drawings\007.06_Navi\007.06_Navi.dwg
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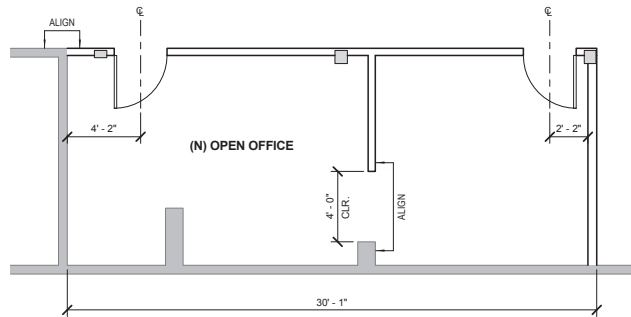
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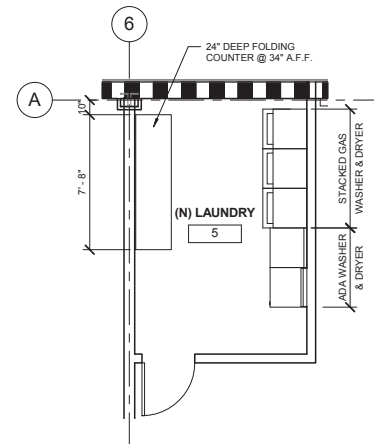
2 SECTION A
1/4" = 1'-0"



3 QUIET ROOM
1/4" = 1'-0"



11 (N) OFFICE - ENLARGED PLAN
1/4" = 1'-0"

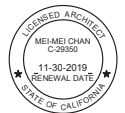


19 (N) LAUNDRY - ENLARGED PLAN
1/4" = 1'-0"

**125 BAYSHORE BLVD.
NAVIGATION CENTER**

San Francisco Department of
Public Works

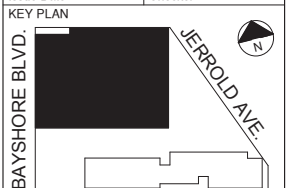
BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



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PROJECT NO.:	DRAWN BY:
Project #	Author
DATE:	CHECKED BY:
Issue Date	Checker

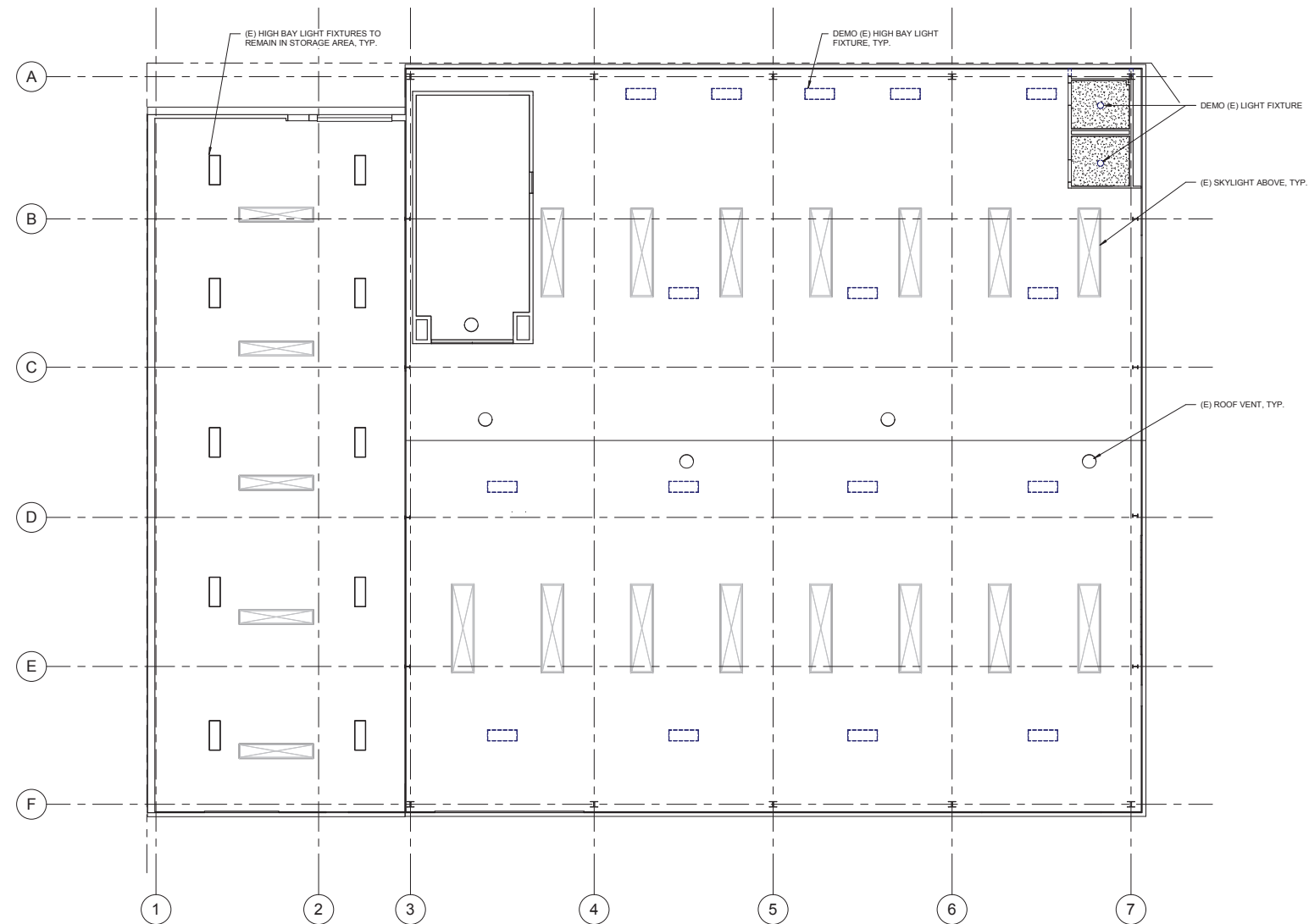


SHEET TITLE:
**ENLARGED FLOOR
PLANS, SECTIONS,
INT. ELEVATIONS**

SCALE: 1/4" = 1'-0"

SHEET NO.:

A4-1



**4 FIRST FLOOR RCP -
EXISTING/DEMO**
1/8" = 1'-0"



**125 BAYSHORE BLVD.
NAVIGATION CENTER**

San Francisco Department of
Public Works

BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



CONSULTANTS:

[illegible]

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.: Project #	DRAWN BY: Author
DATE: Issue Date	CHECKED BY: Checker

KEY PLAN



SHEET TITLE:
**REFLECTED CEILING
PLAN -
EXISTING/DEMO**

SCALE: 1/8" = 1'-0"

SHEET NO.:

A6-1

FILE: C:\Users\Charles\Documents\807.06_Navi
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1. PROVIDE FIBERGLASS BATT INSULATION WITH PLASTIC WRAP FULL-HEIGHT AT BOTTOM SIDE OF OF ROOF IN COMMUNITY ROOM, QUIET ROOM, LAUNDRY ROOM, AND DORMITORY.



NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.: Project #	DRAWN BY: Author
DATE: Issue Date	CHECKED BY: Checker

KEY PLAN



SCALE: 1/8" = 1'-0"

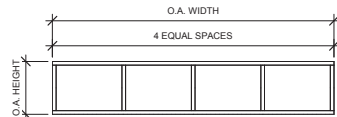
SHEET NO.:

A6-1A

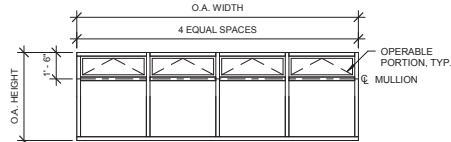
FILE: C:\Users\Charles\Documents\807.06_Navi
Drawing ~~Secret~~ ~~Confidential~~ ~~Clear~~ ~~Happening~~ herein constitute original
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three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
one quarter inch = one foot
one eighth inch = one foot

1 EXTERIOR STOREFRONT SCHEDULE

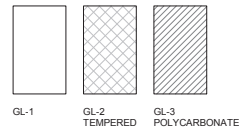


TYPE	O.A.WIDTH	O.A.HEIGHT	GLASS TYPE	REMARKS
S1	16'-0"	3'-0"	GL-1	ALUM. STOREFRONT

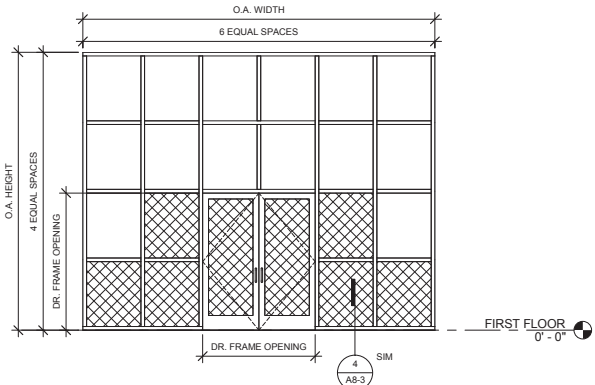


TYPE	O.A.WIDTH	O.A.HEIGHT	GLASS TYPE	REMARKS
S2	16'-0"	5'-0"	GL-1	ALUM. STOREFRONT

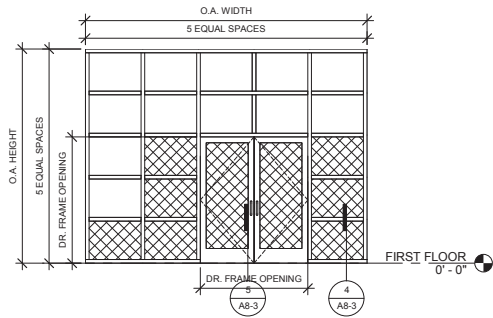
GLAZING TYPE LEGEND



2 EXTERIOR CURTAIN WALL SCHEDULE



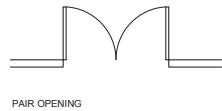
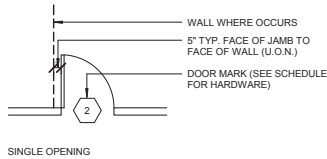
TYPE	O.A.WIDTH	O.A.HEIGHT	GLASS TYPE	REMARKS
C1	+/-20'-0" V.I.F.	+/-15'-9 1/2" V.I.F.	GL-1, GL-2	ALUM. CURTAIN WALL



TYPE	O.A.WIDTH	O.A.HEIGHT	GLASS TYPE	REMARKS
C2	+/-16'-0" V.I.F.	+/-12'-2" V.I.F.	GL-1, GL2	ALUM. CURTAIN WALL

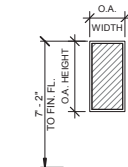
3 DOOR SCHEDULE

PLAN INDICATION



DOOR MARK SCHEDULE

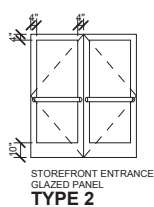
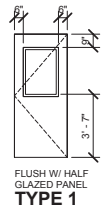
MARK	MATERIAL/FACING	TYPE	GLAZING	FIRE RATING	WIDTH	HEIGHT	COMMENTS
1	WOOD	TYPE 1	GL-3	NONE	3' - 0"	7' - 0"	SOLID CORE WOOD DOOR, PASSAGE HARDWARE
2	ALUMINUM	TYPE 2	GL-2	NONE	PER CW TYPE C1	PER CW TYPE C1	PANIC BAR AND AUTO OPERATOR
3	ALUMINUM	TYPE 2	GL-2	NONE	PER CW TYPE C2	PER CW TYPE C2	PANIC BAR AND AUTO OPERATOR
4	STEEL	TYPE 3	NONE	NONE	7' - 0"	7' - 0"	CHAIN LINK PEDESTRIAN GATE, PANIC BAR FROM EGESS SIDE AND AUTO OPERATOR
5	STEEL	TYPE 4	NONE	NONE	3' - 0"	7' - 0"	PEDESTRIAN GATE, PANIC BAR FROM EGRESS SIDE, AUTO OPERATOR, KEYED DEADBOLT LOCK FROM PUBLIC SIDE



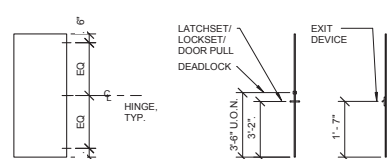
11 INTERIOR WINDOW SCHEDULE

TYPE	O.A.WIDTH	O.A.HEIGHT	GLASS TYPE	REMARKS
1.1	2'-0"	4'-0"	GL-3	SOLID WOOD FRAME

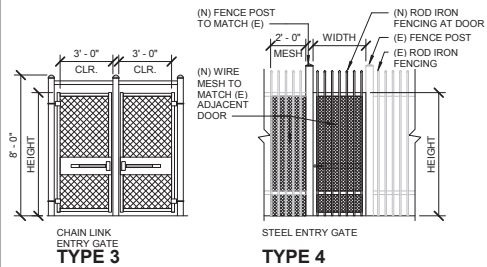
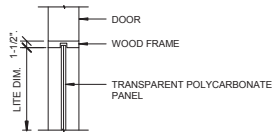
DOOR TYPES NOT TO SCALE



STANDARDS NOT TO SCALE



DOOR LITE



125 BAYSHORE BLVD. NAVIGATION CENTER

San Francisco Department of Public Works

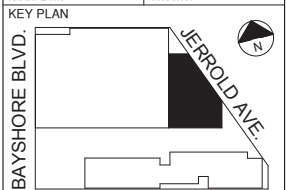
BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

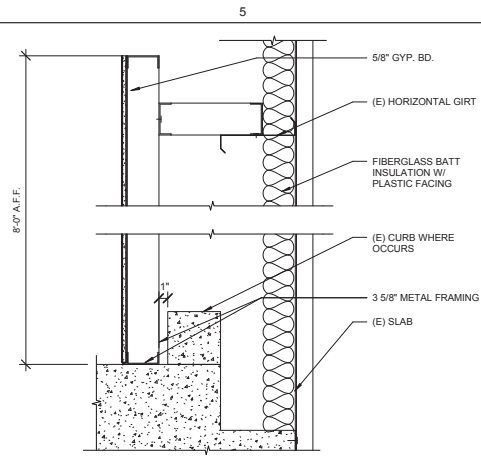
PROJECT NO.:	DRAWN BY:
Project #	Author
DATE:	CHECKED BY:
Issue Date	Checker



