San Francisco Planning

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PRELIMINARY MITIGATED NEGATIVE DECLARATION

Date:	November 16, 2022
Case No.:	**2020-007168ENV**
Project Title:	**2 Lake Street/Congregation Emanu-El Project**
BPA Nos.:	202202097657
Zoning:	RM-1 (Residential-Mixed, Low Density) Use District 40-X Height and Bulk District
Block/Lot:	1355/011
Lot Size:	45,520 square feet
Project Sponsor:	David N. Goldman, Esq., Congregation Emanu-El SF For information contact: Laura McCarty, Equity Community Builders, LLC 415-786-1883
Lead Agency:	San Francisco Planning Department
Staff Contact:	Jennifer McKellar – (628) 652-7563 jennifer.mckellar@sfgov.org

Project Description:

The proposed project would result in the expansion and renovation of the existing approximately 88,690-gross-square-foot Congregation Emanu-El building, which contains religious institutional uses and an approximately 4,570-gross-square-foot preschool. The proposed project would result in a total expansion of approximately 17,130 gross square feet, including 14,490 gross square feet of additional religious institutional space and approximately 2,640 gross square feet of additional preschool space, as well as 4,900 gross square feet of new rooftop open space with no increase in the maximum height. In total, the proposed project would result in an approximately 105,820-gross-square-foot building that would include 7,210 gross square feet for the preschool on the fourth floor. The expanded preschool is intended to accommodate existing programs and provide additional space for existing enrollment; no changes to student enrollment are proposed. Streetscape improvements are proposed along Lake Street, Arguello Boulevard, and 2nd Avenue. The attached initial study (**Attachment A**) contains a comprehensive project description, including figures, and an anticipated list of required project approvals.

Finding:

This project could not have a significant effect on the environment. This finding is based upon CEQA Guidelines sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the initial study for the project, which is attached. Mitigation measures are included in this project to avoid potentially significant effects (**Attachment B**).

cc: Laura McCarty, Equity Community Builders, LLC
Monica Giacomucci, Current Planning Division
Supervisor Connie Chan, District 1
Project Distribution

Attachments

- Attachment A – Initial Study
- Attachment B – Mitigation Monitoring and Reporting Program

ATTACHMENT A

INITIAL STUDY

2 LAKE STREET

PLANNING DEPARTMENT CASE NO. 2020-007168ENV

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
2020 plan	2020 Urban Water Management Plan
ADRP	Archeological Data Recovery Plan
air basin	San Francisco Bay Area Air Basin
air district	Bay Area Air Quality Management District
APIP	Archeological Public Interpretation Plan
ARPP	Archeological Resource Preservation Plan
ARR	Archeological Resources Report
BART	Bay Area Rapid Transit
blue book	San Francisco Regulations for Working in San Francisco Streets
BMPs	best management practices
BWDP	Batch Wastewater Discharge Permit
California air board	California Air Resources Board
California register	California Register of Historical Resources
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CO	carbon monoxide
dB	decibel
DEHP	Diethylhexyl phthalate
EPA	United States Environmental Protection Agency
ERO	Environmental Review Officer
FAR	floor area ratio
FTA	Federal Transit Administration
GHG	greenhouse gas
HABS	Historic American Building Survey
HEPA	High Efficiency Particulate Air Filter
in/sec	inches per second
lbs	pounds
mgd	million gallons per day
MLD	Most Likely Descendant
Muni	San Francisco Municipal Railway
NO_2	nitrogen dioxide

Acronym/Abbreviation	Definition
NO_x	nitrogen
NPDES	National Pollutant Discharge Elimination System
NWIC	Northwest Information Center
PCB	polychlorinated biphenyl
PM	particulate matter
PM_{10}	coarse particular matter
$PM_{2.5}$	fine particulate matter
PPV	peak particle velocity
regional board	Regional Water Quality Control Board
RH-1	Residential-House, One Family
RH-1(D)	Residential-House, One Family-Detached
RH-2	Residential-House, Two Family
RM-1	Residential-Mixed, Low Density
ROG	reactive organic gasses
SFPUC	San Francisco Public Utilities Commission
SO_2	sulfur dioxide
Standards for Rehabilitation	Secretary of the Interior's Standards for Rehabilitation
state water board	State Water Resources Control Board
TACs	toxic air contaminants
US 101	US Highway 101
USGS	United States Geological Survey

A. Project Description

Project Location and Site Characteristics

The approximately 45,520-square-foot[1] (approximately 1.04-acre) L-shaped project site at 2 Lake Street is located on a corner lot northwest of the Arguello Boulevard and Lake Street intersection in the Presidio Heights neighborhood. The site is bounded by single- and multi-family residential uses situated around Presidio Terrace to the north, Arguello Boulevard to the east, Lake Street to the south, and the northern terminus of 2nd Avenue to the west. The project site slopes downward from north to south and from east to west from approximately 222 feet to 202 feet above mean sea level. The site is currently built with the approximately 88,690-gross-square-foot Congregation Emanu-El building, a religious institution composed of three wings that covers the entirety of the lot and extends to all property lines, including: the Temple House Wing, Courtyard Wing, and Sanctuary Wing. The Sanctuary Wing includes a domed sanctuary that extends to approximately 142 feet in height along Arguello Boulevard. The Temple House and Courtyard wings are approximately 40 feet in height at the roof lines along Arguello Boulevard.[2] The Sanctuary and Courtyard have two floors over a partial basement and unfinished crawlspace; the Temple House has four floors and a basement level. Because of the sloped condition of the site, the portion of the building along Lake Street has an appearance of one to two stories at the Lake Street and Arguello Boulevard intersection on the southeast corner of the project site, and four stories from the southwest corner of the project site, near the Lake Street and 2nd Avenue intersection. The site interior includes an open courtyard that provides interior access to all three wings of the building. The building also contains an approximately 4,570-gross-square-foot preschool located within the first and second floors of the Temple House Wing, with use of other spaces for classrooms for the preschool, youth, and adult education, as needed. A kitchen is also located within the basement level of the Temple House Wing. (See **Figure 1, Project Vicinity Map; Figure 2, Aerial Photograph of the Project Site and Surrounding Land Uses;** and **Figure 3, Existing Site Plan,** pp. 2 through 4, respectively).

There is no existing vehicle access to the interior of the project site and no off-street parking is provided. The project site has approximately 240 feet of frontage along Lake Street, which includes approximately 121 feet[3] of timed loading zone (white curb) and 119 feet of public street parking. The frontage along Arguello Boulevard is approximately 289 feet, including 63 feet of passenger loading zone (white curb), 22 feet of accessible parking (blue curb), 14 feet of no parking (red curb), and 190 feet of public street parking. The 2nd Avenue frontage is approximately 96 feet long, including 70 feet of public street parking and 22 feet of no parking (red curb). The red curb along 2nd Avenue provides access to an approximately 108-square-foot trash enclosure. Pedestrian access is provided by sidewalks along Lake Street and Arguello Boulevard, with the main building entrance and access to the interior courtyard located along Arguello Boulevard, a secondary building entrance located near the southeast corner of the site along Lake Street, which is not currently in use, and a third entrance located at the southwest corner of the site along Lake Street, where preschool dropoff/pickup occurs. No bicycle parking is provided along 2nd Avenue, Lake Street, or Arguello Boulevard.

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1 All square footages are approximate and rounded to the nearest multiple of ten.

2 In accordance with planning code section 260, the heights of the Temple House and Courtyard wings are measured from the midpoint of the property line along Arguello Boulevard. The Sanctuary dome is measured vertically from the top of the dome to Arguello Boulevard.

3 All curb dimensions are rounded to the nearest foot.

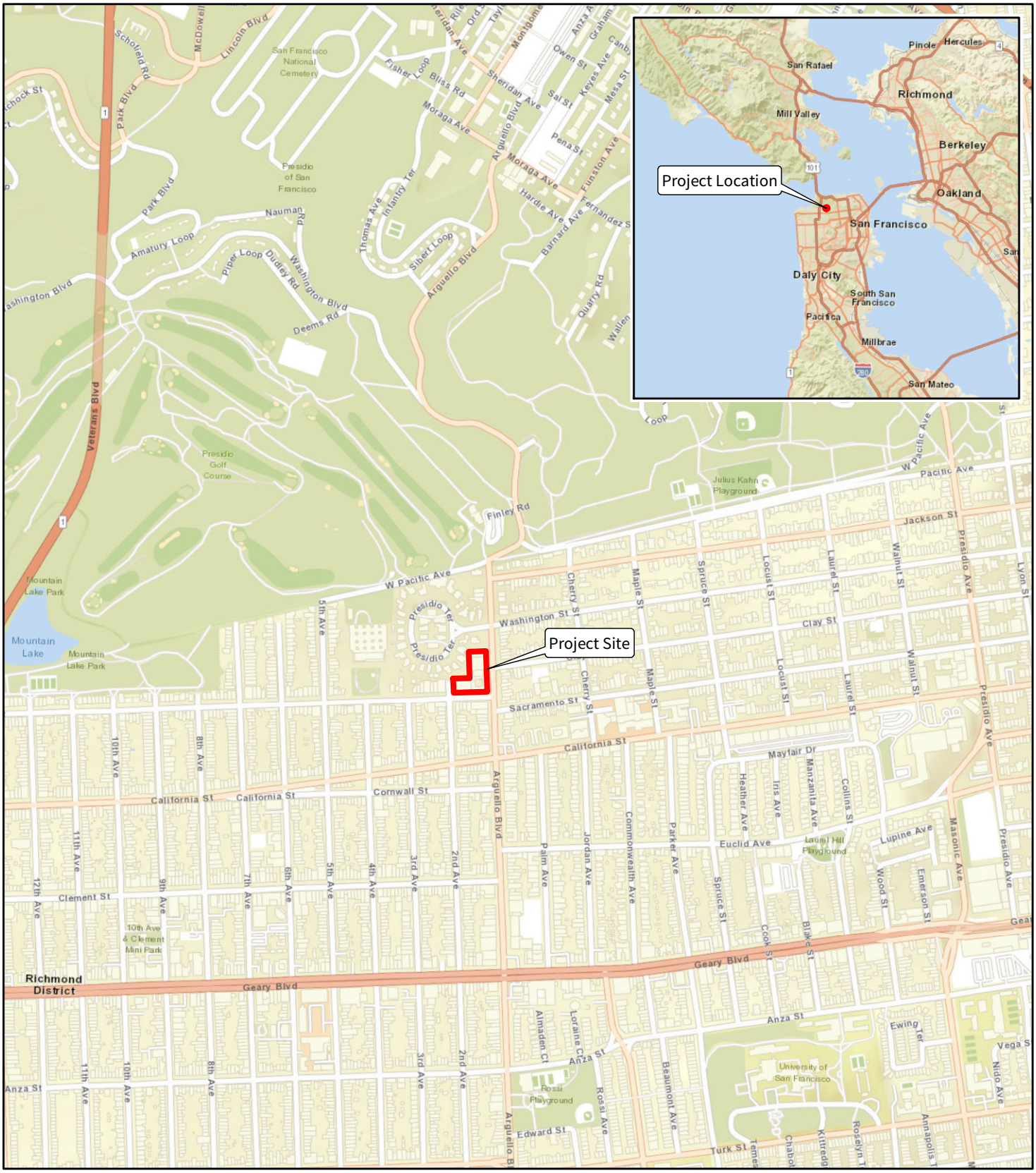


FIGURE 1

SOURCE: Esri World Street Map (2021)

2 Lake Street Project IS/MND

Project Vicinity Map

FIGURE 2

Project Site Boundary

N

0 100 200
FEET

SOURCES: Google Earth, 8/13/2020; LSA, 2022

2 Lake Street Project IS/MND

Aerial Photograph of the Project Site and Surrounding Land Uses

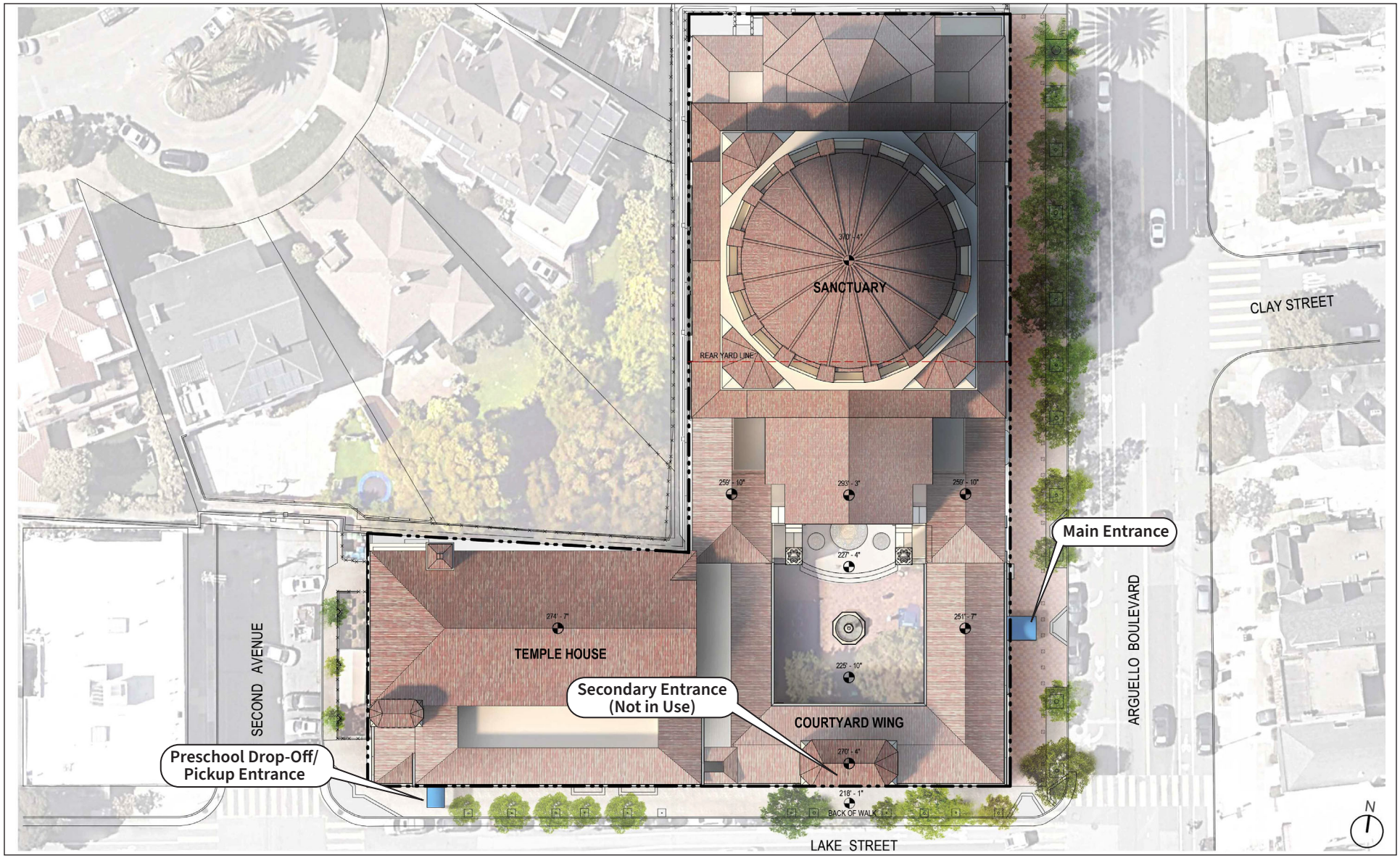


FIGURE 3

Project Site Boundary

N

NOT TO SCALE

SOURCE: Cavagnero, July 15, 2022

2 Lake Street Project IS/MND
Existing Site Plan

The existing building on the project site has been continuously occupied by Congregation Emanu-El since its construction between 1925-1927. The subject building is eligible for individual listing in the California Register of Historical Resources (California Register). Refer to Section D.4, Cultural Resources, for additional information.

Proposed Project Characteristics

The proposed project would result in the expansion and renovation of the existing Congregation Emanu-El building and streetscape improvements along Lake Street, Arguello Boulevard, and 2nd Avenue. The basement through the fourth floor of the Temple House Wing would be renovated with interior upgrades to classrooms used for the preschool, youth, and adult education as well as the social gathering space, and appliance upgrades to the existing kitchen, but would not include any new spaces or uses. The Courtyard Wing would be expanded by approximately 17,260 square feet by excavating underneath it to a depth of approximately 200 feet above mean sea level (approximately 30 feet below the existing floor of the Courtyard Wing) and extending new structures into the courtyard area. The expanded Courtyard Wing would provide additional space for the congregation's existing social programs and would include seismic upgrades. The expansion would accommodate new offices on the first floor; community space and a classroom on the second floor; a classroom, break rooms, and meeting spaces on the third floor; and an approximately 4,900-square-foot rooftop open space that would be used as a play area for the existing preschool and common outdoor open space. The rooftop play area would be contiguous with the existing fourth-floor classrooms, which would be re-dedicated from youth education to preschool use, and would allow for enhanced security.

The community space on the second floor of the Courtyard Wing would include a new lobby and reception area that would utilize the Lake Street entrance to the building, re-orienting the entrance away from Arguello Boulevard and providing enhanced security. The existing Arguello Boulevard entrance would only be used on a limited basis for high-attendance events, such as high holidays, to allow for more efficient ingress and egress to and from the building. Additionally, the existing preschool entrance would be relocated from the southwest corner of Lake Street near 2nd Avenue to the new main entry on Lake Street. Once relocated, the existing preschool entrance near 2nd Avenue would serve as a tertiary entrance and emergency exit.

The renovation of the Courtyard Wing would retain the Lake Street and Arguello Boulevard façades, while the interior would be replaced with a new structure in order to address current seismic deficiencies. Below grade excavation would result in expanded basement space to accommodate additional program space for the existing congregation and more energy efficient mechanical systems to serve the entire building. A new elevator would also be installed to serve the Courtyard Wing. The proposed project would not include any change to the Sanctuary Wing apart from upgrades to the fire safety system, which would include a fire alarm system throughout the building with a voice alarm communication system. The Courtyard Wing would also be fully sprinklered.

Table 1, Proposed Project Details, p. 6, provides a summary of the proposed project compared to existing conditions. As shown in Table 1, the proposed project would result in a total net expansion of approximately 17,130 gross square feet, including 14,490 gross square feet of additional religious institutional space and approximately 2,640 gross square feet of additional preschool space, as well as 4,900 gross square feet of new rooftop open space with no increase in the permitted building height (40 feet). In total, the proposed project would result in an approximately 105,820-gross-square-foot building that would include a 7,210-gross-square-foot preschool. The preschool is intended to accommodate existing programs and provide additional space for existing enrollment; no changes to student enrollment are proposed. **Figure 4, Proposed Site Plan,** p. 7, depicts the overall proposed site plan, **Figure 5, Existing and Proposed**

Streetscape Plan, p. 8, depicts the existing streetscape within the vicinity of the project site and the proposed changes, and **Figures 6 through 10,** pp. 9 through 13, depict the existing and proposed floor plans for the basement through fourth floor/roof level. **Figures 11 through 16,** pp. 14 through 19, depict the existing and proposed building elevations and sections.

Table 1 Proposed Project Details

	Existing	Proposed	Net Change
GENERAL			
Number of Building(s)	1	1	0
Building Stories	4	4	0
Building Height (feet)[1]			
Temple House Wing and Courtyard Wing	40	40	0
Sanctuary Wing	142	142	0
Building Gross Square Feet (gsf)	88,690	105,820	+17,130
LAND USE			
Religious Institution (gsf)	84,120	98,610	+14,490
Preschool (gsf)	4,570	7,210	+2,640
Useable Open Space (gsf)			
Courtyard	4,080	3,740	-340
Rooftop	0	4,900	+4,900
Off-Street Parking (spaces)	0	0	0
STREETSCAPE[2]			
On-Street Parking (linear feet, vehicle spaces)			
Arguello Boulevard – Accessible Parking (parallel)	22 (1)	0	-22 (-1)
Arguello Boulevard – Standard Parking (parallel)	190 (8)	153 (6)	-37 (-2)
Lake Street – Standard Parking (parallel)	119 (5)	72 (3)	-47 (-2)
2nd Avenue – Standard Parking (perpendicular)	70 (7)	72 (8)	+2 (+1)
Loading Spaces (linear feet, vehicle spaces)			
Arguello Boulevard – Passenger Loading (parallel)	63 (2)	80 (3)	+17 (+1)
Arguello Boulevard – Accessible Loading (parallel)	0	20 (1)	+20 (+1)
Lake Street – Passenger Loading (parallel)	121 (5)	66 (3)	-55 (-2)
Sidewalk Extension/Bulbout (linear feet)			
Arguello Boulevard	0	53	+53
Lake Street	0	99	+99

SOURCE: Mark Cavagnero Associates Architects, 2022.

NOTE: All gsf numbers are rounded to the nearest multiple of 10.

[1] Height measured from midpoint of Arguello Boulevard per San Francisco Planning Code section 260.

[2] Number of whole spaces based on an average car length of 22 feet consistent with San Francisco Municipal Transportation Agency (SFMTA) standards and a standard parking stall width of 9 feet. The 20-foot accessible loading zone is sufficient per SFMTA recommendations for the site. Net spaces calculated from difference between existing and proposed whole spaces.

gsf = gross square feet

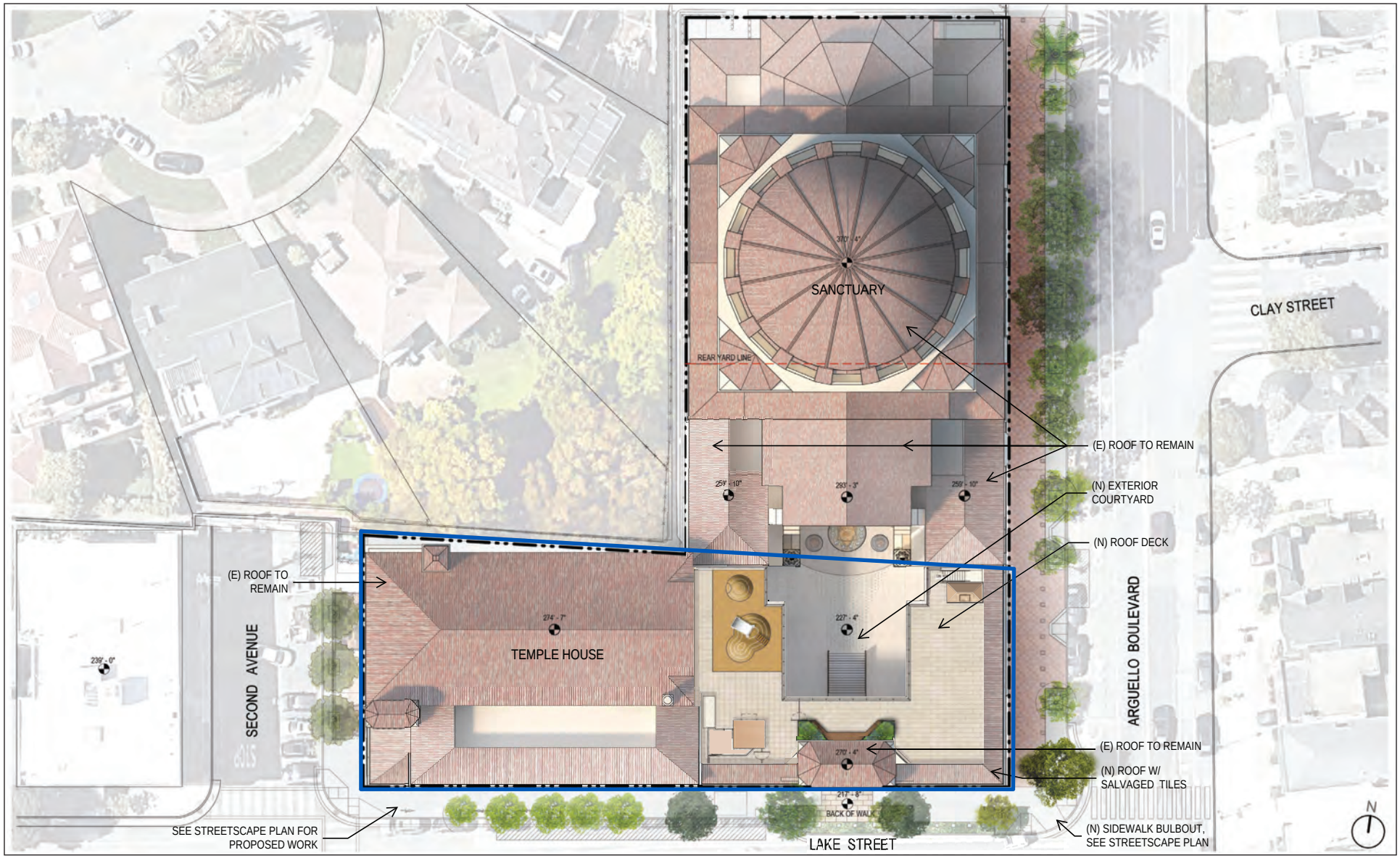


FIGURE 4

Project Site Boundary

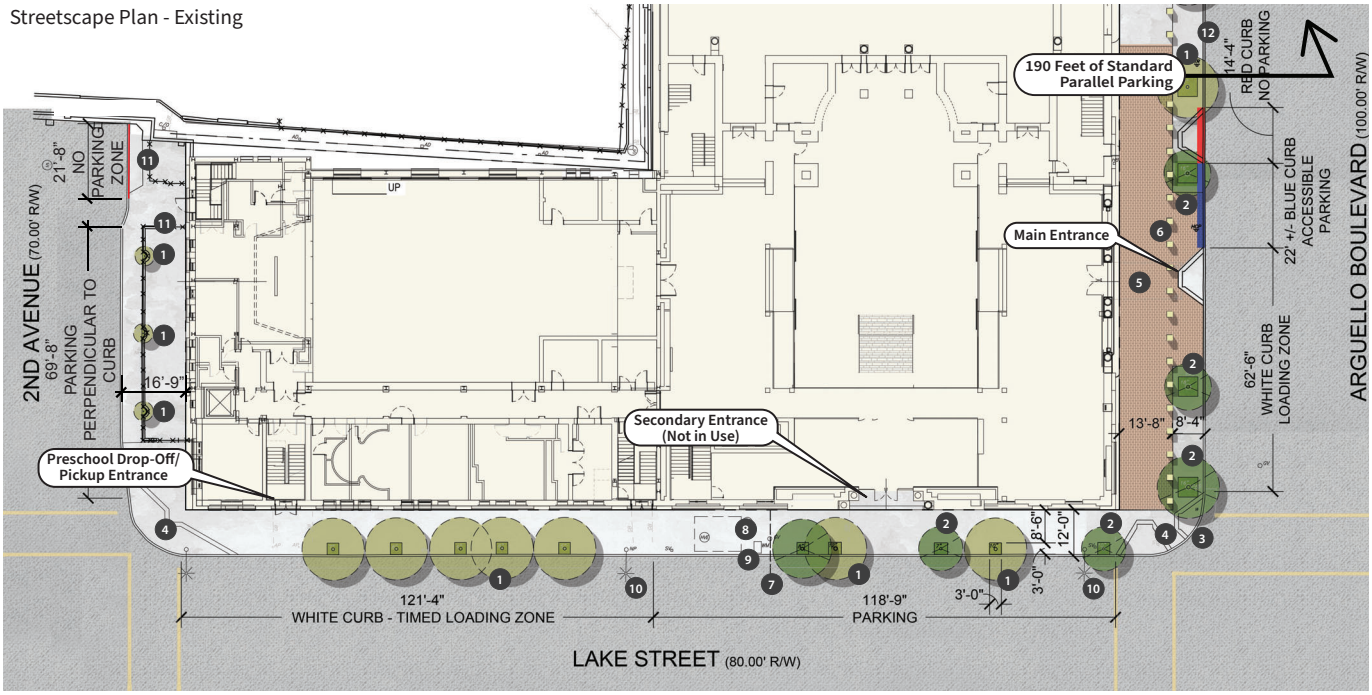
Limits of Construction

NOT TO SCALE

SOURCE: Cavagnero, July 15, 2022

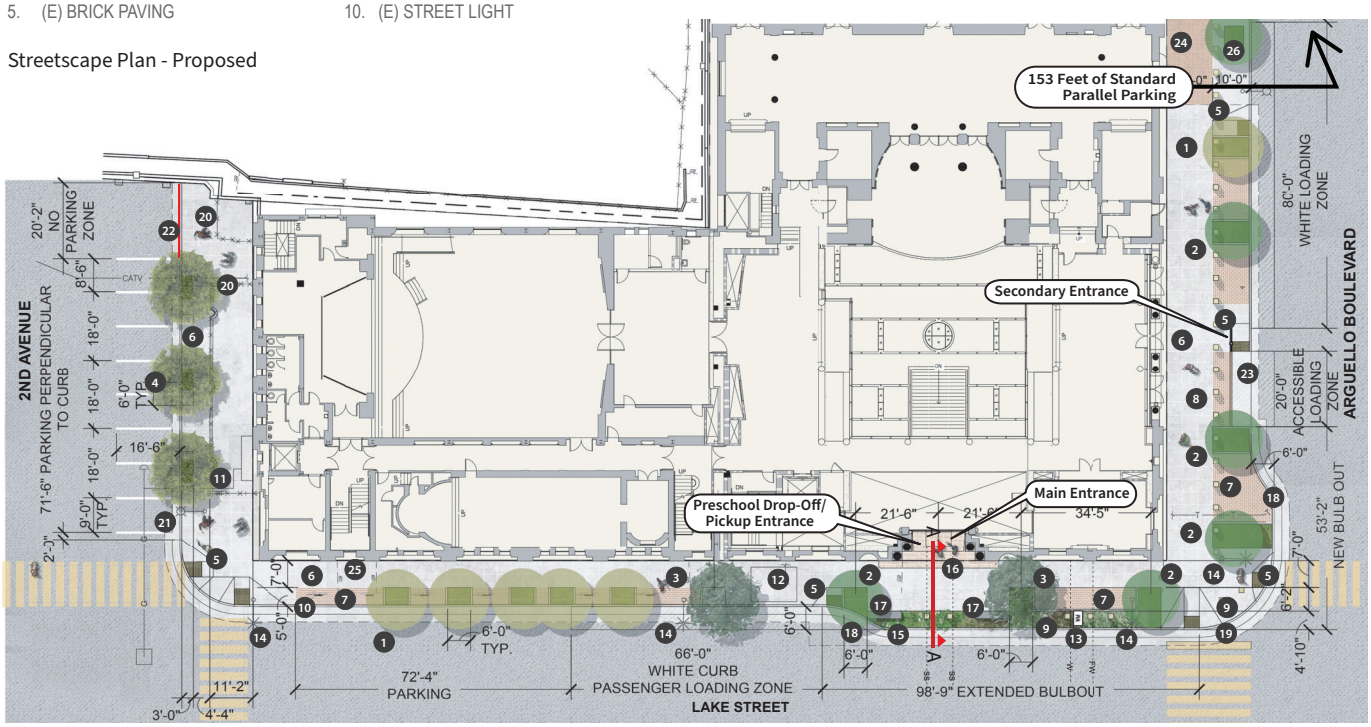
2 Lake Street Project IS/MND
Proposed Site Plan

Streetscape Plan - Existing



1. (E) LONDON PLANE TREE
2. (E) OLIVE TREE
3. (E) CURB
4. (E) CURB RAMP
5. (E) BRICK PAVING
6. (E) BOLLARDS
7. (E) GAS LINE
8. (E) TRANSFORMER
9. (E) WATER METER
10. (E) STREET LIGHT
11. (E) FENCE FOR TRASH ENCLOSURE
12. (E) PARKING

Streetscape Plan - Proposed



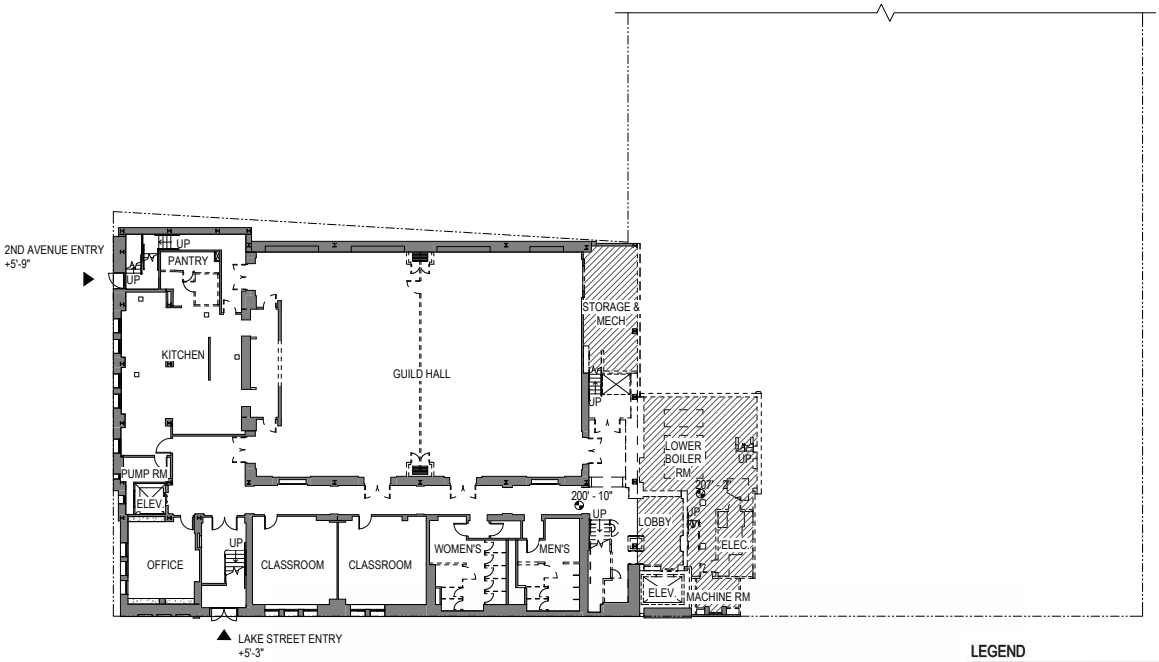
1. (E) LONDON PLANE TREE IN LARGER 6'-0" X 4'-0" OR LARGER TREE WELL
2. (E) OLIVE TREE
3. (N) OLIVE TREES IN 4' X 4'-6" TREE WELL
4. (N) TRISTANIA LAURINA (WATER GUM) TREE IN 6'-0" X 3'-0" TREE WELL
5. (N) CURB RAMP
6. CONCRETE SIDEWALK
7. (N) PERMEABLE PAVING
8. (E) BOLLARDS
9. (N) BOLLARDS
10. BIKE RACK
11. (N) GAS LINE
12. (E) TRANSFORMER
13. (N) WATER METER
14. (E) STREET LIGHT
15. (N) 4'-0" WIDE LANDSCAPE STRIP AT EXTENDED BULBOUT
16. SPECIAL PAVING TO MATCH INTERIOR
17. STONE BENCH
18. CURB BULBOUT TRANSITION COMPLIANT TO CITY STANDARDS
19. (N) BULBOUT
20. (E) FENCE FOR TRASH ENCLOSURE
21. (N) STREET LIGHT
22. (N) CURB LINE
23. (N) ACCESSIBLE LOADING ZONE
24. (E) BRICK PAVING
25. TERTIARY ENTRANCE
26. (E) PARKING NORTH OF 80'-0" LOADING ZONE

FIGURE 5

NOT TO SCALE

SOURCE: Mark Cavagnero Associates Architects, September 12, 2022

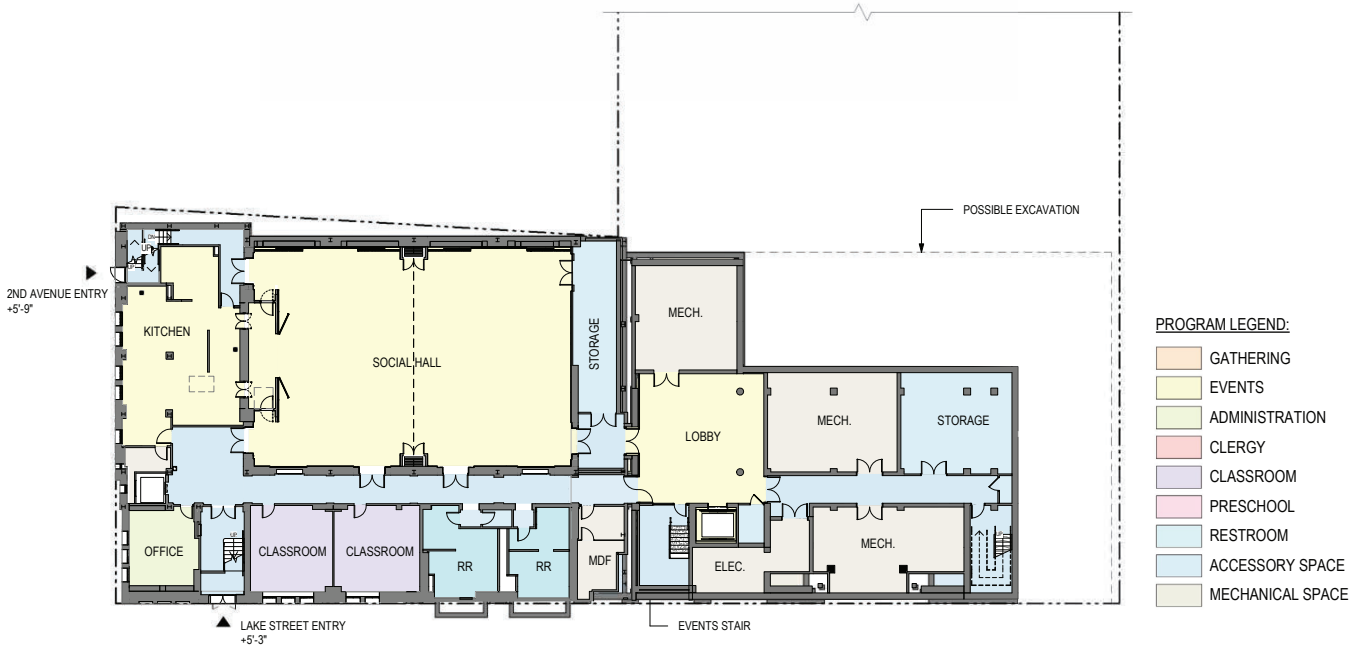
2 Lake Street Project IS/MND
Existing and Proposed Streetscape Plans



