



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: JULY 22, 2021**

## CONSENT CALENDAR

**Record No.:** 2020-002678CUA  
**Project Address:** 2335 Golden Gate Avenue  
**Zoning:** RH-2 (Residential-House, Two-Family) Zoning District  
80-D Height and Bulk District  
**Block/Lot:** 1145/003  
**Project Sponsor:** Elizabeth Miles  
University of San Francisco  
2130 Fulton Street  
San Francisco, CA 94117  
**Property Owner:** University of San Francisco  
2130 Fulton Street  
San Francisco, CA 94117  
**Staff Contact:** Mary Woods – (628) 652-7350  
[mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project includes the construction of an elevated one-story horizontal addition (approximately 15,500 square feet, 45-foot tall) to the existing War Memorial Gymnasium (WMG) building. The new addition, to be built over an existing surface parking lot, would contain a new basketball practice facility and a new mezzanine level with restrooms, coaches' offices, and athletic conference rooms. It would be joined at the mezzanine level of the WMG building via the new mezzanine level in the proposed Project.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to allow a Planned Unit Development (PUD), pursuant to Planning Code Sections 134, 209.1, 253, 271, 303 and 304 to expand the

existing post-secondary educational institutional use (Section 209.1), for a building to exceed 40 feet in height in a residential district (Section 253), and to deviate from the bulk limits in the 80-D Height and Bulk District (Section 271). The Commission must also grant a PUD modification to provisions related to rear yard requirement (Section 134).

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has not received any letters in support of or opposition to the Project.
- **Outreach:** The Sponsor has been meeting and coordinating with its neighbors and neighborhood organizations. Specific elements have been added to the design as a direct response to neighbors' concerns. For example, the front setback of the new addition was increased to approximately 87 feet per neighbors' request. Entry to the building would be through the WMG and at the proposed rear staircase to reduce activity on Golden Gate Avenue.

## Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 14 and Class 32 categorical exemption.

## 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 improve USF's athletic program by providing a modern basketball practice facility for two of its marquee intercollegiate athletic programs. No increase in student enrollment, faculty or staff would occur as a result of the Project. 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 with Conditions of Approval/Exhibit A  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F – Project Sponsor Brief  
Exhibit G – First Source Hiring Affidavit



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: JULY 22, 2021**

**Record No.:** 2020-002678CUA/ENV/TDM  
**Project Address:** 2335 GOLDEN GATE AVENUE  
**Zoning:** RH-2 (Residential-House, Two-Family) Zoning District  
80-D Height and Bulk District  
**Block/Lot:** 1145/003  
**Project Sponsor:** Elizabeth Miles  
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE (CU) AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 134, 209.1, 253, 271, 303 AND 304 TO ALLOW POST-SECONDARY EDUCATIONAL INSTITUTIONAL USES AND A PLANNED UNIT DEVELOPMENT (PUD) FOR THE CONSTRUCTION OF AN ELEVATED ONE-STORY HORIZONTAL ADDITION (APPROXIMATELY 15,500 SQUARE FEET) TO THE EXISTING WAR MEMORIAL GYMNASIUM BUILDING. THE PROPOSAL INCLUDES A PUD MODIFICATION TO PLANNING CODE PROVISIONS RELATED TO REAR YARD (SECTION 134), AND CU TO EXPAND THE EXISTING POST-SECONDARY EDUCATIONAL INSTITUTIONAL USE (SECTION 209.1), FOR A BUILDING TO EXCEED 40 FEET IN HEIGHT IN A RESIDENTIAL DISTRICT (SECTION 253), AND A BULK EXCEPTION (SECTION 271), LOCATED AT 2335 GOLDEN GATE AVENUE, LOT 003 IN ASSESSOR'S BLOCK 1145, WITHIN A RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT AND 80-D HEIGHT AND BULK DISTRICT.

## PREAMBLE

On March 9, 2020, University of San Francisco (hereinafter "Project Sponsor") filed Application No. 2020-002678CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for a Planned Unit Development to construct an elevated one-story horizontal addition (approximately 15,500 square feet) to the existing War Memorial Gymnasium (WMG) building. The new addition, to be built over an existing surface parking lot, would contain a new basketball practice facility and a new mezzanine level with restrooms, coaches' offices, and athletic conference rooms. It would be joined at the mezzanine level of the WMG building via the new mezzanine level in the proposed project (hereinafter "Project") at 2335 Golden Gate Avenue, Block 1145 Lot 003 (hereinafter "Project Site").

On June 1, 2021, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as Class 14 and Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project (Record No. 2020-002678ENV).

On July 22, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-002678CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-002678CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-002678CUA, 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 construct a new, approximately 15,500 square foot, 45-foot tall intercollegiate basketball practice facility on the USF Lower Campus, at the site of the existing WMG. It would include one full basketball court, two half courts for shooting and other basketball drills, coaches' offices, athletic conference rooms, restrooms, and a storage room for athletic equipment.

The Project would be located above an existing parking garage, the roof of which is effectively at street level and will continue to function as surface parking with access from Golden Gate Avenue. Entry to the new practice facility will be through the existing WMG building and at the new staircase at the rear of the proposed practice facility. No additional vehicle parking is proposed for the Project, and Project construction would eliminate approximately 10 surface parking spaces. The proposed practice courts and storage room, approximately 12,300 square feet, would be located on the first level of the building, ranging from 12 to 15 feet above the surface parking level of the existing parking garage. A second partial level consisting of restrooms, coaches' offices, and athletic conference rooms, totaling approximately 3,200 square feet, would be constructed as a mezzanine level connected to the adjacent WMG building, aligning with WMG's existing mezzanine floor plate elevation.

Currently, the WMG is used by the men's and women's basketball teams, as well as the women's volleyball team, for both practices and intercollegiate games with teams from other colleges and universities. The Project would create a new practice facility for the men's and women's basketball teams, reducing scheduling conflicts and providing a dedicated space for practices. As such, there would be no increase in overall activity associated with the practice facility, but rather a shifting of practice activity. The connection between WMG and the Project would allow for continued use of the WMG locker room and shower facilities by the men's and women's basketball teams, efficiently co-locating related but distinct uses.

The Project would require a Conditional Use authorization from the Commission as a physical expansion of the existing post-secondary educational institutional use (Section 209.1), for a building exceeding 40 feet in height in a residential district (Section 253), and for a minor deviation from the bulk limits in the 80-D Height and Bulk District (Section 271); the Project would also require a PUD modification to provisions related to the rear yard requirement (Section 134).

- 3. Site Description and Present Use.** The Project site is located on the University of San Francisco's (USF) Hilltop Campus, at 2335 Golden Gate Avenue, south side between Masonic and Parker Avenues, between the cross-streets of Roselyn Terrace and Tamalpais Terrace, within Lot 003 in Assessor's Block 1145. The USF Hilltop Campus is in the eastern portion of the Inner Richmond District, three blocks north of the Panhandle. The area is bounded by Masonic Avenue, Golden Gate Avenue, Parker Avenue, and Anza Street, with the University Terrace neighborhood comprising the area between Golden Gate Avenue and Turk Boulevard.

The University's primary campus is the 52-acre Hilltop Campus, located one block east of Golden Gate Park and three blocks north of the Panhandle. The USF Hilltop Campus is comprised of two primary components: (1) an Upper Campus (also known as Lone Mountain) and (2) a Lower Campus. The Upper Campus (Lot 008 in Assessor's Block 1107) is located north of Turk Street and south of Anza Street, between Parker and Masonic avenues. The Lower Campus (Lot 003 in Assessor's Block 1145), which contains the Project Site, is located north of Fulton Street and south of Golden Gate Avenue, between Parker and Masonic Avenues. The Lower Campus also occupies a partial block north of McAllister Street and south of Turk Boulevard, between Stanyan Street and Parker Avenue (Lot 001B in Assessor's Block 1144), at the site of the Koret Health and Recreation Center and Negoesco Field.

The Lower Campus site elevations at the Project Site vary from approximately 285 feet San Francisco Datum at the western boundary to approximately 279 feet San Francisco Datum at the eastern boundary.

The Project would be located on the Lower Campus immediately east of WMG, west of Hayes-Healy Residence Hall, and north of Gillson Residence Hall. The Project Site is currently occupied by an existing parking garage (two split levels below ground) with a surface parking lot.

- 4. Surrounding Properties and Neighborhood.** The Project Site is located in the eastern portion of the Inner Richmond District at the USF Hilltop Campus, in a primarily residential area, in close proximity to the Panhandle. Two residential neighborhoods are located near the USF Hilltop Campus: the University Terrace neighborhood that is between the Upper and Lower Campuses and the Ewing Terrace neighborhood immediately east, below a hillside of the Upper Campus.

Land uses immediately surrounding the Lower Campus Project Site are primarily post-secondary educational institutional buildings owned by USF, the USF Ulrich Field baseball facility, the San Francisco Day School at the northeast corner of Masonic Avenue and Golden Gate Avenue, and single or multi-family residential buildings to the north along Golden Gate Avenue, Roselyn Terrace, and Tamalpais Terrace, and to the south along Fulton Street, Loyola Terrace, and Hemway Terrace.

The Lower Campus is bordered by McAllister Street and Fulton Street to the south, Stanyan Street and Parker Avenue to the west, Turk Street and Golden Gate Avenue to the north, and Masonic Avenue to the east. Land uses surrounding the Lower Campus Project site include one- to three-story single-family residential buildings to the south and west with post-secondary educational institutional buildings owned by USF to the north and east. In addition, commercial uses are located along Fulton Street near the corner of Masonic Avenue, and further east along Fulton Street.

- 5. Public Outreach and Comments.** The Department has not received any correspondence in support of or opposition to the proposed Project. For the last ten years, beginning with the IMP (Institutional Master Plan) process, USF has been meeting and coordinating with its neighbors and neighborhood organizations, including the Ewing Terrace neighborhood immediately east of the new student residence hall (at 2500 Turk Street) and the University Terrace neighborhood that is between the Upper and Lower Campuses. Specific elements have been added to the design as a direct response to neighbors' concerns. For example, the front setback of the new addition was increased to approximately 87 feet per neighbors'

request. Entry to the building would be through the WMG and at the proposed rear staircase to reduce activity on Golden Gate Avenue.

**6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. Use: Post-Secondary Educational Institution.** Planning Code Section 209 sets forth the permitted uses in “R” Districts. Section 209.1 establishes that post-secondary educational institutions are conditionally permitted uses in all residential districts. Section 209.1 also permits a Planned Unit Development (Section 304) as a Conditional Use (CU) in all residential districts. Section 304 permits the Commission to authorize, as a Conditional Use, a Planned Unit Development (PUD). The applicant is requesting modification from Planning Code standards under Section 304, the PUD process, for the rear yard requirement (Section 134).

*The Project would maintain the existing post-secondary educational institution use, and would not increase the level of activity associated with that use. Instead, it would allow for the men’s and women’s basketball teams to practice and train in a separate facility from WMG, reducing scheduling conflicts. USF is the City’s oldest University, founded more than 150 years ago. Although the Project would not increase the level of activity on the USF Hilltop Campus, the Project would constitute a physical expansion of the existing post-secondary educational institutional use, requiring a CU authorization from the Commission. Findings under Section 303(c) are set forth below.*

- B. Height and Bulk.** Planning Code Section 250 establishes height and bulk districts, and the Project site is within the 80-D Height and Bulk District. Section 253 requires CU Authorization for buildings over a height of 40 feet in a residential district. Section 270 states that the “D” Bulk District shall have a maximum plan dimension of 110 feet (length) and 140 feet (diagonal) above a height of 40 feet.

*The Project proposes a height of 45 feet within the 80-foot height limit. As such, CU authorization under Section 253 is required for a building in a residential district exceeding 40 feet in height. Findings under Section 253 are set forth below.*

*In addition, within the 80-D Height and Bulk District, per Section 270, the maximum plan dimensions are 110 feet in length and 140 feet in diagonal for any portion of the Project above 40 feet in height. The Project proposes approximately 142 feet in length and 177 feet in diagonal plan dimensions. Section 271(c) allows a bulk exception if certain criteria are met through the CU authorization process. Findings under Section 271(c) are set forth below.*

- C. Floor Area Ratio.** Per Planning Code Sections 124 and 209.1, the maximum Floor Area Ratio (FAR) for non-residential uses in the RH-2 Zoning District is 1.8 to 1.

*Assessor’s Block 1145, Lot 003, the USF Lower Campus, has a lot area of approximately 808,000 square feet. The maximum permitted non-residential floor area is approximately 1,454,400 square feet. Existing buildings on the USF Lower Campus total approximately 811,199 square feet of non-residential uses. With the addition of the Project, the total square footage of non-residential uses would increase to approximately 826,799 square feet, for an FAR of 1.02, well below the FAR limit.*

- D. **Front Setback.** Planning Code Section 132 states that in RH-2 Zoning Districts the front setback is not required to be greater than 15 feet.

*The Project is set back approximately 87 feet from Golden Gate Avenue, set back further from the street than the adjacent WMG and Hayes-Healy Residence Hall, as a direct result of discussions between USF and nearby residential neighbors, who requested a substantial setback from Golden Gate Avenue. The Project complies with Section 132.*

- E. **Rear Yard.** Planning Code Section 134(a)(2), in the RH-2 District, requires a minimum rear yard depth equal to 45% of the total depth of the lot on which a building is situated, which can be reduced to a depth equal to 25% under certain circumstances. Planning Code Section 304 allows modification from Code requirements through the PUD process. The Project is seeking a PUD modification from the rear yard requirement pursuant to Section 304; findings for which are set forth below.

*As the Project is placed within a large lot surrounded by existing USF buildings, and set back from Golden Gate Avenue as a result of discussions between USF and nearby residential neighbors, it does not meet the 45% rear yard depth requirement, nor can it technically meet the requirements for a reduced 25% rear yard depth available in the RH-2 District because the existing Gillson Residence Hall is located within the rear yard area. The total depth of the lot from the property line along Golden Gate Avenue and the rear lot line behind Gillson Residence Hall is approximately 339 feet. The rear yard behind the Project, which includes the existing Gillson Residence Hall, is approximately 118 feet, or approximately 35% of the lot depth. The forward edge of the rear yard behind the Project is located within the average of the two adjacent buildings to the east and west, Hayes-Healy Residence Hall and WMG, respectively. Given the unique lot configuration and the location of the Project within an existing lot with a building located in the required rear yard, the Project is seeking a PUD modification pursuant to Section 304 relating to rear yard setback requirements. Findings under Section 304 are set forth below.*

- F. **Better Streets Plan.** Planning Code Section 138.1 establishes requirements for the improvement of the public right-of-way associated with development projects, such that the public right-of-way may be safe, accessible, convenient and attractive to pedestrian use and travel by all modes of transportation.

*The Project Site is located within an established pedestrian network with continuous sidewalks, curb-ramps, and painted crosswalks at most area intersections. The Project proposes streetscape elements along Golden Gate Avenue as part of a streetscape plan designed by the Project's landscape architect. Features include street trees, new tiered landscaping along Golden Gate Avenue, and upgrades to existing crosswalks and curb ramps at Roselyn and Tamalpais Terraces, the details of which will be refined during the Building Permit process and in consultation with other City agencies.*

- G. **Standards for Bird-Safe Buildings.** Planning Code Section 139 establishes the Bird-Safe Standards for new building construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." The two circumstances regulated by this Section are (1) location-related hazards, where the siting of a structure creates increased risk to birds, and (2) feature-related hazards, which may create increased risk to birds regardless of where the structure is located. Location-related hazards are created by structures that are located inside of, or within a clear flight path of less than 300 feet from an Urban Bird Refuge. The subject property is within 300 feet of

the Panhandle open space. The buildings must be treated according to the standards established in the Code provisions and the Department's adopted Standards for Bird-Safe Buildings. Bird-Safe Glazing Treatment is required such that the Bird Collision Zone – meaning the portion of the building façade beginning at grade and extending upwards for 60 feet, or glass facades directly adjacent to landscaped roofs two acres or larger and extending upwards 60 feet from the level of the subject roof – facing the Urban Bird Refuge consists of no more than 10% untreated glazing. Feature-related hazards include free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet and larger in size, and these feature-related hazards must consist of 100% treated glazing.

*The Project complies with Section 139's location-related hazards provisions by treating 100% of the glazing within the Bird Collision Zone. It complies with Section 139's feature-related hazards provisions by treating 100% of the glazing on the building's glass walls and elevated glassy areas at the mezzanine level connecting the Project to WMG.*

- H. **Off-Street Parking.** Planning Code Section 151 permits up to a maximum of 1.5 off-street vehicle parking spaces for each two classrooms proposed for a post-secondary educational institution, but does not require any spaces to be provided.

*The Project does not propose any additional off-street vehicle parking spaces. Construction of the Project would result in a net reduction of approximately 10 off-street vehicle parking spaces from the existing surface parking lot of the parking structure. Under Planning Code Section 151, no off-street parking is required for the Project since no additional classrooms are being added. The Project would not add any activity to the USF Hilltop Campus, but instead would relocate the existing men's and women's basketball teams' use of WMG to the new facility for practice and training, reducing scheduling conflicts.*

*USF's parking policy prohibits students living in campus residence halls from bringing vehicles to campus, in part because USF provides all full-time undergraduates MUNI passes every year. Members of the men's and women's basketball teams who live on campus would continue to be prohibited from bringing vehicles to campus. Any existing coaching or training staff who park vehicles on campus would continue to have use of existing parking facilities.*

- I. **Off-Street Freight Loading.** Planning Code Section 152 does not require any off-street freight loading spaces for post-secondary educational institution uses with occupied floor areas of 100,000 square feet or less.

*The Project would not be required to provide any off-street freight loading spaces since its occupied floor area is less than 100,000 square feet.*

- J. **Bicycle Parking - Class 1.** Planning Code Section 155.2 requires one Class 1 space for every 20,000 square feet of occupied floor area of post-secondary educational institution uses. All bicycle parking must meet the standards set forth under Section 155.1.

*Because the proposed institutional use is less than 20,000 square feet of occupied floor area (approximately 15,500 net new square feet proposed), Class 1 bicycle parking spaces would not be required.*

- K. **Bicycle Parking - Class 2.** Planning Code Section 155.2 requires, for post-secondary educational institution uses, a minimum of two Class 2 spaces, with one Class 2 space for every 10,000 square feet of occupied floor area. All bicycle parking must meet the standards set forth under Section 155.1.

*Two Class 2 bicycle parking spaces would be required for the Project, and would be located in a bicycle rack at the rear of the Project, in proximity to Gillson Residence Hall.*

- L. **Institutional Master Plan.** Planning Code Section 304.5 requires post-secondary institutions and medical institutions to file an Institutional Master Plan (IMP) every 10 years detailing current facilities and operations, and outlining development plans and other information. The purpose of the IMP is to provide this information to the Planning Commission and the public and receive comments at a public hearing. This enables the institution to modify its master plan before seeking entitlements for any development projects. The IMP is an informational document only; it does not approve or authorize development projects referenced in the IMP.