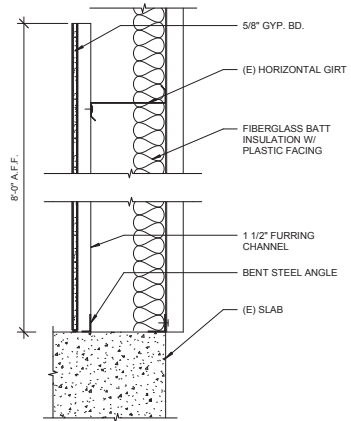
SHEET TITLE:
CURTAIN WALL,
STOREFRONT,
WINDOW AND DOOR
SCHEDULES

SCALE: As indicated
SHEET NO.:

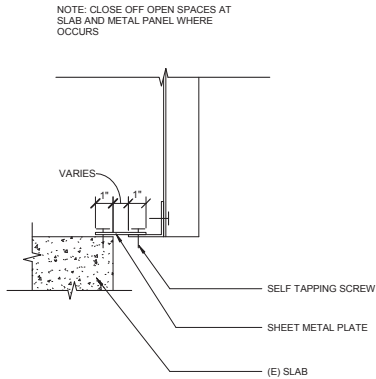
A8-2



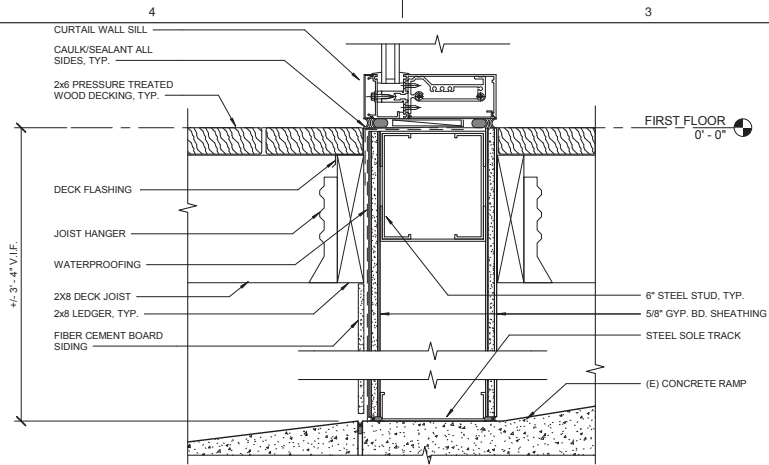
1 FURRING TYPE 1
1 1/2" = 1'-0"



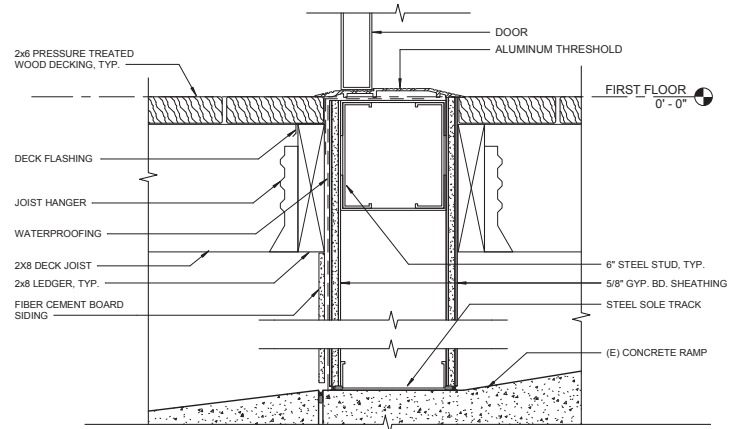
2 FURRING TYPE 2
1 1/2" = 1'-0"



3 CLOSURE PLATE
3" = 1'-0"



4 (N) WALL @ CURTAINWALL SILL
3" = 1'-0"



5 (N) WALL @ CURTAINWALL THRESHOLD
3" = 1'-0"

**125 BAYSHORE BLVD.
NAVIGATION CENTER**

San Francisco Department of
Public Works

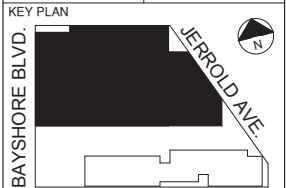
BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

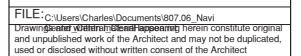
PROJECT NO.:	DRAWN BY:
Project #	Author
DATE:	CHECKED BY:
Issue Date	Checker



SHEET TITLE:
MISC. DETAILS

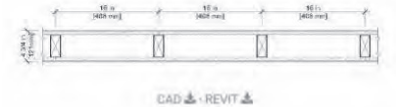
SCALE: As indicated
SHEET NO.:

A8-3





Fire Rated System Design - UL U305



UL U305

Exterior Walls - Wood Stud (Load-bearing)

Fire Rating	1 hour
System	4-3/4"
Thickness	

Assembly Options

Gypsum Board - 5/8 in. thick gypsum board applied horizontally or vertically

- USG Sheetrock® Brand Gypsum Panels AR Firecode® X - 5/8" (UL Type AR)
- USG Sheetrock® Brand EcoSmart Panels Firecode® X - 5/8" (UL Type ULIX)
- USG Sheetrock® Brand EcoSmart Panels Mold Tough® Firecode® X - 5/8" (UL Type ULIX)
- USG Sheetrock® Brand Mold Tough® AR Firecode® X Panels - 5/8" (UL Type AR)
- USG Sheetrock® Brand Glass-Mat Panels Mold Tough® AR Firecode® X - 5/8" (UL Type AR)
- USG Sheetrock® Brand Mold Tough® VHI Firecode® X Panels - 5/8" (UL Type AR)
- USG Sheetrock® Brand Glass-Mat Panels Mold Tough® VHI Firecode® X - 5/8" (UL Type AR)
- USG Sheetrock® Brand Firecode® C Panels - 5/8" (UL Type C)
- USG Sheetrock® Brand Mold Tough® Firecode® C Panels - 5/8" (UL Type C)
- USG Fiberock® Brand AR Interior Panels - 5/8" (UL Type FRX-G)
- USG Fiberock® Brand Aqua-Tough™ AR Interior Panels - 5/8" (UL Type FRX-G)
- USG Sheetrock® Brand Gypsum Base Imperial® Firecode® X - 5/8" (UL Type IP-X)
- USG Sheetrock® Brand Gypsum Base Imperial® Firecode® C - 5/8" (UL Type IP-X)
- USG Sheetrock® Brand Firecode® X Panels - 5/8" (UL Type SCX)
- USG Sheetrock® Brand Mold Tough® Panels Firecode® X - 5/8" (UL Type SCX)
- USG Sheetrock® Brand Glass-Mat Panels Mold Tough® - 5/8" (UL Type SGX)
- USG Durock™ Brand Glass-Mat Tile Backerboard - 5/8" (UL Type SGX)
- USG Sheetrock® Brand UltraLight Panels Firecode® X - 5/8" (UL Type ULX)
- USG Sheetrock® Brand UltraLight Panels Firecode® X - 5/8" (UL Type ULX)

Wood Studs - 2 in. x 4 in. wood studs spaced max. 16 in. OC, effectively firestopped

Gypsum Board - 5/8 in. thick gypsum board, applied horizontally or vertically

- USG Sheetrock® Brand Gypsum Sheathing Firecode® X - 5/8" (UL Type SHX)
- USG Sheetrock® Brand Glass-Mat Sheathing Firecode® X - 5/8" (UL Type USGX)

Remarks

- Stud size is minimum unless otherwise stated in design.
- For the most up-to-date information refer to the UL Fire resistance directory U305 [2].
- UL Type ULIX™ requires the use of insulation for single-layer, steel-framed UL fire-rated assemblies.