Basement Floor Plan - Existing

LEGEND

- NOT IN SCOPE
- EXISTING AREA TO BE REMOVED
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN / PROPOSED WALLS



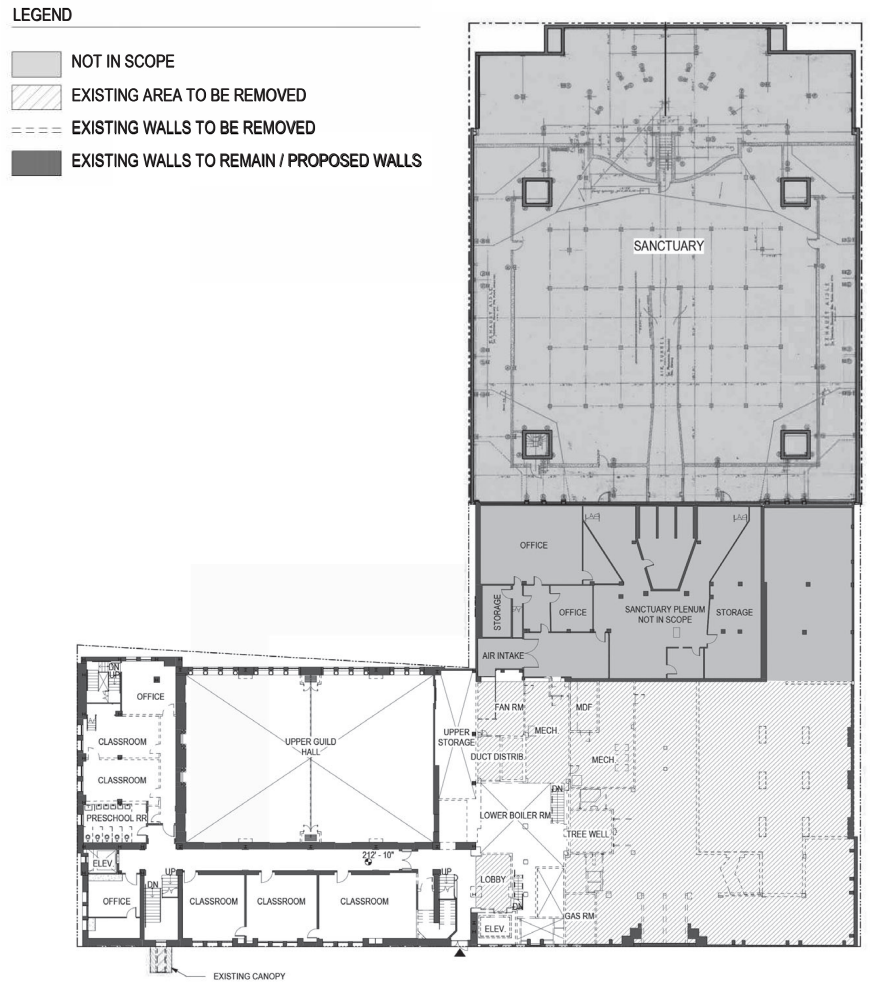
Basement Floor Plan - Proposed

FIGURE 6

NOT TO SCALE

SOURCE: Cavagnero, July 15, 2022

2 Lake Street Project IS/MND
Existing and Proposed Floor Plans - Basement



Floor 1 - Existing

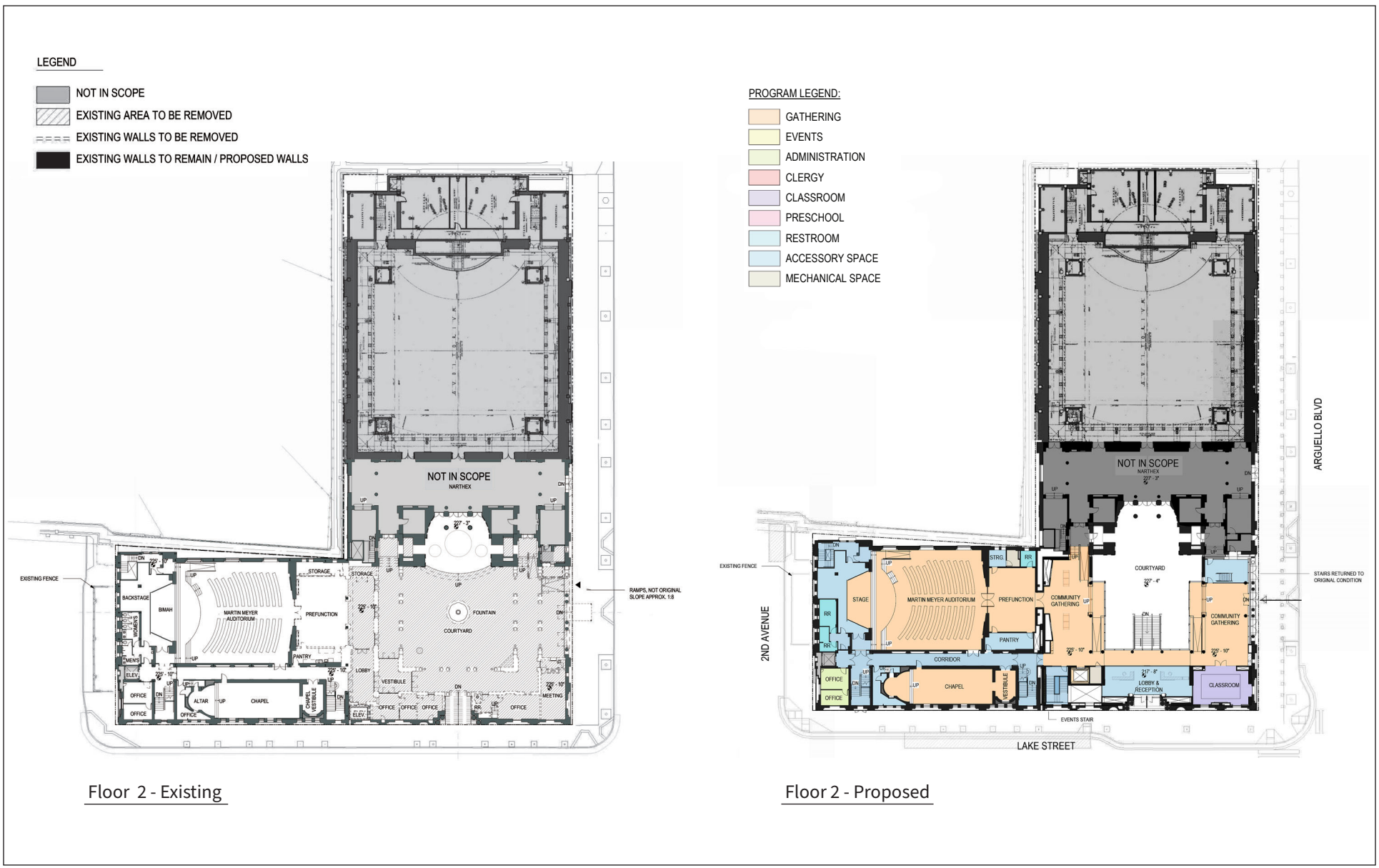
Floor 1 - Proposed

FIGURE 7

NOT TO SCALE

SOURCE: Cavagnero, July 15, 2022

2 Lake Street Project IS/MND
Existing and Proposed Floor Plans - Floor 1



Floor 2 - Existing

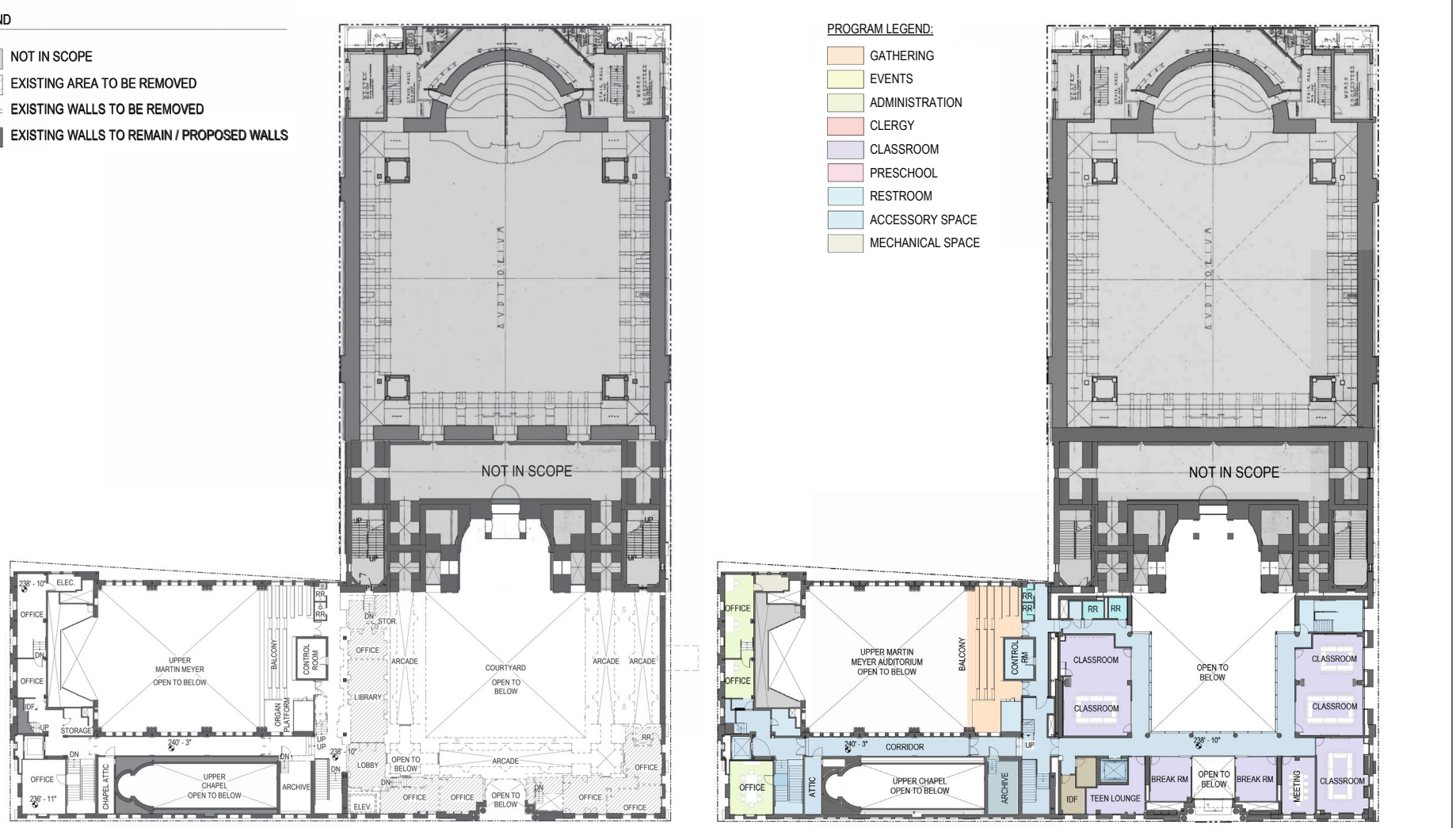
Floor 2 - Proposed

FIGURE 8

NOT TO SCALE

SOURCE: Cavagnero, November 9, 2022

2 Lake Street Project IS/MND
Existing and Proposed Floor Plans - Floor 2



Floor 3 - Existing

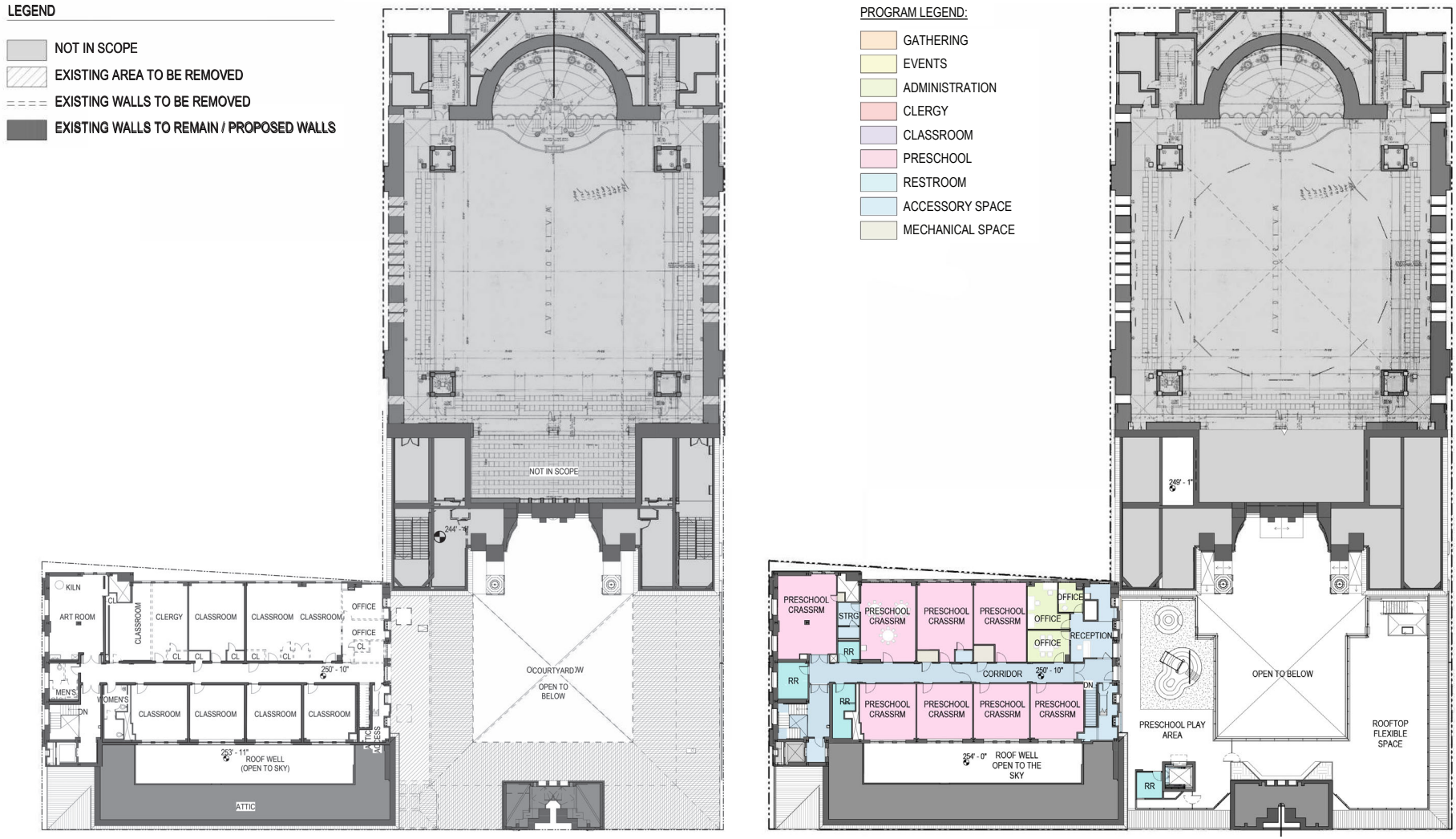
Floor 3 - Proposed

FIGURE 9

NOT TO SCALE

SOURCE: Cavagnero, July 15, 2022

2 Lake Street Project IS/MND
Existing and Proposed Floor Plans - Floor 3



Floor 4 - Existing

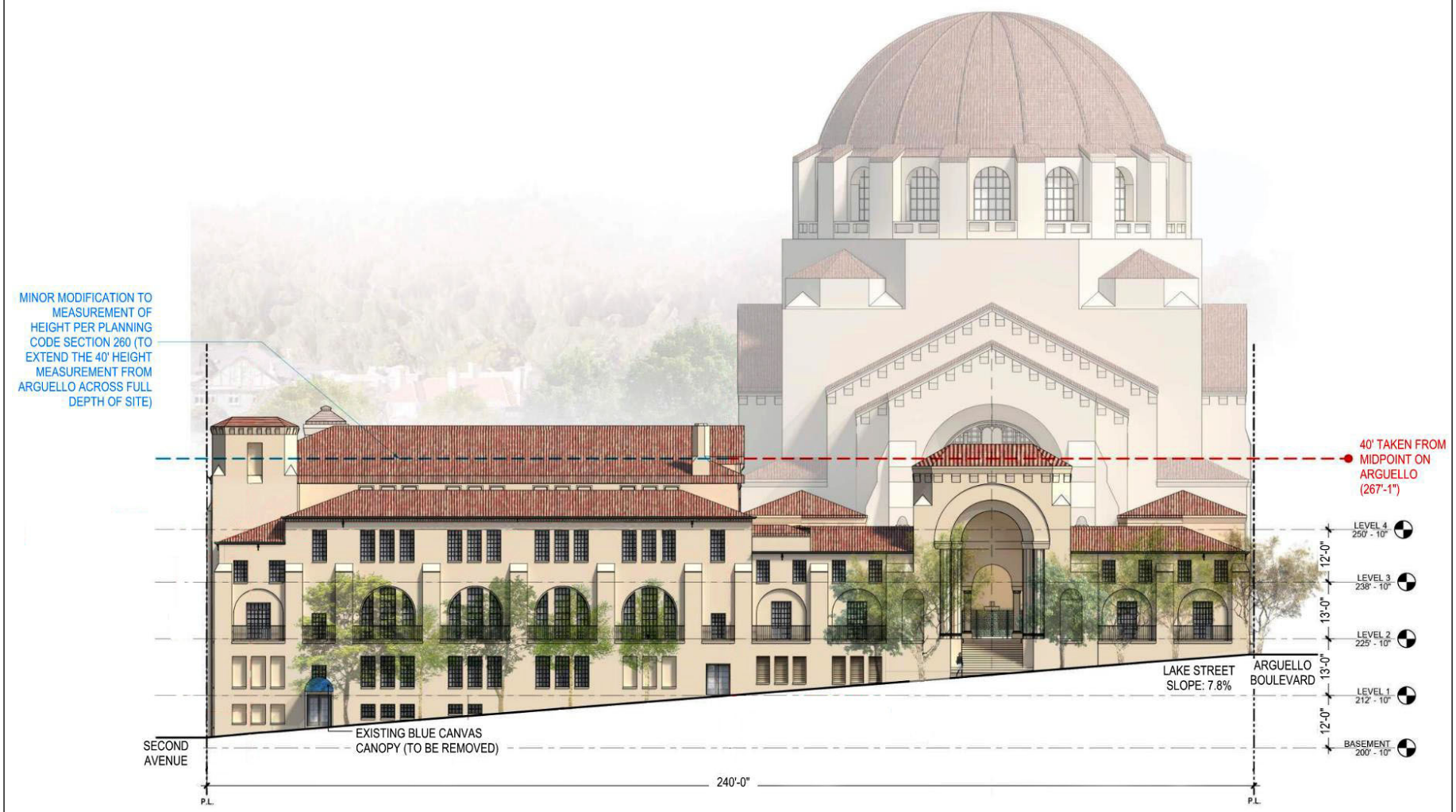
Floor 4 - Proposed

FIGURE 10

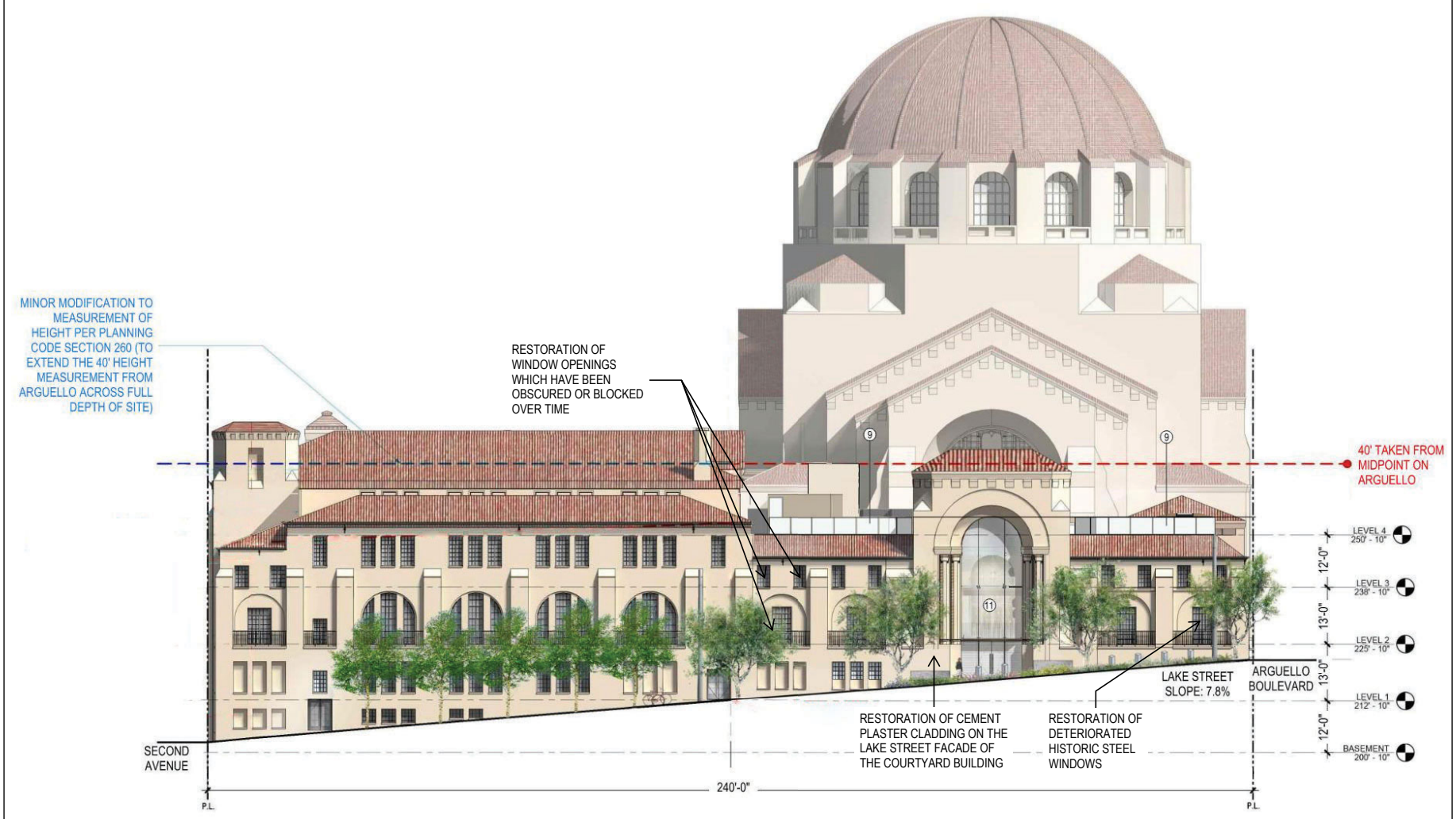
NOT TO SCALE

SOURCE: Cavagnero, July 15, 2022

2 Lake Street Project IS/MND
Existing and Proposed Floor Plans - Floor 4



Existing Elevations - South



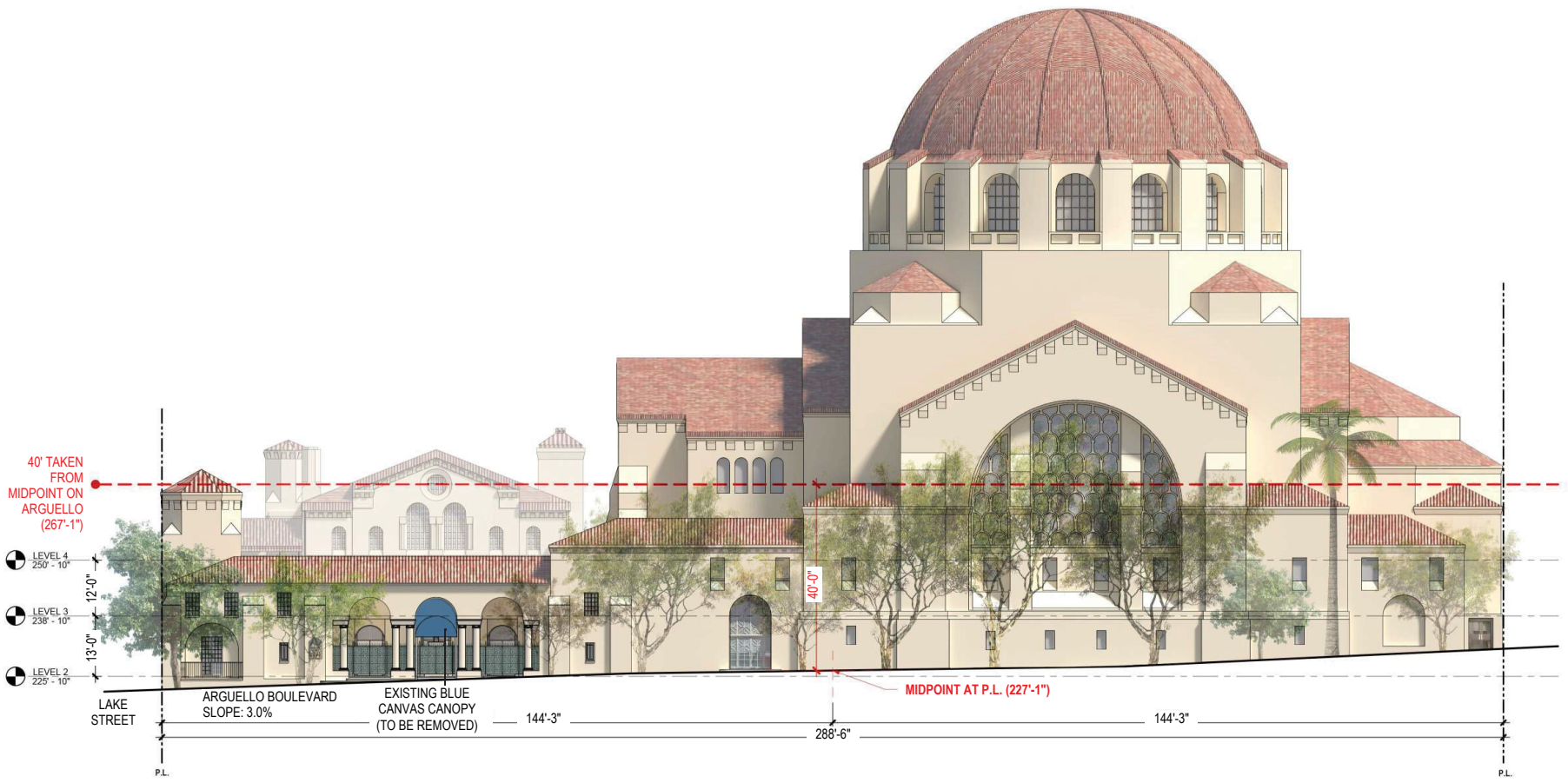
Proposed Elevations - South

FIGURE 11

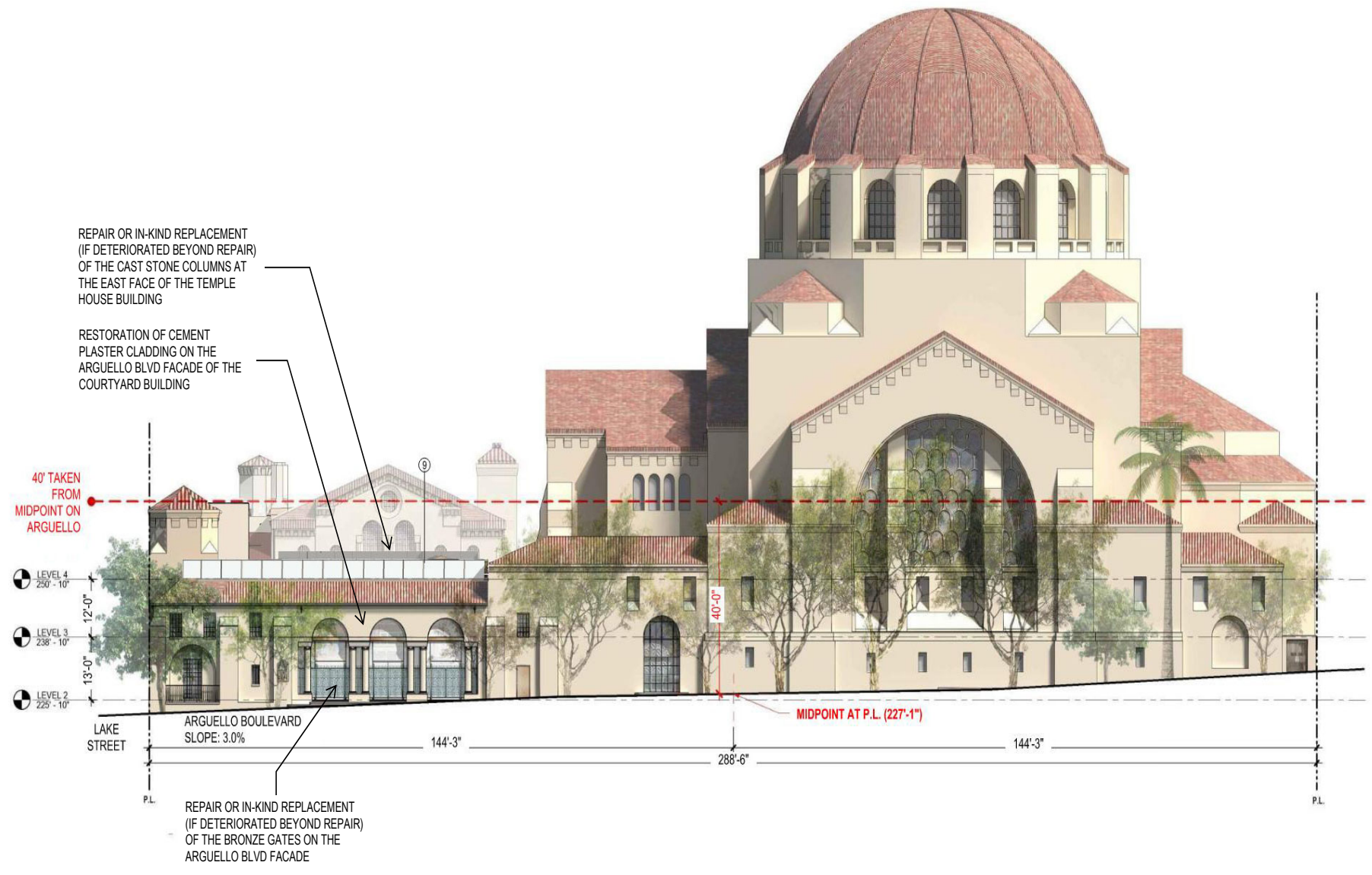
NOT TO SCALE

SOURCE: Cavagnero, November 9, 2022

2 Lake Street Project IS/MND
Existing and Proposed Elevations - South



Existing Elevations - East



Proposed Elevations - East

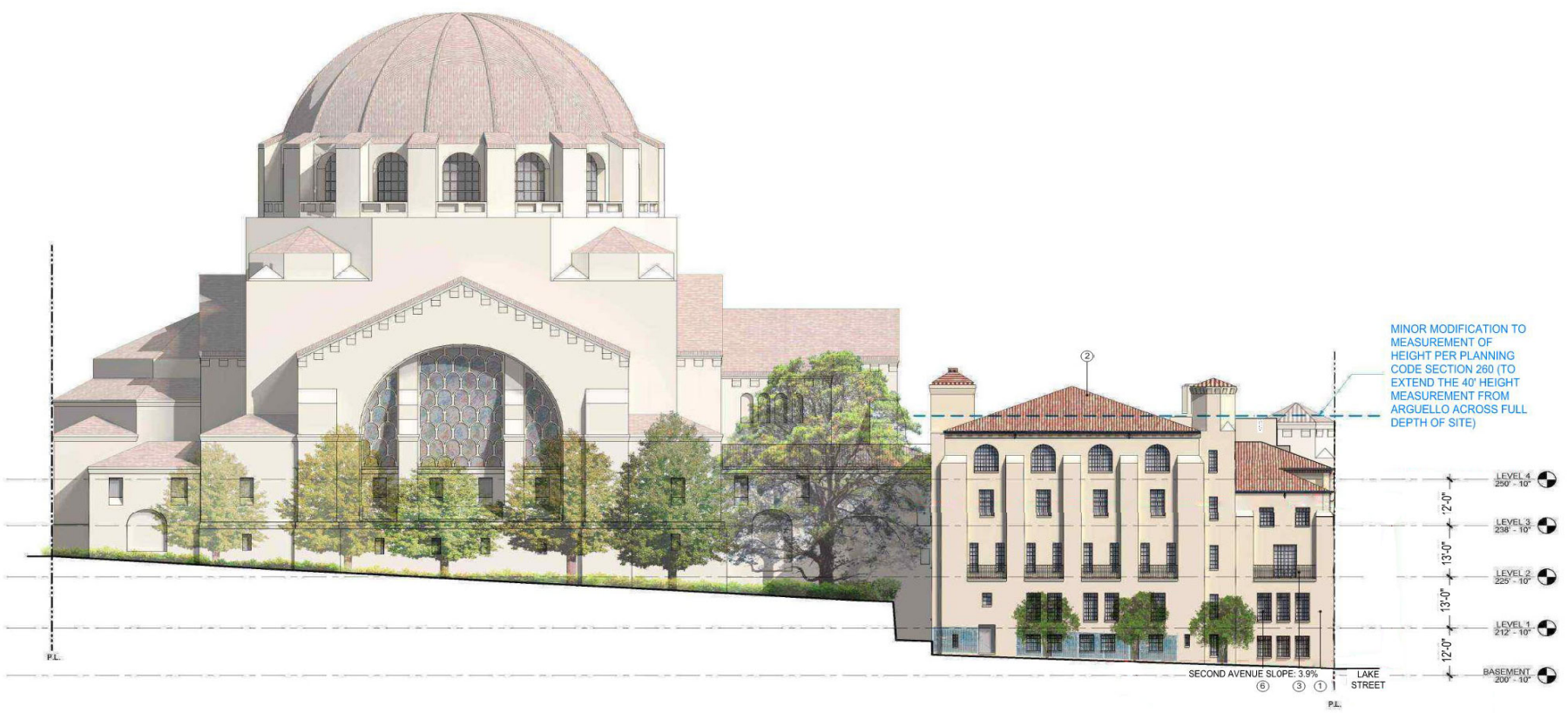
FIGURE 12

NOT TO SCALE

SOURCE: Cavagnero, November 9, 2022

2 Lake Street Project IS/MND
Existing and Proposed Elevations - East

Existing Elevations - West



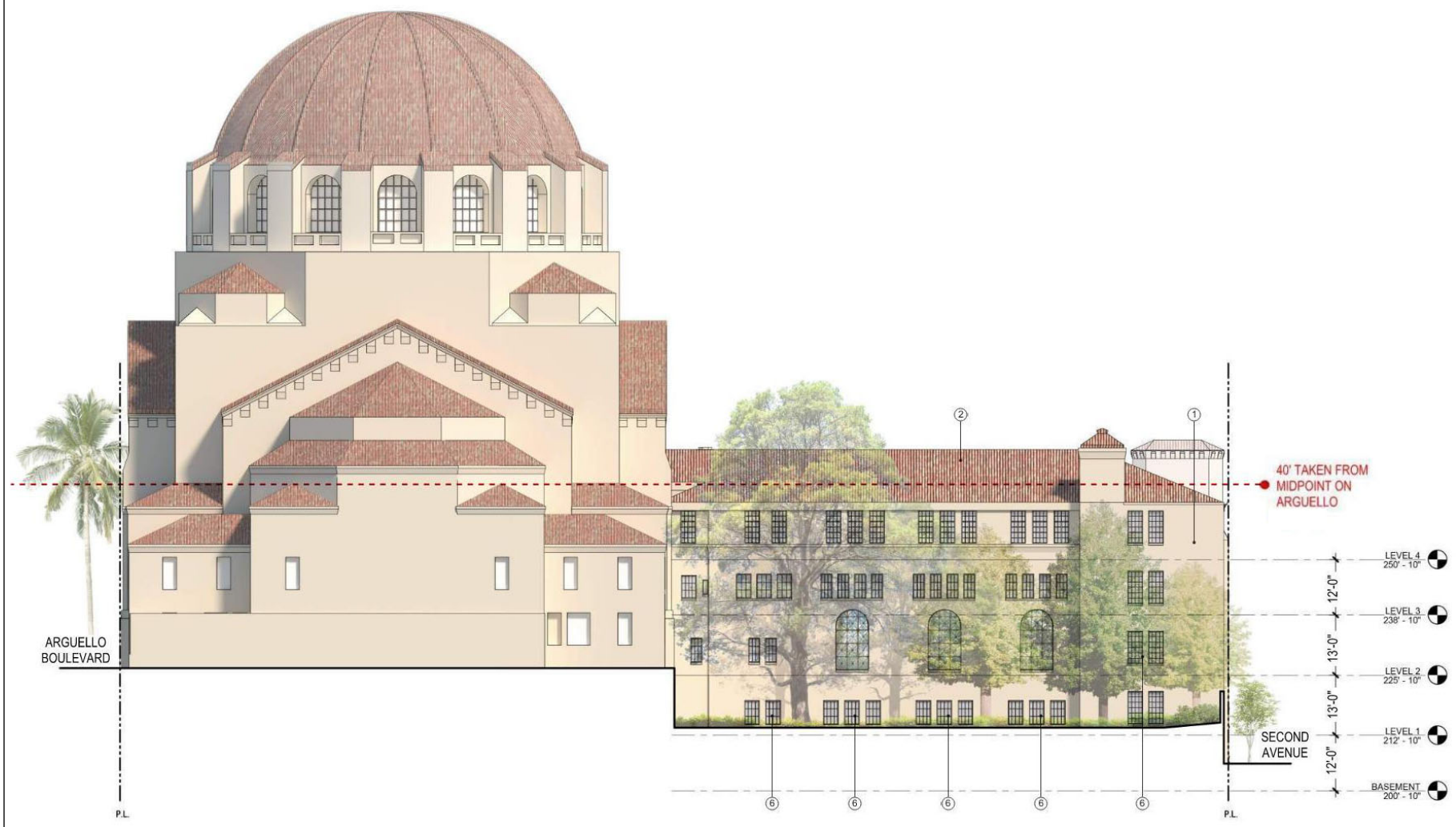
Proposed Elevations - West

FIGURE 13

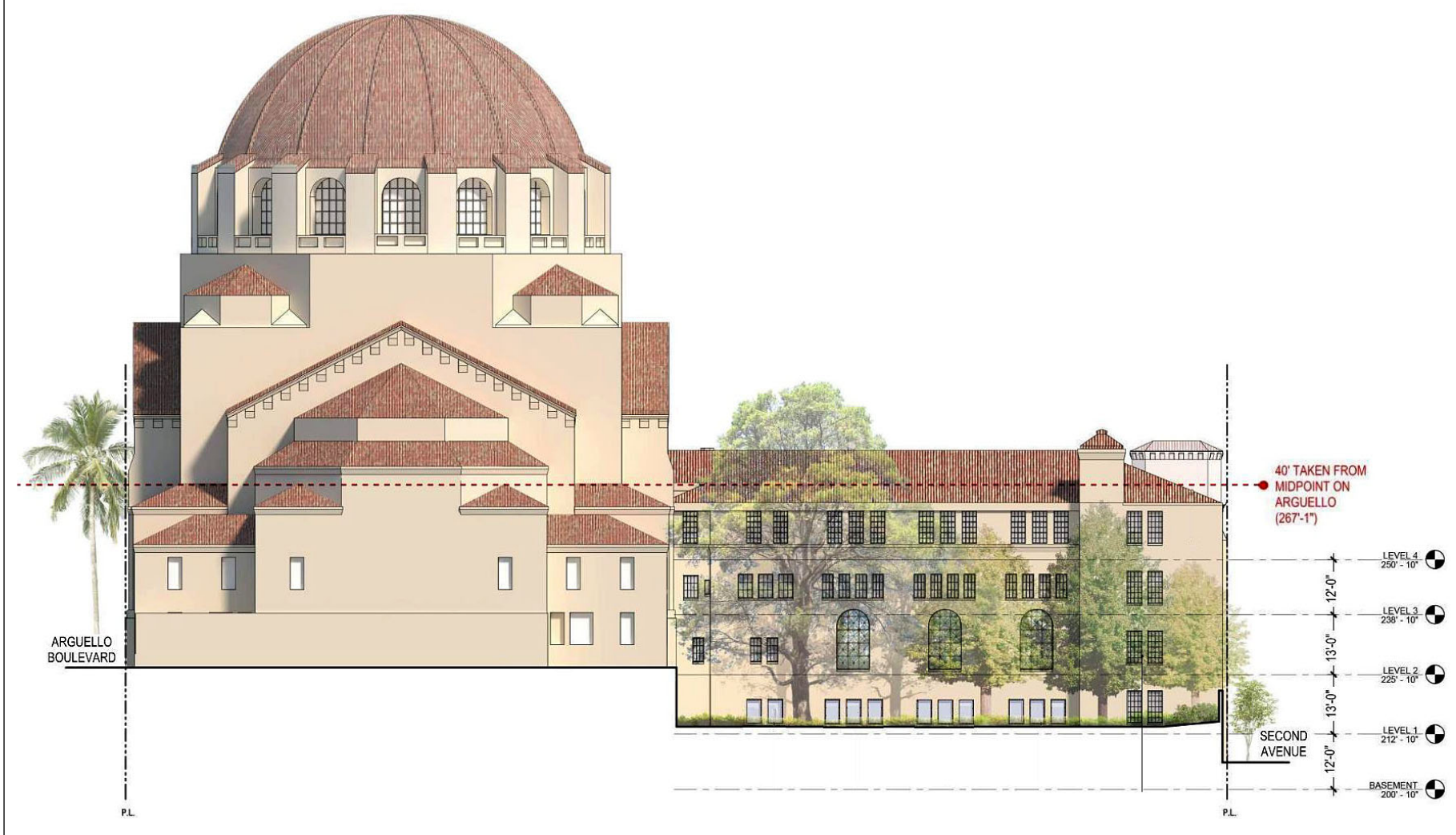
NOT TO SCALE

SOURCE: Cavagnero, November 9, 2022

2 Lake Street Project IS/MND
Existing and Proposed Elevations - West



Existing Elevations - North

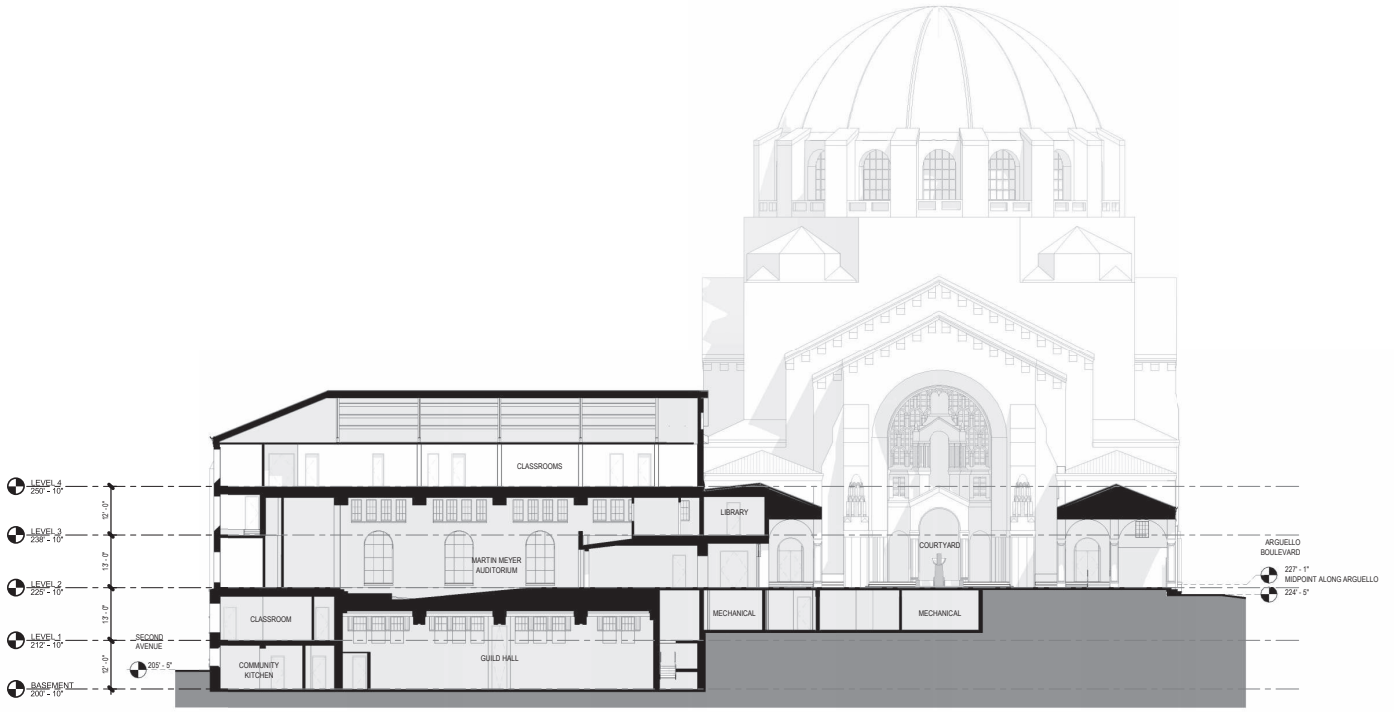


Proposed Elevations - North

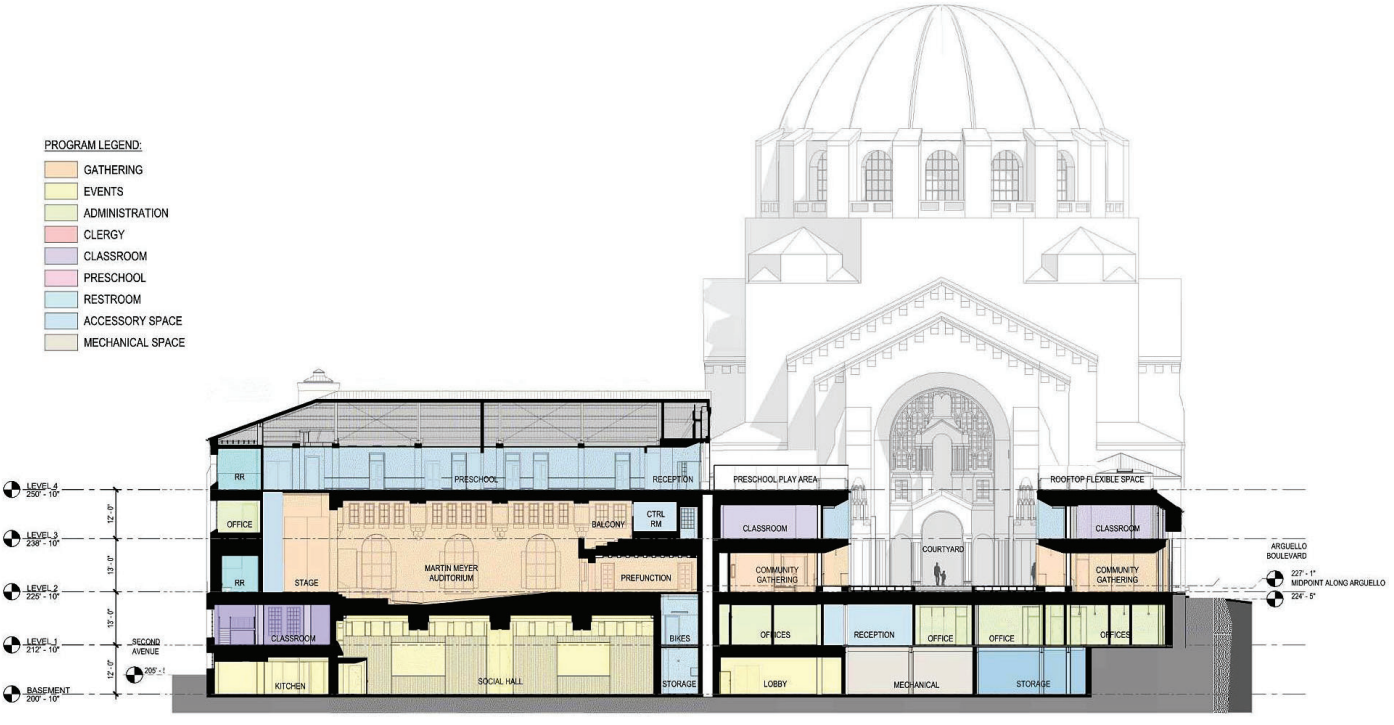
FIGURE 14

NOT TO SCALE

SOURCES: Cavagnero; Miller Company, November 9, 2022



Existing Section



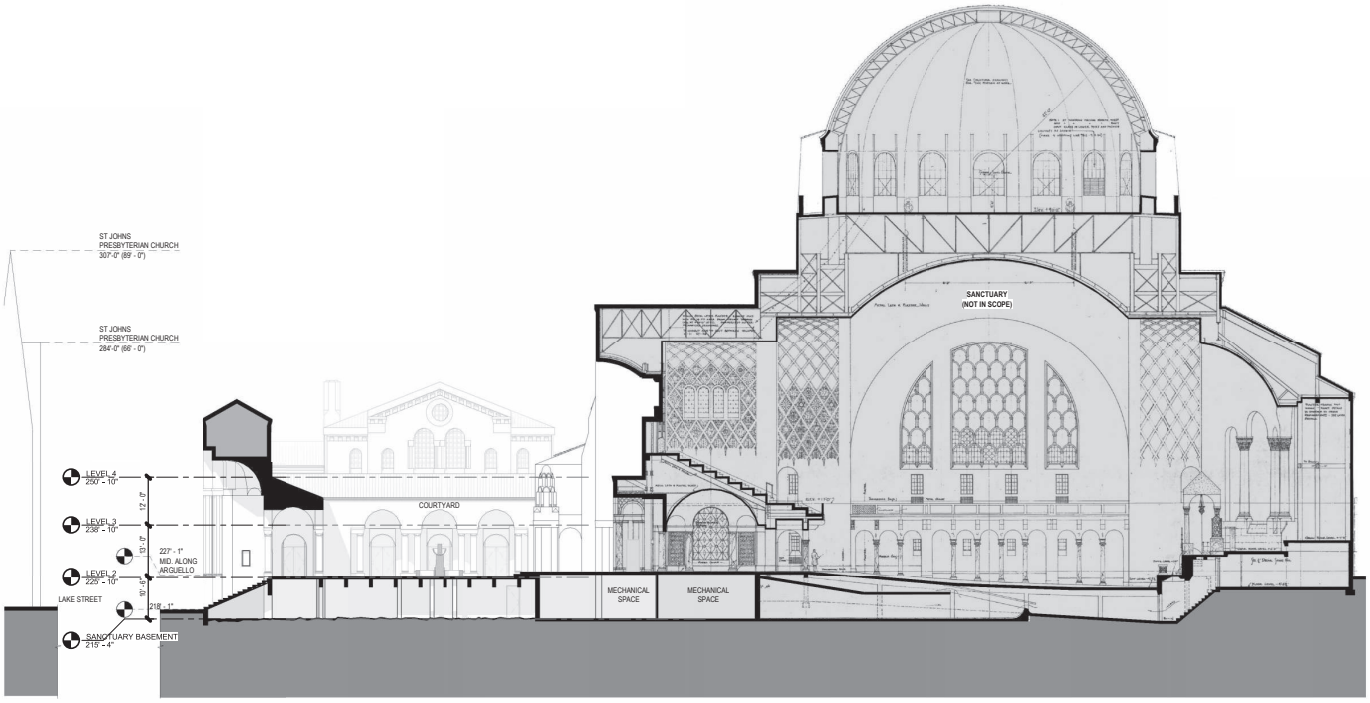
Proposed Section

FIGURE 15

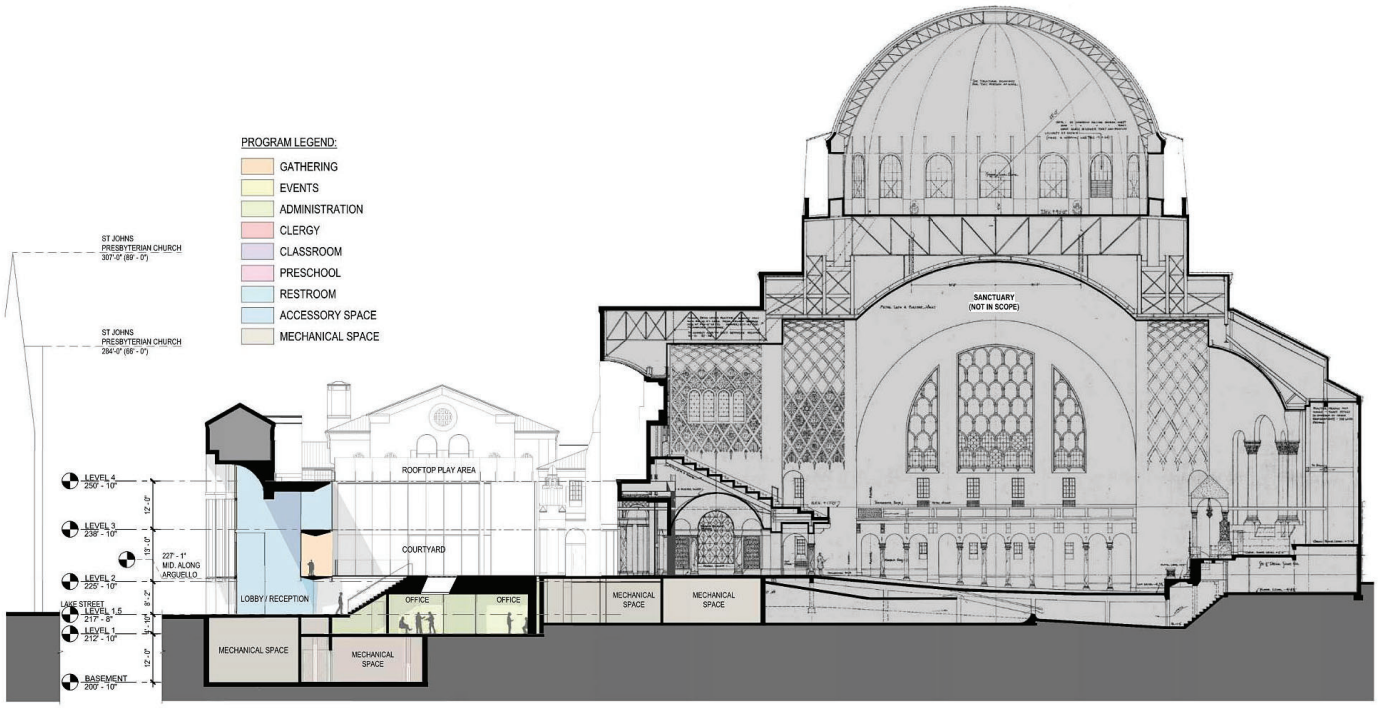
NOT TO SCALE

SOURCES: Cavagnero; Miller Company, July 15, 2022

2 Lake Street Project IS/MND
Existing and Proposed Sections - East to West



Existing Section



Proposed Section

FIGURE 16

NOT TO SCALE

SOURCES: Cavagnero; Miller Company, July 15, 2022

2 Lake Street Project IS/MND
Existing and Proposed Sections - North to South

The proposed project includes changes to all three of the project site's street frontages. The Arguello Boulevard frontage is approximately 288 feet long and includes an existing 63-foot-long passenger loading zone, a 22-foot accessible parking space, 14 feet of red curb, and 190 feet of parallel parking. The project proposes to eliminate the accessible parking stall, increase the passenger loading from 63 to 100 linear feet, (including the addition of a 20-foot-long accessible loading zone), and add a new 53-foot-long bulbout at the corner of Arguello Boulevard and Lake Street, leaving 153 feet of parallel parking on Arguello Boulevard. The Lake Street frontage is 240 feet long and includes 121 feet of passenger loading and 119 feet of parallel parking. The project proposes to decrease the passenger loading from 121 to 66 linear feet and add a new 99-foot-long bulbout at the corner of Lake Street and Arguello Boulevard leaving 72 feet of parallel parking on Lake Street. The passenger loading zone on Lake Street currently used for preschool pickup and drop off would move east to the new main entry on Lake Street, and the on-street parallel parking would move west towards 2nd Avenue. Preschool pick-up and drop-off activities would occur in the Lake Street loading zone. Vehicles would queue in the Arguello Boulevard zone until a loading space is available on Lake Street. On 2nd Avenue, the existing approximately 22-foot-long red curb would be reduced to 20 feet, the existing 70 feet of perpendicular parking would be increased to approximately 72 feet, and the sidewalk fronting the project would be widened from 17 feet to 19 feet. Overall, the proposed streetscape changes would remove four parking spaces and 18 linear feet of white curb passenger loading from the project site. However, as shown in Table 1, there would be no net change to the overall number of vehicles accommodated by the proposed white curb passenger loading zones, compared to existing conditions.

A total of two existing interior courtyard trees, three street trees on Lake Street, and three existing trees on Second Avenue would be removed. Two new street trees would be planted on Lake Street and three new street trees would be planted on 2nd Avenue.

Demolition and Construction

Construction of the proposed project would occur over an approximately 26-month period and would consist of a single phase. The Courtyard Wing would be constructed on spread footings, with underpinning at the Lake Street entry and exterior walls along Lake Street and Arguello Boulevard. Excavation and foundation work within the Temple House Wing would be limited to the interface between the Temple House and Courtyard wing structures. No impact or vibratory pile driving techniques or micropiles would be used. The proposed project would require the excavation of approximately 5,300 cubic yards of soil to a depth of approximately 14 to 30 feet for extension of the existing basement. No nighttime construction would occur.

Project Approvals

The proposed project would require the following approvals:

Planning Commission

- Planned Unit Development (PUD) approval for:
  - Conditional Use Authorization to allow modifications to the existing institutional use within the RM-1 district:
    - An increase in the allowed floor area ratio (FAR) from 1.8 to 2.3
    - Modification of the method of height measurement

San Francisco Department of Building Inspection

- Approval of an alteration permit

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

- Construction dust control plan in compliance with health code article 22B (Construction Dust Control Ordinance)
- Inspection and approval of appliance upgrades in existing basement kitchen

SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY

- Approval of changes to existing curb striping
- Construction-related approvals, as applicable

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

- Approval of Street Improvement Permit
- Approval of Minor Sidewalk Encroachment Permit

SAN FRANCISCO PUBLIC UTILITIES COMMISSION

- Approval of stormwater control plan
- Approval of lighting plan for new street lighting
- Approval of wastewater and water meter

Approval of the Planned Unit Development by the planning commission would constitute the approval action for the proposed project. The approval action date establishes the start of the 30-day period for the appeal of the final mitigated negative declaration to the board of supervisors pursuant to section 31.04(h) of the San Francisco Administrative Code.

B. Project Setting

Project Site and Surrounding Land Uses

The project site is located on a corner lot northwest of the Arguello Boulevard and Lake Street intersection in the Presidio Heights neighborhood (Figure 2). The site is bounded by single- and multi-family residential uses situated around Presidio Terrace to the north, Arguello Boulevard to the east, Lake Street to the south, and the northern terminus of 2nd Avenue to the west. The topography in the immediate vicinity is similar to that of the project site, generally sloping downward from north to south and from east to west. Land uses in the surrounding area include a mixture of single- and multi-family residential, institutional, and commercial uses. The southern edge of The Presidio is located approximately two blocks north of the project site. The project site is immediately bordered by the Presidio Terrace subdivision to the north, which generally consists of two-story single-family residences.

Land uses within the immediate vicinity of the project site also include the St. John's Presbyterian Church (25 Lake Street), two- to four-story residential buildings (100-144 Lake Street), three-story residential buildings (25-45 Lake Street), a non-profit organization (100 2nd Avenue), and two- to five-story residential buildings (3990-3999 Clay Street and 112-190 Arguello Boulevard). The California Campus of the California Pacific Medical Center (previously known as the Children's Hospital of San Francisco) is located approximately 0.15 miles southeast of the project site (3838 California Street). The Presidio includes various recreational facilities, such as the Presidio Golf Course, Mountain Lake Park Playground, and Presidio Wall Playground. Laurel Hills Playground and Rossi Park are also located within close proximity to the project site, approximately 0.5 and 0.55 miles southeast, respectively. A number of public schools are located in close proximity to the project site as well, including the Madison Campus of the Clair Lilienthal Elementary School (approximately 0.1 mile east of the project site), Roosevelt Middle School (approximately 0.3 mile south of the project site), and George Peabody Elementary School (approximately 0.4 mile southwest.)

Regional access to the site is provided by US Highway 101 (US 101). Lombard Street, which is approximately 1.5 miles northeast of the project site, is designated as US 101 in the vicinity of the project site. Local transit service is provided by San Francisco Municipal Railway (Muni) lines, which provide access to regional transit operators (e.g., Bay Area Rapid Transit (BART), AC Transit). A total of 11 transit stops are located within 0.25 miles of the project site, eight of which are located along California Street, providing access to the following Muni lines: 1 (California), 1AX (California A Express), 1BX (California B Express), 2 (Clement), 28R (19th Avenue Rapid), 33 (Ashbury/18th Street), and 44 (O'Shaughnessy).

The project site is within the RM-1 (Residential-Mixed, Low Density) Zoning District, and a 40-X Height and Bulk district. The RM-1 district encompasses most of the properties in the immediate vicinity of the project site along Lake Street, while properties within Presidio Terrace are located in the Residential-House, One Family-Detached (RH-1[D]) district. Properties further north along Arguello Boulevard are located in the Residential-House, One Family (RH-1) district and further west along Lake Street are located in the Residential-House, Two Family (RH-2) district.

Cumulative Context

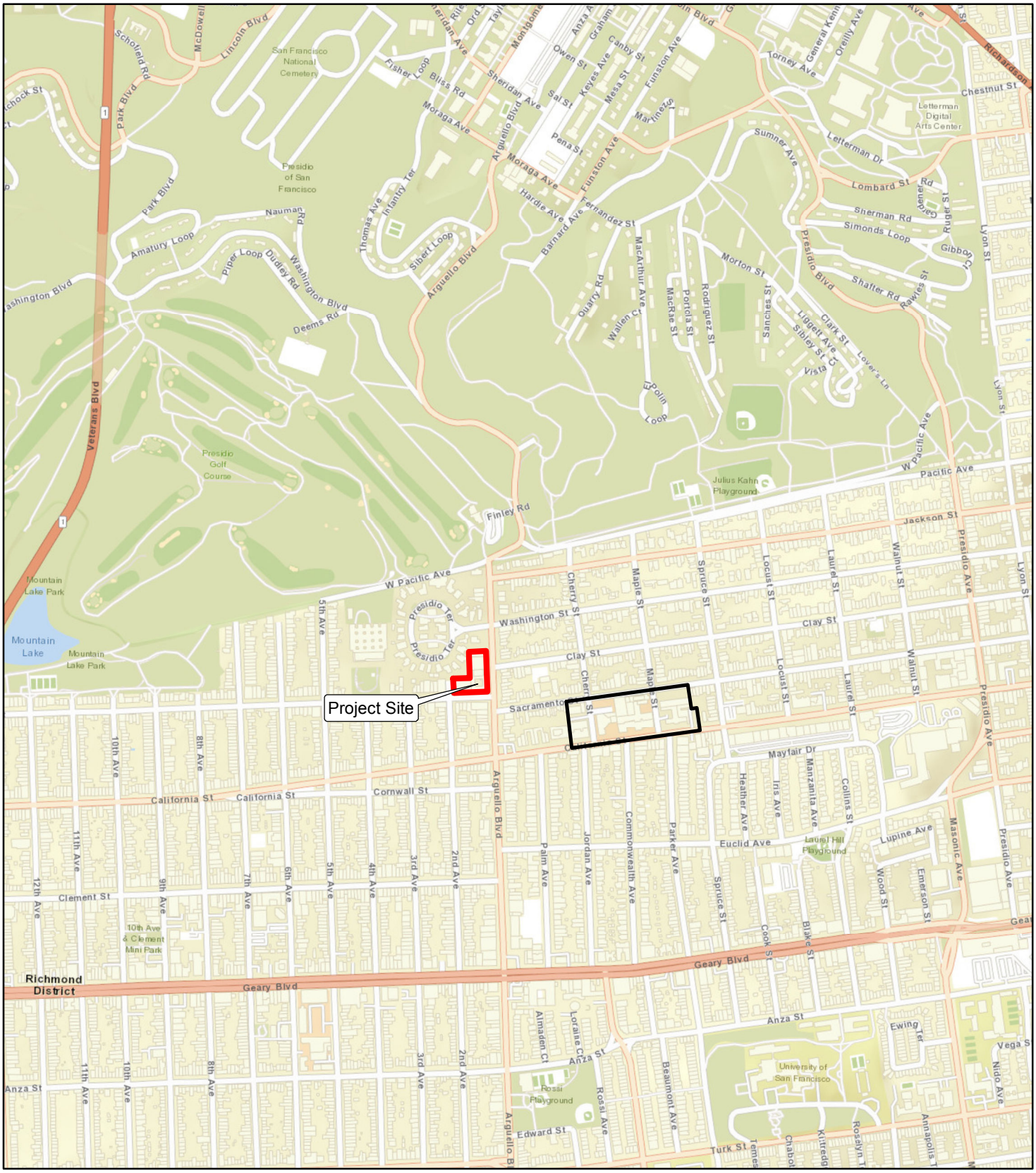
CEQA Guidelines section 15310(b)(1) provides two methods for cumulative impact analysis: the "list-based approach" and the "projections-based approach." The list-based approach uses a list of projects producing closely related impacts that could combine with those of a proposed project to evaluate whether the project would contribute to significant cumulative impacts. The projections-based approach uses projections

contained in a general plan or related planning document to evaluate the potential for cumulative impacts. This project-specific analysis employs both the list-based and projections-based approaches, depending on which approach best suits the resource topic being analyzed.

Cumulative development includes projects for which the planning department has a project application on file or projects that have been entitled but have not yet begun construction. Cumulative development in the project vicinity (within an approximately 0.25-mile radius of the project site), includes the following project:

- **3700 California Street (California Pacific Medical Center – Planning Department Case No. 2017-003559PRJ/ENV):** Construction of 31 new buildings, consisting of 14 single-family homes and 17 multi-family buildings ranging in height from three to seven stories. Demolition of five buildings, conversion of one building into a 24-unit residential building, and retention of one three-story medical building. In total the project site would result in 33 buildings containing 273 dwelling units (nine existing and 264 new); 416 vehicle parking spaces; 424 bicycle parking spaces; and approximately 86,000 square feet of private and common open space. To accommodate the construction of the new buildings, the project would require excavation of approximately 61,800 cubic yards of soil to a maximum depth of 75 feet.

Cumulative development is shown in **Figure 17, Cumulative Projects Map**, p. 24.



LEGEND

Project Site

3700 California Street

FIGURE 17

0 500 1000

FEET

SOURCE: Esri World Street Map (2021)

2 Lake Street Project IS/MND

Cumulative Projects Map

C. Summary of Environmental Effects

The project could potentially result in adverse physical effects on the environmental resources checked below, and where those impacts are significant or potentially significant, the California Environmental Quality Act (CEQA) requires identification of mitigation measures to reduce the severity of the impacts to a less-than-significant level to the extent feasible. This initial study presents a more-detailed checklist and discussion of each environmental resource, unless otherwise noted below.

☐ Land Use and Planning	☐ Greenhouse Gas Emissions	☐ Hydrology and Water Quality
☐ Aesthetics	☐ Wind	☐ Hazards and Hazardous Materials
☐ Population and Housing	☐ Shadow	☐ Mineral Resources
☒ Cultural Resources	☐ Recreation	☐ Energy
☒ Tribal Cultural Resources	☐ Utilities and Service Systems	☐ Agriculture and Forestry Resources
☐ Transportation and Circulation	☐ Public Services	☐ Wildfire
☐ Noise	☐ Biological Resources	☒ Mandatory Findings of Significance
☒ Air Quality	☒ Geology and Soils	

This initial study examines the proposed project to identify potential effects on the environment. For each item on the initial study checklist, the evaluation has considered the impacts of the proposed project both individually and cumulatively. All items on the initial study checklist that have been checked "Less than Significant Impact with Mitigation Incorporated," "Less than Significant Impact," "No Impact," or "Not Applicable" indicate that, upon evaluation, the planning department has determined that the proposed project could not have a significant adverse environmental effect relating to that issue. The items checked above have been determined to be "Less than Significant with Mitigation Incorporated."

D. Evaluation of Environmental Effects

D.1. No Impact or Not Applicable Environmental Topics

The proposed project would have no impact on the following environmental topics, or the topic is not applicable, and, as a result, these are not discussed further in this initial study: Population and Housing, Wind, Shadow, Recreation, Public Services, Mineral Resources, Agriculture and Forestry Resources, and Wildfire. This section briefly describes why these topics would have no impact or are not applicable to the proposed project.

Population and Housing

The project site does not contain any residential uses, and the proposed project does not include any new residential units, new programming or additional staff. The proposed building expansion would accommodate existing programming and existing staff, congregation size, and pre-school enrollment. Therefore, the proposed project would have no impact, either individually or cumulatively, on population and housing.

Wind

In general, new buildings less than approximately 80 feet in height are unlikely to result in substantial adverse effects on ground-level winds such that pedestrians would be uncomfortable. Such winds may exist under existing conditions, but shorter buildings typically do not cause substantial changes in ground-level winds. The proposed project would not include any additions to the existing building that would be greater than 80 feet in height. Therefore, the proposed project would have no impact, either individually or cumulatively, on wind hazards.

Shadow

Planning code section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. The proposed project would not increase the overall height of the existing building. Additionally, the nearest publicly accessible open space to the project site is the Presidio Wall Playground, which is located approximately 0.5 mile northeast. The planning department prepared a preliminary shadow fan to determine whether the project would have the potential to cast new shadow on nearby publicly accessible open spaces.[4] The shadow fan indicated that the proposed project would not cast any new shadows on any publicly accessible open spaces. Therefore, the proposed project would have no impact, either individually or cumulatively, on shadow.

Recreation

The project site does not include any new residential units or employment-generating uses. In addition, the proposed project would not result in an increase in congregation size or preschool enrollment on the project site. The proposed project would include an approximately 4,900-gross-square-foot rooftop open space that would be used as a play area for the existing preschool and common outdoor open space, accommodating the recreation needs of existing site users. The non-recreation impacts associated with development of this

[4] San Francisco Planning Department, Preliminary Shadow Fan Analysis: 2 Lake Street. January 30, 2020.

open space area are evaluated in the appropriate topical sections of this initial study. Therefore, the proposed project would have no impact, either individually or cumulatively, on recreation.

Public Services

The project site does not include any new residential units or employment-generating uses. In addition, the proposed project would not result in an increase in congregation size or preschool enrollment on the project site. The proposed project would not result in any increased demand for public services, including fire and police protection, schools, or other public services. Therefore, the proposed project would have no impact, either individually or cumulatively, on public services.

Mineral Resources

The project site is not located in an area with known mineral resources and would not extract mineral resources. Therefore, the proposed project would have no impact on mineral resources and would not have the potential to contribute to any cumulative mineral resource impact.

Agriculture and Forestry Resources

The project site is within an urbanized area in the City and County of San Francisco that does not contain any prime farmland, unique farmland, or farmland of statewide importance; forest land; or land under Williamson Act contract. The area is not zoned for any agricultural uses. Therefore, the project would have no impact, either individually or cumulatively, on agricultural or forest resources.

Wildfire

The City and County of San Francisco and bordering areas within San Mateo County do not have any state responsibility areas for fire prevention or lands classified as very high fire hazard severity zones;[5] therefore, this topic is not applicable.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.2. LAND USE AND PLANNING. Would the project:					
a) Physically divide an established community?			X		
b) Cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		

[5] California Board of Forestry and Fire Protection, State Responsibility Area Viewer, 2019. Available at: https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/, accessed July 2019.

Impact LU-1: The proposed project would not physically divide an established community. ***(Less than Significant)***

The division of an established community typically involves the construction of a physical barrier to neighborhood access, such as a new freeway, or the removal of a means of access, such as a bridge or roadway. Implementation of the proposed project would not result in the construction of a physical barrier to neighborhood access or the removal of an existing means of access; it would result in the expansion and renovation of an existing building within established lot boundaries. Although the proposed project would include a new 41-foot-long bulbout at the corner of Arguello Boulevard and Lake Street, and related modifications to existing loading zones and street parking, the proposed project would not alter the established street grid or permanently close any streets or sidewalks. Although portions of the sidewalks adjacent to the project site could be closed for periods of time during project construction, these closures would only occur temporarily during construction and pedestrian travel would be accommodated via a covered walkway or sidewalks on adjacent streets. Therefore, the proposed project would not physically divide an established community and this impact would be less than significant. No mitigation measures are required.

Impact LU-2: The proposed project would not cause a significant physical environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. ***(Less than Significant)***

Land use impacts would be considered significant if the proposed project would conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The determination as to whether a conflict with a land use plan, policy, or regulation is significant under CEQA is based on whether that conflict would result in a significant physical environmental impact. Applicable land use plans that regulate development on the project site include the San Francisco General Plan and San Francisco Planning Code. The proposed project consists of a renovation and expansion of an existing religious institutional use and associated preschool and would conform with the allowable uses under the RM-1 zoning district. Measured from the midpoint of Arguello Boulevard, the proposed project would not include any features that would be greater than 40 feet in height, which is the maximum height allowed in the 40-X height and bulk district. A PUD permit is sought for minor modification from the method of measuring height to allow for measuring height from the midpoint of the project site along Arguello Boulevard rather than measuring from Arguello Boulevard for the eastern half of the project site and from 2nd Avenue for the western half of the project site. Therefore, the proposed project would be consistent with the zoning designation, which implements the general plan, and height and bulk district for the project site, and would not substantially conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

The project's consistency with other applicable plans and policies is further discussed in the respective topic sections below. For these reasons, the impact of the proposed project with respect to any conflict with land use plans, policies, and regulations adopted for the purpose of mitigating an environmental effect would be less than significant and no mitigation would be required.

Impact C-LU-1: The proposed project, in combination with cumulative development, would not result in a significant cumulative impact related to land use and planning. ***(Less than Significant)***

The cumulative context for land use effects are typically localized, within the immediate vicinity of the project site, or at the neighborhood level. Cumulative development in the project vicinity (within a 0.25-mile radius of the project site) includes the project identified in Figure 17, Cumulative Projects Map, p. 24. The cumulative development project consists of new residential uses within a previously developed site.

Upon completion of the project, the proposed project would not physically divide an established community, and therefore would have no potential to combine with cumulative development to result in a significant physical environmental impact related to dividing an established community. As stated above, construction of the proposed project may require temporary sidewalk closures as could other cumulative construction activity in the project vicinity. Therefore, because all sidewalk closures would be required to maintain pedestrian access through the surrounding areas and because any access detours or restrictions would be temporary in nature, any cumulative impacts related to physically dividing an established community would be less than significant.

The applicable cumulative project is required to conform with the planning code, including its zoning maps, and required to be generally consistent with the general plan. Therefore, the proposed project in combination with cumulative development would not result in a significant cumulative impact related to a conflict with a land use plan, policy, or regulation adopted for the purpose of mitigating an environmental impact, and cumulative impacts would be less than significant. No mitigation would be required.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.3. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?			X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?			X		

The proposed project is located within an urbanized area; therefore, the analysis of Topic D.3(c) focuses on whether the project would conflict with applicable zoning and other regulations governing scenic quality.

Impact AES-1: The proposed project would not have a substantial adverse effect on a scenic vista. *(Less than Significant)*

A project would have a significant effect on scenic vistas if it would substantially degrade important public view corridors or obstruct scenic views from public areas that are seen by a substantial number of people. A scenic vista is generally an expansive, publicly accessible view that is recognized and valued for its scenic quality. Scenic vistas are typically available from vista points, designated scenic highways, or parks. The urban design element of the general plan includes objectives and policies to protect major views in the city, with particular attention paid to views of open space and water.[6] For this analysis, public views of San Francisco Bay, the Presidio, and Golden Gate Park are considered scenic vistas.

The Presidio is located approximately one block north of the site. Golden Gate Park is located approximately seven blocks (1 mile) south of the site, and San Francisco Bay is located approximately 1.25 miles north of the site at its closest point.

Long-range scenic vistas in the area are limited to a view of Golden Gate Park, looking south along Arguello Boulevard, which is largely obstructed by intervening structures and mature vegetation. Similarly, due to the topography and mature vegetation, the Presidio is only intermittently visible from the project site. San Francisco Bay is not visible from the project site due to surrounding development and the existing topography.

The Sanctuary Wing of the existing building is visible to travelers along Arguello Boulevard beginning at Golden Gate Park, and along Clay Street beginning at the intersection with Presidio Avenue, at which point the project site is no longer visible due to the existing topography and intervening buildings. Views of the Temple House Wing and Courtyard Wing are typically short-range views, primarily from adjacent streets and parcels. Due to the topography and mature vegetation, the existing building is only intermittently visible from points within the nearby Presidio.

As shown in Figures 11 through 16, pp. 14 through 19, the expansion and renovation of the existing building on the project site would occur within the existing exterior building envelope and would not extend above the existing roof lines. Specifically, no improvements to the most highly visible element, the Sanctuary Wing, would occur. The visible elements of the proposed project would be similar in appearance to the existing visual elements on the project site and would not obstruct or adversely affect any scenic vistas. Additionally, due to the developed nature of the site and the surrounding area, there are no unobstructed scenic vistas from the project site. Therefore, although the proposed project would result in a limited change in visual quality, it would not obstruct views of, or views from, any scenic vistas, and this impact would be less than significant. No mitigation measures would be required.

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[6] San Francisco Planning Department, San Francisco General Plan Urban Design Element, 2018, https://generalplan.sfplanning.org/I5_Urban_Design.htm.

Impact AES-2: The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. ***(No Impact)***

Scenic resources include trees, rock outcroppings, and other landscape features that contribute to the scenic character of a public area. The urban design element of the general plan contains objectives and policies to protect natural resources such as sand dunes, hills, cliffs, open spaces (including recreational resources), San Francisco Bay, and the Pacific Ocean, all of which contribute to the visual framework of the city. There are no scenic resources on the project site. No designated state scenic highways are located within the project vicinity,[7] nor is the project site located near any scenic roadways or corridors identified in the general plan.[8] Therefore, the proposed project would not result in any impacts to scenic resources.

Impact AES-3: The proposed project would not conflict with applicable zoning and other regulations governing scenic quality. ***(Less than Significant)***

As described above, the expansion and renovation of the existing building on the project site would occur within the existing building envelope and would not extend above the existing roof lines. The project site is located within the 40-X Height and Bulk District. As shown in Figures 11 through 16, pp. 14 through 19, the proposed project would not include any new elements above 40 feet, as measured from the midpoint on Arguello Boulevard.

The urban design element of the San Francisco General Plan includes objectives and policies to protect major views in the city and natural resources that contribute to the visual framework of the city. The proposed project would not conflict with these policies because the project would not degrade or obstruct any scenic views or vistas observed from a public area or damage scenic resources within the project site. Construction of the proposed project could be visible from publicly accessible viewpoints; however, construction activities would be temporary and would not substantially or permanently alter the existing scenic quality of the area. Therefore, the proposed project would not conflict with applicable zoning or other regulations governing scenic quality, and this impact would be less than significant.

Impact AES-4: The proposed project would not create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area. ***(Less than Significant)***

The proposed project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area. Construction activities would occur during daylight and business hours.

Limited exterior security lighting would be included throughout the project site as part of egress and life-safety improvements. Lighting included in the proposed project would be standard, down-facing lighting, and would be designed to conform with the applicable building code requirements. Due to the developed

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[7] California Department of Transportation. California State Scenic Highway System Map. 2019. Website: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa.

[8] The two scenic roadways identified in the transportation section of the San Francisco General Plan include Doyle Drive and O'Shaughnessy Boulevard.

nature of the site and the surrounding area, sources of light and glare to the night sky are already present. In addition, beyond minor glare from use of limited construction equipment, which would be similar to the existing glare from vehicles on local roads, there would be no new sources of glare associated with the proposed project. Therefore, this impact would be less than significant.

Impact C-AES-1: The proposed project, in combination with cumulative development, would not result in a significant cumulative impact related to aesthetics. (*Less than Significant*)

The geographic scope for potential cumulative aesthetic impacts includes cumulative development within the publicly accessible viewshed of the proposed project, which extends approximately 1,000 feet in every direction from the project site. The visual setting of the project site is defined by topography and the density of development in the area. Due to the developed nature of the site and the surrounding area, there are no unobstructed scenic vistas from the project site, and sources of light and glare to the night sky are already present. Alterations to the existing building on the project site would not extend above the existing roof lines and would be common in the urban environment. Therefore, the proposed project's contribution to cumulative impacts to the aesthetic environment would be less than cumulatively considerable.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.4. CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code?		X			
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?		X			
c) Disturb any human remains, including those interred outside of formal cemeteries?		X			

Historical resources are those properties that meet the definitions in section 21084.1 of the CEQA statute and section 15064.5 of the CEQA Guidelines. Historical resources include properties listed in, or formally determined eligible for listing in, the California Register of Historical Resources (California register) or in an adopted local register. Historical resources also include resources identified as significant in a historical resource survey that meet certain criteria. Additionally, properties that are not listed but are otherwise determined to be historically significant, based on significant evidence, would also be considered historical resources. The significance of a historical resource is materially impaired when a "project demolishes or materially alters, in an adverse manner, those physical characteristics of a historical resource that convey its historical significance." In evaluating whether the proposed project would cause a substantial adverse change in the significance of a historical resource, the planning department must first determine whether the existing building on the project site is a historical resource.

A property may be considered a historical resource if it meets any of the California register criteria related to: (1) events; (2) persons; (3) architecture; or (4) information potential, that make it eligible for listing in the California register, or if it is considered a contributor to a potential historic district. Additionally, CEQA requires lead agencies to consider whether projects will impact "unique archaeological resources." Public Resources Code section 21083.2, subdivision (g), states that 'unique archaeological resource' means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: (1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; (2) has a special and particular quality such as being the oldest of its type or the best available example of its type; and (3) is directly associated with a scientifically recognized important prehistoric or historic event or person. An archeological site may be considered an historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California (Public Resources Code section 5020.1(j)) or if it meets the criteria for listing on the California register (14 California Code of Regulations section 4850).

Historic Resource Evaluation

This section presents the planning department's determination that the Temple Emanu-El building is a historic resource for the purpose of CEQA. This determination is consistent with that of a consultant-prepared evaluation.

At the time the project sponsor submitted a project application (July 30, 2020), the Temple Emanu-El property at 2 Lake Street was classified as a Category B property by the planning department. Category B properties are properties that do not meet the criteria for listing in Category A (Historical Resources), but for which the City has information indicating that further consultation and review will be required to determine whether the property is a historical resource for the purposes of CEQA.[9] To evaluate whether the Temple Emanu-El property is a CEQA historic resource, a qualified historical consultant prepared a historic resources evaluation (part 1).[10] Planning staff reviewed the evaluation and concurred that the property is a CEQA historic resource.[11] The evaluation and determination are summarized below, but included in full in Appendix A.

The existing Temple Emanu-El building, which occupies the project site at 2 Lake Street, is a monumental synagogue comprised of three parts: the hip-roofed Temple House, the domed Sanctuary, and the Courtyard. The building was constructed in 1925-1926 in an eclectic hybrid of revival architectural styles, predominantly Byzantine Revival and Spanish Colonial Revival. The building is clad in stucco and features various roof forms, all clad in red clay tile.

Temple Emanu-El is located between two previously identified historic districts: the Eligible Presidio Terrace Historic District and Eligible Presidio Heights Historic District. Temple Emanu-El does not appear to

[9] San Francisco Planning Department, San Francisco Preservation Bulletin No. 16: City and County of CEQA Review Procedures for Historic Resources, https://sfplanning.org/sites/default/files/documents/preserv/bulletins/HistPres_Bulletin_16.PDF , accessed October 30, 2022.

[10] TreanorHL. Temple Emanu-El, 2 Lake Street, San Francisco, California, Historic Resource Evaluation – Part 1. June 25, 2021.

[11] San Francisco Planning Department. Part 1 Historic Resource Evaluation Response, 2 Lake Street, Record No. 2020-007168ENV. January 26, 2022.

contribute to either of these districts, which are primarily residential in nature, or any other unidentified historic district.

Temple Emanu-El appears individually eligible for its association with the LGBTQ history of the city under California Register Criterion 1 (Events). The official Jewish memorial for Harvey Milk was held at Temple Emanu-El on November 29, 1978. Allen Bennett of the Congregation Sha'ar Zahav, the only openly gay rabbi in San Francisco, delivered the eulogy at the Temple. Additionally, Rabbi Robert Kirschner delivered his prominent "AIDS sermon" in 1985 at Temple Emanu-El—one of the earliest official declarations from the nation's religious movements or its leading clergymen.

Temple Emanu-El was also evaluated for individual eligibility under Criterion 2 (Persons) for its association with Cantor Reuben Rinder who was an important figure in Jewish music history., with the period of significance spanning from 1913 when Rinder began his job at Emanu-El to his death in 1966. However, planning staff do not find the property eligible for individual listing under Criterion 2. While Cantor Reuben Rinder was a dedicated member of the Temple Emanu-El community for over 50 years and contributed greatly to its liturgical canon, based on research conducted by planning staff, it appears that Rinder's role was primarily to commission works from and provide mentorship to musicians who did not have strict associations with or complete their work at Temple Emanu-el. For example, although *Avodath Hakodesh* is an important work of the Jewish liturgy which was commissioned by Cantor Rinder, it was composed by Ernest Bloch, and it was first performed in Italy; it was not performed at Temple Emanu-el until eight years after its composition. Other congregants of Temple Emanu-el included prominent leaders who made contributions to Jewish and secular life in San Francisco, but likewise, their prominence is not more directly associated with Temple Emanu-el than any other property.

In addition, Temple Emanu-El appears to be individually eligible as a monumental and architecturally distinctive example of an eclectic Byzantine Revival and Spanish Colonial Revival style religious building in San Francisco (Criterion 3, Architecture). It is also an example of the work of Architects of Merit (Bakewell & Brown and Sylvain Schnaittacherand) and as the work of builders of historical prominence (MacDonald & Kahn Construction Company).

The building retains sufficient physical integrity to convey its significance as an individual resource. Planning staff has consolidated the period of significance for Temple Emanu-el to the years 1926 to 1985, capturing the building's construction, significant alterations (including the Rinder Chapel), Harvey Milk's memorial service, and Rabbi Kirschner's "AIDS Sermon," and concurs that the building retains sufficient physical integrity to convey its significance as an individual resource. Planning staff updated the property to Category A status on January 27, 2022, to reflect its status as a historical resource per the definitions in section 21084.1 of the CEQA statute and section 15064.5 of the CEQA Guidelines.

Therefore, Temple Emanu-El is considered a historic resource for the purposes of CEQA. Exterior, interior and character-defining features are described below.

Exterior Features

The Lake Street side of the building features consistent buttresses that divide the building into bays, an arched intermediate story, and deeply recessed multi-lite windows. The westernmost part, at the intersection with 2nd Avenue, is only one-bay wide and slightly set back. The next six-bay-wide section encloses the Temple House and goes from four stories at the west to three stories, consistent with the sloping street. The top story of the central four bays feature windows grouped in threes, while the end bays

have single windows at this level. The remainder of the elevation is lower, dominated by a central grand-arched opening flanked by lower two-bay sections.

The monumental arch, topped by a hipped roof, is the tallest element on the south façade and originally formed the building's main entrance. The arch is comprised of two elements, one on the surface of the façade and one recessed, each accented by a decorative band. The arch encloses a flight of stairs accessing the courtyard. Faceted columns flank the courtyard opening of these stairs, which are protected by an ornate metal gate.

The Arguello Boulevard façade features a two-story section at the courtyard and the larger volume of the sanctuary to the north. The lower five-bay section to the south features two solid bays with recessed arches and windows and three open arches leading to the Courtyard.

The clay-tile-clad dome dominates the north end of the project site. Prominent buttresses separate the arched multi-lite windows at the base of the dome. The dome rests on an octagonal base, below which is a gabled projection, edged with buttresses, that rises from the ground. A large arched window with fish-scale panes is set within the gable. Below this window are casement windows, each flanked by a buttress. The street level of the dome includes four windows within the façade. A single bay with a window at street level and at the second floor flanks the projecting gable mass. The northernmost bay along Arguello Boulevard has a single large multi-lite arched window at the street level, while the upper level features two deeply recessed casement windows flanked by buttresses.

The west façade that faces 2nd Avenue is four to six stories in height with a six-story tower one bay north of Lake Street. South of the tower is a lower, single, four-story bay. North of the tower the building steps down to five stories. Buttresses divide the upper three levels into identical bays at the five-story portion. Each bay features a single arched multi-lite window at the upper level, a multi-lite window at the fourth level, and two narrow multi-lite windows at the third level. The second level features a four-lite window to the north, two pairs of multi-lite windows grouped in two, and a single multi-lite window to the south. A deeply recessed door at the north side of the façade provides access to the building.

Interior Features

The interior features of the building are considered in the historic analysis, including as character-defining features, because the building is publicly accessible.

A brick-paved open Courtyard surrounded with an arcade on three sides unites the Sanctuary and Temple House wings. The round arches of the arcade are supported by double columns. The octagonal concrete fountain with a blue and green mosaic-clad shallow pool is located at the center. A raised marble platform with mosaics accesses the monumental arched entrance of the main sanctuary.

The interior of the sanctuary wing is comprised of smaller administrative offices and service spaces in addition to the main Sanctuary. The Temple House Wing along Lake Street is comprised of the Guild Hall, Martin Meyer Auditorium, Rinder Chapel, classrooms, offices, and service spaces.

A large entry vestibule with a barrel-vaulted ceiling and marble floor leads from the courtyard into the main Sanctuary. The ceiling features an intricate stenciled pattern. Marble columns with ornate capitals flank the exterior entry door. Identical columns support arches at the east and west ends of the vestibule space. The immense sanctuary space is capped by a vaulted ceiling that supports four intricate but massive chandeliers.

A mezzanine level lines the east, south, and west sides of the space and provides additional seating. Supported by a series of marble columns and stucco-clad arches, each mezzanine is set within a large double-height alcove with a barrel vault. Substantial stucco-clad brackets, with a fish scale pattern, support the mezzanine overhang. The railings are cast stone with square openings. A large multi-lite window is featured in each alcove. The east and west include stained glass in the multi-lite arched panels set within the larger three-part opening. Four stained-glass casement windows are located below. At the south, the arched window does not have stained glass but features arched multi-lite panels identical to the other arched windows. Arched openings with decorative screens flank each side of the large window.

The Martin Meyer Auditorium is the main gathering space in the Temple House. The large double-height room features an almost full-height stage on the west wall, reached by a series of raised platforms and wood steps. Faceted pilasters accent the screened openings flanking the stage. The north wall is punctuated by large multi-lite arched windows at the floor level and multi-lite windows, grouped in four, above. All windows are framed with faceted pilasters. Triple pilasters create heavy brackets that align with the larger members of the beamed ceiling. A mezzanine at the east end of the room features a cast stone railing with intricate detailing. Wide 180-degree swinging doors sit directly below the mezzanine.

Rueben Rinder Chapel is rectangular in plan and located along the Lake Street wall of the Temple House Wing. The elongated space is further emphasized by its stucco-clad barrel vault ceiling. The slightly raised semicircular altar at the west end is capped by a semi-dome with decorative corbelling. Simple wood panels clad the long side walls. Notable features of the chapel include stained-glass windows, chandeliers, and the hand-carved ark and pulpit. Other smaller gathering spaces and private areas are located within the Temple House Wing and feature finishes with less ornamentation, but of a high quality.

Character-Defining Features of Temple Emanu-El

Exterior: General

- Massive form and prominent corner location
- Three-part complex layout, including Sanctuary (north), Temple House (west), and open courtyard (corner)
- Variations in building heights from one to six stories
- Compound roof forms, including domed, hipped, and gabled roofs
- Byzantine Revival and Spanish Colonial Revival architectural features, including red clay tile roofing materials, smooth stucco wall treatment, punched and recessed rectangular and arched window openings, buttresses, and decorative bands at cornice levels
- Multi-lite metal sash windows

Sanctuary

- Massive dome with buttresses and multi-lite arched windows
- Two large arched windows with fish-scale panes, set within gabled projections on the east and west façades of the Sanctuary
- Raised marble platform with mosaics leading to the main Sanctuary entrance
- Entry vestibule to the Sanctuary with barrel-vaulted ceiling, marble floor, and marble columns with ornate capitals

- Monumental Sanctuary space with vaulted ceiling
- Mezzanines supported by a series of marble columns and stucco-clad arches with decorative cast stone railings
- Stucco-clad brackets with a fish scale pattern under the mezzanine overhang
- Large three-part stained-glass arched windows on the east and west walls
- Arched window with multi-lite panels on the south wall
- Elevated bimah accessed by curved steps
- Arched openings with decorative screens on the north wall, separated by marble columns

Courtyard

- Monumental arched opening on Lake Street façade with a hipped roof, decorative bands, faceted columns and an ornate metal gate accessed by one flight of travertine stairs with bullnose treads
- Brick-paved open courtyard with arcade on three sides featuring round arches supported by double columns
- Semicircular marble platform at entry to Sanctuary
- Octagonal concrete fountain

Temple House

- Six-story tower at 2nd Avenue façade

Interior, Martin Meyer Auditorium

- Large double-height room
- Elevated full-height stage on west wall
- Windows framed with faceted pilasters
- Beamed ceiling
- Triple pilaster forming heavy brackets under large members of ceiling
- Mezzanine with decorative cast stone railing on east wall

Interior, Rinder Chapel

- Stucco-clad barrel vault ceiling with slight overhang
- Semi-circular altar capped by semi-dome with decorative corbelling
- Simple wood-clad walls
- Stained-glass windows
- Chandeliers

Impact CR-1: The proposed project could cause a substantial adverse change in the significance of a historical resource. ***(Less than Significant with Mitigation)***

To assess the proposed project's potential impacts on the Temple Emanu-El historic resource, a qualified historical consultant prepared a historical resources evaluation (part 2). Planning staff reviewed the evaluation and determined that the project would result in less than significant impacts on the historical resource with mitigation incorporated.[12, 13] The findings of the evaluation and determination are summarized below, but available in full in Appendix A.

The proposed project would include renovation and an approximately 17,130-gross-square-foot expansion of Temple Emanu-El. The renovations and expansion would substantially alter, and in some cases remove, the distinctive materials, features, spaces, and spatial relationships of Temple Emanu-El.

The proposed project would include demolition in several locations on the interior and exterior of the building. The entire interior of the Courtyard Wing, including the stairs within the monumental arch on Lake Street, the courtyard paving and fountain, and the roof of the Courtyard Wing, would be demolished, although the exterior walls along Arguello Boulevard and Lake Street would be retained along with the hipped roof over the monumental arch. A portion of the classroom partitions on the first level of the Temple House would be removed. There would be extensive replacement of fixtures in the Guild Hall (basement of the Temple House), including the addition of new windows and finishes throughout.

The proposed project would include demolition of an extensive area of mechanical, service, and unexcavated spaces on the basement and first floor of the Courtyard Wing.

The proposed project would also include alterations and new construction throughout the project site. The following portions of the proposed project would be visible from the surrounding area:

- Portions of compound roof forms and Byzantine Revival and Spanish Colonial Revival architectural features, including red clay tile roofing (some portions of existing roofs would be reconstructed), and smooth stucco wall treatment (at the courtyard and very small portions in other locations).
- A small elevator shaft and penthouse in the southwest corner of the roof deck of the Courtyard Wing, attached to a lower, small restroom which would replace the existing elevator penthouse. Both the elevator penthouse and restroom would be finished in painted stucco.
- The two major openings from the street facades of the Courtyard Wing, the monumental arch and the courtyard arcade, would be infilled with glass. Glass entry doors would be constructed at the monumental arch. The existing exterior monumental stair to the courtyard would be removed. Inside the new glass entry doors would be a multiple-story entrance and security space. A new monumental stair would lead up to the main courtyard. Two new bridges crossing through the entry space behind the arch would be visible from outside the building, though their appearance would depend on lighting conditions and the vantage point of the viewer.

[12] Knapp Architects, Temple Emanu-El Historic Resource Evaluation Part 2. September 19, 2022.

[13] San Francisco Planning Department. Part 2 Historic Resource Evaluation Response, 2 Lake Street, Record No. 2020-007168ENV. November 10, 2022.

- A new floor plat immediate behind the glass on the east façade would be visible from the exterior in most conditions, and a new interior stair in the northernmost arch of the arcade would also be visible.
- The existing bronze gates at the arches along Arguello Boulevard would be refurbished and reinstalled in the existing openings on the street-facing side of the new glass.
- The open courtyard would be reconstructed with new materials and a design that is different from the existing. The courtyard would narrow slightly in front of the Sanctuary Wing, while the east, south, and west elevations would be approximately 6 feet taller than the existing arcade. The Courtyard Wing would be reconstructed from foundation to roof except for the existing exterior walls along Arguello Boulevard and Lake Street.

Character-Defining Features to be Removed

Features listed above as character defining that would be demolished, including partial demolition and construction-phase demolition followed by replication in kind, include the following:

Exterior

- Portions of compound roof forms and Byzantine Revival and Spanish Colonial Revival architectural features, including red clay tile roofing (some portions of existing roofs would be reconstructed), and smooth stucco wall treatment (at the courtyard and very small portions in other locations)

Sanctuary

- Portions of the raised marble platform with mosaics at the north side of the Courtyard, leading to the main entrance of the Sanctuary (only stairs would be removed; the platform itself would remain)

Courtyard

- Portions of the monumental arched opening on the Lake Street façade with a hipped roof, decorative bands, faceted columns, and an ornate metal gate accessed by one flight of travertine stairs (the stairs, the columns at the top of the stairs, and the gate would be removed)
- The brick-paved open courtyard with arcade on three sides featuring round arches supported by double columns (the paving, the arcade on three sides, and the double columns)
- Octagonal cast stone fountain and columns

Features to be Restored or Repaired

Several restorative or reparative project scopes will maintain and preserve historic and/or character-defining elements of the property. These include restoration of cement plaster cladding on the Lake Street and Arguello Avenue facades of the Courtyard building, as well as restoration of deteriorated historic steel windows. Some window openings which have been obscured or blocked over time will be restored. Elements which will be repaired or replaced in-kind if deteriorated beyond repair include the bronze gates on the Arguello Avenue façade, cast stone columns at limited locations on the east face of the Temple House building and at the entryway from the Courtyard to the Sanctuary, and mosaics located in the entryway between the courtyard and the Sanctuary.

Secretary of the Interior Standards

This section evaluates the project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation). The proposed project would conform to Standards 1 and 3 through 9, but would not conform to Standards 2 and 10, which are described below. For a detailed discussion, see historical resources evaluation (part 2), included in Appendix A.

- **Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- **Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The project as proposed does not meet Standards 2 and 10 because the design includes a noteworthy amount of removal and alteration of character-defining features, materials, and spaces. For example, all of the Courtyard Wing except two street façades would be removed. The new construction would differ from the existing in materials and style to a major degree. The divergence from these standards is too great to meet the intent of these Standards for Rehabilitation.

Integrity Analysis

In order to evaluate whether a historic resource would retain integrity post-project, the following seven components are evaluated both individually and holistically: location; setting; design; feeling; association; materials; and workmanship. Generally, a project which conforms to the Secretary's Standards for Rehabilitation will ensure that a property retains integrity. However, if a project would not conform to the Standards for Rehabilitation, it is not a certainty that the project would not retain integrity.

While the proposed changes would not conform to all of the Standards for Rehabilitation, specifically Standards 2 and 10, they would not substantially impair the integrity of Temple Emanu-El, and the seven aspects of integrity would be maintained.[14] Overall, the proposed project would retain a substantial amount of original historic fabric and distinctive architectural elements which convey the building's significance under Criteria 1 and 3. It would preserve the building's historic use, maintain and preserve most of its distinctive materials, features, spaces, and spatial relationships as identified in the character defining features. As the Temple Emanu-el complex consists of a Sanctuary, Courtyard, and Temple Wing, and alterations would primarily be focused on the open-air interior portions of the Courtyard and interior work in the Temple Wing, the complex would appear minimally altered as viewed from the public right-of-way. The most visible alterations from the street would occur at the monumental arch on the Lake Street side of the Courtyard.