*The proposed Project is consistent with the IMP that is on file with the Department. USF submitted its IMP to the Department in August 2013. It was accepted by the Commission at its regularly scheduled public hearing on March 13, 2014. The proposed Project was described in the 2013 IMP as part of the "Mixed Use Buildings at Negoesco Field", the intercollegiate soccer facility. The 2016 and 2018-2019 IMP Updates refer to the Project in the currently proposed location, as a basketball practice facility also containing offices and athletic support facilities.*

- M. **Transportation Sustainability Impact Fees.** Section 411A authorizes the imposition of certain development impact fees on new development projects to offset impacts on the transit system. Land use categories for all impact fees are defined in Section 401.

*The Project Sponsor will comply with the requirements of this section prior to the issuance of the first construction document.*

- N. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points.

*The Project Sponsor filed its first Development Application on March 9, 2020 and is therefore required to achieve 100% of the point target established in the TDM Program Standards for a target of 13 points for Land Use Category B (Office). The Project will achieve 14 points through the following TDM measures:*

*Land Use Category B (Office):*

- ACTIVE-2, Bicycle Parking: Option A - 1 point*
- HOV-1, Contributions or Incentives for Sustainable Transportation: Option A - 2 points*



- *PKG-4, Parking Supply: Option K - 11 points*

O. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code.

**7. Planning Code Section 253 Findings Relating to Buildings Exceeding a height of 40 Feet in RH Districts.** Planning Code Section 253 states that in reviewing any proposal for a building or structure exceeding 40 feet in height in a RH District, the Commission shall consider the expressed purposes of this Code of the RH Districts and of the height and bulk districts as well as the criteria stated in Section 303(c), the objectives and policies of the General Plan, and may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located. On balance, the Project does comply with said criteria in that:

- A. **RH-2 (Residential-House, Two-Family) Zoning District.** *While USF is located in what is now a residential zoning district, according to the Project Sponsor, the Lower Campus has been occupied by USF since the early 1900s, and USF has since developed the Lower Campus with a number of buildings to accommodate its use. The Project is situated below the roofline of adjacent buildings, with a post-war modern, contemporary architectural design that is compatible with other surrounding institutional buildings. Similar to the Project, the surrounding buildings reflect the architectural styles at the time they were constructed. The Project would be sited within the midblock area of the lot, and surrounded on three sides by existing USF buildings, all of which are taller than 40 feet, and the Project is just over 40 feet, and well under the applicable 80 foot height limit. Thus, the Project is appropriate within the post-secondary educational institution context in which it would be constructed.*
- B. **80-D Height and Bulk District.** *The entire block on which USF's Lower Campus is located is within an 80-D Height and Bulk District, whereas the surrounding blocks to the north, south, and east, which contain primarily residential buildings and uses, are 40-X Height and Bulk Districts. At a height of 45 feet, the Project is 35 feet lower than the maximum height permitted in the 80-D Height and Bulk District, far closer to the adjacent 40 foot height limit than the maximum permitted 80 foot height. The height and bulk of the proposed building is consistent with surrounding post-secondary educational institution buildings owned and operated by USF, at a lower height than those buildings. Given the proposed building's location in the interior of the Lower Campus, it will be mainly visible from across Golden Gate Avenue, and will generally be blocked from view from other vantage points outside of the Lower Campus. It is set back approximately 87 feet from the front property line, respecting the existing built environment and fitting within the existing form of the Lower Campus. The proposed landscaping features along Golden Gate Avenue will increase the area's visual interest and pedestrian experience of the area, and will provide a visual continuation of the landscaped area at the northeast corner of WMG. The height of the partial second floor mezzanine between the Project and the existing WMG provides for a visual break and delineation between the two buildings while allowing for a functional connection. The Project would not add any additional students, staff, or activity to the USF Hilltop Campus and would be served by existing pedestrian and public transit access options.*

**8. Planning Code Section 271(c) Findings Relating to Bulk Limit Exceptions in Districts Other Than C-3.** Section 271(c) establishes standards and criteria for the Planning Commission to consider when

reviewing applications for projects seeking bulk limit exceptions through the Conditional Use authorization process. On balance, the Project does comply with said standards and criteria in that:

(1) The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:

(A) Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;

*In the “D” bulk district, the maximum horizontal dimension above a height of 40 feet is 110 feet in length and the maximum diagonal dimension is 125 feet. The Project proposes an elevated one-story addition with a maximum horizontal dimension of 142 feet and a maximum diagonal dimension of 177 feet above a height of 40 feet. The Project’s bulk and massing is responsive to requirements for regulation National Collegiate Athletic Association (NCAA) basketball courts, which are 94 feet by 50 feet, and which provide a minimum 24 foot clearance from the court’s floor to the building ceiling.*

*The Project would reduce the appearance of building bulk through a combination of factors: (1) the portion of the Project fronting Golden Gate Avenue, the principal public viewpoint, is approximately 107 feet in length above the height of 40 feet, within the maximum dimensions, and uses a range of materials and colors to visually break up the building, including vertical fenestration materials and wall finishes that provide depth, and complement the fenestration along the partial second floor mezzanine connecting the building to the existing WMG; (2) along the building’s eastern wall, which is 142 feet in length along the roof, a range of materials and colors are used to visually break up the building, including treated glazed windows, a cast glass stair enclosure, aluminum paneling, vertical fenestration, and a distinct roofline; (3) the lower 12 to 15 feet of the building above grade, and below the basketball court floor, consists largely of open areas with building support structures, allowing for pedestrians to see through the building from all vantage points, breaking up the massing; (4) differences in heights of various portions of the building, along with eaves and angular soffit elements that reduce visual massing; and (5) the additional 17 foot setback of the partial second floor mezzanine from the front of the building, along with the reduced height of that mezzanine as compared to the remainder of the building.*

(B) Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;

*The Project’s massing and silhouette is compatible with the character and development of the surrounding area, both those existing buildings within the USF Lower Campus and the neighboring residential buildings. As discussed above, the building’s height is lower than the adjacent USF structures, and at 45 feet in height is just over the 40 foot height limit applicable to the adjacent residential blocks to the north, south, and east of the Project site. The building would be located on the interior of the Lower Campus set back approximately 87 feet from the front property line along Golden Gate Avenue, behind the existing WMG and Hayes-Healy Residence Hall, respecting existing building patterns.*



(C) Differences in materials, colors or scales of the facades that produce separate major elements;

*The materials, colors, and scales are compatible with the adjacent structures, in particular the WMG, while providing appropriate visual distinction consistent with the distinct architectural styles and eras of design. The Project proposes a range of materials and colors, which would produce separate major elements, including vertical fenestration materials and wall finishes that provide depth, and complement the fenestration along the partial second floor mezzanine connecting the building to the existing War Memorial Gym, as well as treated glazed windows, a cast glass stair enclosure, and aluminum paneling.*

(D) Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and

*Only a small portion of the building (approximately 5 feet in height) would be built above the 40-foot height limit where the "D" District's bulk limits apply.*

(E) In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.

*The Project is not proposing two or more buildings.*

(2) In every case, the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:

(A) A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;

*The proposed Project is at a lower height than the surrounding buildings. Given the Project's location in the interior of the Lower Campus, it would mainly be visible from across the Project Site on Golden Gate Avenue.*

(B) Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;

*The proposed Project's height at 45 feet is significantly lower than the 80-foot height limit. Nearby buildings are much taller in height and conform to the height limit.*

(C) Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and

*The Project's massing, material, color and scale are complementary of nearby buildings.*

(D) Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

*The proposed landscaping would enhance the pedestrian environment by providing tiered planters between the sidewalk and the proposed structure, at an appropriate size and scale.*

(3) While the above factors must be present to a considerable degree for any bulk limit to be exceeded, these factors must be present to a greater degree where both the maximum length and the maximum diagonal dimension are to be exceeded than where only one maximum dimension is to be exceeded.

*The design intent of the Project is to reduce the apparent massing at the front of the Project Site on Golden Gate Avenue. With the proposed addition set back approximately 87 feet from the front property line, it would create less massing and bulk along Golden Gate Avenue. This scheme was suggested and embraced by the nearby residents.*

*The appearance of bulk in the building is reduced by means of a combination of factors, producing the impression of an aggregate of parts rather than a single building mass. Such factors include major variations in the planes of wall surfaces, significant differences in the heights of various portions of the building, differences in materials, colors, or scales of the facades, and compensation for portions of the building exceeding bulk limits by a corresponding reduction of other portions below the maximum bulk permitted. The building's design is compatible with the character and development of the surrounding area, and only a small, five-foot portion of the building would be built above the 40-foot height limit where the "D" District's bulk limits apply. Accordingly, under the specific circumstances of the Project, the bulk exception is justified.*

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

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

*The Project is necessary and desirable for, and compatible with, the neighborhood and community. According to the Project Sponsor, USF is the City's oldest University, established in 1856. The War Memorial Gymnasium (WMG) at the Project Site on Golden Gate Avenue is the home of USF Intercollegiate Athletics. Opened in 1959, its single competition court hosts USF basketball and volleyball competitions, as well as daily practice and conditioning sessions. However, sports science and training have evolved since 1959 and the schedule at WMG for team training is profoundly impacted. The proposed Project next to WMG would add one court and two half courts; hence, reducing some of the challenges being faced at the existing WMG.*

*The Project would be located within the interior of the Lower Campus, and set back approximately 87 feet from Golden Gate Avenue in a location surrounded on three sides by existing USF buildings. The Project is situated below the roofline of adjacent buildings, with a post-war modern, contemporary architectural design that is compatible with other surrounding institutional buildings. The Project would reduce scheduling conflicts by creating a dedicated practice facility for the men's and women's*

*basketball teams, and its location allows for the Project to be connected to WMG, an efficient co-location of related but distinct uses.*

*The Project Sponsor asserts that the Project would improve USF's athletic program and provide an advantage in athletic recruiting, by providing a modern practice facility for two of the University's marquee intercollegiate athletic programs. No increase in overall activity would occur, and no new students, faculty, or staff would be on the Hilltop Campus as a result of the Project. The Project is appropriate within the post-secondary educational institution context in which it would be constructed, and is compatible with the surrounding neighborhood.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project would not be detrimental to the public's health, safety, convenience or general welfare or otherwise injurious. The Project would maintain the existing post-secondary educational institution use and would provide a complementary basketball practice facility.*

*The Project would be appropriately sited within the Lower Campus, surrounded by three existing USF buildings, at a site identified for this development in the IMP updates on file with the Department. The Project's size and shape is principally driven by programmatic needs for a basketball practice facility, and it is set back approximately 87 feet from Golden Gate Avenue on a site interior to the Lower Campus. The structure's placement maintains most of the surface parking on the Project site, and has been designed to be situated below the roofline of adjacent buildings. The Project would be connected to WMG through the partial second floor mezzanine level, providing a functional link between two related but distinct uses. The scale of the Project is consistent with the scale of other buildings on the Lower Campus, the surrounding neighborhood, and the existing 80-foot height district.*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Project would serve existing students, faculty, and staff, and would not increase the number of individuals accessing the campus, require any additional off-street parking or loading spaces, or affect any existing pedestrian circulation patterns. USF would work with SFMTA and the University Terrace community on implementation of the MOU requiring pedestrian and other circulation improvements on Golden Gate Avenue with pedestrian safety in mind. The site is well-served by public transit with transit stops located near the site.*

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

*The Project would not create any noxious or offensive emissions, noise, glare, dust or odor*

during operations. During construction, USF and its contractors would take appropriate precautions to reduce dust, noise and emissions. During construction, the Project Sponsor would take appropriate measures to minimize dust and noise as required by City Codes.

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

*The Project would provide new tiered landscaping along the Project's Golden Gate Avenue frontage, increasing the area's visual interest and pedestrian experience, and providing a visual continuation of the landscaped area at the northeast corner of WMG. This tiered landscaping would help screen the existing surface parking from pedestrians along Golden Gate Avenue and neighbors across Golden Gate Avenue. The Project would utilize the existing on-street passenger loading space in front of WMG and its operations would not require any additional off-street freight loading based on its size. The Lower Campus contains substantial open space, including (1) USF Ulrich Field and Benedetti Diamond, and (2) Gleeson Plaza and Welch Field, which includes the large green quad surrounded by St. Ignatius, Kalmanovitz Hall and Gleeson Library and Geschke Learning Center.*

*All proposed lighting and signage would comply with the requirements of the Planning Code.*

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

*The Project is in conformity with the purpose of the RH-2 zoning district, which acknowledges that institutional uses, such as universities, may be found in such districts. The USF post-secondary educational institution use on the Lower Campus predates the adoption of the RH-2 zoning district, and the Project is located interior to the Lower Campus. It is set back substantially from Golden Gate Avenue and the adjacent residential neighborhood, and is situated below the roofline of adjacent USF buildings, which surround the Project on three sides. The Project is appropriate within the post-secondary educational institution context in which it would be constructed.*

- 10. Planning Code Section 304(a)/Planned Unit Developments (PUD) Objectives.** Planning Code Section 304(a) requires that a CU application for a PUD include such pertinent information as may be necessary to a determination that the objectives of Section 304 are met, and that the proposed development warrants the modification of provisions otherwise applicable under the Code. The proposed Project will meet the following PUD objectives under Section 304(a):

- A. The procedures for PUDs are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole.

*The proposed Project is of a size and scale specifically anticipated by the provisions of Section 304, with an overall lot size of approximately 808,000 square feet, and integrated post-secondary educational institution uses across the Lower Campus lot. The Project is seeking a PUD modifications for rear yard requirements, described in more detail below.*

- B. In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

*The Project has been designed to be compatible with the character and scale of the neighborhood, including the surrounding campus buildings. The proposed scale is consistent with the scale of the Lower Campus, with the Project height below the roofline of the buildings surrounding the Project on three sides. In addition, at a height of 45 feet with a substantial setback from Golden Gate Avenue, within a district permitting heights of 80 feet, the Project is consistent with the scale of the surrounding residential neighborhood.*

*The Project would be located on the interior of the Lower Campus and set back approximately 87 feet from the front property line along Golden Gate Avenue, behind the existing WMG and Hayes-Healy Residence Hall, respecting existing building patterns. The materials, colors, and scales are compatible with the adjacent structures, in particular WMG, while providing appropriate visual distinction consistent with the distinct architectural styles and eras of design. The proposed landscaping would enhance the pedestrian environment by providing tiered planters between the sidewalk and the proposed structure, at an appropriate size and scale. To accommodate the 87-foot setback from Golden Gate Avenue, and the tiered landscaping along the Project frontage, and given the ample open space on the entirety of the Lower Campus lot, a minor modification to the rear yard requirement acknowledging the unique campus development is merited, as discussed below.*

Through this PUD authorization, the Commission approves the following modification to otherwise applicable provisions of the Planning Code:

- a. Rear Yard Setback – relief from the provisions of rear yard requirements for the Project as required in the RH District under Section 134(a)(2).

*As the Project is placed within a large lot with existing buildings, and set back approximately 87 feet from Golden Gate Avenue (as a result of discussions between USF and nearby residents), it does not meet the 45% rear yard setback requirement, nor can it technically meet the requirements for a reduced 25% rear yard available in the RH-2 District. The Project would be built on the site of what is now a surface parking lot. The lot on which the Lower Campus is located includes ample open space, including (1) USF Ulrich Field and Benedetti Diamond, and (2) Gleeson Plaza and Welch Field,*

*which includes the large green quad surrounded by St. Ignatius, Kalmanovitz Hall and Gleeson Library and Geschke Learning Center. Together, these open spaces contribute to the University's character and identity, and create a sense of visual openness and spaciousness. In the context of the overall campus development on a lot that takes up most of an oversized block, these larger, more scenic open spaces better complement the surrounding area than would rigid application of rear yard requirements to individual post-secondary educational institution buildings.*

*The total depth of the lot from the property line along Golden Gate Avenue to the rear lot line behind Gillson Residence Hall (at the end of Loyola Terrace) is approximately 339 feet. The rear yard behind the Project, which includes the existing Gillson Residence Hall, is approximately 118 feet, or approximately 35% of the lot depth. The forward edge of the rear yard behind the Project is located within the average of the two adjacent buildings to the east and west, Hayes-Healy Residence Hall and WMG, respectively. The Project intrudes approximately 34 feet into this required 45% rear yard area, although only a small, approximately 583 square foot area of the Project building at the location of the rear entry lobby and stairs creates this 34-foot intrusion. The rear entry lobby and stairs have been located and designed to provide barrier free access to the Project from the exterior at grade, and an elevator would allow for barrier free access from the Project's mezzanine level to the adjacent level at War Memorial Gym. The remainder of the Project building would only intrude 15 feet into the required 45% rear yard area. The adjacent buildings to the east and west, Hayes-Healy Residence Hall and War Memorial Gym, respectively, provide comparable rear yards to the Project; the forward edge of the rear yard behind the Project is located within the average of these two adjacent buildings. Given the unique lot configuration and the location of the Project within an existing lot with an existing building located in the required rear yard, the Project is seeking a PUD modification through the Conditional Use authorization process pursuant to Section 304 relating to rear yard setback requirements.*

*Specifically, the Project seeks to use the procedures in Section 134(e) to provide a rear yard of approximately 35% of the lot depth, by using the average lot depth of the adjacent Hayes-Healy Residence Hall and WMG, measured from the rear lot line behind Gillson Residence Hall. The Project seeks to modify the provisions in Section 134(e)(1) that require the last 10 feet of permitted building depth to be limited to a height of 30 feet, as a small portion of the Project would exceed 30 feet within that last 10 feet of permitted building depth, along the western side of the Project closest to War Memorial Gym. The Project also seeks to modify the requirement that no Section 136 obstructions be located within the required rear yard, as the existing Gillson Residence Hall is located within the required rear yard. These modifications are appropriate given that the adjacent homes along Loyola and Hemway Terraces are located within approximately 30 to 50 feet of Gillson Residence Hall, and the Project would therefore not be visible to those neighbors on the lots adjoining the Lower Campus rear lot line.*

- 11. Planning Code Section 304(d) Findings Relating to Planned Unit Developments.** Planning Code Section 304(d) sets forth criteria, which must be met before the Commission may authorize a Conditional Use for a Planned Unit Development. On balance, the Project generally complies with all applicable criteria:

- (1) Affirmatively promote applicable objectives and policies of the General Plan.

*Findings for General Plan Compliance are set forth below.*

- (2) Provide off-street parking adequate for the occupancy proposed.

*Under Planning Code Section 151, no off-street parking is required for the Project, a post-secondary educational institution use. A minor reduction in existing off-street parking in the surface parking lot at the Project site would occur, but the Project would not add any new students, faculty, or staff to the Hilltop Campus. USF's parking policy prohibits students living in campus residence halls from bringing vehicles to campus, in part because USF provides all full-time undergraduates MUNI passes every year. Members of the men's and women's basketball teams who live on campus would continue to be prohibited from bringing vehicles to campus. Any existing coaching or training staff who park vehicles on campus would continue to have use of existing parking facilities.*

- (3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open space required by the Planning Code;

*The Lower Campus lot includes ample open space, including (1) USF Ulrich Field and Benedetti Diamond, and (2) Gleeson Plaza and Welch Field, which includes the large green quad surrounded by St. Ignatius, Kalmanovitz Hall and Gleeson Library and Geschke Learning Center. Together, these open spaces contribute to the University's character and identity, and create a sense of visual openness and spaciousness. The Planning Code does not require any additional open space to be provided for this post-secondary educational institution use.*

- (4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property;

*No residential uses are proposed as part of the Project.*

- (5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 231 of this Code;

*No commercial uses are proposed as part of the Project.*

- (6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

*The Project would receive Conditional Use Authorization for a building over 40 feet in height in an R District under Sections 253 and 303; at a height of 45 feet, the Project is significantly below the applicable 80-foot height limit in the 80-D Height and Bulk District applicable to the Project Site.*



- (7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code.