2 U305 NTS

Fire Rated System Design - UL U415 System F



UL U415 System F

Shaft Wall - Steel Stud (Non-load-bearing)

Fire Rating	2 hour
STC	53
Sound Test	USG-040909
System	5-1/2"
Thickness	

Assembly Options

Gypsum Board - Two layers of 1/2 in. thick, 4 ft. gypsum board applied vertically

- USG Sheetrock® Brand Gypsum Base Imperial® Firecode® C - 1/2" (UL Type IP-X)
- USG Sheetrock® Brand Firecode® C Panels - 1/2" (UL Type C)
- USG Sheetrock® Brand Mold Tough® Firecode® C Panels - 1/2" (UL Type C)

Resilient Channel - 25 ga. furring channels installed horizontally spaced 24 in. OC

Steel Studs - 4 in. USG C-H studs, 25 ga. spaced 24 in. OC

Batts and Blankets - Min. 3 in. thick mineral wool insulation

Gypsum Board - 1 in. thick by nom. 2 ft. wide gypsum liner panels friction fit

- USG Sheetrock® Brand Mold Tough® Gypsum Liner Panels - 1" (UL Type SLX)
- USG Sheetrock® Brand Glass-Mat Liner Panels Mold Tough® - 1" (UL Type SLX)
- USG Sheetrock® Brand Gypsum Liner Panels - 1" (UL Type SLX)

Remarks

- Stud size is minimum unless otherwise stated in design.
- For the most up-to-date information refer to the UL Fire resistance directory U415 [2].

4 U415 NTS

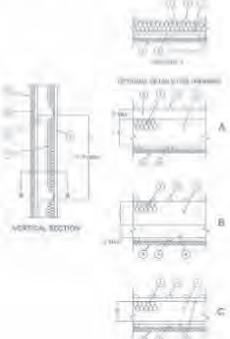
Design No. W404

May 26, 2015

Non Load Bearing Wall Rating — 1 Hr.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide B3031 or B3037.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Girts** — "Z" or "C" shaped girts, minimum 0.056 in. thick steel, minimum 8 inch deep, with minimum 2 in. wide flanges. Girts placed horizontally (with flanges up or down) and spaced maximum 90 in. o.c. Girts are secured to columns with girt clips, Item 2, or bolted to the column through the girt flange.

2. **Girt Clips** — (optional, not shown) — Steel clips secured to column by welds or bolts.

3. **Steel Wall Panels** — Minimum No. 26 MSG, minimum 1-1/8 in. depth, minimum 26 in. wide coated steel panels. Vertical raised rib profiles of adjacent panels are overlapped and attached to each other with self-drilling or self-tapping screws spaced 20 in. o.c. (max.) along the lap. Metal panel attachment to steel girt using self-drilling or self-tapping screws spaced 12" o.c. (max) along girt.

3a. **Brick or Masonry Veneer** — (optional, not shown) — Brick or masonry veneer meeting the requirements of local code agencies may be installed over additional furring channels (not shown), Item 4, on exterior of wall in place of steel wall panels. Brick or masonry veneer attached to furring channels with corrugated metal wall ties attached to each furring channel with steel screws, not more than each sixth course of brick. When a minimum 2-3/4 in. thick brick or masonry veneer facing is used, the fire resistance rating applies from either side of the wall.

4. **Furring Channels** — Hat shaped, minimum 20 MSG galvanized steel, nominally 3 in. wide, 1-1/2 in. deep spaced maximum 24 in. o.c. perpendicular to girts. Channels are secured to each girt with 3/8 in. (minimum) long self-drilling sheet steel type screws. Two screws are used at each fastening location, one through each leg of the furring channel.

4a. **(optional)** — In place of the furring channels, the following standard steel framing for rated gypsum board walls may be used.

Steel framing (steel studs, runners and their attachment) for support of the gypsum board wall shall be constructed of the materials and in the manner specified in UL Design No. V497.

Lateral Support Members — (not shown) — Where required for lateral support of studs, support may be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.

5. **Wallboard, Gypsum** — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. U501, G212 or U305. Two layers on interior face of wall of any 5/8 in. thick gypsum wallboard bearing the UL Classification Mark for Fire Resistance. Both layers applied horizontally or vertically. First layer attached to furring channels, Item 4, using 1 in. long Type S bugle head drywall screws spaced 24 in. o.c. maximum vertically and horizontally. Second layer attached to furring channels using 1-5/8 in. long Type S bugle head drywall screws spaced 12 in. o.c. maximum vertically and 24 in. o.c. maximum horizontally. The horizontal or vertical joints of the wallboard shall be offset 24 in. when 2 successive layers are applied in the same orientation. Wallboard joints finished dry or premixed joint compound applied in two coats to joints and screw heads of first layer of gypsum wallboard. Paper or glass fiber tape embedded in first layer of compound over all joints.

6. **Column Protection** — (not shown) — Horizontal wall girts, Item 1, are attached to vertical structural steel columns. See Column Design No. X324 or X530 if protected columns are required.

7. **Batts and Blankets** — Min. 3.5 in. thick (R-10) glass fiber blankets placed in the cavities of exterior walls and attached to the girts. As an alternate, 1" min. Rigid Foam Board, Item 8, shall be permitted, in addition to the glass fiber blankets.

See Batts and Blankets (B322) categories for names of manufacturers.

8. **Rigid Foam Board** — (optional) — Min. 1 in. thick rigid foam board (Thermaflex). Applied horizontally or vertically within the wall cavity (between steel wall panels and/or gypsum wallboard), on exterior face only or on interior face only or on both faces. First layer attached to furring channels, Item 4, or to girt, Item 1.

The following fastener diameter, length and spacing is required for each thickness when Thermaflex is attached on the metal panel side (see optional details A & C).

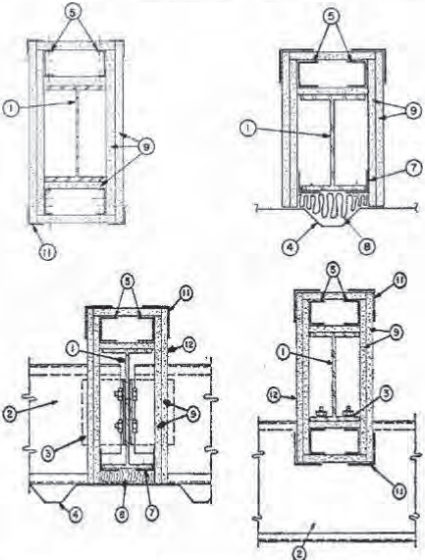
11 W404 NTS

Design No. X524

October 24, 2017

Ratings — 1 and 2 Hr. (See Item 9)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Steel Column** — Column sizes may vary. Max depth 60 in., min flange 4 in., wide by 3/16 in. thick. Min web thickness 0.052 in. All columns to be designed in accordance with AISI specifications. In addition to the above requirements, the weight to perimeter (WD) ratio shall not be less than 0.27.

WD=Cross-sectional area (I²/X) X 480

D=Perimeter of steel column, (2 X flange width (in.) + (2 X column depth (in.)) -

2. **Girts** — "Z" or "C" shape girts fabricated from 0.056 to 0.120 in. thick steel. Girts shall be 6 to 16 in. deep with 2-1/2 to 3 in. wide flanges. Secured to columns with girt clips, (Item 3).