With implementation of the proposed project, Temple Emanu El would continue to convey its associations with the memorial service for Harvey Milk and the AIDS sermon largely because the Sanctuary would not change at all. While its integrity of design would be diminished, Temple Emanu-El would continue to be significant as an example of the use of the Byzantine Revival and Spanish Colonial Revival styles for design of the home of a large, prominent religious congregation. The retention of the façades of the Courtyard Wing on

[14] San Francisco Planning Department. Part 2 Historic Resource Evaluation Response, 2 Lake Street, Record No. 2020-007168ENV. November 10, 2022.

Arguello Boulevard and Lake Street, in conjunction with the continued presence of an open courtyard facing the south façade of the Sanctuary Wing, would allow future visitors to understand the original design that Bakewell and Brown used to organize the three parts of the building. Notably, the proposed project would reinstate the monumental arch on Lake Street to daily use as the primary entrance to the property and make this route fully accessible.

Impact Determination

Taken together, the proposed alterations center on areas that were traditionally publicly accessible as the longtime processional entrance to the Sanctuary, and despite numerous proposed restoration and repair scopes, the removal of the Lake Street steps, enclosure of the arch with a glass storefront system, demolition of the courtyard paving and colonnades, and construction of new glass curtain wall systems and roof decks would result in the permanent loss of character-defining features that express the significance of Temple Emanu-el. Moreover, the reviewed drawings do not document in detail the scope of the proposed rehabilitation work. To ensure the proposed project conforms to Standards 5, 6 and 7, detailed plans subject to a historic preservation plan and other protective measures would be required. Therefore, while the Temple Emanu-el complex is monumental in size and will retain integrity, the proposal overall results in a significant impact on the historic resource. In addition, construction activities could result in damage to the existing building because heavy equipment would be moved into and out of the building and used within the building. Therefore, construction-related impacts on the historic resource could also be significant.

To reduce project impacts on the historic resource, planning staff have identified Mitigation Measures M-CR-1a, Documentation, M-CR-1b, Interpretation, M-CR-1c, Salvage Architectural Materials from the Site for Public Information or Reuse, M-CR-1d, Community Outreach Gathering, and M-CR-1e, Historic Preservation Plan and Protective Measures.

Mitigation Measure M-CR-1a: Documentation

Prior to demolition or the issuance of site permits, the project sponsor shall undertake Historic American Building Survey (HABS)-level documentation of the property. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), set forth by the Secretary of the Interior's Professional Qualification Standards (Code of Federal Regulations, title 36, part 61). Before beginning work on any aspect of the documentation, the professional overseeing the documentation shall meet with the preservation staff of the planning department for review and approval of a coordinated documentation plan. The documentation package created shall consist of the items listed below.

- **Measured Drawings:** A set of measured drawings that depict the existing size, scale, and dimension of the property. The planning department's preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation). The preservation staff will assist the consultant in determining the appropriate level of measured drawings.
- **HABS-Level Photography:** Digital photographs of the interior and exterior of the subject property. Large format negatives are not required. The scope of the digital photographs shall be reviewed by planning department preservation staff for concurrence, and all digital photography shall be conducted according to current National Park Service Standards. The

photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography.

- **HABS Historical Report:** A written historical narrative and report per HABS Historical Report Guidelines.
- **Print-on-demand Book:** The project sponsor shall make the content from the historical report, historical photographs, HABS photography, measured drawings, and field notes available to the public through a preexisting print-on-demand book service. This service will print and mail softcover books containing the aforementioned materials to members of the public who have paid a nominal fee. The sponsor shall not be required to pay ongoing printing fees once the book has been made available through the service.

The professional(s) shall submit the completed documentation for review and approval by a member of the planning department's preservation staff before construction permits are issued. Documentation may be used in the interpretive display or signage described in Mitigation Measure M-CR-1b. The final approved documentation shall be provided to the planning department and offered to repositories including but not limited to the History Room of the San Francisco Public Library; the Environmental Design Library at the University of California, Berkeley; the Northwest Information Center; San Francisco Architectural Heritage; and the California Historical Society. The planning department will make electronic versions of the documentation available to the public at no charge.

Mitigation Measure M-CR-1b: Interpretation

The project sponsor shall install and maintain an on-site interpretative display commemorating the Monumental Arch, Courtyard, and overall history of Temple Emanu-el. Interpretive display(s) shall develop a connection between the general public and the subject building's history. The interpretive program may include interactive sound or video installations and/or more traditional interpretive materials such as commemorative markers and plaques, displays of photographs, including the interior and exterior of the building, and news articles. The high-quality interpretive displays shall be installed within the project site boundaries, made of durable, all-weather materials, and positioned to allow for high public visibility and interactivity.

A general plan that will lay out the various components of the interpretive program shall be developed in consultation with an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards. A detailed final design showing the substance and appearance of the interpretive displays, as well as the maintenance plans, shall be approved by Planning Department staff prior to issuance of a site permit or construction permit. The interpretive display installation shall be included in construction plans and shall be completed before final inspection by the Department of Building Inspection (DBI).

Mitigation Measure M-CR-1c: Salvage Architectural Materials from the Site for Public Information or Reuse

Prior to demolition of specific architectural features of the subject building, the project sponsor shall either use salvaged architectural materials on the site as part of the interpretive program or make such architectural materials from the site available to museums, archives, curation facilities, the public, and nonprofit organizations to preserve, interpret, and display the history of the historical

resource. The project sponsor shall provide representatives of these groups the opportunity to salvage materials for public information or reuse in other locations. No materials shall be salvaged or removed until HABS recordation and documentation are completed, and an inventory of key exterior and interior features and materials is completed by Secretary of the Interior–qualified professionals. The project sponsor shall hire a qualified preservation consultant to produce a salvage plan that shall identify the subject property's character-defining features that are appropriate for salvage, recommendations for integrating those features into the interpretive program, or other locations or uses for salvaged material. The salvage plan will be reviewed and approved by the ERO.

Mitigation Measure M-CR-1d: Community Outreach Gathering

The project sponsor shall retain the services of a qualified community outreach facilitator to gather the community, plan and hold a commemorative event to celebrate the building's significance to the community and function as a synagogue and gathering space. At the event, the project sponsor shall allow participants to record their recollections by installing recording booths and scan participants' personal photographs. The project sponsor shall host a website that allows participants to contribute the recollections and personal photographs remotely. The project sponsor shall make a good faith effort to publicize the gathering and conduct public outreach to identify a wide range of potential participants. Prior to undertaking this effort, the scope and methodology of the oral history project (consisting of the items listed above) shall be reviewed and approved by the Environmental Review Officer (ERO), in consultation with preservation staff.

Mitigation Measure M-CR-1e: Historic Preservation Plan and Protective Measures

A historic preservation plan and protective measures shall be prepared and implemented to aid in preserving and protecting those historical resources that would be retained and rehabilitated as part of the project. The historic preservation plan shall be prepared by a qualified historic preservation architect who meets the Secretary of the Interior's Professional Qualification Standards (Code of Federal Regulations, title 36, part 61). The preservation architect and project sponsor will develop these measures prior to construction and shall ensure that the contractor follows the plan. The preservation and protection plan, specifications, monitoring schedule, and other supporting documents shall also be incorporated into the building or site permit application plan sets, and all documentation shall be reviewed and approved by the planning department's preservation staff.

Implementation of the historic preservation plan shall ensure that the proposed rehabilitation meet all applicable requirements of the Secretary of the Interior's Standards by establishing measures to protect retained building façades and character-defining features from construction equipment that could inadvertently damage the historic resource. Specifically, the preservation plan shall incorporate construction specifications that require the construction contractor(s) to use all feasible means to: avoid damage to the historic building, ensure appropriate security to minimize risks related to vandalism and fire, and implement protective measures to ensure that inadvertent impacts are avoided. The consultant shall conduct regular periodic inspections of the historic building during construction activities on the project site. Should damage to the building occur, the building shall be remediated to its preconstruction condition and fixed during rehabilitation of the resource.

Implementation of Mitigation Measures M-CR-1a through M-CR-1e would result in the recordation and documentation of the character-defining features of the building using the HABS documentation process and would ensure that this documentation is available to the public now and in the future. Working in tandem with the documentation requirements, the salvage of character-defining features that would be removed would help preserve these features. The community outreach gathering would ensure that members of the public are informed and included in efforts to commemorate the building's significance and history. Finally, the historic preservation plan and protective measures would ensure the character-defining features that are retained are protected from construction equipment that could inadvertently damage them. Implementation of these mitigation measures would reduce the project's impact on historic resources to a less-than-significant level.

Impact CR-2: The proposed project could cause a substantial adverse change in the significance of an archeological resource. (*Less than Significant with Mitigation*)

In addition to assessing impacts to archeological resources that would meet the requirements for listing as a historical resource, impacts to unique archeological resources are also considered under CEQA, as described in section 15064.5 of the CEQA Guidelines, and CEQA section 21083.2. If an archeological site does not meet the criteria for inclusion in the California Register of Historic Resources but does meet the definition of a unique archeological resource as outlined in CEQA section 21083.2, it is entitled to special protection under CEQA. A unique archeological resource implies an archeological artifact, object, or site about which it can be clearly demonstrated that – without merely adding to the current body of knowledge – there is a high probability that it meets one of the following criteria:

- The archeological artifact, object, or site contains information needed to answer important scientific questions, and there is a demonstrable public interest in that information;
- The archeological artifact, object, or site has a special and particular quality, such as being the oldest of its type or the best available example of its type; or
- The archeological artifact, object, or site is directly associated with a scientifically recognized important prehistoric or historic event or person.

A non-unique archeological resource indicates an archeological artifact, object, or site that does not meet the above criteria. Impacts to non-unique archeological resources and resources that do not qualify for listing in the California Register of Historical Resources receive no further consideration under CEQA. It should also be noted herein that a disturbed or secondarily deposited prehistoric midden is presumed to be significant for its information potential under CEQA, and it is legally significant unless or until it is demonstrated to the contrary.

A *preliminary archeological review* was completed by the planning department for the proposed project.[15] According to the *preliminary archeological review*, the Citywide Prehistoric Resources Sensitivity Model identifies the project site as having high potential for surface and buried prehistoric resources. However, the construction of the existing building likely disturbed possible resources in the fill and at the top of the Colma/alluvium layer that underlays the project site. While the proposed project has low potential to disturb

[15] San Francisco Planning Department. Environmental Planning Preliminary Archeological Review: 2 Lake Street (case no. 2020-007168ENV). May 19, 2021.

significant archeological resources given the disturbed nature of the site, with an excavation depth to approximately 30 feet bgs, the potential for unearthing such resources cannot be discounted. If archeological resources were disturbed at the project site, such an impact would be considered significant. To reduce impacts of significant archeological resources, Mitigation Measure M-CR-2, Accidental Discovery, has been identified. This mitigation measure would require that the project sponsor distribute the planning department archeological resources "ALERT" sheet and immediately suspend any soil-disturbing activities should any indication of an archeological resource be encountered.

Mitigation Measure M-CR-2: Accidental Discovery

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a) and (c).

ALERT Sheet. The project sponsor shall distribute the planning department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) confirming that all field personnel have received copies of the ALERT Sheet.

Discovery Stop Work and Notification. Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

Archeological consultant identification and evaluation. If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the Qualified Archeological Consultant List maintained by the planning department. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource as well as if it retains sufficient integrity and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify, document, and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Discovery Treatment Determination. Measures might include preservation in situ of the archeological resource; an archeological monitoring program; an archeological testing program; and/or an archeological interpretation program. If an archeological interpretive, monitoring, and/or testing program is required, it shall be consistent with the Environmental Planning Division guidelines for such programs and shall be implemented immediately. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

Consultation with Descendant Communities. On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Archeological Resources Report (ARR) shall be provided to the representative of the descendant group.

Archeological Data Recovery Plan. An archeological data recovery program shall be conducted in accordance with an Archeological Data Recovery Plan (ADRP) if all three of the following apply: 1) a resource has potential to be significant, 2) preservation in place is not feasible, and 3) the ERO determines that an archeological data recovery program is warranted. The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval.

The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- **Field Methods and Procedures:** Descriptions of proposed field strategies, procedures, and operations.
- **Cataloguing and Laboratory Analysis:** Description of selected cataloguing system and artifact analysis procedures.
- **Discard and Deaccession Policy:** Description of and rationale for field and post-field discard and deaccession policies.
- **Security Measures:** Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- **Final Report:** Description of proposed report format and distribution of results.
- **Curation:** Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Funerary Objects. The treatment of human remains and funerary objects discovered during any soil-disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco. The ERO also shall be notified immediately upon the discovery of human remains. In the

event of the Medical Examiner's determination that the human remains are Native American remains, the Medical Examiner shall notify the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98(a)).

The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.

If human remains cannot be permanently preserved in place, the landowner shall consult with the project archeologist, project sponsor, ERO, and the MLD on feasible recovery and treatment alternatives. The landowner shall then make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). Per PRC 5097.98 (c)(1), the Agreement shall address, as applicable and to the degree consistent with the wishes of the MLD, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinterment or curation, and final disposition of the human remains and associated or unassociated funerary objects.

Both parties are expected to make a concerted and good faith effort to arrive at an Agreement, consistent with the provisions of PRC 5097.98. However, if the landowner and the MLD are unable to reach an Agreement, the landowner, ERO, and project sponsor shall ensure that the remains and/or mortuary materials are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance, consistent with state law.

Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project's Archeological treatment documents, and in any related agreement established between the project sponsor, Medical Examiner and the ERO.

Archeological Public Interpretation Plan. The project archeological consultant shall submit an Archeological Public Interpretation Plan (APIP) if a significant archeological resource is discovered during a project. If the resource to be interpreted is a tribal cultural resource, the APIP shall be prepared in consultation with and developed with the participation of Ohlone tribal representatives. The APIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The APIP shall be sent to the ERO for review and approval. The APIP shall be implemented prior to completion of the project.

Archeological Resources Report. The project archeological consultant shall submit a confidential draft Archeological Resources Report (ARR) to the ERO that evaluates the historical significance of any discovered archeological resource, describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken, and discusses curation arrangements.

Once approved by the ERO, copies of the approved ARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy, and the ERO shall receive a copy of the transmittal of the ARR to the NWIC. The environmental planning division of the planning department shall receive one (1) bound hardcopy of the ARR. Digital files that shall be submitted to the environmental division include an unlocked, searchable PDF version of the ARR, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. The PDF ARR, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or other stable storage device. If a descendant group was consulted during archeological treatment, a PDF of the ARR shall be provided to the representative of the descendant group.

Curation. Significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility. The facility shall be selected in consultation with the ERO. Upon submittal of the collection for curation the sponsor or archeologist shall provide a copy of the signed curatorial agreement to the ERO.

Under this measure, in the event that archeological resources are discovered, preservation in place of the resource or implementation of a data recovery and/or public interpretation plan is required. Therefore, the significant information that the archeological resource(s) provides would either be preserved or documented. With implementation of Mitigation Measure M-CR-2, the proposed project's impact on prehistoric or historic archeological resources would be less than significant.

Impact CR-3: The proposed project could disturb human remains, including those interred outside of formal cemeteries. (*Less than Significant with Mitigation*)

Archeological resources may include human burials. Human burials outside of formal cemeteries often occur in prehistoric or historic period archeological contexts. There are no human burials, including those interred outside of formal cemeteries, located in the immediate vicinity of the project site. However, human remains may be present in prehistoric archeological deposits, and also may potentially be found in isolation. In the event that human remains are encountered during construction, any inadvertent damage to human remains would be considered a significant impact. To reduce this impact to a less than significant level, Mitigation Measure M-CR-2, Accidental Discovery, would be implemented. Mitigation Measure M-CR-2 details procedures for the appropriate treatment of human remains if encountered during construction.

Furthermore, the treatment of human remains and of associated or unassociated funerary objects must comply with applicable state laws. This includes immediate notification to the county coroner (San Francisco Office of the Chief Medical Examiner) and, in the event of the coroner's determination that the human remains are Native American, notification of the California Native American Heritage Commission, which

shall appoint a most likely descendent.[16] With implementation of Mitigation Measure M-CR-2 and for the above reasons, the proposed project would have a less-than-significant impact related to the potential disturbance of human remains.

Impact C-CR-1: The proposed project, in combination with cumulative development, would not result in a significant cumulative impact related to cultural resources. (*Less than Significant*)

The geographic scope, or cumulative study area, for cumulative historic resources impacts includes the project site and other proposed or reasonably foreseeable projects adjacent to the project site where an active application is on file at the planning department. As shown in Figure 17, p. 24, the only cumulative project is located at 3700 California Street, approximately 750 feet southeast of the project site. Neither the project site nor the 3700 California Street project are located within historic districts, and therefore could not combine to result in a significant impact to a historic district. In additional, the proposed project and the 3700 California Street project are located approximately 750 feet away, and therefore would be too far to combine to result in significant construction-related impacts to the existing Temple Emanu-El building or any other historic resources on or nearby either project site. As such, the project would have less than significant cumulative historical resource impacts. No mitigation measures are required.

The cumulative context for archeological resources and human remains is generally site specific and limited to the immediate construction area. As shown in Figure 17, p. 24, the only cumulative project is located at 3700 California Street, approximately 750 feet southeast of the project site. Although excavation depths for this cumulative project would reach approximately 75 feet bgs, and sensitive archeological deposits could be encountered during construction, this cumulative project is sufficiently far enough away from the proposed project such that cumulative archeological and human remains impacts are unlikely. For these reasons, the proposed project, in combination with other reasonably foreseeable projects, would not result in a cumulative impact on archeological resources or human remains. No mitigation measures are required.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.5. TRIBAL CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			

[16] California Public Resources Code section 5097.98.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			

Impact TC-1: The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources or that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. (*Less than Significant with Mitigation*)

CEQA section 21074.2 requires the CEQA lead agency to consider the effects of a project on tribal cultural resources. As defined in section 21074, tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are listed, or determined to be eligible for listing, on the national, state, or local register of historic resources.

Pursuant to CEQA section 21080.3.1(d), on January 28, 2022, the planning department contacted Native American individuals and organizations for the San Francisco area, providing a description of the project and requesting comments on the identification, presence, and significance of tribal cultural resources in the project vicinity. During the comment period, no Native American tribal representatives contacted the planning department to request consultation. On this basis, there are no known tribal cultural resources on the project site.

As discussed in Impact CR-2 in Section D.4, Cultural Resources, the project site has low sensitivity for prehistoric resources. In San Francisco, based on tribal consultation undertaken by the City and County of San Francisco in 2015, prehistoric archeological resources are also considered to be potential tribal cultural resources. Impact CR-2 determined that the proposed project's excavation could result in a significant impact to prehistoric archeological resources should any be encountered. Therefore, the proposed project also has the potential to encounter tribal cultural resources during soil disturbing activities. Any inadvertent damage to tribal cultural resources would be considered a significant impact. Mitigation Measure M-TC-1, Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program has been identified to reduce impacts to tribal cultural resources encountered during construction activities to less-than-significant levels.

Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program

Preservation in Place. In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative, shall consult to determine whether preservation in place would be feasible and effective. If it is

determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the archeological consultant shall prepare an Archeological Resource Preservation Plan (ARPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to the planning department for review and approval.

Interpretive Program. If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the tribal cultural resource in consultation with affiliated tribal representatives. A tribal cultural resources interpretation plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.

This measure would require either preservation in-place of the tribal cultural resources if determined effective and feasible, or the project sponsor would coordinate with the affiliated Native American tribal representatives to prepare and implement an interpretive program, regarding tribal cultural resources. Therefore, with implementation of Mitigation Measure M-TC-1, the proposed project's impact on tribal cultural resources would be less than significant.

Impact C-TC-1: The proposed project, in combination with cumulative development, would not result in cumulative impacts on tribal cultural resources. (*Less than Significant with Mitigation*)

As discussed above in Impact C-CR-1, impacts of the proposed project would be unlikely to combine with impacts of cumulative development to result in cumulative impacts to prehistoric archeological resources, which are also tribal cultural resources. Therefore, cumulative impacts to tribal cultural resources would also be less than significant.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.6. TRANSPORTATION AND CIRCULATION. Would the project:					
a) Involve construction that would require a substantially extended duration or intensive activity, and the effects would create potentially hazardous conditions for people walking, bicycling, or driving, or public transit operations; or interfere with emergency access or accessibility for people walking or bicycling; or substantially delay public transit?			X		
b) Create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations?			X		

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
c) Interfere with accessibility of people walking or bicycling to and from the project site, and adjoining areas, or result in inadequate emergency access?			X		
d) Substantially delay public transit?			X		
e) Cause substantial additional vehicle miles traveled or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow travel lanes) or by adding new roadways to the network?			X		
f) Result in a loading deficit, and the secondary effects would create potentially hazardous conditions for people walking, bicycling, or driving; or substantially delay public transit?			X		
g) Result in a substantial vehicular parking deficit, and the secondary effects would create potentially hazardous conditions for people walking, bicycling, or driving; or interfere with accessibility for people walking or bicycling or inadequate access for emergency vehicles; or substantially delay public transit?			X		

The proposed project would include expansion and renovation of the existing Congregation Emanu-El building. The proposed project is intended to accommodate existing uses on the project site and would not result in a change in use or change in congregation size or preschool enrollment; therefore, vehicle trips to the project site would not differ from existing conditions.

The proposed project includes changes to all three of the project site's street frontages. The Arguello Boulevard frontage is approximately 288 feet long and includes an existing 63-foot-long passenger loading zone, a 22-foot accessible parking space, 14 feet of red curb, and 190 feet of parallel parking. The project proposes to eliminate the accessible parking stall, increase the passenger loading from 63 to 100 linear feet (including the addition of a 20-foot-long accessible loading zone) and add a new 53-foot-long bulbout at the corner of Arguello Boulevard and Lake Street, leaving 153 feet of parallel parking on Arguello Boulevard. The Lake Street frontage is 240 feet long and includes 121 feet of passenger loading and 119 feet of parallel parking. The project proposes to decrease the passenger loading from 121 to 66 linear feet and add a new 99-foot-long bulbout at the corner of Lake Street and Arguello Boulevard leaving 72 feet of parallel parking on Lake Street. The passenger loading zone on Lake Street currently used for preschool pickup and drop off on Lake Street would move east to the new main entry on Lake Street, and the on-street parallel parking would move west towards 2nd Avenue. Preschool pick-up and drop-off activities would occur in the Lake Street loading zone. Vehicles would queue in the Arguello Boulevard zone until a loading space is available on Lake Street. On 2nd Avenue, the existing approximately 22-foot-long red curb would be reduced to 20 feet, the existing 70 feet of perpendicular public street parking would be increased to approximately 72 feet, and the sidewalk fronting the project would be widened from 17 feet to 19 feet. Overall, the proposed streetscape changes would remove four parking spaces and 18 linear feet of white curb passenger loading from the

project site. However, as shown in Table 1, there would be no net change to the overall number of vehicles accommodated by the proposed white curb passenger loading zones, compared to existing conditions. There is no existing vehicular access to the interior of the project site and no off-street parking is provided. Therefore, the proposed streetscape changes would not affect site access or circulation.

Impact TR-1: The proposed project would not involve construction that would require a substantially extended duration or intensive activity. (*Less than Significant)*

The proposed project would be subject to the San Francisco Regulations for Working in San Francisco Streets (the blue book). The blue book is prepared and regularly updated by the San Francisco Municipal Transportation Agency, under the authority derived from the San Francisco Transportation Code. It serves as a guide for contractors working in San Francisco streets. The blue book establishes rules and guidance so that construction work can be done safely and with the least possible interference with pedestrian, bicycle, transit, and vehicular traffic.

During the anticipated single-phase 26-month construction period, the proposed project would require temporary partial closures of the public right-of-way to allow construction of the proposed streetscape improvements. These closures would be limited in duration and coordinated with the San Francisco Municipal Transportation Agency in compliance with blue book regulations. For sidewalks and bicycle lanes along the closed frontages, signage and protection for people walking and bicycling would be installed, as appropriate. The contractor would be required to maintain adequate bicycle and walking circulation at all times, and any closures would be coordinated with the city in order to minimize the impacts on local traffic. Compliance with blue book regulations would ensure that any potential construction impacts related to road closures would be reduced to less than significant. Therefore, the proposed project would have a less than significant transportation-related construction impact, and no mitigation measures are required.

Impact TR-2: The proposed project would not create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations. *(Less than Significant)*

The proposed project does not include any features that could increase hazardous conditions for people walking, biking, or driving in the project vicinity. The proposed project would also not change the adjacent travel lanes or transit operations for transit routes within the vicinity of the project site, or any of the existing bus stops in the area. The proposed project would add a new 53-foot-long bulbout at the corner of Arguello Boulevard and Lake Street, which would increase safety by reducing the length of crosswalks along both of these streets for pedestrians, improving visibility, and encouraging drivers to slow down. As previously described, there is no vehicular access to the interior of the site and none proposed; therefore, sight lines for vehicles traveling along Arguello Boulevard, Lake Street, and 2nd Avenue would not change. The proposed project would not change the number of vehicles accessing the project site and would not impair accessibility to the project area. The passenger loading zone on Lake Street currently used for preschool pickup and drop off on Lake Street would move east to the new main entry on Lake Street, and the on-street parallel parking would move west towards 2nd Avenue. Preschool pick-up and drop-off activities would occur in the Lake Street loading zone. The proposed project would result in the removal of two loading spaces along Lake Street, but would add two loading spaces on Arguello Boulevard. Vehicles would queue in the Arguello Boulevard loading zone until a loading space is available on Lake Street, ensuring that vehicles do not queue within existing bicycle lanes or double park in existing travel lanes. None of the other project

features would create traffic hazards (e.g., sharp curves or dangerous intersections) or increase the number or severity of conflicts between vehicles and the other ways people travel. For these reasons, the project would not increase hazardous conditions at the site and so would result in a less than significant impact related to potentially hazardous conditions and accessibility. No mitigation measures are required.

Impact TR-3: The proposed project would not interfere with accessibility of people walking or bicycling to and from the project site, and adjoining areas, or result in inadequate emergency access. ***(Less than Significant)***

The proposed project is intended to accommodate existing uses on the project site and would not result in a change in use or change in congregation size or preschool enrollment, and therefore vehicle trips to the project site would not differ from existing conditions. Streetscape improvements along Lake Street, Arguello Boulevard, and 2nd Avenue would improve pedestrian access to and adjacent to the site. There is no existing vehicular access to the interior of the project site and no off-street parking is provided. As described above, the passenger loading zone on Lake Street currently used for preschool pickup and drop off on Lake Street would move east to the new main entry on Lake Street, and the on-street parallel parking would move west towards 2nd Avenue. Preschool pick-up and drop-off activities would occur in the Lake Street loading zone. The proposed project would result in the removal of two loading spaces along Lake Street, but would add two loading spaces on Arguello Boulevard. Vehicles would queue in the Arguello Boulevard loading zone until a loading space is available on Lake Street, ensuring that vehicles do not queue within existing bicycle lanes or double park in existing travel lanes. The proposed streetscape changes would not affect site access or circulation for people walking, bicycling, or driving. Therefore, implementation of the proposed project would have a less than significant impact related to emergency access. No mitigation measures are required.

Impact TR-4: The proposed project would not substantially delay public transit. ***(Less than Significant)***

As previously described, implementation of the proposed project would not result in a change in congregation size or enrollment on the project site, thus vehicle trips to the project site would not differ from existing conditions. The proposed project would reconfigure the site's passenger loadings zones and move its pre-school pick-up and drop-off activities to the new main entrance on Lake Street. Vehicles would queue in the Arguello Boulevard loading zone until a loading space is available on Lake Street, ensuring that vehicles do not queue within existing bicycle lanes or double park in existing travel lanes. However, these changes would not result in delays of public transit since there are no transit routes that run along the project's Lake Street or Arguello Boulevard frontage. Therefore, the proposed project would not delay public transit, and this impact would be less than significant. No mitigation measures are required.

Impact TR-5: The proposed project would not cause substantial additional vehicle miles traveled or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network. ***(Less than Significant)***

The 2019 guidelines set forth screening criteria for types of projects that would typically not result in significant vehicle miles traveled (VMT) impacts. For retail uses (which serve as a proxy for religious institutional uses) this screening criterion is 12.6 miles (existing regional average daily VMT per retail

employee minus 15 percent) under existing conditions. The project site is in an area (traffic analysis zone 328) where existing average daily VMT per retail employee is 8.33, which is 34 percent below the screening criteria.[17] Therefore, the proposed project meets this locational screening criterion and would have a less-than-significant impact related to VMT.[18] Furthermore, implementation of the proposed project would not result in a change in congregation size or pre-school enrollment on the project site and therefore would not increase VMT compared to existing conditions. No mitigation measures are required.

Impact TR-6: The proposed project would not result in a loading deficit. *(Less than Significant)*

The proposed streetscape plan was developed through collaboration with the planning department's Street Design Advisory Team, which is chaired by the San Francisco Planning Department and composed of members from the SFMTA, San Francisco Public Works, the SF Fire Department, and the San Francisco Public Utilities Commission.

A total of approximately 184 feet of passenger loading zones are currently provided on the project site, including approximately 121 feet along Lake Street and 63 feet along Arguello Boulevard. As shown in Table 1, the proposed project would include streetscape modifications that would increase the passenger loading zone along Arguello Boulevard from 63 feet to 100 feet, adding approximately two loading spaces, and decrease passenger loading along Lake Street from 121 feet to 66 feet, losing approximately two loading spaces. Overall, the proposed project would result in a net loss of 18 linear feet of passenger loading along the site's frontage, with no net loss in the total number of vehicle spaces accommodated. With these changes, the passenger loading zone currently used for preschool pickup and drop off on Lake Street would move to the new main entry on Lake Street. On 2nd Avenue, the existing 22-foot-long red curb would be reduced to 20 feet, the existing 70 feet of perpendicular public street parking would be increased to approximately 72 feet, and the sidewalk fronting the project would be widened from 17 feet to 19 feet.

As previously described, implementation of the proposed project would not result in a change in congregation size or enrollment on the project site; therefore, vehicle trips to the project site would not differ from existing conditions. Preschool pick-up and drop-off activities would occur in the Lake Street loading zone, which would have two fewer loading spaces on Lake Street, but have two additional loading spaces on Arguello Boulevard. As necessary, pick-up or drop-off vehicles would queue in the Arguello Boulevard loading zone, which is not currently used for pick-up or drop-off, until a loading space is available on Lake Street. For these reasons, implementation of the proposed project would not result in a loading deficit and loading-related impacts would be less than significant. No mitigation measures are required.

Impact TR-7: The proposed project would not result in a substantial vehicular parking deficit. *(Less than Significant)*

The 2019 guidelines include screening criteria for projects to determine if a proposed project would result in a substantial parking deficit. If a project would result in a substantial parking deficit, a parking analysis

[17] San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 2 Lake Street. January 21, 2022.

[18] San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 2 Lake Street. January 21, 2022.

would be required to determine if the secondary effects of the parking deficit could create potentially hazardous conditions for people walking, bicycling, or driving; or interfere with accessibility for people walking or bicycling or inadequate access for emergency vehicles; or substantially delay public transit. As described above, the project site is located within an area where existing VMT per capita is more than 15 percent below the existing regional per capita average. Since the proposed project meets this locational screening criterion, a parking analysis is not required, and the project would have a less than significant impact related to parking deficits. No mitigation measures are required.

Impact C-TR-1: The proposed project, in combination with cumulative development, would not result in a significant cumulative impact on transportation and circulation. (*Less than Significant*)

Construction

Generally, only projects that are within the project block or could affect truck routing could combine to result in cumulative construction impacts. Construction traffic from both the proposed project and the 3700 California Street project would be expected to utilize Sacramento Street and California Street. As discussed under Impact TR-1, the proposed project would be subject to the blue book requirements during construction. The 3700 California Street project would also be subject to the same regulations, which would ensure that both projects would not result in any cumulative transportation impacts related to construction. Therefore, the project and reasonably foreseeable projects would not result in a significant cumulative construction-related transportation impact, and more mitigation measures are required.

Operation

The proposed project would not generate any new vehicle trips because there would be no change to the size of the congregation or to preschool enrollment. In addition, the 3700 California Street project is estimated to generate nearly 5,000 fewer daily vehicle trips compared to existing conditions, including 370 fewer vehicle trips during the PM peak hour and 320 fewer trips during the AM peak hour. Similarly, the 3700 California Street project would generate approximately 762 fewer transit trips and 183 fewer bicycle/motorcycle/for-hire vehicle trips while generating approximately 108 new walking trips.[19] Therefore, the proposed project, in combination with the 3700 California Street project, would not be expected to substantially delay public transit or result in potentially hazardous conditions for people walking, bicycling, driving, or taking public transit. In addition, cumulative development would enhance the transportation network and promote accessibility for people walking and bicycling.

VMT by its nature is largely a cumulative impact. As described above, the project would meet the existing VMT per employee screening criteria and therefore would not result in significant VMT impacts. Furthermore, under cumulative 2040 conditions, the project site is an area (traffic analysis zone 328) where projected year 2040 VMT per employee is more than 15 percent below the future regional per employee average. Specifically, for retail uses (which most closely match religious institutional uses for the purpose of VMT

[19] The 3700 California Street Environmental Impact Report did not take a credit for existing walking trips, and therefore new walking trips are likely overstated and more similar to the reduction seen in vehicle, transit, and other trips. San Francisco Planning Department, *3700 California Street Project Draft Environmental Impact Report*, Case No. 2017-003559ENV, State Clearinghouse No. 2018092043, 2019, *https://sfplanninggis.org/pim/?search=2017-003559ENV.*

analysis), the projected 2040 average daily VMT per retail employee is 8, which is 35 percent below the 2040 projected regional average daily VMT per retail employee minus 15 percent of 12.4.[20]

Under cumulative conditions, loading activities for cumulative development projects would occur in the vicinity of each respective site and would not combine with the proposed project's loading demand. The 3700 California Street project is located approximately 750 feet away from the project site and therefore would not be anticipated to use the loading areas adjacent to the project site or provide loading space for the proposed project. Therefore, cumulative development would not contribute to commercial vehicle or passenger loading demand on the project block. Therefore, cumulative loading impacts would be less than significant.

For the above reasons, the proposed project in combination with reasonably foreseeable projects would not result in any cumulative transportation impacts, and no mitigation measures are required.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.7. NOISE. Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		
c) For a project located within the vicinity of a private airstrip or an airport land use plan area or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?					X

The project site is not located within an airport land use plan area or in the vicinity of a private airstrip. Therefore, Topic D.7(c) is not applicable to the proposed project.

Impact NO-1: The proposed project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the proposed project in excess of standards

[20] San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 2 Lake Street. January 21, 2022.

established in the local general plan or noise ordinance, or applicable standards of other agencies. (*Less than Significant*)

The project site is located in a highly urbanized area, with ambient noise levels typical of those in San Francisco neighborhoods. Ambient noise in San Francisco is largely generated by traffic-related sources. As shown in Figure 4.5-2 of the San Francisco Housing Element 2022 Update EIR,[21] many roadways in the project site vicinity generate traffic noise levels between 60 dBA[22] L_{dn}[23] and 65 dBA L_{dn}. Noise levels less than 65 dBA L_{dn} are considered satisfactory with no special noise insulation requirements per the Land Use Compatibility Chart for Community Noise.[24]

Land uses in the surrounding area that contribute to ambient noise include a mixture of retail and residential uses. However, the primary noise source in the area is related to transportation. Existing receptors surrounding the project site include single-family homes to the north and northwest along Presidio Terrace, existing office uses to the west, the existing St. John Presbyterian Church and residential uses to the south across Lake Street, and existing residences to the east across Arguello Boulevard.

Construction Impacts

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools (e.g., jackhammers, hoe rams, impact wrenches) must have manufacturer-recommended and city-approved mufflers for both intake and exhaust. Section 2908 of the noise ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient noise level by 5 dBA at the project property line unless a special permit is authorized by the Director of the Department of Public Works or the Director of Building Inspection. The proposed project would be required to comply with regulations set forth in the noise ordinance. Demolition, excavation, and construction would cause a temporary increase in noise levels in the project vicinity. Construction equipment would generate noise and possibly vibrations that could be considered an annoyance by occupants of nearby properties. The construction period would last approximately 26 months. Construction noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and affected receptor, and the presence (or absence) of barriers. Impacts would generally be limited to demolition and the periods during which new foundations and exterior structural and façade elements are constructed. Interior construction noise would be substantially reduced by exterior walls. However, there would be times when noise could interfere with indoor activities in nearby residences and other businesses near the project site.

As noted previously, construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the police code). The nearest sensitive receptors to the project site are the residential uses immediately adjacent

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21 San Francisco Planning Department. 2022 Housing Element Update Environmental Impact Report.

22 dBA refers to the sound level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

23 L_{dn} refers to the equivalent 24-hour noise level with a 10 dB penalty added to sounds which occur between the hours of 10 PM and 7AM. dBA refers to a logarithmic scale for measuring noise expressed in decibels (dB). The A-weighting scale was developed and has been shown to provide a good correlation with the human response to sound.

24 San Francisco General Plan. Environmental Protection Element, Policy 11.1.

to the northwest with the closest structure, 24 Presidio Terrace, at a distance of approximately 52 feet. These uses would experience temporary and intermittent noise associated with construction activities.

The project would not use pile drivers or a hoe ram, but would use a jackhammer in the demolition phase and a concrete saw in the demolition and shoring phases. While the jackhammer and concrete saw may exceed the noise ordinance at a distance of 50 feet, given the limited duration of their use during the construction period, a substantial temporary increase in ambient noise levels would not occur. Additionally, construction noise would be buffered because the construction activities would primarily occur within the existing building.

Noise impacts would be temporary in nature and would be limited to the 26-month period of construction. Moreover, the project demolition and construction activities would be required to comply with the noise ordinance requirements, which prohibit construction after 8:00 p.m. or before 7:00 a.m. Although construction noise could be annoying at times, it would not be expected to exceed noise levels commonly experienced in this urban environment and would not be considered significant; therefore, no mitigation measures would be required.

Operational Impacts

The proposed project would include renovation and expansion of the existing building with no increase in the intensity of the existing religious institutional and preschool uses. While the proposed project would add square footage to the existing building, there would be no increase in congregation size or preschool enrollment and no expansion of programs. Therefore, there would be no increase in noise to surrounding uses related to project vehicle trips or programming (e.g., events, services). In addition, the project proposes to remove the existing small condensers located outdoors on the roof of the existing building and add a new mechanical air chiller within the existing roof well located on the fourth floor of the Temple House Wing. Because the new equipment would be located within a well which contains 10-foot-high walls on all sides and an open-to-sky roof, no noise level increases are expected at surrounding receptors from the proposed new chiller. Additionally, new air handling units, fans, and pumps utilized to facilitate space heating and cooling, would be located in dedicated, purpose-built plantrooms within the building located on the basement and first floor levels and are not expected to increase noise levels at surrounding receptors. No diesel pumps or generators are proposed or existing. All louvers on the exterior of the mechanical rooms would face away from surrounding receptors. Lastly, the project proposes to relocate the current preschool outdoor play area from the first-floor courtyard to the 4th floor of the renovated portion of the project site. While the play area would be relocated, the noise generated by kids playing as perceived by the surrounding receptors would be shielded on all sides by the fourth-floor classrooms and parapet walls. Furthermore, the operations associated with the proposed project would be subject to San Francisco Noise Ordinance (Article 29 of the police code). Section 2909, Noise Limits, (b) Commercial and Industrial Property Noise Limits requires that project operations would not exceed a noise level more than eight dBA above the local ambient at any point outside of the property plane. Therefore, operational noise levels from the proposed project would be less than significant and no mitigation measures would be required.

Impact NO-2: The proposed project would not generate excessive groundborne vibration or groundborne noise levels. (*Less than Significant*)

The nearest off-site sensitive receptors are the existing historic single-family homes built in the early 1900s on Presidio Terrace to the west, approximately 55 feet away from the proposed project. Vibration impacts to

these buildings could potentially occur during the demolition, excavation, construction, and finishing stages depending on the equipment used.

Groundborne vibration from construction activities can produce detectable vibration at nearby buildings, infrastructure, and sensitive receptors. Vibration intensity is expressed as PPV (peak particle velocity), the maximum speed at which the ground moves while it temporarily shakes. Because ground-shaking speeds are very slow, PPV is measured in inches per second (in/sec). Construction equipment vibration levels are calculated using the following equation:

$$PPV\ (distance\ D) = PPV\ (reference\ at\ 25\ feet) \times (25/D)^{1.1}$$

The value of 1.1, which is variable depending on soil types, is based upon hard soils: dense compacted sand, dry consolidated clay, consolidated glacial till, some exposed rock (cannot dig with shovel, need pick to break up). The distance variable, D, is measured in feet. The construction vibration damage criteria for this project is 0.25 PPV (in/sec) due to the presence of adjacent historic structures.[25]

Construction-related vibration primarily results from the use of impact equipment such as pile drivers (both impact and vibratory), hoe rams, vibratory rollers and jack hammers, although heavily loaded vehicles may also result in substantial groundborne vibration.

Table 2, Vibration Source Levels for Construction Equipment, shows the reference vibration levels for the aforementioned pieces of equipment at a reference distance of 25 feet, consistent with the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual.[26] Although a complete list of construction equipment has not yet been confirmed for the project, it is known with certainty that impact pile driving is not proposed. Therefore, as shown in Table 2, project construction equipment would generate vibration levels less than the 0.25 in/sec PPV damage criteria at 25 feet from the project site, and generate even lower vibration levels at 50 feet since groundborne vibration generally attenuates rapidly with distance from the source of the vibration. As stated above, the nearest off-site uses are single-family homes located a minimum of 52 feet from construction activities; therefore, vibration impacts on off-site residences would be less than significant. No mitigation measures are required.

Table 2 Vibration Source Levels for Construction Equipment

Equipment	Reference Level at 25 Feet PPV (in/sec)
Impact Pile Driver	0.644
Vibratory Roller	0.210
Clam Shovel Drop	0.202
Large Bulldozer, Hoe Ram, Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: Transit Noise and Vibration Impact Assessment Manual (Federal Transit Administration, September 2018).
in/sec = inches per second
PPV = peak particle velocity

[25] California Department of Transportation (Caltrans), 2020. Transportation and Construction Vibration Guidance Manual. April.

[26] Federal Transit Administration (FTA), 2018. Transit Noise and Vibration Impact Assessment Manual. Office of Planning and Environment. Report No. 0123. September.

Impact C-NO-1. The proposed project, in combination with cumulative development, would not result in a significant cumulative noise or vibration impact. (*Less than Significant*)

As analyzed above, the project would have less than significant impacts on adjacent sensitive uses resulting from construction or operational noise or vibration. The nearest cumulative project is located at 3700 California Street approximately 750 feet to the southeast. Due to the reduction of construction noise based on distance attenuation in addition to reduction provided by intervening structures, construction noise from the 3700 California Street project is not expected to contribute substantially to the existing noise environment within the immediate vicinity of the project site. Additionally, because the proposed project would not be incorporating any new equipment or uses that would generate substantial noise increases and increases in vibration levels during daily operations, there would be no cumulative operational noise and vibration impact. Lastly, because vibration impacts generated during construction attenuate rapidly with distance from the vibration source, and the distance to the nearest cumulative project is 750 away, cumulative construction vibration impacts would be less than significant.

Therefore, the proposed project would not have the potential to combine with nearby projects to result in cumulative noise and vibration impacts.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.8. AIR QUALITY. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard?			X		
c) Expose sensitive receptors to substantial pollutant concentrations?		X			
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X		

The Bay Area Air Quality Management District (or air district) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (air basin), which includes San Francisco, Alameda, Contra Costa, Marin, San Mateo, Santa Clara, and Napa counties and portions of Sonoma and Solano counties. The air district is responsible for attaining and maintaining air quality in the air basin within federal and state air quality standards, as established by the federal Clean Air Act and the California Clean Air Act, respectively. Specifically, the air district has the responsibility to monitor ambient air pollutant levels throughout the air basin and to develop and implement strategies to attain the applicable federal and state standards. The federal and state Clean Air Acts require plans to be developed for areas that do not meet air quality

standards, generally. The most recent air quality plan, the 2017 clean air plan, was adopted by the air district on April 19, 2017. The clean air plan updates the most recent Bay Area ozone plan, the 2010 clean air plan, in accordance with the requirements of the state Clean Air Act, to implement all feasible measures to reduce ozone; provide a control strategy to reduce ozone, particulate matter, air toxics, and greenhouse gases (GHGs) in a single, integrated plan; and establish emission control measures to be adopted or implemented. The clean air plan contains the following primary goals:

- Protect air quality and health at the regional and local scale: Attain all state and national air quality standards, and eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants (TACs); and
- Protect the climate: Reduce Bay Area GHG emissions to 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050.

The clean air plan represents the most current applicable air quality plan for the air basin. Consistency with this plan is the basis for determining whether the proposed project would conflict with or obstruct implementation of air quality plans.

Criteria Air Pollutants

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. In general, the air basin experiences low concentrations of most pollutants when compared to federal or state standards. The air basin is designated as either in attainment[27] or unclassified for most criteria pollutants with the exception of ozone, $PM_{2.5}$, and PM_{10}, for which these pollutants are designated as non-attainment for either the state or federal standards. By its very nature, regional air pollution is largely a cumulative impact in that no single project is sufficient in size to, by itself, result in non-attainment of air quality standards. Instead, a project's individual emissions contribute to existing cumulative air quality impacts. If a project's contribution to cumulative air quality impacts is considerable, then the project's impact on air quality would be considered significant.[28]

Land use projects typically result in ozone precursor and particulate matter emissions because of increases in vehicle trips, space heating and natural gas combustion, landscape maintenance, and construction activities. For this reason, the air district has established significance thresholds for non-attainment criteria air pollutants, as shown in **Table 3, Criteria Air Pollutant Significance Thresholds**, p. 63.

[27] "Attainment" status refers to those regions that are meeting federal and/or state standards for a specified criteria pollutant. "Non-attainment" refers to regions that do not meet federal and/or state standards for a specified criteria pollutant. "Unclassified" refers to regions where there is not enough data to determine the region's attainment status for a specified criteria air pollutant.

[28] Bay Area Air Quality Management District (air district), *California Environmental Quality Act Air Quality Guidelines,* May 2017, page 2-1. Available at: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en. Accessed February 5, 2021.

Table 3 Criteria Air Pollutant Significance Thresholds

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs/day)	Average Daily Emissions (lbs/day)	Maximum Annual Emissions (tons/year)
ROG	54	54	10
NO_x	54	54	10
PM_{10}	82 (exhaust)	82	15
$PM_{2.5}$	54 (exhaust)	54	10
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	

Source: California Environmental Quality Act Air Quality Guidelines, page 2-2 (Bay Area Air Quality Management District, May 2017).

The significance thresholds for ROG and NOx are based on the stationary source limits in air district regulation 2, rule 2, which requires that any new source that emits criteria air pollutants above the ROG and NOx emissions limit in Table 3 must offset those emissions. The significance thresholds for particulate matter are based on the emissions limit in the federal New Source Review for stationary sources in nonattainment areas. The air district's California Environmental Quality Act Air Quality Guidelines[29] and supporting materials[30] provide additional evidence to support these thresholds. Projects that would result in criteria air pollutant emissions below these significance thresholds would not result in a cumulatively considerable net increase in non-attainment criteria air pollutants within the air basin.[31] Due to the temporary nature of construction activities, only the average daily thresholds are applicable to construction phase emissions.

Fugitive Dust

Additionally, fugitive dust emissions are typically generated during construction phases. Studies have shown that the application of best management practices at construction sites significantly control fugitive dust and individual measures have been shown to reduce fugitive dust by anywhere from 30 to 90 percent.[32] The air district has identified a number of best management practices to control fugitive dust emissions from construction activities.[33] The city's Construction Dust Control Ordinance (Ordinance No. 176-08, effective July 30, 2008) requires a number of measures to control fugitive dust and the best management practices employed in compliance with the city's construction dust control ordinance are an effective strategy for controlling construction-related fugitive dust.

Local Health Risks and Hazards

In addition to criteria air pollutants, individual projects may emit *toxic air contaminants* (TACs). TACs collectively refer to a diverse group of air pollutants that can cause chronic (i.e., of long duration) and acute

[29] Ibid.

[30] Bay Area Air Quality Management District, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance*, October 2009. Available at: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/revised-draft-ceqa-thresholds-justification-report-oct-2009.pdf?la=en. Accessed February 5, 2021.

[31] Bay Area Air Quality Management District, *California Environmental Quality Act Air Quality Guidelines*, May 2017.

[32] Western Regional Air Partnership. 2006. WRAP Fugitive Dust Handbook. September 7, 2006. This document is available online at http://www.wrapair.org/forums/dejf/fdh/content/FDHandbook_Rev_06.pdf, accessed February 5, 2020.

[33] Bay Area Air Quality Management District, California Environmental Quality Act Air Quality Guidelines, May 2017.

(i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. Human health effects of TACs include birth defects, neurological damage, cancer, and mortality. There are hundreds of different types of TACs with varying degrees of toxicity; at a given level of exposure, one TAC may pose a hazard that is many times greater than another.

Unlike criteria air pollutants, TACs do not have ambient air quality standards but are regulated by the air district using a risk-based approach to determine which sources and pollutants to control as well as the degree of control. A health risk assessment is an analysis in which human health exposure to toxic substances is estimated and considered together with information regarding the toxic potency of the substances, to provide quantitative estimates of health risks.[34] Exposures to fine particulate matter (PM2.5) are strongly associated with mortality, respiratory diseases, and decreased lung development in children, and other endpoints such as hospitalization for cardiopulmonary disease.[35] In addition to PM2.5, diesel particulate matter (DPM) is also of concern. The California Air Resources Board (California air board) identified diesel particulate matter as a toxic air contaminant in 1998, primarily based on evidence demonstrating cancer effects in humans.[36] The estimated cancer risk from exposure to diesel exhaust is much higher than the risk associated with any other TAC routinely measured in the region.

Air pollution does not affect every individual in the population in the same way, and some groups are more sensitive to adverse health effects than others. Land uses such as residences, schools, children's day care centers, hospitals, and nursing and convalescent homes are considered to be the most sensitive to poor air quality because the population groups associated with these uses have increased susceptibility to respiratory distress or, as in the case of residential receptors, their exposure time is greater than that for other land uses. Therefore, these groups are referred to as sensitive receptors. Exposure assessment guidance typically assumes that residences would be exposed to air pollution 24 hours per day, 7 days a week, for 30 years.[37] Therefore, assessments of air pollutant exposure to residents typically result in the greatest adverse health outcomes of all population groups.

In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the air district to conduct a citywide health risk assessment based on an inventory and assessment of air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the *air pollutant exposure zone* were identified based on health-protective criteria that consider estimated cancer risk, exposures to fine particulate matter, proximity to freeways, and locations with particularly vulnerable populations, as further described below.

Excess Cancer Risk

The air pollutant exposure zone includes areas where modeled cancer risk exceeds 100 incidents per million persons exposed. This criterion is based on United States Environmental Protection Agency (EPA) guidance

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[34] In general, a health risk assessment is required if the air district concludes that projected emissions of a specific air toxic compound from a proposed new or modified source suggest a potential public health risk. The applicant is then subject to a health risk assessment for the source in question. Such an assessment generally evaluates chronic, long-term effects, estimating the increased risk of cancer as a result of exposure to one or more TACs.

[35] San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-Urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 2008.

[36] California Air Resources Board, Fact Sheet, "The Toxic Air Contaminant Identification Process: Toxic Air Contaminant Emissions from Diesel-fueled Engines," October 1998.

[37] California Office of Environmental Health Hazard Assessment, Air Toxics Hot Spot Program Risk Assessment Guidelines, February, 2015. Pg. 4-44, 8-6.

for conducting air toxic analyses and making risk management decisions at the facility and community-scale level.[38] The 100 per one million excess cancer cases is also consistent with the ambient cancer risk in the most pristine portions of the Bay Area based on air district regional modeling.[39]

Fine Particulate Matter

In April 2011, the EPA published Policy Assessment for the Particulate Matter Review of the National Ambient Air Quality Standards, "Particulate Matter Policy Assessment." In this document, EPA staff strongly support a $PM_{2.5}$ standard within the range of 12 to 11 µg/m^3.[40] The air pollutant exposure zone for San Francisco is based on the health-protective $PM_{2.5}$ standard of 11 µg/m^3, as supported by the EPA's Policy Assessment for the Particulate Matter Review of the National Ambient Air Quality Standards, although lowered to 10 µg/m^3 to account for uncertainty in accurately predicting air pollutant concentrations using emissions modeling programs.

Proximity to Freeways

According to the California Air Resources Board (air board), studies have shown an association between the proximity of sensitive land uses to freeways and a variety of respiratory symptoms, asthma exacerbations, and decreases in lung function in children. Siting sensitive uses near freeways increases both exposure to air pollution and the potential for adverse health effects. As evidence shows that sensitive uses in an area within a 500-foot buffer of any freeway are at an increased health risk from air pollution,[41] parcels that are within 500 feet of freeways are included in the air pollutant exposure zone.

Health Vulnerable Locations

Based on the air district's evaluation of health vulnerability in the Bay Area, those zip codes (94102, 94103, 94110, 94124, and 94130) in the worst quintile of Bay Area health vulnerability scores as a result of air pollution-related causes were afforded additional protection by lowering the standards for identifying parcels in the air pollutant exposure zone to: (1) an excess cancer risk greater than 90 per one million persons exposed, and/or (2) $PM_{2.5}$ concentrations in excess of 9 µg/m^3.[42]

The above citywide health risk modeling is referenced in the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, article 38 (Ordinance No. 224-14, effective December 8, 2014) (article 38). The purpose of article 38 is to protect the public health and welfare by establishing an air pollutant exposure zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the zone.

The project site is not located within the air pollutant exposure zone; therefore, health code article 38 does not apply to the proposed project. In addition, projects within the air pollutant exposure zone require special

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38 Bay Area Air Quality Management District, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance*, October 2009, page 67.

39 Bay Area Air Quality Management District, *California Environmental Quality Act Air Quality Guidelines,* May 2017, page D-43.

40 United States Environmental Protection Agency, *Policy Assessment for the Review of the Particulate Matter National Ambient Air Quality Standards.* April 2011. Available at: https://www3.epa.gov/ttn/naaqs/standards/pm/data/20110419pmpafinal.pdf. Accessed February 5, 2021.

41 California Air Resources Board, *Air Quality and Land Use Handbook: A Community Health Perspective.* April 2005. Available online at: http://www.arb.ca.gov/ch/landuse.htm. Accessed February 5, 2021

42 San Francisco Planning Department and San Francisco Department of Public Health, *San Francisco Citywide Health Risk Assessment: Technical Support Documentation.* September 2020.

consideration to determine whether the project's activities would add a substantial amount of emissions to areas already adversely affected by poor air quality.

Impact AQ-1: The proposed project would not conflict with or obstruct implementation of the applicable air quality plan. (*Less than Significant*)

The most recently adopted air quality plan for the air basin is the air district's 2017 clean air plan.[43] The clean air plan is a road map that demonstrates how the San Francisco Bay Area will achieve compliance with the state ozone standards and how the region will reduce the transport of ozone and ozone precursors to neighboring air basins. In determining consistency with the clean air plan, this analysis considers whether the project would: (1) support the primary goals of the plan; (2) include applicable control measures from the plan; and (3) avoid disrupting or hindering implementation of control measures identified in the plan.

The primary goals of the clean air plan are to: (1) protect air quality and health at the regional and local scale; (2) eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants; and (3) protect the climate by reducing greenhouse gas emissions. To meet the primary goals, the plan recommends 85 specific control measures and actions. These control measures are grouped into various categories and include stationary and area source measures, mobile source measures, transportation control measures, land use measures, and energy and climate measures. To the extent that the air district has regulatory authority over an emissions source generated by the project, the control measures may be requirements of the proposed project. Other measures in the plan not within the air district's regulatory authority may be advisory or are otherwise not specifically applicable to land use development projects.

The clean air plan recognizes that to a great extent, community design dictates individual travel mode, and that a key long-term control strategy to reduce emissions of criteria pollutants, air toxics, and greenhouse gases from motor vehicles is to channel future Bay Area growth into vibrant urban communities where goods and services are close at hand, and people have a range of viable transportation options.

Examples of a project that could cause the disruption or delay of clean air plan control measures are projects that would substantially increase automobile trips, preclude the extension of a transit line or bike path, or projects that propose excessive parking beyond parking requirements. The proposed project would result in the expansion of the existing building within the existing property boundary with no proposed increase in congregation size or preschool enrollment. No additional parking would be provided. Therefore, the proposed project would not generate new vehicle trips or increase VMT, and the transportation control measures would not apply. The measures most applicable to the proposed project are energy and climate control measures. The proposed project's impact with respect to GHGs are discussed in Section D.9, Greenhouse Gas Emissions, which demonstrates that the proposed project would comply with the applicable provisions of the city's GHG reduction strategy.

[43] Bay Area Air Quality Management District, *Spare the Air Cool the Climate, Final 2017 Clean Air Plan,* April 2017. Available at: https://www.baaqmd.gov/~/media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-pdf.pdf?la=en. Accessed February 5, 2021.

For the reasons described above, the proposed project would not interfere with or obstruct implementation of the clean air plan; therefore, this impact would be less than significant, and no mitigation would be required.

Impact AQ-2: The proposed project's construction and operational activities would not result in a cumulatively considerable net increase of non-attainment criteria air pollutants within the air basin. (*Less than Significant*)

Project-related air quality impacts fall into two categories: short-term impacts from construction and long-term impacts from project operation. The following addresses construction-related and operational air quality impacts resulting from the proposed project.

Construction Air Quality Impacts

Construction activities (short-term) typically result in emissions of ozone precursors and fine particulate matter in the form of dust (fugitive dust) and exhaust (e.g., vehicle tailpipe emissions). Emissions of ozone precursors and fine particular matter are primarily a result of the combustion of fuel from on-road and off-road vehicles. However, ROGs are also emitted from activities that involve painting, other types of architectural coatings, or asphalt paving. The proposed project includes demolition, excavation, construction, architectural coating and finishing, paving, and other activities. During the project's approximately 26 month construction period, construction activities would have the potential to result in emissions of ozone precursors and fine particulate matter, as discussed below.

Project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure.

In response, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance No. 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection.

The Construction Dust Control Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from the Department of Building Inspection.

For projects over 0.5 acre, such as the proposed project, the Dust Control Ordinance requires that the project sponsor submit a dust control plan for approval by the San Francisco Department of Public Health. The site-specific dust control plan would require the implementation of additional dust control measures such as installation of dust curtains and windbreaks, independent third-party inspections and monitoring, provision of a public complaint hotline, and suspension of construction during high wind conditions. Compliance with the regulations and procedures set forth by the Dust Control Ordinance would ensure that potential dust-

related air quality impacts would be reduced to a less-than-significant level and no mitigation would be required.

As discussed above, construction activities would result in emissions of criteria air pollutants from the use of off- and on-road vehicles and equipment and other construction activities. To assist lead agencies in determining whether short-term construction-related air pollutant emissions require further analysis as to whether the project may exceed the criteria air pollutant significance thresholds shown in Table 3, above, the air district developed screening criteria.[44] If a proposed project meets the screening criteria, then construction of the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The *CEQA Air Quality Guidelines* note that the screening levels are generally representative of new development on greenfield[45] sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements that could also result in lower emissions.

The proposed project would result in the expansion and renovation of the existing building. The size of the expansion would be below the criteria air pollutant construction screening size of 277,000 square feet of place of worship land uses as identified in the air district's CEQA Air Quality Guidelines. The amount of soil exported from the project site (approximately 5,300 cubic yards) would be below the air district's screening size of 10,000 cubic yards. Thus, quantification of construction-related criteria air pollutant emissions is not required and the proposed project's construction activities would result in a less-than-significant impact and no mitigation would be required.

Operational Air Quality Impacts

Land use projects typically result in emissions of criteria air pollutants and TACs primarily from an increase in motor vehicle trips. However, land use projects may also result in criteria air pollutants and TACs from combustion of natural gas, landscape maintenance, use of consumer products, and architectural coating. The following addresses air quality impacts resulting from operation of the proposed project.

As discussed above, the air district has developed screening criteria to determine whether a project requires an analysis of project-generated criteria air pollutants. This includes operational screening criteria. If all the operational screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment.

The proposed project would result in a total of approximately 17,130 additional square feet, including 14,490 square feet of additional religious institutional space and approximately 2,640 square feet of additional preschool space, as well as 4,900 square feet of new rooftop open space. The proposed project would be below the criteria air pollutant operational screening size of 439,000 square feet of place of worship land uses as identified in the air district's CEQA Air Quality Guidelines. Thus, quantification of project-generated operational criteria air pollutant emissions is not required, and the proposed project would not exceed any of the significance thresholds for criteria air pollutants and would result in less than significant impact with respect to criteria air pollutants. No mitigation would be required.

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[44] Bay Area Air Quality Management District, *California Environmental Quality Air Quality Guidelines,* May 2017.

[45] A greenfield site refers to agricultural or forest land or an undeveloped site earmarked for commercial, residential, or industrial projects.

Impact AQ-3: The proposed project's construction and operational activities would generate toxic air contaminants, including diesel particulate matter, that would expose sensitive receptors to substantial pollutant concentrations. (*Less than Significant with Mitigation*)

As discussed above, the project site is not within an air pollutant exposure zone; therefore, existing background health risks at the project site and vicinity are not substantial. The proposed project would generate TACs during construction from the use of diesel-powered construction equipment. The project would not introduce any new operational sources of TAC emissions because it would not increase vehicle trips (congregation and preschool enrollment would not increase) or add any new diesel-powered backup generators or other emitting stationary sources. The construction and operational health risks from the proposed project's emissions are further analyzed below.

Construction Emissions

According to the California air board, off-road equipment, which includes construction equipment, was the third largest source of mobile particulate matter emissions in California in 2012, the latest year for which inventory data are available.[46] However, a number of federal and state regulations are requiring cleaner off-road equipment. Specifically, both the EPA and the California air board have set emissions standards for new off-road equipment engines, ranging from *Tier 1* to *Tier 4*. Tier 1 emission standards were phased in between 1996 and 2000, and Tier 4 interim and final emission standards for all new engines were phased in between 2008 and 2015. Although the full benefits of these regulations will not be realized for several years, the EPA estimates that by implementing the federal Tier 4 standards, NO_x and PM emissions will be reduced by more than 90 percent.[47]

In addition, construction activities do not lend themselves to analysis of long-term health risks because of their temporary and variable nature. As explained in the air district's CEQA Air Quality Guidelines:

> *Due to the variable nature of construction activity, the generation of TAC emissions in most cases would be temporary, especially considering the short amount of time such equipment is typically within an influential distance that would result in the exposure of sensitive receptors to substantial concentrations. Concentrations of mobile-source DPM emissions are typically reduced by 70 percent at a distance of approximately 500 feet (ARB 2005). In addition, current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 40, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. This results in difficulties with producing accurate estimates of health risk.*[48]

Therefore, project-level analyses of construction activities have a tendency to produce overestimated assessments of long-term health risks.

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[46] California Air Resources Board, 2017, 2012 Base Year Emissions, Off-Road Sources, Available: https://www.arb.ca.gov/app/emsinv/2017/emssumcat_query.php?F_YR=2012&F_DIV=-4&F_SEASON=A&SP=SIP105ADJ&F_AREA=CA#8. Accessed February 3, 2021.

[47] United States Environmental Protection Agency, "Clean Air Nonroad Diesel Rule: Fact Sheet," May 2004.

[48] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017, page 8-7.

Sensitive land uses near the project site include residential uses as close as approximately 52 feet surrounding the site in all directions, the Claire Lilienthal Elementary School Madison Campus (approximately 500 feet east of the project site), and a number of healthcare uses along California Street (approximately 700 feet southeast of the project site).

Construction activities would occur over the approximate 26-month construction period. Although the project site is not located in an air pollutant exposure zone, project construction activities would result in short-term emissions of diesel particulate matter and other TACs during the project's 26-month construction period. Since these emissions could be substantial, the project would be required to implement Mitigation Measure M-AQ-3, Clean Off-road Construction Equipment, which would require the use of Tier 4 interim and Tier 4 final construction equipment.

Mitigation Measure M-AQ-3: Clean Off-Road Construction Equipment

The project sponsor shall comply with the following:

A. Engine Requirements

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier 4 Interim or Tier 4 Final off-road emission standards.

2. Where access to alternative sources of power are available, portable diesel engines (e.g., generators) shall be prohibited.

3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two minute idling limit.

4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.

B. Waivers

1. The planning department's environmental review officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the contractor must submit documentation that the equipment used for on-site power generation meets the requirements of Subsection (A)(1).

2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment is technically not feasible; the equipment would not produce desired

emissions reduction due to expected operating modes; or there is a compelling emergency need to use off-road equipment that is not Tier 4 compliant. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, or another alternative that results in comparable reductions of diesel particulate matter.

C. Construction Emissions Minimization Plan: Before starting on-site construction activities, the contractor shall submit a construction emissions minimization plan (plan) to the ERO for review and approval. The plan shall state, in reasonable detail, how the contractor will meet the requirements of section A.

1. The plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include (as reasonably available at the time of plan submission), but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.

2. The project sponsor shall ensure that all applicable requirements of the plan have been incorporated into the contract specifications. The plan shall include a certification statement that the project sponsor agrees to comply fully with the plan.

3. The project sponsor shall make the plan available to the public for review on site during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the plan. The sign shall also state that the public may ask to inspect the plan for the project at any time during working hours and shall explain how to request to inspect the plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.

D. Monitoring: After start of construction activities, the contractor shall submit reports every six months to the ERO documenting compliance with the plan. After completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the plan.

While emission reductions from limiting idling, educating workers, and properly maintaining equipment are difficult to quantify, other measures, specifically the requirement for use of equipment with Tier 4-compliant emissions, can reduce construction emissions by 93 to 96 percent compared to equipment with engines meeting Tier 1 or Tier 2 emission standards.[49] Therefore, compliance with Mitigation Measure M-AQ-3 would reduce construction period TAC emissions on nearby sensitive receptors to a less than significant level and, as such, would reduce the magnitude of this impact to a less than significant level.

[49] PM emissions benefits are estimated by comparing off-road PM emission standards for Tier 1 and Tier 2 with Tier 4 final emissions standards. Tier 1 PM emissions standards were established for equipment with 25- <50 horsepower and equipment with horsepower <175. Tier 1 emissions standards for these engines were compared against Tier 4 final emissions standards, resulting in a 96 percent reduction in PM. The EPA established PM standards for engines with horsepower between 50-<175 as part of the Tier 2 emission standards. For these engines Tier 2 emissions standards were compared against Tier 4 final emissions standards, resulting in between 93-95 percent reduction in PM.

Operational Impacts

As noted above, the proposed project would not generate new vehicle trips or include a diesel emergency generator. Therefore, the proposed project would not emit any new sources of TACs, which could affect nearby sensitive receptors. Impacts related to operational emissions would be less than significant. No mitigation measures are required.

Impact AQ-4: The proposed project would not create objectionable odors that would affect a substantial number of people. (*Less than Significant*)

Typical odor sources of concern include wastewater treatment plants, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing facilities, fiberglass manufacturing facilities, auto body shops, rendering plants, and coffee roasting facilities. During construction, diesel exhaust from construction equipment would generate some odors. However, construction-related odors would be temporary and would not persist upon project completion. Observation indicates that the project site is not substantially affected by sources of odors. Additionally, the proposed expansion and renovation of the existing religious institutional facility and associated preschool would not create a significant sources of new odors. As such, odor impacts would be less than significant, and no mitigation would be required.

Impact C-AQ-1. The proposed project, in combination with cumulative development, would not result in a significant cumulative impact on air quality. (*Less than Significant with Mitigation*)

As discussed above, regional air pollution is by its very nature largely a cumulative impact. Emissions from past, present and future projects contribute to the region's adverse air quality on a cumulative basis. No single project by itself would be sufficient in size to result in regional nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulative adverse air quality impacts.[50] The project-level thresholds for criteria air pollutants are based on levels below which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants. Therefore, cumulative criteria air pollutant analysis is presented in Impact AQ-2. The remainder of this cumulative air quality analysis address cumulative health risks and odors to sensitive receptors.

As noted in Impact AQ-3, although the project site is not located in an air pollutant exposure zone, and therefore existing background health risks at the project site and vicinity are not substantial, project construction activities would result in short-term emissions of diesel particulate matter and other TACs during the project's 26-month construction period. Since these emissions could be substantial, the project could potentially result in significant impacts related to the exposure of sensitive receptors to substantial air pollutants. In addition, the potential air quality impacts related to construction TAC emissions for the 3700 California Street project could also contribute substantial TAC emissions that would combine with the proposed project. Therefore, the proposed project in combination with cumulative development could result in a significant cumulative construction-related air quality impact. However, as described above, the project would be required to implement Mitigation Measure M-AQ-3, Clean Off-road Construction

[50] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines,* May 2017, page 2-1.

Equipment, which would require the use of Tier 4 interim and Tier 4 final construction equipment. With implementation of Mitigation Measure M-AQ-3, the project's incremental increase in localized toxic air contaminant emissions resulting from construction vehicles and equipment would not contribute substantially to cumulative toxic air contaminant emissions when combined with that from cumulative development.

As discussed in Impact AQ-3, the proposed project would not add new vehicle trips or a backup diesel generator. As such, the project would not increase localized TAC emissions resulting from vehicle trips and would not contribute substantially to cumulative operational TAC emissions that could affect nearby sensitive land uses.

The proposed project and cumulative development would generate some odors during construction, but odors would be temporary. Upon completion of construction activities cumulative development combined with the proposed project would not generate substantial odors. Therefore, cumulative air quality impacts would be considered less than significant.