*Not applicable, the Project is not located in an NC District.*

- (8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;

*Not applicable, the Project is not located in an NC District.*

- (9) In RTO and NC Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation;

*Not applicable, the Project is not located in an RTO nor an NC District.*

- (10) Provide street trees as per the requirement of Section 138.1 of the Code;

*The Project would include approximately 117 feet of property frontage along Golden Gate Avenue. A total of six street trees would be required (one street tree for every 20 linear feet of frontage). The four existing street trees along the Project frontage will be preserved, and the Project Sponsor intends to plant two additional street trees within the Project frontage. If it is determined that the two additional required street trees cannot be accommodated due to tree spacing requirements and existing utilities and street uses, Public Works Code section 806(d)(4), administered by the Bureau of Urban Forestry within the Department of Public Works, provides a waiver option for the street tree requirement under these circumstances. If a waiver is obtained, USF would pay an in-lieu fee for the two street trees not provided.*

- (11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

*The Project is set back approximately 87 feet from Golden Gate Avenue, internal to the Lower Campus. The Project complies with Section 132.*

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

**COMMERCE AND INDUSTRY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1**

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



Policy 1.1

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

**OBJECTIVE 7**

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

Policy 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3

Promote the provision of adequate health and educational services to all geographic districts and cultural groups in the city.

**COMMUNITY FACILITIES ELEMENT**

Objectives and Policies

**OBJECTIVE 9**

ASSURE THAT INSTITUTIONAL USES ARE LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

Policy 9.1

Locate institutional uses according to the Institutional Facilities Plan.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 2**

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

Policy 2.6

Respect the character of older development nearby in the design of new buildings.

**OBJECTIVE 3**

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

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.3:

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

Policy 3.4:

Promote building forms that will respect and improve the integrity of open spaces and other public areas.

Policy 3.5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

Policy 3.7:

Recognize the special urban design problems posed in development of large properties

**OBJECTIVE 4**

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

Policy 4.12

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

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

Policy 4.15

Protect the livability and character of residential properties from the intrusion of incompatible new buildings

**ENVIRONMENTAL PROTECTION ELEMENT**

Objectives and Policies

**OBJECTIVE 15**

**INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.**

Policy 15.1

Increase the use of transportation alternatives to the automobile.

Policy 15.3

Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

*The Project would promote the provision of adequate educational services in the City. The new basketball practice facility, for the University's intercollegiate men's and women's basketball teams, is vital to USF's intercollegiate athletic program, a key component of University life both for student-athletes and the greater USF community. The Project would help ensure that USF remains competitive with peer institutions over the long term, and therefore able to continue to provide educational services to all geographic districts and cultural groups in the City. The Project's location in the interior of Lower Campus, consistent with the IMP, appropriately manages USF's development and minimizes disruption to adjacent residential areas.*

*The Project has been carefully designed to reflect and complement the scale and design of the existing buildings surrounding the Project, including War Memorial Gym, Hayes-Healy Residence Hall, and Gillson Residence Hall. The Project is situated below the roofline of adjacent USF buildings, and at 45 feet, with a substantial setback from Golden Gate Avenue, it complements existing residential development in the Project vicinity. The Project would promote harmony in the visual relationships and transitions between new and older buildings, particularly with respect to War Memorial Gym, which would be visually distinguished from the Project through use of varied materials and colors reflecting the buildings' distinct architectural styles and eras of design. The substantial setback from Golden Gate Avenue provides an opportunity for tiered landscaping at the property frontage, and the ample open space on the Lower Campus would remain intact. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

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

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

*The Project Site does not possess any neighborhood-serving retail uses. The proposal represents the expansion of a post-secondary educational institutional use in a Residential District. The Project would not displace any existing neighborhood-serving retail businesses and would not prevent future resident employment in and ownership opportunities of such businesses.*

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

*The Project would be designed to be compatible with the character and scale of the neighborhood. The Project would not demolish or change the number of residential units in the City. The Project would be sited away from the street and would not physically encroach into, or affect the visual quality of the existing neighborhoods. The proposed Project would conform to the existing scale of buildings on the University's campus, and would not affect the cultural or economic diversity of the surrounding neighborhood.*

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

*The Project represents the expansion of a post-secondary educational institutional use without any expansion to the student, staff, or faculty population. As such, the Project would not displace any existing residential uses nor affect the City's supply of affordable housing.*

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

*The Project would serve existing students, faculty, and staff and would not increase the number of individuals accessing the campus. The Project would slightly reduce the amount of vehicle parking and slightly increase the amount of bicycle parking available on the USF campus.*

- 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 subject property is used for post-secondary educational institution use, which will not change as a result of the Project. The proposed Project proposes no commercial office development and would not displace or otherwise affect any industrial or service sector uses.*

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

*The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

*The Project would not result in the removal or alteration of any landmarks or historic structures.*

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

*The Project would not affect public parks or open spaces or their sunlight access. Existing public open spaces in the Project vicinity include Golden Gate Park, the Panhandle, Alamo Square and Rossi Playground which are all at least a quarter of a mile away from the Project Site. A shadow fan analysis conducted for the Project, and included as part of the Project Application, concluded that the Project would not create new shadow on any Department of Recreation and Park properties protected under Planning Code Section 295.*

- 14.** 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.
- 15.** The Commission hereby finds that approval of the Conditional Use Authorization for a Planned Unit Development would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-002678CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated May 11, 2021, and labeled “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 July 22, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: July 22, 2021

## EXHIBIT A

### Authorization

This authorization is for a Conditional Use (CU) to allow a Planned Unit Development (PUD) with PUD modification to provisions related to rear yard; and CU for expansion of a post-secondary educational institution, a building height above 40 feet, and bulk exception relating to the construction of an elevated one-story horizontal addition (approximately 15,500 square feet) to the existing War Memorial Gymnasium building at the University of San Francisco located at 2335 Golden Gate Avenue, Block 1145, Lot 003 pursuant to Planning Code Sections 134, 209.1, 253, 271, 303 and 304 within a RH-2 (Residential-House, Two-Family) Zoning District and 80-D Height and Bulk District; in general conformance with plans, dated May 11, 2021, and labeled “EXHIBIT B” included in the docket for Record No. 2020-002678CUA and subject to conditions of approval reviewed and approved by the Commission on July 22, 2021 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 July 22, 2021 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

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

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

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

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

## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, [www.sfplanning.org](http://www.sfplanning.org)*

- 9. Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building /site permit application.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, [www.sfplanning.org](http://www.sfplanning.org)*



## Parking and Traffic

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

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

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

- 12. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than two Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks, if any, and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class 2 bike racks required by the Planning Code.

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

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

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

- 14. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7350, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

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

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

- 16. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Operation

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

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

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

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





# University of San Francisco

Basketball Practice Facility  
2335 Golden Gate Avenue,  
San Francisco, CA 94117



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203 Willow Street, San Francisco, CA 94109  
[www.oculus-sf.com](http://www.oculus-sf.com)  
Phone: 415.519.1800

**EXHIBIT B**



PROJECT AREAS	
EXTERIOR COVERED UN-ENCLOSED EXCLUDED AREA	7,400 Sq.Ft.
STAIR CORE	680 Sq.Ft.
COURT LEVEL	11,683 Sq.Ft.
ANNEX LEVEL	2,880 Sq.Ft.
RESTROOMS	300 Sq.Ft.
TOTAL AREA	15,543 Sq.Ft.

PROJECT DATA	
PROJECT NAME:	The University of San Francisco Basketball Practice Facility
PROJECT DESCRIPTION:	The Project would construct a new, approximately 15,543 square foot, 45 foot tall intercollegiate basketball practice facility on the USF Lower Campus, and would include one full basketball court, two partial courts for shooting and other basketball drills, coaches' offices, athletic conference rooms, restrooms, and a storage room for athletic equipment. The Project would be located above an existing parking garage, the roof of which is effectively at street level and will continue to function as surface parking with access from Golden Gate Avenue. No additional vehicle parking is proposed for the Project, and Project construction would eliminate approximately 10 surface parking spaces. The proposed practice courts and storage room would be located on the first level of the building, ranging from 12 to 15 feet above the surface parking level of the existing parking garage. A second partial level consisting of restrooms, coaches' offices, and athletic conference rooms would be constructed as a mezzanine level connected to the adjacent existing War Memorial Gym, aligning with War Memorial Gym's existing mezzanine floor plate elevation.
PROJECT ADDRESS:	The University of San Francisco 2335 Golden Gate Avenue, San Francisco, CA 94117
BLOCK / LOT	1145 / 003
BUILDING USE:	Basketball courts, coaches offices, Restrooms and athletic equipment storage.
BUILDING STORIES:	1 and Half Stories



**University of San Francisco**  
**Basketball Practice Facility**  
**2335 Golden Gate Avenue, San Francisco 94117**

**Drawing Title: Project Data**

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Dwg # :

**A.1**

Date: 05.11.2021

PLANNING CODE SECTION	TOPIC	REQUIRED/ ALLOWED	PROPOSED/REQUIRED ENTITLEMENT
209.1	Zoning Controls	RH-2 (Residential, House, Two Family) District	Post-secondary educational institution use, physical expansion of use requires CU authorization.
209.1 and 124	Floor Area Ratio (FAR)	1.8 : 1 maximum FAR for non-residential uses	The total area of Block/Lot 1145/003 is approximately 808,000 square feet, and the total existing non-residential Gross Floor Area is approximately 811,199 square feet. With addition of Project, total non-residential Gross Floor Area is approximately 826,799 square feet. Resulting non-residential FAR is approximately 1.02 : 1.
253	Buildings Exceeding Height of 40 Feet in RH District	In RH districts where height limit is above 40 feet, CU authorization is required for heights exceeding 40 feet	Height limit is 80 feet; building height of 45 feet requires CU authorization.
260 (Height Map)	Maximum Height	80 feet	45 feet.
270 and 271	Bulk Limits	80-D Height and Bulk District requires maximum plan dimensions of 110 feet (length) and 140 feet (diagonal) above a height of 40 feet. Plan dimensions exceeding 110 feet (length) and 140 feet (diagonal) require CU authorization and an exception pursuant to Planning Code Section 271.	177 feet Diagonal and 141'8" feet length requires CU authorization.
132	Front Yard Setback	15 feet (maximum required)	Approximately 87 feet from Golden Gate Avenue.
134	Rear Yard Setback	45% of the lot depth, unless a PUD modification is obtained	Rear yard of 45% would require a 152 foot setback from the rear property line. PUD modification is requested to allow an approximately 34-foot intrusion into the rear yard area, resulting in a rear yard of approximately 35%. Only an approximately 583 foot area of the building, where the rear entry lobby and stairs would be located, would require the full 35% rear yard. The remainder of the building would intrude 15 feet into the 45% rear yard area, for an approximate rear yard of 40% for the remainder of the building.
138.1	Street Trees	1 street tree for every 20 linear feet of frontage (6 trees)	4 existing street trees will be preserved, and Project Sponsor intends to plant 2 additional street trees within the Project frontage. If such street trees cannot be accommodated, the Project Sponsor would pay the in-lieu fee for such street trees.
139	Bird-Safe Building Standards	Location-related hazards and feature-related hazards must be treated with glazing.	All glazing within the Bird Collision Zone (location-related hazards) will be treated, and all glazing on the building's glass walls and skywalks (feature-related hazards) will be treated.
150 and 151	Off-Street Parking – Non-Residential	Maximum of 1.5 off-street vehicle parking spaces for each two classrooms proposed, but none required.	No additional off-street vehicle parking spaces proposed; net reduction of approximately 10 off-street vehicle parking spaces from existing surface level of parking structure above which Project will be constructed.
152	Off-Street Loading – Non-Residential	N/A, 0 spaces required for post-secondary educational institution uses under 100,000 square feet	N/A
155.2	Bicycle Parking – Non-Residential	Class 1: N/A, where post-secondary educational institution use is less than 20,000 square feet  Class 2: Minimum two spaces for post-secondary educational institution use (2 required)	2 Class 2 bicycle parking spaces will be provided.



University of San Francisco  
Basketball Practice Facility  
2335 Golden Gate Avenue, San Francisco 94117

Drawing Title: Planning Code Analysis Table

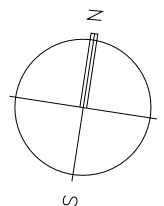
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A.2

Date: 05.11.2021





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**2335 Golden Gate Avenue, San Francisco 94117**

**Drawing Title: Campus Plan & Project Site location**

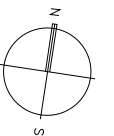
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**A.3**

Date: 05.11.2021





**University of San Francisco**  
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**Drawing Title: Lower Campus Plan & Project Site location**

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**A.4**

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○ Aerial south facing view of project Site



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**Drawing Title: Project Context Photographs - 1**

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**A.5**

Date: 05.11.2021





○ South West site view property boundary



○ South site view with existing access driveway  
Front View of Project Site on Golden Gate Avenue



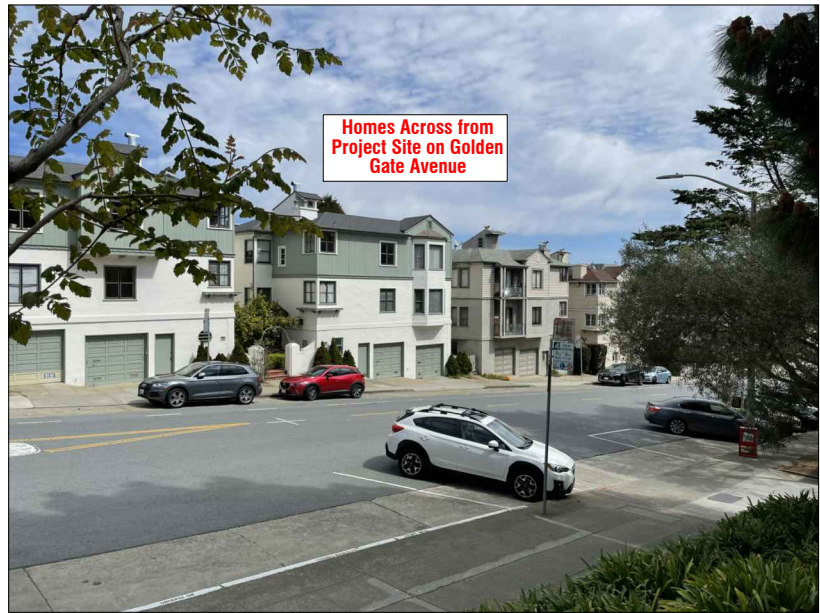
○ South East site view property boundary



○ North West opposite site Street view



○ South site view with existing access driveway



○ North East opposite site street view



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**Basketball Practice Facility**  
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**Drawing Title: Project Context Photographs - 2**

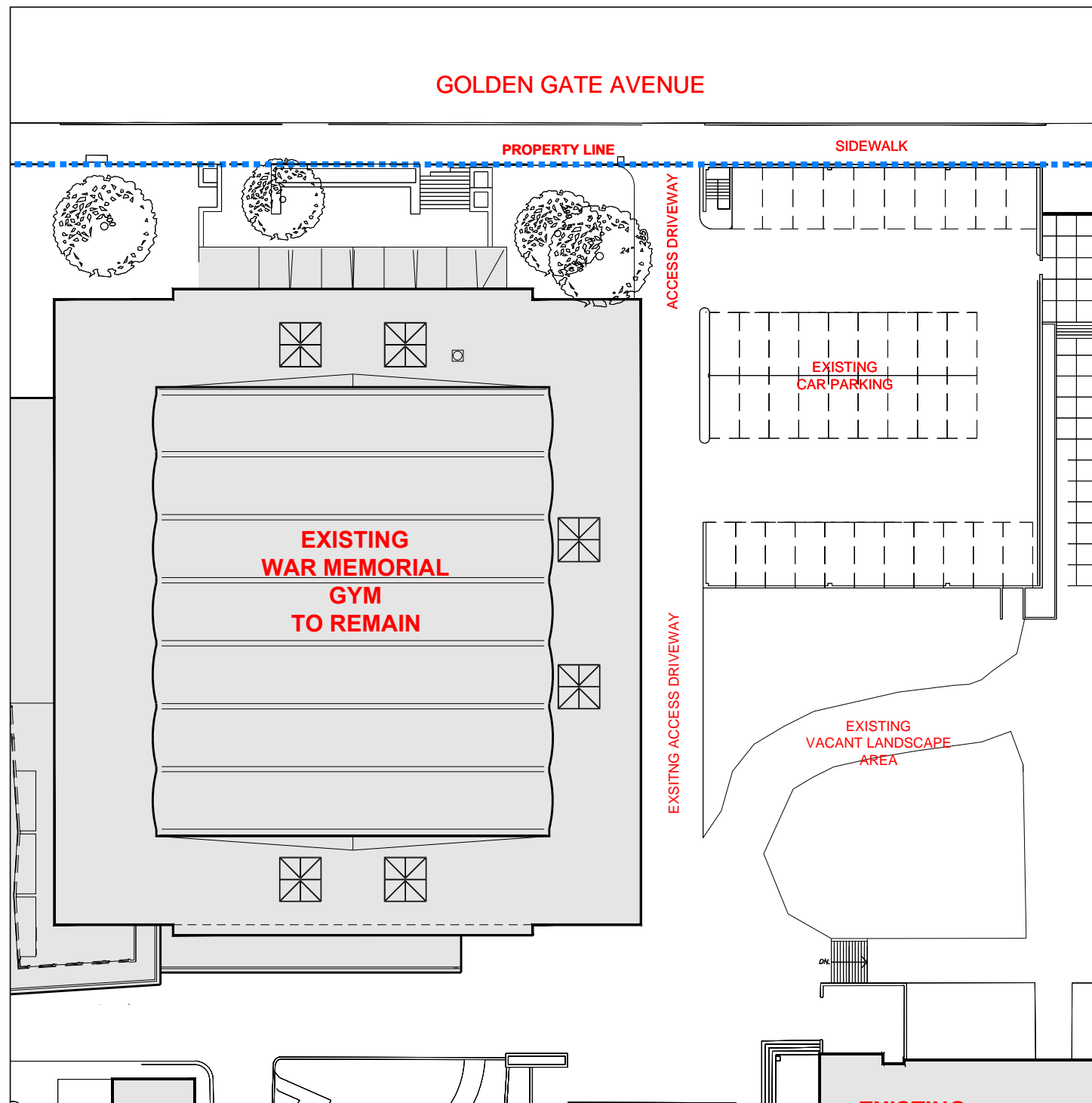
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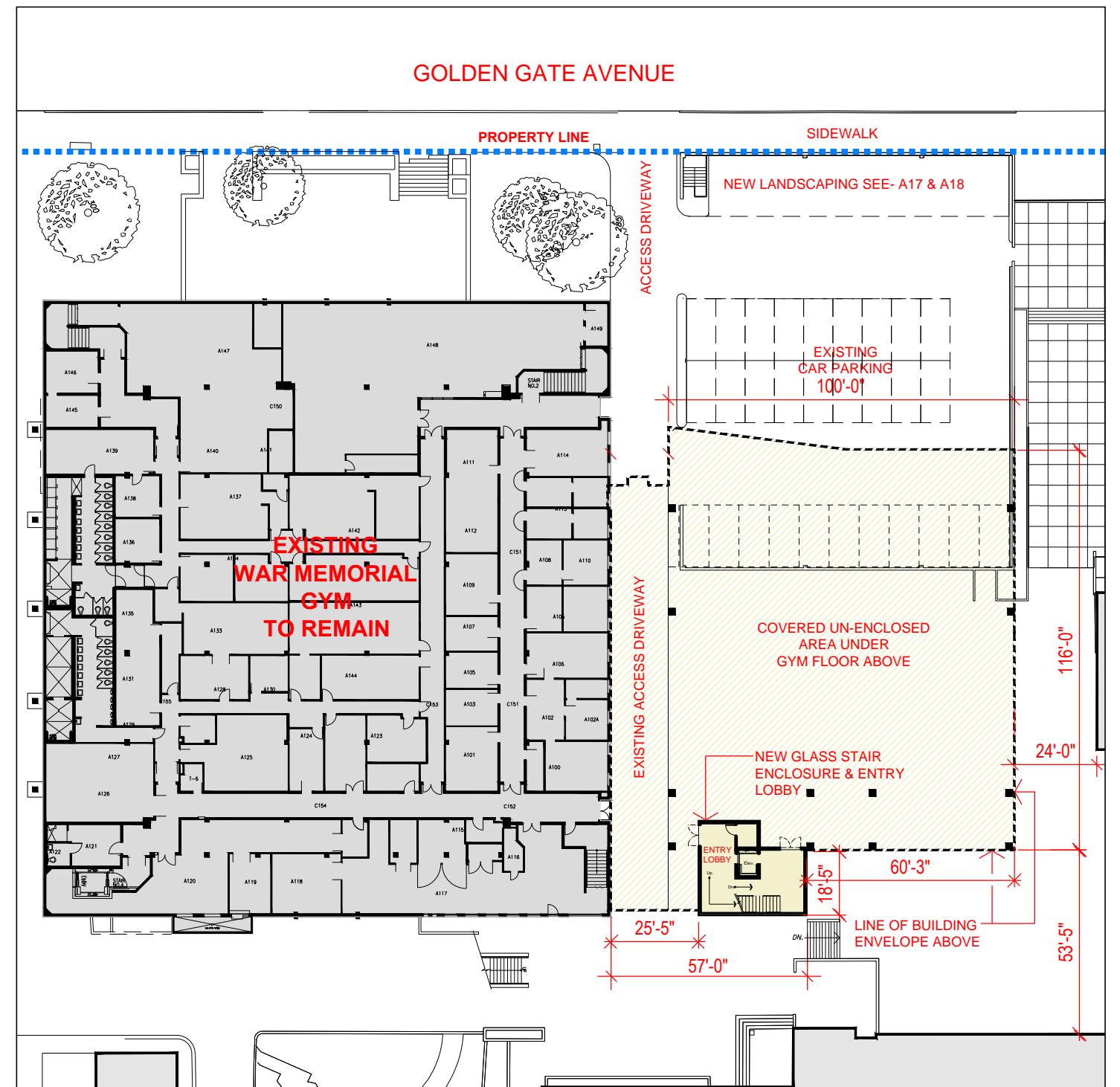
**A.6**