3. **Girt Clips** — Fabricated from 3 by 3 by 0.115 in. thick steel. Clips secured to column with 1-1/2 in. long, 1/2 in. diam bolts and nuts.

4. **Steel Wall Panels** — No. 26 MSG (min) galv steel.

5. **Wallboard Attachment Studs** — No. 26 MSG (min) galv steel, 1-5/8 in. deep with 1-3/8 in. legs and 1/4 in. stiffening flanges. Studs cut 1/2 to 5/4 in. less in length than column height. Additional studs located inside and along flanges and at the web center when column depth exceeds 36 in.

6. **Wallboard Attachment Channels** — (Not shown) — No. 26 MSG (min) galv steel, 1-5/8 in. deep with nom 1 in. legs. Required horizontally every 5 ft across web only when column depth exceeds 36 in.

7. **Wallboard Attachment Angles** — No. 26 MSG (min) galv steel, 1-1/2 and 2 in. legs, secured to column with No. 12-24 by 1-1/2 in. long self drilling screws spaced 24 in. OC vertically.

8. **Batts and Blankets** — Nom 1 to 2 in. thick mineral wool batts, placed between column flanges and steel wall panel.

THERMAFIBER INC — Type SAFB, SAFB FF.

9. **Gypsum Board** — Nom 1/2 in. thick, 4 ft wide.

For 1 Hr Rating — Two layers of wallboard to be used. Wallboard applied vertically, attached to steel studs and/or angles with screws spaced 12 in. OC. Horizontal wallboard joints staggered 30 in. OC with screws located 1 in. from the joint. When column depth exceeds 36 in., wallboard over web applied horizontally. Screws spaced 12 in. OC alternating between inside and outside flange attachment studs for outer web attachment. Screws spaced 12 in. OC for center web attachment. Joints staggered 12 in. OC with screws located 1 in. from joint.

For 2 Hr Rating — 1/2 in. thick, three layers, board applied vertically, attached to wallboard studs and/or angles with steel screws, 12 in. OC horizontal joints staggered 30 in. OC with screws located 1 in. from the joint. When column depth exceeds 36 in. wallboard over web applied horizontally. Screws spaced 12 in. OC alternating between inside and outside flange attachment channels for outer web attachment. Screws spaced 12 in. OC for center web attachment. Joints staggered 12 in. OC with screws located 1 in. from joint.

10. **Screws** — Type S self-drilling, self-tapping, bugle head screws. For the first and second wallboard layers over the flanges and the first layer over the web areas, 1 in. long screws are used. For the second wallboard layer over the web areas and the third wallboard layer over the flanges, 1-5/8 in. long screws are used. For the third wallboard layer over the web areas, 2-1/4 in. long screws are used.

11. **Corner Bead** — No. 26 MSG galv steel, two 1-1/4 in. legs, attached to wallboard with Type 4D gypsum wallboard nails spaced vertically 12 in. OC.

12. **Finishing System** — Joint compound, 1/16 in. thick, applied over corner beads and joints.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2017-10-24

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

16 X524 NTS



125 BAYSHORE BLVD. NAVIGATION CENTER

San Francisco Department of Public Works

BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.:	DRAWN BY:
Project #	Author
DATE:	CHECKED BY:
Issue Date	Checker



SHEET TITLE:
FIRE RATING DETAILS

SCALE: 1 1/2" = 1'-0"

SHEET NO.:

A8-5

FILE: C:\Users\Charles\Documents\027-06_Navi
Drawing\027-06_Navigation\027-06_Navigation.dwg
Drawing is the property of the Architect and may not be duplicated, used or disclosed without written consent of the Architect

three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
one quarter inch = one foot
three eighths inch = one foot
one eighth inch = one foot

BAYSHORE BLVD.

4 FIRST FLOOR PLAN - FINISH AND EQUIPMENT

1/8" = 1'-0"

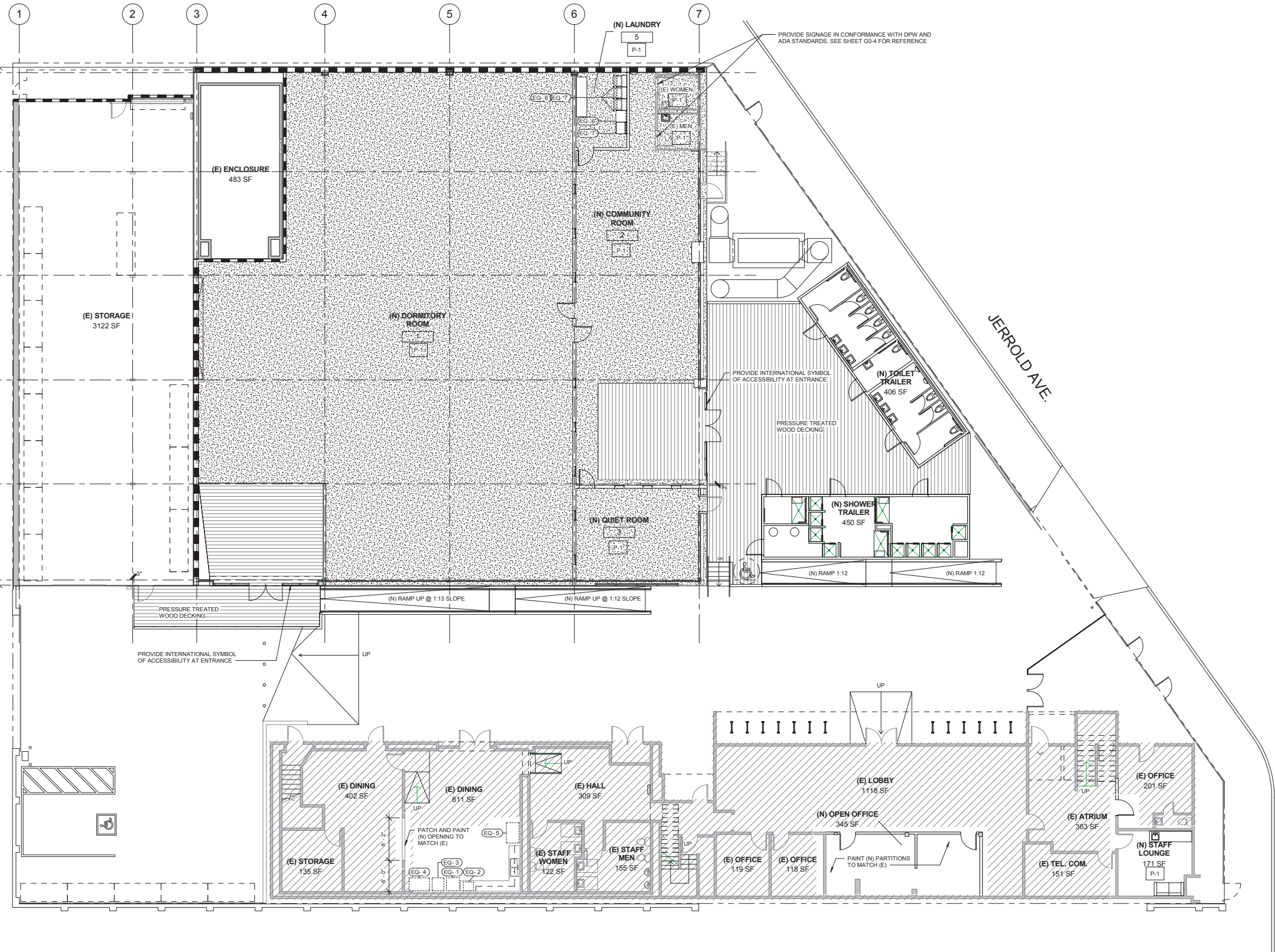
9 EQUIPMENT LIST

CONFIRM WITH OWNER RESPONSIBLE PARTY FOR FURNISHING AND INSTALLING EQUIPMENT

- (EQ-1) REFRIGERATOR
- (EQ-2) MICROWAVE
- (EQ-3) REACH-IN FREEZER
- (EQ-4) REACH-IN REFRIGERATOR
- (EQ-5) CHEST FREEZER
- (EQ-6) GAS DRYER
- (EQ-7) FRONT-LOAD WASHER