For the above reasons, cumulative air quality impacts would be considered less than significant.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.9. GREENHOUSE GAS EMISSIONS. Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Greenhouse gas (GHG) emissions and global climate change represent cumulative impacts. GHG emissions cumulatively contribute to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature; instead, the combination of GHG emissions from past, present, and future projects have contributed and will continue to contribute to global climate change and its associated environmental impacts. For this reason, the analysis of the proposed project's impact on climate change focuses on the project's contribution to cumulatively significant GHG emissions and this section does not include an individual project-specific impact statement.

On April 20, 2022, the air district adopted updated GHG thresholds.[51] Consistent with CEQA Guidelines sections 15064.4 and 15183.5 which address the analysis and determination of significant impacts from a

[51] Bay Area Air Quality Management District, CEQA Thresholds and Guidelines Update. Available: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed: May 14, 2022.

proposed project's GHG emissions, the updated thresholds for land use projects, such as the proposed project, maintains the air district's previous GHG threshold that allow projects that are consistent with a GHG reduction strategy to conclude that the project's GHG impact is less than significant. The updated thresholds also include an alternative performance-based threshold; if a project meets all of the following criteria, the project would result in a less than significant GHG impact:[52]

- Project does not include natural gas and would not result in wasteful, inefficient, or unnecessary energy use;
- Project would result in VMT per capita that is 15 percent below the regional average and meet the CalGreen Tier 2 off-street electric vehicle requirement.

San Francisco's 2017 GHG Reduction Strategy Update[53] presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's GHG reduction strategy in compliance with the air district's guidelines and CEQA Guidelines. These GHG reduction actions have resulted in a 41 percent reduction in GHG emissions in 2019 compared to 1990 levels,[54] which far exceeds the goal of 2020 GHG emissions equaling those in 1990 set in Executive Order S-3-05[55] and the California Global Warming Solutions Act.[56] The city has also met and exceeded the 2030 target of 40 percent reduction below 1990 levels set in the California Global Warming Solutions Act of 2016[57] and the air district's 2017 Clean Air Plan[58] more than 10 years before the target date.

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52 A project need only demonstrate compliance with one of the thresholds (consistency with a GHG reduction strategy or performance criteria) to find that the project's GHG emissions are less than significant.

53 San Francisco Planning Department, *2017 Greenhouse Gas Reduction Strategy Update,* July 2017. Available: https://sfplanning.org/project/greenhouse-gas-reduction-strategies. Accessed: May 14, 2022.

54 San Francisco Department of the Environment, *San Francisco's 2019 Carbon Footprint*. Available: https://sfenvironment.org/carbonfootprint. Accessed: May 14, 2022.

55 Office of the Governor, Executive Order S-3-05, June 1, 2005. Available: https://www.library.ca.gov/wp-content/uploads/GovernmentPublications/executive-order-proclamation/5129-5130.pdf. Accessed: May 14, 2022.

56 California Legislative Information, Assembly Bill 32, September 27, 2006. Available: http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf. Accessed: May 14, 2022.

57 California Legislative Information, Senate Bill 32, September 8, 2016. Available: http://www.leginfo.ca.gov/pub/15-16/bill/sen/sb_0001-0050/sb_32_bill_20160908_chaptered.htm. Accessed: May 14, 2022.

58 Bay Area Air Quality Management District. 2017. Clean Air Plan. September 2017. Available: http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans. Accessed: May 14, 2022.

San Francisco's GHG reduction goals, updated in July 2021 by ordinance 117-02,[59] are consistent with, or more aggressive than, the long-term goals established under executive orders S-3-05,[60] B-30-15,[61] B-55-18,[62] the California Global Warming Solutions Act of 2016.[63] The updated GHG ordinance demonstrates the city's commitment to continued GHG reductions by establishing targets for 2030, 2040, and 2050 and setting other critical sustainability goals. In particular, the updated ordinance sets a goal to reach net-zero sector-based GHG emissions by 2040 and sequester any residual emissions using nature-based solutions.[64] Thus, the city's GHG reduction goal is consistent with the state's long-term goal of reaching carbon neutrality by 2045. The updated GHG ordinance requires the San Francisco Department of the Environment to prepare and submit to the mayor a climate action plan (CAP) by December 31, 2021. The CAP, which was released on December 8, 2021, and will be updated every five years, carries forward the efforts of the city's previous CAPs and charts a path toward meeting the GHG commitments of the Paris Agreement (e.g., limit global warming to 1.5 degrees Celsius) as well as the reduction targets adopted in the GHG ordinance.

In summary, the CEQA Guidelines and air district- adopted GHG thresholds allow projects consistent with an adopted GHG reduction strategy to determine a less than significant GHG impact. San Francisco has a GHG reduction strategy that is consistent with near and long-term state and regional GHG reduction goals and is effective because the city has demonstrated its ability to meet state and regional GHG goals in advance of target dates. Therefore, projects that are consistent with San Francisco's GHG reduction strategy would not result in GHG emissions that would have a significant effect on the environment, and would not conflict with state, regional, or local GHG reduction plans and regulations.

Impact C-GG-1: The proposed project would not generate GHG emissions at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions. (*Less than Significant*)

The proposed project would result in the expansion and renovation of the existing Congregation Emanu-El building but would not increase the intensity of uses on the site as there would be no increase in the

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[59] San Francisco Board of Supervisors. *Ordinance No. 117-21, File No. 210563*. July 20, 2021. Available: https://sfbos.org/sites/default/files/o0117-21.pdf. Accessed: May 14, 2022. San Francisco's GHG reduction goals are codified in section 902(a) of the Environment Code and include the following goals: (1) by 2030, a reduction in sector-based GHG emissions of at least 61 percent below 1990 levels; (2) by 2030, a reduction in consumption-based GHG emissions equivalent to a 40 percent reduction compared to 1990 levels; (3) by 2040, achievement of net zero sector-based GHG emissions by reducing such emissions by at least 90 percent compared to 1990 levels and sequestering any residual emissions; and (4) by 2050, a reduction in consumption-based GHG emissions equivalent to an 80 percent reduction compared to 1990 levels.

[60] Executive Order S-3-05 sets forth a goal of an 80 percent reduction in GHG emissions by 2050. San Francisco's goal of net zero sector-based emissions by 2040 requires a greater reduction of GHG emissions.

[61] Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Available: https://www.ca.gov/archive/gov39/2015/04/29/news18938/. Accessed: May 14, 2022. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by 2030. San Francisco's 2030 sector based GHG reduction goal of 61 percent below 1990 levels requires a greater reduction of GHG emissions.

[62] Office of the Governor, *Executive Order B-55-18*, September 18, 2018. Available: https://www.ca.gov/archive/gov39/wp-content/uploads/2018/09/9.10.18-Executive-Order.pdf. Accessed: May 14, 2022. Executive Order B-55-18 establishes a statewide goal of achieving carbon neutrality as soon as possible, but no later than 2045, and achieving and maintaining net negative emissions thereafter. San Francisco's goal of net zero sector-based emissions by 2040 is a similar goal but requires achievement of the target five years earlier.

[63] Senate Bill 32 amends California Health and Safety Code Division 25.5 (also known as the California Global Warming Solutions Act of 2006) by adding Section 38566, which directs that statewide greenhouse gas emissions be reduced by 40 percent below 1990 levels by 2030. San Francisco's 2030 sector-based GHG reduction goal of 61 percent below 1990 levels requires a greater reduction of GHG emissions.

[64] Nature-based solutions are those that remove remaining emissions from the atmosphere by storing them in natural systems that support soil fertility or employing other carbon farming practices.

congregation size or preschool enrollment. As such, vehicle trips to and from the site would be the same as existing conditions. In addition, the project proposes no new stationary sources of GHG emissions (e.g., backup diesel generators). Therefore, there would be only nominal changes in energy use, water use, wastewater treatment, and solid waste disposal, related primarily to upgrades to existing equipment (kitchen appliance upgrades, replacement of roof condensers with a new air-cooled chiller, minor landscaping changes). Thus, the proposed project would not contribute substantially to the cumulative effects of climate change by directly or indirectly emitting GHGs during operation. Construction activities would however result in temporary increases in GHG emissions.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in the GHG reduction strategy and demonstrated in the GHG checklist completed for the proposed project.[65] For example, the proposed project would comply with the city's Commuter Benefits Ordinance and bicycle parking requirements, reducing the proposed project's transportation-related emissions. These regulations reduce GHG emissions from single-occupancy vehicles by promoting the use of alternative transportation modes with zero or lower GHG emissions on a per capita basis.

The proposed project would also be required to comply with the energy efficiency requirements of the San Francisco green building code, stormwater management ordinance, water efficient irrigation ordinance, existing commercial buildings energy performance ordinance, and light pollution reduction requirements which would promote energy and water efficiency, thereby reducing the proposed project's energy-related GHG emissions.[66] Additionally, the project would be required to meet the renewable energy criteria of the green building code, including renewable energy generation or green roof installation, further reducing the project's energy-related GHG emissions.

The proposed project's waste-related emissions would be reduced through compliance with the city's recycling and composting ordinance and construction and demolition debris recovery ordinance. These regulations reduce the amount of materials sent to a landfill, reducing GHGs emitted by landfill operations. These regulations also promote reuse of materials, conserving their embodied energy[67] and reducing the energy required to produce new materials.

Compliance with the city's street tree planting requirements would serve to increase carbon sequestration. Other regulations, including those requiring low-emitting finishes would reduce volatile organic compounds.[68] Thus, the proposed project was determined to be consistent with San Francisco's GHG reduction strategy.

In addition, the proposed project would comply with other applicable regulations that would reduce the project's GHG emissions related to energy use and waste disposal. As discussed above, these regulations have proved effective as San Francisco has reduced its GHG emissions by 41 percent below 1990 levels, which far exceed statewide and regional 2020 GHG reduction targets. Furthermore, the city's GHG emission

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65 San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist for 2 Lake Street, November 8, 2022.

66 Compliance with water conservation measures reduce the energy (and GHG emissions) required to convey, pump and treat water required for the project.

67 Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

68 While not a GHG, volatile organic compounds are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing volatile organic compound emissions would reduce the anticipated local effects of global warming.

reductions in 2019 also met statewide and regional 2030 targets more than 10 years in advance of the target year. Therefore, because the proposed project would be subject to regulations adopted to reduce GHG emissions, the proposed project would be consistent with San Francisco's GHG reduction strategy and would not generate significant GHG emissions nor conflict with state, regional, and local GHG reduction plans and regulations.

Therefore, because the proposed project would be consistent with the city's GHG reduction strategy as well as the air district's performance criteria related to GHGs, it would also be consistent with the GHG reduction goals of executive orders S-3-05, B-30-15, B-55-18, California Global Warming Solutions Act of 2016, and the clean air plan, and would not conflict with these plans. As such, the proposed project impact would be less than significant with respect to GHG emissions, and no mitigation would be required.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.10. UTILITIES AND SERVICES. Would the project:					
a) Require or result in the relocation or construction of new or expanded, water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X		
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		

Impact UT-1: The proposed project would not require or result in the relocation or construction of new or expanded, water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, nor would it result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. ***(Less than Significant)***

The project site is served by the city's combined sewer system, which collects and treats most of the wastewater and stormwater at one of the three SFPUC treatment facilities. Wastewater and stormwater generated by the project would be treated at the Oceanside Water Pollution Control Plant to standards contained in the city's National Pollutant Discharge Elimination System Permit prior to discharge into the San Francisco Bay. The treatment and discharge standards are set and regulated by the Regional Water Quality Control Board (regional board). The Oceanside Water Pollution Control Plant has the capacity to treat up to 43 million gallons per day (mgd) of dry weather wastewater flows and up to 65 mgd of wet weather combined wastewater and stormwater flows. In 2020, the Oceanside Water Pollution Control Plant treated an average dry-weather flow of 14.5 mgd.[69]

The proposed project would not result in an increase in the congregation size or preschool enrollment and, therefore, would not result in new residential or employment-generating uses on the project site. The proposed project would not increase the amount of stormwater entering the combined sewer system because the project site is already entirely paved, and therefore would not increase impervious surface at the project site. Furthermore, the proposed project would be required to comply with the city's Stormwater Management Ordinance and the Stormwater Management Requirements and Design Guidelines, which would ensure that the proposed project includes appropriate stormwater management systems that retain runoff on site, promote stormwater reuse, and limit discharges from the site from entering the city's combined stormwater sewer system.

The project site has been developed since 1927 and is located within a developed area served by existing electric power, natural gas, and telecommunications. The existing building on the project site already has local connection to each of these utilities, and therefore would not require the construction of new power generation, natural gas, or telecommunications infrastructure. The Courtyard Wing would be expanded by approximately 17,260 square feet, which would accommodate new offices, community spaces, and classrooms and meeting spaces. The Courtyard Wing expansion would include space for new bathrooms, which could increase the amount of wastewater generated on-site. However, as previously described, the proposed project would not result in an increase in the congregation size or preschool enrollment. Therefore, the amount of wastewater generated on site would remain unchanged compared to existing conditions. As a result, the proposed project's wastewater needs would be met by the existing combined sewer system and would not require expansion of existing wastewater facilities or construction of new facilities. Impacts would be less than significant, and no mitigation measures would be required.

Impact UT-2: The proposed project would not increase water demand and would not require expansion or construction of new water supply or treatment facilities. (*Less than Significant*)

The SFPUC adopted the 2020 Urban Water Management Plan (2020 plan) in June 2021.[70] The 2020 plan estimates that current and projected water supplies will be sufficient to meet future demand for retail water[71] customers through 2045 under wet- and normal-year conditions. In dry years, however, the SFPUC

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[69] San Francisco Planning Department, *San Francisco Housing Element 2022 Update, Draft Environmental Impact Report*, Record No. 2019-016230ENV, State Clearinghouse No. 2021060358, published April 20, 2022.

[70] SFPUC, 2020 Urban Water Management Plan for the City and County of San Francisco, adopted June 11, 2021. This document is available at https://sfpuc.org/about-us/policies-plans/urban-water-management-plan.

[71] "Retail" demand represents water the SFPUC provides to individual customers within San Francisco. "Wholesale" demand represents water the SFPUC provides to other water agencies supplying other jurisdictions.

would implement water use and supply reductions through its Water Shortage Contingency Plan and a corresponding Retail Water Shortage Allocation Plan.[72]

In December 2018, the State Water Resources Control Board adopted amendments to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary, which establishes water quality objectives to maintain the health of our rivers and the Bay-Delta ecosystem (the Bay-Delta Plan Amendment).[73] The state water board has indicated that it intends to implement the Bay-Delta Plan Amendment by the year 2022, assuming all required approvals are obtained by that time. Implementation of the Bay-Delta Plan Amendment would result in a substantial reduction in the SFPUC's water supplies from the Tuolumne River watershed during dry years, requiring rationing to a greater degree in San Francisco than previously anticipated to address supply shortages.

Implementation of the Bay-Delta Plan Amendment is uncertain for several reasons and whether, when, and the form in which the Bay-Delta Plan Amendment would be implemented, and how those amendments could affect SFPUC's water supply is currently unknown. In acknowledgment of these uncertainties, the 2020 plan presents future supply scenarios both with and without the Bay-Delta Plan Amendment, as follows:

1. Without implementation of the Bay-Delta Plan Amendment wherein the water supply and demand assumptions contained in Section 8.4 of the 2020 plan would be applicable
2. With implementation of a voluntary agreement between the SFPUC and the state water board that would include a combination of flow and non-flow measures that are designed to benefit fisheries at a lower water cost, particularly during multiple dry years, than would occur under the Bay-Delta Plan Amendment
3. With implementation of the Bay-Delta Plan Amendment as adopted wherein the water supply and demand assumptions contained in Section 8.3 of the 2020 plan would be applicable

Water supply shortfalls during dry years would be lowest without implementation and highest with implementation of the Bay-Delta Plan Amendment. Shortfalls under the proposed voluntary agreement would be between those with and without implementation of the Bay-Delta Plan Amendment.[74]

Under these three scenarios, the SFPUC would have adequate water to meet demand in San Francisco through 2045 in wet and normal years.[75] Without implementation of the Bay-Delta Plan Amendment, water

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[72] San Francisco Public Utilities Commission, 2020 Urban Water Management Plan for the City and County of San Francisco, Appendix K – Water Shortage Contingency Plan, adopted June 11, 2021. This document is available at https://sfpuc.org/about-us/policies-plans/urban-water-management-plan.

[73] State Water Resources Control Board Resolution No. 2018-0059, Adoption of Amendments to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary and Final Substitute Environmental Document, December 12, 2018, available at https://www.waterboards.ca.gov/plans_policies/docs/2018wqcp.pdf.

[74] On March 26, 2019, the SFPUC adopted Resolution No. 19-0057 to support its participation in the voluntary agreement negotiation process. To date, those negotiations are ongoing under the California Natural Resources Agency. The SFPUC submitted a proposed project description that could be the basis for a voluntary agreement to the state water board on March 1, 2019. As the proposed voluntary agreement has yet to be accepted by the state water board as an alternative to the Bay-Delta Plan Amendment, the shortages that would occur with its implementation are not known with certainty; however, if accepted, the voluntary agreement would result in dry year shortfalls of a lesser magnitude than under the Bay-Delta Plan Amendment.

[75] Based on historic records of hydrology and reservoir inflow from 1920 to 2017, current delivery and flow obligations, and fully implemented infrastructure under the 2018 Phased Water System Improvement Program Variant, normal or wet years occurred 85 out of 97 years. This translates into roughly nine normal or wet years out of every 10 years. Conversely, system-wide rationing is required roughly one out of every 10 years. This frequency is expected to increase as climate change intensifies.

supplies would be available to meet demand in all years except for a 4.0 mgd (5.3 percent) shortfall in years four and five of a multiple-year drought based on 2045 demand.

With implementation of the Bay-Delta Plan Amendment, shortfalls would range from 11.2 mgd (15.9 percent) in a single dry year to 19.2 mgd (27.2 percent) in years two through five of a multiple-year drought based on 2025 demand levels, and from 20.5 mgd (25.4 percent) in a single dry year to 28.5 mgd (35.4 percent) in years four and five of a multiple-year drought based on 2045 demand.

The proposed project does not require a water supply assessment under the California Water Code. Under sections 10910 through 10915 of the California Water Code, urban water suppliers like the SFPUC must prepare water supply assessments for certain large "water demand" projects, as defined in CEQA Guidelines section 15155.[76] The proposed project would result in a 17,130-gross-square-foot expansion of existing uses, including 14,490 gross square feet of new additional religious institutional space and approximately 2,590 gross square feet of additional preschool space, as well as 4,900 gross square feet of new rooftop open space, with no increase in the size of the existing congregation or pre-school enrollment. As such, it does not qualify as a "water-demand" project as defined by CEQA Guidelines section 15155(a)(1), and a water supply assessment is not required and has not been prepared for the project. The following discussion considers the potential water supply impacts for projects such as the proposed project that do not qualify as "water demand" projects.

No single development project alone in San Francisco would require the development of new or expanded water supply facilities or require the SFPUC to take other actions, such as imposing a higher level of rationing across the city in the event of a supply shortage in dry years. Therefore, a separate project-only analysis is not provided for this topic. The following analysis instead considers whether the proposed project, in combination with both existing development and projected growth through 2045, would require new or expanded water supply facilities, the construction or relocation of which could have significant impacts on the environment that were not identified in the Programmatic Environmental Impact Report. It also considers whether a high level of rationing would be required that could have significant cumulative impacts. It is only under this cumulative context that development in San Francisco could have the potential to require new or expanded water supply facilities or require the SFPUC to take other actions, which in turn could result in significant physical environmental impacts related to water supply. If significant cumulative impacts could result, then the analysis considers whether the project would make a considerable contribution to the cumulative impact.

Based on guidance from the California Department of Water Resources and a citywide demand analysis, the SFPUC has established 50,000 gallons per day as the maximum water demand for projects that do not meet

[76] Pursuant to CEQA Guidelines section 15155(1), "a water-demand project" means:

(A) A residential development of more than 500 dwelling units.

(B) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.

(C) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor area.

(D) A hotel or motel, or both, having more than 500 rooms, (e) an industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.

(F) a mixed-use project that includes one or more of the projects specified in subdivisions (a)(1)(A), (a)(1)(B), (a)(1)(C), (a)(1)(D), (a)(1)(E), and (a)(1)(G) of this section.

(G) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

the definitions provided in CEQA Guidelines section 15155(a)(1).[77] The development proposed by the project would represent approximately 3.4 percent of the 500,000 square feet of commercial space provided in section 15155(1)(A) and (B), respectively. In addition, the proposed project does not include an expansion of use and would not increase the congregation size or preschool enrollment; therefore, no increase in water demand is anticipated. The proposed project would also incorporate water-efficient fixtures as required by Title 24 of the California Code of Regulations and the city's Green Building Ordinance. It is therefore reasonable to assume that the proposed project would result in an average daily demand of substantially less than 50,000 gallons per day of water.

Assuming the project would demand no more than 50,000 gallons of water per day, its water demand would represent a small fraction of the total projected demand, ranging at most from 0.07 to 0.06 percent between 2025 and 2045. As such, the project's water demand would not require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects.

Sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development in normal, dry, and multiple dry years unless the Bay-Delta Plan Amendment is implemented. As indicated above, the proposed project's maximum demand would represent less than 0.06 percent of the total demand in 2045 when the retail supply shortfall projected to occur with implementation of the Bay-Delta Plan Amendment would be up to 35.4 percent in a multiple-year drought. The SFPUC has indicated it is accelerating its efforts to develop additional water supplies and explore other projects that would improve overall water supply resilience through an alternative water supply program. The SFPUC has taken action to fund the study of additional water supply projects, but it has not determined the feasibility of the possible projects and has determined that the identified potential projects would take anywhere from 10 to 30 years or more to implement. The potential impacts that could result from the construction and/or operation of any such water supply facility projects cannot be identified at this time. In any event, under such a worst-case scenario, the demand for the SFPUC to develop new or expanded dry-year water supplies would exist regardless of whether the proposed project is constructed.

Given the long lead times associated with developing additional water supplies, in the event the Bay-Delta Plan Amendment were to take effect sometime after 2022 and result in a dry-year shortfall, the expected action of the SFPUC for the next 10 to 30 years (or more) would be limited to requiring increased rationing. As discussed in the SFPUC memorandum, the SFPUC has established a process through its Retail Water Shortage Allocation Plan for actions it would take under circumstances requiring rationing. The level of rationing that would be required of the proposed project is unknown at this time. Both direct and indirect environmental impacts could result from high levels of rationing. However, the small increase in potable water demand attributable to the project compared to citywide demand would not substantially affect the levels of dry-year rationing that would otherwise be required throughout the city. Therefore, the proposed project would not make a considerable contribution to a cumulative environmental impact caused by implementation of the Bay-Delta Plan Amendment. Project impacts related to water supply would be less than significant.

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[77] Memorandum, from Steven R. Ritchie, Assistant General Manager, Water Enterprise, San Francisco Public Utilities Commission to Lisa Gibson, Environmental Review Officer, San Francisco Planning Department – Environmental Planning, May 31, 2019.

Impact UT-3: The proposed project would not generate solid waste in excess of state or local standards, would not impair the attainment of solid waste reduction goals, and would comply with statutes, regulations, and reduction goals concerning solid waste. (*Less than Significant*)

In September 2015, the city entered into a landfill disposal agreement with Recology, Inc. for disposal of all solid waste collected in San Francisco, at the Recology Hay Road Landfill in Solano County, through September 2024 or until 3.4 million tons have been disposed, whichever occurs first. At the current rate of disposal, the landfill has operating capacity until 2041. The city's contract with the Recology Hay Road Landfill will extend until 2031 or when the city has disposed 5 million tons of solid waste, whichever occurs first. At that point, the city would either further extend the landfill contract or find and entitle an alternative landfill site.

San Francisco Ordinance No. 27-06 requires mixed construction and demolition debris to be transported by a Registered Transporter and taken to a Registered Facility that must recover for reuse or recycling and divert from landfill at least 65 percent of all received construction and demolition debris. San Francisco's Mandatory Recycling and Composting Ordinance No. 100-09 requires all properties and persons in the city to separate their recyclables, compostables, and landfill trash.

As previously described, the proposed project would not result in an increase in the congregation size or preschool enrollment. Therefore, the proposed project would not increase total city waste generation compared to existing conditions. Additionally, the proposed project would be required to comply with San Francisco Ordinance Nos. 27-06 and 100-09. Although no increase is expected, due to the existing and anticipated increase of solid waste recycling in the city and the agreement with Recology for disposal of solid waste at the Hay Road Landfill, any increase in solid waste resulting from the proposed project would be accommodated by the existing landfill. Thus, the proposed project would have less-than-significant impacts related to solid waste and no mitigation would be required.

Impact C-UT-1: The proposed project, in combination with cumulative development, would not result in significant cumulative impacts on utilities and service systems. (*Less than Significant*)

As described above, existing service management plans for water, wastewater, and solid waste disposal account for anticipated citywide growth. Furthermore, all projects in San Francisco would be required to comply with the same regulations described above which reduce stormwater, potable water, and waste generation. Therefore, the proposed project, in combination with other cumulative development projects, would not result in a significant cumulative utilities and service systems impact, and no mitigation would be required.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.11. BIOLOGICAL RESOURCES. Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?					X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?					X
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?					X

The project site is currently developed with the approximately 88,690-gross-square-foot Congregation Emanu-El building and is completely covered by impervious surfaces. The project site does not contain federally protected wetlands as defined by section 404 of the Clean Water Act, riparian habitat, or other sensitive natural communities. In addition, the project site is not located within an adopted habitat conservation plan, a natural community conservation plan, or other approved local, regional, or state habitat conservation plan areas. The proposed project is not located within 300 feet of an urban bird refuge[78] and would not include any rooftop features that would be hazardous to birds (e.g., free-standing glass walls, wind barriers, skywalks, balconies, or greenhouses). Therefore, Topics D.11(a), D.11(b), D.11(c), D.11(d), and D.11(f) are not applicable to the proposed project.

[78] San Francisco Planning Department. 2014. Urban Bird Refuge Map. Available at: https://sfplanning.org/sites/default/files/resources/2018-08/Urban%20Bird%20Refuge.pdf. Accessed May 2022.

Impact BI-1: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. *(Less than Significant)*

The proposed project would include the removal of two existing interior courtyard trees, three street trees on Lake Street, and three existing trees on Second Avenue; however, the city's Urban Forestry Ordinance, public works code section 801 et seq., requires a permit from public works to remove any protected trees.[79] All new trees would be planted in accordance with city requirements. Therefore, the proposed project would not conflict with the city's local tree ordinance, and the impact would be less than significant. No mitigation measures are required.

The proposed project would also be required to comply with the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA), which protect special-status bird species. Existing street trees could support native nesting birds that are protected under the California Fish and Game Code or the MBTA. However, compliance with the requirements of the Fish and Game Code and the MBTA would ensure that there would be no loss of active nests or bird mortality. The requirements include one or more of the following for construction that takes place during the bird nesting season (January 15–August 15):

- Preconstruction surveys will be conducted by a qualified biologist no more than 15 days prior to the start of work during the nesting season to determine if any birds are nesting in or in the vicinity of any vegetation that is to be removed for the construction to be undertaken.
- Any nests that are identified will be avoided, and the qualified biologist will establish a construction-free buffer zone, which is to be maintained until the nestlings have fledged.

Because the project would be subject to and would comply with federal and state migratory and nesting bird regulations, the project would not interfere with the movement of native resident or wildlife species or with established native resident or migratory wildlife corridors, and related impacts would be less than significant.

Impact C-BI-1: The proposed project, in combination with cumulative development, would not result in significant cumulative impacts on biological resources. *(Less than Significant)*

All projects within San Francisco are required to comply with the Urban Forestry Ordinance, which would ensure that any cumulative impact resulting from conflicts with the city ordinance protecting trees would be less than significant. No mitigation measures are required.

[79] San Francisco Public Works Code. 1995. Article 16: Urban Forestry Ordinance. Available https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_publicworks/0-0-0-4066. Accessed May 2022. Accessed May 2022.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.12. GEOLOGY AND SOILS. Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X		
ii) Strong seismic ground shaking?			X		
iii) Seismic-related ground failure, including liquefaction?			X		
iv) Landslides?			X		
b) Result in substantial soil erosion or the loss of topsoil?			X		
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?					X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X			

The proposed project would connect to San Francisco's sewer and stormwater collection and treatment system. It would not use a septic water disposal system. Therefore, Topic D.12(e) is not applicable to the project.

This section describes the geology, soils, and seismicity characteristics of the project area as they relate to the proposed project, and relies on the information and findings provided in a *geotechnical investigation* that was conducted for the project site and proposed project.[80] The geotechnical investigation included field exploration and borings, a review of available geologic and geotechnical data for the site vicinity, an

[80] Rollo & Ridley Geotechnical Engineers & Scientists. *Geotechnical Investigation, Congregation Emanu-El, 2 Lake Street, San Francisco, California*, February 5, 2021.

engineering analysis of the proposed project in the context of geologic and geotechnical site conditions, and project-specific design and construction recommendations.

The project site slopes downward from north to south and from east to west from approximately 222 feet to 202 feet above mean sea level. According to the geotechnical investigation, the project site is anticipated to be underlain by an approximately 2-foot layer of fill, beneath which are layers of Dune Sand and Alluvium of the Colma Formation that extend to approximately 30 feet bgs. Finally, a layer of residual bedrock is located approximately 30 to 50 feet bgs.

The proposed project would result in excavation of 5,300 cubic yards of soil to a maximum depth of approximately 30 feet to accommodate the expanded basement level. The Courtyard Wing would be constructed on spread footings, with underpinning at the Lake Street entry and exterior walls along Lake Street and Arguello Boulevard. Excavation and foundation work within the Temple House Wing would be limited to the interface between the Temple House and Courtyard Wing structures.

Impact GE-1: The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture, strong seismic ground shaking, seismically induced ground failure, including liquefaction, or landslides, and would not be located on unstable soil that could result in lateral spreading, subsidence, liquefaction, or collapse. (*Less than Significant*)

Fault Rupture

There are no known active faults intersecting the project site and the site is not located within a State of California Earthquake Fault Zone. The closest active fault is the San Andreas fault, which is located approximately 5 miles west of the project site. Therefore, the potential of surface rupture occurring from active faulting at the site is low. As such, the proposed project would not exacerbate the potential for surface rupture and therefore would have no impact on fault ruptures and no mitigation would be required.

Strong Seismic Ground Shaking

The San Francisco Bay Area is an active seismic region. Earthquakes in the region result from strain energy constantly accumulating because of the northwestward movement of the Pacific Plate relative to the North American Plate. Historically, the Bay Area has experienced large, destructive earthquakes in 1838, 1868, 1906, and 1989. The faults considered most likely to produce large earthquakes in the area include the San Andreas, San Gregorio, Hayward, and Calaveras faults. The San Gregorio fault is located approximately 8.6 miles west of the site. The Hayward and Calaveras faults are located approximately 13 and 25 miles northeast of the site, respectively.

In the future, the project site will undoubtedly experience severe ground shaking during moderate and large magnitude earthquakes produced along the San Andreas fault, which is located approximately 5 miles west of the project site, or other active Bay Area fault zones. Using information from recent earthquakes, improved mapping of active faults, ground motion prediction modeling, and a new model for estimating earthquake probabilities, a panel of experts convened by the United States Geological Survey (USGS) have concluded there is a 72 percent chance for at least one earthquake of Magnitude 6.7 or larger in the San Francisco Bay Area before 2043. The Hayward fault, which is located approximately 13 miles northeast of the project site, has the highest likelihood of an earthquake greater than or equal to magnitude 6.7 in the Bay

Area, estimated at 33 percent, while the likelihood on the San Andreas and Calaveras faults is estimated at approximately 22 and 26 percent, respectively.[81]

One of the primary geotechnical concerns for the proposed construction is the likely presence of sandy fill below the sidewalks around the building, which is susceptible to differential compaction during seismic shaking. Dynamic densification occurs during moderate and large earthquakes when soft or loose, natural or fill soils densify and settle, often unevenly across a site. Based on the results of the analysis of these sand layers, it is estimated that total settlement of less than 0.5 inches could occur at the ground surface within these sand layers due to severe ground shaking caused by a major earthquake. As explained in the geotechnical investigation, the upper 8 inches of soil under the sidewalk should be conditioned and compacted to achieve a firm, unyielding subgrade.

Overall, the geotechnical investigation concludes the site would be suitable for the proposed expansion provided the recommendations presented in the report are followed during design and construction. The geotechnical investigation recommends that new foundations associated with the project should extend through the fill layers and be supported by the native Dune sand or Alluvium. In addition, the geotechnical investigation recommends that new loads associated with the proposed project should bear on either the new foundations or existing foundations that have been supplemented. Additionally, the proposed project would be required to comply with the California Building Code (state building code, California Code of Regulations, Title 24) and the San Francisco Building Code, described in more detail below, which ensures the safety of all new construction in the state and city, respectively. Therefore, the proposed project would not have the potential to exacerbate seismic-related ground shaking, and as a result, would have a less-than-significant impact on strong seismic ground shaking. No mitigation would be required.

Liquefaction and Lateral Spreading

Liquefaction and lateral spreading of soils can occur when ground shaking causes saturated soils to lose strength due to an increase in pore pressure. The geotechnical investigation indicates that the soil below the groundwater level at the site has sufficient density and fines content to resist liquefaction during a seismic event on a nearby fault. Therefore, the potential for liquefaction to occur was determined to be very low.

Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Because the potential for liquefaction at the site is low and there is a lack of historical evidence of lateral spreading in the vicinity, the geotechnical investigation also concludes the potential for lateral spreading is likewise low. Nevertheless, the proposed project would be required to comply with the California Building Code and the San Francisco Building Code, which would ensure that the proposed project would not exacerbate the potential for hazards related to liquefaction or lateral spreading. Therefore, impacts would be less than significant, and no mitigation would be required.

Landslides

No surficial evidence of historical landslides was observed on the project site during the geotechnical investigation. In addition, historical landslides were not observed on any published maps of the project site. Nevertheless, as previously discussed, the proposed project would be required to comply with the California Building Code and the San Francisco Building Code, which would ensure that the proposed project would

[81] Rollo & Ridley Geotechnical Engineers & Scientists., Op. cit.

not exacerbate the potential for landslide hazards. Therefore, impacts would be less than significant, and no mitigation would be required.

Impact GE-2: The proposed project would not result in substantial erosion or loss of topsoil. (*Less than Significant*)

The project site is fully developed and entirely occupied by the existing building. The proposed project would require the excavation of approximately 5,300 cubic yards of soil to a depth of approximately 14 to 30 feet for extension of the existing basement. As a result, the site could be affected by windborne and waterborne erosion during construction activities in the courtyard area where soil would be exposed during excavation. Sloping terrain is more susceptible to soil erosion than flat terrain. Therefore, due to the sloping nature of the project site, soil erosion could occur.

The project sponsor and its contractor would be required to comply with section 146, Construction Site Runoff Control, of the public works code which requires all construction sites to implement best management practices (BMPs) to minimize surface runoff erosion and sedimentation.[82] Pursuant to section 146.7, if construction activities disturb 5,000 square feet or more of ground surface, the project sponsor must develop an erosion and sediment control plan. The erosion and sediment control plan must be submitted to public utilities commission staff for review and approval prior to commencing construction-related activities. The erosion and sediment control plan would identify BMPs to control discharge of sediment and other pollutants from entering the city's combined sewer system during construction. The project would be subject to these requirements. Compliance with section 146 of the public works code would ensure that the proposed project would not result in substantial loss of topsoil or soil erosion. Therefore, impacts related to loss of topsoil or substantial soil erosion during construction would be less than significant and no mitigation would be required.

Impact GE-3: The proposed project would not be located on a geologic unit or soil that is unstable, or that could become unstable as a result of the project. (*Less than Significant*)

As described in the geotechnical investigation, the soil that would be exposed at the bottom of the excavation would be predominantly very dense with varying amounts of clay and sand. The geotechnical investigation determined that both of these soils would be capable of supporting new foundation loads on shallow foundations, consisting of mat or spread footings. In addition, the proposed project would be required to comply with state and local building codes. Adherence to these requirements would further ensure that the project sponsor adequately addresses any potential impacts related to unstable soils as part of the design-level geotechnical investigation that would be prepared for the proposed project. Therefore, any potential impacts related to unstable soils would be less than significant, and no mitigation measures would be required.

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[82] SFPUC. 2018. San Francisco Construction Site Runoff Control Program. Available online at https://sfpuc.org/programs/pretreatment-program/construction-site-runoff. Accessed June 23, 2022.

Impact GE-4: The proposed project would not create substantial risks to life or property by being located on expansive soils. (*Less than Significant*)

Expansive soils expand and contract in response to changes in soil moisture, most notably when nearby surface soils change from saturated to a low-moisture content condition and back again. The expansion potential of the project site soil, as measured by its plasticity index, has not yet been determined. Nonetheless, state and local building codes require a confirmation of the presence of expansive soils at the project site and, if applicable, implementation of measures to address this issue as part of the design-level geotechnical investigation prepared for the proposed project. Therefore, potential impacts related to expansive soils would be less than significant, and no mitigation measures would be required.

Impact GE-5: The proposed project would not directly or indirectly destroy a unique geologic feature of the site. (*No Impact*)

The project site slopes downward from north to south and from east to west from approximately 222 feet to 202 feet above mean sea level and is currently developed with the existing building that covers the entirety of the site. There are no unique geologic features at the project site. Therefore, the proposed project would have no impact on any unique geological features of the site and no mitigation would be required.

Impact GE-6: The proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. (*Less than Significant with Mitigation*)

Paleontological resources include fossilized remains or traces of mammals, plants, and invertebrates, as well as their imprints. Such fossil remains, as well as the geological formations that contain them, are also considered a paleontological resource. Together, they represent a limited, non-renewable scientific and educational resource. To identify impacts on paleontological resources, the paleontological sensitivity of geologic units present within the project site were identified. Paleontological sensitivity is an indicator of the likelihood of a geologic unit to yield fossils.[83] The fossil-yielding potential of geologic units in a particular area depends on the geologic age and origin of the units, as well as on the processes they have undergone, both geologic and anthropogenic.[84] The potential to affect fossils varies with the depth and type of disturbance, geologic units on the project site, construction activities, and previous disturbance.

As previously described, the project site is underlain by the Colma formation, which generally extends to the maximum excavation depth of 30 feet. This geological unit has a moderate sensitivity and potential to yield significant fossils. As such, there is potential for project construction activities to extend into the Colma formation and disturb significant paleontological resources; the effect of the proposed project on paleontological resources would be significant. Implementation of Mitigation Measure M-GE-6, Inadvertent Discovery of Paleontological Resources during Construction, would be required to reduce the project's potential impact on paleontological resources to a less-than-significant level.

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[83] Society of Vertebrate Paleontology. 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. Available: http://vertpaleo.org/Membership/Member-Ethics/SVP _Impact_Mitigation_ Guidelines.aspx. Accessed December 2020.

[84] Anthropogenic means caused by human activity.

Mitigation Measure M-GE-6: Inadvertent Discovery of Paleontological Resources during Construction

Worker Awareness Training. Prior to commencing construction, and ongoing throughout ground-disturbing activities (e.g., excavation, utility installation), the project sponsor and/or their designee shall engage a qualified paleontologist meeting the standards specified by the Society of Vertebrate Paleontology (Society of Vertebrate Paleontology 2010) to train all project construction workers regarding how to recognize paleontological resources and on the contents of the paleontological resources alert sheet, as provided by the department. The paleontological resources alert sheet shall be prominently displayed at the construction site during ground-disturbing activities for reference regarding potential paleontological resources. In addition, the paleontologist shall inform the project sponsor, contractor, and construction personnel of the immediate stop work procedures and other procedures to be followed if bones or other potential fossils are unearthed at the project site. Should new workers that will be involved in ground-disturbing construction activities begin employment after the initial training has occurred, the construction supervisor shall ensure that they receive the worker awareness training as described above. The paleontologist shall complete the standard form/affidavit confirming the timing of the worker awareness training and submit it to the ERO. The affidavit shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The affidavit shall be transmitted to the ERO within five business days of conducting the training.

Paleontological Resource Discoveries. In the event of the discovery of an unanticipated paleontological resource during project construction, ground-disturbing activities shall temporarily be halted within 25 feet of the find until the discovery is examined by a qualified paleontologist as recommended by the Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 2010) and best practices in paleontology mitigation (Murphey et al. 2019). The paleontologist shall consult the ERO. Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the ERO. The qualified paleontologist shall determine (1) if the discovery is scientifically significant; (2) the necessity for involving other responsible or resource agencies and stakeholders, if required or determined applicable; and (3) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a paleontological evaluation letter to demonstrate compliance with applicable statutory requirements (e.g., Federal Antiquities Act of 1906, CEQA Guidelines section 15064.5, Public Resources Code Chapter 17, section 5097.5, Paleontological Resources Preservation Act 2009). The paleontological evaluation letter shall be submitted to the ERO for review within 30 calendar days of the discovery. If in consultation with the ERO the qualified paleontologist determines that a paleontological resource is of scientific importance, the qualified paleontologist shall make a recommendation as to what action, if any, is warranted and prepare a paleontological mitigation program. The mitigation program shall include measures to fully document the resource of scientific importance. The qualified paleontologist shall submit the mitigation program to the ERO for review and approval within ten business days of the discovery. Upon approval by the ERO, ground-disturbing activities in the project area shall resume and be monitored as determined by the qualified paleontologist for the duration of such activities. The mitigation program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation of paleontological resources of scientific importance into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or

paleontology report) at the conclusion of ground-disturbing activities. The report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils, and for any curation fees charged by the paleontological repository. The paleontology report shall be submitted to the ERO for review within 30 business days from conclusion of ground-disturbing activities, or as negotiated following consultation with the ERO.

Under this measure, a paleontological consultant would train all project construction workers regarding how to recognize paleontological resources and on the contents of the paleontological resources alert sheet. In the event that significant paleontological resources are discovered, avoidance or implementation of a fossil recovery program is required. Therefore, the significant information that the paleontological resource(s) provides would either be preserved or documented as required by Mitigation Measure M-GE-6, Inadvertent Discovery of Paleontological Resources during Construction, and would ensure that impacts to paleontological resources would be reduced to less than significant.

Impact C-GE-1: The proposed project, in combination with cumulative development, would not result in significant cumulative impacts on geology, soils, or paleontological resources. (*Less than Significant*)

Geology and soils impacts are generally site-specific and localized. Cumulative development projects could require various levels of excavation or cut-and-fill, which could affect local geologic conditions, similar to the proposed project. As noted above, the San Francisco Building Code regulates construction in the City and County of San Francisco, and all development projects would be required to comply with its requirements to ensure maximum feasible seismic safety and minimize geologic impacts. Site-specific measures would also be implemented, as site conditions warrant, to reduce any potential impacts from unstable soils, ground shaking, liquefaction, or lateral spreading. The cumulative development project at 3700 California Street identified in Figure 17, p. 24, which is located approximately 750 feet southeast of the project site, would be subject to the same seismic safety standards and building permit review procedures applicable to the proposed project, and are not located immediately adjacent to the project site. Impacts of this cumulative project would be unlikely to combine with impacts of the proposed project to result in cumulative impacts to paleontological resources. Therefore, cumulative geology and soils impacts would be less than significant, and no mitigation would be required.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.13. HYDROLOGY AND WATER QUALITY. Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X		
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:					
i) Result in substantial erosion or siltation on- or offsite;			X		
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;			X		
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X		
iv) Impede or redirect flood flows?			X		
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?					X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		

According to SFPUC 100-Year Storm Flood Risk Map, the project site is not located within a 100-year flood hazard area,[85] or an area identified as being subject to potential inundation in the event of a tsunami along the San Francisco coast or a dam or levee failure.[86] Therefore, the proposed project would not create a risk related to a release of pollutants due to inundation in a flood hazard, tsunami, or seiche zone and Topic D.13(d) is not applicable to the proposed project and is not discussed below.

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[85] San Francisco Public Utilities Commission, 100-Year Storm Flood Risk Map, 2019. Available online at: https://sfplanninggis.org/floodmap/. Accessed April 2022.

[86] City and County of San Francisco, Community Safety Element of the San Francisco General Plan, 2012, Map 5 (Tsunami Hazard Zones San Francisco) and Map 6 (Potential Inundation Areas Due to Reservoir Failure), https://generalplan.sfplanning.org/Community_Safety_Element_2012.pdf. Accessed April 2022.

Impact HY-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. (*Less than Significant*)

Construction activities such as excavation would expose soil and could result in erosion and excess sediment being carried in stormwater runoff to the combined stormwater/sewer system. In addition, stormwater runoff from temporary onsite use and storage of vehicles, fuels, waste, and other hazardous materials could carry pollutants to the combined stormwater/sewer system if proper handling methods are not employed. Project-related wastewater and stormwater would flow to the city's combined stormwater/sewer system and would be treated to standards contained in the city's National Pollutant Discharge Elimination System (NPDES) Permit for the Oceanside Water Pollution Control Plant prior to discharge into San Francisco Bay. The NPDES standards are set and regulated by the regional board. Therefore, because the proposed project's wastewater and stormwater would be treated at the Oceanside Water Pollution Control Plant to state standards, the proposed project would not conflict with regional board requirements. The proposed project would also be required to comply with sections 146 and 147 of the public works code, which include requirements for the discharge of sediment and other pollutants from construction sites and to reduce the volumes of stormwater entering the combined stormwater/sewer system. Finally, in the event that construction dewatering is needed, the proposed project would be required to obtain a Batch Wastewater Discharge Permit (BWDP) from the SFPUC prior to any dewatering activities. The BWDP permit would contain appropriate discharge standards and may also require the installation of meters to measure the volume of discharge. These measures would ensure protection of water quality during construction of the proposed project. The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality. This impact would be less than significant, and no mitigation measures are necessary.

Impact HY-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. (*Less than Significant*)

The project site is located in the Lobos San Francisco groundwater basin.[87] This basin is not used as a potable water source and there are no plans for development of this basin for groundwater production. The project site has been developed since at least 1927 and is entirely covered in impervious surfaces. Therefore, implementation of the proposed project, which would consist of renovations and expansion of the existing building, would not result in a significant decrease in groundwater recharge that would result in a net deficit in aquifer volume or a lowering of the local groundwater table level.

As discussed in Section D.12, Geology and Soils, groundwater was encountered at depths of approximately 18 feet below the 2nd Avenue sidewalk and 15.5 feet below the Lake Street sidewalk. As described in Section A, Project Description, the proposed project would require excavation to depths of approximately 14 to 30 feet, and therefore groundwater could be encountered during construction or excavation and dewatering could be required. Any construction dewater would be temporary and limited to the construction period, and therefore would not substantially deplete groundwater supplies or interfere with groundwater recharge.

[87] State of California Department of Water Resources, DWR Mapping Tool, https://sgma.water.ca.gov/webgis/index.jsp?appid=gasmaster&rz=true, Accessed April 2022.

Project operation would not extract groundwater. Therefore, groundwater resources would not be substantially depleted, and the proposed project would not otherwise substantially interfere with groundwater recharge or impede sustainable groundwater management. The proposed project would have a less-than-significant impact on groundwater supplies or management, and no mitigation measures are necessary.

Impact HY-3: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would result in substantial erosion, siltation, or flooding on or off site; that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or that would impede or redirect flood flows. (*Less than Significant*)

No streams or rivers exist at the project site. Therefore, the proposed project would have no impact related to alteration of drainage patterns by altering the course of a stream in a manner that would cause erosion, flooding, or siltation on site or off site. The project site is fully developed and entirely occupied by the existing building. The proposed project would require the excavation of approximately 5,300 cubic yards of soil to depths of approximately 14 to 30 feet. As previously discussed, implementation of the proposed project would not result in an increase in impervious surfaces on the project site, as it is currently entirely covered in impervious surfaces. In addition, the proposed project would be required to comply with the city's Stormwater Management Ordinance and therefore would not substantially increase the rate or amount of surface runoff such that substantial flooding, erosion, or siltation would occur on or off site. Therefore, the proposed project would not result in the contribution of runoff water that would cause substantial erosion or flooding or exceed the capacity of the city's combined stormwater/sewer system. This impact would be less than significant, and no mitigation measures are required.

Impact HY-4: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. (*Less than Significant*)

As previously discussed, the proposed project's wastewater and stormwater would be treated at the Oceanside Water Pollution Control Plant to state standards prior to discharge into the bay, and therefore would not conflict with or obstruct implementation of the San Francisco Bay Water Quality Control Plan. The proposed project would not decrease groundwater supplies or substantially interfere with groundwater recharge, nor would it substantially alter the drainage pattern of the site or area.

For these reasons, the project would have a less-than-significant impact related to conflicting or obstructing implementation of a water quality control plan or sustainable groundwater plan. No mitigation measures are required.

Impact C-HY-1: The proposed project, in combination with cumulative development, would not result in a significant cumulative impact on hydrology and water quality. (*Less than Significant*)

The proposed project and all reasonably foreseeable projects within San Francisco would be required to comply with the city's stormwater management ordinance and guidelines, dewatering and drainage control

requirements, and all stormwater and wastewater would be treated to the standards in the city's NPDES permit. These requirements would ensure that both runoff water quality and runoff volumes are managed in a way that does not adversely affect water quality, create flooding, or exceed infrastructure capacity, both on an individual basis and cumulatively since these regulations inherently consider cumulative effects. Because other cumulative development would be required to comply with drainage, dewatering, and water quality regulations, similar to the proposed project, peak stormwater runoff rates and volumes for the design storm would gradually decrease over time with new development, thus no significant cumulative effects would occur. Therefore, cumulative impacts related to increased run-off and water quality would be less than significant.

With regards to groundwater, the Lobos Groundwater Basin is not a potable water source. Further, upon completion of construction activities, the project would have no impact on groundwater levels. For these reasons, the project would not combine with cumulative development projects to result in cumulative groundwater impacts.

Overall, the proposed project would not combine with cumulative development to result in cumulative impacts to hydrology and water quality. No mitigation would be required.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.14. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?					X

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?					X

The project site is not included on the list of hazardous materials sites compiled by the California Department of Toxic Substance Control pursuant to Government Code section 65962.5; is not located within an airport land use plan area or within an airport land use plan, or within two miles of a public airport or public use airport which would result in a safety hazard or excessive noise for people residing or working in the area; and is not located within or adjacent to a wildland area. Therefore Topics D.14(d), D.14(e), and D.14(g) are not applicable to the proposed project.

Impact HZ-1: The proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials. (*Less than Significant*)

Hazardous materials may be stored on site during construction of the proposed project. These hazardous materials include fuel for construction equipment, paints, solvents, and other types of construction materials that may contain hazardous ingredients. Transportation of hazardous materials to and from the project site would occur on designated hazardous materials routes, by licensed hazardous materials handlers, as required, and would be subject to regulation by the California Highway Patrol and the California Department of Transportation. Compliance with these regulations would reduce any risk from the routine transport, use, or disposal of hazardous materials to a less-than-significant level and no mitigation would be required.

The proposed project's institutional uses would likely result in the use of common types of hazardous materials, such as cleaning products and disinfectants. These products are labeled to inform users of their potential risks and to instruct them in appropriate handling procedures. Most of these materials are consumed through use, resulting in relatively little waste. For these reasons, hazardous materials used during project operation would not pose any substantial public health or safety hazards through their routine transport, use, or disposal. This impact would be less than significant, and no mitigation would be required.

Impact HZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. (*Less than Significant*)

Implementation of the proposed project would include partial demolition, excavation and the construction of additions to an existing building. Construction activities would require the use and transport of limited

quantities of hazardous materials such as fuels, oils, solvents, paints, and other common construction materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. Hazardous building materials could include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain polychlorinated biphenyls (PCBs) or di (2 ethylhexyl) phthalate (DEHP), fluorescent lights containing mercury vapors, and lead-based paints. Asbestos and lead based paint may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building, these materials would also require special disposal procedures. Each of these types of potential hazards encountered during the construction process are described further below.

Asbestos-Containing Materials

The project site is occupied by a building that was originally constructed between 1925 and 1927. The proposed project would include demolition of portions of the existing building. Based on the date of construction of the building, asbestos-containing materials may still be present in building materials that could become airborne as a result of demolition disturbance.

The California Department of Toxic Substance Control considers asbestos hazardous, and removal of asbestos-containing materials is required prior to demolition or construction activities that could result in disturbance of these materials. Asbestos-containing materials must be removed in accordance with local and state regulations, the Bay Area Air Quality Management District (air district), the California Occupational Safety and Health Administration (occupational safety and health administration), and California Department of Health Services requirements.

Specifically, section 19827.5 of the California Health and Safety Code requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. The California legislature vests the air district with the authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and the air district is to be notified 10 days in advance of any proposed demolition or abatement work. Any asbestos-containing material disturbance at the project site would be subject to the requirements of air district Regulation 11, Rule 2: Hazardous Materials—Asbestos Demolition, Renovation, and Manufacturing. The local office of the occupational safety and health administration must also be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in Title 8 of California Code of Regulations section 1529 and sections 341.6 through 341.14, where there is asbestos related work involving 100 gross square feet or more of asbestos-containing material. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services. The contractor and hauler of the material are required to file a Hazardous Waste Manifest that details the hauling of the material from the site and the disposal of it. Pursuant to California law, the building department would not issue the required permit until the applicant has complied with the requirements described above.

These regulations and procedures already established as part of the building permit review process would ensure that any potential impacts due to asbestos-containing materials would be less than significant and no mitigation would be required.

Lead-Based Paint

Similar to asbestos-containing materials, lead-based paint could be present at the site, based on the age of the building. Work that could result in disturbance of lead paint must comply with section 3426 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to 1979, section 3426 requires specific notification and work standards, and identifies prohibited work methods and penalties. (The reader may be familiar with notices commonly placed on residential and other buildings in San Francisco that are undergoing re-painting. These notices are generally affixed to a drape that covers all or portions of a building and are a required part of the section 3426 notification procedure.)

Section 3426 applies to the exterior of all buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces, unless demonstrated otherwise through laboratory analysis), and to the interior of residential buildings, hotels, and child care centers. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the U.S. Department of Housing and Urban Development Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbances or removal of lead-based paint. Any person performing work subject to the ordinance shall, to the maximum extent possible, protect the ground from contamination during exterior work; protect floors and other horizontal surfaces from work debris during interior work; and make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work. Clean-up standards require the removal of visible work debris, including the use of a High Efficiency Particulate Air Filter (HEPA) vacuum following interior work.

The ordinance also includes notification requirements and requirements for signs. Prior to the commencement of work, the responsible party must provide written notice to the director of the building department, of the address and location of the project; the scope of work, including specific location within the site; methods and tools to be used; the approximate age of the structure; anticipated job start and completion dates for the work; whether the building is residential or nonresidential, owner-occupied or rental property; the dates by which the responsible party has fulfilled or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. Further notice requirements include a Posted Sign notifying the public of restricted access to the work area, a Notice to Residential Occupants, Availability of Pamphlet related to protection from lead in the home, and Notice of Early Commencement of Work (by Owner, Requested by Tenant), and Notice of Lead Contaminated Dust or Soil, if applicable. Section 3426 contains provisions regarding inspection and sampling for compliance by the San Francisco Department of Building Inspection, as well as enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

The proposed demolition would also be subject to the occupational safety and health administration's Lead in Construction Standard (8 CCR section 1532.1). This standard requires development and implementation of a lead compliance plan when materials containing lead would be disturbed during construction. The plan must describe activities that could emit lead, methods that will be used to comply with the standard, safe work practices, and a plan to protect workers from exposure to lead during construction activities. The occupational safety and health administration would require 24-hour notification if more than 100 square feet of materials containing lead would be disturbed.

Implementation of procedures required by section 3426 of the building code and the Lead in Construction Standard would ensure that potential impacts of demolition or renovation of structures with lead-based paint would be less than significant and no mitigation would be required.

Based on mandatory compliance with existing regulatory requirements described above, the proposed project would not result in a significant hazard to the public or environment from contaminated soil and/or groundwater, asbestos, or lead-based paint, and the proposed project would result in a less-than-significant impact with respect to these hazards.

Other Hazardous Building Materials

Other potential hazardous building materials such as PCB-containing electrical equipment or fluorescent lights could pose health threats for construction workers if not properly disposed of and create a significant impact in case of worker exposure or a release to the environment. These materials are regulated and would be managed, handled, transported, and disposed of according to federal, state, and local laws and regulations. Consequently, potential impacts of the proposed project related to exposure to hazardous building materials would be less than significant.

In addition, project construction would be required to comply with federal and state OSHA regulations and Title 29 of the Code of Federal Regulation, section 1910. Compliance with these regulations would ensure the proposed project would not result in significant impacts from the potential release of hazardous building materials during construction.

Impact HZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (*Less than Significant*)

The closest school to the project site is the Madison Campus of the Claire Lilienthal Elementary school, located at 3950 Sacramento Street, which is approximately 500 feet east of the project site. However, as described in Impact HZ-1, hazardous materials used during project operation would not pose any substantial public health or safety hazards through their routine transport, use, or disposal. Additionally, as noted in Impact HZ-2, hazardous building materials, such as asbestos and lead, would be remediated in accordance with regulatory requirements. These regulations, discussed in Impact HZ-2, would ensure that the proposed project would not emit hazardous emissions, and would not handle hazardous or acutely hazardous materials, substances, or waste. Therefore, this impact would be less than significant and no mitigation measures are necessary.

Impact HZ-4: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (*Less than Significant*)

San Francisco ensures fire safety primarily through provisions of the building and fire codes. Final building plans are reviewed by the San Francisco Fire Department (as well as the building department), to ensure conformance with these provisions. In this way, potential fire hazards, including those associated with hydrant water pressures and emergency access, would be addressed during the permit review process. Compliance with fire safety regulations would ensure that the proposed project would not impair

implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury, or death involving fires.

The proposed project, located within a city block, would not impair implementation of an emergency response or evacuation plan adopted by the city as project construction and operation is not anticipated to close roadways or impede access to emergency vehicles or emergency evacuation routes. Any potential roadway closures related to construction, if needed, would comply with the San Francisco Regulations for Working in San Francisco Streets requirements and require coordination with the SFMTA. Implementation of the proposed project would not result in any new vehicle trips and therefore would not add to congested traffic conditions in the immediate area in the event of an emergency evacuation. Therefore, the proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and this impact would be less than significant.

Impact C-HZ-1: The proposed project, in combination with cumulative development, would not result in a significant cumulative impact related to hazards and hazardous materials. (*Less than Significant*)

The geographic context for an analysis of cumulative impacts related to handling of hazardous materials is generally confined to the project site and the nearby surrounding area. The nearby cumulative development project (3700 California) would be subject to the same fire safety and hazardous materials cleanup ordinances applicable to the proposed project. For these reasons, the proposed project would not combine with cumulative development in the project vicinity to create a significant cumulative impact related to hazards and hazardous materials. Cumulative hazardous materials impacts would be less than significant and no mitigation would be required.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.15. ENERGY. Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		

Impact EN-1: The proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation. (*Less than Significant*)

In California, energy consumption in buildings is regulated by Title 24 of the California Code of Regulations. Title 24 includes standards that regulate energy consumption for the heating, cooling, ventilation, and lighting of residential and non-residential buildings. In San Francisco, documentation demonstrating compliance with Title 24 standards is required to be submitted with a building permit application. Compliance with Title 24 standards is enforced by the building department. The proposed project, which

would be located on a developed site, would include the expansion and renovation of the existing Congregation Emanu-El building. The proposed project would be required to comply with the standards of Title 24 and the requirements of the San Francisco Green Building Code.

Non-renewable energy consumption would occur during the proposed project construction and operational phases. Construction energy consumption would be primarily in the form of indirect energy inherent in the production of materials used for construction (e.g., the energy necessary to manufacture a steel beam from raw materials) and the fuel used by construction equipment. Construction-related energy consumption is roughly proportional to the size of the new building proposed.

Operational-related energy consumption would include electricity and natural gas, as well as fuel used by congregation members, preschool parents/guardians, and employees as expressed through VMT. Electricity and natural gas would be used for building space heating and lighting, as well as for operation of equipment and machines.

Energy conservation design features that meet state and local goals for energy efficiency and renewable energy have been incorporated into the project design to reduce wasteful, inefficient, and unnecessary consumption of energy during project construction and operation, as demonstrated in the GHG checklist completed for the proposed project. [88] As stated above, the proposed project would be required to comply with the standards of Title 24 and the requirements of the San Francisco Green Building Code, thus minimizing the amount of fuel, water, and energy used. As identified above, as the congregation already exists and the preschool enrollment is not increasing, the proposed project would not generate any new vehicle trips. In addition, compliance with the city's Commuter Benefits Ordinance and bicycle parking requirements would minimize the amount of transportation fuel consumed. Given the project's features and location, it would not result in wasteful use of fuel from vehicle trips. For these reasons, the proposed project would not use energy resources in a wasteful, inefficient, or unnecessary manner, nor would the proposed project conflict with or obstruct implementation of a state or local plan for renewable energy or energy efficiency. This impact would be less than significant and no mitigation would be required.

Impact EN-2: The proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. (*Less than Significant*)

As discussed in Impact EN-1 above, the proposed project would not use energy resources in a wasteful, inefficient, or unnecessary manner, nor would the proposed project conflict with or obstruct implementation of a state or local plan for renewable energy or energy efficiency. This impact would be less than significant and no mitigation would be required.

Impact C-EN-1: The proposed project, in combination with cumulative development, would not result in significant cumulative impacts related to the wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a state or local plan for renewable energy or energy efficiency. (*Less than Significant*)

[88] San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist for 2 Lake Street, November 8, 2022.

The geographic context for the analysis of cumulative impacts associated with energy is the service territory of the energy utility that serves the project site, PG&E, while the geographic context for the analysis of cumulative impacts associated with fuel use is the city. The proposed project would result in a total expansion of approximately 17,130 square feet, including 14,490 square feet of new religious institutional space and approximately 2,640 square feet of new preschool space, as well as 4,900 square feet of new rooftop open space. Like the proposed project, all new development in the city would be required to comply with the standards of Title 24 and the San Francisco Green Building Code, thereby minimizing the amount of fuel, water, and energy used. Per capita VMT in the city is relatively low compared with the regional average; therefore, cumulative development, including the project, would not result in wasteful use of fuel from transportation. As such, the proposed project, in combination with cumulative development, would have less-than-significant cumulative energy impacts and no mitigation would be required.

Topics:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	Not Applicable
D.16. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:					
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X			
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X			
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			

NOTE: Authority cited: Public Resources Code sections 21083 and 21083.05, 21083.09. Reference: Section 65088.4, Gov. Code; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21080.3.1, 21080.3.2,21082.3, 21084.2, 21084.3, 21093, 21094, 21095, and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

As discussed in Section D.11, Biological Resources, the proposed project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section D.4, Cultural Resources, implementation of the proposed project would not result in a substantial adverse change in the significance of a historical

architectural resource, an archeological resource, or a tribal cultural resource and would not disturb human remains, with implementation of Mitigation Measures M-CR-1a through M-CR-1e, M-CR-2, and M-TC-1. As discussed in Section D.12, Geology and Soils, Mitigation Measure M-GE-6 would ensure that impacts related to unique paleontological resources or sites would be less than significant. For these reasons, the proposed project would not result in the elimination of important examples of major periods of California history or prehistory.

As discussed in Section D.8, Air Quality, implementation of Mitigation Measure M-AQ-3 would ensure that impacts related to construction-period air pollutant emissions would be less than significant and would not result in adverse health effects to people living in the area. With implementation of M-AQ-3, the proposed project's contribution to cumulative air quality impacts would be reduced to a less than significant level. As discussed in Section D, Evaluation of Environmental Effects, the proposed project would not make a considerable contribution to any other cumulative environmental impacts.

E. Public Notice and Comment

On September 22, 2021, the planning department mailed a Notification of Project Receiving Environmental Review to owners of properties within 300 feet of the project site, adjacent occupants, and neighborhood groups. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate.

The planning department received comments expressing concerns about:

- Reduction of on-street parking spaces and traffic congestion;
- Addition of a commercial loading zone along 2nd Avenue and new sidewalk bulbout on Lake Street/Arguello Boulevard;
- Air quality and noise impacts from construction; and
- Noise impacts related to larger courtyard and classroom space.

Impacts related to transportation, including parking and loading, are discussed in Section D.6, Transportation and Circulation. Impacts related to construction- and operation-period emissions are discussed in Section D.8, Air Quality. Impacts related to construction- and operation-period noise are discussed in Section D.7, Noise.

F. Determination

On the basis of this Initial Study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

Lisa Gibson
Environmental Review Officer
for
Rich Hillis
Director of Planning

DATE November 16, 2022

G. Initial Study Preparers

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APPENDIX A
Historic Resource Evaluations and Determinations

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June 25, 2021

Temple Emanu-El
2 Lake Street
San Francisco, California

HISTORIC RESOURCE EVALUATION - PART 1

INTRODUCTION

Completed in 1927, Temple Emanu-El is located at 2 Lake Street (199 Arguello Boulevard, Parcel 1355/011), in the Presidio Heights neighborhood of San Francisco. The subject lot is on the block bounded by West Pacific Avenue and the Presidio to the north, Arguello Boulevard to the east, Lake Street to the south, and Fifth Avenue to the west. The property is in zoning district RM-1, *Residential-Mixed, Low Density,* and identified as "B – Unknown / Age Eligible" by the Planning Department.[1]

Temple Emanu-El was surveyed in the Foundation for San Francisco's Architectural Heritage's 1978 survey and received an "A – Highest Importance" rating. It was also surveyed in the Department of City Planning's 1976 survey and rated 5, the highest rating for architecture. The property had been identified in the *Citywide Historic Context Statement for LGBTQ History in San Francisco* for its association with the LGBTQ history: funeral services for Harvey Milk, gay rights leader, and member of the San Francisco Board of Supervisors, were held here by an openly gay rabbi. The chapel (Rinder Chapel) at Temple Emanu-El was identified in the *San Francisco Modern Architecture and Landscape Design (1935-1970), Historic Context Statement* as a work of the master architect Michael Goodman.[2]

This report evaluates the property's potential eligibility to be listed individually or as a district contributor in the California Register of Historical Resources (CRHR).

METHODOLOGY

Due to the shelter in place order, TreanorHL did not conduct a site visit or in-person research at the library or archives for this report. The subject building and its surrounding were studied through previously taken photographs and Google Maps street views to evaluate the existing conditions and character-defining features. In order to evaluate the historic significance of the property, additional online research was completed including consultation of available building permits obtained from the Department of Building Inspection, the San Francisco Public Library History Room Online Collections, Sanborn Fire Insurance maps, the San Francisco Chronicle and local newspapers, the San Francisco Planning Department archives, and various online repositories.

This report includes:

- Building and Property Description

[1] San Francisco Planning Department, San Francisco Property Information Map – 2 Lake Street, http://propertymap.sfplanning.org/?dept=planning (accessed March 29, 2020).
[2] Ibid.

- History of Congregation Emanu-El
- Construction History of Temple Emanu-El
- Historic Context
- Owner/Occupant History
- Architects & Builder
- Significance Evaluation
- Bibliography
- Appendix containing Sanborn maps and existing floor plans

SUMMARY OF FINDINGS

Temple Emanu-El appears individually eligible under Criterion 1 for its association with the LGBTQ history in the city. The official Jewish memorial for Harvey Milk was held at Temple Emanu-El on November 29, 1978. Allen Bennett of the Congregation Sha'ar Zahav, the only openly gay rabbi in San Francisco, delivered the eulogy at the Temple. Rabbi Robert Kirschner delivered his prominent "AIDS sermon" in 1985 at Temple Emanu-El—one of the earliest official declarations from the nation's religious movements or its leading clergymen. The period of significance under Criterion 1 is 1978, the year of Harvey Milk's official Jewish memorial, and 1985, the year Rabbi Kirschner delivered his AIDS sermon.

Temple Emanu-El appears individually eligible for listing in the CRHR under Criterion 2 for its association with Cantor Reuben Rinder who was an important figure in Jewish music history. The period of significance is from 1913 when Rinder began his job at Emanu-El to his death in 1966.

Temple Emanu-El also appears to be individually eligible for listing in the CRHR under Criterion 3 as a good example of the Byzantine Revival and Spanish Colonial Revival religious building in San Francisco; as the work of master architects Bakewell & Brown, Sylvain Schnaittacher, and Michael Goodman; and as the work of master builders MacDonald & Kahn Construction Company. The period of significance is the year of construction, 1926-1927.

The building retains sufficient physical integrity to convey its significance as an individual resource.

Temple Emanu-El does not appear eligible as a contributor to the adjacent California Register-eligible Presidio Terrace Historic District and the nearby California Register-eligible Presidio Heights Historic District.

PROPERTY DESCRIPTION

Temple Emanu-El, located at 2 Lake Street, occupies an L-shaped site facing Lake Street to the south and Arguello Boulevard to the east. A short, west elevation faces Second Avenue, and at the rear is Presidio Terrace. The building comprises three parts: the hip-roofed Temple House to the west, the domed sanctuary to the north, and an open courtyard, at the intersection, connecting the complex. The architecture of the entire property includes elements of the Byzantine Revival and Spanish Colonial Revival styles. The primary street-facing façades, east (Arguello Boulevard) and south (Lake Street) offer varied elevations with numerous openings and height changes. The building is clad in stucco and has varying roof forms, all clad in red clay tiles.