Date: 05.11.2021





Existing Site Plan



Existing War Memorial Gymnasium Ground Floor Plan & New Addition Rear Entry Lobby Plan



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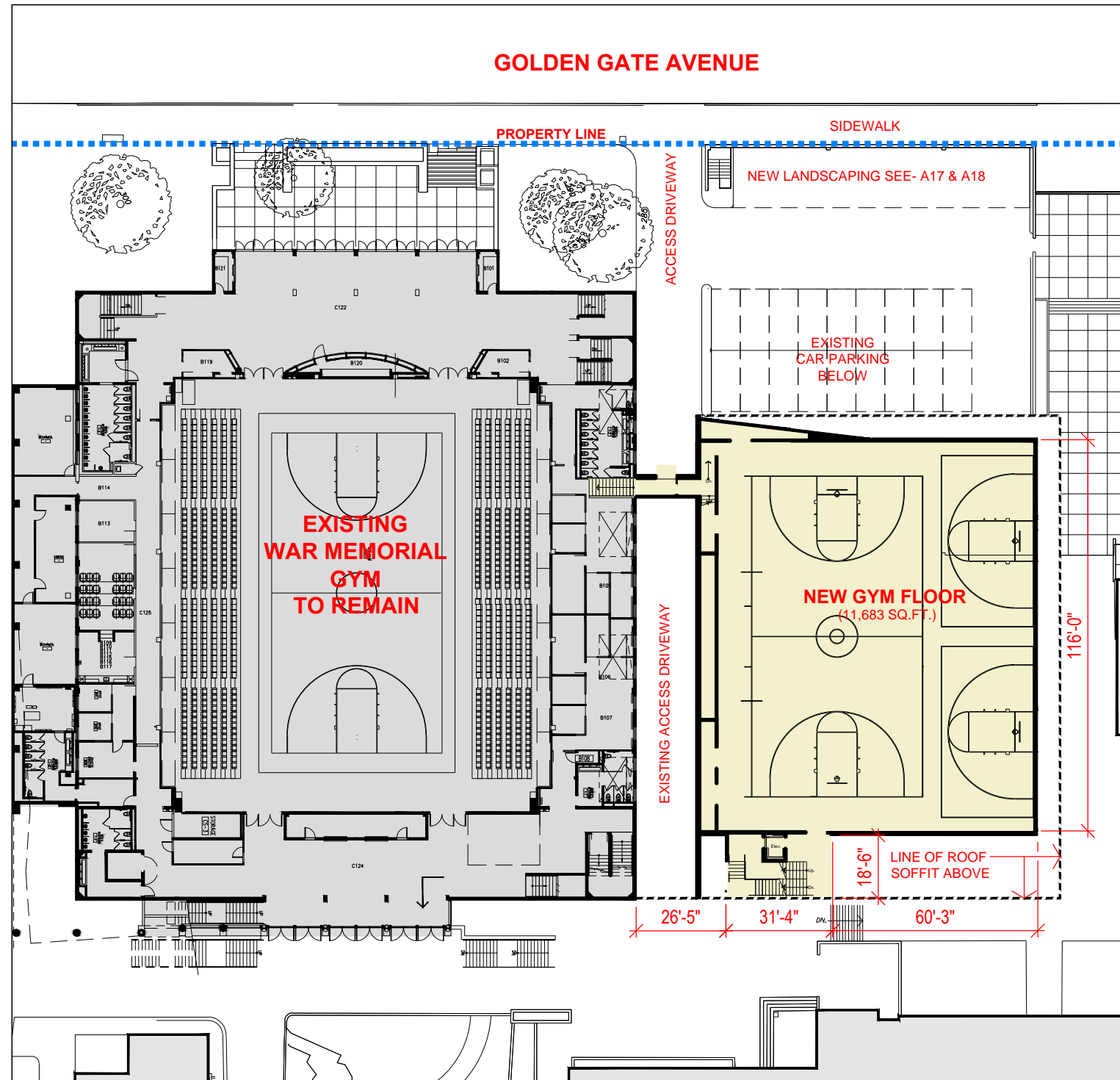
**Drawing Title: Existing Site Plan & Existing War Memorial Gymnasium Ground Floor Plan & New Addition Rear Entry Lobby Plan**

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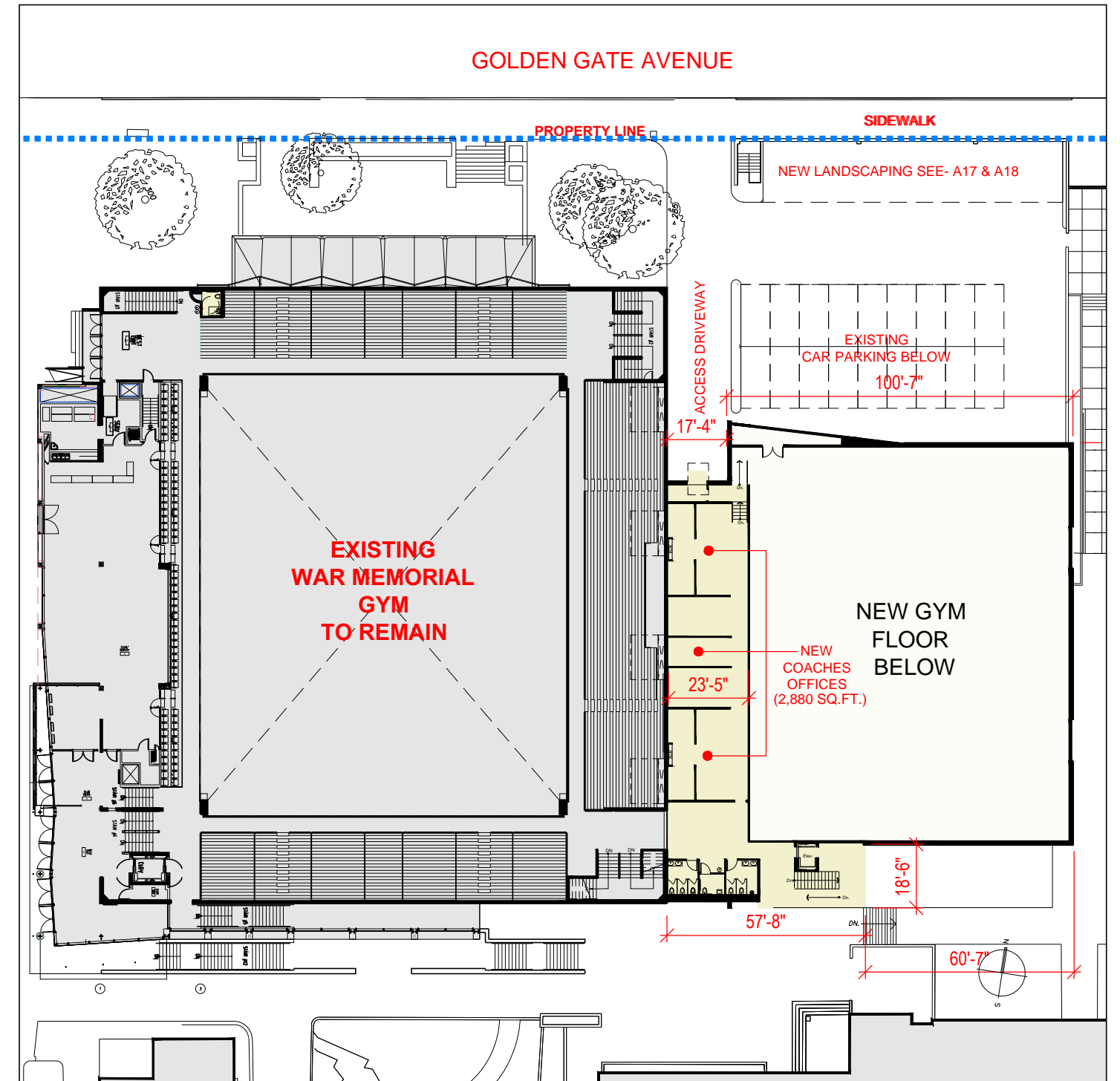
Dwg # :

**A.7**

Date: 05.11.2021



Existing War Memorial Gymnasium First Floor & New Addition Gym Floor Plan



Existing War Memorial Gymnasium Second Floor Plan & New Addition Coaches' Offices Floor Plan



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**Basketball Practice Facility**  
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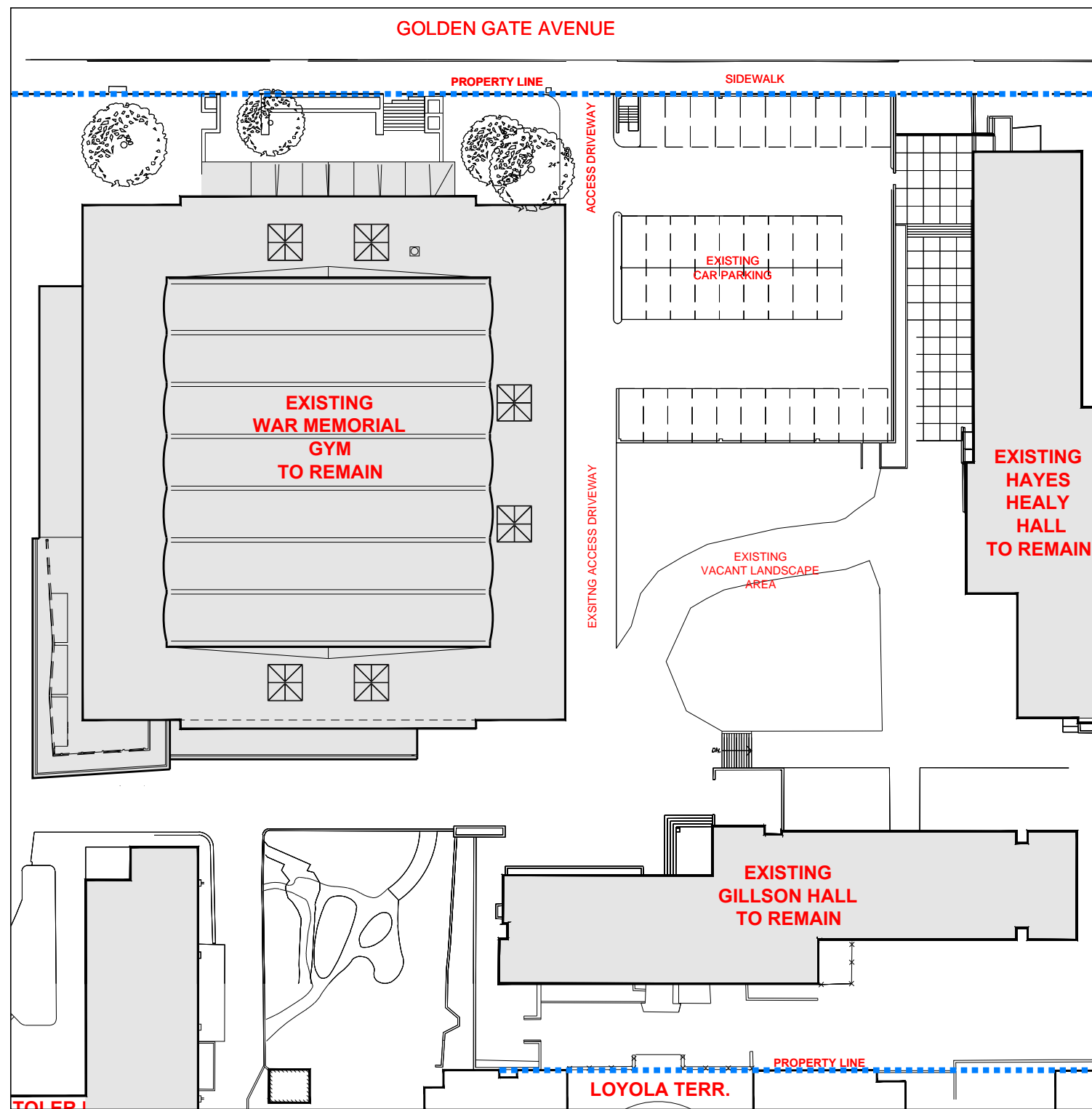
**Drawing Title: Existing War Memorial Gym First & Second Floor Plans & New Addition Gym Floor & Coaches' Offices Floor Plans**

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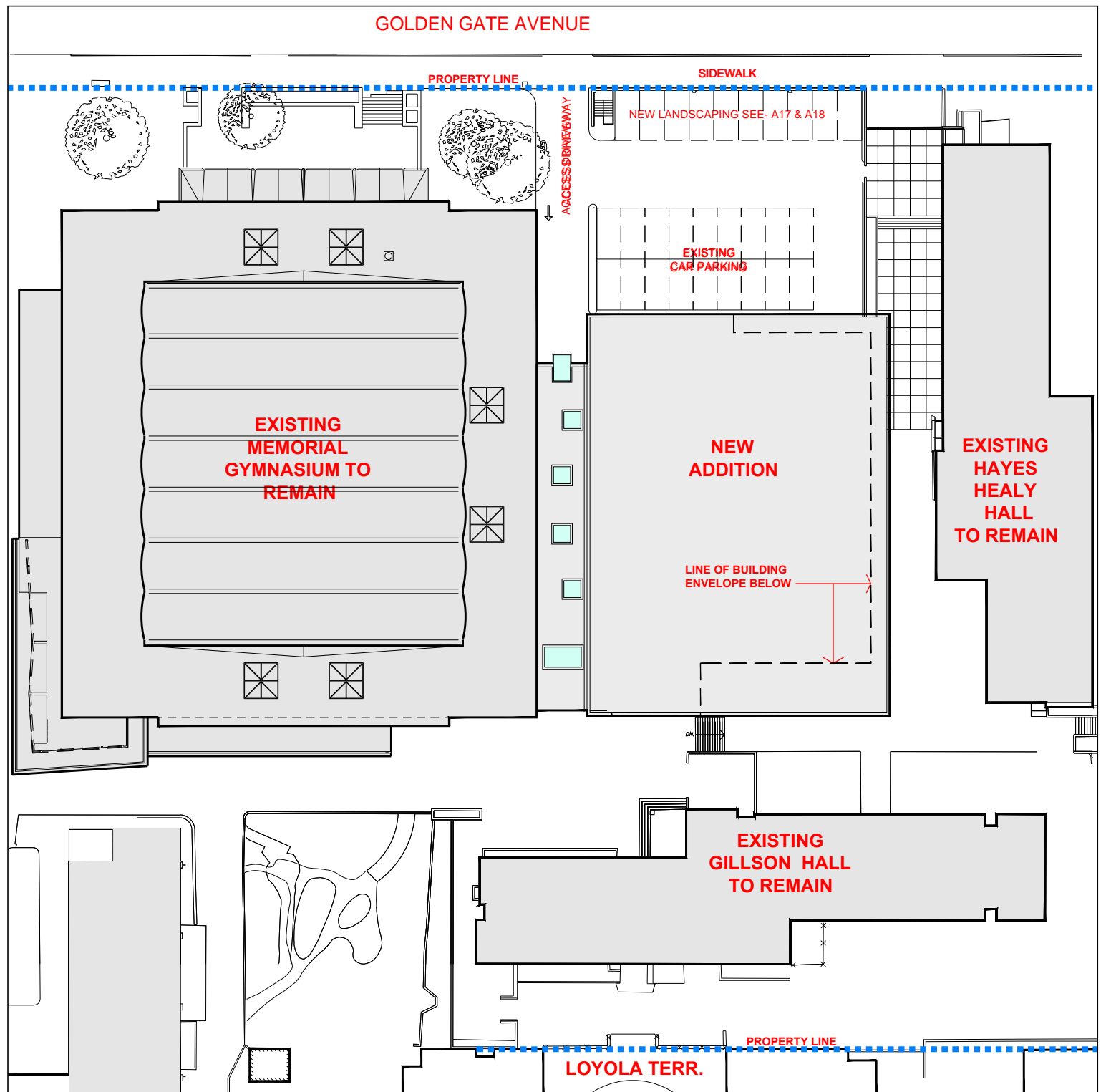
Dwg # :