13 INTERIOR FINISHES AND COLOR SCHEDULE

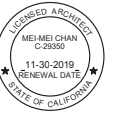
SYMBOL	MANUFACTURER	MODEL NO. / COLOR	DESCRIPTION / LOCATION
(P-1)	DUR-A-FLEX	POLY-CRETE COLOR-FAST / GREY	EPOXY FLOOR COATING FOR CONCRETE FLOORS AT DORMITORY, LAUNDRY, COMMUNITY ROOM, AND QUIET ROOM
(P-2)	DUR-A-FLEX	DUR-A-WALL HP / EAST END	EPOXY WALL PAINT / UP TO 8'-0" AFF AT ALL (N) INTERIOR GYPSUM WALLBOARD AND SOFFIT SURFACES
(P-3)	BENJAMIN MOORE	ARCADIA WHITE AC-41	PAINT / TYPICAL FIELD COLOR AT ALL INTERIOR GYPSUM WALLBOARD AND SOFFIT SURFACES, U.O.N.



125 BAYSHORE BLVD. NAVIGATION CENTER

San Francisco Department of Public Works

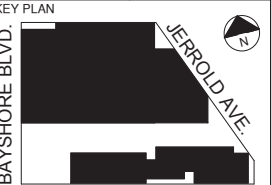
BUILDING NO. XXX
CLIENT PROJECT NO. XXXX



CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.: Project #	DRAWN BY: Author
DATE: Issue Date	CHECKED BY: Checker



SHEET TITLE: FINISH AND EQUIPMENT PLAN

SCALE: As indicated
SHEET NO.:

A10-1

FILE: C:\Users\Charles\Documents\007.06_Navi
Drawings\007.06_Navi\007.06_Navi.dwg
Drawing is a 30"x42" size sheet. Any other size is not full scale.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
125 BAYSHORE BLVD		5559/002
Case No.		Permit No.
2018-000811ENV		
<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>The project site is located at 125 Bayshore Boulevard, consisting of two lots (5559/002 and 5559/019) totaling approximately 31,260 square feet, in the Bayview Neighborhood. The project site is a through lot, with frontages on Jerrold Avenue and Bayshore Boulevard. The block is bounded by Jerrold Avenue to the northeast, Barneveld Avenue to the east, Oakdale Avenue to the south, and Bayshore Boulevard to the west. The existing project site includes approximately 9,000 square-foot warehouse building and an approximately 5,000 square foot office building. The project would be completed by San Francisco Public Works department and will implement Standard Construction Measures for Public Works projects.</p> <p>The proposed project consists of a temporary Navigation Center, providing temporary (approximately 4 years) housing and social services to the homeless (approximately 128 beds). The project involves interior tenant improvements within the existing warehouse building to create an insulated, conditioned dormitory space and associated improvements to provide natural light and access to the building. Modular buildings would be added to the properties and placed both outside, and connected to the exterior of the existing warehouse building. These modular buildings would provide showers, restrooms, and other accessory uses. Landscaping</p> <p>CONTINUED ON ADDITIONAL PAGE</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use 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
<input checked="" 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

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

Project does not include soil disturbance greater than 50 cubic yards. Most work includes interior tenant improvements and some additional temporary structures to provide restrooms and showers. Project will implement Standard Construction Measures for Public Works Projects and will abide by the Clean Construction Ordinance.

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" 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 checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input checked="" 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 checked="" 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 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 <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
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 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:	

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 If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Laura Lynch 04/02/2018
	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.	

Full Project Description

The project site is located at 125 Bayshore Boulevard, consisting of two lots (5559/002 and 5559/019) totaling approximately 31,260 square feet, in the Bayview Neighborhood. The project site is a through lot, with frontages on Jerrold Avenue and Bayshore Boulevard. The block is bounded by Jerrold Avenue to the northeast, Barneveld Avenue to the east, Oakdale Avenue to the south, and Bayshore Boulevard to the west. The existing project site includes approximately 9,000 square-foot warehouse building and an approximately 5,000 square foot office building. The project would be completed by San Francisco Public Works department and will implement Standard Construction Measures for Public Works projects.

The proposed project consists of a temporary Navigation Center, providing temporary (approximately 4 years) housing and social services to the homeless (approximately 128 beds). The project involves interior tenant improvements within the existing warehouse building to create an insulated, conditioned dormitory space and associated improvements to provide natural light and access to the building. Modular buildings would be added to the properties and placed both outside, and connected to the exterior of the existing warehouse building. These modular buildings would provide showers, restrooms, and other accessory uses. Landscaping improvements along with the construction of a deck would also occur to create use-able outdoor space. The existing approximately 5,000 square-foot office space would remain as is with interior tenant improvements, and be used by the Navigation Center.

The project would not include any expansion of the existing buildings (other than the temporary modular buildings connected to the existing warehouse building) and no permanent structures would be constructed as part of this project.

A notification of the project receiving Environmental Review went out on 3/9/2018. There were no comments with regards to environmental review.

The project would require to obtain Conditional Use authorization from the San Francisco Planning Commission (2018-000811CUA).

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)
125 BAYSHORE BLVD		5559/002
Case No.	Previous Building Permit No.	New Building Permit No.
2018-000811PRJ		
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:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 100 BARNEVELD AVE / 125 BAYSHORE BLVD
RECORD NO.: 2018-000811CUA