The south, Lake street elevation features several parts. Consistent in all are buttresses which divide the elevation into bays, an arched, intermediate story, and deeply recessed, multi-lite windows. The western-

most part, at the intersection with Second Avenue, is one-bay wide and slightly set back. The next, six-bay section enclosing the Temple House, goes from four stories at the west to three, consistent with the sloping street. The top story of the central four bays feature windows grouped in threes, while the end bays have single windows at this level. The remainder of the elevation is lower, dominated by a central, grand arched opening flanked by lower two-bay sections.

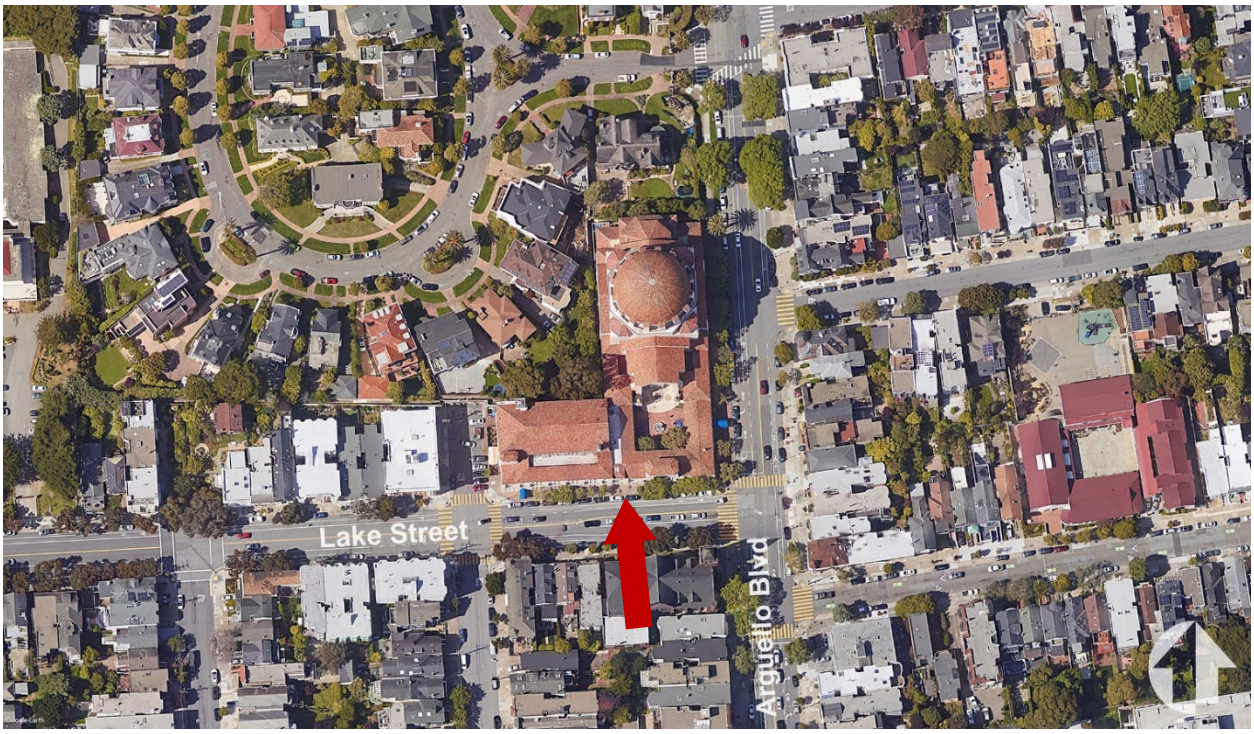


Figure 1. Aerial view of the subject property, marked by red arrow (Google Earth, imagery date March 2018).

Figure 2. The south and east elevations of Temple Emanu-El, looking northwest from Arguello Boulevard (Mark Cavagnero Associates Architects).

The monumental arch, topped by a hipped roof, is the tallest element on the south façade and originally formed the building's main entrance. The arch is comprised of two elements, one on the surface of the façade and one recessed, each accented by a decorative band. The arch encloses a flight of stairs accessing the courtyard. At the top of these stairs, faceted columns flank the courtyard opening, which is protected by an ornate metal gate.

The east, Arguello Boulevard façade features a two-story section at the courtyard (southern end), and to the north, the larger volume of the sanctuary. The lower, five bay section to the south features two solid bays with recessed arches and windows, and three open arches leading to the courtyard. The elevation steps up to the domed sanctuary.

The clay tile clad dome dominates the north end of the property. Prominent buttresses separate the arched multi-lite windows at the domes' drum. The dome rests on an octagonal base. A gabled projection, edged with buttresses, rises from the ground to just below the octagonal base. Set within the gable is a large arched window, with fish-scale panes. Below this window, in the arched opening, are casement windows each flanked by a buttress. At the lowest, street level, four deeply recessed windows penetrate the façade. A single bay, with a window at street level and at the second floor, flank the projecting gable mass. The northern-most bay along Arguello Boulevard has a single large multi-lite arched window at the street level, while the upper level features two deeply recessed casement windows flanked by buttresses.

The west façade, facing Second Avenue, is four-to-six stories, with a six-story tower one bay north of Lake Street. South of the tower is a lower, single, four-story bay. North of the tower, the building steps down to five stories. Buttresses divide the upper three levels into identical bays at the five-story portion. Each bay features a single arched multi-lite window at the upper level, a multi-lite window at the fourth level and two narrow multi-lite windows at the third level. The second level features a four-lite window to the north, two pairs of multi-lite windows grouped in two and a single multi-lite window to the south. A deeply recessed door at the north side of the façade accesses the building at the parking level. Windows at the parking level appear to match those of the level above.

Figure 3. The south elevation of Temple Emanu-El (Mark Cavagnero Associates Architects).

Figure 4. The east elevation of Temple Emanu-El (Mark Cavagnero Associates Architects).

Figure 5. Looking south from Arguello Boulevard and Washington Street (Mark Cavagnero Associates Architects).

Figure 6. The south and west elevations of Temple House, looking northeast from Lake Street and Second Avenue (Mark Cavagnero Associates Architects).

A brick-paved open courtyard surrounded with an arcade on three sides unites the sanctuary and the Temple House wings of Temple Emanu-El. The round arches of the arcade are supported by double columns. The octagonal concrete fountain with a blue and green mosaic-clad shallow pool is located at the center. A raised marble platform with mosaics accesses the monumental arched entrance of the main sanctuary.

The interior of the sanctuary wing is comprised of smaller administrative offices and service spaces in addition to the Main Sanctuary. The Temple House wing along Lake Street is comprised of the Guild Hall, Martin Meyer Auditorium, Rinder Chapel, classrooms, offices, and service spaces.

A large entry vestibule with a barrel-vaulted ceiling and marble floor leads from the courtyard into the Main Sanctuary. The ceiling features an intricate stenciled pattern. Marble columns with ornate capitals flank the exterior entry door. Identical columns support arches at the east and west ends of the vestibule space.

The immense sanctuary space is capped by a vaulted ceiling which supports four intricate, but massive chandeliers. The north end of the sanctuary features curving steps leading to the bimah. More steps lead to the Ark, which sits beneath a pyramidal canopy, or baldacchino. Beneath the vault of the canopy is the Everlasting Light. The Ark is flanked by a pair of menorahs. The wall under the canopy features openings with decorative screens. Marble columns separate the openings and support the arched detail at the top of the screens.

A mezzanine level lines the east, south and west sides of the space and provides additional seating. Supported by a series of marble columns and stucco-clad arches, each mezzanine is set within a large double height alcove with a barrel vault. Substantial stucco-clad brackets, with a fish scale pattern, support the mezzanine overhang. The railings are cast stone with square openings. A large multi-lite window is featured in each alcove. The east and west include stained glass in the multi-lite arched panels set within the larger three-part opening. Four stained-glass casement windows are located below. At the south, the arched window does not have stained glass, but features arched multi-lite panels identical to the other arched windows. Arched openings with decorative screens flank each side of the large window.

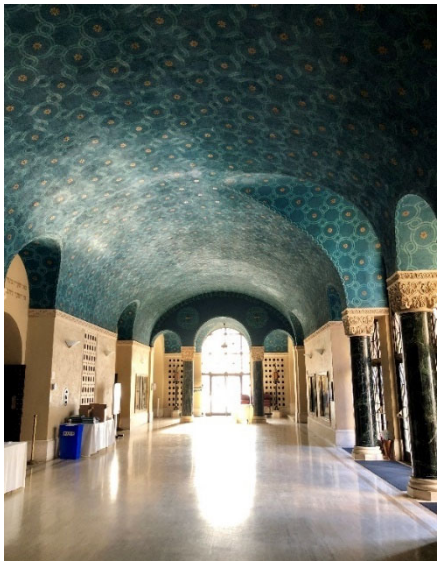
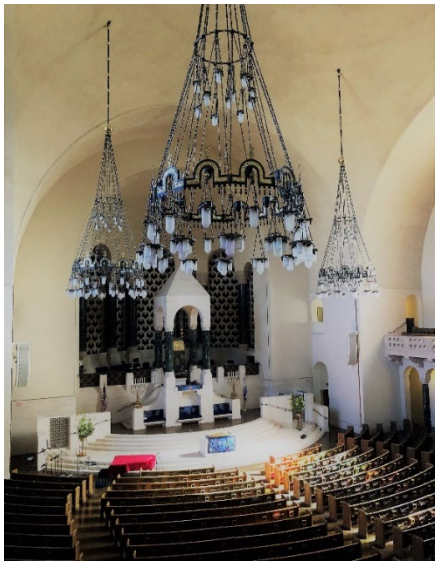
Martin Meyer Sanctuary is the main gathering space in the Temple House. The large double-height room features an almost full-height stage on the west wall, reached by a series of raised platforms and wood steps. Faceted pilasters accent the screened openings flanking the stage. The north wall is punctuated by large multi-lite arched windows at the floor level and multi-lite windows, grouped in four, above. All windows are framed with faceted pilasters. Triple pilasters create heavy brackets that align with the larger members of the beamed ceiling. A mezzanine at the east end of the room features a cast stone railing with intricate detailing. Wide sliding doors sit directly below the mezzanine.

Rinder Chapel is rectangular in plan, located along the Lake Street wall of the Temple House. The elongated space is further emphasized by its stucco-clad barrel vault ceiling. The slightly raised semi-circular altar at the west end is capped by a semi-dome with decorative corbelling. Simple wood panels clad the long side walls. Notable features of the chapel include stained-glass windows, chandeliers, and the hand-carved ark and pulpit.

Other smaller gathering spaces and private areas are located within the Temple House and feature finishes with less ornamentation, but of a high quality.

Figure 7. The courtyard, looking south (Mark Cavagnero Associates Architects).

Figure 8. The courtyard, looking north (Mark Cavagnero Associates Architects).

Figures 9 and 10. The entry vestibule to the Main Sanctuary, left, and looking north in the main sanctuary, right courtyard, looking north (Mark Cavagnero Associates Architects).

Figure 11.The main sanctuary of Temple Emanu-El (Mark Cavagnero Associates Architects).

Figure 12. The south mezzanine (Mark Cavagnero Associates Architects).


Figures 13 and 14. Martin Meyer Auditorium (Mark Cavagnero Associates Architects).

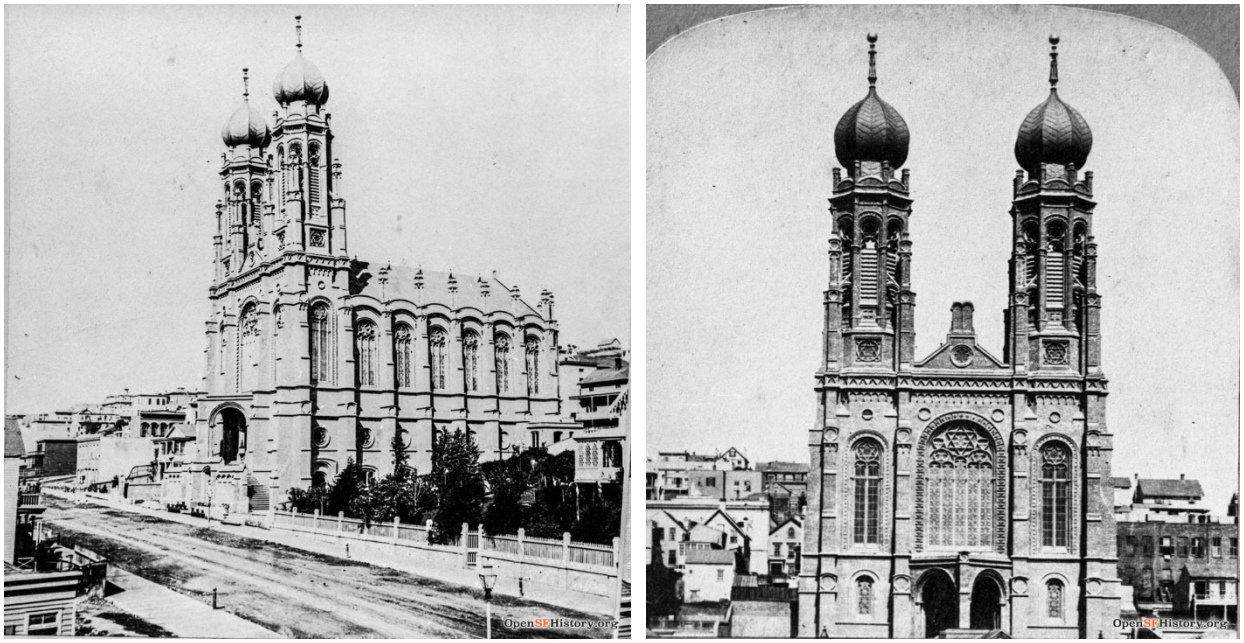
Figure 15. Rinder Chapel (Mark Cavagnero Associates Architects).

CONGREGATION EMANU-EL: Brief history, significant events, and renowned clergy

Congregation Emanu-El was officially established in 1850; it is the oldest congregation on the West Coast. Like many other California settlers, San Francisco's first Jews came as gold miners and merchants in the mid-19th century, making San Francisco one of the few cities in America that Jews actually helped to found.[3]

[3] "Temple Emanu-El, San Francisco," Henry & Daniel Stolzman, Lawrence A. Hoffman, *Faith, spirit, and identity: Synagogue architecture in America* (Mulgrave, Vic.: Images, 2004), 149-152.

Dedicated on September 14, 1854, the first Temple Emanu-El was on Broadway.[4] The freestanding Neo-Gothic building did not distinguish the city's young Jewish community from its non-Jewish population.[5] Later, a site was purchased on Sutter Street and a new temple was erected here. The Temple Emanu-El building at 450 Sutter Street was considered one of the finest structures in San Francisco—or in the United States according to a few newspaper articles. Designed by August Laber, who originally designed the old City Hall, it was constructed in 1866 at a cost of $135,000. This synagogue was designed in a mix of Russian Byzantine and Gothic architectural styles and featured two towers topped with golden globes. The building was destroyed in the earthquake and fire of 1906. It was demolished and rebuilt without the towers and rededicated on September 1, 1907. Congregation Emanu-El purchased the corner lot at Lake Street and Arguello Boulevard in 1922 to construct a new synagogue. The congregation left the Sutter Street temple on January 31, 1925 and pending the erection of the new group of buildings, held services in the First Unitarian Church until the new synagogue was completed.[6]



Figures 16 and 17. Looking at Temple Emanuel at 450 Sutter Street, ca. 1870 (left, OpenSFHistory / wnp37.00739.jpg) and view of the north façade, ca. 1867 (right, OpenSFHistory / wnp37.00606.jpg).

Temple Emanu-El at 2 Lake Street was dedicated in 1926. The congregations' members, leaders, and clergy have made impacts on San Francisco's religious, civic, business, and social life through time.[7]

Congregation Emanu-El has over 2,000 households today, many of whom have been involved with the congregation since its founding.[8] Among the renowned San Francisco families who have been associated with Emanu-El are the Strauss, Haas, Goldman, Fleishhacker, Zellerbach, and Swig families. The civic activities of the pioneer families have ranged from public health to public television, including

[4] "New Temple Emanu-El is hallowed to human needs," *San Francisco Chronicle,* April 17, 1926.
[5] Stolzman and Hoffman, *Faith, spirit, and identity*, 149-152.
[6] "Sutter temple site purchase boost values," *San Francisco Chronicle,* January 20, 1923; "New Temple Emanu-El is hallowed to human needs," *San Francisco Chronicle,* April 17, 1926.
[7] The following paragraphs are summarized largely from Fred Rosenbaum's *Visions of Reform* which covers the history of the congregation in detail. The relevant page numbers are in the footnotes.
[8] Congregation Emanu-El website, https://www.emanuelsf.org/about-us/history/ (accessed March 29, 2020).

the local institutions of higher learning at UC Berkeley, Mills College, and Stanford University. Their generous support of the arts—the opera, the symphony, the theater, the ballet, and the museums—has helped make San Francisco a remarkable cultural center.[9]

Among the events that influenced the community, Rabbi Robert Kirschner's "AIDS sermon" in 1985 and his civil rights march in 1987 can be counted among the most significant.[10] Rabbi Kirschner addressed perhaps the most sensitive subject of the time in America, the AIDS epidemic during a Kol Nidre sermon in 1985—a year before President Reagan and well before official declarations from the nation's religious movements or its leading clergymen. Additionally, the rabbi urged Emanu-El members not only to be sympathetic to the victims of the disease, but also to support a concrete project of comfort and healing.[11]

A year before, in the spring of 1984, Kirschner delivered a sermon which injured the gay community. Immediately after that, he received a letter from Michael Rankin, San Francisco's largely gay synagogue Sha'ar Zahav's president. The letter described the gay community's struggle with the fatal epidemic. Kirschner called and met with Rankin at once. After much study and reflection, the rabbi gave another sermon in August and recanted his earlier harsh judgement.[12]

Rabbi Kirschner gave the inspiring Kol Nidre sermon in 1985 which received an extraordinary response. The temple collected a substantial donation for AIDS relief. The sermon was published in the periodical *Reform Judaism*, and one month later, the Union of American Hebrew Congregations (UAHC) passed a strongly worded resolution urging an extensive program of education, more government funds for research, and an end to discrimination against AIDS victims. The interdenominational Northern California Boards of Rabbis endorsed the UAHC resolution early in 1986. Over the next few years, the received contributions were used to establish outpatient services for those with AIDS and to assist several hospices. In 1987, Emanu-El and Sha'ar Zahav won the UAHC's social action award for their AIDS relief work. The "AIDS sermon," as it came to be known, gave the gay community hope—as Raskin recently said, "We felt for the first time that we weren't alone in this."[13]

Temple Emanu-El has also been identified in the *Citywide Historic Context Statement for LGBTQ History in San Francisco* for its association with the LGBTQ history at an earlier date.[14] The official Jewish memorial for Harvey Milk was held at Temple Emanu-El on November 29, 1978, right after Milk's lying in state at San Francisco City Hall. Allen Bennett of the Congregation Sha'ar Zahav, the only openly gay rabbi in San Francisco, delivered the eulogy at the Temple.[15] Bennett later said that "It wasn't simply because I was the first openly gay rabbi, it was because I was considered Harvey's rabbi."[16]

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[9] Fred Rosenbaum, *Visions of Reform: Congregation Emanu-El and the Jews of San Francisco, 1849-1999* (Berkeley, CA: Judah L. Magnes Museum, 2000), 224.
[10] Conversation with Terry Kraus, former director of member services and resident historian at Temple Emanu-El, May 6, 2020.
[11] Rosenbaum, 305.
[12] Ibid., 306.
[13] Ibid., 307-310.
[14] Donna J. Graves and Shayne E. Watson, *Citywide Historic Context Statement for LGBTQ History in San Francisco* (March 2016), 235.
[15] Lillian Faderman, *Harvey Milk: His lives and death* (New Haven: Yale University Press, 2018), 221; "Rabbi Allen Bennett," LGBTQ Religious Archives Network, https://lgbtqreligiousarchives.org/profiles/allen-bennett (accessed April 15, 2020); "Thousands gather at City Hall to mourn," *San Francisco Chronicle,* November 30, 1978.
[16] Rebecca Spence, "Harvey Milk, in life and on film, typified proud Jew as outsider," The Forward, https://forward.com/news/14715/harvey-milk-in-life-and-on-film-typified-the-pro-02973/ (accessed April 9, 2020).

Another significant event that influence the community was Rabbi Robert Kirschner's civil rights march. In early 1987, Kirschner answered the call of the Reverend Cecil Williams to march in protest in Georgia. The civil rights marchers convinced the rabbi to address an issue of black-Jewish relations. Kirschner met Reverend Amos Brown—the pastor of San Francisco's Third Baptist Church which is one of the oldest black churches in the West—and the two clergymen decided to work together after they returned home. The rabbi and minister arranged for a joint worship service to be held every year on Martin Luther King Day. They also initiated an afterschool tutorial program, known as "Back on Track," aimed at improving the lives of African American children in the inner city.[17]

The history of Emanu-El is filled with powerful leaders—the rabbis, cantors, board presidents, and executive directors—among whom Rabbi Alvin Fine and Cantor Reuben Rinder stand out for inspiring the congregation and the community the most.[18]

A native of Portland, Oregon, Rabbi Alvin Fine assumed his duties at Emanu-El in the summer of 1948, and for the next 16 years dominated Jewish life in the Bay Area. He was one of the Bay Area's best known and most highly regarded clergymen. A humanitarian and ardent advocate for civil rights, he was also a charter member of the city's Human Rights Commission. The rabbi brought among others, Maya Angelou to speak to the congregation in the early days of the civil rights movement.[19] Fine spoke out against Senator Joseph McCarthy's anti-communist witch hunts, urged passage of civil rights bills, vigorously opposed prayer in public schools and served as regional board chair for the American Civil Liberties Union (ACLU).[20] The rabbi felt the heat of controversy every day of his tenure at Emanu-El; however, he was also admired for his integrity and intelligence even by those with whom he disagreed.[21]

Cantor Reuben Rinder had started his job at Emanu-El in 1913.[22] His exceptionally long tenure—more than half a century of service—accounted in large part for his being asked to perform rabbinical functions. Even though he officially retired in 1959, he remained active in the community almost until his death in 1966. According to Rosenbaum,

> …Cantor Rinder came into his own as a force in the world of Jewish music in the 1920. He was himself a composer and a performer, but his greatness lay in his impact on others. His penetrating mind discerned musical genius; his warm personality nurtured it; his generous friends financed it. Until his death in 1966, Rinder the catalyst matched prodigies with patrons. No individual in the twentieth century did more to enrich the music of the synagogue.[23]

Cantor Rinder was instrumental in bringing Ernest Bloch, the prominent Swiss-born American composer, to San Francisco. Bloch lived in the city from 1925 to 1930 and taught at and acted as the director of the San Francisco Conservatory of Music. In 1930, Rinder commissioned Bloch to compose a Sabbath service for the synagogue. Unveiled in Italy in 1934, *Avodath Hakodesh* or *Sacred Service* was performed at Emanu-El in 1938. The service was to become one of his most celebrated and enduring works, not

[17] Rosenbaum, 310-312.
[18] Conversation with Terry Kraus, former director of member services and resident historian at Temple Emanu-El, May 6, 2020.
[19] J. L. Pimsleur, "Rabbi Alvin Fine," *San Francisco Chronicle,* January 28, 1999.
[20] Leslie Katz, "Alvin Fine, former Emanu-El rabbi, backed civil liberties," *The Jewish News of Northern California,* January 29, 1999, https://www.jweekly.com/1999/01/29/alvin-fine-former-emanu-el-rabbi-backed-civil-liberties/ (accessed May 8, 2020).
[21] Rosenbaum, 215.
[22] Unless noted, the following paragraphs about Cantor Reuben Rinder were summarized from Rosenbaum, 159-181.
[23] Rosenbaum, 159.

only from Jewish and liturgical perspectives, but also as a universal and transcendent artistic statement.[24] *Avodath Hakodesh* is among the world's most frequently performed modern Jewish services.

In 1948, Rinder commissioned a second classic Sabbath service, that of the highly prolific and versatile French composer Darius Milhaud. Composed in two months, this work was appreciated for its subtle beauty and original composition. Rinder commissioned two more works, both by Israeli composers. Marc Lavry, who had become the musical director of the Israeli Broadcasting Station and written the first Israeli opera, composed the new service which premiered on March 11, 1954—marking the temple's 105th anniversary. However, this service was not as well received as Bloch's or Milhaud's. The final commission of Rinder's career was that of Paul Ben-Haim in 1962, who had written the first symphony composed in the Jewish state and a number of highly regarded choral works. Rather than an entire service, Rinder asked Ben-Haim to compose a closing anthem: Three Psalms, presented at the temple on May 17, 1963, is considered among his finest work.

Rinder was especially interested in musicians with the potential for greatness. He discovered many gifted children during his long career: two of the internationally known child prodigies being the violinists Yehudi Menuhin and Isaac Stern. Both musicians stayed close to Rinder in later life. Cantor Rinder also supported many adult musicians, especially Jewish refugees from Germany, during his career.

CONSTRUCTION HISTORY

The L-shaped parcel on which Temple Emanu-El stands today was illustrated as five separate lots on the 1910 block map. Three years later, the Sanborn map shows a rectangular vacant parcel at the northwest corner of Arguello Boulevard and Lake Street, and three residential buildings along Lake Street: a single-family home and two multi-family buildings. By 1913, the Presidio Terrace to the north was almost fully developed.[25]

The northwest corner of Lake Street and Arguello Boulevard (previously known as First Avenue) was sold by Georges Le Roy to the Congregation Emanu-El in 1922.[26] The corner parcels, including three small buildings on the property adjoining the lot, were purchased for $140,000.[27] Architects Sylvain Schnaittacher and Bakewell & Brown were commissioned in February 1923 to design the new temple; Bernard R. Maybeck and G. Albert Lansburgh were selected as consulting architects.[28] The chairman of the building committee, industrialist Louis Bloch, was charged with outlining the basic requirements for the new structure. He suggested the new sanctuary to seat at least 1,800; a religious school with 25 classrooms, a library, and an assembly hall for 700 equipped with a kitchen, stage, and projection both; and a "community house" for athletic activities.[29] The idea of a community house, which was later referred to as the Temple House, did not appeal to everyone but Rabbi Louis I. Newman fought hard for this vision. The board finally authorized the building program for a five-story Temple House, including not only classrooms, offices, and a library, but a gymnasium, and theater as well.[30]

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[24] "Ernst Bloch," Milken Archive, https://www.milkenarchive.org/artists/view/ernest-bloch (accessed May 11, 2020).
[25] *The San Francisco Original Handy Block Book* (San Francisco, Cali.: The Hicks-Judd Company, March 1910), vol.5, page 655; Sanborn Fire Insurance Map, vol. 5, sheet 431 (1913).
[26] *San Francisco Chronicle,* November 11, 1922.
[27] Rosenbaum, 133-134.
[28] "Architects chosen to design new temple," *San Francisco Chronicle,* February 24, 1923.
[29] Rosenbaum, 134.
[30] Ibid., 140-141.

The plans were approved in January 1924 at the annual meeting of the Temple Emanu-El congregation. The *San Francisco Chronicle* article announcing the approval stated that the proposed synagogue would "represent the ultra-classicism of the old eastern temples of Jewish worship" but it would be "modern in every detail and adapted to the many needs of the large congregation."[31] The general contractor was MacDonald and Kahn. The ground was broken in August 1924. The cost of construction for the group of buildings was revealed as $1,250,000. The Moore Shipbuilding Corporation of Oakland supplied 1,250 tons of steel used in the construction. [32]

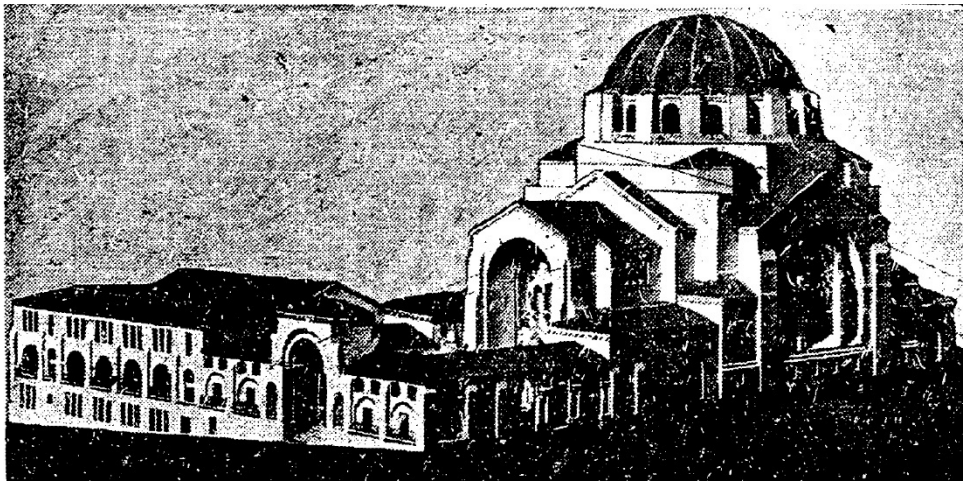

Figure 18. The proposed temple (*San Francisco Chronicle,* July 31, 1924).

The cornerstone of the new Temple Emanu-El was laid on February 22, 1925, with the Bay Area rabbis and more than 1,500 members of the congregation in attendance, using the trowel which laid the cornerstone of the Sutter Street temple in 1864. The cornerstone box included copies of San Francisco newspapers; pictures of the Broadway synagogue of 1850; the Sutter Street temple before 1906, in ruins, and after its reconstruction; coins from one cent to one dollar, stamps from one cent to one dollar, and an airmail stamp; a copy of the Temple Chronicle; and brief statements of the temple-associated clubs.[33]

The congregation left the old Temple Emanu-El on Sutter Street on January 31, 1925 and pending the erection of the new group of buildings, held services in the First Unitarian Church.[34] The old temple was demolished during late 1925 and early 1926.[35]

While the construction of the new temple was nearing completion, the plans for the Temple House was submitted to the City's building inspector in January 1926.[36]

The new temple was dedicated on April 16, 1926 with nearly 2,000 people in attendance. The temple was delivered to the congregation "free of all indebtedness."[37] The first public services at the temple

[31] "Plans for new synagogue in S.F. approved," *San Francisco Chronicle,* January 26, 1924.
[32] "Work on new synagogue to begin Monday," *San Francisco Chronicle,* July 31, 1924.
[33] "Rabbis lay new temple corner stone," *San Francisco Chronicle,* February 23, 1925.
[34] "New Temple Emanu-El is hallowed to human needs," *San Francisco Chronicle,* April 17, 1926.
[35] *San Francisco Chronicle,* December 19, 1925.
[36] "Emanu-El members will enlarge temple," *San Francisco Chronicle,* January 9, 1926.
[37] "New Temple Emanu-El is hallowed to human needs," *San Francisco Chronicle,* April 17, 1926.

were held on April 24 and 25, 1926.[38] The newly completed temple appeared in the *San Francisco Chronicle* on May 2, 1926 as a full-page pictorial feature.[39]

The Temple House, in large measure the work of Schnaittacher—who did not live to see its completion—was dedicated in January 1927.[40] Later that year, the American Institute of Architects selected Temple Emanu-El as the finest piece of architecture in Northern California. The Awards Committee honored it as, "a glorious building… beautifully planned and modeled… realizing to the highest degree the expression of its religious character."[41]

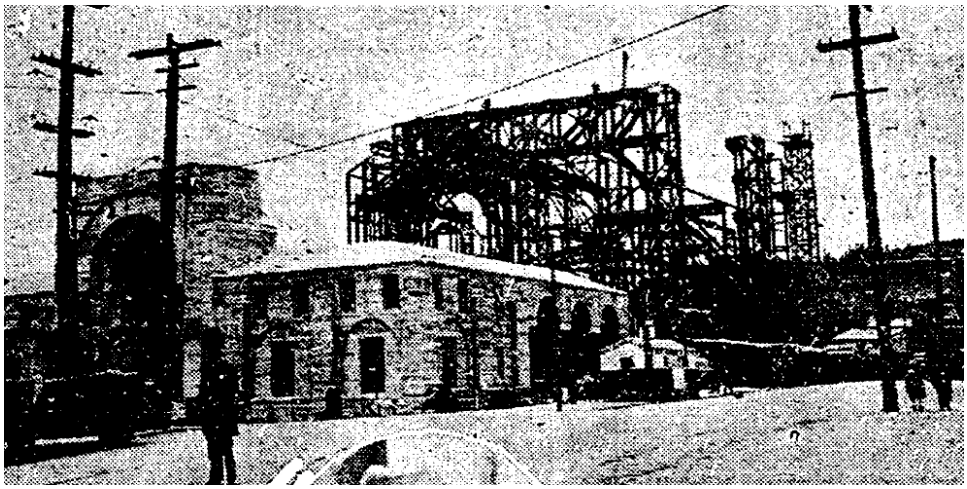

Figure 19. The temple during construction in 1925 (*San Francisco Chronicle,* February 23, 1925).

Figure 20. Temple Emanu-El in 1927 (San Francisco History Center, San Francisco Public Library).

[38] *San Francisco Chronicle,* April 24, 1926.
[39] "The new Temple Emanu-El," *San Francisco Chronicle,* May 2, 1926.
[40] Rosenbaum, 149.
[41] "Jewish temple wins architectural award," *San Francisco Chronicle,* September 1, 1927; "History," Congregation Emanu-El Website, https://www.emanuelsf.org/about-us/history/ (accessed April 5, 2020); Rosenbaum, 149.

Figure 21. Temple Emanu-El ca. 1950 (San Francisco History Center, San Francisco Public Library).

Figures 22 and 23. The courtyard in 1960 (OpenSFHistory / wnp27.3416 and wnp27.3421).

In 1940, a small, tranquil chapel was completed by means of a large gift from the Guggenhime family. The chapel was created by converting classrooms along the Lake Street side of the Temple House. Later dedicated to the memory of the temple's valued cantor Reuben Rinder, architect Michael Goodman created an intimate but elegant space for quiet contemplation. The vaulted ceiling, hand-carved ark and pulpit, colorful stained-glass windows, and intricately designed chandeliers (which cast the shadow of a menorah on the carpet) are among the significant features of the Rinder Chapel.[42]

The original gymnasium was converted into a social hall, called Guild Hall, in the late 1950s to accommodate the changing needs of the congregation. The locker rooms of the gymnasium were converted to restrooms.[43]

[42] Rosenbaum, 202.
[43] Stolzman and Hoffman, *Faith, spirit, and identity*, 151; Rosenbaum, 239; existing floor plans from Mark Cavagnero Associates Architects, received June 1, 2020.

In 1960, the new Jacob Voorsanger Memorial Library was installed, and interior alterations and improvements were carried out at the Temple House throughout the decade.[44]

In 1973, two massive stained-glass windows for the sanctuary were completed, replacing the deteriorating original amber glass. Gifted by Walter and Elise Haas and Madeleine Haas Russell, and created by Mark Adams in two years, two radiant, nonrepresentational interpretations, "Water" and "Fire," are located at the east and west balconies. This was noted as the most impressive project of the postwar period.[45] Mark Adams was a student of the famous abstract painter Hans Hoffman and a master of the art of tapestry design and stained glass.[46] A few years later in 1976, an intricate mosaic for the south wall of the courtyard was installed.[47]

At the end of 1988, an extensive renovation of the main sanctuary was begun by the local architectural firm Robinson, Mills, and Williams and general contractors Plant Builders. The domed ceiling was repaired (loose asbestos replaced with a non-toxic material); a new cork floor, new seat coverings, and an improved sound system were installed; the stained-glass windows were repaired; and weather-proofing and seismic retrofitting were completed. The restored sanctuary was dedicated in September 1989.[48]

Meanwhile, a master plan to reconfigure and refurbish the Temple House was initiated in 1989. A complete makeover of the school (to make the classrooms, library, and early childhood facilities more inviting) and a remodel of Guild Hall (to make it an attractive event venue) were undertaken. The centerpiece of this master plan was the renovation of the Martin Meyer Auditorium. Originally designed as a 900-person theater with a sloping floor, a well-equipped stage, and dressing rooms, the space had been underused. It was divided and redesigned as a second 400-person sanctuary with a multi-purpose pre-function area to the east. This new mid-sized sanctuary could also function as a multipurpose room with natural light.[49]

The renovation of the Temple House, also by Robinson, Mills, and Williams, was as much of an architectural achievement as the restored sanctuary and arguably an even greater factor in the institution's vitality during the rest of the decade. The renamed Martin Meyer Sanctuary proved invaluable as the venue of countless innovative programs and religious services. The Temple House was rededicated in March 1992.[50] With its refurbished school, its rehabilitated social hall, and especially its renovated midsized sanctuary, the facility spoke of a new emphasis for the congregation in the 1990s: warm and intimate, participatory and pluralistic.[51]

The restoration work of the 1980s won the award for Excellence in Architectural Conservation from the Foundation for San Francisco's Architectural Heritage.[52]

[44] Rosembaum, 239-240; Department of Building Inspection.
[45] Ibid., 272.
[46] Ibid.
[47] Rosenbaum, 273.
[48] Ibid., 341-342.
[49] Ibid., 140-141 and 343-344; existing floor plans from Mark Cavagnero Associates Architects, received June 1, 2020.
[50] Rosenbaum, 349.
[51] Ibid., 373.
[52] Ibid., 344.

Entry awnings were added at the Arguello Boulevard entrance of the Temple and the Lake Street entrance of the Temple House ca. 2007.[53] In 2016, a seismic strengthening project was carried out.

Permit Chronology[54]

August 1924	A permit application to construct a concrete building for Congregation Emanu-El on a rectangular parcel at 2 Lake Street. Permit Application No. 130244.
June 1956	Permit application for removing form boards and debris, removing and replacing baseboards in one closet, and drilling concrete to apply pesticide. Permit Application No. 186655.
March 1961	General alterations to the administrative offices of the temple: new concrete slabs to be placed in existing opening; new partitions, finishing, millwork, light fixtures, electric land phone outlets, radiators. Work to be supervised by architects Hertzka & Knowles and general contractors Rothschild, Raffin & Weirick. Permit Application No. 247277.
August 1962	Interior alterations: plumbing in board room toilet was removed; an existing vault was removed, and new light fixtures, outlets, and new wood paneling were installed in an office. Architects: Hertzka & Knowles. Permit Application No. 264542.
May 1966	Interior alterations and improvements including general rehabilitation of classrooms and remodeling of men's restroom in basement. Permit Application No. 329750.
June 1969	Interior alterations: door openings were repaired for new elevator at each landing. Permit Application No. 371417.
October 1977	Fourteen windows were replaced with aluminum-sash, plaster at fifteen additional window openings were repaired. Permit Application No. 7711182.
August 1987	Fire alarm system installation, new door openings for emergency existing, grade level exiting at basement and basement mezzanine. Permit Application No. 08710938.
December 1988	Interior alterations: demolition and removal of existing marble partitions, marble walls, lavatories, toilets and piping at men's and women's restrooms; removal of cork flooring in the auditorium. Architect: Robinson, Mills & Williams. Permit Application No. 8820369.
July 1989	One new exit egress was constructed, and the existing ornamental gates were modified. Architect: Robinson, Mills & Williams. Permit Application No. 08913218.

[53] Existing floor plans from Mark Cavagnero Associates Architects, received June 1, 2020.
[54] All available permits from San Francisco Department of Building Inspection.

January 1990	Permit application for renovation of the existing building including seismic upgrade, new mechanical systems and electrical service, new elevator, and renovated architectural finishes. Architect: Robinson, Mills & Williams. Permit Application No. 09002116.
May 1990	Interior alterations at the office and assembly. Architect: Robinson, Mills & Williams. Permit Application No. 09008613.
August 1990	Temporary classrooms were built within the existing Meyer Auditorium to be demolished in December. Permit Application No. 09015828.
March 1991	Kitchen improvements. Permit Application No. 09104499.
July 1991	The existing wooden ramps were replaced with new brick and stone finished ramps. The existing rear stairs were revised to include a new landing. Architect: Robinson, Mills & Williams. Permit Application No. 09112523.
December1992	Interior alteration: door installation at second floor. Architect: Robinson, Mills & Williams. Permit Application No. 09221001.
January 1994	A new steel security door and sidelight was installed at entry lobby. Permit Application No. 09400542.
January 1994	Miscellaneous construction: path of travel, sanitary facilities, and signage. Architect: Robinson, Mills & Williams. Permit Application No. 09400748.
July 2002	Window replacements in-kind; exterior repainting; cast stone, bronze ornament, exterior wall sconce, and roof drain repairs. Permit Application No. 200207111189.
February 2008	Relocation and consolidation of archive and artwork storage from balcony level to basement level; partition to rabbi offices, upgrade stairs from ground floor to basement; remove restroom fixtures and partitions at basement. Permit Application No. 200802215280.
Mar – Nov 2011	Fire safety improvements. Permit Application No. 201102240863, 201104063578, 201111098596.
June 2013	Interior alterations: new interior partitions, electrical outlets and associated finishes were to fourth floor offices. Permit Application No. 201306210239.
January 2016	Seismic strengthening: steel channels and expansion anchors were added to existing concrete walls; steel braces were installed between steel channels. Permit Application No. 201512165294.
July 2016	Roof repairs. Permit Application No. 201607273464.

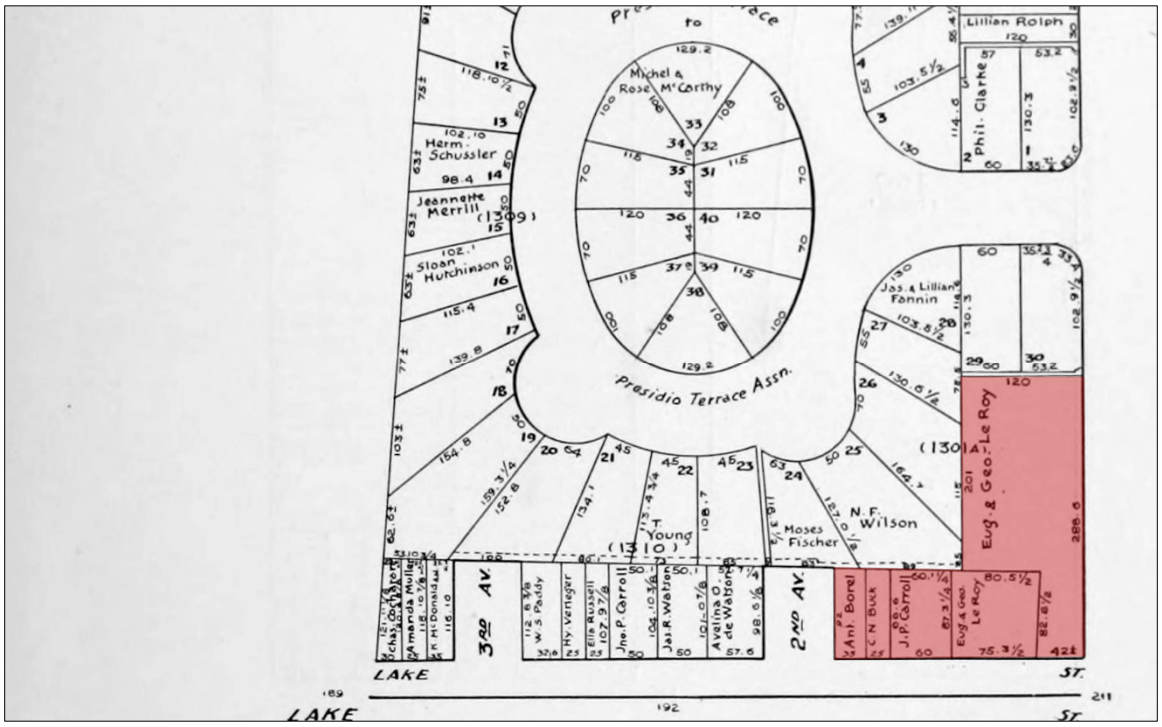

Figure 24. The 1910 block map, the property highlighted in red.

Figure 25. The 1913 Sanborn map, the property highlighted in red.

Figure 26. The 1938 aerial photograph, the property outlined in red.

Figure 27. The 1948 aerial photograph, the property outlined in red.

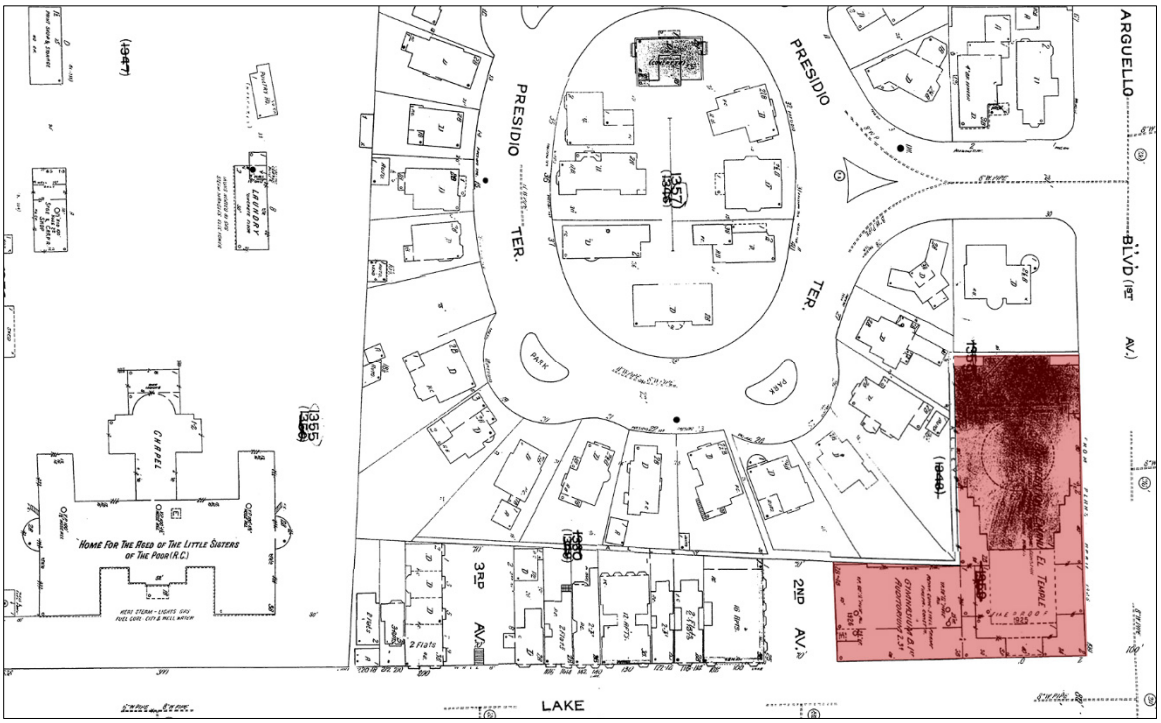

Figure 28. The 1950 Sanborn map, the property highlighted in red.

Figure 29. The mi-1990s Sanborn map, the property highlighted in red.

HISTORIC CONTEXT

This section covers the development of the Presidio neighborhood, the synagogue typology in the United States, and the architectural styles associated with Temple Emanu-El.

The Presidio Heights Neighborhood[55]

Temple Emanu-El is located at the northwest corner of the Presidio Heights neighborhood which is generally defined by the Presidio to the north, Presidio Avenue to the east, Geary Boulevard to the south, and Arguello Boulevard to the west. It lies between the Presidio, Inner Richmond, Western Addition, and Pacific Heights.[56]

The Presidio was established at the northern tip of the San Francisco Peninsula in 1776. The surrounding area remained virtually unsettled until after the Gold Rush when the city started to expand westward in the late 19th century. The area west of the City of San Francisco became known as the "outside lands" because of its location beyond the City's jurisdiction. Following the Treaty of Guadalupe Hidalgo in 1848 this area came under the ownership of the federal government. Squatters began to establish homesteads in the area and challenged the government's ownership of the land. Soon, San Francisco also began to vie for ownership of the lands and only after lengthy litigation did the City receive rights to the land in 1866.[57] To promote orderly development of San Francisco's "outside lands," legislation passed in 1866 and 1868 providing the means to settle land disputes and setting aside land for public use. Little development in the area occurred outside of the Presidio until the 1870s. The "Official Map of the Outside Lands" published in 1870 illustrated the development goals for the area, with the street grid extended from downtown into Presidio Heights and on into the Richmond District.[58]

Even with the street grid extended to the ocean, development of the area remained slow. Lack of transportation options to and from the neighborhoods outside the city further slowed the pace of development. By the late 1870s several street railway franchises were granted permission to establish routes on Geary Boulevard and California Street allowing for easier access to the area. At first passengers were transported by horse drawn wagons. Steam trains later replaced these and, finally by the early 1900s, electric streetcars moved people to and from the area with ease. With the opening of the Municipal Railway line in 1912 along Geary Boulevard, transportation to the downtown area was dependable and convenient for those who wanted to live in the "outside lands."[59] These routes ran east-west. As the popularity of Golden Gate Park grew, cross-district lines soon began to run north-south. To further increase development in the area infrastructure was improved – streets were graded and paved, and fire protection was put in place. Additionally, water, gas and sewer lines were installed in the developing neighborhoods. Soon speculative developments began to line the main transportation corridors.[60]

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[55] Largely taken and edited from Carey & Co., *3725 Washington Street Draft Historic Resource Evaluation,* January 9, 2015.
[56] San Francisco Planning Department, Neighborhood Groups Organizations website, http://www.sf-planning.org/index.aspx?page=1654, accessed April 5, 2020.
[57] Lorri Ungaretti, "The Changing Physical Landscape of the Sunset District: The Late 1800s Through the Mid-1900s," *Encyclopedia of San Francisco,* http://www.sfhistoryencyclopedia.com/articles/c/chanSunsetDistr.html (accessed February 25, 2012).
[58] Christopher Verplanck, "Social and Architectural History of the Richmond District," *San Francisco Apartment Magazine*, (December 2000), http://www.sfaa.org/0012verplanck.html (accessed February 25, 2012); National Park Service, Presidio of San Francisco website, "Under Three Flags," http://www.nps.gov/goga/planyourvisit/upload/3flags_7-03.pdf (accessed February 25, 2012).
[59] Sally Byrne Woodbridge and John Marshall Woodbridge, *San Francisco Architecture* (Berkeley, CA: Woodbridge Publications, 1991), 207.
[60] Verplanck, "Social and Architectural History of the Richmond District."

After the 1906 earthquake and fire, which destroyed much of downtown, displaced San Franciscans fled the center of the city to the empty land at the city's western edge. Parcels of land outside the city were subdivided and soon houses began to spring up throughout the area. With construction of new residential units occurring at a rapid pace, much of the district was built out by the late 1920s.[61]

With convenient transportation to the Presidio Heights neighborhood and the increasing use of the automobile, the area became a popular and fashionable place to live. Many prominent architects were commissioned to design single-family residences in the growing neighborhoods on the western side of the city. Today the neighborhood remains residential and has an eclectic mix of architectural styles primarily from the first half of the 20th century.

Synagogue architecture in the United States[62]

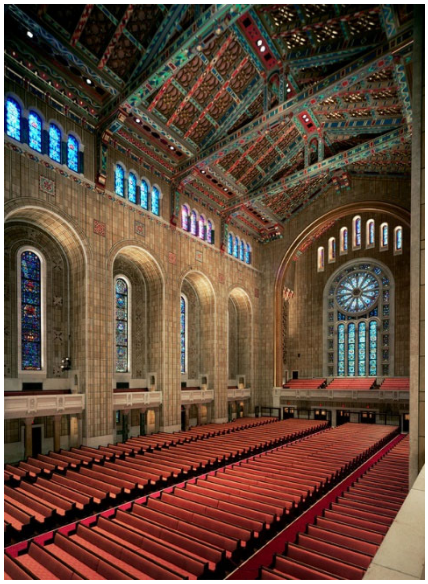
In one of the first chapters of the book *Faith, spirit, and identity: Synagogue architecture in America*, Rabbi Lawrence A. Hoffman writes about the history of synagogue architecture in the United States and how it developed over time. He organizes the types according to immigration waves and how design features responded to the Jews' quest for a synagogue as a place of public prayer.

The first Jewish immigration wave to the United States began with Sephardic-Jews. Sephardic synagogues include New York's Shearith Israel (1730) and Touro Synagogue in Newport, Rhode Island (1762); however, not much is known about the early American Sephardic worship.

The second wave of Jewish immigrants came in the 19th century from Central Europe (Ashkenazi Jews), swelling the population in America. Since America had been founded on truly religious principles, and Jews who came here were expected to demonstrate some kind of authentic religious commitment; they built magnificent cathedral-like synagogues that exemplified an inherent chasm between the transcendent holy God and ordinary mortal worshippers. Built in 1929, Temple Emanu-El of New York is among the finest examples: massive external doors protecting the sacred interior, a small foyer (since the temple is not a greeting space), a magnificent cathedral-like sanctuary space with high ceilings, and childhood education and service spaces tucked away in the basement or upper floors. This cathedral-synagogue style was enhanced by the financial windfall of the 1860s and continued until World War II. These synagogues were essentially confined to worship spaces; they were not a statement of the community. In the beginning, they maintained cemeteries and a few day schools but soon even cemetery service was replaced by professional funeral homes.

[61] Ibid.

[62] Summarized from Rabbi Lawrence A. Hoffman, "Synagogues and American spirituality," in *Faith, spirit, and identity: Synagogue architecture in America,* Henry & Daniel Stolzman, (Mulgrave, Vic.: Images, 2004), 73-93.

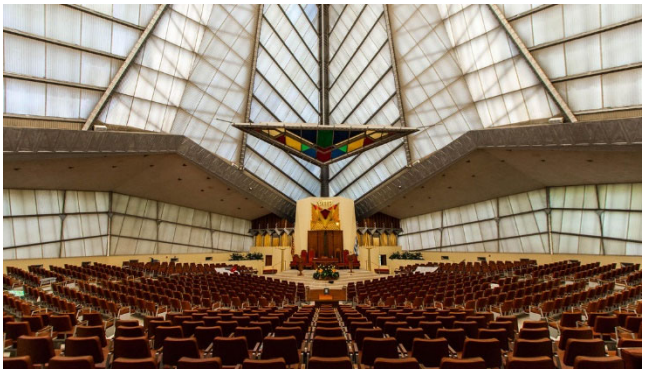



Figures 30 and 31. Temple Emanu-El in New York, exterior from ca. 1930-1935 (left, from New York Historical Society digital collections) and a recent view of the interior (right, from Beyer Blinder Belle website).

The third wave of immigration was not to the United States, but this time was within the country, from urban centers to the suburbs. Until the 1950s, worship was primary in the American synagogues—whether they were large urban temples or smaller structures in America's hinterland. In the 1950s, childhood education took precedence whereas the religious services were marginalized. Synagogues began to provide school wings, large social halls, and catering facilities, all of which resulted in a moderate-sized sanctuary. For the post-war generation, the cathedral-like spirituality was obsolete. The need for an architectural style distinctive to American Judaism was discussed by the post-war generation who headed for the suburbs where synagogues would function quite differently.

According to Rabbi Hoffman, suburban religion was America's symbolic statement of its fight against Godless communism—churches and synagogues "went up like gasoline stations on every corner." The suburban synagogues redefined Jewish religion as learning and social action. This new kind of synagogue featured different zones of activity. The sanctuary was still aesthetically central, but of diminished functional importance. Worship played a minor role relative to childhood education, committee meetings, and social programming. The main sanctuaries were virtually abandoned except for High Holy Day worship. The problem of an unfilled sanctuary was partially solved in the 1960s when synagogues became bar/bat mitzvah halls: it could motivate children to attend religious school, and guests invited to attend the ritual would fill empty sanctuaries.

In the post-war era, two trends are evident. The first one is the development of small chapels outside the main sanctuary which is virtually abandoned, except for the "state" occasions like bar/bat mitzvah services, weddings, and High Holy Day worship. The second trend is having new or renovated sanctuaries that reflect intimacy, natural light, simple design, and no social distance between clergy and participants (so that both may actively pray together) such as Frank Lloyd Wright's Beth Sholom Synagogue (1954) in Elkins Park, Pennsylvania, Philip Johnson's Kneses Tifereth Israel (1956) in Port Chester, New York, and Minoru Yamasaki's North Shore Congregation Israel (1964) of Glencoe, Illinois.

Figures 32 and 33. Exterior view of Kneses Tifereth Israel by Philip Johnson in Port Chester, New York (left, from *Synagogue Architecture in America* by Stolzman), and the sanctuary of Beth Sholom Synagogue by Frank Lloyd Wright in Elkins Park, Pennsylvania (right, from National Trust for Historic Preservation).

Constructed in 1926, Temple Emanu-El in San Francisco is an example of the cathedral-synagogue style with its impressive Byzantine Revival sanctuary at a prominent intersection in San Francisco. However, the temple's design also illustrates an early model of the movement in American synagogue design toward synagogues that serve as community centers. The courtyard led to classrooms, a library, a chapel, a gymnasium (later converted to a social hall), and an art gallery. Rabbi Meyer, the rabbi at the time of its construction, had argued that "any church or synagogue deaf to the possibility of social and community service is doomed…one thing is certain, that just a house-of-prayer idea for weekly services and religious school instruction is apt to be barren."[63]

Architectural Styles

Temple Emanu-El is dominated by its massive central dome which was influenced by the **Byzantine Revival** architectural style. The style was typically used in churches and religious buildings starting in the second half of the 19th century and borrowed notable features of Byzantine architecture including multiple domes, round-arched windows, and ample decoration. The architecture of the Byzantine Empire developed from early Christian and late Roman tradition in the fourth century and lasted until the fall of Constantinople in 1453. The style is generally characterized by large pendentive-supported domes, round arches and elaborate columns, richness in decorative elements, and color. The most famous example is the Hagia Sophia in Istanbul, constructed in 532–537.[64]

The building's design also displays Spanish Colonial Revival architectural features in its detailing and material use. The **Spanish Colonial Revival** is an eclectic style loosely based on Spanish Colonial architecture; most common from about 1915 to the present. Buildings in this style are usually characterized with unadorned stucco or plastered walls; wall tiles; a covered porch or arcade; commonly, a patio; wrought-iron balconies or balconettes; often, a low- to moderate-pitched, mission-tiled, hipped and/or gable roof; multi-curved mission parapets with decorative tilework along the outer face; round arches over the most prominent windows; often, rectangular spandrel panel Spanish Colonial Revival windows with lintels, sometimes crowned with an enriched cornice; window grilles; ornate, low-relief

[63] Stolzman and Hoffman, *Faith, spirit, and identity*, 151.
[64] Cyril Harris, ed., *Dictionary of Architecture and Construction* (New York: Dover Publications, 1977), 81; Cyril Harris, ed., *Illustrated Dictionary of Historic Architecture* (New York: McGraw Hill, 2006), 159-160.

window surrounds; heavy wood doors, often elaborately paneled or carved; frequently, rounded arches over the exterior doors; French doors providing easy access to a patio, balcony, or outdoor terrace.[65]

At Temple Emanu-El, Art Deco-influenced ornamentation is also found in the courtyard and interior spaces.[66] Popular from 1925 to 1950, the **Art Deco** style was used on commercial, industrial, governmental, and institutional buildings as well as schools, theaters, apartments and residences in San Francisco. The style is noted for its use of rich materials and profuse ornament of zigzags, rays and chevrons.[67]

Rinder Chapel inside the Temple House was identified in the *San Francisco Modern Architecture and Landscape Design (1935-1970), Historic Context Statement* as a work of the master architect Michael Goodman.[68] Completed in 1940, the chapel can be identified as an **Art Moderne** space—a Modern architectural style prevalent in San Francisco from the mid-1930s to at least 1950. The chapel's interior exemplifies some character-defining features of the style such as curved surfaces (i.e. the barrel vault ceiling with curved overhangs), smooth wall surfaces, curved openings, and general absence of ornamentation.[69]

OWNER HISTORY

The subject parcel has been owned by the Congregation Emanu-El since 1922.[70]

ARCHITECTS & BUILDER & ARTISTS

Master architects Bakewell & Brown and Sylvain Schnaittacher were commissioned in 1923 to design Temple Emanu-El.[71] Bakewell & Brown finished the building after Schnaittacher's death in 1926. Schnaittacher was especially responsible for the Temple House building and the cloistered courtyard.[72] The firm MacDonald and Kahn was the general contractor for the group of buildings.[73]

Michael Goodman, another master architect, worked on the Rinder Chapel later in 1938-1940.[74]

Artist Mark Adams created two stained-glass windows at the east and west balconies of the sanctuary in 1973. Artist Bruce Porter worked on some interior features of Temple Emanu-El.[75]

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[65] Harris, *Dictionary of Architecture and Construction*, 916.
[66] Stolzman and Hoffman, *Faith, spirit, and identity*, 149-152.
[67] San Francisco Planning, *San Francisco Preservation Bulletin No. 18, Residential and Commercial Architectural Periods and Styles in San Francisco* (January 2003), 11.
[68] San Francisco Property Information Map.
[69] Mary Brown, *San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement* (January 12, 2011), 164-165.
[70] *San Francisco Chronicle,* November 11, 1922, page 10; "Sutter Street Temple Bought by Syndicate," *San Francisco Chronicle,* January 18, 1923.
[71] "Architects chosen to design new temple," *San Francisco Chronicle,* February 24, 1923.
[72] Anne Bloomfield, *Paige Motor Car Company Building, National Register of Historic Places Inventory – Nomination Form,* August 3, 1982; Rosenbaum, 147.
[73] "Work on new synagogue to begin Monday," *San Francisco Chronicle,* July 31, 1924.
[74] UC Berkeley Environmental Design Archives, "Goodman, Michael," https://archives.ced.berkeley.edu/collections/goodman-michael (Accessed April 1, 2020).
[75] San Francisco Property Information Map.

Bakewell & Brown[76]

The architectural firm of Bakewell & Brown was formed in 1905 by John Bakewell, Jr. and Arthur Brown, Jr. in San Francisco, California. Bakewell & Brown had been students together at the Ecole des Beaux-Arts in Paris from 1897-1901. Arthur Brown, Jr. (1874-1957) acted as the design partner in the firm, while John Bakewell, Jr. (1872-1963) handled the administrative and financial tasks.

The firm thrived in its early years, largely as a result of the opportunities afforded architects in the rebuilding efforts after the 1906 San Francisco earthquake and fire. Early architectural projects include Berkeley City Hall (1907), the interiors of the City of Paris department store (1908), and several residences in Oakland. In 1912, Bakewell & Brown won a major competition for the design of San Francisco City Hall. Completed in 1915, San Francisco City Hall remains the masterwork of Bakewell & Brown.

Many significant commissions followed the San Francisco City Hall competition. In 1913, the firm was hired as the design architect and master planner for Stanford University campus, positions they held until 1942. The firm designed the Green Library for Stanford University (1919), the Pacific Gas & Electric office building in San Francisco (1922-1926), Pasadena City Hall (1923-1928), and the California School of Fine Arts (1924-1928, now the San Francisco Art Institute). The firm of Bakewell & Brown dissolved in 1927, After the dissolution, Brown established his own firm, Arthur Brown, Jr. and Associates, while Bakewell formed Bakewell & Weihe with longtime employee Ernest Weihe. However, the two former partners continued to collaborate on many later projects, most notably several buildings on the Stanford University campus.

Sylvain Schnaittacher

A native San Franciscan, Sylvain Schnaittacher (1874-1926) was educated at the Mark Hopkins Institute of Art (now the San Francisco Art Institute), and received practical training in the office of A. Page Brown between 1891 and 1896 as the architect was working on the Perry Building. After Brown's death, he worked for and became partner with Frank Van Trees, did a few industrial buildings south of Market Street, traveled in Europe (1900-1901), and then settled down to his own practice. He designed the Paige Motor Car Company Building, the Argonaut Club, the Beresford Country Club, Mt. Zion Nurses' Home on Sutter, and many residences and apartment houses. Schnaittacher served as the director of the San Francisco chapter of the American Institute of Architects (1906-1922), its president (1918-1920), and later as the regional director for the national organization (1923-1926). He also served on the California State Board of Architecture from 1910 to 1926. He was a member of various clubs including the Argonaut Club, the Olympic Club, as well as a member of the advisory board on city planning of the San Francisco Chamber of Commerce.[77]

MacDonald and Kahn

MacDonald and Kahn Construction Company was established by Alan MacDonald and Felix Kahn ca. 1907. Both Alan MacDonald and Felix Kahn were engineers; Kahn co-owned a consulting firm specializing in reinforced concrete with offices in Detroit, San Francisco, Los Angeles, Portland, and

[76] Taken largely from Online Archive of California, "Finding Aid to the Bakewell & Brown Photograph Collection, 1897-1933," https://oac.cdlib.org/findaid/ark:/13030/kt429025g8/admin/ (accessed March 20, 2020); Online Archive of California, "Finding Aid to the Arthur Brown, Jr. Papers, 1859-1990," https://oac.cdlib.org/findaid/ark:/13030/kt5k4026zk/ (accessed March 20, 2020).
[77] Bloomfield, *Paige Motor Car Company Building*; "S. Schnaittacher, noted architect, taken by death," *San Francisco Chronicle,* February 12, 1926.

Seattle.[78] MacDonald and Kahn provided design, engineering and construction services, and specialized in steel-reinforced concrete, which was used for the city's large structures constructed after the 1906 earthquake.[79] The firm generally performed both architectural an engineering designs of the buildings they built, probably relying on their staff architects or draftsmen for the architectural designs. When outside architects were involved, the firm mainly performed the engineering design.[80] By the late 1920s, MacDonald & Kahn was one of the largest engineering firms in California: they constructed many important buildings in San Francisco including the Mark Hopkins Hotel (1926), Union Square Garage (1942), and the Sailors Union of the Pacific building (1950). They also worked on many industrial buildings, sewers, and water systems in the Bay Area. During 1931-1935, they became one of the "Six Companies" to build Hoover Dam as one of the larger stakeholders in the venture.[81]

Michael Goodman

Born in Lithuania, Michael Goodman (1903-1991) attended the University of California, Berkeley School of Architecture. He started teaching here in 1927 and remained until his retirement in 1972.[82]
In 1925, he joined the office of Miller & Pflueger where he was credited with influencing Pflueger towards Modern designs—starting with the Telephone Building at 140 New Montgomery Street in San Francisco. Additionally, Goodman designed the Stock Exchange Luncheon Club (now the City Club) at 155 Sansome and the Roosevelt Junior High School at Arguello and Geary, both in San Francisco. Goodman's work at Miller & Pflueger also developed his interest in interior design.[83] Later in his solo practice, Goodman designed private homes and institutional buildings in the Streamline Moderne and the International styles.[84] His UC Berkeley projects include alterations to the Faculty Club and Hearst Memorial Mining Building; the Calvin Laboratory; the Brick Muller Room addition in Memorial Stadium; and the Farm Bureau Building alterations for the University Extension Division.[85] He was also commissioned for various civic projects throughout the Bay Area, such as the East Bay Municipal Utilities District Office and the U.S. Department of Agriculture's Woolen Process Laboratory in Albany, California.[86] He received the San Francisco Art Association Gold Medal in 1925, the American Graphic Artists Society Award in 1930, he was made a Fellow of the American Institute of Architects in 1945, and received the Berkeley Citation in 1970 for outstanding service to the University of California.[87] Goodman continued to paint for most of his life, and many of his paintings were purchased by the Library of Congress and the Smithsonian Institution.[88] Michael Goodman is noted as a master architect in the *San Francisco Modern Architecture and Landscape Design, 1935-1970, Historic Context Statement.*[89]

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[78] William Kostura, *1835-1849 Van Ness Avenue, Department of Parks and Recreation Primary Record,* March 2010.
[79] Louise Nelson Dyble, *Paying the toll: Local power, regional politics, and the Golden Gate Bridge* (Philadelphia: University of Pennsylvania, 2009), 50.
[80] Kostura, *1835-1849 Van Ness Avenue*.
[81] Dyble, *Paying the toll,* 50; Carey & Co., *North Point Facility Outfall System Rehabilitation Project Draft Technical Report,* May 18, 2015.
[82] UC Berkeley Environmental Design Archives, "Goodman, Michael," https://archives.ced.berkeley.edu/collections/goodman-michael (Accessed April 1, 2020).
[83] Brown, *San Francisco Modern Architecture and Landscape Design,* 87 and 220-221.
[84] Ibid., 87.
[85] UC Berkeley Environmental Design Archives, "Goodman, Michael."
[86] Brown, *San Francisco Modern Architecture and Landscape Design*, 220-221.
[87] UC Berkeley Environmental Design Archives, "Goodman, Michael."
[88] "Obituaries, Michael A. Goodman," *San Francisco Chronicle,* April 17, 1991.
[89] Brown, *San Francisco Modern Architecture and Landscape Design*, 233.