**A.8**

Date: 05.11.2021



Existing Site Plan



Existing War Memorial Gym & New Addition Roof Plans



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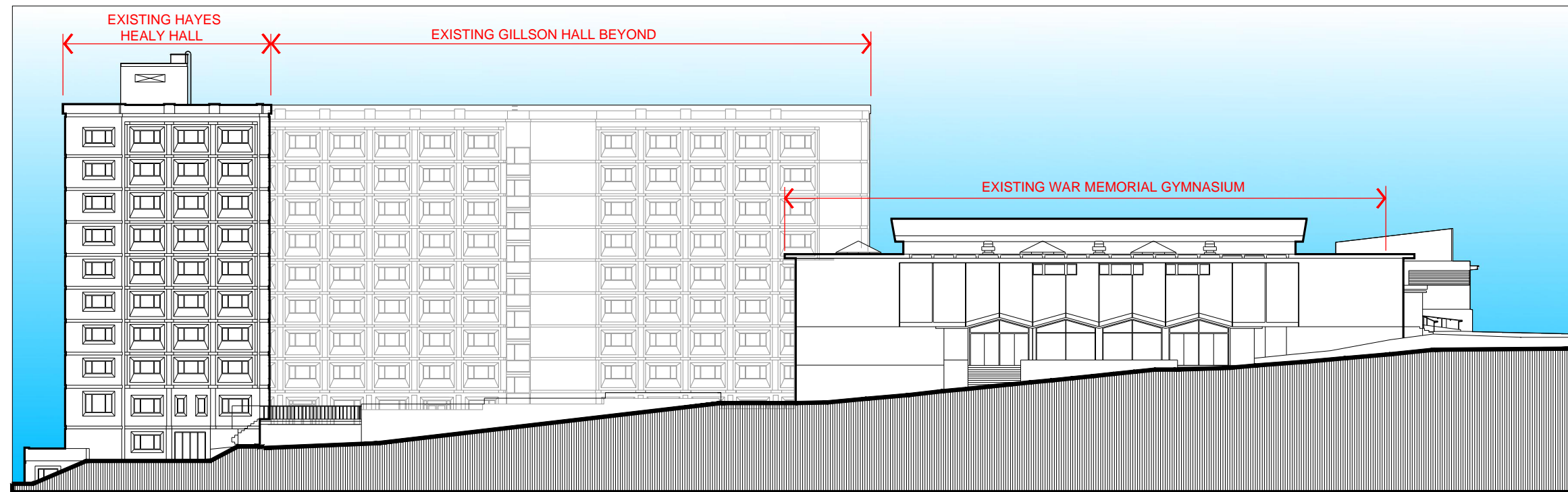
**Drawing Title: Existing Site Plan & Existing War Memorial Gym & New Addition Roof Plans**

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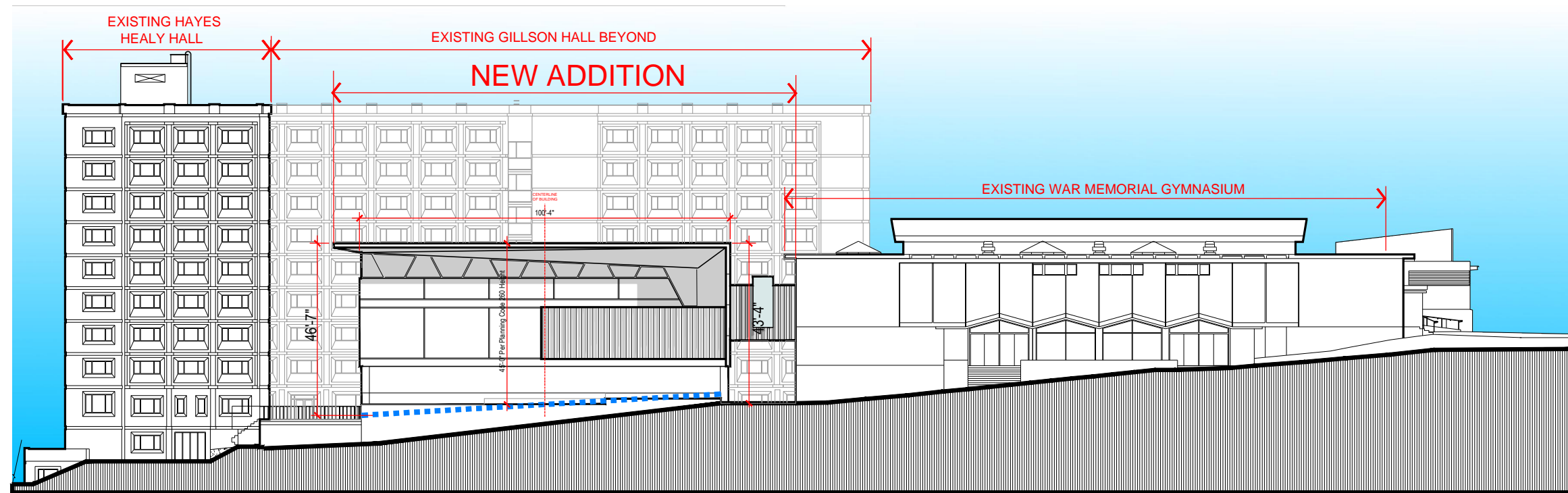
Dwg # :

**A.9**

Date: 05.11.2021



Existing North street elevation



New North street elevation



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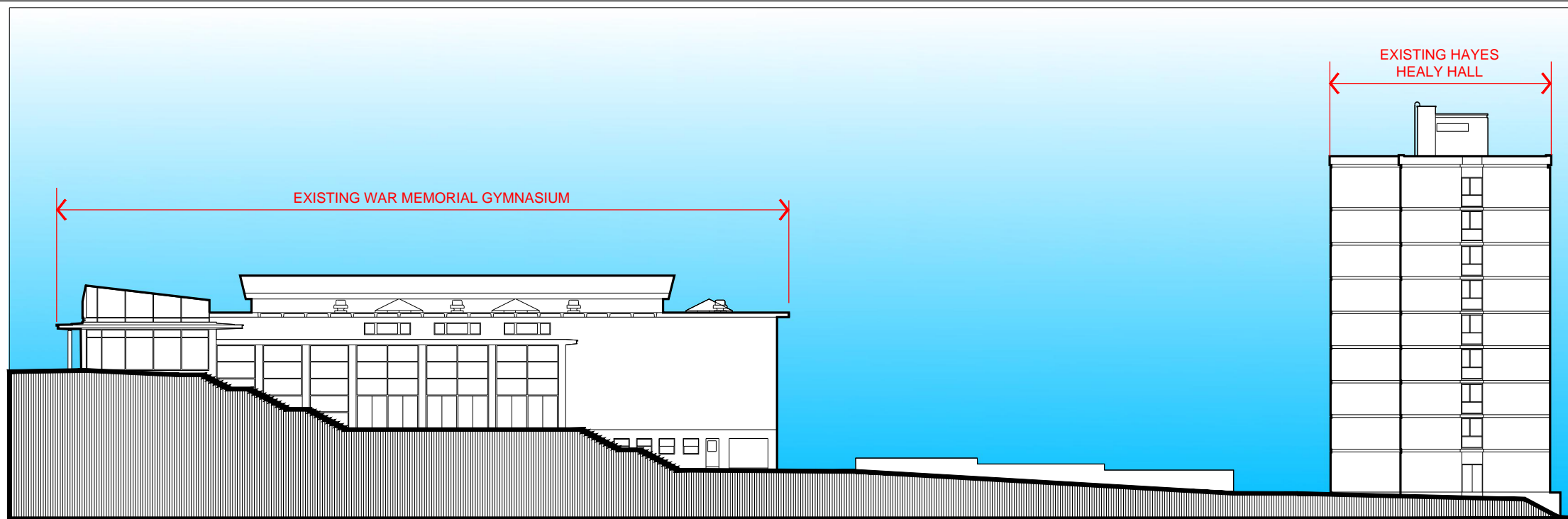
**Drawing Title: Existing and New North street elevations**

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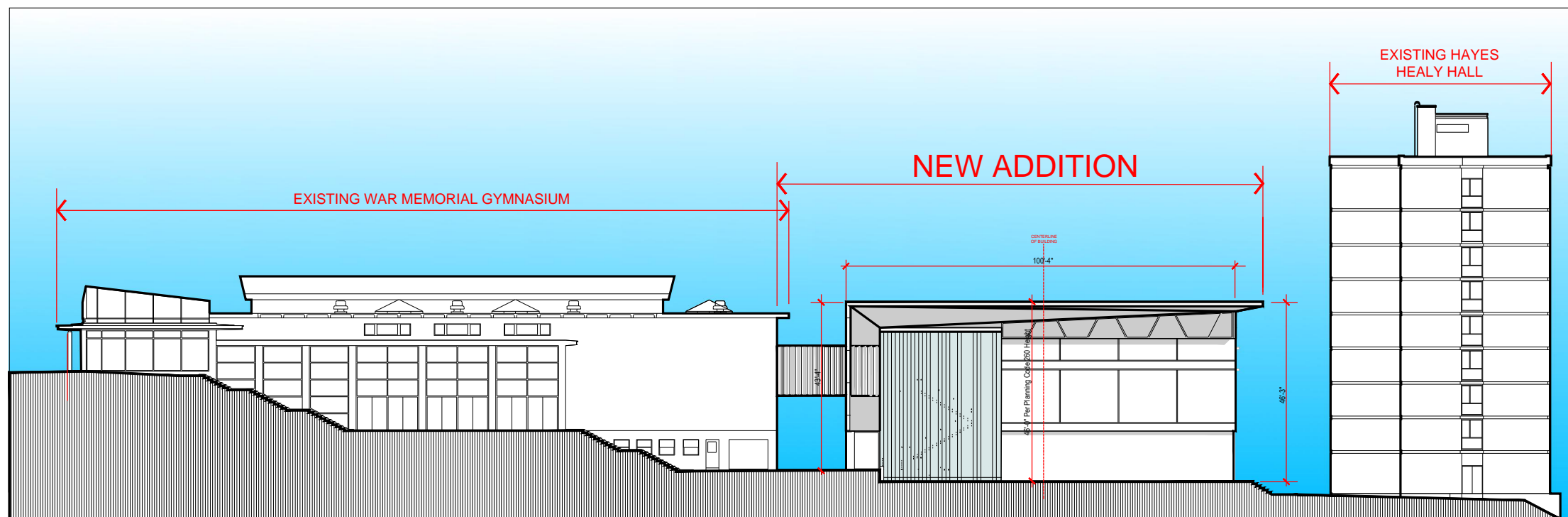
Dwg # :

**A.10**

Date: 05.11.2021



Existing South Interior Campus elevation



New South Interior Campus elevation



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**Basketball Practice Facility**  
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**Drawing Title: Existing & New South Interior  
 Campus Elevations**

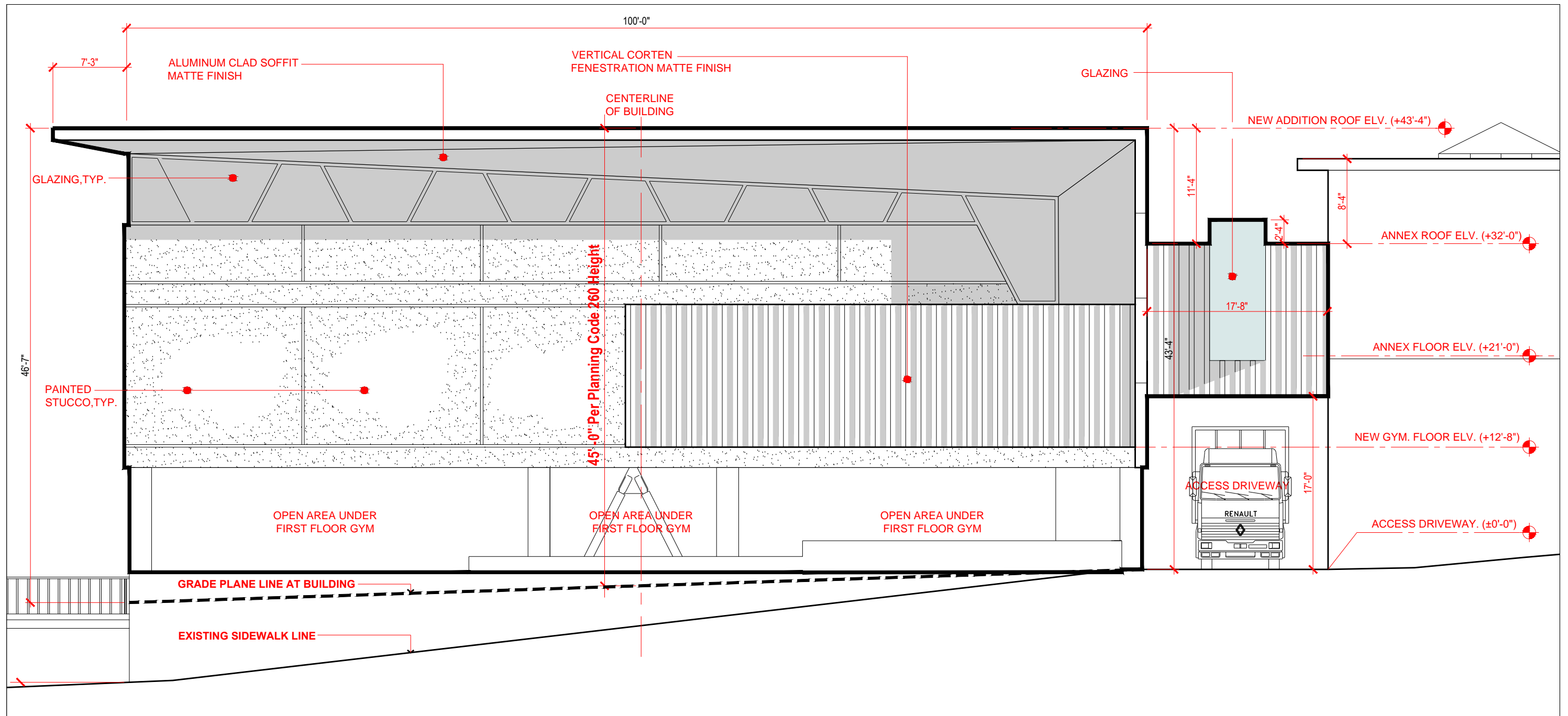
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**A.11**

Date: 05.11.2021





 New North Front Elevation



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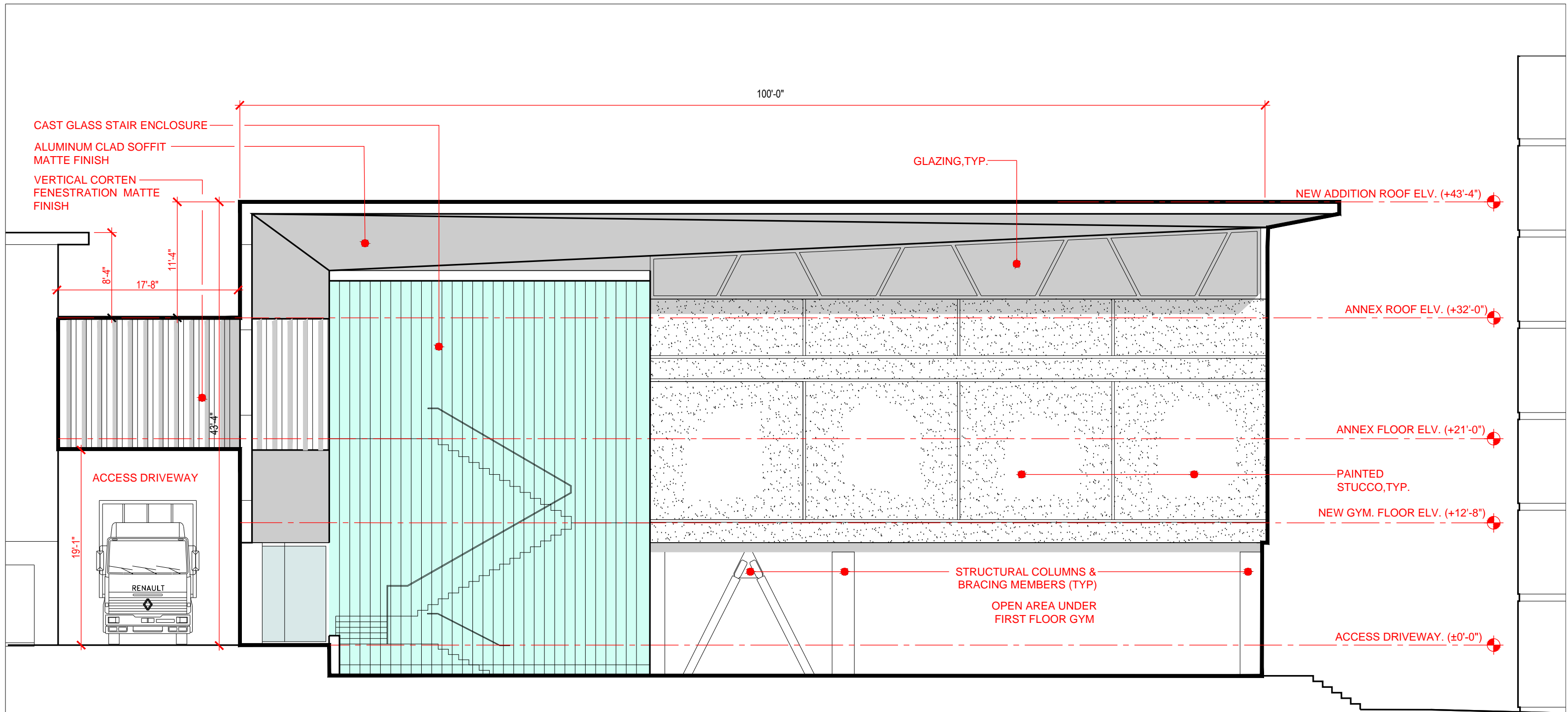
**Drawing Title: New North Front Elevation**

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**A.12**

Date: 05.11.2021



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**Drawing Title: New South Elevation**