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

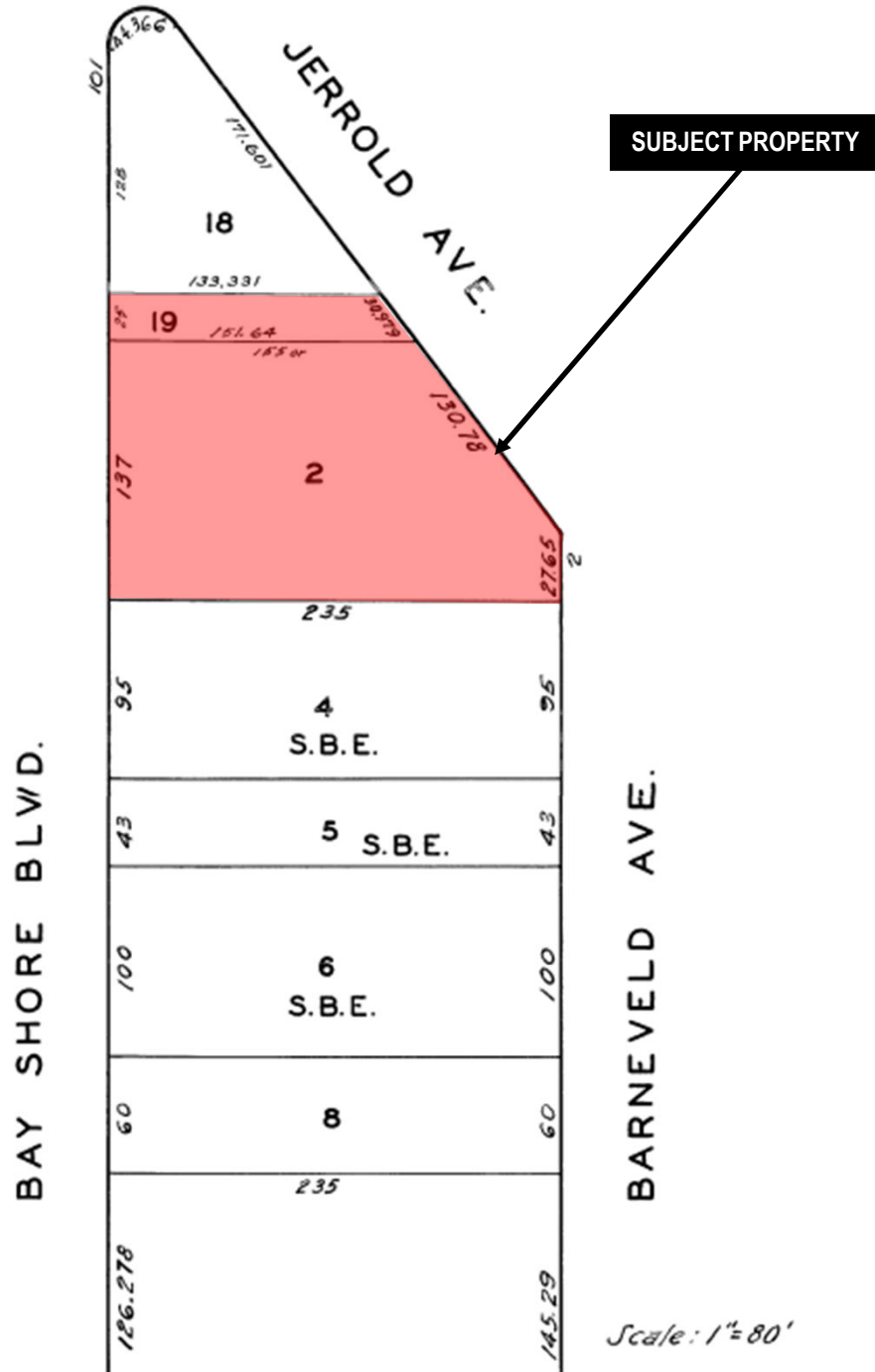
Reception:
415.558.6378

Fax:
415.558.6409

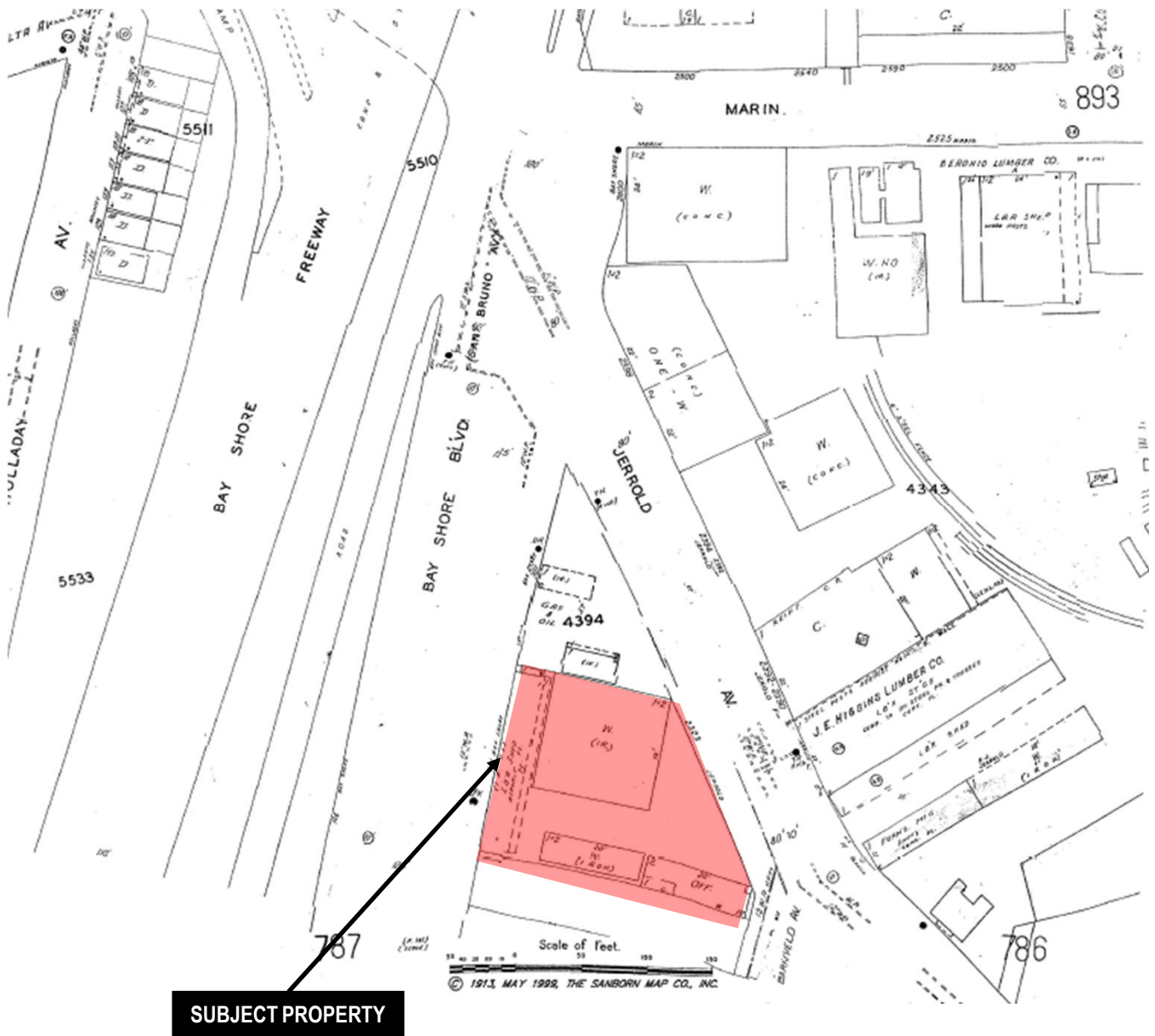
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	28,000	28,000	0
Residential	0	0	0
Commercial/Retail	0	0	0
Office	10,009	0	-10,009
Industrial/PDR <i>Production, Distribution, & Repair</i>	12,964	0	-12,964
Parking	0	0	0
Usable Open Space	0	1,554	1554
Public Open Space	0	0	0
Other (Homeless Shelter)	0	23,819	23,819
TOTAL GSF	22973	23,819	23,819
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Affordable	0	0	0
Hotel Rooms	0	0	0
Parking Spaces	5	4	4
Loading Spaces	1	1	1
Car Share Spaces	0	0	0
Bicycle Spaces	0	26	26
Number of Buildings	2	2 (temporary)	4
Number of Stories	2	2	2
Height of Building(s)	26'	26'	26'
Other (Shelter Beds)	0	128	128