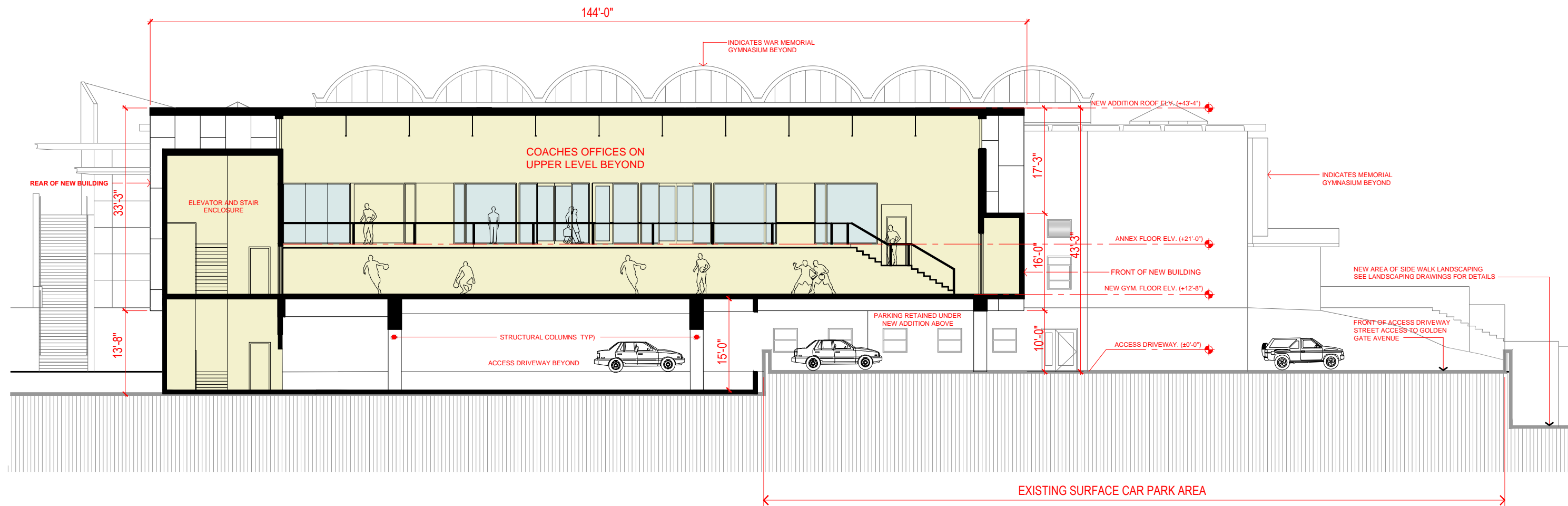
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**New Addition West looking Longitudinal section towards War Memorial Gym**



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**Drawing Title: New Addition West looking**  
**Longitudinal section towards War Memorial Gym**

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**A.14**

Date: 05.11.2021



**Non-reflective Cast Glass rear stair enclosure  
with Matte finished Anodized Aluminum frames**



**Corten steel sections for areas of exterior fenestration  
Matte Finish**



**Matte finished Anodized Aluminum panel system & non-reflective  
glazing**



**Smooth cement stucco & metal shadow gap jointing to exterior  
Matte Finish**



**Photographic examples of proposed exterior materials**



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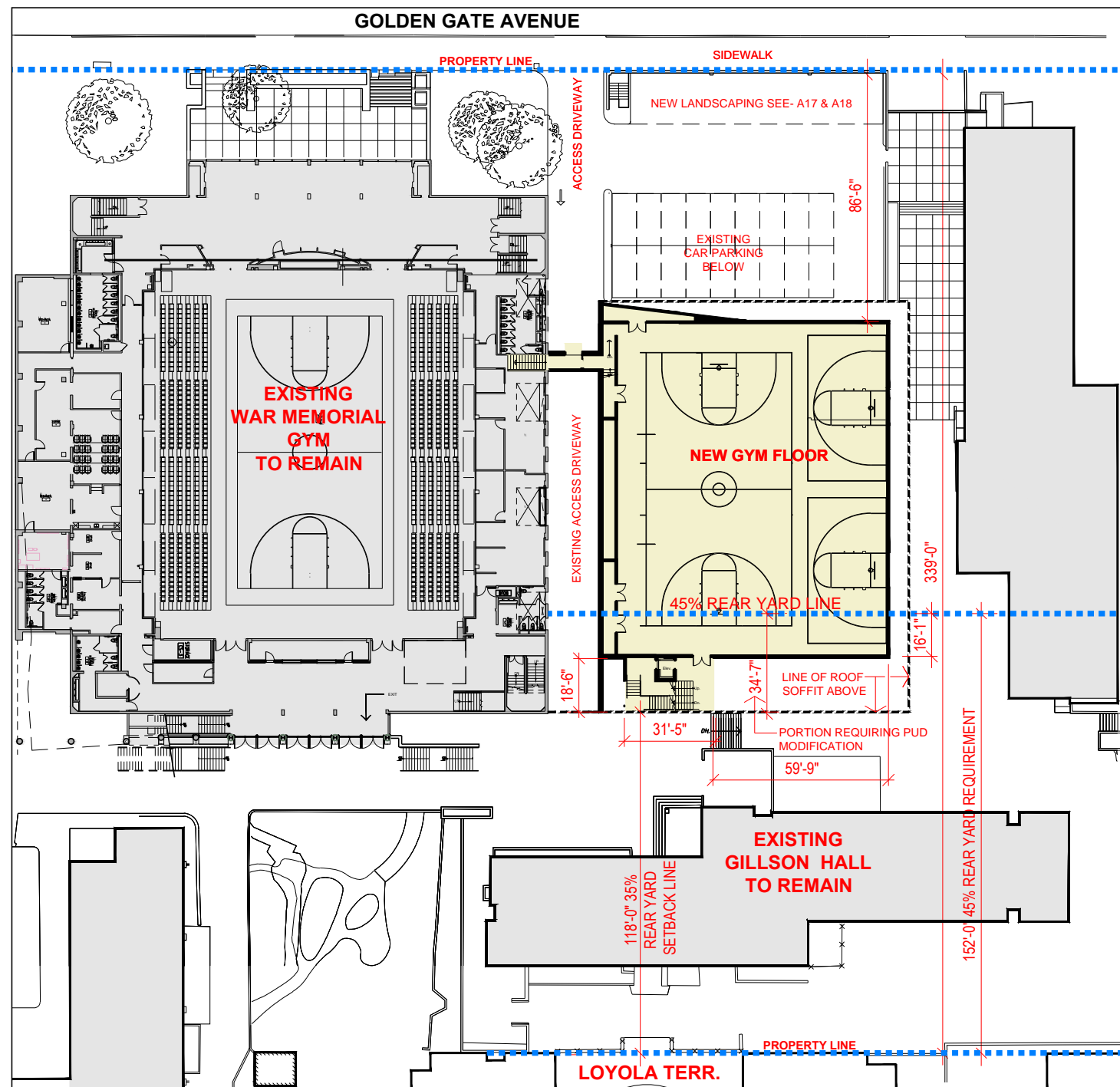
**Drawing Title: Photographic examples of  
proposed exterior materials**

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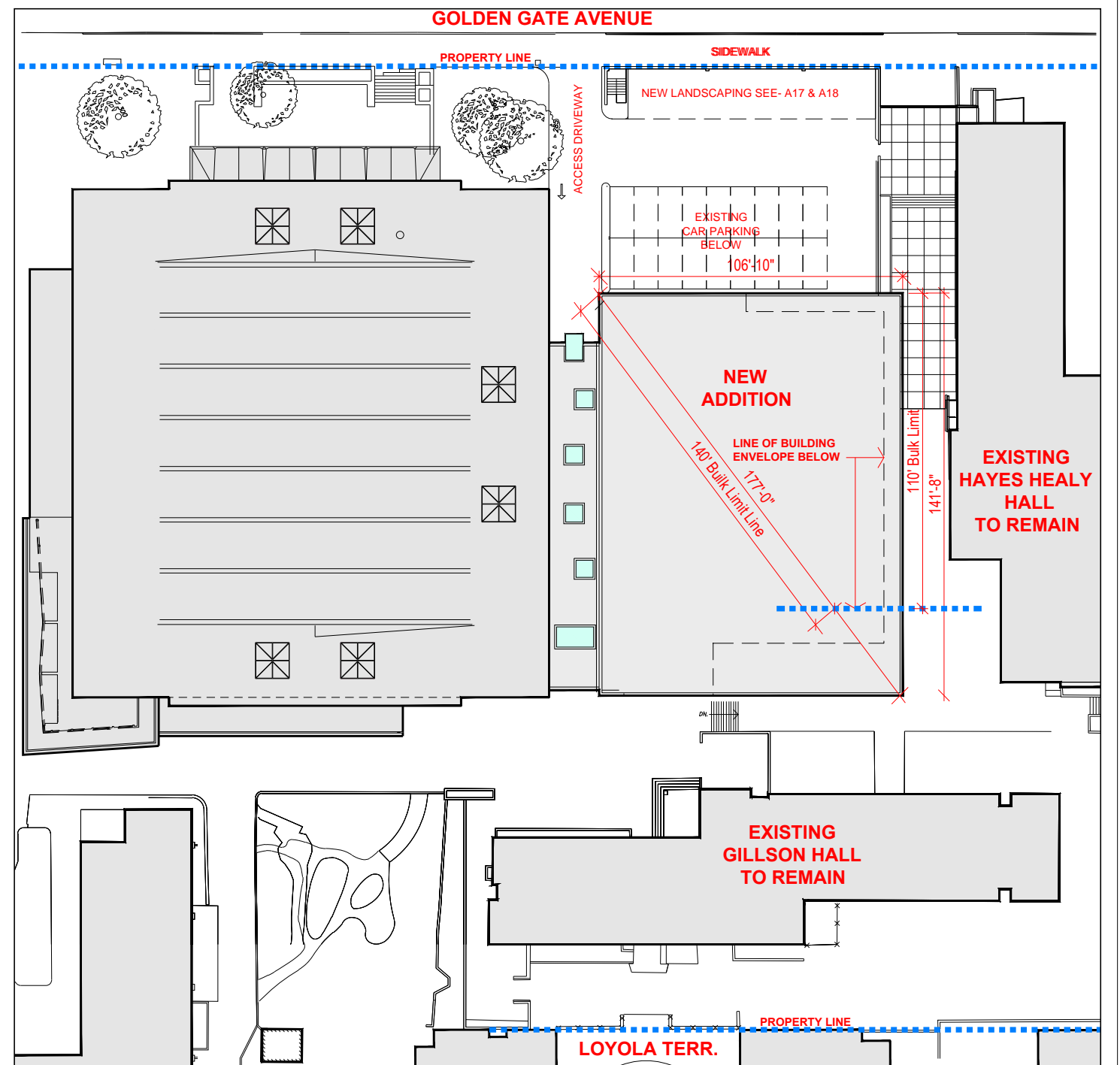
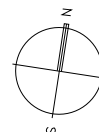
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**A.15**

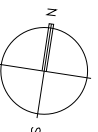
**Date: 05.11.2021**



Code Section 134 - Rear Yard Set Back Site Plan



Code Section 271 - Bulk Dimensions Plan



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**Drawing Title: Code Rear Yard & Bulk Dimension Plans**

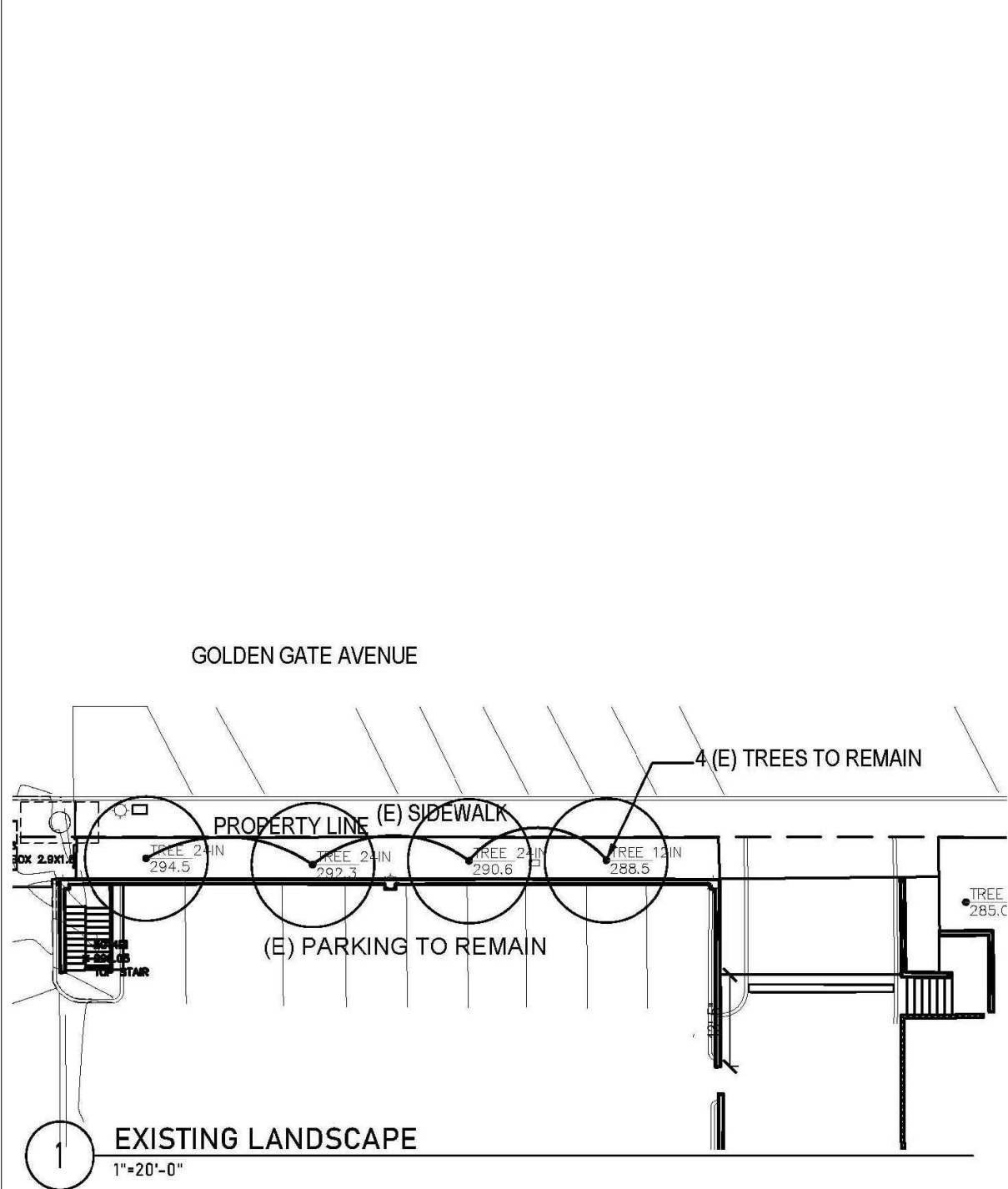
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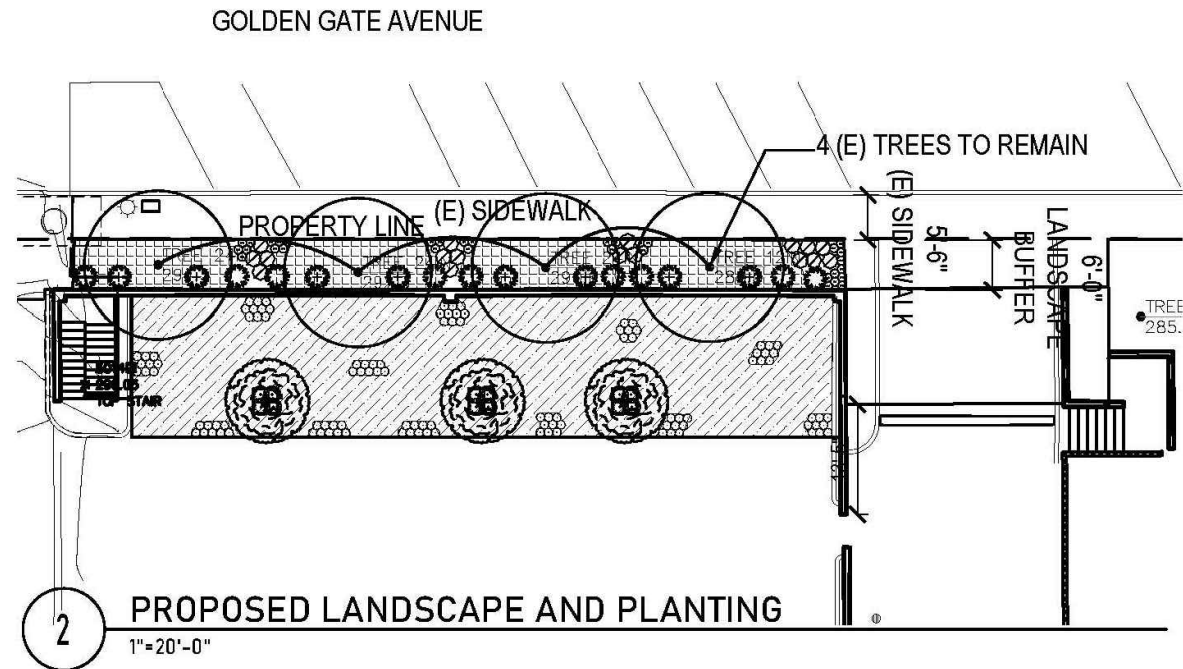
**A.16**

Date: 05.11.2021





NEW PLANTING LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	SPACING	QUANTITY	CONTAINER SIZE	NOTES
	CERCIS CANADENSIS	EASTEN REDBUD	15 FT.	SEE PLAN	3	24" BOX	MULTI-TRUNK
	FESTUCA GLAUCA	BLUE FESCUE	12"	12 IN.	60	4IN	
	FICUS PUMILA	CREEPING FIG	SPREADING	SEE PLAN	4	5G	ATTACH TO CABLE TRELLIS SYSTEM
	FICUS PUMILA	CREEPING FIG	SPREADING	SEE PLAN	4	1G	ATTACH TO CABLE TRELLIS SYSTEM
	HELLEBORUS ANGUSTIFOLIUS	CORSICAN HELLEBORE	2-3 FT.	24 IN.	27	1 G	
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1-2 FT.	12 IN.	125	1 G	
	LOMANDRA 'LIME TUFF'	LOMANDRA	3 FT.	24 IN.	35	1 G	
	GROUND COVER MIX 1:						
	50% SALVIA SONOMENSIS	SONOMA SAGE	12 IN.	18 IN.	775 SF	4 IN.	
	50% ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	8-14 IN.	18 IN.	775 SF	4 IN.	
	GROUND COVER MIX 2:						
	GREEN ROOF SEDUM MIX	5 VARIETIES OF SEDUM	6-12"	9"		FLATS	ASSUME 24 PLUGS PER FLAT



Existing Landscape Plan & New Landscape Plan and Planting Schedule



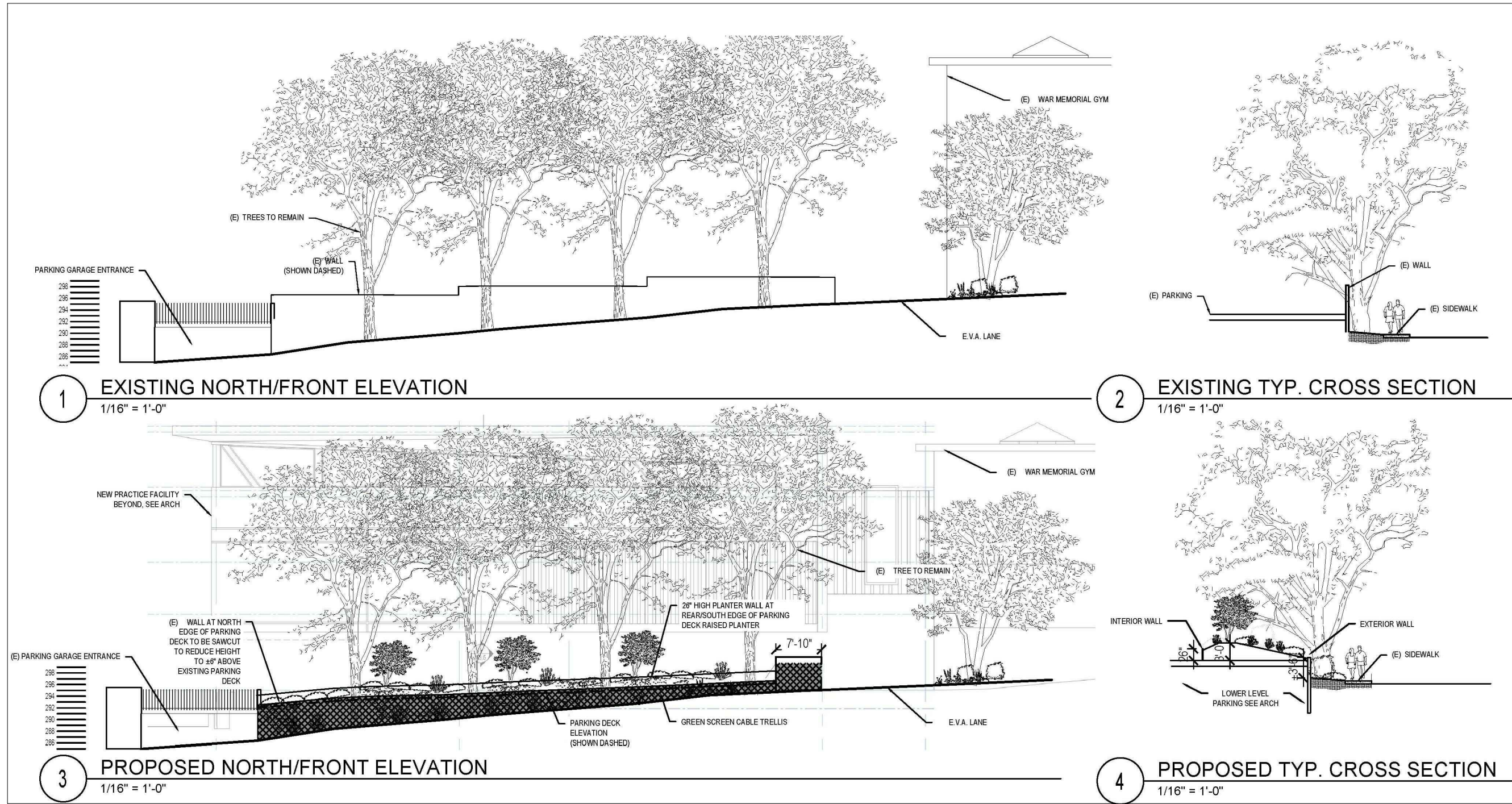
University of San Francisco  
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Drawing Title: Existing Landscape Plan & New Landscape Plan and Planting Schedule

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**A.17**  
Date: 05.11.2021





Existing street frontage & New Landscape Elevation & Sections



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**Drawing Title: Existing street frontage & New Landscape Elevation & Sections**

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Dwg # :

**A.18**

Date: 05.11.2021



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2335 GOLDEN GATE AVE		1145003
<b>Case No.</b>		<b>Permit No.</b>
2020-002678ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The proposed project is for an intercollegiate training gymnasium with restrooms, coaches' offices, and conference rooms. The proposed structure would be located above an existing parking garage, the roof of which is effectively at street level and would continue to function as a surface parking lot with access from Golden Gate Avenue. The proposed gymnasium court would be located on the first level of the building above the parking surface lot, with restrooms, offices and conference rooms a half-story above. That level would connect to the mezzanine level of the adjacent existing War Memorial Gymnasium. The proposed project at this location is discussed in the 2016 USF IMP update on file with the Planning Department.		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input checked="" type="checkbox"/>	<b>Other</b> _____ Class 14
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> 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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> <input type="checkbox"/> <b>Maher</b> or <input type="checkbox"/> <b>Cortese</b></p> <p>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?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> 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? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p><b>Comments and Planner Signature (optional):</b> Florentina Craciun</p> <p>See additional notes</p>	



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

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

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


<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER  b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not</b> remove, alter, or obscure <b>character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

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

	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b>	<b>Signature:</b>
	Planning Commission Hearing	Florentina Craciun
		06/01/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

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 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

**Planner Name:**

**Date:**

**Property Information/Project Description**

Project Address	Case No.
2335 Golden Gate Avenue	2020-002678ENV

**Project Description**

The project site is located at 2335 Golden Gate Avenue, in the Inner Richmond neighborhood, on the University of San Francisco (USF) campus. The project site is in the RH-2 Residential- House, Two Family zoning district and within the 80-D Height and Bulk District. The site is currently occupied by an existing parking garage (two split levels below ground), with a surface parking lot. The project site is located along Golden Gate Avenue at Roselyn Terrace on the USF campus. The site is located between the War Memorial Gymnasium, the Hayes-Healy Residence Hall, and the Gillson Residence Hall. The project site is surrounded by institutional uses.

The proposed project would be a new intercollegiate basketball practice facility and would include one full basketball court, two half courts, coaches' offices, athletic conference rooms, restrooms, and a storage room for athletic equipment. The proposed gymnasium would be located above the existing parking garage, which would continue to function as a parking lot with access from Golden Gate Avenue following project implementation. The project would not increase student capacity.

The proposed, approximately 12,000 square foot gymnasium court, would be located on the first level of the building above the existing surface parking lot, with restrooms, coaches' offices, and athletic conference rooms totaling approximately 3,600 square feet a half-story above the court. The new gymnasium would be connected to the mezzanine level of the adjacent existing War Memorial Gymnasium via a suspended walkway. The new building would be approximately 43 feet tall, lower than the adjacent buildings. The project would also include a landscape plan that would include native plants, as well as the replacement of four existing cypress trees with six Kanzan Flowering Cherry trees.

Project construction would take approximately 14 months and would include site preparation activities, grading, building construction and paving. There would be no changes to the existing street frontage and no road closures would take place during project construction. The project would remove approximately 300 cubic yards of soil.

**Table 1. Project Summary**

	EXISTING	PROPOSED	NET CHANGE
<b>GENERAL</b>			
<b>Number of Building(s)</b>	1	1	N/A
<b>Building Stories</b>	0	1-1/2	1-1/2
<b>Building Height (feet-inches)</b>	0 feet (surface parking with two parking garage split levels below ground)	43 feet	> 43 feet
<b>LAND USE</b>			
<b>Name of Existing Institution</b>	University of San Francisco		No change
<b>Institutional Use</b>	0	15,600	>15, 600 square feet
<b>Parking spaces</b>	162 (34 surface, 128 below ground)	152 (24 surface, 128 below ground)	

## Environmental Evaluation

1. *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.*

The project is in the Inner Richmond Neighborhood, in the RH-2 Residential- House, Two Family zoning district and within an 80-D Height and Bulk District. The project would not change the existing use on campus and would not require any changes in zoning or general plan designations. The project is consistent with the applicable general plan policies and regulations.

2. *The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.*

The project is located on the University of San Francisco campus, in the City of San Francisco. The project site is surrounded other institutional campus uses that include a gymnasium and two residence halls. The project site is under 5 acres.

3. *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is developed with a parking lot and does not contain habitat for endangered, rare or threatened species.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

As outlined below, the project would comply with all applicable regulations to minimize any potential impacts to traffic, noise, air quality or water quality.

5. *The site can be adequately served by all required utilities and public services.*

The project site is currently connected to the City's utilities and public services, and the proposed addition would continue to be served by utilities and public services.

**Geology and Soils:** Previous geotechnical studies performed by Rollo & Ridley, Inc. adjacent to the site include: 1) War Memorial Gym to the west, 2) Phelan Hall to the south, and 3) Benedetti Field to the east of the proposed pavilion. Bedrock consisting of shale and sandstone was encountered at depths ranging from approximately 10 to 15 feet below the surface. In addition, structural drawings prepared by ZFA were made available for the review of Rollo and Ridley. The Design Development Set, which included 34 Sheets, (S0.1 to S7.2) is titled "USF Malloy Pavilion, 2335 Golden Gate Avenue, San Francisco, CA." The drawings show the proposed pavilion supported on a deep foundation system consisting of micropiles. In a letter dated November 17, 2020 the project geologist concluded that bedrock will be exposed at depths of about 15 feet or less and a micropile foundation is feasible to support the proposed pavilion, as presented in previous geotechnical studies. The submitted letter supports these findings.

**Archeological Resources:** The department's staff archeologist conducted preliminary archeological review and determined that no CEQA-significant archeological resources are expected within project-affected soils and not mitigation measures are necessary.

**Traffic:** The department's transportation staff reviewed the proposed project on September 19, 2019 and determined that the project would have no significant transportation effects and that additional transportation review is not required.

**Noise:** The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment), which limits construction noise to operating business hours. No impact pile driving, or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). In addition, the project would not impact sensitive uses, as the nearest housing is located more than 50 feet away from construction activities.

**Air Quality:** The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. Thus, no significant construction or operational air quality impacts would occur.

**Water Quality:** The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Since the project would disturb over 5,000 square feet, the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to the San Francisco Public Utilities Company. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

**Natural Habitat:** The project site is paved and within a fully developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

**Public Notice:** A "Notification of Project Receiving Environmental Review" was mailed on March 16, 2021 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Citywide/Potrero Hill neighborhood group list. One comment was received and is attached. The comment did not pertain to potential physical, environmental effects.



## LAND USE INFORMATION

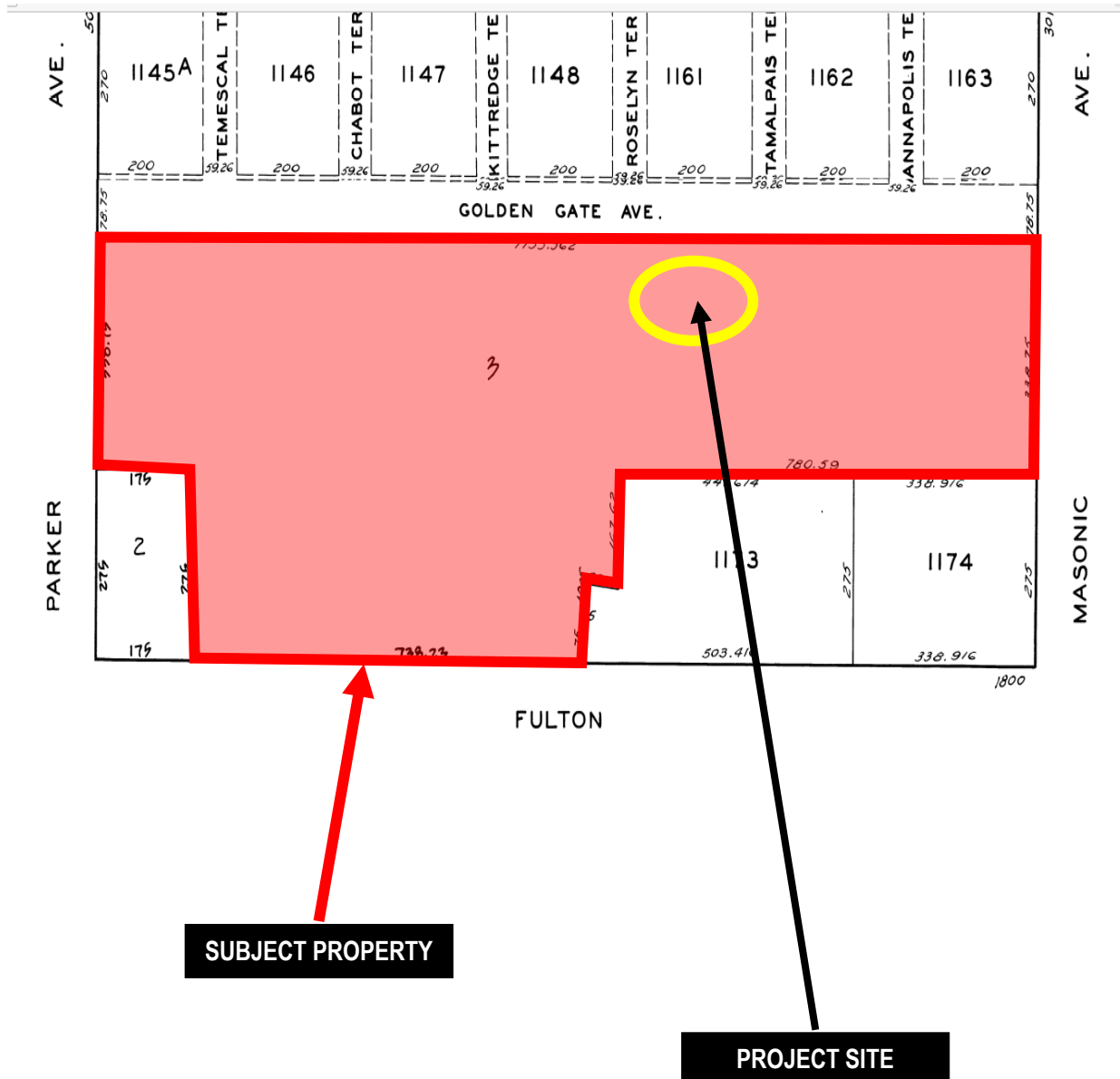
PROJECT ADDRESS: 2335 GOLDEN GATE AVE  
RECORD NO.: 2020-002678CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	15,543	15,543
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ( )	0	0	0
TOTAL GSF	0	15,543	15,543
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	0	1	1
Number of Stories	0	1.5	1.5
Parking Spaces	162 (34 surface, 128 below ground)	152 (24 surface, 128 below ground)	-10
Loading Spaces	0	0	0
Bicycle Spaces	0	2 (Class 2)	2
Car Share Spaces	0	0	0
Other ( )	0	0	0



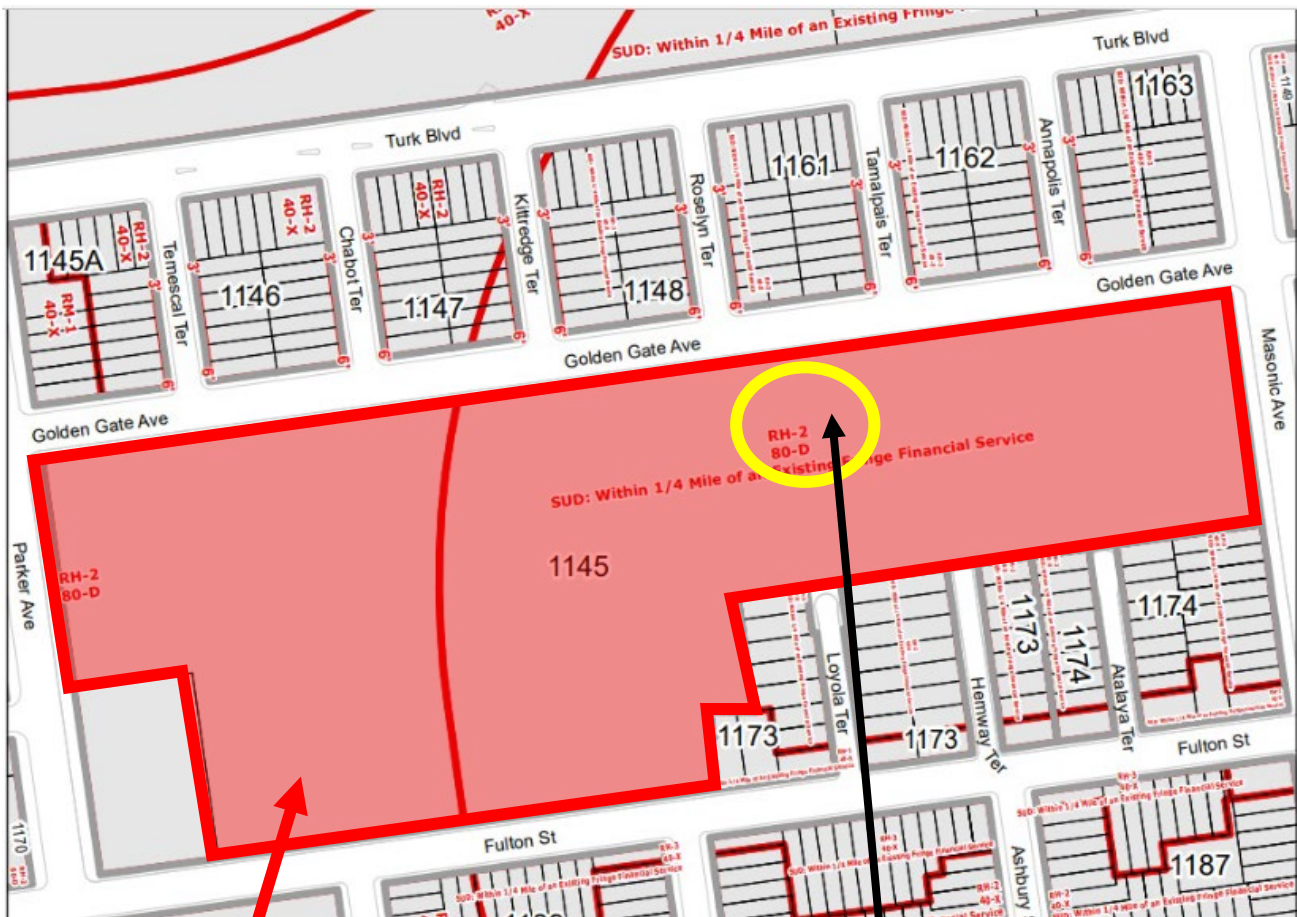
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units			
Three Bedroom (or +) Units			
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

# Parcel Map



Conditional Use Hearing  
 Case Number 2020-002678CUA  
 University of San Francisco  
 2335 Golden Gate Avenue