Parcel Map



Sanborn Map*



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



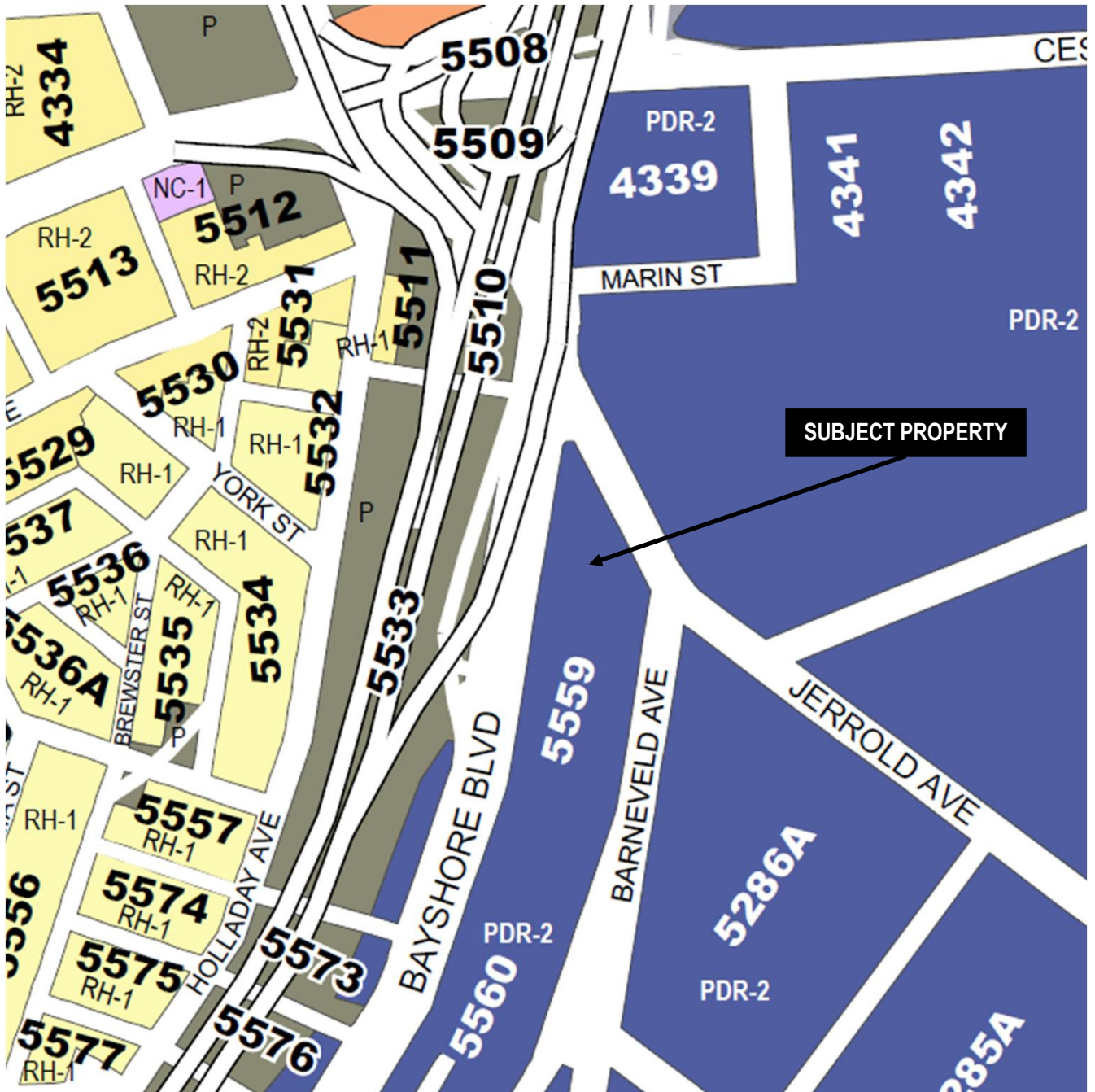
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Site Photo



Site Photo





San Francisco Bicycle Coalition
1720 Market Street
San Francisco CA 94102

T 415.431.BIKE
F 415.431.2468

sfbike.org

PROMOTING THE BICYCLE FOR EVERYDAY TRANSPORTATION

January 24, 2018

Supervisor Malia Cohen
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Navigation Center at 125 Bayshore Blvd.

To Supervisor Malia Cohen:

On behalf of the San Francisco Bicycle Coalition, I am writing to express our support for the Navigation Center proposed at 125 Bayshore Boulevard.

As the San Francisco Bicycle Coalition, our mission is to promote the bicycle for everyday transportation and we have 10,000 members supporting our cause. Biking does not occur in a vacuum, however, and how our movement intersects with other needs and issues facing San Francisco residents is an important consideration in our work.

This has been most clearly demonstrated at "The Hairball," a series of complicated bicycle and pedestrian paths where Potrero Avenue, Cesar Chavez Street and Bayshore Boulevard meet beneath Highway 101. Despite being hard to navigate, the Hairball is a critical connection to join surrounding neighborhoods and also is the home to many who are experiencing homelessness. In 2017, we supported the temporary Navigation Center at 1515 South Van Ness while building dialogue amongst our constituents, the Department of Homelessness and Supportive Housing (DHS) and homeless advocates through a Bike Talks event focused on homelessness. More Navigation Centers in the immediate vicinity of the Hairball will improve the experience for people biking in the Hairball, while temporarily housing those living on the paths and providing them with services to transition into permanent housing.

City officials estimate that on any given night, there are at least 7,500 people without a home, many of whom take shelter at the Hairball and surrounding areas. At its worst, the Hairball was home to as many as sixty people living in encampments. Though those numbers have gone down significantly since the November resolution date of the encampment, many people still remain, including those who have relocated to nearby streets. The Navigation Center at 125 Bayshore Boulevard is immediately south of the Hairball and will provide essential transitional housing and supportive services that people living nearby so desperately need.

We thank Supervisor Malia Cohen for her leadership in finding real solutions and believe that the Navigation Center will open opportunities to improve safe passage for biking and walking at the Hairball while directly addressing homelessness. We look forward to continuing our work with advocates, DHS and our elected officials on the intersection of these two issues, homelessness and transportation, at the Hairball and beyond.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Deffarges". The signature is fluid and cursive, with a long horizontal line extending to the right.

Charles Deffarges
Community Organizer
San Francisco Bicycle Coalition

cc: Sophia Kittler, Legislative Aide to Supervisor Cohen
Emily Cohen, Manager of Policy and Special Projects, DSHS
Linda Wong, Clerk, Budget and Finance Committee

Samonsky, Ella (CPC)

From: Dan Dugan <dan@dandugan.com>
Sent: Thursday, March 22, 2018 8:55 AM
To: Lynch, Laura (CPC)
Cc: Samonsky, Ella (CPC)
Subject: Environmental Review--125 Bayshore Blvd. Navigation Center--2018-000811ENV

Dear Ms. Lynch,

I have been living and running my business at the corner of Napoleon and Jerrold Sts. for 35 years. This area has always been a magnet for homeless people because of the recycling centers. In the last several years (mainly since the Superbowl) this neighborhood has been inundated with homeless people camping on the sidewalk and living in broken-down recreational vehicles that line Barneveld, Jerrold and Napoleon Streets. The situation has become steadily more difficult with human feces on the sidewalk and raving lunatics intimidating us.

I welcome the development of a navigation center in the unused property at 125 Bayshore Blvd. I hope it will help clean up the neighborhood.

-Dan Dugan, CEO
copy to Ella Samonsky