# Zoning Map



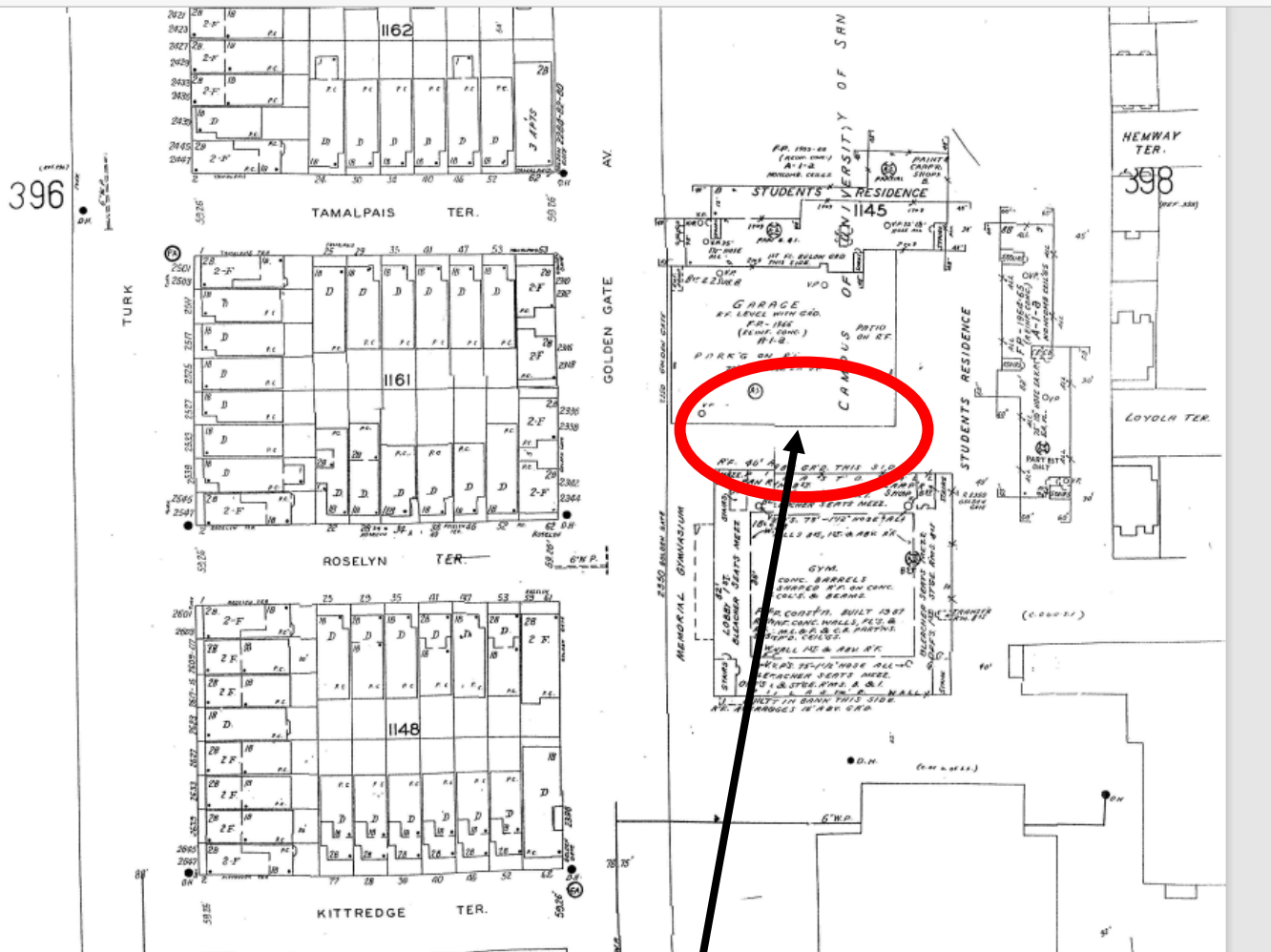
**SUBJECT PROPERTY**

**PROJECT SITE**



Conditional Use Hearing  
Case Number 2020-002678CUA  
University of San Francisco  
2335 Golden Gate Avenue

# Sanborn Map\*



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

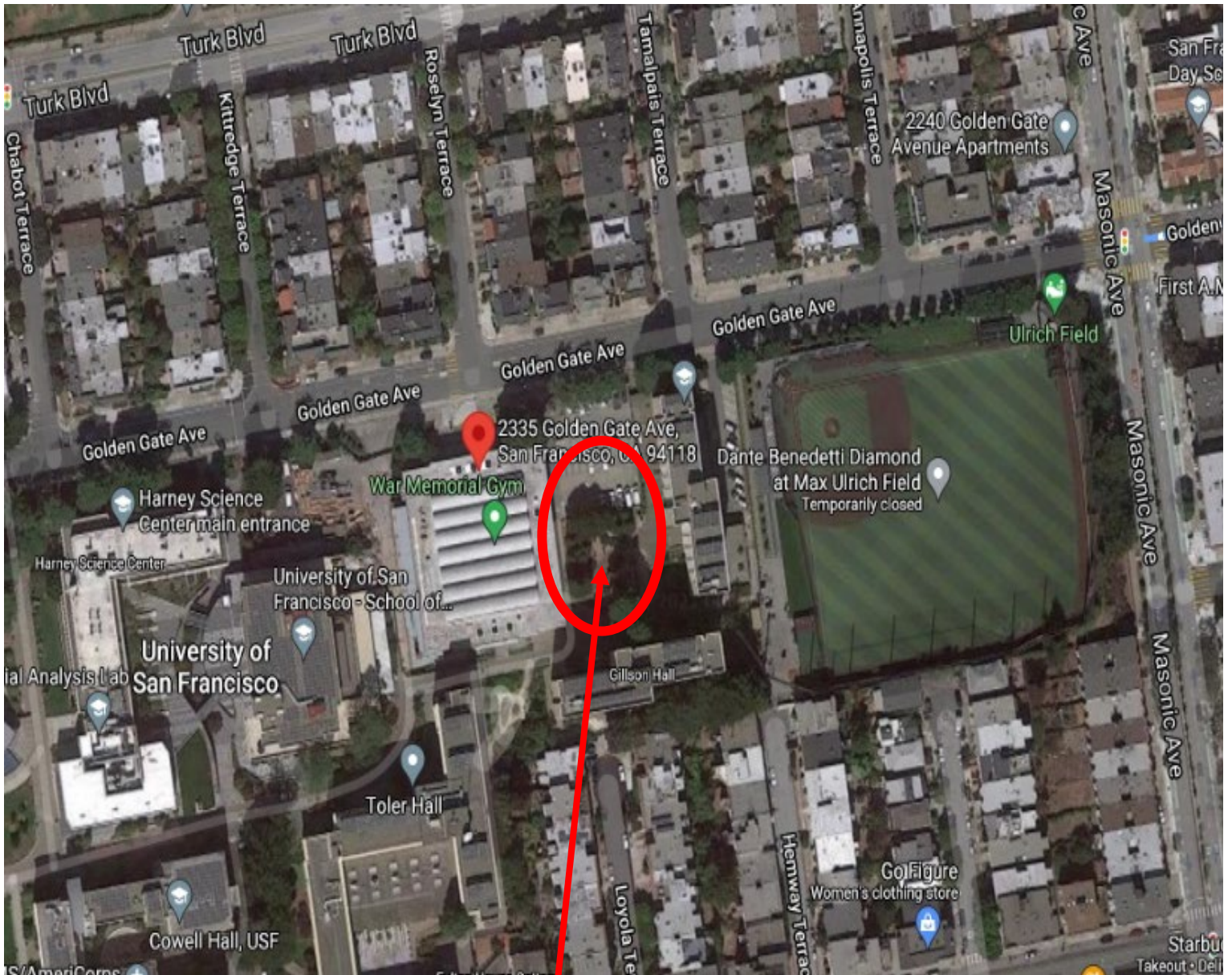
PROJECT SITE



Conditional Use Hearing  
Case Number 2020-002678CUA  
University of San Francisco  
2335 Golden Gate Avenue



# Aerial Photo

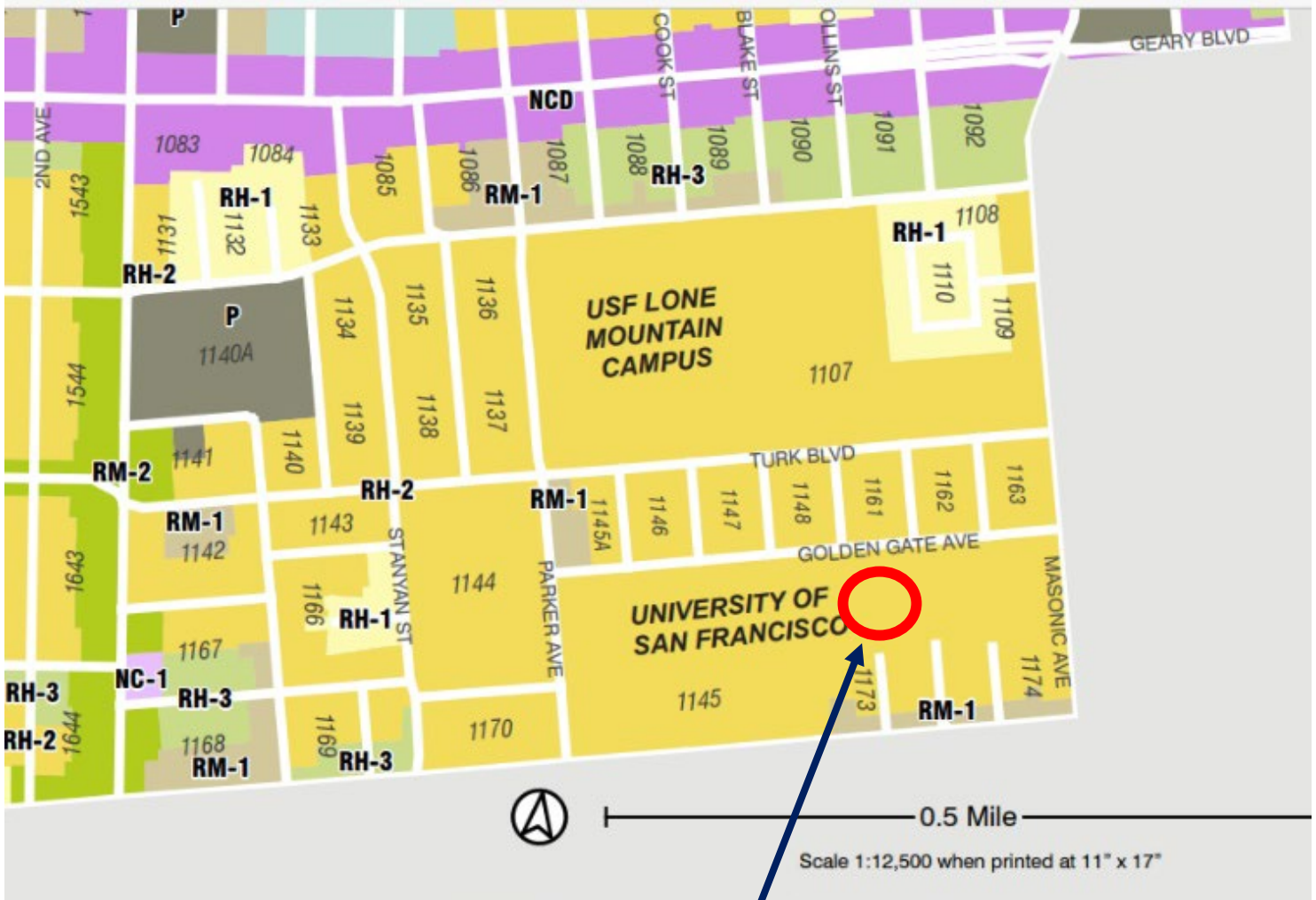


**PROJECT SITE**



Conditional Use Hearing  
Case Number 2020-002678CUA  
University of San Francisco  
2335 Golden Gate Avenue

# Zoning Map

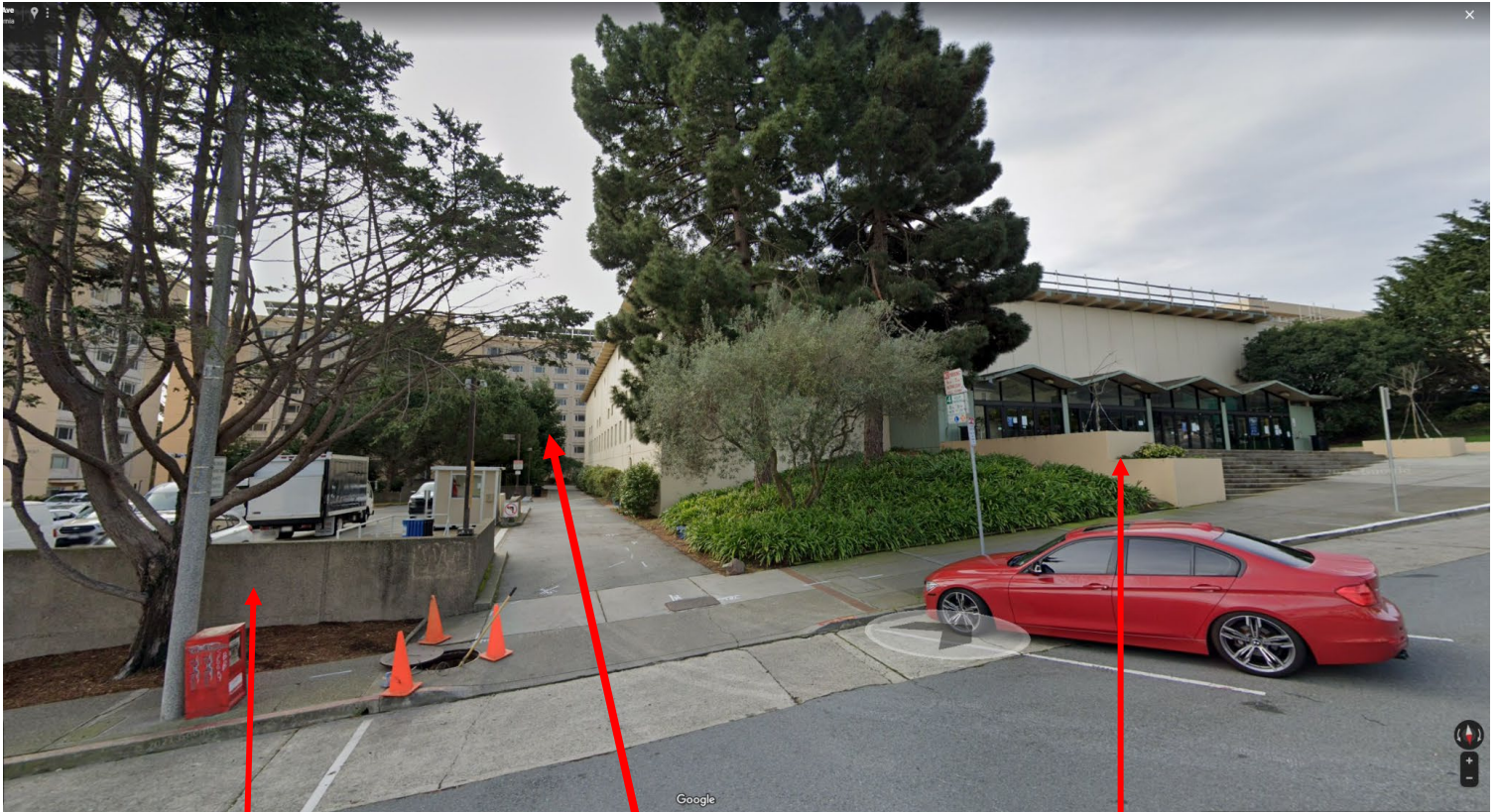


PROJECT SITE

Conditional Use Hearing  
Case Number 2020-002678CUA  
University of San Francisco  
2335 Golden Gate Avenue



# Site Photo



Existing Parking Garage  
with Surface Parking Lot

**PROJECT SITE**

Existing War Memorial  
Gymnasium Building



San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94013

June 29, 2021

Dear Commissioners,

The University of San Francisco seeks your approval for the proposed intercollegiate practice facility on the USF campus. The new facility will provide critically needed space for USF's NCAA Division I teams.

As the only Division I university in San Francisco, USF intercollegiate athletics has a long tradition of achievement, including thirteen team and individual national championships in men's and women's sports. The stature of USF's national prominence is an important part of USF's identity and contributes to San Francisco's history and culture.

War Memorial Gymnasium (WMG) on Golden Gate Avenue is the home of USF Intercollegiate Athletics. Opened in 1959, its single competition court hosts USF basketball and volleyball competitions, as well as daily practice and conditioning sessions. However, sports science and training has evolved since 1959 and the schedule at WMG for team training is profoundly impacted. There is simply not enough time in the day to prepare three intercollegiate teams for Division I competition within the confines of a single court. The proposed facility next to WMG will add one court and two half courts to allow the various teams to prepare and train at the level required for Division I success.

USF has communicated regularly about the project with its neighbors and the University Terrace Association. Specific elements have been added to the design as a direct response to their concerns. For example, the building's setback from Golden Gate Avenue has been increased to approximately 85 feet at the neighbors' request. Entry to the building is not on Golden Gate Avenue but will be through WMG itself and at the rear to reduce activity on Golden Gate. The proposed facility is for practice only and not competition. All of these factors are intended to minimize impact of the new facility on the neighborhood.

USF is the City's oldest University. Since 1856, USF has educated many of the City's and region's business, academic, and athletic leaders. The proposed project presented for your consideration is critical to continuing to achieve that goal.

Yours truly,

*Michael E London*

Michael E. London

Associate Vice President





# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM - ADMINISTRATIVE CODE CHAPTER 83

## APPLICATION

### Project Sponsor's Information

Name:

Email Address:

Address:

Telephone:

### Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

Estimated Residential Units:

Estimated SQ FT Commercial Space:

Estimated Height/Floors:

Estimated Construction Cost:

Anticipated Start Date:

### FIRST SOURCE HIRING PROGRAM VERIFICATION

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	YES
Project is wholly residential	
Project is wholly commercial	
Project is mixed use	
A: The project consists of ten (10) or more residential units.	
B: The project consists of 25,000 square feet or more of gross commercial floor area/	
C: Neither A nor B apply	X

#### Notes:

- If you checked C, this project is NOT subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.
- If you checked A or B, your project IS subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.
- For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or 415.701.4848. For more information about the First Source Hiring Program visit [www.workforcedevelopmentsf.org](http://www.workforcedevelopmentsf.org)
- If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.

## FIRST SOURCE HIRING PROGRAM - WORKFORCE PROJECTION

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

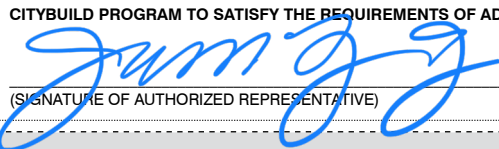
Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer			
Boilermaker				Operating Engineer			
Bricklayer				Painter			
Carpenter				Pile Driver			
Cement Mason				Plasterer			
Drywall/Latherer				Plumber and Pipefitter			
Electrician				Roofer/Water proofer			
Elevator Constructor				Sheet Metal Worker			
Floor Coverer				Sprinkler Fitter			
Glazier				Taper			
Heat & Frost Insulator				Tile Layer/Finisher			
Ironworker				Other:			
		<b>TOTAL:</b>				<b>TOTAL:</b>	

- |  |                          |                          |
|--|--------------------------|--------------------------|
|  | YES                      | NO                       |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired?  | <hr/>                    |                          |

## DECLARATION OF SPONSOR OF PRINCIPAL PROJECT

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
John Thorp Director Project Mgmt	thorpj@usfca.edu	415-422-2900
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)		5/10/2021 (DATE)
FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT <a href="mailto:CITYBUILD@SFGOV.ORG">CITYBUILD@SFGOV.ORG</a>		
Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415.701.4848 Website: <a href="http://www.workforcedevelopmentsf.org">www.workforcedevelopmentsf.org</a> Email: <a href="mailto:CityBuild@sfgov.org">CityBuild@sfgov.org</a>		