Mark Adams

A prominent San Francisco artist, Mark Adams was born in Fort Plain, NY in 1925. He attended the School of Fine Arts at Syracuse University, and later studied with Hans Hofmann in New York and Jean Lurçat in France. He excelled in a variety of artistic media including tapestry, stained glass, oil painting, mosaic, drawings, printmaking, and watercolor. His artworks have been exhibited nationally and are in prominent public and private collections. Adams was known for his still life pictures, the big stained-glass windows, and tapestries he was commissioned to create for religious, public, and commercial buildings in the Bay Area. In addition to Temple Emanu-El, Adams designed stained-glass windows for Grace Cathedral and St. Thomas More Catholic Church in San Francisco, the Lafayette-Orinda United Presbyterian Church, and Temple Isaiah in Lafayette. He did tapestries for the San Francisco International Airport, the Marina branch of the San Francisco Public Library, and the Dallas Fairmont Hotel. Adams died in 2006 after a brief illness and his memorial service was held at Temple Emanu-El.[90]

Bruce Porter

A native San Franciscan, E. Bruce Porter (1865-1953) appeared in vastly different fields as a painter, poet, stained glass designer, garden designer, muralist, fund-raiser, and socialite.[91] He was also one of the leaders of California's Arts and Crafts movement and an apostle of modern art. Porter was best known as the designer of the Filoli gardens, the Robert Louis Stevenson memorial fountain in Portsmouth Square (1897), and two Arts and Crafts-style stained-glass windows at the Swedenborgian Church on Lyon Street. He also designed the gardens for Crocker's *New Place* in Hillsborough (1910-1911), now the Burlingame Country Club, though little of the original gardens exist. His stained-glass windows are in many Bay Area and California buildings. His well-known murals include the ones at Pacific Union Club and the First Unitarian Church in San Francisco.[92]

In the late 19th century, Porter absorbed the Swedenborgian beliefs focusing on the superiority of nature which put the Swedenborgians at the forefront of the architectural and garden design revolutions that originated during this time.[93] For the Filoli gardens, his plans enhanced the natural landscape and used "the magnificent view of the mountains to the west and along the long sweeping view to the north as a dramatic background to the gardens."[94]

In her article "Bruce Porter: San Francisco Society's Artful Player," historian Christine Scriabine concludes by stating that Porter was a tantalizing figure: "His achievements in the fine arts—his poetry and his paintings—have not stood the test of time. While more highly regarded, his stained-glass windows are not of the first order." However, his achievements as a garden designer was not questionable; his gardens' beauty and quality of naturalness can now be seen as modern.[95]

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[90] "Mark Adams," *San Francisco Chronicle,* January 26, 2006; Jesse Hamlin, "Mark Adams—S.F. artist known for tapestries," *San Francisco Chronicle,* January 28, 2006.
[91] Christine Scriabine, "Bruce Porter: San Francisco Society's Artful Player," *California History,* Vol. 85, No. 3 (2008), 48-72.
[92] Scriabine, "Bruce Porter: San Francisco Society's Artful Player."
[93] "Artist Bruce Porter dead at 88," *San Francisco Chronicle,* November 26, 1953; Scriabine, "Bruce Porter: San Francisco Society's Artful Player."
[94] "Further reading about Filoli's architects: Bruce Porter (1865-1953)," Filoli Website, https://filoli.org/visit/the-house/ (accessed April 7, 2020).
[95] Scriabine, "Bruce Porter: San Francisco Society's Artful Player."

CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

Regulatory Framework

The California Office of Historic Preservation's Technical Assistance Series #6 *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.[96]

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.[97]

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.[98]

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.[99]

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[100] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[101] To determine if a property retains the physical characteristics

[96] California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.
[97] Ibid.
[98] Ibid., 2.
[99] All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.
[100] United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.
[101] Ibid., 44.

corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows: [102]

> Location is the place where the historic property was constructed or the place where the historic event occurred.
>
> Design is the combination of elements that create the form, plan, space, structure, and style of a property.
>
> Setting is the physical environment of a historic property.
>
> Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
>
> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
>
> Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
>
> Association is the direct link between an important historic event or person and a historic property.[103]

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.

Evaluation – Individual Significance

Criterion 1 – Association with significant events

Completed in 1927, the temple is not associated with the development of Presidio Heights in an individually significant way. The neighborhood had already been established as a residential district by the late 1920s; therefore, the construction of Temple Emanu-El did not play any significant role in the development patterns of the neighborhood.

Temple Emanu-El appears individually eligible under Criterion 1 for its association with the LGBTQ history in the city. The property had already been identified in the *Citywide Historic Context Statement for LGBTQ History in San Francisco* for its association the LGBTQ history. The official Jewish memorial for Harvey Milk was held at Temple Emanu-El on November 29, 1978, right after the memorial at City Hall. Allen Bennett of the Congregation Sha'ar Zahav, the only openly gay rabbi in San Francisco, delivered the eulogy at the Temple. Although not mentioned in the context statement, Rabbi Robert Kirschner delivered his prominent "AIDS sermon" in 1985 at Temple Emanu-El—one of the earliest official declarations from the nation's religious movements or its leading clergymen. The sermon was endorsed by larger Jewish organizations and publications. A substantial donation for AIDS relief was collected which was directed to establish outpatient services and assist hospices over the next few years. The period of significance under Criterion 1 is 1978, the year of Harvey Milk's official Jewish memorial, and 1985, the year Rabbi Kirschner delivered his AIDS sermon.

[102] Ibid., 1.
[103] Ibid., 44-45.

Criterion 2 – Persons
Temple Emanu-El has been associated with powerful leaders throughout its history, including the rabbis, cantors, board presidents, and executive directors. Among these, Rabbi Alvin Fine and Cantor Reuben Rinder stand out for inspiring the congregation and the community the most. A recognized civil rights advocate and one of the Bay Area's highly regarded clergymen, Rabbi Fine served at Temple Emanu-El for 16 years. Even though Fine inspired his community in different ways, he did not significantly influence an important religious institution or movement, or was not important in the larger social, economic, or political history of San Francisco or California. Cantor Rinder was known for his impact in the world of Jewish music by discovering talents, nurturing established musicians and commissioning new ceremonial music. He was an important figure in Jewish music history as he commissioned internationally important new liturgical music and mentored notable musicians. Therefore, the property appears individually eligible for listing in the CRHR under Criterion 2 for its association with Cantor Reuben Rinder. The period of significance is from 1913 when Rinder began his job at Emanu-El to his death in 1966, since he remained active after his official retirement in 1959.

Criterion 3 – Architecture and Construction
Temple Emanu-El appears individually significant as a prominent example of a religious building designed in the Byzantine Revival and Spanish Colonial Revival architectural styles in San Francisco. The property embodies distinctive characteristics of the styles as evidenced by its tile-clad central dome, monumental arches and buttresses, multi-lite arched windows, stucco-clad walls, and arcaded courtyard. The exterior and some interior spaces possess high artistic value. The temple building is also a good example of the cathedral-synagogue type of the early 20th century in the United States.

Temple Emanu-El also appears individually significant as a work of master architects Bakewell & Brown and Sylvain Schnaittacher, and master builders MacDonald & Kahn Construction Company. Established by John Bakewell, Jr. and Arthur Brown, Jr. in 1905, Bakewell & Brown is known for their monumental buildings in San Francisco and California including San Francisco City Hall, Pasadena City Hall, and the California School of Fine Arts (now the San Francisco Art Institute). Another master architect and native San Franciscan, Schnaittacher designed numerous commercial, institutional, and residential buildings in San Francisco. Active in the first half of the 20th century, MacDonald & Kahn specialized in reinforced concrete and constructed many notable buildings and infrastructure projects in San Francisco. Master architect Michael Goodman designed the Art Moderne style Rinder Chapel within the Temple House. Completed in 1940, this small worship space was converted from classrooms to a chapel.

Therefore, Temple Emanu-El appears eligible for listing in the CRHR under Criterion 3 for its Byzantine Revival and Spanish Colonial Revival architectural style and its association with the master architects and master builder. The period of significance is the year of construction 1926-1927.

Criterion 4 – Information Potential
Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing in the CRHR under Criterion 4.

Integrity

After the historic significance has been established, a property's integrity must also be assessed. To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP and the CRHR have identified seven aspects of integrity (explained above), as follows:

1. Location

The property remains at its original site and retains the integrity of location.

2. Design

Even though Temple Emanu-El has been subject to numerous alterations and renovations since its completion in 1926-1927, these changes do not affect the major character-defining features of the property. The classrooms along the Lake Street side of the Temple House were converted to the Rinder Chapel in 1940; the original gymnasium was converted into a social hall in the late 1950s; and two stained-glass windows replaced the original amber glass at the sanctuary in 1973. In the 1980s and the 1990s, the main sanctuary was extensively renovated, and the Temple House was reconfigured and refurbished. Despite the remodels and renovations, Temple Emanu-El still clearly communicates its Byzantine Revival and Spanish Colonial Revival architectural styles on the exterior. The property retains the majority of its original design elements, including but not limited to its massive form, dome and hipped roofs, prominent buttresses, arched openings, and decorative features. The significant interior spaces, such as the Main Sanctuary, Martin Meyer Auditorium, and Rinder Chapel, also maintain most of their characteristic features. Overall, Temple Emanu-El retains its integrity of design.

3. Setting

The property retains a high degree of integrity of setting since it is largely surrounded by buildings that were present at the time of its construction. The immediately adjacent Presidio Terrace development and the overall residential character of the surrounding neighborhood remains. Although the Little Sisters of Poor complex to the west was replaced in the early 1980s with a contemporary building, the subject property itself essentially retains its integrity of setting.

4. Materials

The subject property maintains integrity of materials. Most of the character-defining materials remain at Temple Emanu-El, including the smooth stucco cladding, red clay roof tiles, metal gates, brick paving of the courtyard, as well as the marble, cast stone, and mosaic features of the interior.

5. Workmanship

Historic workmanship is still evident in the Byzantine Revival and Spanish Colonial Revival style traits of Temple Emanu-El. The overall property maintains its integrity of workmanship.

6. Feeling

The overall feeling of Temple Emanu-El remains. With design, material, and workmanship integrity in place, the property clearly expresses its Byzantine Revival and Spanish Colonial Revival aesthetic from the 1920s. The property also still communicates the historic feeling of a monumental religious institution within an urban setting.

7. Association

The subject property retains a high degree of integrity of association, as it has been continuously linked to Congregation Emanu-El and is still being used for worship and community events. The character-defining features that convey the subject property's historic character have also remained mostly intact.

Overall, Temple Emanu-El retains sufficient integrity to convey its significance. The property retains a high degree of integrity of location and setting since it has not been moved and is largely surrounded by buildings that were present at the time of its construction. The residential character of the surrounding neighborhood remains. Further, the structure maintains integrity of design, materials and workmanship. Even though the buildings have been subject to numerous alterations and renovations since the 1920s, these changes do not affect the major character-defining features of the property. As such, the building retains sufficient physical integrity to convey its architectural significance. It retains a high degree of integrity of feeling and association, as the building is clearly linked to Congregation Emanu-El and is still being used for worship and community events. Overall, the property has high integrity and retains much of the original building fabric.

Character-Defining Features

Exterior

- Massive form and prominent corner location
- Three-part site design consisting of the sanctuary to the north, the Temple House to the west, and the courtyard at the corner
- Byzantine Revival and Spanish Colonial Revival architectural features
- Red clay tile-clad roofs
- Massive dome with prominent buttresses and multi-lite arched windows
- Smooth stucco-clad wall surfaces
- Varied street elevations with openings and height changes
- The grand arched opening on the south façade (the original main entrance) with a monumental arch, a hipped roof, decorative bands, faceted columns and an ornate metal gate
- The south façade of the Temple House with buttresses and deeply recessed rectangular windows
- The east façade with recessed arches, windows, and decorative bands along rooflines
- Two large arched windows with fish-scale panes, set within gabled projections on the east and west façades of the Main Sanctuary
- The six-story tower on the west façade
- The brick-paved open courtyard with arcade on three sides (round arches supported by double columns)
- The octagonal concrete fountain at the courtyard
- The raised marble platform with mosaics at the north, leading to the main entrance of the sanctuary

Interior, Main Sanctuary

- The large entry vestibule to the Main Sanctuary with barrel-vaulted ceiling, marble floor, and marble columns with ornate capitals
- The immense Main Sanctuary space a vaulted ceiling
- The mezzanines on three sides, supported by a series of marble columns and stucco-clad arches
- Decorative cast stone railings at the mezzanine

- Stucco-clad brackets with a fish scale pattern under the mezzanine overhang
- Large three-part stained-glass arched windows on the east and west walls
- The arched window with multi-lite panels on the south wall
- Elevated bimah accessed by curved steps
- Arched openings with decorative screens on the north wall, separated by marble columns

Interior, Martin Meyer Auditorium

- The large double-height room
- The elevated full-height stage on the west wall
- Windows framed with faceted pilasters
- Beamed ceiling
- Triple pilaster forming heavy brackets under large members of the ceiling
- Mezzanine with decorative cast stone railing on the east wall

Interior, Rinder Chapel

- Stucco-clad barrel vault ceiling with slight overhang
- Semi-circular altar capped by a semi-dome with decorative corbelling
- Simple wood-clad walls
- Stained glass windows
- Intricate chandeliers

Evaluation – Historic Districts

Two California Register-eligible historic districts have been identified in the immediate area around Temple Emanu-El: the Presidio Terrace Historic District is located to the north, adjacent to the subject building, and the Presidio Heights Historic District is to the east across Arguello Boulevard. The National Register-listed Presidio of San Francisco Historic District is farther north, and the California Register-eligible Jordan Park Historic District is farther south; therefore, they are not covered in this section.

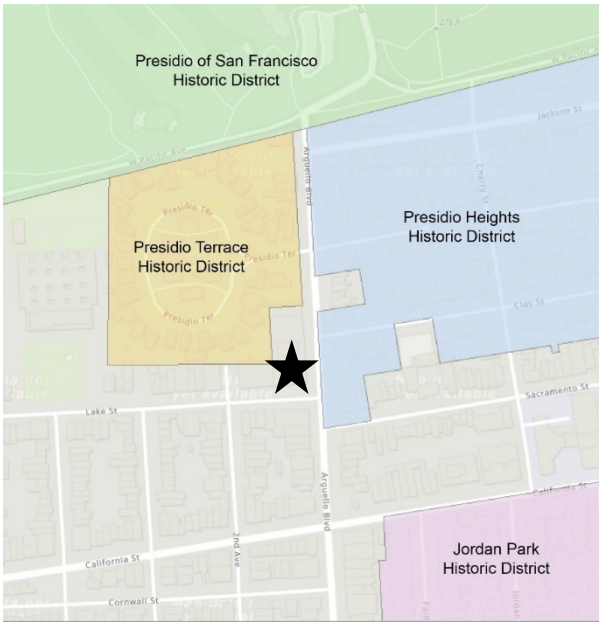

Figure 34. The identified historic districts around Temple Emanu-El (marked by a star). Edited from *San Francisco Property Information Map.*

Presidio Terrace Historic District [104]
The Presidio Terrace residential development was found eligible as an historic district under Criterion 1 as one of the earliest cohesive and exclusively residential tracts in San Francisco. It is characterized by high-style, custom-designed homes by a variety of master architects and builders, and as the first residential tract in the state to incorporate certain utility and infrastructure amenities. The period of significance of the district spans the period of construction from 1905 to 1915. The boundaries encompass the entirety of the circular street named Presidio Terrace located west of Arguello Boulevard near Washington Street.

The character-defining features of the Presidio Terrace Historic District include:

- High-style, custom-designed single-family homes,
- Lush park-like landscaping, and,
- Cohesive application of infrastructure such as street lay out, curbs, sidewalks, entry gates, etc.

Temple Emanu-El does not appear to contribute to the Presidio Terrace Historic District since this residential track with clear-cut boundaries was already well-established by 1915—before the Temple was constructed.

Presidio Heights Historic District [105]
The Presidio Heights historic District is roughly bounded by Pacific Avenue and the Presidio to the north, Presidio Avenue to the east, Clay Street to the south, and Arguello Boulevard to the west. The district is almost exclusively residential and primarily characterized by large, frequently formal dwellings, typically two- to three-stories in height over a raised basement. The period of significance is circa 1890 to 1930, although the vast majority of properties were constructed between 1905 and 1925. The building stock is characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial, and Mediterranean Revival design influences with a few scattered examples of late-Victorian (typically Queen Anne) architecture. Although a variety of cladding materials and rooflines are present, the district exhibits an overall cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces a significant concentration of residences designed by master architects in San Francisco.

The character-defining features of the Presidio Heights Historic District include:

- Large, frequently formal dwellings, typically two- to three-stories in height above a raised basement,
- Frequent use of front and side setbacks with associated garden and/or site walls,
- Overall superior level of architectural details and the use of high-quality materials,
- Gable and hip roof forms are most common,
- Wood-sash windows (double-hung and casement),
- Wood shingle, brick or stucco cladding materials.

Temple Emanu-El does not appear to contribute to the Presidio Heights Historic District. Even though the subject property was constructed within the period of significance, this almost solely residential historic district is characterized with its large, formal dwellings.

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[104] Summarized from San Francisco Planning Department, *Preservation Team Review Form, 27 Presidio Terrace,* September 7, 2017.
[105] Summarized from San Francisco Planning Department, *Historic Resource Evaluation Response, 3591 Jackson Street (Case No. 2013.1662E),* January 23, 2014.

CONCLUSION

Temple Emanu-El appears individually eligible under Criterion 1 for its association with the LGBTQ history in the city. The official Jewish memorial for Harvey Milk was held at Temple Emanu-El on November 29, 1978. Allen Bennett of the Congregation Sha'ar Zahav, the only openly gay rabbi in San Francisco, delivered the eulogy at the Temple. Rabbi Robert Kirschner delivered his prominent "AIDS sermon" in 1985 at Temple Emanu-El—one of the earliest official declarations from the nation's religious movements or its leading clergymen. The period of significance under Criterion 1 is 1978, the year of Harvey Milk's official Jewish memorial, and 1985, the year Rabbi Kirschner delivered his AIDS sermon.

Temple Emanu-El appears individually eligible for listing in the CRHR under Criterion 2 for its association with Cantor Reuben Rinder who was an important figure in Jewish music history. The period of significance is from 1913 when Rinder began his job at Emanu-El to his death in 1966.

Temple Emanu-El also appears to be individually eligible for listing in the CRHR under Criterion 3 as a good example of the Byzantine Revival and Spanish Colonial Revival religious building in San Francisco; as the work of master architects Bakewell & Brown, Sylvain Schnaittacher, and Michael Goodman; and as the work of master builders MacDonald & Kahn Construction Company. The period of significance is the year of construction, 1926-1927.

The building retains sufficient physical integrity to convey its significance as an individual resource.

Temple Emanu-El does not appear eligible as a contributor to the adjacent California Register-eligible Presidio Terrace Historic District and the nearby California Register-eligible Presidio Heights Historic District.

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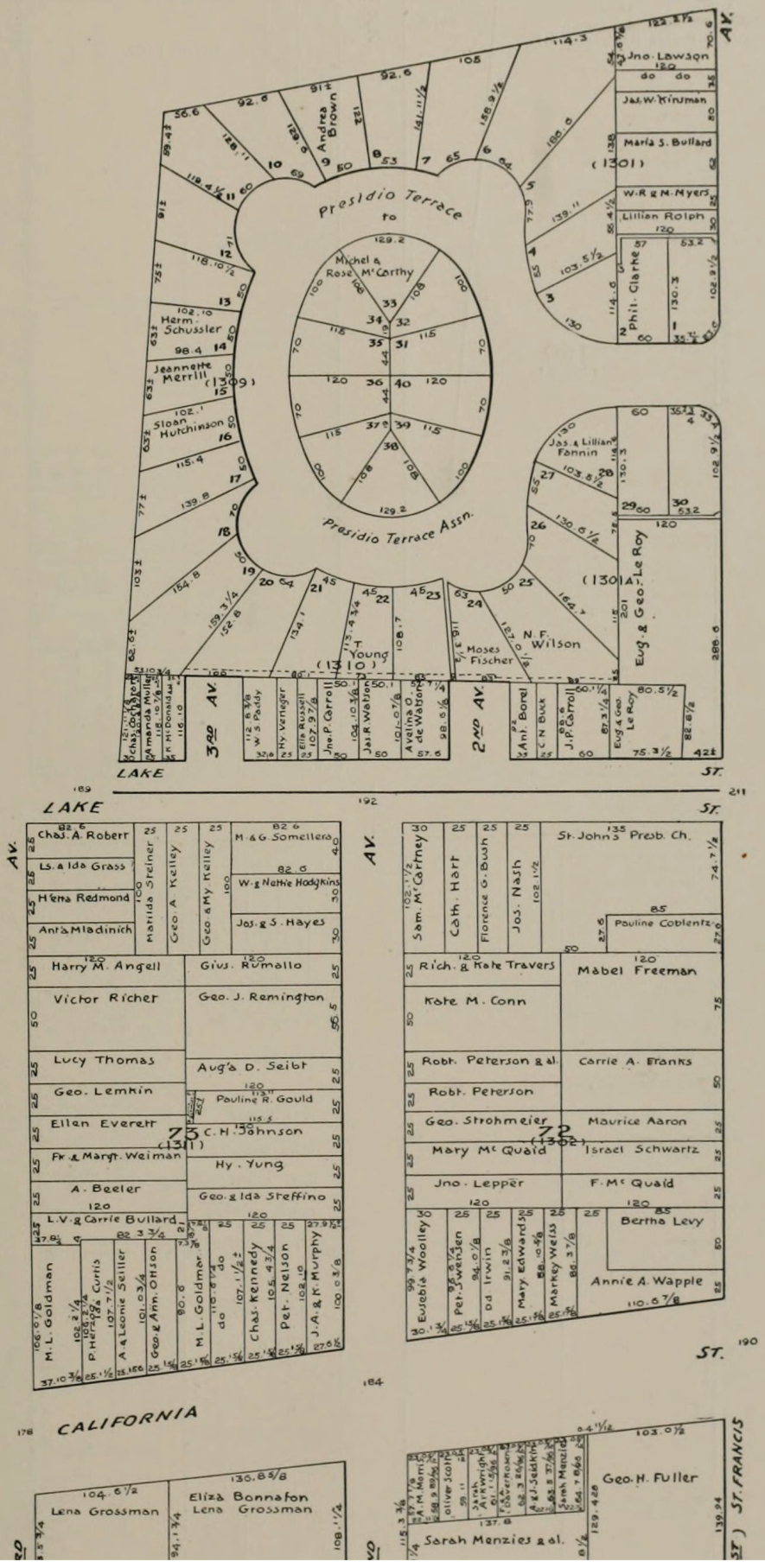
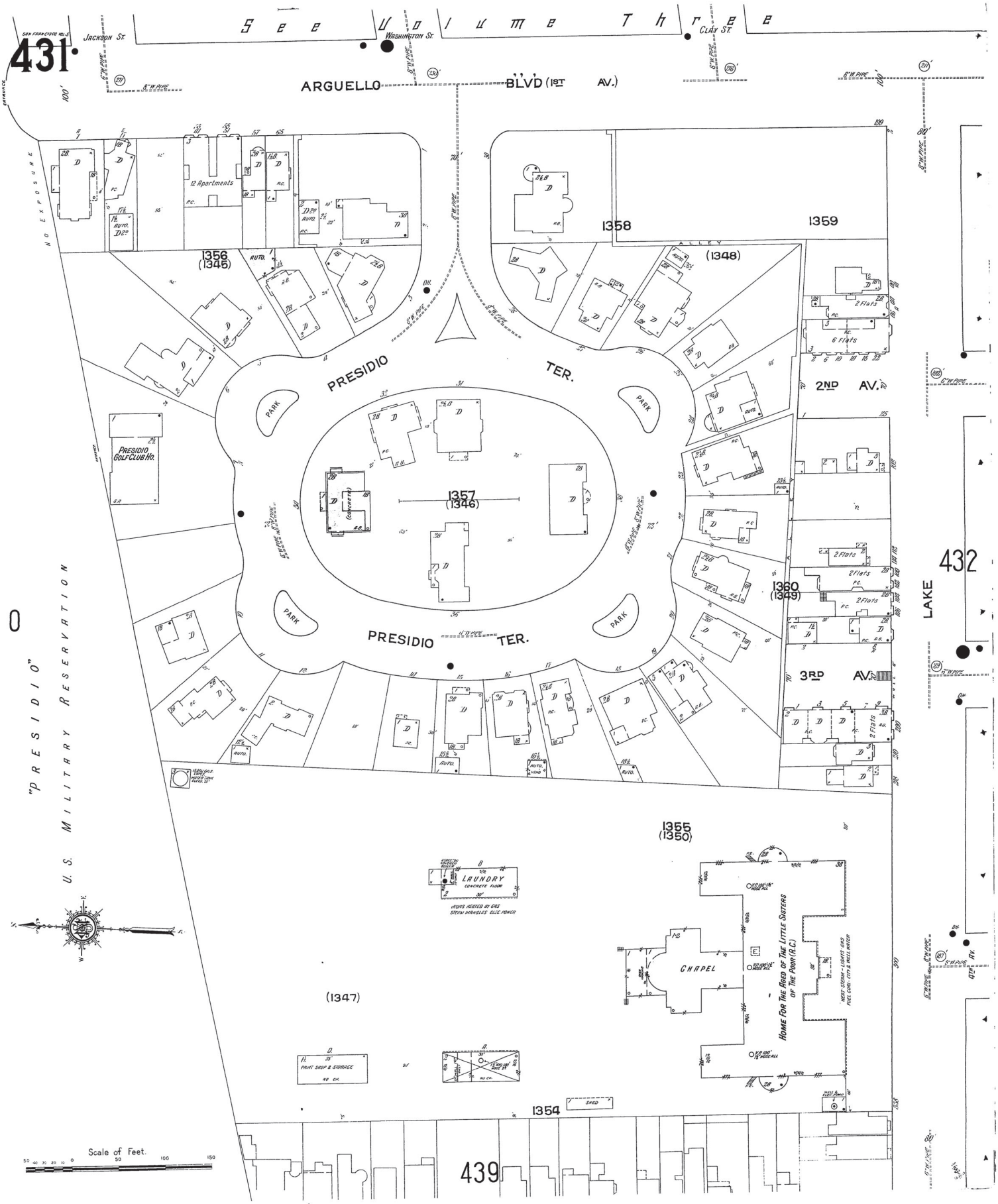
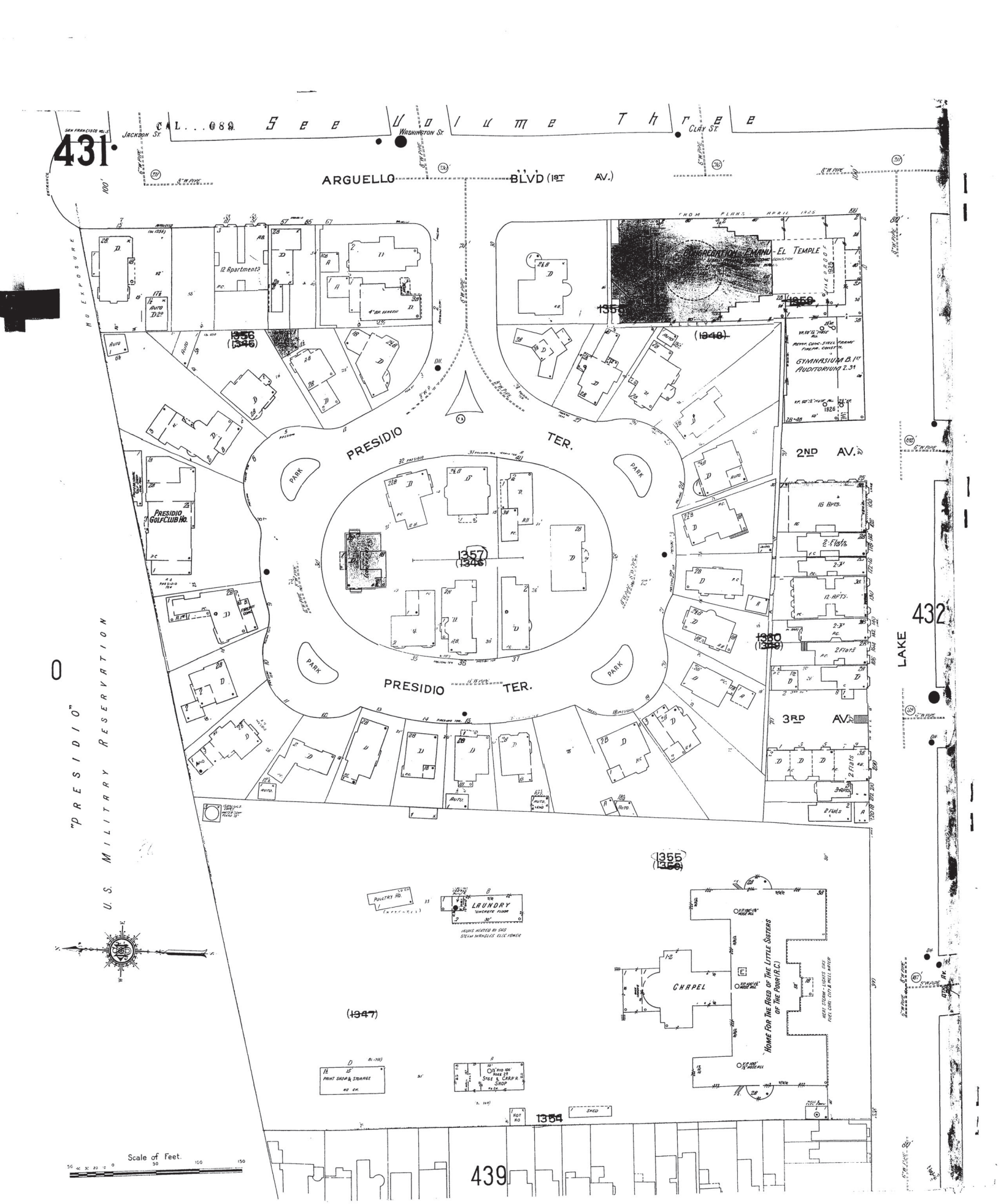
APPENDIX



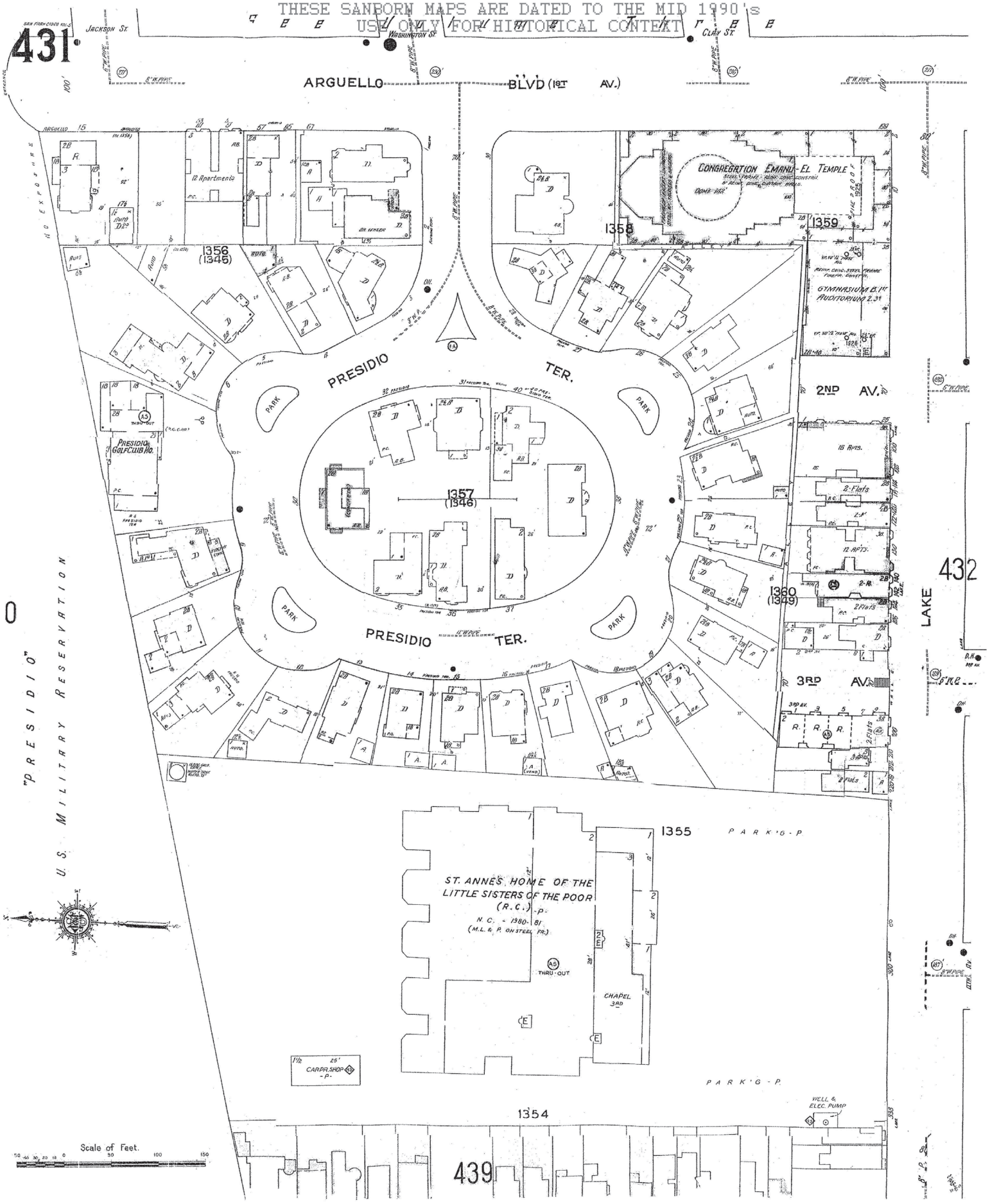
1910 Block Book



1913 Sanborn Map Vol. 5 Sheet 431



1950 Sanborn Map Vol. 5 Sheet 431



Mid-1990s Sanborn Map Vol. 5 Sheet 431

lot17 into lots69&70 for 2003 roll
Lots 2, 3 & 4 into lots 81 & 82 for 2017 roll

1355

PRESIDIO TERRACE

SCALE: 1"=60'

BLK. RENUMBERED "53"

REVISED 1984
" '85

Revised 2003
REVISED 2017

1-11 3RD AVE.
A CONDOMINIUM

LOT NO.	UNIT NO.	% COMMON AREA
56	11	9.585
57	1	21.612
58	3	19.729
59	5	8.897
60	7-1	8.435
61	7-2	9.461
62	9	12.430
63	7-3	9.760

-146 Lake St.
CONDOMINIUM
NIT % COMM. AREA
.44 48
46 52

LOT 1
Lot 1 Blk 1355 includes all streets, avenues, passageways, private parks or grass plots delineated on map of "PRESIDIO TERRACE"

PRESIDIO BOULEVARD

ARGUELLO BOULEVARD

BLK. 1354

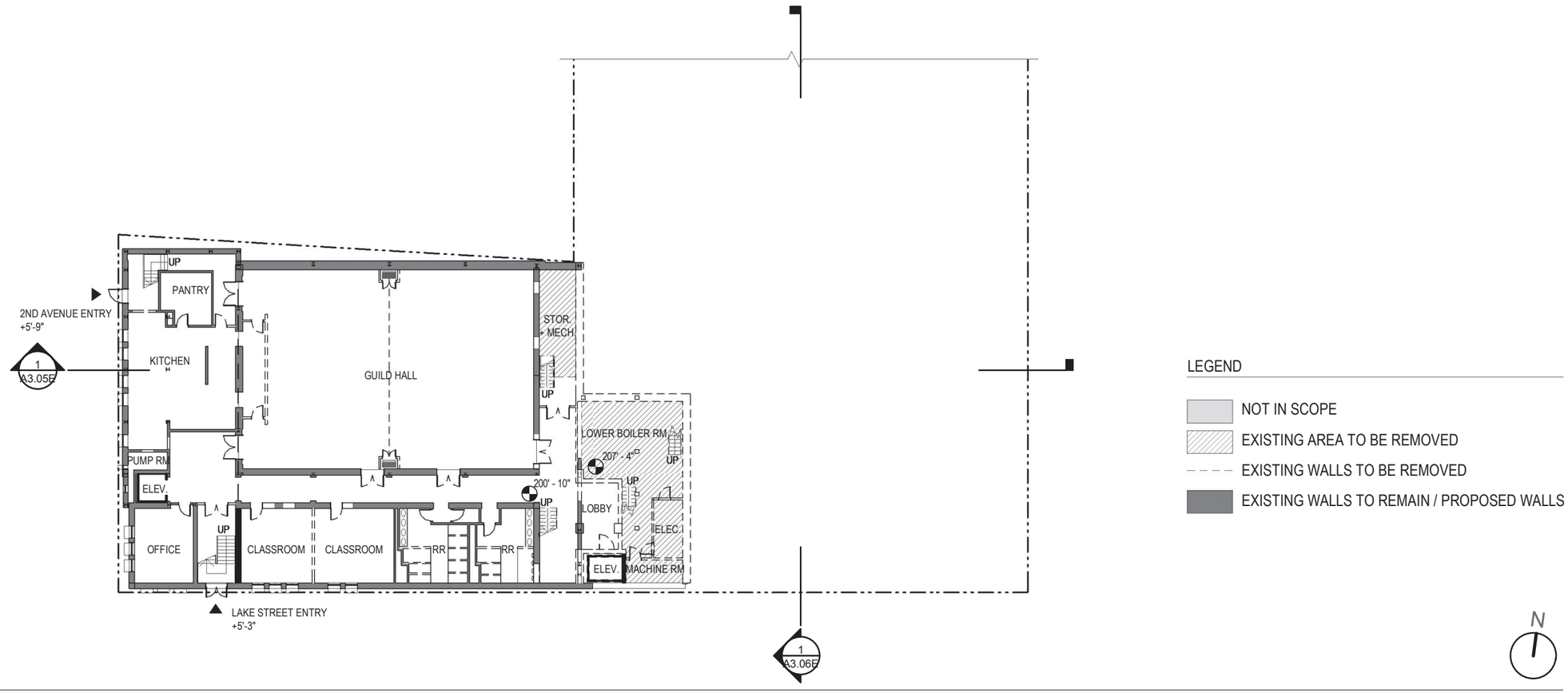
3RD AVE.

2ND AVE.

LAKE

2003 698.70

Assessor's Map, Block 1355

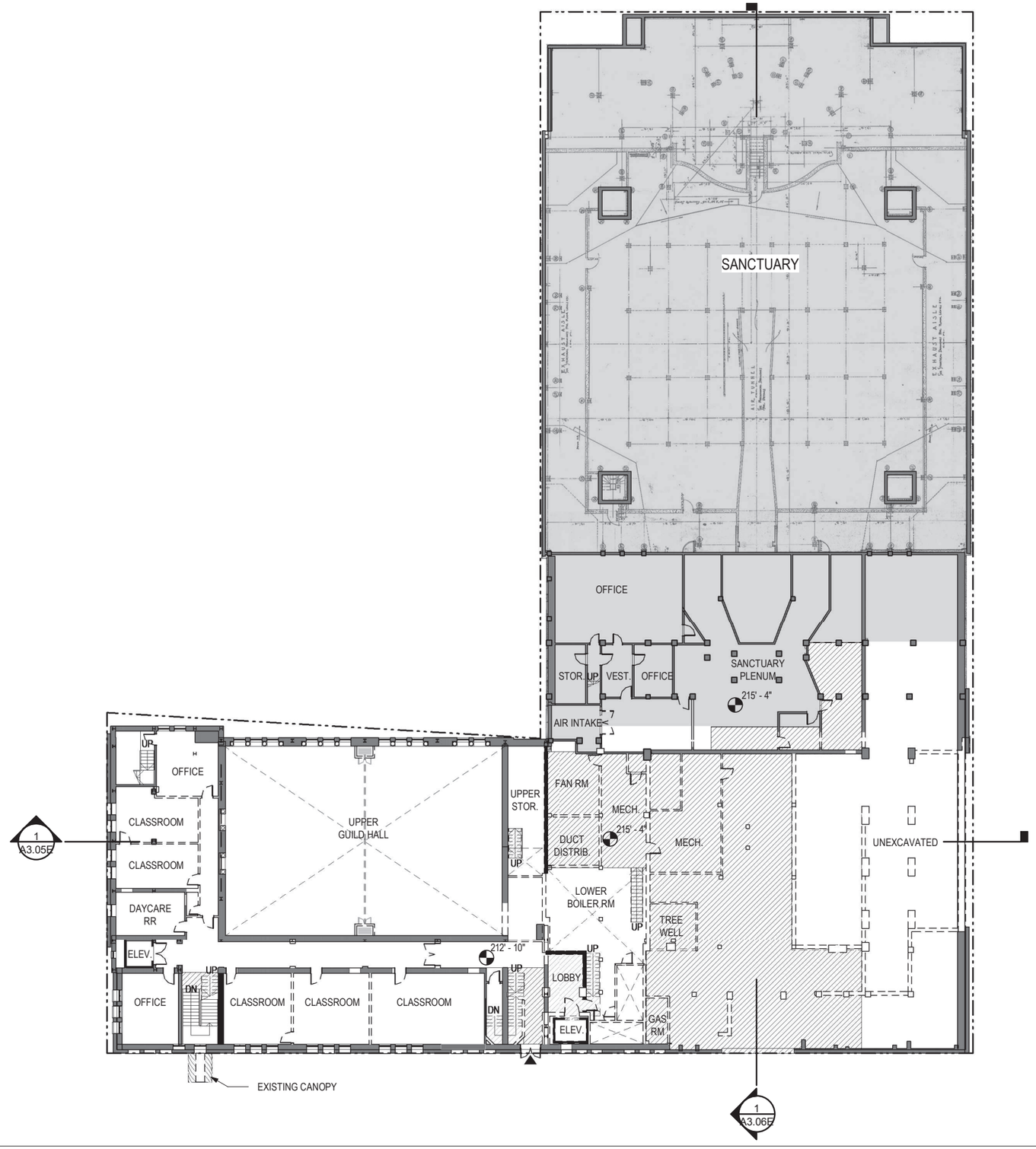


CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS

CONGREGATION EMANU-EL
PRELIMINARY PROJECT APPLICATION
12.20.2019

FLOOR 0 - BASEMENT - EXISTING
Scale: 1/32" = 1'-0"

A2.00E



LEGEND

- NOT IN SCOPE
- EXISTING AREA TO BE REMOVED
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN / PROPOSED WALLS

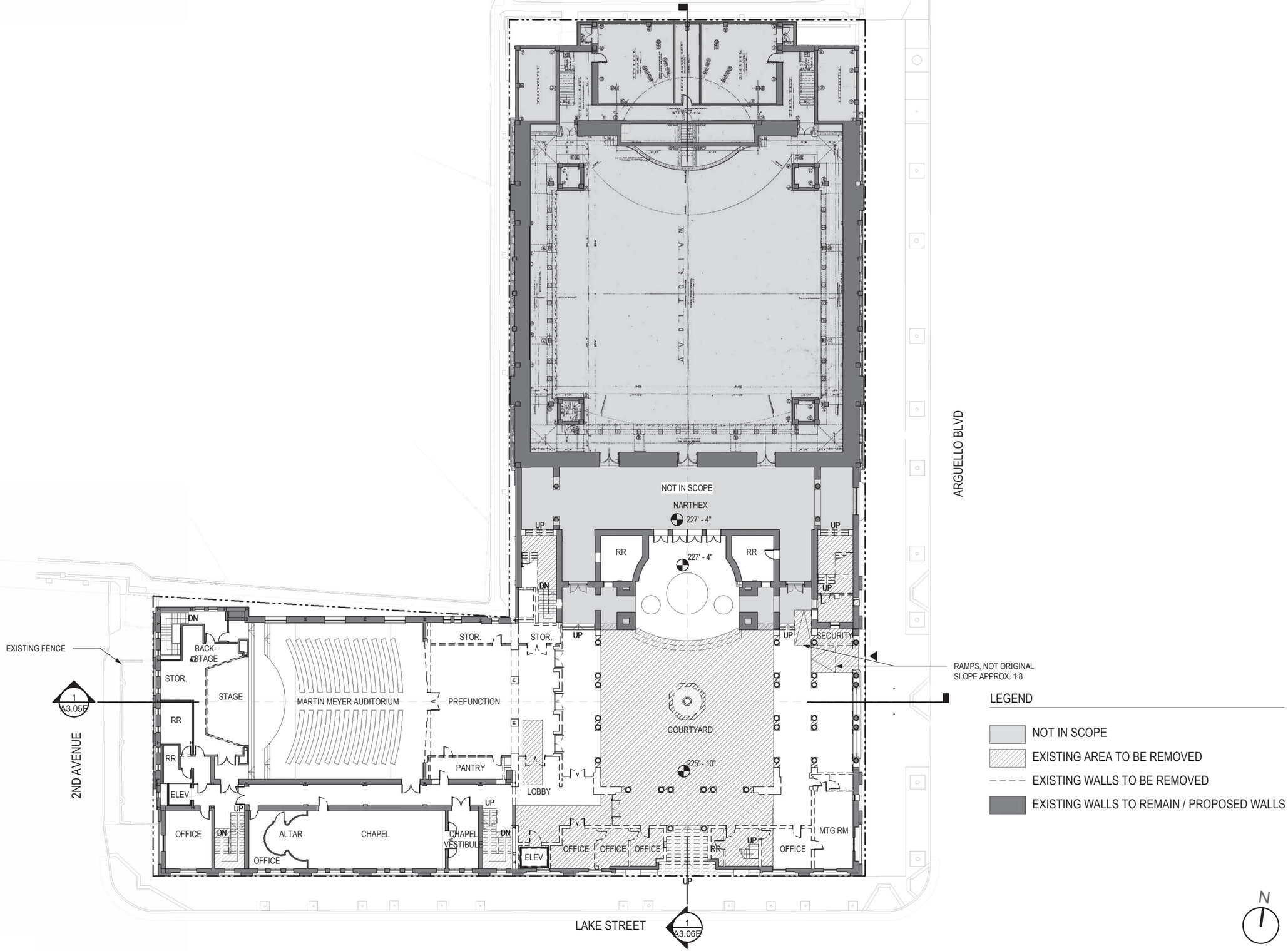
N

CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS

CONGREGATION EMANU-EL
PRELIMINARY PROJECT APPLICATION
12.20.2019

FLOOR 1 - EXISTING
Scale: 1/32" = 1'-0"

A2.01E

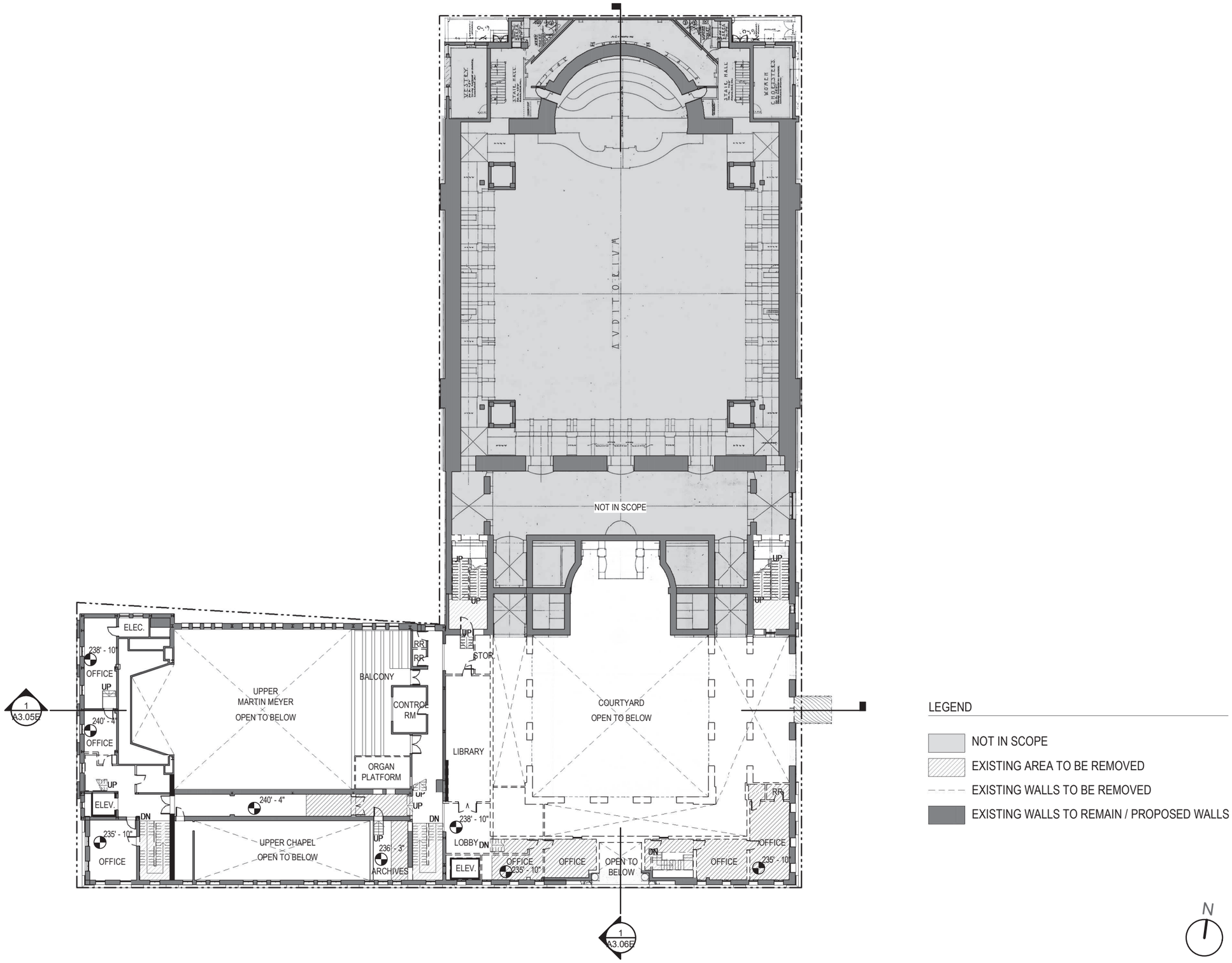


CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS

CONGREGATION EMANU-EL
PRELIMINARY PROJECT APPLICATION
12.20.2019

FLOOR 2 - EXISTING
Scale: 1/32" = 1'-0"

A2.02E



LEGEND

- NOT IN SCOPE
- EXISTING AREA TO BE REMOVED
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN / PROPOSED WALLS

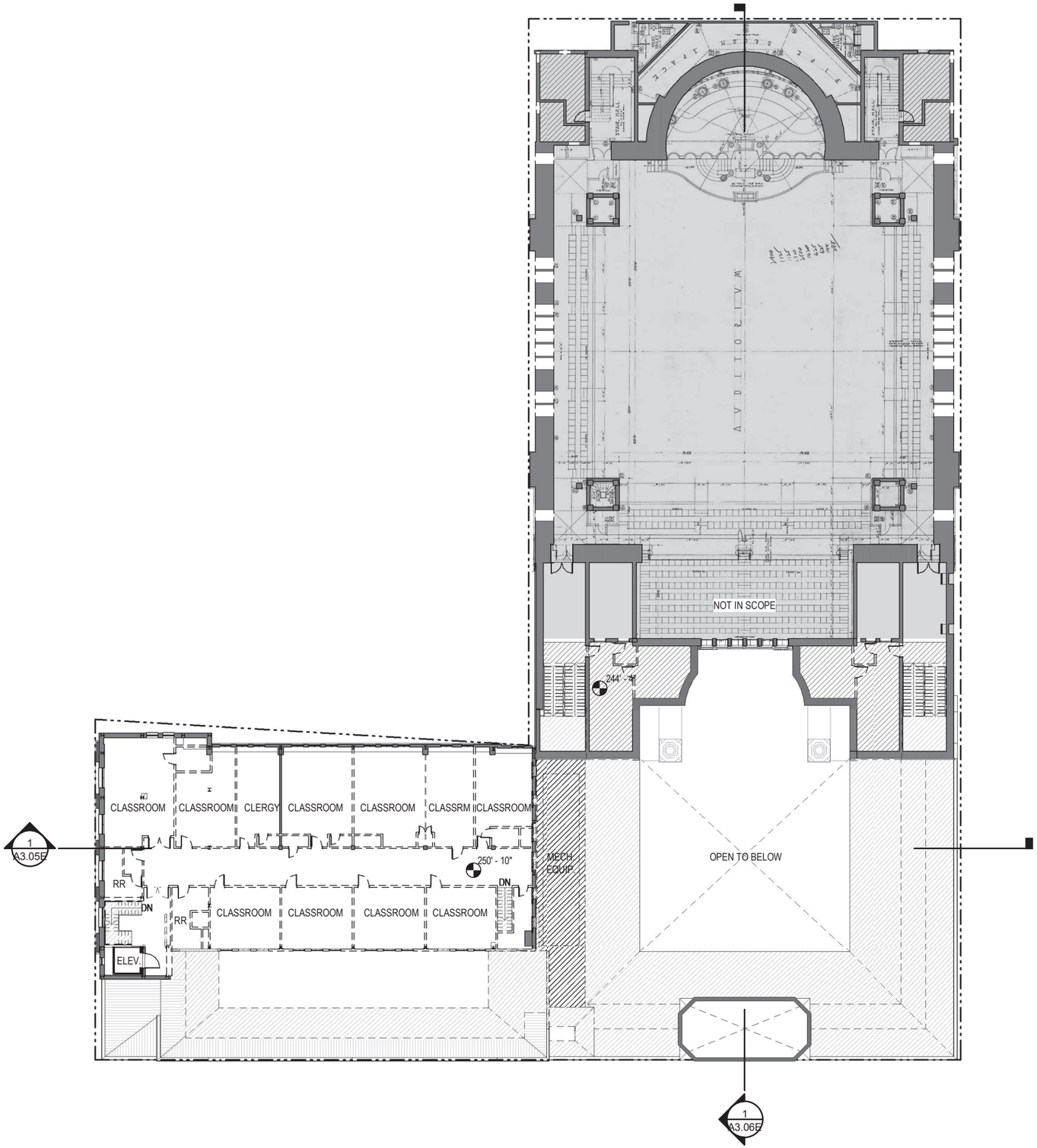
N

CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS

CONGREGATION EMANU-EL
PRELIMINARY PROJECT APPLICATION
12.20.2019

FLOOR 3 - EXISTING
Scale: 1/32" = 1'-0"

A2.03E



LEGEND

- NOT IN SCOPE
- EXISTING AREA TO BE REMOVED
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN / PROPOSED WALLS

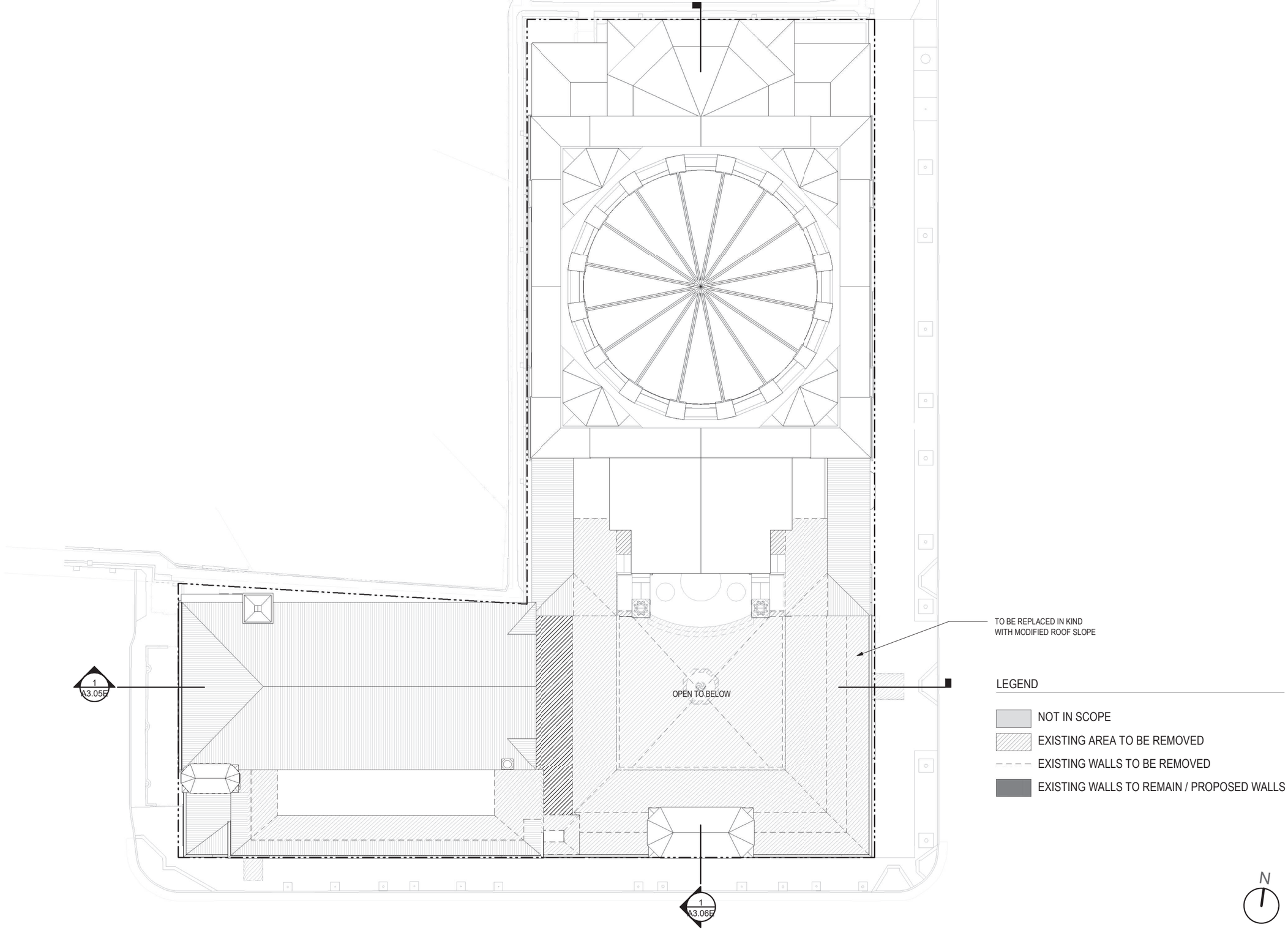
N

CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS

CONGREGATION EMANU-EL
PRELIMINARY PROJECT APPLICATION
12.20.2019

FLOOR 4/ ROOF - EXISTING
Scale: 1/32" = 1'-0"

A2.04E



CAVAGNERO
MARK CAVAGNERO ASSOCIATES ARCHITECTS

CONGREGATION EMANU-EL
PRELIMINARY PROJECT APPLICATION
12.20.2019

ROOF PLAN - EXISTING
Scale: 1/32" = 1'-0"

A2.05E

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PART I HISTORIC RESOURCE EVALUATION RESPONSE

Record No.:	**2020-007168ENV**
Project Address:	**2 LAKE ST**
Zoning:	RM-1 RESIDENTIAL- MIXED, LOW DENSITY Zoning District 40-X Height and Bulk District
Block/Lot:	1355/011
Staff Contact:	Monica Giacomucci, Senior Preservation Planner, Monica.Giacomucci@sfgov.org, 628-652-7414

PART I: Historic Resource Evaluation

PROJECT SPONSOR SUBMITTAL

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

☐ Supplemental Information for Historic Resource Determination Form (HRD)
☒ Consultant-prepared Historic Resource Evaluation (HRE)
Prepared by: TreanorHL, *Historic Resource Evaluation – Part I* (June, 2020)

Staff consensus with Consultant's HRE report: ☒ Agree ☐ Disagree

Additional Comments: Planning Staff concurs with the Historic Resource Evaluation provided by TreanorNHL but has consolidated the consultant's multiple periods of significance into one comprehensive period of significance. Planning Staff also do not find that the property is eligible for individual listing under Criterion 2 for its association with Cantor Reuben Rinder. The consultant did not include a project evaluation.

BUILDINGS AND PROPERTY DESCRIPTION

Neighborhood: Presidio Heights
Date of Construction: 1927
Construction Type: Reinforced concrete
Architect: Bakewell & Brown, Sylvain Schnaittacher, and Michael Goodman
Builder: MacDonald & Kahn Construction Company

Stories: 6
Roof Form: Compound (dome, hipped, gable)
Cladding: Stucco
Primary Façade: Arguello Boulevard
Visible Facades: West (2nd Avenue), South (Lake Street), East (Arguello Blvd.), North (parallel to Presidio Terrace)

EXISTING PROPERTY PHOTOS

All photographs sourced from Historic Resource Evaluation prepared by TreanorHL (June, 2020). See Historic Resource Evaluation for additional photos and credits.

PRE-EXISTING HISTORIC RATING / SURVEY

☐ Category A – Known Historic Resource, per: _____

☒ Category B – Age Eligible/Historic Status Unknown

☐ Category C – Not Age Eligible / No Historic Resource Present, per: _____

Adjacent or Nearby Historic Resources: ☐ No ☒ Yes: Eligible Presidio Terrace Historic District (CA Register), Eligible Presidio Heights Historic District (CA Register), Presidio of San Francisco Historic District (CA and National Register), St. John's Presbyterian Church (Landmark #83)

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Individual Significance	Historic District / Context Significance
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: **Criterion 1** - Event: ☒ Yes ☐ No **Criterion 2** - Persons: ☐ Yes ☒ No **Criterion 3** - Architecture: ☒ Yes ☐ No **Criterion 4** - Info. Potential: ☐ Yes ☒ No Period of Significance: 1926-1985	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: **Criterion 1** - Event: ☐ Yes ☒ No **Criterion 2** - Persons: ☐ Yes ☒ No **Criterion 3** - Architecture: ☐ Yes ☒ No **Criterion 4** - Info. Potential: ☐ Yes ☒ No Period of Significance: N/A ☐ Contributor ☐ Non-Contributor ☒ N/A

Analysis:

2 Lake Street, also known as Temple Emanu-el or Congregation Emanu-el, is a monumental synagogue located on an L-shaped lot at the northwest corner of the intersection of Lake Street and Arguello Boulevard in the Presidio Heights neighborhood. The Temple Emanu-el complex is comprised of three parts: the hip-roofed Temple House (on the western portion of the property, with frontage on Lake Street and Second Avenue), the domed Sanctuary to the north (frontage on Arguello Boulevard and adjacent to the Presidio Terrace development), and the Courtyard (at the intersection of Lake Street and Arguello Boulevard). The building was constructed in 1925-1926 in an eclectic hybrid of revival architectural styles, predominantly Byzantine Revival and Spanish Colonial Revival. The building is clad in stucco and features various roof forms, all clad in red clay tile.

The oldest Jewish congregation on the West Coast, Congregation Emanu-el was established in San Francisco in 1850. In 1866, the congregation commissioned the original Temple Emanu-el at 450 Sutter Street, which was designed by architect August Laber in a monumental Byzantine Revival style. The original Temple Emanu-el, like many buildings located in downtown San Francisco, was destroyed in the Earthquake and Fire of 1906. While it was quickly rebuilt, the replacement temple was simpler in style, and likely not considered a permanent home for the growing congregation. In 1922, the congregation purchased the large L-shaped corner lot at Lake Street and Arguello Boulevard, which at that time was subdivided into five parcels containing three small residential buildings.

In February 1923, the congregation commissioned architects Sylvain Schnaittacher and Bakewell & Brown to design their new temple. Bernard Maybeck and G. Albert Lansburgh were selected as consulting architects, and the construction firm of MacDonald and Kahn was hired as the general contractor. The congregation's building committee, headed by Crown Paper Company founder Louis Bloch, required that the new temple include a new sanctuary to seat at least 1,800, and a five-story Temple House with classrooms, offices, a library, a gymnasium, and a theater. Construction on the new sanctuary commenced in August 1924, the cornerstone was laid in February 1925, and the first public services were held in April 1926. The Temple House was completed in January 1927. Upon its completion, the Temple Emanu-el complex was widely lauded as one of the most monumental synagogue structures on the West Coast. The American Institute of Architects awarded Temple Emanu-el as the "finest piece of architecture in Northern California." The architecturally distinctive building represented one in a series of monumental works by Bakewell & Brown, including the post-earthquake San Francisco City Hall, and was also a career high point for San Francisco-native Sylvain Schnaittacher. Temple Emanu-el was also notable as a cathedral-style synagogue complex, monumental in scale and containing the work of master artisans on the interior and exterior, which served as both a place of worship and a community center.

Subsequent alterations included construction of the small Rinder Chapel by master Modernist architect Michael Goodman in the Temple House in 1940 and conversion of the original gym into the Guild Hall in the late 1950s. A master plan was developed and executed in the 1980s and saw alterations and renovations of existing spaces within the Temple House and restoration of the sanctuary.

In addition to its architectural prominence among buildings associated with the Jewish community on the West Coast, Temple Emanu-el was also the site of a variety of social and cultural events precipitated by significant historical figures. Congregation Emanu-el's Cantor, Reuben Rinder, began attending services in 1913 and remained associated with the congregation until his passing in 1966. Cantor Rinder was one of the most influential figures in 20th-century Jewish musical culture, commissioning music from internationally renowned composers, including Ernest Bloch, Darius Milhaud, Paul Ben-Haim and Marc Lavry. Perhaps most notably, Rinder commissioned a Sabbath service for the congregation from Ernest Bloch in 1930. Completed in 1934, *Avodath Hakodesh* was first performed at Temple Emanu-el in 1938, and has since become one of the most enduring liturgical works.

In the 1970s and 1980s, Temple Emanu-el was the site of a series of events associated with LGBTQ history in San Francisco. Following his assassination in 1978 and subsequent civic memorial at City Hall, Temple Emanu-el hosted the official Jewish memorial service for Harvey Milk on November 29, 1978. At this time, Temple Emanu-el was the city's largest Reform congregation. While Congregation Emanu-el's Rabbi Alvin I. Fine presided over Milk's City Hall service, Rabbi Allen Bennett of the Congregation Sha'ar Zahav, the only openly gay rabbi in San Francisco, delivered Milk's eulogy at the second service. This event is referenced in San Francisco Planning's *Citywide Historic Context Statement for LGBTQ History in San Francisco*.

In 1985, at the height of the AIDS epidemic in the United States, Rabbi Robert Kirschner delivered what became known as his "AIDS Sermon" during a Kol Nidre service. One of the earliest official declarations from any religious leader in America on the disease, Rabbi Kirschner's sermon encouraged congregants to be sympathetic to those afflicted and to support a concrete project of comfort and healing to help end discrimination of AIDS victims. The sermon received praise and widespread notice, and was published in prominent Jewish periodicals, including *Reform Judaism*. Shortly thereafter, the Union of American Hebrew Congregations (UAHC) passed a resolution urging congregations to undertake education programs and increased government funding for AIDS research. Subsequent associated donations led to the establishment of outpatient services and assistance to hospice centers.

Temple Emanu-el is located between two previously-identified historic districts: the Eligible Presidio Terrace Historic District and Eligible Presidio Heights Historic District. Temple Emanu-el does not appear to contribute to either of these districts, which are primarily residential in nature.

The Presidio Terrace Historic District was found eligible for listing on the California Register under Criterion 1 as one of the earliest residential tracts of high-style, custom homes for San Francisco's social elite nestled in a lush, park-like environment with a non-standard street pattern. The period of significance is 1905 to 1915. Temple Emanu-el was constructed after the period of significance. The Presidio Heights Historic District is characterized by large, formal residences constructed in a variety of styles, such as First Bay Tradition, Arts & Crafts, Tudor Revival, Mediterranean Revival, and Classical Revival, between 1890 to 1930. Because these districts are so distinctively residential, Temple Emanu-el does not appear to contribute to the Eligible Presidio Terrace Historic District, the Eligible Presidio Heights Historic District, or any other unidentified historic district.

Conversely, Temple Emanu-el does appear eligible for individual listing on the California Register under Criteria 1 (Events) and 3 (Architecture). Temple Emanu-El appears individually eligible under Criterion 1 for its association with LGBTQ history in San Francisco, and additionally, with the intersection of the City's LGBTQ and Jewish communities. Temple Emanu-el hosted the official Jewish memorial for Harvey Milk on November 29, 1978, immediately after his lying-in-state at City Hall. Following a City Hall memorial led by Temple Emanu-el's Rabbi Alvin Fine, Milk was eulogized in the sanctuary of Temple Emanu-el by Rabbi Allen Bennett of the Congregation Sha'ar Zahav. Rabbi

Bennett was at this time the only openly gay Jewish faith leader in San Francisco. In 1985, Rabbi Robert Kirschner delivered his prominent "AIDS Sermon" at Temple Emanu-El. In one of the earliest calls to action from the nation's religious movements or its leading clergymen related to the AIDS crisis, Kirschner set off a stream of contributions and awareness that led to improved AIDS care facilities and greater acceptance of victims.

While Cantor Reuben Rinder was a dedicated member of the Temple Emanu-El community for over 50 years and contributed greatly to its liturgical canon, the subject property does not appear individually eligible for listing in the California Register under Criterion 2 for its association with Rinder. Based on research conducted by Planning Department staff, it appears that Rinder's role was primarily to commission works from and provide mentorship to musicians who did not have strict associations with or complete their work at Temple Emanu-el. For example, although *Avodath Hakodesh* is an important work of the Jewish liturgy which was commissioned by Cantor Rinder, it was composed by Ernest Bloch, and it was first performed in Italy; it was not performed at Temple Emanu-el until eight years after its composition. Other congregants of Temple Emanu-el included prominent leaders who made contributions to Jewish and secular life in San Francisco, but likewise, their prominence is not more directly associated with Temple Emanu-el than any other property. Therefore, 2 Lake Street is not eligible for association with specific persons who made contributions to history under Criterion 2.

Finally, Temple Emanu-El appears to be individually eligible for listing in the California Register under Criterion 3 as a monumental and architecturally distinctive example of an eclectic Byzantine Revival and Spanish Colonial Revival style religious building in San Francisco. It is also an example of the work of master architects Bakewell & Brown and Sylvain Schnaittacherand as the work of master builders MacDonald & Kahn Construction Company. The Rinder Chapel is referenced as an example of the work of Michael Goodman in the San Francisco Modern Architecture and Landscape Design 1935-1970 Context Statement (page 233).

Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

The period of significance for Temple Emanu-el is 1926 to 1985, capturing the building's construction, significant alterations (including the Rinder Chapel), Harvey Milk's memorial service, and Rabbi Kirschner's "AIDS Sermon." The building retains sufficient physical integrity to convey its significance as an individual resource.

Step B: Integrity

The subject property has retained or lacks integrity from the period of significance noted in Step A:					
Draw			**Setting:**	☒ Retains	☐ Lacks
Location:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks			
Workmanship:	☒ Retains	☐ Lacks			

Analysis:
In order to be determined eligible for the CRHR, the subject building must be found to retain sufficient integrity to convey its historic significance under Criteria 1, 2, and 3. While the submitted Historic Resource Evaluation did not include an integrity analysis, Planning staff find that the building retains all seven aspects of integrity based on available supplemental materials and additional research.

Although miscellaneous small changes have occurred over time at 2 Lake Street, these are not sufficient to result in a determination that any aspect of integrity has been significantly diminished.

Therefore, the subject building retains integrity and is a historic resource individually eligible for the California Register under Criteria 1 and 3.

Step C: Character Defining Features

The character-defining features of the subject property include the following:

Character-defining features are organized by location within the Temple Emanu-el complex. For the purposes of this section, those locations include: Sanctuary, Courtyard, and Temple House.

Exterior: General

- Massive form and prominent corner location;
- Three-part complex layout, including Sanctuary (north), Temple House (west), and open courtyard (corner);
- Variations in building heights from one to 6 stories;
- Compound roof forms, including domed, hipped, and gabled roofs;
- Byzantine Revival and Spanish Colonial Revival architectural features, including red clay tile roofing materials, smooth stucco wall treatment, punched and recessed rectangular and arched window openings, buttresses, and decorative bands at cornice levels;
- Multi-lite metal sash windows.

Sanctuary

- Massive dome with buttresses and multi-lite arched windows;
- Two large arched windows with fish-scale panes, set within gabled projections on the east and west façades of the Sanctuary;
- Raised marble platform with mosaics leading to the main Sanctuary entrance;
- Entry vestibule to the Sanctuary with barrel-vaulted ceiling, marble floor, and marble columns with ornate capitals;
- Monumental Sanctuary space with vaulted ceiling;
- Mezzanines supported by a series of marble columns and stucco-clad arches with decorative cast stone railings;
- Stucco-clad brackets with a fish scale pattern under the mezzanine overhang;
- Large three-part stained-glass arched windows on the east and west walls;
- Arched window with multi-lite panels on the south wall;
- Elevated bimah accessed by curved steps;
- Arched openings with decorative screens on the north wall, separated by marble columns.

Courtyard

- Monumental arched opening on Lake Street façade with a hipped roof, decorative bands, faceted columns and an ornate metal gate accessed by one flight of travertine stairs with bullnose treads;
- The brick-paved open courtyard with arcade on three sides featuring round arches supported by double columns;

- Semicircular marble platform at entry to Sanctuary;
- Octagonal concrete fountain.

Temple House
- Six-story tower at 2nd Avenue façade.

Interior, Martin Meyer Auditorium
- Large double-height room;
- Elevated full-height stage on west wall;
- Windows framed with faceted pilasters;
- Beamed ceiling;
- Triple pilaster forming heavy brackets under large members of ceiling;
- Mezzanine with decorative cast stone railing on east wall.

Interior, Rinder Chapel
- Stucco-clad barrel vault ceiling with slight overhang;
- Semi-circular altar capped by semi-dome with decorative corbelling;
- Simple wood-clad walls;
- Stained glass windows;
- Chandeliers.

CEQA HISTORIC RESOURCE DETERMINATION

☒ Individually-eligible Historical Resource Present
☐ Contributor to an eligible Historical District / Contextual Resource Present
☐ Non-contributor to an eligible Historic District / Context / Cultural District
☐ No Historical Resource Present

NEXT STEPS

☒ HRER Part II Review Required
☐ Historic Design Review Comments provided
☐ No further historic resource review, consult:
  ☐ Current Planner
  ☐ Environmental Planner

Signature: _____ Date: 1/26/2022

Elizabeth Gordon-Jonckheer, *Principal Preservation Planner*
CEQA Cultural Resources Team Manager, Environmental Planning Division

Introduction

The Historic Resource Evaluation (HRE) Part 2 was prepared for submission to the San Francisco Planning Department for reference in the environmental review of a proposed alteration and addition project for Temple Emanu-El. The report was researched in coordination with Equity Community Builders, project managers for Congregation Emanu-El, owner of the building, with the assistance of Mark Cavagnero Architects, the architect for the project.

Temple Emanu-El, located at 2 Lake Street in the Presidio Heights neighborhood, was completed in 1927. The original architects were Bakewell & Brown with Sylvain Schnaittacher; a significant later project, the Rinder Chapel, was designed by Michael Goodman. Composed of three connected parts – the Sanctuary Wing, the Courtyard Wing, and the Temple House Wing – Temple Emanu-El is prominently visible from vantage points blocks away because of its Byzantine Revival clay-tile-clad dome.

Methodology

Knapp Architects prepared this report based on the Historic Resource Evaluation Response (HRER) Part 1 dated 27 January 2022 prepared by the San Francisco Planning Department, project application drawings for the proposed project by Mark Cavagnero Associates Architects dated 16 June 2022, and observations during a site visit with project leaders from Equity Community Builders (ECB) and Cavagnero. (In selected instances where it provides additional information not included in the HRER, the draft HRE Part 1 prepared by TreanorHL dated 25 June 2021 was also consulted.) The architect and project manager provided follow-up clarifications about the design. In keeping with Planning Department environmental review procedures, the project managers and architect did not review drafts of this report in advance of submittal to the Planning Department. The report was revised per reviews by the San Francisco Planning Department dated 24 February, 19 May and 15 September 2022, as well as email correspondence; revisions were made in consultation with the Planning Department, ECB, and Cavagnero. The evaluation of conformance with the Secretary of the Interior's Standards for Rehabilitation ("Standards") was based primarily on National Register of Historic Places ("National Register") guidance posted online. Where the contribution of a specific feature to the building's significance is not explicitly identified in the HRER (or the HRE Part 1), the National Register Criteria as documented in *National Register Bulletin 15B: Applying the National Register Criteria* were used, along with the author's interpretation of the evaluation of similar features in the HRE Part 1. No original research about the history or significance of the building, or documentation of previous alterations, was conducted for this HRE Part 2.

Property and Case Identification

Temple Emanu-El is located at 2 Lake Street in the Presidio Heights neighborhood in the northwest quadrant of San Francisco. It occupies a single parcel, Assessor's Block 1355, Lot 011. This HRE Part 2 is being prepared for Case Number 2020-007168ENV.

Proposed Project Scope

The proposal is to perform rehabilitation work and construct an additional 17,130 gross square feet to the existing 88,690 square-foot institutional building, including 14,490 square feet of additional religious institutional space and approximately 2,640 square feet of additional preschool space. The existing building constructed in 1926, Temple Emanu-El, is located on a 45,520 square-foot lot on the northwest corner of Arguello Blvd. and Lake Street. The building is composed of three sections: the Sanctuary

Wing on Arguello Blvd., the Temple House Wing on Lake Street, and the Courtyard Wing at the intersection. The Temple House Wing has five floors: the basement (partially exposed at the west end) and levels 1-4; the Courtyard Wing has spaces at the basement and levels 1 and 2, with offices in its southeast corner and a library and offices on its west side at level 3. The main level of the Sanctuary Wing is at level 2. The proposed scope includes reconstruction and expansion of the Courtyard Wing, renovations to the Temple House Wing, and new mechanical systems and new elevators. No changes are proposed for the Sanctuary Wing, with the exception of upgrades to the fire safety system, which would include a fire alarm system throughout the building with voice evacuation.

Historical Status

Temple Emanu-El is currently listed on the San Francisco Property Information Map as "A - Historic Resource Present." It was rated 5 (highest) in the 1976 Department of City Planning Survey. It is not listed in California Office of Historic Preservation list of historic resources[1] (which includes the National Register and the California Register of Historical Resources ["California Register"]) and no federal determination of eligibility is available on the National Park Service website.[2] The property received the highest rating in the Foundation for San Francisco Heritage Survey (1978 - A) and the Department of City Planning Survey (1976 - 5).

The property is visible from the public right-of-way; primary photo from HRE Part 1:

Mark Cavagnero Architects

[1] http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=38. Accessed 27 September 2021.
[2] https://www.nps.gov/subjects/nationalregister/database0research.htm Accessed 27 September 2021.

Significance Summary

California Register Significance Criteria

The HRER Part 1 evaluates the eligibility of the property for listing in the California Register. It concludes that Temple Emanu-El is individually eligible under Criteria 1 and 3, but is not a contributor to a potential historic district. The period of significance is 1926-1985.

The property is eligible under Criterion 1, according to the HRER Part 1, for its importance in San Francisco's LGBTQ history and the intersection of the City's LGBTQ and Jewish communities. Harvey Milk (the city's first openly gay Supervisor, who was slain along with Mayor George Moscone by former Supervisor Dan White) was eulogized by Rabbi Allen Bennett of Congregation Sha'ar Zahav at the memorial service at Temple Emanu-El. Rabbi Robert Kirschner, the rabbi of Temple Emanu-El, delivered a sermon in 1985 calling on congregants and the community at large to care for people with HIV, drawing national attention to an epidemic not previously acknowledged by prominent religious leaders.

Temple Emanu-El is eligible under Criterion 3, according to the HRER Part 1, as a monumental and architecturally distinctive example of a Byzantine Revival and Spanish Colonial Revival religious building in San Francisco, and because it is a work of Architects of Merit (Bakewell & Brown and Sylvain Schnaittacher), and builders of historical prominence, MacDonald & Kahn Construction Company.

Character-Defining Features

The following character-defining features are listed in the HRER Part 1 (pages 7-8, quoted verbatim in their entirety):

Exterior: General

- Massive form and prominent corner location;
- Three-part complex layout, including Sanctuary (north), the Temple House (west), and open courtyard (corner);
- Variations in building heights from one to 6 stories;
- Compound roof forms, including domed, hipped, and gabled roofs;
- Byzantine Revival and Spanish Colonial Revival architectural features, including red clay tile roofing materials, smooth stucco wall treatment, punched and recessed rectangular and arched window openings, buttresses, and decorative bands at cornice levels;
- Multi-lite metal sash windows.

Sanctuary

- Massive dome with buttresses and multi-lite arched windows;
- Two large arched windows with fish-scale panes, set within gabled projections on the east and west facades of the Sanctuary;
- Raised marble platform with mosaics leading to the main Sanctuary entrance;
- Entry vestibule to the Sanctuary with barrel-vaulted ceiling, marble floor, and marble columns with ornate capitals;
- Monumental Sanctuary space with vaulted ceiling;
- Mezzanines supported by a series of marble columns and stucco-clad arches with decorative cast stone railings;
- Stucco-clad brackets with fish scale pattern under the mezzanine overhang;

- Large three-part stained-glass arched windows on the east and west walls;
- Arched window with multi-lite panels on the south wall;
- Elevated bimah accessed by curved steps;
- Arched openings with decorative screens on the north wall, separated by marble columns.

Courtyard

- Monumental arched opening on Lake Street façade with a hipped roof, decorative bands, faceted columns and an ornate metal gate accessed by one flight of travertine stairs with bullnose treads;
- The brick-paved open courtyard with arcade on three sides featuring round arches supported by double columns;
- Semicircular marble platform at entry to Sanctuary;
- Octagonal concrete fountain.

Temple House

- Six-story tower at 2nd Avenue facade.

Interior, Martin Meyer Auditorium

- Large double-height room;
- Elevated full-height stage on west wall;
- Windows framed with faceted pilasters;
- Beamed ceiling;
- Triple pilaster forming heavy brackets under large members of ceiling;
- Mezzanine with decorative cast stone railing on east wall.

Interior, Rinder Chapel

- Stucco-clad barrel vault ceiling with slight overhang;
- Semi-circular altar capped by semi-dome with decorative corbelling;
- Simple wood-clad walls;
- Stained glass windows;
- Chandeliers.

Integrity

The HRER Part 1 concludes that Temple Emanu-El retains integrity of location, setting, feeling, association, design, materials, and workmanship despite “miscellaneous small changes.”[3]

[3] San Francisco Planning Department. *Part I Historic Resource Evaluation Response/2 Lake Street.* San Francisco: San Francisco Planning Department, 2022. Page 7.

Project Description

The proposed project would retain the exterior facades of the Courtyard Wing on Arguello Blvd. and Lake Street and the exterior and roof of the tower over the monumental entry arch on Lake Street, while demolishing the rest of that portion of the property. The lowest two levels of the Courtyard Wing would be expanded into originally-unexcavated space, the new open-air courtyard at level 2 would be surrounded by gathering spaces and a coffee room with an espresso maker, a full floor of interior spaces would be added on level 3, and the wing would have outdoor decks on its roof at level 4. The perimeter of the Courtyard Wing roof would be covered in clay tile and there would be a glass guardrail at the top of it where the roof deck begins. In addition to the open roof deck, there would be an elevator penthouse and toilet room at the southwest corner of the Courtyard Wing at level 4. The monumental arch of the Courtyard Wing which faces Lake Street would be enclosed in glass, with an entry area at grade and two bridges on upper levels visible from the exterior. The arcade at the Courtyard Wing on Arguello Blvd. would also be enclosed with glass; the new floor plate at level 3 and a new stair in the northernmost arch would be visible through the glass. The Guild Hall in the Temple House Wing would be renovated and altered, with all-new finishes. Three new stairs would be constructed and the existing elevator would be reconstructed in the Courtyard Wing.

General Scope of Removal of Existing Features

The project would remove selected hardscape and plant materials between the building and the street on both Arguello Blvd. and Lake Street. The parking/loading lane on both streets would be reduced to allow extension of the sidewalk and construction of a bulb-out at the intersection.

The project design includes demolition in several locations on the interior and exterior of the building. The entire interior of the Courtyard Wing (which is seismically unsound), including the stair within the monumental arch on Lake Street, the courtyard paving and fountain, and the roof of the Courtyard Wing, would be demolished, although the exterior walls along Arguello Blvd. and Lake Street would be retained along with the hipped roof over the monumental arch. The bottom flight of the eastern stairs on the south side of the Temple House would be demolished. The small stair from level 3 to level 4 of the Temple House east of the balcony the Meyer Auditorium would be replaced. Selected classroom partitions on level 1 and level 4 of the Temple House would be removed. Interior features in a variety of other spaces would be removed or altered.

There would be demolition of an extensive area of mechanical, service, and unexcavated spaces on the basement and first floor of the Courtyard Wing. Although this portion of the demolition is apparent on plans, these spaces are accessed only by maintenance personnel.

Character-Defining Features to Be Removed

Features listed in the HRE Part 1 that would be demolished, including partial demolition, are listed as follows (with explanation where only partial demolition would occur):

Exterior

- Portions of compound roof forms and Byzantine Revival and Spanish Colonial Revival architectural features, including red clay tile roofing (some portions of existing roofs would be reconstructed); smooth stucco wall treatment (at the courtyard and very small portions in other locations).

Sanctuary

- Raised marble platform with mosaics at the north side of the Courtyard, leading to the main entrance of the sanctuary (only stairs would be removed; the platform itself would remain).

Courtyard

- The monumental arched opening on the Lake Street façade with a hipped roof, decorative bands, faceted columns and an ornate metal gate accessed by one flight of travertine stairs (the stair, the columns at the top of the stair, and the gate would be removed);
- The brick-paved open courtyard with arcade on three sides featuring round arches supported by double columns (the paving, the arcade on three sides, and the double columns);
- Octagonal concrete fountain.

New Construction

The project would make selected changes between the building and the street on both Arguello Blvd. and Lake Street. The sidewalk would be extended into the parking/loading lane on both streets, with a bulb-out at the intersection. The new paving of the courtyard would extend through the monumental arch onto the Lake Street sidewalk. Permeable paving would be installed in selected portions of the street furniture zone.

The project design includes construction on the roof of the Courtyard Wing which would be visible from Arguello Blvd. and Lake Street. The tiled roof of the reconstructed Courtyard Wing would rise to the same height as the existing hipped roof—but it would be considerably narrower in plan in order to accommodate the new level 4 roof terrace and would therefore have a steeper pitch than the existing roof. The terrace would have a perimeter guardrail of translucent (not clear) glass with bronze stanchions, rising three to four feet above the top of the tiled roof. This change would occur the full length of the courtyard roof on Arguello Blvd. and on Lake Street on both sides of the monumental arch on Lake Street; there would be no change to the hipped roof of the monumental arch.

There would be an elevator shaft and penthouse in the southwest corner of the roof deck of the Courtyard Wing, attached to a lower, small toilet room serving the children's exterior play area, replacing the existing elevator penthouse. Both the elevator penthouse and toilet room masses would be finished in painted stucco, with no doors facing Lake Street. The level 4 addition would be readily visible from the opposite side of Lake Street, though the roof of the Temple House would obscure it from view at street level fairly quickly moving west from Arguello Blvd. It would also be visible from Arguello Blvd. at the intersection.

The two major openings from the street facades of the Courtyard Wing, the monumental arch on the south and the courtyard arcade on the east, would be infilled with glass. Although the size and shape of the openings would not be altered, the visible condition on the interior side of each would also change. At the monumental arch on Lake Street, there would be a pair of glass entry doors at sidewalk level, visually marked by a projecting thin, flat canopy overhead. The existing exterior monumental stair to the courtyard at level 2 would be removed. Inside the new glass entry doors would be a multiple-story entrance and security space opening to a classroom space at level 2 on the east along Arguello Blvd. and to a new vertical circulation core on the west. Through a glass wall under bridges at the second and third floor levels on the north side of this space, doors would lead to a well at the south end of the new courtyard, where a monumental stair would lead up to the main courtyard at level 2. The two bridges (at levels 2 and 3) crossing through the entry space behind the arch would be visible from outside the building (though their appearance would depend on lighting conditions and the vantage point of the viewer). On the arcade on the east façade, a new floor plate immediately behind the glass would be visible from the exterior in most conditions, and a new interior stair in the northernmost arch of the arcade would also be visible. The existing bronze gates at the Arguello arches would be refurbished

and reinstalled in the existing openings on the street-facing side of the new glass. As with the conditions inside the glass in the monumental arch on Lake Street, these features would likely be nearly invisible when lights are off at night, inconspicuous in bright daylight (especially if interior lighting is off), and hard to miss when interior lights are on at night.

The open courtyard itself would be reconstructed; the courtyard (floor) surface and three of its four elevations would be entirely new construction with new materials and a design that is different from the existing (which is original except for the addition of exposed seismic-upgrade framing). The courtyard footprint would change somewhat, narrowing slightly one bay south of the projecting lanterns in front of the Sanctuary Wing; the east, south, and west elevations of the courtyard would be approximately 6 feet taller than the existing arcade. The new courtyard level would match the existing level of the existing marble platform on the north end of the courtyard, which would be retained although the existing risers connecting it to the courtyard would be removed. (The level change for the courtyard is part of the accessibility scheme. The original design includes a number of level changes as well as an original entry sequence making the path to the Sanctuary difficult to navigate with a wheelchair.) The new stone flooring of the rebuilt courtyard would have inset glass skylights. The walls of the courtyard would be a glass curtainwall with narrow aluminum frames. The guardrail at the roof terrace would be supported from the bottom with partial-height vertical supports and no top rail. There would be a pair of doors at the center of the east and west elevations at level 2.

Except for the exterior walls on Arguello Blvd. and Lake Street, the Courtyard Wing would be reconstructed from its foundation to the roof. It would continue to feature an open courtyard at the center, though this space would have a slightly smaller footprint than the existing courtyard, and the walls would be taller than the existing ones. The original entry sequence through the monumental arch on the Lake Street façade would be restored to everyday use; this route is currently locked, and entry occurs on the arcade on Arguello Blvd. The stair on axis with the monumental arch, the open courtyard at level 2, and the roof of the Courtyard Wing at level 4 would be rebuilt, although in a different configuration from the existing; the interior of the Courtyard Wing at levels 1-3 would be rebuilt in an entirely new configuration. The Courtyard Wing has a hipped roof covered in clay tiles (with one nearly flat zone on the east side of the Temple House Wing); the great majority of the new roof would be an open deck at level 4.

The reconstructed Courtyard Wing would have mechanical and service spaces in the basement (which would be enlarged, but still would not occupy the full footprint of the Courtyard Wing which was originally mostly unexcavated); office spaces (and one mechanical room) occupying the full footprint at level 1 (originally only partially excavated, for mechanical rooms only) with louvers on the south façade changed to windows; the main entry, gathering spaces, and an open courtyard at level 2; classrooms, meeting rooms, and a gathering space at level 3; and an open children’s play area and deck at level 4. The new spaces would be contemporary in character; primary materials would be painted gypsum board with acoustic tile ceilings in selected areas. Flooring would be stone in major public areas and carpet in offices and some classrooms. The existing exterior walls of the Courtyard Wing would be reinforced seismically; the new construction would meet current seismic codes and the exposed retrofit bracing at the courtyard would be demolished.

There would be extensive replacement of fixtures in the Guild Hall (basement of the Temple House). The space would have new windows and finishes throughout, including acoustic wood paneling. On level 2, the service spaces on the north and south sides of the pre-function space that adjoins Martin Meyer Auditorium would be reconfigured, adding a new toilet room and and renovating the service pantry, in a zone which was previously altered, per the HRE Part 1. The Temple House Wing would be altered at the east end of level 4; a new layout of spaces would replace the existing ones on the north side of the corridor, and the stair to level 3 would be rebuilt as part of installation of a new shear wall.

The vertical circulation of the Courtyard Wing and the Temple House Wing would be altered. A new stair from level 2 to level 4 at the northeast corner of the Courtyard Wing would connect new gathering spaces on these three levels. Two new stairs on the south side of the Courtyard Wing would connect interior spaces from the basement to level 2 or the street level. At the southwest corner of the Courtyard Wing, a new elevator would serve all five levels of the building. The eastern stair on the south side of the Temple House would be demolished from the basement to level 1.

The mechanical equipment would be replaced with new machinery which is more efficient. The existing air distribution system in the Sanctuary Wing and the Temple House Wing would be retained and connected to the new system.

Date of Review and Date of Proposed Project Drawings

This document was revised 19 September 2022, based on review by the Planning Department of the draft of 30 July 2022, and updated drawings by Mark Cavagnero Associates Architects dated 16 June 2022 (file named “Plans – 2 Lake St – 220617.pdf”).

Secretary of the Interior's Standards Analysis

The following is a standard-by-standard analysis of the proposed project for conformance with the Secretary of the Interior's Standards for Rehabilitation. The Standards are quoted verbatim from the National Park Service website in italics below.

1) *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

   The project would not change the use, which is the original one for which the property was designed, constructed, and used since its completion. The project conforms to Standard 1.

2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

   The following distinctive materials or features would be removed:
   - The courtyard paving would be demolished and replaced with new paving.
   - The cast stone fountain and columns at the courtyard would be demolished.

   The following distinctive spaces would be removed or altered:
   - The courtyard would be demolished and replaced with a different version.
   - The monumental entry arch on Lake Street would be substantially altered, with its stair demolished and its spatial relationship with the courtyard, the arcade, and levels 2 and 3 altered.
   - The arcade on the east, south, and west sides of the courtyard would be demolished and replaced with different spaces.

Courtyard, looking north at the south façade of the Sanctuary Wing. Brick paving in the foreground and the fountain at the center would be removed. Red arrow indicates location of new rectangular volume faced in bronze on the hip roof of the south wing flanking the Sanctuary Wing entry arch. *Mark Cavagnero Architects photo, from HRE Part 1 by TreanorHL.*

While application of the Standards for Rehabilitation for a project of this scope on a property of this size does not typically exclude any and all removal or alteration of distinctive materials, features, and spaces, the scale of demolition and alteration in the proposed project is too great to conform to Standard 2. The following paragraphs list the most important instances of removal and alteration which as a whole reach a level of intervention that exceeds the degree of change supported by the Standards.

The monumental entry arch on Lake Street and the courtyard are part of the primary spatial sequence in the property, which culminates in the Sanctuary. While all of these spaces—and the primary sequence—would continue to exist, the Secretary's Standards focus on important features as well as spaces. Removal of the courtyard paving and fountain, both of which play a notable role in the identity and character of the courtyard and tie it to the architectural style for which the property is significant, would not fall within the range of change envisioned under Standard 2. Similarly, the arcade on the east, south, and west sides of the courtyard is part of the character of the courtyard. This includes distinctive features (the columns and arches); the layering of spaces; the spatial progression and modulation from the fully open courtyard, to the arcade, to the spaces beyond the arcade; and the way the arcade is part of the architectural style that characterizes the property. Although the proposed design retains a courtyard that is the same in location and very similar in footprint, Standard 2 does not support removal of all of the historic fabric and features which comprise the existing courtyard. Although the monumental arch would remain, the stair and a pair of columns in it would be removed, and the spatial relationships between it and Lake Street and the courtyard would be altered by this removal. This is a lesser issue than the preceding ones, but it

Courtyard, looking west with gable of main roof mass of the Temple House partially visible at top. The columns in the foreground and on the opposite side of the courtyard and the fountain would be removed, along with the cast stone screens over the two large level 4 windows of the Temple House, which would be replaced by a door and a window to provide access to the new roof deck and children's play area. OpenSF photo, from HRE Part 1 by TreanorHL.

also would not conform to Standard 2 because of the paramount position the stair and columns have in the spatial sequence and the way these features incorporate architectural devices of the Byzantine and Spanish Colonial Revival Styles; removal of such features in a key location goes beyond the degree of change covered in Standard 2.

3) *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

   The project would not create a false sense of historical development, nor would it add conjectural features or fabric from other historic properties. The project conforms to Standard 3.

4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

   The proposed design would not alter or remove features or spaces that have acquired historic significance in their own right. The project conforms to Standard 4.

5) *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

   The project would retain distinctive materials, features, finishes, and construction techniques. This can be seen in the scope of demolition, which shows that the majority of character-defining features would be retained. In general, distinctive features and materials would be retained and rehabilitated. (This does not apply to instances where the project does not conform to Standard 2.) The drawings focus on identifying the scope and focus of demolition, new construction, and alteration, so they do not document the scope of rehabilitation; this will be shown on future, more detailed plans that will be subject to a historic preservation plan and other protective measures. The project conforms to Standard 5.

6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

   The design does not call for removal and replacement of features based on deterioration. In general, deteriorated or damaged elements would be rehabilitated in accordance with applicable techniques for preservation, and missing examples or portions of features and assemblies would be replaced in kind. The drawings focus on identifying the scope and focus of demolition, new construction, and alteration, so they do not document the methods of rehabilitation; this will be shown in future, more detailed plans that will be subject to a historic preservation plan and other protective measures. The project conforms to Standard 6.

7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

   The design does not call for chemical, abrasive, or other potentially harmful treatments. Where materials and features are soiled, they would be cleaned using materials and methods which cause the least damage necessary in order to rehabilitate them. The drawings focus on identifying the scope and focus of demolition, new construction, and alteration, so they do not document the methods and materials used for cleaning and repairs; this will be shown on future, more detailed

plans that will be subject to a historic preservation plan and other protective measures. The project conforms to Standard 7.

8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The drawings do call for excavation, but archaeology is beyond the scope of this document. It is presumed that the Planning Department's environmental review procedures and policies will result in conformance with Standard 8.

9) *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

After detailed review of the proposed design and its elements, it has been determined that the proposed design conforms to Standard 9, given the overall scale and treatment of additions and alterations in context with the monumentality of the existing complex. In its detailing and use of form and imagery, the design of the proposed alterations and additions is starkly distinct from the original property, and the primary proposed materials are either not found in the original construction or are identifiably different in construction techniques (such as the glazing at the courtyard and the monumental arch on Lake Street), so that the proposed construction would be strongly differentiated from the historic fabric of the property.

10) *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the proposed project were executed and then removed in the future, the Courtyard Wing would be limited to the exterior walls on Arguello Blvd. and Lake Street and the roof over the monumental arch on Lake Street; the courtyard would not exist. The property would not retain its essential form or integrity. The proposed project does not conform to Standard 10.

Summary

A project is evaluated under each of the 10 Standards individually, but conformance to the Standards for Rehabilitation is often reckoned in a holistic manner. A project judged to conform overall may technically fail to conform to one or two of the Standards. The proposed design conforms to Standards 1, 3, 4, 5, 6, 7, 8 and 9. While only Standards 2 and 10 are issues, their combined thrust is substantial. The design includes a noteworthy amount of removal and alteration of character-defining features, materials, and spaces; for example, all of the Courtyard Wing except two street facades would be removed. The new construction would differ from the existing in materials and style to a major degree. The divergence from Standards 2 and 10 is too great for this design to meet the intent of the Standards for Rehabilitation. The proposed design does not conform to all of the Secretary of the Interior's Standards for Rehabilitation.

Integrity Analysis

This section of the HRE Part 2 examines whether Temple Emanu-El would retain integrity if the proposed project were executed. It discusses the seven aspects of integrity (location, setting, design, feeling, association, materials, and workmanship) individually and then presents an overall assessment with a conclusion of whether or not the property would retain integrity. Generally, a project which conforms to the Secretary's Standards for Rehabilitation will ensure that a property retains integrity—but it does not necessarily follow that if a project would not conform to the Standards for Rehabilitation, the property is certain not to retain integrity.

Location
Location is the place where the historic property was constructed or the place where the historic event occurred.

Temple Emanu-El would remain in its original location if the project is executed; there would be no diminution of integrity of location.

Setting
Setting is the physical environment of a historic property.

The project would not change the setting of the building (which has not changed substantially since completion 96 years ago). There would be no diminution of integrity of setting attributable to the project if it were executed as proposed.

Design
Design is the combination of elements that create the form, plan, space, structure, and style of a property.

If the project were executed as proposed, the form, materials, and detailing of the roof of the Courtyard Wing would be altered; the interior layout and spaces of the Courtyard Wing would change entirely; the articulation of the entry sequence (monumental stair moved, entry space with bridges added) would change; the courtyard arcade would be replaced with glazed walls; and a series of lesser elements would be altered, but the fundamental design of Temple Emanu-El would still convey its original concept. The monumental domed Sanctuary and rectangular volume of the Temple House Wing would still meet at the Courtyard Wing, where a grand entry sequence on axis with the Sanctuary would lead to an open courtyard. The changes would mean that integrity of design would be diminished to a serious extent, but not impaired entirely.

Feeling
Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The proposed project would reduce the sense of the period of significance on part of the interior of the Courtyard Wing—but it would not eliminate it on the exterior of this portion of the property. More importantly, it would not change the ability of the Sanctuary Wing to convey the sense of the time frame of its design and construction (on the interior or the exterior), nor would it do so with respect to the Temple House Wing. Integrity of feeling would be somewhat diminished if the project is executed as planned.

Association
Association is the direct link between an important event or person and a historic property.

Integrity of association pertains to Criterion 1—it gauges whether a property can continue to convey its association with an important event. Temple Emanu-El is significant under Criterion 1

for the 1978 memorial service for Harvey Milk and for the 1985 AIDS sermon. Both these events occurred in the Sanctuary. The project would not change the Sanctuary, and therefore Temple Emanu-El would continue to convey its association with events important to history. The proposed project would not diminish the property's integrity of association.

Materials
Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

If the project were executed, most of the Courtyard Wing except its exterior wall (and the monumental arch on Lake Street) would be rebuilt—but the street facades of the Courtyard Wing and the rest of the exterior (except for a limited portion of the roof tile) would be retained and restored. National Register Bulletin 15 specifically states that the *exterior* materials of a property are what must remain in order for integrity of materials to be retained. (Although the Courtyard Wing has historically been a publicly accessible feature open to the air, it is not visible from a public right-of-way, so removal of features there is not the same as it would be on street facades.) Almost all the exterior materials of the property would remain; furthermore, the courtyard fountain and paving are the only materials that would be lost in full. Other materials which would be removed, such as the cast stone columns at the courtyard, also exist in other locations where they would be retained. Integrity of materials would be diminished to a limited degree.

Workmanship
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

As with integrity of materials, the project would remove a portion of the examples of workmanship which characterize the property, but it would not remove any single one in its entirety. Carved wood, painted beams, stucco, and cast stone would remain, although the extent would be reduced. There would be a reduction in the extent of examples of craft, but there would not be an elimination of any craft. Integrity of workmanship would be diminished to a modest degree.

Would the Property Retain Integrity?

While integrity is evaluated under seven aspects, ultimately it remains or it does not remain. Each aspect is assessed in a nuanced way, but overall integrity is a yes-or-no proposition. Integrity also relates to the criterion under which a property is significant; since Temple Emanu-El is significant under California Register Criteria 1 and 3, its integrity must be evaluated separately for each. Under Criterion 1, Temple Emanu-El would retain integrity because the Sanctuary would not change and the associations with Harvey Milk's memorial service and the AIDS sermon would not be affected. Although integrity of design—which is the most important aspect for properties significant under Criterion 3—would be diminished, it would not be eliminated. Integrity of workmanship, materials, feeling, and association would be affected to a lesser degree. Therefore, the property would retain integrity under Criterion 3 as well.

Conclusion

The proposed project would effect two major, visible changes:

- The Courtyard Wing would be replaced with a new design, but its exterior facades on Arguello Blvd. and Lake Street would be retained.

- The monumental arch of the main entry on Lake Street and the three-arch arcade on Arguello Blvd. would be enclosed with glass, with new construction visible behind the glass

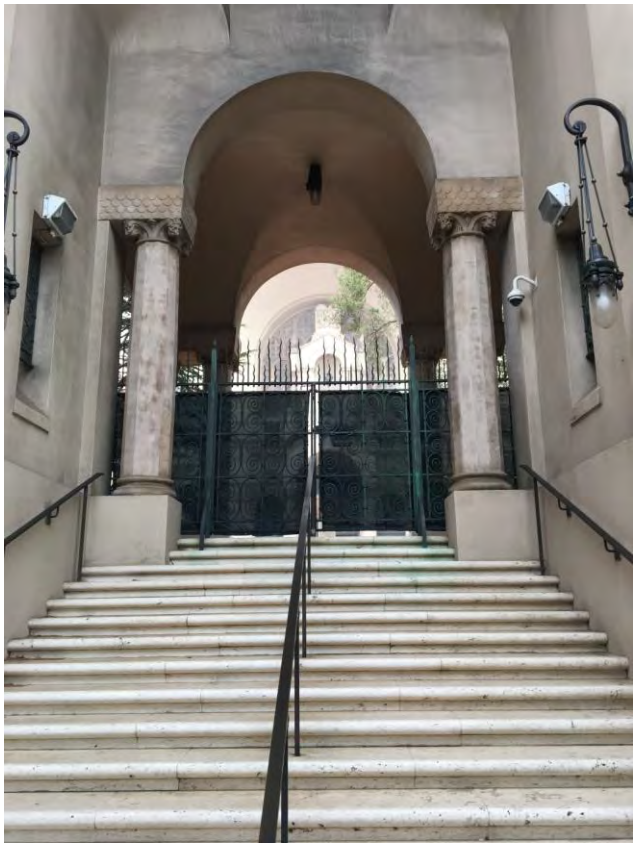
In addition, there would be interior renovations and alterations; the stairs and elevators would be augmented; and building structure and systems would be updated.

The project design conforms to Standards 1, 3, 4, 5, 6, 7, 8, and 9; as noted above, this will be shown on future, more detailed plans that will be subject to a historic preservation plan and other protective measures. The design does not conform to Standards 2 and 10 because it would remove character-defining features and alter the building in a manner which is not reversible. While the changes would not conform to all of the Secretary of the Interior's Standards for Rehabilitation, they would not impair the integrity of the property. Even with the project complete, Temple Emanu-El would continue to convey its associations with the memorial service for Harvey Milk and the AIDS sermon—largely because the Sanctuary would not change at all. While its integrity of design would be diminished, Temple Emanu-El would continue to be significant as an example of the use of the Byzantine Revival and Spanish Colonial Revival styles for design of the home of a large, prominent religious congregation. The retention of the facades of the Courtyard Wing on Arguello Blvd. and Lake Street, in conjunction with the continued presence of an open courtyard facing the south façade of the Sanctuary Wing, would allow future visitors to understand the original *parti* Bakewell & Brown used to organize the three parts of the building. Notably, the project would restore the monumental arch on Lake Street to daily use as the primary entrance to the property—and it would make this route fully accessible.

Appendices

1. Photographs of subject property

Temple Emanu-El, c 1950, from the intersection of Arguello and Lake Streets. *From HRE Part 1 by TreanorHL (above)*. Similar view in 2021. *Knapp Architects photo (below)*.



Monumental entry on south façade of Courtyard Wing. Stair, Byzantine columns, and bronze gate would be removed. *Knapp Architects photo.*

Looking south on Arguello Blvd., across from the northern property line of Temple Emanu-El. Proposed alterations would be extremely inconspicuous from this vantage point. *Knapp Architects photo.*

View from the intersection of Arguello Blvd. and Sacramento Street. The glazing at the monumental arch, the change in the roof width and pitch of the Courtyard Wing, and the addition of a glass guardrail would be visible; the overall image of the property would be little changed. *Knapp Architects photo.*

Temple House, seen from south side of Lake Street. Upper view is from crosswalk at Arguello Blvd.; lower view is from directly opposite the main section of the façade. The proposed level 4 elevator penthouse/toilet room and the roof deck guardrail would be visible from the upper vantage point, but would comprise a very small portion of the view. The glazing at the monumental arch would be visible at right. The changes would not be seen in the lower photo. *Knapp Architects photos.*

Looking northeast from the southwest corner of Lake Street and 2nd Avenue. Except for the glass at the monumental arch, the Courtyard Wing alterations would be very inconspicuous. *Knapp Architects photos.*

Looking northeast from the south side of Lake Street midway between 2nd and 3rd Avenues. Even the glazing at the monumental arch would be difficult to discern. *Knapp Architects photos.*

Looking northeast from the southwest corner of Lake Street and 3rd Avenue. The alterations would be too small to make out. *Knapp Architects photos.*

2. Copies of proposed project plans reviewed. Drawings include existing conditions and proposed project. Drawings include dimensions, materials, and clearly indicate all alterations. This is the drawing file received from Mark Cavagnero Architects. (Begins on following page.)

SITE PERMIT ISSUANCE UPDATE

JUNE 17, 2022

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

6/17/2022 4:45:59 PM

CAVAGNERO ARCHITECTS

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	3/30/2022	DRAFT PLANNING SET
	6/1/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

COVER SHEET

A0.00

SHEET INDEX - SITE PERMIT

SHEET NUMBER	SHEET NAME	SITE PERMIT 1/28/22	SITE PERMIT UPDATE 06/17/22

0 -PROJECT DATA

A0.00

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A0.02	PROJECT DATA & CODE SUMMARY	•	•
A0.03	GENERAL NOTES, SYMBOLS & ABBREVIATIONS	•	•
A0.10	PRE-APPLICATION LETTER		•
A0.11	PRE-APPLICATION LETTER		•
A0.12	PRE-APPLICATION LETTER		•
A0.13	PRE-APPLICATION LETTER		•
A0.30	SF GREEN BUILDING ORDINANCE FORMS	•	•
A0.40	D.A. CHECKLIST & ACCESSIBILITY SITE PLAN	•	•
A0.41	ACCESSIBILITY PLANS	•	•
A0.42	ACCESSIBILITY PLANS	•	•
A0.43	ACCESSIBILITY DIAGRAMS	•	•
A0.44	ACCESSIBILITY DIAGRAMS	•	•
A0.45	ACCESSIBILITY DIAGRAMS	•	•
A0.50	OCCUPANCY & EGRESS PLAN - L0	•	•
A0.51	OCCUPANCY & EGRESS PLAN - L1	•	•
A0.52	OCCUPANCY & EGRESS PLAN - L2	•	•
A0.53	OCCUPANCY & EGRESS PLAN - L3	•	•
A0.54	OCCUPANCY & EGRESS PLAN - L4	•	•
A0.60	GROSS FLOOR AREA PLANS - EXISTING		•
A0.61	GROSS FLOOR AREA PLANS - PROPOSED	•	•
A0.90	EXISTING / CONTEXTUAL PHOTOS	•	•
A0.91	RENDERED VIEWS	•	•

1 - CIVIL

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C0.02	EXISTING CONDITIONS	•	•
C0.03	EXISTING CONDITIONS	•	•
C1.01	SITE DEMOLITION PLAN	•	•
C2.01	GRADING & UTILITY PLAN	•	•
C2.02	AREA GRADING DETAILS		•
C3.01	DETAILS	•	•
C3.02	DETAILS	•	•

4.1 - ARCHITECTURE - DEMOLITION / EXISTING CONDITIONS

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AD2.00	DEMOLITION FLOOR PLAN - L0	•	•
AD2.01	DEMOLITION FLOOR PLAN - L1	•	•
AD2.02	DEMOLITION FLOOR PLAN - L2	•	•
AD2.03	DEMOLITION FLOOR PLAN - L3	•	•
AD2.04	DEMOLITION FLOOR PLAN - L4	•	•
AD2.05	DEMOLITION ROOF PLAN	•	•
AD3.00	EXISTING EXTERIOR ELEVATION - LAKE STREET (SOUTH)	•	•
AD3.01	EXISTING EXTERIOR ELEVATION - ARGUELLO BLVD (EAST)	•	•
AD3.02	EXISTING EXTERIOR ELEVATION - 2ND AVE (WEST)	•	•
AD3.03	EXISTING EXTERIOR ELEVATION - NORTH	•	•
AD3.04	EXISTING EXTERIOR ELEVATIONS - COURTYARD	•	•
AD3.50	EXISTING BUILDING SECTION EAST-WEST	•	•
AD3.51	EXISTING BUILDING SECTION NORTH-SOUTH	•	•

4.2 - ARCHITECTURE

A1 - SITE PLANS

A1.00	SITE PLAN	•	•

A2 - PLANS

A2.00	OVERALL FLOOR PLAN - L0	•	•
A2.01	OVERALL FLOOR PLAN - L1	•	•
A2.02	OVERALL FLOOR PLAN - L2	•	•
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A2.04	OVERALL FLOOR PLAN - L4	•	•
A2.05	OVERALL ROOF PLAN	•	•
A2.10	COURTYARD WING FLOOR PLAN - L0		•
A2.11	COURTYARD WING FLOOR PLAN - L1		•
A2.11.5	COURTYARD WING FLOOR PLAN - L1.5		•
A2.12	COURTYARD WING FLOOR PLAN - L2		•
A2.13	COURTYARD WING FLOOR PLAN - L3		•
A2.14	COURTYARD WING ROOF DECK PLAN - L4		•
A2.20	TEMPLE HOUSE FLOOR PLAN - L0		•
A2.21	TEMPLE HOUSE FLOOR PLAN - L1		•
A2.22	TEMPLE HOUSE FLOOR PLAN - L2		•
A2.23	TEMPLE HOUSE FLOOR PLAN - L3		•
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A3.01	EXTERIOR ELEVATIONS	•	•
A3.02	EXTERIOR ELEVATIONS - L4 ROOF DECK		•
A3.03	COURTYARD ELEVATIONS		•
A3.50	OVERALL BUILDING SECTION	•	•
A3.60	COURTYARD WING BUILDING SECTION	•	•
A3.70	TEMPLE HOUSE BUILDING SECTION	•	•

A5 - INTERIOR ELEVATIONS & ENLARGED PLANS

A5.50	ENLARGED RESTROOM PLANS	•	•
A5.51	ENLARGED RESTROOM PLANS	•	•

CAVAGNERO

REV	DATE	DESCRIPTION
	1/28/2022	SITE PERMIT ISSUANCE
	06/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

SHEET INDEX

A0.01

6/17/2022 4:46:01 PM

PLANNING CODE SUMMARY

ADDRESSES:	2 LAKE ST 199 ARGUELLO BLVD		
BLOCK / LOT:	1355 / 011		
NEIGHBORHOOD:	PRESIDIO HEIGHTS		
PLANNING DISTRICT:	DISTRICT 1 RICHMOND		
ZONING:	RM-1, RESIDENTIAL - MIXED, LOW DENSITY		
HEIGHT & BULK DISTRICT:	40-X		
LOT AREA:	45,518 SF (PER MARTIN M. RON ASSOCIATES SURVEY 7/12/18)		
EXISTING SQUARE FOOTAGE:	107,588 SF (PER SF PLANNING DATABASE)		
SPECIAL USE DISTRICT / PRESERVATION DISTRICT:	NONE		
PLANNING DEPARTMENT HISTORIC RESOURCE STATUS:	CATEGORY A - HISTORIC RESOURCE PRESENT		
DCP 1976 SURVEY:	5 (HIGHEST RATING)		
YEAR BUILT:	1924-1926		
ORIGINAL ARCHITECT:	ARTHUR BROWN, JR., JOHN BAKEWWELL, JR., & SYLVAIN SCHAITTACHER		
OFF-STREET PARKING:	REQUIRED:	NONE REQUIRED	
	EXISTING:	NONE	
	PROPOSED:	NONE	
BICYCLE PARKING:	REQUIRED:	CLASS I RACKS:	10
		CLASS II RACKS:	5
	EXISTING:	NONE	
	PROPOSED:	CLASS I RACKS:	24
		CLASS II RACKS:	5

PROJECT DESCRIPTION

THE CONGREGATION EMANU-EL FACILITY IS COMPRISED OF THE MAIN SANCTUARY, THE COURTYARD ADDITION, AND THE TEMPLE HOUSE.

THE PROJECT INCLUDES AN INTERIOR RENOVATION OF THE TEMPLE HOUSE AND A NEW ADDITION TO THE SANCTUARY WITHIN THE EXISTING HISTORIC EXTERIOR WALLS OF THE COURTYARD WING. THE TEMPLE HOUSE RENOVATION INCLUDES INTERIOR FINISH UPGRADES, STRUCTURAL UPGRADES AT THE INTERFACE WITH THE EXISTING COURTYARD WING, CONNECTION TO NEW MECHANICAL SYSTEMS, AND LIFE SAFETY UPGRADES. THE NEW COURTYARD ADDITION INCLUDES EXCAVATION FOR ADDITIONAL PROGRAM SPACE, NEW MECHANICAL SYSTEMS, NEW STAIRS & ELEVATOR, NEW EXTERIOR COURTYARD AND A NEW OCCUPIABLE ROOF DECK.

THE EXISTING PRESCHOOL USE OCCURING AT LEVELS 0-2 IS PROPOSED TO BE RELOCATED & CONSOLIDATED TO LEVEL 4.

NO CHANGES ARE PROPOSED TO THE SANCTUARY, WITH THE EXCEPTION OF THE PROVISION OF A NEW EGRESS PATH SERVING THE COURTYARD ADDITION, THE ENCLOSURE OF EXTERIOR VESTIBULES AT THE INTERFACE WITH THE NEW COURTYARD ADDITION, AND THE RECONNECTION OF EXISTING SANCTUARY BUILDING SERVICES TO NEW MEP PLANT ROOMS IN THE COURTYARD ADDITION BASEMENT.

SFFD AB-2.01 ELEVATOR INFORMATION

- PASSENGER ELEVATOR YES _X_ NO ___ (IF NO, ASSUMED TO BE FREIGHT ELEVATOR)
- ELEVATOR HOISTWAY IS NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE YES _X_ NO ___
- ELEVATOR CAR ENCLOSURE MATERIALS MEET THE REQUIREMENTS OF ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS YES _X_ NO ___
- ELEVATORS UTILIZE POLYURETHANE-COATED STEEL BELTS OR OTHER SIMILAR COMBUSTIBLE MATERIAL? YES ___ NO ___
- ELEVATOR IS A: TRACTION /CABLE ELEVATOR ___ HYDRAULIC ELEVATOR ___ MACHINE ROOM-LESS ELEVATOR _X_

CODE SUMMARY, CONTINUED

FIRE-RESISTANCE RATING REQUIREMENTS (CBC TABLE 601):

<u>TYPE IA (COURTYARD ADDITION)</u>

PRIMARY STRUCTURAL FRAME	3 HOUR
BEARING WALLS, EXTERIOR	3 HOUR
BEARING WALLS, INTERIOR	3 HOUR
NON-BEARING WALLS, EXTERIOR	
BASED ON FIRE SEPARATION DISTANCE, GROUP A:	
X < 5'	1 HOUR
5' ≤ X < 10'	1 HOUR
10' ≤ X < 30'	1 HOUR
X ≥ 30'	0 HOUR
FLOOR CONSTRUCTION & ASSOC. SECONDARY MEMBERS	2 HOUR
ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS	1.5 HOUR

<u>TYPE IIA (TEMPLE HOUSE)</u>

PRIMARY STRUCTURAL FRAME	1 HOUR
BEARING WALLS, EXTERIOR	1 HOUR
BEARING WALLS, INTERIOR	1 HOUR
NON-BEARING WALLS, EXTERIOR	
BASED ON FIRE SEPARATION DISTANCE, GROUP A:	
X < 5'	1 HOUR
5' ≤ X < 10'	1 HOUR
10' ≤ X < 30'	1 HOUR
X ≥ 30'	0 HOUR
FLOOR CONSTRUCTION & ASSOC. SECONDARY MEMBERS	1 HOUR
ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS	1 HOUR

BUILDING SEPARATION FIRE WALLS (CBC SECTION 706):
FIRE WALL BETWEEN TEMPLE HOUSE & COURTYARD ADDITION: 3 HOUR
(DUE TO DIFFERENCE IN CONSTRUCTION TYPE)

FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM.

FIRE RESISTANCE OF EXTERIOR WALLS FOR 4' TO EITHER SIDE OF FIRE WALLS: 1 HOUR

PROTECTION OF OPENINGS WITHIN 4' OF EITHER SIDE OF FIRE WALL WHERE PROTECTION REQ'D BY 2019 CBC SECTION 705.8: .75 HOUR

<u>STEPPED BUILDINGS:</u>
WHERE THE FIRE WALL TERMINATES AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB OF THE LOWER ROOF:
1. LOWER ROOF ASSEMBLY WITHIN 10' OF THE WALL & SUPPORTING ELEMENTS: 1 HOUR
2. OPENINGS IN THE LOWER ROOF SHALL NOT BE LOCATED WITHIN 10' OF THE FIRE WALL

PROJECT INFORMATION & CODE SUMMARY

PROJECT NAME:
CONGREGATION EMANU-EL

PROJECT ADDRESS:
2 LAKE STREET
SAN FRANCISCO, CA 94118

PROPOSED / EXISTING USE:
RELIGIOUS INSTITUTION, PRESCHOOL

OCCUPANCY GROUPS:
A1 - ASSEMBLY
A3 - ASSEMBLY
B - BUSINESS
E - EDUCATION
NONSEPARATED OCCUPANCIES

EXISTING CONSTRUCTION TYPE:

TEMPLE HOUSE:	IIA EQUIVALENT (HISTORIC BUILDING, TYPE IIB W/ AUTOMATIC SPRINKLERS)
SANCTUARY AND COURTYARD:	IIA AS PREVIOUSLY PERMITTED BUT EXCEEDS ALLOWABLE AREA (HISTORIC BUILDING, PREDATES FIRST PUBLISHED UBC, CONCRETE & STEEL CONSTRUCTION W/ STEEL EMBEDDED IN THE CONCRETE OR EXPOSED AS TRUSSES ABOVE LATH AND PLASTER CEILINGS MORE THAN 25 FEET ABOVE THE HIGHEST GALLERY.)

PROPOSED CONSTRUCTION TYPE:

TEMPLE HOUSE:	IIA EQUIVALENT
COURTYARD ADDITION:	IA

ALLOWABLE BUILDING HEIGHT*:

IIA / A OCCUPANCY:	85' / 4 STORIES
IA / A OCCUPANCY:	UL / UL

EXISTING BUILDING HEIGHT*:

TEMPLE HOUSE:	60' / 4 STORIES OVER BASEMENT
SANCTUARY:	127' / 3 STORIES OVER BASEMENT
COURTYARD:	30' / 2 STORIES OVER BASEMENT

PROPOSED BUILDING HEIGHT*:

TEMPLE HOUSE:	NO CHANGE
SANCTUARY:	NO CHANGE
COURTYARD ADDITION:	32' TO ROOF DECK, 47'-6" TO TOP OF ELEV. PENTHOUSE 3 STORIES OVER BASEMENT W/ OCCUPIED ROOF DECK

*FROM GRADE PLANE TO AVERAGE HEIGHT OF HIGHEST ROOF SURFACE, CALCULATED PER BUILDING PORTION

ALLOWABLE BUILDING AREAS:

IIA / A OCCUPANCY:	38,750 SF W/O AREA INCREASE, W/ FRONTAGE INCREASE
IA / A OCCUPANCY:	UL

EXISTING BUILDING AREAS:

TEMPLE HOUSE:	36,968 SF
COURTYARD:	7,859 SF
SANCTUARY:	<u>38,092 SF</u>
TOTAL:	82,919 SF

PROPOSED BUILDING AREAS:

TEMPLE HOUSE:	37,214 SF	(+ 246 SF)
COURTYARD ADDITION:	25,669 SF	(+17,810 SF)
SANCTUARY:	<u>38,513 SF</u>	<u>(+ 421 SF)</u>
TOTAL:	101,396 SF	(+18,477 SF ADDITIONAL GROSS FLOOR AREA)

BUILDING AREAS IN PROJECT SCOPE:

TEMPLE HOUSE:	37,214 SF
COURTYARD ADDITION:	25,669 SF
SANCTUARY:	<u>524 SF</u>
TOTAL:	63,407 SF

LIFE SAFETY:
<u>TEMPLE HOUSE:</u>
EXISTING FULLY SPRINKLERED

FIRE ALARM TO BE A DEFFERRED SUBMITTAL PER *NFPA 72 AND SFFC 907*. EXISTING FIRE ALARM TO BE UPGRADED TO AN EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH *CBC SECTION 907.5.2.2.*

<u>COURTYARD ADDITION:</u>
FULLY SPRINKLERED

AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED THROUGHOUT THE BUILDING IN CONFORMANCE WITH *2019 CALIFORNIA BUILDING CODE SECTION 903* AS ADOPTED AND AMENDED BY THE CITY OF SAN FRANCISCO. THE REFERENCED STANDARD TO BE USED IS *NFPA 13, 2019 EDITION* AND *SFFC 903*. BUILDING TO INCLUDE CLASS I STANDPIPE SYSTEM PER *NFPA 14 AND SFFC 903*.

FIRE ALARM TO BE A DEFFERRED SUBMITTAL PER *NFPA 72 AND SFFC 907*. BUILDING TO INCLUDE AN EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH *CBC SECTION 907.5.2.2.*

<u>SANCTUARY:</u>
EXISTING NON-SPRINKLERED

PROJECT DIRECTORY

OWNER
Congregation Emanu-El
2 Lake Street
San Francisco, CA 94118
Tel: (415) 751-2535

OWNER'S REPRESENTATIVE
Equity Community Builders, LLC
PO Box 29585
38 Keyes Ave, Suite 201
San Francisco, CA 94129
Tel: (415) 561-6200

ARCHITECT
Mark Cavagnero Associates
1045 Sansome Street, Suite 200
San Francisco, CA 94111
Tel: (415) 398-6944

CONTRACTOR
Plant Construction Company, L.P.
300 Newhall Street
San Francisco, CA 94124
Tel: (415) 285-0500

HISTORIC PRESERVATION
Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108
Tel: (415) 362-5154

GEOTECHNICAL
Rollo & Ridley, Inc.
989 Sutter Street, Unit 4
San Francisco, CA 94109
Tel: (415) 254-1855

STRUCTURAL
Forell Elsesser Engineers, Inc.
160 Pine Street, 6th Floor
San Francisco, CA 94111
Tel: (415) 837-0700

FACADE
Eckersley O'Callaghan
450 Geary Street, Suite 500
San Francisco, CA 94012
Tel: (415) 813-3810

MEP / AV / ACOUSTICS / LIGHTING
Arup
560 Mission Street, Suite 700
San Francisco CA 94105
Tel: (415) 957-9445

TELECOM / SECURITY
Teecom
50 California Street, Suite 1500
San Francisco, CA 94111
Tel: (510) 337-2800

CODE / LIFE SAFETY
Reax Engineering
1921 University Avenue
Berkeley, CA 94704
Tel: (510) 629-4930

CIVIL
KPFF
45 Fremont St., 28th Floor
San Francisco, CA 900105-2209
Tel: (415) 268-1987

LANDSCAPE
Miller Company Landscape Architects
1585 Folsom Street
San Francisco, CA 94103
Tel: (415) 252-7288

JOINT TRENCH
Urban Design Consulting Engineers
350 Townsend Street, Suite 409
San Francisco, CA 94107
Tel: (415) 658-5850

WATERPROOFING
Simpson Gumpertz & Heger
1999 Harrison Street, Suite 2400
Oakland, CA 94612
Tel: (415) 493-3700

VERTICAL TRANSPORTATION
Syska Hennessy Group
425 California Street, Suite 400
San Francisco, CA 94104
Tel: (415) 288-9060

SPECIFICATIONS
Emily Borland Specifcations
Tel: (415) 971-4222

FOOD SERVICE
NGAssociates Foodservice Consultants
11135 San Pablo Avenue #1782
El Cerrito, CA 94530
Tel: (510) 255-9684

APPLICABLE CODES AND REGULATIONS

A. 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
B. 2019 CALIFORNIA BUILDING CODE (CBC), PART 2: VOLUME 1 & 2
C. 2019 CALIFORNIA ELECTRICAL CODE (CEC)
D. 2019 CALIFORNIA MECHANICAL CODE (CMC)
E. 2019 CALIFORNIA PLUMBING CODE (CPC)
F. 2019 CALIFORNIA ENERGY CODE (CEC)
G. 2019 CALIFORNIA FIRE CODE (CFC)
H. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN), PART 11, TITLE 24
I. 2019 CALIFORNIA REFERENCED STANDARDS CODE
J. 2019 SAN FRANCISCO CODE AMENDMENTS
K. CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPER 4, SUBCHAPTER 6 ELEVATOR SAFETY ORDER. REFERENCES ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, 2016 EDITION.
L. AMERICANS WITH DISABILITIES ACT

<u>APPLICABLE DUE TO THE HISTORIC NATURE OF THE BUILDING:</u>
A. 2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)

<u>FIRE PROTECTION STANDARDS, PARTIAL LIST:</u>
A. NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKER SYSTEMS, 2019
B. NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE & HOSE SYSTEMS, 2019
C. NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE, 2019
D. NFPA 80, FIRE DOORS AND OTHER OPENING PROTECTIVES, 2019

VICINITY MAP N.T.S.

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

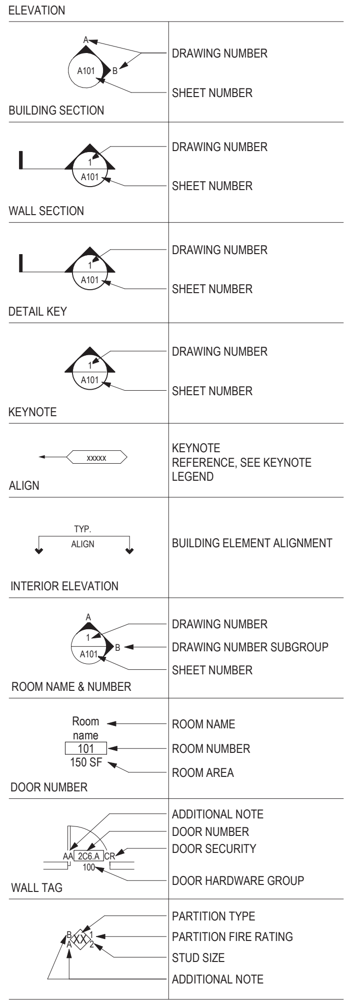
CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

PROJECT DATA & CODE SUMMARY

A0.02

6/17/2022 4:46:03 PM

SYMBOLS



ABBREVIATIONS

&	And
¬	Angle
@	At
℄	Centerline
©	Copyright
°	Degrees
Ø	Diameter
#	Number or Pound
S.F.	Square Feet
±	Plus or Minus
ℙ	Property Line
ABV.	Above
A/C.	Air Conditioning
ACOUS.	Acoustical
A.D.	Area Drain
ADA	Americans W/ Disabilities Act
ADDL.	Additional
ADJ.	Adjustable or Adjacent
A.F.F.	Above finished floor
AGGR.	Aggregate
AL.	Aluminum
A.P.	Access Panel
APPROX.	Approximate
ARCH.	Architectural
AUTO	Automatic
BD.	Board
BEL.	Below
BLDG.	Building
BLK.	Block
BM.	Beam
B.O.	Bottom Of
BOT.	Bottom
BRKT.	Bracket
BRG.	Bearing
BRK.	Brick
B.U.R.	Built-up Roofing
BSMT.	Basement
C.	Carpet
CAB.	Cabinet
CAT.	Category
CB.	Chalk Board
CEM.	Cement
CER.	Ceramic
C.G.	Corner Guard
C.I.P.	Cast in Place
C.J.	Control Joint
CLG.	Ceiling
CLKG.	Caulking
CLO.	Closet
CLR.	Clear
C.M.U.	Concrete Masonry Unit
CNTR.	Counter
C.O.	Cased Opening
COL.	Column
CONC.	Concrete
CONSTR.	Construction
CONT.	Continuous
CONTR.	Contractor
CORR.	Corridor
CPT.	Carpet
C.R.	Cold Rolled
C.T.	Ceramic Tile
CTR.	Center
CW.	Curtain wall
DBL.	Double
DEPT.	Department
DET./DTL.	Detail
D.F.	Drinking Fountain
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
D.N.	Door Note
DN.	Down
D.O.	Door Opening
D.P.	Dimension Point
DR.	Door
DRN.	Drain
DS.	Downspout
D.W.	Dishwasher
DWG(S)	Drawing / Drawings
DWR.	Drawer
E.	East
(E)	Existing
EA.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
ENGR.	Engineer
E.P.	Electrical Panelboard
EPDM	Ethylene Polypropylene (elastic plastic flashing)
EQ.	Equal
EQPT.	Equipment
EXP.	Expansion
EXPO.	Exposed
EXST.	Existing
EXT.	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain OR Fire Damper
FND.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.H.	Flat Head OR Full Height
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FIXT.	Fixture
FL./FLR.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.B.	Face of Building
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.S.	Face of Stud
F.P.	Fireproof(ing)
F.R.T.	Fire Retardant Treated
FT.	Foot OR Feet
FTG.	Footing
FURR.	Furring
FUT.	Future
F.V.C.	Fire Valve Cabinet
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
G.C.	General Contractor
G.D.	Garbage Disposal
GEN.	General
GFCI	Ground Fault Circuit Interruption
GFRC	Glass Fiber Reinforced Concrete
GRG.	Glass Reinforced Gypsum
GL.	Glass
G.N.	General Note
GND.	Ground
G.R.	Guard Rail
GR.	Grade
GYP.	Gypsum Board
H.B.	Hose Bib
H.C.	Hollow Core
HCP.	Handicapped
HD.	Head
HDBD.	Hardboard
HDR.	Header
HDW.	Hardware
HDWD.	Hardwood
HT.	Height
H.M.	Hollow Metal
HNDRL.	Handrail
HOR.	Horizontal
H.PT.	High Point
H.R.	Handrail
HR.	Hour
H.V.A.C.	Heating, Ventilation, Air Conditioning
H.W.	Hot water
I.D.	Inside Diameter / Dimension
IN.	Inch
INCAN.	Incandescent
INCL.	Include(d) (ing)
INFO.	Information
INSUL.	Insulation
INT.	Interior
INTER.	Intermediate
INV.	Invert
J-BOX	Junction Box
JAN.	Janitor
JST.	Joist
JT.	Joint
KIT.	Kitchen
L.	Length
LAM.	Laminate
LAV.	Lavatory
LG.	Long
L.F.	Linear Foot
L.PT.	Low Point
LT.	Light
LT.FIXT.	Light Fixture
M.	Meter
MM	Millimeter
MACH.	Machine
MAINT.	Maintenance
MAT.	Material
MAS.	Masonry
MAX.	Maximum
M.D.F.	Medium Density Fiber Board
MECH.	Mechanical
MEMB.	Membrane
MEP	Mechanical, Electrical, Plumbing
MET./MTL.	Metal
MFR.	Manufacturer
MID.	Middle
MIN.	Minimum
MISC.	Miscellaneous
M.O.	Masonry Opening
MTD.	Mounted
MUL.	Mullion
N.	North
(N)	New
N.I.C.	Not In Contract
NO.	Number
NOM.	Nominal
N.T.S.	Not To Scale
O.A.	Overall
O.C.	On Center
O.D.	Outside Diameter
O.F.C.I.	Owner Furnished Contractor Installed
OFD.	Overflow Drain
OFL.	Overflow Leader
O.F.O.I.	Owner Furnished Owner Installed
OFF.	Office
O.H.	Overhead
OPNG.	Opening
OPP.	Opposite
OPP. HD.	Opposite Hand
OSB	Oriented Strand Board
OVHD.	Overhead
P.	Paint
PAV.	Paving
P.C.	Precast Concrete
PERP.	Perpendicular
P.G.	Paint Grade
PL.	Plate
P.LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PLBG.	Plumbing
POL.	Polished
PNL.	Panel
PR.	Pair
PRCST.	Precast
PT.	Point
PTD.	Painted
P.T.D.	Paper Towel Dispenser
P.T.D. / R.	Paper Towel Dispenser & Receptacle
P.T.R.	Paper Towel Receptacle
PTN.	Partition
Q.T.	Quarry Tile
R.	Riser
R.A.	Return Air
RAD.	Radius
R.B.	Resilient Base
R.C.P.	Reflected Ceiling Plan
R.D.	Roof Drain
REC.	Recessed
REF.	Reference
REF.	Refrigerator
REINF.	Reinforced
REM.	Remaining
REQ.	Required
RES.	Resilient
RET.	Retaining
REV.	Revised / Revision
RGTR.	Register
RM.	Room
RND.	Round
R.O.	Rough Opening
R.P.	Radius Point
RWL.	Rain Water Leader
S.	South
SAN.	Sanitary
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser
SECT.	Section
S.E.D.	See Electrical Drawings
S.F.P.D.	See Fire Protection Drawings
S.F.D.	See Finish Drawings
S.F.	Square Foot (Feet)
S.H.	Sprinkler Head
SHLF.	Shelf
SHR.	Shower
SHT.	Sheet
SIM.	Similar
SK.	Sink
SL.	Sliding
S.L.D.	See Landscape Drawings
S.M.	Stanchion Module
S.M.D.	See Mechanical Drawings
S.N.	Sheet Note
S.N.D.	Sanitary Napkin Dispenser
S.N.R.	Sanitary Napkin Receptacle
S.P.D.	See Plumbing Drawings
SPEC.	Specification
SPKR.	Speaker
SQ.	Square
S.S.	Stainless Steel
S.S.D.	See Structural Drawings
S.SK.	Service Sink
STA.	Station
STC	Sound Transmission Coefficient
STD.	Standard
STL.	Steel
STOR.	Storage
STR.	Structure
STRUCT.	Structure
STRL.	Structural
SUSP.	Suspend(ed)
S.W.	Shear Wall
S.Y.	Square Yard(s)
SYM.	Symmetrical
SYS.	System
T.	Tread
T-24	Title 24
T. & G.	Tongue and Groove
T.B.	Towel Bar
T.B.D.	To Be Determined
T.C.	Top of Concrete
T.D.	Top of Deck(ing)
TEL.	Telephone
TEMP.	Tempered
TERR.	Terrazzo
TH.	Thick
T.O.	Top Of
T.O.C.	Top of Curb
T.O.CONC.	Top of Concrete
T.O.P.	Top of Parapet
T.O.PL.	Top of Plate
T.O.S.	Top of Slab
T.O.STL.	Top of Steel
T.O.W.	Top of Wall
T.P.D.	Toilet Paper Dispenser
T.P.H.	Toilet Paper Holder
T.V.	Television
T.W.	Top of Wall
TYP.	Typical
U.B.C.	Uniform Building Code
U.C.	Under Counter
U.L.	Underwriters Laboratory
U.O.N.	Unless Otherwise Noted
UR.	Urinal
VAR.	Varies
VB.	Vapor Barrier
VCT.	Vinyl Composition Tile
VEN.	Veneer
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify in Field
VOL.	Volume
W.	West OR Width
W/	With
WC	Water Closet
WD.	Wood
WDW	Window
W.F.	Wood Flooring
W.H.	Water Heater
W/O	Without
WP.	Waterproof
W.PT.	Work Point
W.R.	Water Resistant
WSCT.	Wainscot
WT.	Weight
WWF	Welded Wire Fabric

GENERAL PROJECT NOTES

1. THE CONTRACT DOCUMENTS INCLUDE THE WORKING DRAWINGS, PROJECT MANUAL, ADDENDA, MODIFICATIONS, AND THE CONDITIONS OF THE CONSTRUCTION CONTRACT.

2. THE CONTRACT DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

3. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED AS REQUIRING OR PERMITING WORK CONTRARY TO THESE CODES, LAWS AND STATUTES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY.

4. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE CONTRACT DOCUMENTS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. THEY SHALL, AT SUCH TIME, CHECK LOCATIONS OF THE EXISTING STRUCTURE AND EQUIPMENT WHICH MAY AFFECT THEIR WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH THEY MAY BE PUT DUE TO FAILURE OR NEGLECT ON THEIR PART TO MAKE SUCH EXAMINATION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

5. CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE ANY TEMPORARY BARRICADES OR ENCLOSURES AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR

6. CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC. CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES.

7. ALL CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONTRACT DOCUMENTS SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.

8. CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, SHOP DRAWINGS AND SAMPLES FOR REVIEW OF ALL MATERIALS AND METHODS TO BE USED PRIOR TO ORDERING OR PROCEEDING WITH THE WORK. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW IN COMPLIANCE WITH SPECIFICATION SECTION NUMBER 012500 AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN PERMISSION.

9. CONTRACTOR TO FOLLOW MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES. IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING IMMEDIATELY, TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING.

10. "ARCHITECT" MEANS MARK CAVAGNERO ASSOCIATES.

11. (NOT USED)

12. "TENANT" OR "OWNER" MEANS CONGREGATION EMANU-EL

13. "FURNISH" MEANS SUPPLY ONLY, FOR OTHERS TO PUT IN PLACE.

14. "INSTALL" MEANS SUPPLIED BY OTHERS, TO BE INSTALLED BY CONTRACTOR.

15. "PROVIDE" MEANS FURNISH AND INSTALL, COMPLETE AND IN PLACE.

16. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. CONTRACTOR TO VERIFY DIMENSIONS AND ORIENTATION.

17. "TYPICAL" MEANS IDENTICAL FOR CONDITIONS NOTED.

18. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS, IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN INDIVIDUAL DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.

19. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR, (A.F.F.). DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED "±."

20. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATIONS, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, THEY SHALL REPORT AT ONCE TO THE ARCHITECT FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.

21. ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE PROVIDED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS & REQUIREMENTS OF THE DOCUMENTS.

22. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOBSITE DURING ALL PHASES OF CONSTRUCTION FOR USE OR ALL TRADES AND SHALL PROVIDE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT, COORDINATION, AND EXECUTION OF CONSTRUCTION METHODS & PROCEDURES.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THEIR WORK.

25. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF WORK AT THEIR OWN EXPENSE FOR WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS.

26. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHT SWITCHES AND THERMOSTATS WITH THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.

27. CONTRACTORS SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOBSITE.

28. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY FASHION READY FOR MOVE IN. THIS IS TO INCLUDE CLEANING OF ALL GLASS (INCLUDING INSIDE OF EXTERIOR GLASS) AND FRAMES.

29. THE CONTRACT DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT. THE DOCUMENTS DO NOT ILLUSTRATE EVERY CONDITION. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

30. COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BLOCKING/BACKING AND REINFORCING IN PARTITIONS BEHIND ALL WALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE RETARDANT TREATED.

31. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE ACHIEVED PRIOR TO RELATED WORK BEING STARTED.

32. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PRICING, DUCT WORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL ABOVE EQUIPMENT ARE PROVIDED. WHAT ELEMENTS ARE TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.

33. MATERIALS EXPOSED IN RETURN AIR PLENUMS MUST MEET THE SPECIFIC REQUIREMENTS FOR SUCH AN APPLICATION IN NATIONAL ELECTRICAL CODE AND THE UNIFORM MECHANICAL CODE. THIS INCLUDES THE TELEPHONE AND COMPUTER CABLES.

34. THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON THE INTERIOR WALLS, FLOORS AND CEILINGS MUST NOT EXCEED THE LIMITS SET FORTH IN U.B.C. TABLE 8A.

35. ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON THEM BY THE CONTRACT.

36. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE TIGHT FITTING, NEAT AND WELL-SCRIBED. THE FINISH WORK SHALL NOT HAVE EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.

37. WHEREVER POSSIBLE ALL RELATED MATERIALS SHALL BE PRODUCTS OF ONE MANUFACTURER AND COMBINE TO FORM A COMPLETELY COORDINATED SYSTEM.

38. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR IMPROVING THEM ACCORDING TO THESE CONDITIONS.

39. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY, OR DEFICIENT IN ANY REQUIREMENTS OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION, NOR WILL PRESENCE OF INSPECTORS ON WORK SITE RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF CONTRACT. NO PAYMENT WHETHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

40. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER, SYMBOL TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN ON THIS PROJECT'S CONTRACT DOCUMENTS. SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FULL FORCE AND EFFECT AS THOUGH PRINTED IN CONTRACT DOCUMENTS.

41. CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC., REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.

42. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY TO ALLOW ARCHITECT A REASONABLE AMOUNT OF TIME TO SELECT A REASONABLE SUBSTITUTE.

43. MAKE ALL NECESSARY PROVISIONS FOR ITEMS TO BE FURNISHED OR INSTALLED BY OWNER / TENANT. PROVIDE PROTECTION FOR THESE PROVISIONS UNTIL COMPLETION OF THE PROJECT. GENERAL CONTRACTOR TO COORDINATE N.I.C. ITEMS WITH APPROPRIATE TRADES.

44. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROCESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY ORDER CONTRACTOR TO IMPROVE THEIR QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE CONTRACTOR OR HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.

45. ABBREVIATIONS USED IN REFERRING TO STANDARDS THAT APPLY TO THE WORK INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:

A. AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM)
B. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
C. AMERICAN WELDING SOCIETY (AWS)
D. AMERICAN CONCRETE INSTITUTE (ACI)
E. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
F. ARCHITECTURAL ALUMINUM MANUFACTURER'S ASSOCIATION (AAMA)
G. ALUMINUM ASSOCIATION, INC. (AA)
H. CONCRETE REINFORCING STEEL INSTITUTE (CRSI)
I. NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM)
J. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
K. NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION (NWMA)
L. WOODWORK INSTITUTE OF CALIFORNIA (WIC)

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO:402

GENERAL NOTES, SYMBOLS & ABBREVIATIONS

12" = 1'-0"

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CAVAGNERO

REV	DATE	DESCRIPTION
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

PRE-APPLICATION LETTER

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PRE-APPLICATION MEETING #2
CONGREGATION EMANU-EL
MEETING MINUTES

DATE OF MEETING: January 26, 2021

PROJECT: Congregation Emanu-El (formally Temple Emanu-El)

PROJECT LOCATION: 2 Lake St.
San Francisco, CA

SFBC/CBC CODE CYCLE: 2019

Attendees:

Stephen Kwok, Department of Building Inspection, City of San Francisco
Sagiv Weiss-Ishai, San Francisco Fire Department
Jonathan Lo, San Francisco Fire Department
Kim Nash, Equity Community Builders
Micah Press, Equity Community Builders
Amy Chang, Mark Cavagnero Associates
Felicia Dunham, Mark Cavagnero Associates
Eric Jacobs, GBA
Armin Wolski, Reax Engineering

Appendixes:

1. Appendix B – Supplemental Information for Question #1 – Existing Structural System
2. Appendix C – Letter indicating that DBI has acknowledged that the building is subject to the CHBC
3. Appendix D – Supplemental Information for Question #2
4. Appendix E – Calculation for Question #5 – Sunken Mezzanine

Attachments:

1. Attachment 1 – SF Planning Part I Historic Resource Evaluation Response
2. Attachment 2 – 2.01 Fire Alarm and Signaling Systems Submittal, Addendum F for Existing Temple House Elevator
3. Attachment 3 – Schematic Design Specification for Proposed Elevator – Section 2.3 Outline of Equipment

BACKGROUND AND PROJECT SUMMARY:

Originally built in 1926, the Emanu-El Congregation Facility is proposed to be renovated and expanded.

For the purposes of this project, the design team has divided the Emanu-El Congregation Facility into three distinct areas/structures. The three building areas, which have different, but interrelated uses are identified as:

1. The Temple House. An existing multi-purpose 4 story structure proposed to be separated from the rest of the facility by a new fire wall.
2. The Courtyard Wing (Addition). This new 3-story structure will replace the existing courtyard structure adjacent to the Sanctuary and will be separated from the Temple House by a new fire wall.
3. The Sanctuary. An existing 45,000 square foot assembly house of worship. The only work proposed is a minor modification to allow for shared egress with the new 3-story Courtyard Wing Addition.

The project proposes to replace the existing courtyard structure with a new Courtyard Wing addition, renovate and improve safety in the Temple House, consolidate the day care use to one area, and provide for an occupiable roof deck. These renovations will occur wholly within the existing Emanu-El Facility envelope.

Notably, new building areas are being proposed in the Courtyard only, and minimal work is proposed in the Sanctuary; the only work to be performed inside the Sanctuary is modification of the bottom of an exit stair shaft to improve egress for both the Sanctuary and the new Courtyard area. One key driver of the renovation and expansion is to allow for the consolidation of the current licensed day care/pre-school use, which is proposed to be re-located to Level 4 of the Temple House building. The pre-school areas will have more than 6 children, 2 years or older, at any one time. Because the proposed design is being applied to an existing building with pre-existing conditions, there is some question as to building code application.

Adding floor area to an existing building can increase the occupant load. In some cases, this change can subject either parts of the building or the whole building to the requirements of the current code. However, because of the building's age, application of the current 2019 building code to this facility is challenging and, in some cases, impossible. The building was designed and built before modern building codes, and pre-dates even the first Uniform Building Code of 1927, the pre-cursor to the International Building Code.

An initial Pre-Application meeting (Pre-Application Meeting #1) was held in 2018. Since that meeting, the design team has established that the building has been recognized specifically by DBI as historical. It is also eligible for the California Register. Also realized since the meeting is that there are extreme hardships related to some of the agreements reached at that time. For these reasons, we have developed this revised set of questions that address these hardships with the California Historical Building Code.

Question #1. Temple House Construction Type

Temple House is intended to have day care on the 4th story with an open-air outdoor play area on the Courtyard Wing Addition. The applicable building code, the 2019 California Building Code as adopted by San Francisco, permits Group E daycare when in conformance with one of the three *Exceptions* found under Section *452.1.4*. The applicable code sections are as follows:

305.2 Group E, day care facilities. *This group includes buildings and structures or portions thereof occupied by more than six children 2 years of age and older who receive educational, supervision or personal care services for fewer than 24 hours per day.*

308.5.1 Classification as Group E. *A child day care facility that provides care for more than six but no more than 100 children under 2 years of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.*

308.5.1.1 Special provisions. *See Section 452.1.4 fordaycares located above or below the first story.*

452.1.4 Special provisions. *Rooms used by kindergarten, first-, or second-grade pupils, and Group E day care, shall not be located above or below the first story.*
Exceptions:
1. Kindergarten, first-, or second-grade pupils, or

day care may be located in basements or stories having floor levels located within 4 feet (1219 mm), measured vertically, from the adjacent ground level at the level of exit discharge, provided the basement or story has exterior exit doors at that level.

2. In buildings equipped with an automatic sprinkler system throughout, rooms used for kindergarten, first- and second-grade children or for day-care purposes may be located on the second story, provided there are at least two exterior exit doors, or other egress systems complying with Section 1018 with two exits, for the exclusive use of such occupants. Egress systems for the exclusive use of such occupants shall be maintained until exit discharge at grade is attained.

3. Group E day-care facilities may be located above the first story in buildings of Type I-A, Type I-B, Type II-A and III-A construction, subject to the limitation of Section 503 when:

3.1. Facilities with children under the age of seven or containing more than 12 children per story shall not be located above the fourth floor; and

3.2. The entire story in which the day-care facility is located is equipped with an approved manual fire alarm and smoke-detection system. Actuation of an initiating device shall sound an audible alarm throughout the entire story. When a building fire alarm system is required by other provisions of this code, the alarm system shall be interconnected and sound the day-care fire alarm system; and

3.3. The day-care facility, if more than 1,000 square feet (92.9 m2) in area, is divided into at least two compartments of approximately the same size by a smoke barrier in accordance with Section 709. In addition to the requirements of Section 508, occupancy separations between daycare and other occupancies shall be constructed as smoke barriers. Door openings in the smoke barrier shall be tight fitting, with gaskets installed as required by Section 716.5.3.1 and shall be automatic closing by actuation of the fire sprinklers, fire alarm or smoke detection system; and

3.4. Each compartment formed by the smoke barrier has not less than two exits or exit-access doors, one of which is permitted to pass through the adjoining compartment, and

3.5. At least one exit or exit-access door from the day-care facility shall be into a separate means of egress with not less than two paths of exit travel, which are separated in such a manner to provide an atmospheric separation.

3.6. The building is equipped with an automatic sprinkler system throughout

In Pre-Application Meeting #1, it was thought that it was feasible to upgrade the construction type of the Temple House from Type II-B to Type II-A construction. Since then, it was found that it would require significant demolition and rebuild which is contrary to the principles of protecting historical structures. The historical building code is intended to address situations where historical building re-use is proposed, but upgrade to the "current code" would be a severe hardship and impractical. The project has found itself in this severe hardship. Fortunately, Section 8-402.2 of the California Historical Building Code (CHBC) addresses the hardship. The CHBC permits Type II-B buildings provided with automatic fire sprinkler systems throughout to be recognized as equivalent to Type II-A buildings. The code section is reproduced here:

> ***8-402.2 One-hour construction.*** *Upgrading an existing qualified historical building or property to one-hour fire resistive construction and one-hour fire-resistive corridors shall not be required regardless of construction or occupancy when one of the following is provided:*
> *1. An automatic sprinkler system throughout. See Section 8-410 for automatic sprinkler systems.*
> *2. An approved life-safety evaluation.*
> *3. Other alternative measures as approved by the enforcing agency.*

For additional information, including further justification found in other sections of the CHBC and California Existing Building Code please see attached letter regarding code application to the Temple House by Reax Engineering dated 12/2/2021.

Please confirm that it is acceptable for the project to use the California Historical Building Code, specifically Section 8-402.2 for establishing the construction type as equivalent to Type II-A to allow the day care on the fourth story in accordance with CBC Section 452.1.4, Exception 3.

Discussion

SFFD indicated that the proposed design will increase the safety of the building and the occupants, a prime tenet of the code for buildings undergoing renovation and occupancy or use change. The SFFD conditionally approved the proposed concept. However, they requested that an AB—005 be submitted. Full area smoke detection (a feature in excess of the code) and suppression system upgrades would help justify the AB-005. SFFD requested more information regarding the existing and proposed new elevators and that they be documented in accordance with the addendum of the SFFD Administrative Bulletin 2.01.

It was explained that the sprinkler system is (assumed) currently designed per NFPA 13 Light Hazard Occupancy requirements with sprinkler spacing at 1 per 225 square feet. It is unknown whether the water supply is adequate to allow for upgrades to Ordinary Hazard Group I protection on all floor levels. Furthermore, as indicated during the meeting, some of the building's ceilings are part of the historic fabric. Modifications to the sprinkler system in these areas could potentially necessitate demolishing ceilings which runs counter to the historic preservation ideals. The design team will investigate whether the water supply can support Ordinary Hazard design density, and/or which areas changes to the sprinkler system can be made without impacting the historic elements.

New voice alarm occupant notification will be provided in the Temple House Building as part of this design.

DBI indicated that the CHBC is primarily intended for situations where historical elements are at risk and no other option is feasible or practical. Reax reiterated that the CHBC 8-402.2 is meant as a holistic requirement, allowing a building of non-rated construction type to be considered one-hour protected construction type when provided with a sprinkler system throughout. Construction type is the infrastructure of the building and cannot be addressed piece-meal. Nevertheless, DBI requested that more information regarding the structural system be provided before they can provide an answer. DBI suggested that another meeting be scheduled once the additional information is available. The design team agreed to provide the requested information and schedule another meeting. DBI and SFFD also requested that the design team also provide a copy of the letter indicating that DBI has acknowledged that the building is subject to the CHBC.

See Appendixes B & C and Attachments 1-3.

Follow up meeting April 19, 2022

As a continuation/follow up of Pre-App Meeting #2 an additional meeting was held on April 19, 2022. The meeting was intended to review the additional information sent to DBI and SFFD between the January 6 and the follow up April 19 meeting. The following items were discussed and agreed upon:

1. *SFFD requested that the contractor or fire sprinkler designer provide water supply and hydraulic calculations analyzing the system's limitations. This will be reviewed to determine whether Ordinary Hazard can be provided for areas undergoing renovation which are not historically sensitive. The SFFD will not require that any historic portions of the building be disturbed for the purposes of upgrading their protection from Light Hazard to Ordinary Hazard level.*
2. *A voice alarm occupant notification fire alarm speaker system will be provided throughout all buildings, as part of this project. A voice panel with a microphone for use to communicate via the speaker system by emergency services will be provided in a location to be determined.*

3. *Smoke detection be provided throughout all buildings.*
4. *Shut down of the air handling system of Temple House be provided based on activation of the fire alarm system.*
5. *DBI reviewed the additional informative material sent by the design team regarding the construction type of the various parts of the building* ***(see Letter from Reax dated 3/27/22)*** *and agreed that the building can be classified as Type IIA construction for the purposes of CBC Section 452 when provided with an AB-005 which includes the fire protection and alarm features discussed above.*

Discussion Acknowledged/Accepted

SF DBI

Acceptable - 06/13/2022 1:59:34 PM

SFFD

Question 2: Courtyard Addition

The existing courtyard and its structures are currently used as part of the Sanctuary means of egress. The new Courtyard Wing is proposed to be an addition to the existing Sanctuary. A fire wall is not feasible between these two structures; therefore, the CHBC must also be used for this condition. As the construction type of the Sanctuary is indeterminate, the design proposes that the new Courtyard Wing Addition will be of the most restrictive and highest construction type (Type I-A) and will comply with all the requirements of the 2019 CBC as an addition. This is recognized in California Historical Building Code in Section 8-102.1.1:

> ***8-102.1.1 Additions, alterations and repairs.*** *It is the intent of the CHBC to allow nonhistorical expansion or addition to a qualified historical building or property, provided nonhistorical additions shall conform to the requirements of the regular code. See Chapter 8-2.*

The design proposes to go beyond the requirements of the CHBC and provide additional fire protection features than simply having the addition comply with the 2019 CBC. For a more detailed discussion of the features and additional justification, please see attached letter regarding code application to the Courtyard Addition by Reax Engineering dated 12/2/2021.

Please confirm that it is acceptable for the project to use the California Historical Building Code, specifically Section 8-102.1.1 for the Courtyard Wing Addition.

Discussion

SFFD agreed in principle with the approach but requested that smoke detection be provided throughout the new Courtyard Wing and beam smoke detection (or the equivalent) be provided in the Sanctuary Building to alert the Courtyard Wing occupants. New voice alarm occupant notification will be provided in the Courtyard Wing as well as the Temple House.

Although the Courtyard Wing would be an addition in accordance with the CHBC, DBI requested that a better fire separation be provided from the Sanctuary Building. DBI agreed that the proposed Type IA construction can be taken into account in the determination of the separation, however the proposed 1-hour separation was inadequate. A 3-hour firewall would be ideal; however, such separation would be problematic in maintaining the historic nature of the Sanctuary's façade and doors. Reax indicated that a 3-hour fire wall would be required for a "standard" building, whereas in contrast, it would not be required for historical buildings per the quoted CHBC code (CHBC 8-102.1.1). DBI requested the design team to review and revise the proposed fire separation walls to achieve better than 1-hour. DBI requested that efforts be made to follow the design guidelines for a 2-hour firewall separating stepped buildings (building of different heights). However, due to historic issues, Reax indicated this will still require the need to incorporate the use of water curtains to provide the protection for door and window openings. The NFPA 13 water curtain strategy, as described in the Reax letter accompanying the Pre-Application Request package indicates the protection for these openings will be achieved with sprinklers 6 feet on center at the Courtyard Wing door and windows. This was deemed acceptable as part of the separation approach. The design team will review the design and develop a new detailed strategy to share with DBI.

See Appendix D.

Follow up meeting April 19, 2022

As a continuation/follow up of Pre-App Meeting #2 an additional meeting was held on April 19, 2022. The meeting was intended to review the additional information sent to DBI and SFFD between the January 6 and the follow up April 19 meeting. The follow was discussed and agreed to:

It was agreed that the proposed Courtyard Building separation to the Sanctuary include: walls of 2-hour fire resistive rating, door opening protection of 90 minutes (where feasible) or water curtain sprinklers 6 feet on center with a draft curtain (where infeasible

due to historic fabric) and 2-hour roof assemblies for the Courtyard Building. These features, inclusive of full area smoke detection and voice evacuation system throughout is accepted in principle for the Type IA Courtyard Building to be considered an acceptable addition to the Sanctuary independent of the Sanctuary's allowable area and construction type. This follows the intent of 8-1021.1 of the CHBC and forms the basis of an acceptable AB-005 to be filed later.

Discussion Acknowledged/Accepted

SF DBI

Acceptable - 06/13/2022 2:00:29 PM

SFFD

Question #3

The Temple House building currently has several unenclosed exit stairs interconnecting multiple stories. Although the building will not have any changes in use or occupancy, and will likely have no change in occupant load, the design recognizes the importance to improve overall fire safety and egress safety by enclosing the exit stair shafts with fire resistive rated construction. This is a significant overall increase in the level of safety for the building and its occupants as it provides better egress safety and reduces the likelihood of fire or smoke spread between stories. However, as part of the effort to enclose the stairs, the historical and existing nature of the building presents two challenges.

a. Based on the existing stairway and building geometry, the design requires that the stair enclosures include normally unoccupied spaces open onto the stairway; redesign and reconstruction of these spaces is impractical. Please see Appendix A for the locations where this occurs. Normally unoccupied spaces are not permitted to open onto exit stairways (CBC Section 1023.4). This restriction is due to the fact that a fire might occur in unoccupied space threatening the stairway, without the opportunity for early discovery. To address this issue, the design proposes to have the spaces separated from the stair enclosure by the required fire resistive rated construction and provide each of these spaces with area smoke detection. Smoke detection is not normally required in these spaces. The smoke detection system is expected to provide the necessary "monitoring" of fire safety conditions in these unoccupied spaces and therefore addresses the intent of the code.

   Please confirm that the existing unenclosed stairs, when enclosed, may have protected openings into the stairway from unoccupied spaces where the spaces are provided with area smoke detection. Please confirm whether an AB-005 is necessary.

   Discussion
   The SFFD accepted the proposal. DBI accepted the proposal but requested that design team make efforts to design around these rooms such that this condition is minimized.

   Discussion Acknowledged/Accepted

   SF DBI

   Acceptable - 06/13/2022 2:01:08 PM

   SFFD

b. The existing stairway walls are of indeterminate fire resistive construction. The design would like to request to allow the existing stair shaft walls, to remain as-is, as long as all openings and penetrations are protected per the 2019 CBC. Any new walls proposed to complete the stairway enclosure will comply with the 2019 CBC. This retains the historical fabric of the building.

   Please confirm that the existing stairway wall construction may remain as is, with all openings and penetrations protected per the 2019 CBC and that only new walls enclosing the stairways are required to be fire resistive rated in accordance with the 2019 CBC. Please confirm whether an AB-005 is necessary.

   Discussion
   SFFD and DBI did not accept this proposed "as is" condition. However, where the stairway is ornamental and of historic significance, it was acceptable to provide the needed protection on the "back side" or "room side" of the stairway wall such that 2-hour fire resistance protection is provided for the stair from a fire on the room side. This was agreed in principle, separation can be provided to provide fire resistance from "one side" (the side where the fire load is expected, the room side). The existing construction will need to be further investigated before a proposed design can be finalized.

   Discussion Acknowledged/Accepted

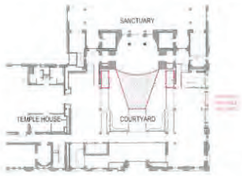
   SF DBI

   Acceptable - 06/13/2022 2:01:33 PM

   SFFD

Question #4

The Courtyard addition, proposed to be a Type IA building, proposes new walkable glass skylights at the L2 exterior courtyard to provide daylight to the offices on L1. Normally, skylights may be unrated per CBC 712.1.15. As this is not a normal condition, it is a space which will be part of a means of egress, thereby acting like a floor for the purposes of egress, the design proposes to provide a fire rating for the glass skylights of 1-hour fire resistive rated. The design team believes that a 1-hour fire rating is a reasonable fire-resistive rating as it provides more than adequate protection for occupants to egress the entire facility. As the courtyard is exterior and open to the sky, is a rating requirement of 1 hour on the proposed skylights acceptable?



Please confirm that it is acceptable for walkable glass skylights at an exterior courtyard, open to the sky, in this proposed Type IA building to be 1-hour fire resistive rated. Please confirm whether an AB-005 is necessary.

Discussion
As this will be a Type IA building and the skylight area will be used as a floor, it is required to be 2-hour fire resistive and cannot be classified as a roof. SFFD and DBI indicated that they might entertain a reduction (only) in the fire rating for the glazing if the sprinkler system below, protecting the skylights are of a higher density than other wise required. This could require that the sprinkler system underneath be upgraded to a higher standard such as from Light Hazard to Ordinary Hazard. Even with an upgrade to the sprinkler system underneath, the glazing will require some fire rating.

The skylights should be able to support fire-fighting operations. As no vehicles are expected in the Courtyard this means the openings will need to support the weight of fire fighters.

Discussion Acknowledged/Accepted

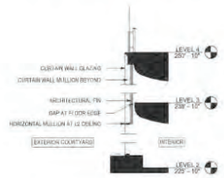
SF DBI

Acceptable - 06/13/2022 2:01:54 PM

SFFD

Question #5

The Courtyard Wing proposes to have Levels 2 and 3 interconnected, with an open lobby space at the main entrance in accordance with CBC 712.1.9. The design also proposes the floor edge around the Courtyard space be open. The curtain wall assembly at L3 is proposed to span from the roof to the ceiling of L2, bypassing the floor. Vertical architectural fins on the interior of the curtain wall are proposed to bypass the edge of the floor (L3). As such, no firestopping is proposed along the courtyard curtain wall. The intent is for this condition to be apparent and not concealed, pursuant to 2019 CBC Section 712.1.9.3.



Schematic section of architectural fin bypassing floor slab

Please confirm that it is acceptable to omit firestopping along the floor edge of two interconnected levels where that condition is made apparent and not concealed within a wall or floor / ceiling assembly.

Discussion
SFFD and DBI accepted that the slot opening created can be said to comply with 712.9.3. They also indicated that there appears to be an area called Level 1.5 that could be construed as another story. SFFD and DBI indicated a space above the Level 1.5 suggesting it as a separated story. The design team explained that this sunken Level 1.5 area is a very limited area and acts an extension of Level 2 courtyard. It's main function and purpose is to connect the exterior street openings with the open-air Courtyard. The only space above is limited to a bridge. SFFD and DBI accepted that in principle it could be construed as a "sunken mezzanine" and be acceptable, however it should be evaluated in terms of mezzanine rules for egress and size. SFFD and DBI indicated that this Level 1.5 sunken area will be acceptable and considered part of the of Level 2 if the area of this sunken floor area is less than the maximum allowed area for a mezzanine.

See Appendix E

Discussion Acknowledged/Accepted

SF DBI

Acceptable - 06/13/2022 2:02:16 PM

SFFD

REVIEWED BY:

Stephen Kwok, DBI
MAY 31 2022
SUBJECT TO PLAN REVIEW

SFFD Approval of Minutes:

FIRE Acceptable - 06/13/2022 2:02:26 PM

Inspector FIRE June 13, 2022

Sagiv Digitally signed by Sagiv
DN: C=US, E=sagiv.weiss-tal@sfgov.org, O=San Francisco Fire Department, OU=Plan Check, CN=Sagiv
Date: 2022.06.13 14:02:27-07'00'

Appendix A

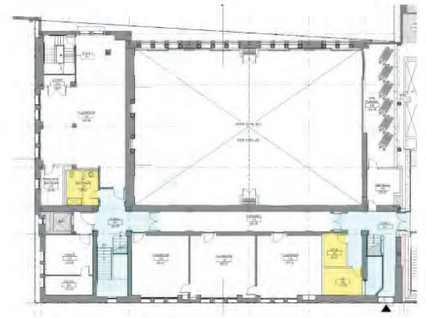
Diagrams for Question #3

Key:

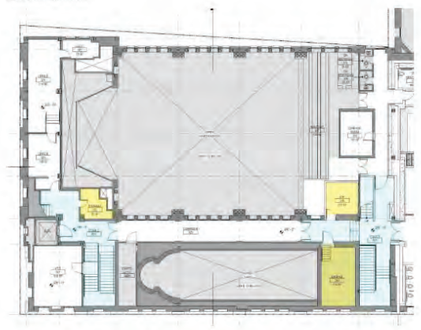
PROPOSED STAIR ENCLOSURE

NORMALLY UNOCCUPIED SPACE

Level 1 of Temple House:



Level 3 of Temple House:



Appendix B

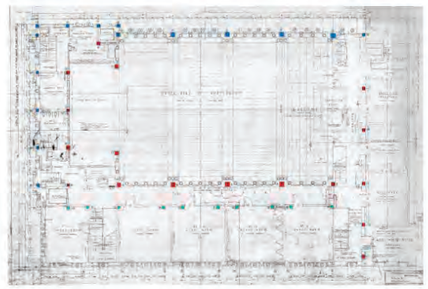
Supplemental Information for Question #1
Temple House Existing Structural System

Existing Primary Vertical Structure – Level 3 (example plan, other levels similar)
c. 1979 Interior Work overlaid over original 1926 plans, Sheet 4

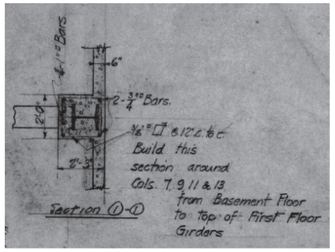
- Exterior bearing walls – concrete, thickness varies from 6" – 14", typically with furring and plaster finish at interior
- Steel columns embedded in concrete at exterior walls (BLUE locations) *
- Steel columns embedded in concrete (RED locations) *, typically located within plaster walls or with plaster finish
- Concrete columns (GREEN locations), typically located within plaster walls or with plaster finish

* Estimated to have at least 3" or more of concrete cover based on review of historic drawings. As-built thickness of concrete cover would need to be verified in the field and involve destructive testing.

From CBC Section 722.5.1.4.2, referencing Tables 722.5.1(7) and 722.5.1 (8), it appears that 3 inches provides at least 1-hour fire resistance.



Example Existing Column Cover Analysis
c. 1926 Structural drawings, Sheet 2A



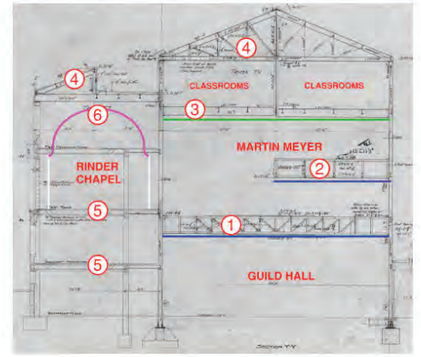
Centerline of column is given as 10" from face of exterior wall
Column size at this location is 14" per column schedule (14" H 92#)

Assumed existing concrete cover over column thickness:

- 5" on east / west sides
- 3" on north
- 10" on south

From CBC Section 722.5.1.4.2, referencing Tables 722.5.1(7) and 722.5.1 (8), it appears that 3 inches provides at least 1-hour fire resistance.

Existing Primary Structural Frame : Roof Structure
c. 1926 Structural drawings, Sheet 8



Notes:

1. Steel truss girders between Guild Hall (Social Hall) and the Martin Meyer Auditorium, protected with 5/8" gypsum board forming ceiling underneath. Per CBC Table 722.2.1.4(2), 5/8" gypsum wall board provides 20 minutes of fire resistance.
2. Steel truss girders supporting the Balcony of the Martin Meyer Auditorium, protected with 5/8" gypsum board forming ceiling underneath. Per CBC Table 722.2.1.4(2), 5/8" gypsum wall board provides 20 minutes of fire resistance.
3. Steel floor framing at L4, protected with 7/8" plaster on metal lath ceiling. Per CBC Table 722.2.1.4(2), 7/8" Gypsum sand plaster on metal lath provides 60 minutes of fire resistance.
4. Steel roof trusses
5. Concrete beams between grid lines 1 & 3 along Lake Street side of building. Levels 1-3
6. Stucco-clad barrel vault ceiling at Rinder Chapel (c. 1940). The thickness of the stucco is unknown. The ceiling above the Chapel is roof-ceiling with no occupied story above it.

CAVAGNERO

REV	DATE	DESCRIPTION
	06/17/2022	SSR: PERMIT IS CHANGE UPDATE

CONSULTANT

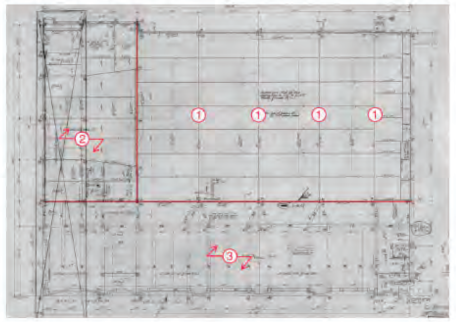
CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

PRE-APPLICATION LETTER

A0.11

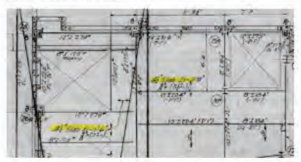
6/17/2022 4:46:13 PM

Existing Structural Framing Plan – Level 2
c. 1925 Structural drawings, Sheet 4



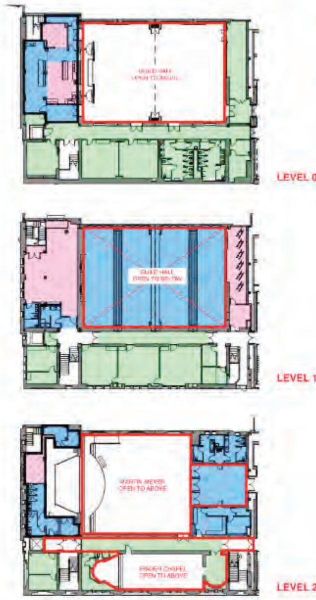
Notes:
1. Steel girders between Guild Hall (Social Hall) and the Martin Meyer Auditorium
2. Steel beams at NW quadrant of building
3. Concrete beams between grid lines 1 & 3 along Lake Street side of building

Existing Floor Construction



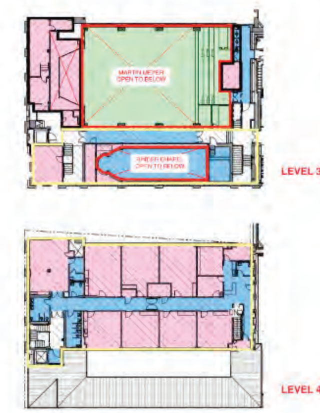
Concrete slab typical throughout (at least 4-1/2" thick). Per CBC Section 722.2.2, and Table 722.2.2.1, four inches provides more than 1-hour of fire resistance.

Temple House Assumed Ratings of Floor/Ceilings



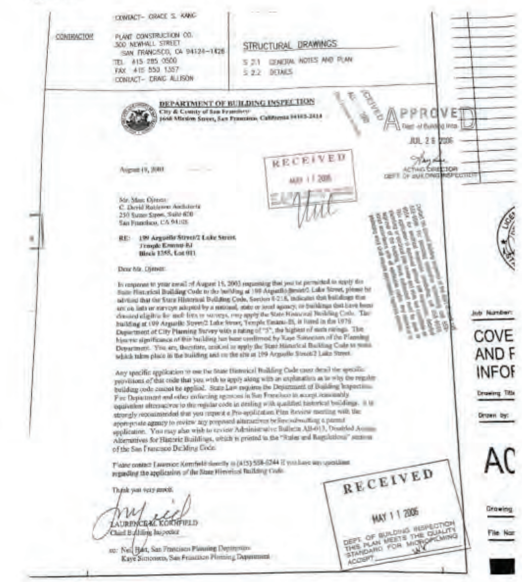
KEY:
- 1-HR FIRE RESISTIVE CONCRETE BEAMS/FLOORS OR 1-HR FIRE RESISTIVE (NOMINALLY) CEILING MEMBRANE (EXISTING CONCRETE BEAMS, 7/8" PLASTER CEILING, OR NEW FLOOR CONSTRUCTION ABOVE)
- FIRE RESISTIVE PROTECTION PROVIDED BY CEILING MEMBRANE: 20MIN - 40MIN (5/8" GWB CEILING OR PLASTER OF UNKNOWN THICKNESS ABOVE)
- NO FIRE RESISTANCE OR FIRE RESISTIVE CEILING MEMBRANE PROVIDED (ACOUSTIC TILE OR EXPOSED CEILING ABOVE)
- HISTORIC OR CHARACTER DEFINING CEILING
- NO OCCUPIED STORY ABOVE
- NOT IN SCOPE

Temple House Assumed Ratings of Floor/Ceilings



KEY:
- 1-HR FIRE RESISTIVE CONCRETE BEAMS/FLOORS OR 1-HR FIRE RESISTIVE (NOMINALLY) CEILING MEMBRANE (EXISTING CONCRETE BEAMS, 7/8" PLASTER CEILING, OR NEW FLOOR CONSTRUCTION ABOVE)
- FIRE RESISTIVE PROTECTION PROVIDED BY CEILING MEMBRANE: 20MIN - 40MIN (5/8" GWB CEILING OR PLASTER OF UNKNOWN THICKNESS ABOVE)
- NO FIRE RESISTANCE OR FIRE RESISTIVE CEILING MEMBRANE PROVIDED (ACOUSTIC TILE OR EXPOSED CEILING ABOVE)
- HISTORIC OR CHARACTER DEFINING CEILING
- NO OCCUPIED STORY ABOVE
- NOT IN SCOPE

Appendix C



CONTRACTOR
CONTACT- GRACE S. KANG
PLANT CONSTRUCTION CO.
300 NEWHALL STREET
SAN FRANCISCO, CA 94124-1426
TEL 415 285 0500
FAX 415 550 1357
CONTACT- CRAIG ALLISON

STRUCTURAL DRAWINGS
S 2.1 GENERAL NOTES AND PLAN
S 2.2 DETAILS

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

APPROVED
Dept. of Building Insp.
JUL 26 2006
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
MAY 11 2006

RE: 199 Arguello Street/2 Lake Street
Temple Emanu-El
Block 1355, Lot 011

Dear Mr. Ojmen:

Please contact Laurence Kornfield directly at (415) 558-6244 if you have any questions regarding the application of the State Historical Building Code.

Thank you very much.

LAURENCE M. KORNFIELD
Chief Building Inspector

cc: Neil Hart, San Francisco Planning Department
Kaye Simonson, San Francisco Planning Department

RECEIVED
MAY 11 2006
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR MICROFILMING
ACCEPT

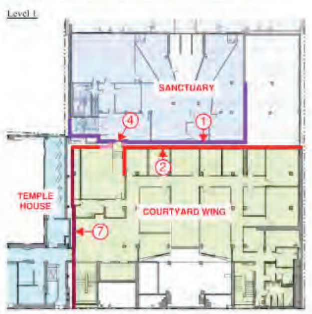
Job Number:
COVE
AND F
INFOI
Drawing Title
Drawn by:
AC
Drawing
File No.

Appendix D

Supplemental Information for Question #2
Proposed Separation between the Sanctuary and Courtyard Addition

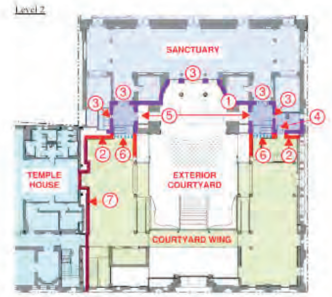
Level 0 (Sanctuary does not extend to this level)

Level 1

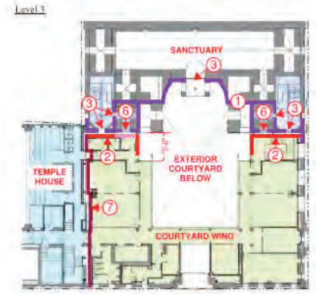


Notes:
1. Existing CIP concrete or terracotta tile wall to remain (purple). Thickness varies, 6" minimum/typ. Levels above L0 are finished w/ stucco exterior and metal lath & plaster interior. Per CBC Table 721.1(2), 6" of unglazed facing tile provides 2 hours of fire resistance. Per CBC Table 722.2.1.1, 6" of concrete provides at least 2 hours of fire resistance.
2. New 2-hour fire resistive rated 18" thick concrete retaining or shear wall (red) or framed wall construction (pink)
3. Existing unprotected door or window opening to remain
4. New rated door
5. New non-rated door to exterior
6. Existing arched opening to remain – location for proposed water curtain (blue dash)
7. New 3-hr fire wall / horizontal exit (maroon) between Courtyard Addition and Temple House
8. Portion of new stair proposed to be exterior and open to sky (yellow)
9. New rated exterior wall below
10. 1-1/2 hour rated roof construction complies with stepped building requirements per 706.6.1

Level 2



Level 3



Notes:
1. Existing CIP concrete or terracotta tile wall to remain (purple). Thickness varies, 6" minimum/typ. Levels above L0 are finished w/ stucco exterior and metal lath & plaster interior. Per CBC Table 721.1(2), 6" of unglazed facing tile provides 2 hours of fire resistance. Per CBC Table 722.2.1.1, 6" of concrete provides at least 2 hours of fire resistance.
2. New 2-hour fire resistive rated 18" thick concrete retaining or shear wall (red) or framed wall construction (pink)
3. Existing unprotected door or window opening to remain
4. New rated door
5. New non-rated door to exterior
6. Existing arched opening to remain location for proposed water curtain (blue dash)
7. New 3-hr fire wall / horizontal exit (maroon) between Courtyard Addition and Temple House
8. Portion of new stair proposed to be exterior and open to sky (yellow)
9. New rated exterior wall below
10. 1-1/2 hour rated roof construction complies with stepped building requirements per 706.6.1

Level 4

Notes:
1. Existing CIP concrete or terracotta tile wall to remain (purple). Thickness varies, 6" minimum/typ. Levels above L0 are finished w/ stucco exterior and metal lath & plaster interior. Per CBC Table 721.1(2), 6" of unglazed facing tile provides 2 hours of fire resistance. Per CBC Table 722.2.1.1, 6" of concrete provides at least 2 hours of fire resistance.
2. New 2-hour fire resistive rated 18" thick concrete retaining or shear wall (red) or framed wall construction (pink)
3. Existing unprotected door or window opening to remain
4. New rated door
5. New non-rated door to exterior
6. Existing arched opening to remain – location for proposed water curtain (blue dash)
7. New 3-hr fire wall / horizontal exit (maroon) between Courtyard Addition and Temple House
8. Portion of new stair proposed to be exterior and open to sky (yellow)
9. New rated exterior wall below
10. 1-1/2 hour rated roof construction complies with stepped building requirements per 706.6.1

Image 1 - Photograph of existing Sanctuary facade
(view from existing Courtyard space looking north)

Notes:
1. Existing covered & open-air passage to historic Sanctuary doors. Areas proposed to be enclosed. Existing exterior wall of Sanctuary and existing historic doors / windows to remain.
2. Existing area open to sky. Area proposed to remain open to the sky.
3. Existing historic Sanctuary doors between exterior Courtyard space and Sanctuary interior, proposed to remain.

CAVAGNERO

REV	DATE	DESCRIPTION
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO:402

PRE-APPLICATION LETTER

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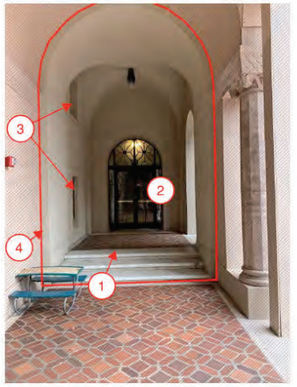
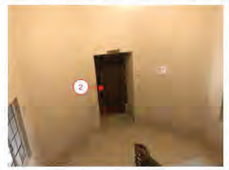
Image 2 - Photograph from existing Courtyard structure looking north toward Sanctuary
East side similar / symmetrical



Notes:
1. Existing covered & open-air passage to historic Sanctuary doors. Area proposed to be enclosed. Existing exterior wall and vaulted ceiling of Sanctuary to remain.
2. Existing historic Sanctuary doors, proposed to remain.
3. Existing historic Sanctuary windows, proposed to remain.
4. Face of existing exterior Sanctuary wall and extent of demolition of abutting existing Courtyard structure (hatched area).

Image 3 - Photograph from Sanctuary east stairwell looking south

Image 4 - Photograph from Sanctuary west stairwell looking south

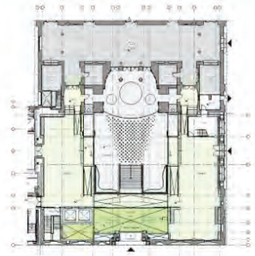


Notes:
1. Existing window to remain. Sash to be secured shut and glass obscured. New 2-hour fire resistive concrete shear wall is proposed to be built on the other side of the existing wall. No interior-to-interior connection between the Sanctuary and Courtyard Addition will occur at this location (Level 3).
2. Existing door to remain. Door to be secured shut. New 2-hour fire resistive concrete shear wall is proposed to be built on the other side of the existing wall. No interior-to-interior connection between the Sanctuary and Courtyard Addition will occur at this location (Level 3).

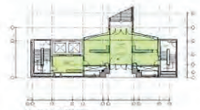
Appendix E

Calculation for Question #5
Sunken Mezzanine

1,085 sf / 4,655 sf = 23.3%
Proposed mezzanine is less than 1/3 the floor area of the room it is within, per 2019 CBC 505.2.1 exception 2



LEVEL 2
4,655 SF



LEVEL 1.5 MEZZANINE
1,085 SF

CAVAGNERO
ARCHITECTS

REV	DATE	DESCRIPTION
	6/17/2022	1ST E. PERMIT & RANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

PRE-APPLICATION LETTER

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Form version: April 1, 2020 (For permit applications January 2020 - December 2022)

GS1: San Francisco Green Building Site Permit Submittal Form

INSTRUCTIONS:

1. **Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.**
2. **Provide the Project Information in the box at the right.**

To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended.

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT ➡

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION: ☐ LOW-RISE RESIDENTIAL (R, 1-3 Floors)	NEW CONSTRUCTION: ☐ HIGH-RISE RESIDENTIAL (R, 4+ Floors)	NEW CONSTRUCTION: ☐ LARGE NON-RESIDENTIAL (A,B,E,I,M 25,000 sq.ft. or greater)	NEW CONSTRUCTION: ☐ OTHER NON-RESIDENTIAL (F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.)	ALTERATIONS + ADDITIONS: ☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS (R, 25,000 sq.ft. or greater)	ALTERATIONS + ADDITIONS: ☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS (R, adds any amount of conditioned area)	ALTERATIONS + ADDITIONS: ☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS (B,M 25,000 sq.ft. or greater)	ALTERATIONS + ADDITIONS: ☐ FIRST-TIME NON-RESIDENTIAL INTERIORS (A,B,I,M 25,000 sq.ft. or greater)	ALTERATIONS + ADDITIONS: ☒ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS (A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000)
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
LEED/GPR	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable adjustments to LEED or GPR point requirements in box at right.				n/r		n/r			n/r
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2. New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (1.8gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
WATER	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
WATER	WATER METERING	CALGreen 5.303.1, Plumbing Code 601.2.1	Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.	•	•	•	•	n/r	n/r	•	•	•
ENERGY	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17	**Application for Permit June 1, 2021 or after:** Newly constructed buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.	•	•	•	•	n/r	n/r	n/r	n/r	n/r
ENERGY	ENERGY EFFICIENCY	CA Title 24 Part 6 SFGBC 4.201.3, 5.201.1.1	**Application for Permit Jan 2 through Feb 16, 2020:** Comply with Title 24 Part 6 (2019) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details. **Application for permit Feb 17, 2020 or after:** All-Electric buildings of any occupancy: Comply with all provisions of Title 24 2019. Mixed-fuel: In isolated situations where natural gas may be permitted per Admin Bulletin 112, comply with Electric Ready Design Guidelines, installing wiring and electrical infrastructure for future conversion of all mixed-fuel loads to all-electric AND New low-rise residential mixed fuel (with natural gas): Demonstrate Total Energy Design Rating ≤14. New buildings mixed fuel (with natural gas) of any occupancy excepting F, L, or H: Reduce energy use at least 10% compared to Title 24 2019.	•	•	•	•	•	•	•	•	•
ENERGY	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2 T24 110.10; 150.1(c)14; & 150.1(c)8.iv	New non-residential buildings >2,000 square feet and ≤ 10 floors, and new residential buildings of ≥4 and ≤10 floors, must designate 15% of roof as Solar Ready, applying Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems. New single family buildings and residential buildings of ≤3 floors must install photovoltaics.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r
ENERGY	RENEWABLE ENERGY	SFGBC 5.201.1.3	New commercial buildings ≥ 11 floors must Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EAc5), OR Reduce energy use an additional ≥10% compared to Title 24 Part 6 2019, OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EAc7).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
ENERGY	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
PARKING	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added
PARKING	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.	•	•	•	•	•	•	•	•	•
RESOURCE RECOVERY	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B	100% of mixed debris must be taken by a Registered Transporter to a Registered Facility and be processed for recycling. Divert a minimum of 65% or 75% of total C&D debris as noted at right. See www.sfdbi.org for details.	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥75% diversion	≥65% diversion
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
GOOD NEIGHBOR	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
GOOD NEIGHBOR	SHADE TREES	CalGreen 5.106.12	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
POLLUTION PREVENTION	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•
INDOOR ENVIRONMENTAL QUALITY	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	ELECTRIC READY	Title 24 2019 150.0(n) SFGBC 4.103.1, 4.103.2	For each gas water heater serving an individual dwelling unit, include a dedicated 125v 20A electrical receptacle with 120/240v 3-conductor 10AWG copper branch circuit adjacent to the water heater. Label both ends of the unused conductor "spare". Reserve one circuit breaker in the electrical panel and label "Future 240V Use". Pre-wire gas dryers with conductor rated for 40-amp circuit; pre-wire gas ranges with conductor rated for 50-amp circuit.	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
RESIDENTIAL	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	CAPILLARY BREAK	CALGreen 4.505.2	Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

PROJECT INFO

CONGREGATION EMANU-EL
PROJECT NAME

1355 / 011
BLOCK/LOT

2 LAKE ST.
SAN FRANCISCO, CA 94118
ADDRESS

A3 - ASSEMBLY
PRIMARY OCCUPANCY

101,396 SF
63,407 SF IN PROJECT SCOPE
GROSS BUILDING AREA

DESIGN PROFESSIONAL or PERMIT APPLICANT *(sign & date)*

32

CAVAGNERO

REV	DATE	DESCRIPTION
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO:402

SF GREEN BUILDING ORDINANCE FORMS

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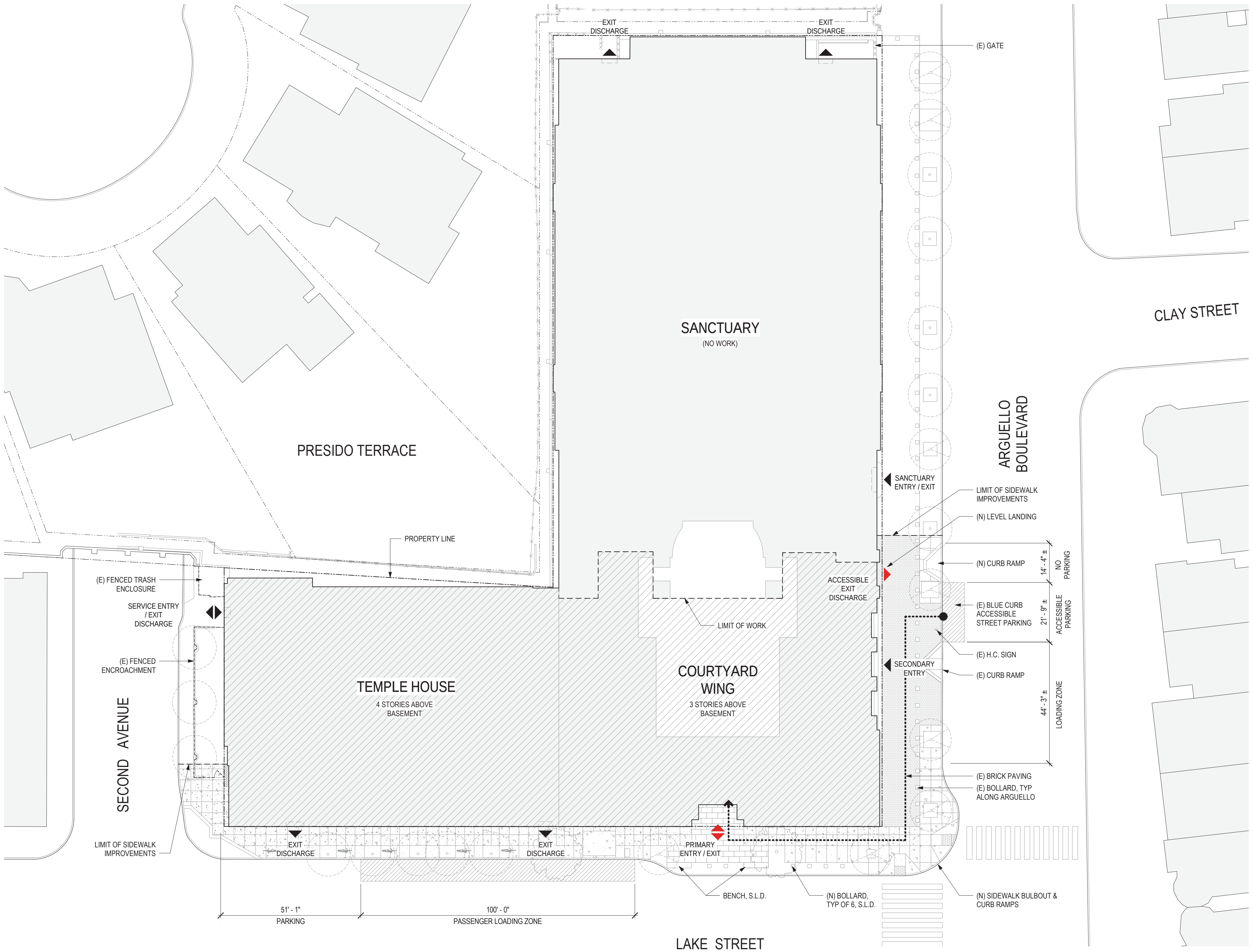
6/17/2022 4:46:19 PM

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE ENTRANCE AND/OR EXIT

CAVAGNERO



D.A. CHECKLIST (p. 1 of 2): The address of the project is: 2 Lake Street

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

1. The proposed use of the project is Religious Institution, Preschool (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: Courtyard Wing and Temple House, all floors (Basement – L4)
3. The construction cost of this project *excluding* disabled access upgrades *to the path of travel is* $50,000,000, which is; *(check one)* ☒ more than / ☐ less than the 2021 Valuation Threshold of **$172,418.00.**
4. Is this a City project and/or does it receive any form of public funding? *Check one:* ☐ Yes / ☒ No Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable boxes. Check one box only:

☐	**A:** All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required: Fill out page 2 of D.A. Checklist
☒	**B:** Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
☐	**C:** Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
☐	**D:** Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
☐	**E:** **Proposed project is** minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: ____________. Description of revision: ____________

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility which would be gained or lost.
5. The nature of the use of the facility under construction and its availability to persons with disabilities

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

~ 6 ~

D.A. CHECKLIST (p. 2 of 2): The address of the project is : 2 Lake Street

Check all applicable boxes and specify where on the drawings the details are shown:

Note: upgrades below are listed in priority based on CBC-11B-202.4, exception 8	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliant request URH Must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet (do not leave this part blank!). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	☐	☒	☐	☐	☐	☐	☐	A0.40 series
B. An accessible route to the area of remodel including:								A0.40 series
Parking/access aisles and curb ramps	☐	☒	☐	☐		☐	☐	
Curb ramps and walks	☐	☒	☐	☐		☐	☐	
Corridors, hallways, floors	☐	☒	☐	☐		☐	☐	
Ramps elevators, lifts	☐	☒	☐	☐		☐	☐	
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	☐	☒	☐	☐	☐	☐	☐	A0.43 A5.50 series
D. Accessible public pay phone.	☐	☐	☐	☐	☐	☒	☐	
E. Accessible drinking fountains.	☐	☒	☐	☐	☐	☐	☐	1, 2 / A0.43
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	☐	☒	☐	☐	☐	☐	☐	A0.43 - A0.45
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

1. No additional forms required
2. No additional forms required
3. Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
4. Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
5. Provide details from a set of City approved reference drawings, provide its permit application number here:____________ and list reference drawing number on plans.
6. No additional forms required
7. Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

~ 7 ~

N

1 ACCESSIBILITY SITE PLAN

SCALE 1/16" = 1'-0"

REV	DATE	DESCRIPTION
	2/10/2022	SITE PERMIT ISSUANCE
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO:402

D.A. CHECKLIST & ACCESSIBILITY SITE PLAN

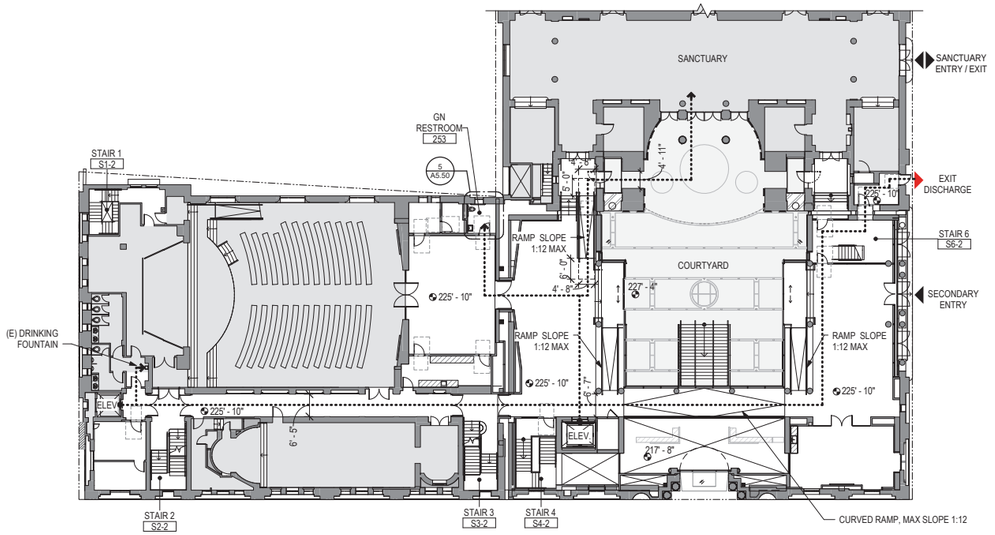
As indicated

A0.40

6/17/2022 4:46:22 PM

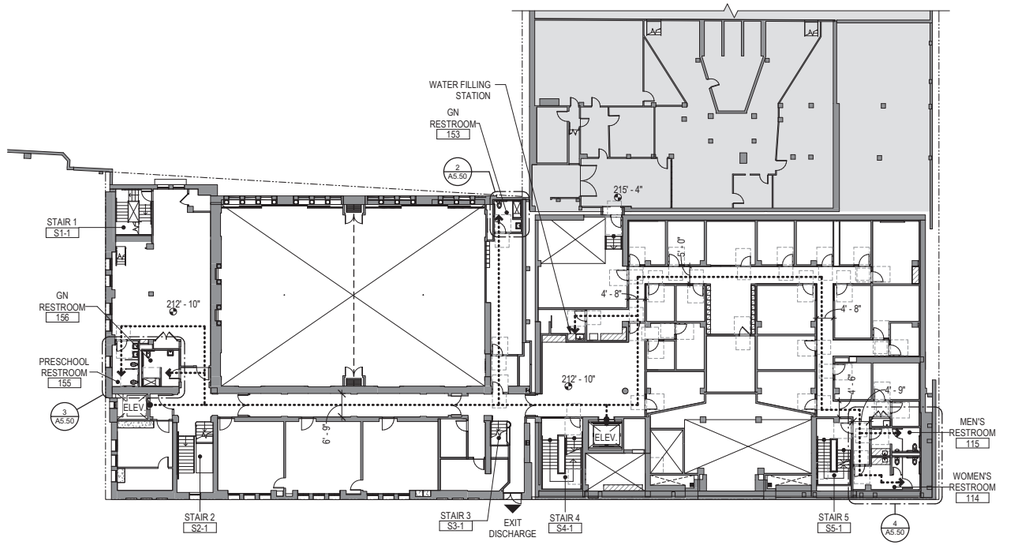
LEGEND

- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE ENTRANCE AND/OR EXIT



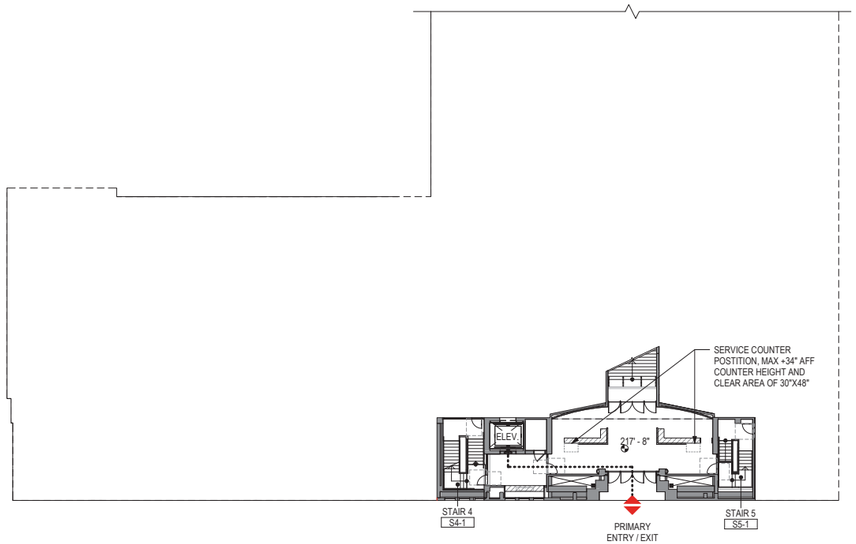
4 ACCESSIBILITY PLAN - L2

SCALE 1/16" = 1'-0"



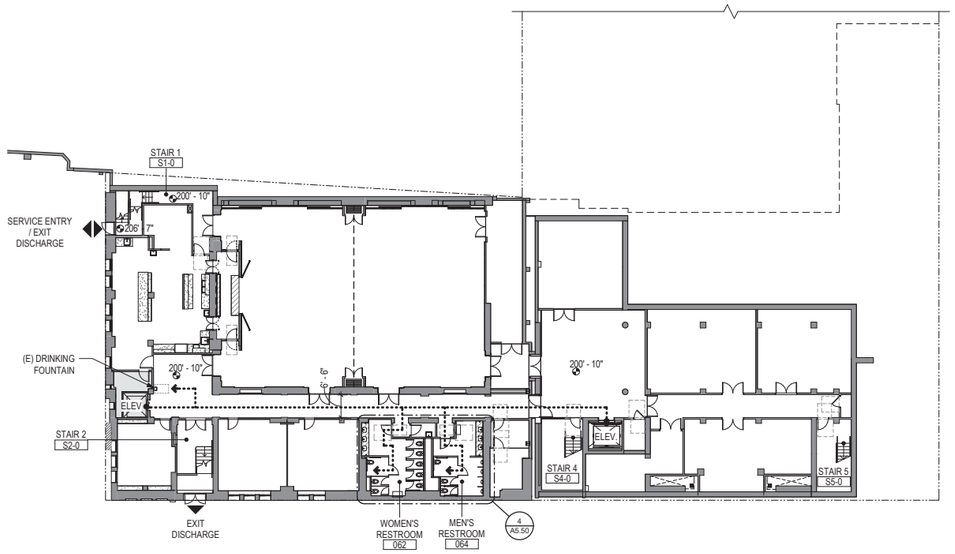
2 ACCESSIBILITY PLAN - L1

SCALE 1/16" = 1'-0"



3 ACCESSIBILITY PLAN - L1.5

SCALE 1/16" = 1'-0"



1 ACCESSIBILITY PLAN - L0

SCALE 1/16" = 1'-0"

N

REV	DATE	DESCRIPTION
	2/2/2022	SITE PERMIT ISSUANCE
	6/6/2022	SITE PERMIT ADDENDA UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

ACCESSIBILITY PLANS

As indicated

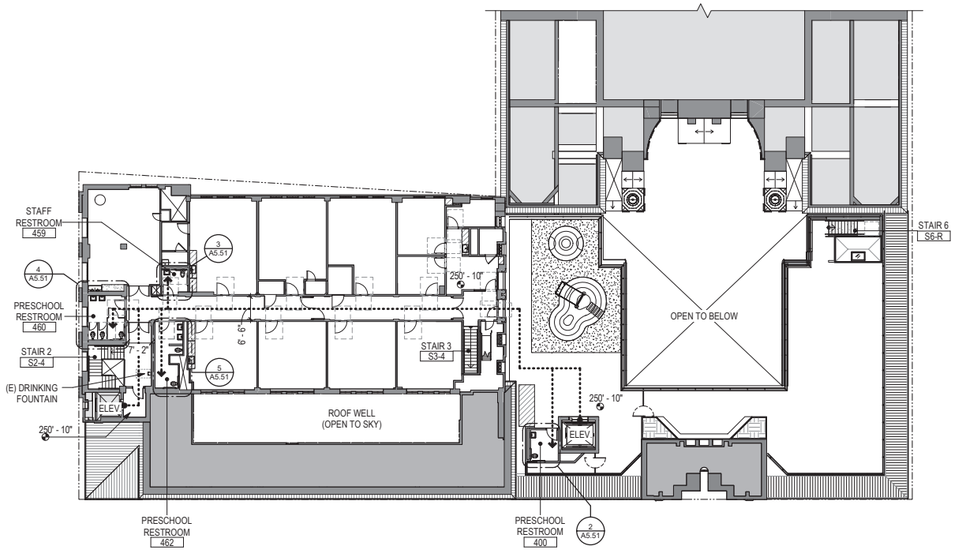
A0.41

6/17/2022 4:46:41 PM

LEGEND

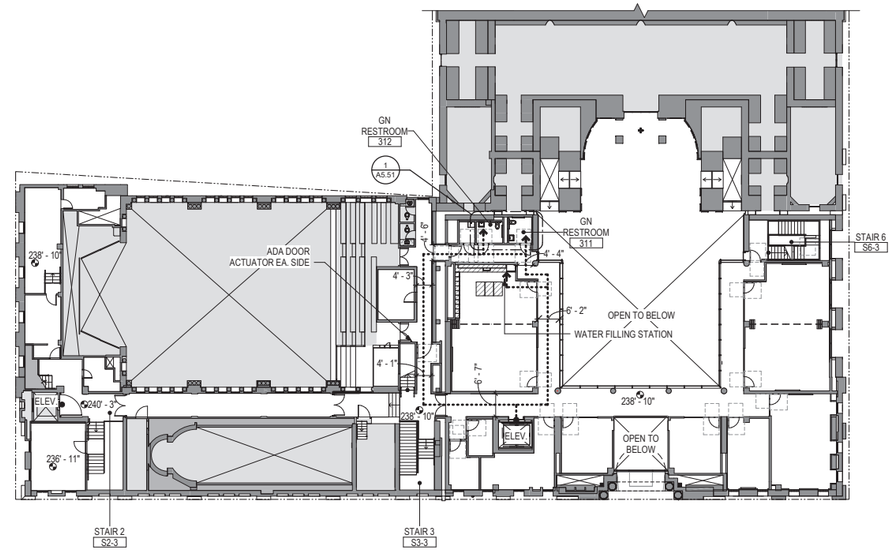
ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE ENTRANCE AND/OR EXIT



2 ACCESSIBILITY PLAN - L4

SCALE 1/16" = 1'-0"



1 ACCESSIBILITY PLAN - L3

SCALE 1/16" = 1'-0"

N

REV	DATE	DESCRIPTION
	04/2022	SITE PERMIT ISSUANCE
	06/7/2022	SITE PERMITS ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

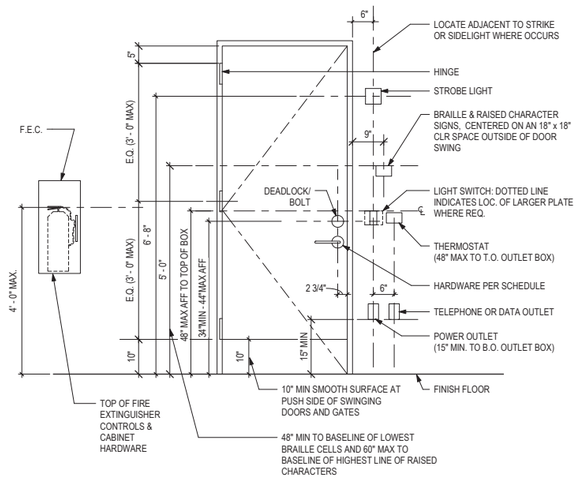
MCA PROJECT NO.402

ACCESSIBILITY PLANS

As indicated

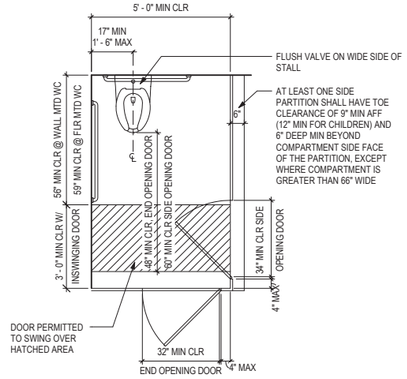
A0.42

6/17/2022 4:46:52 PM



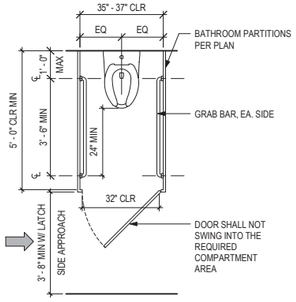
9 TYPICAL MOUNTING HEIGHTS AND LOCATIONS

SCALE 3/4" = 1'-0"



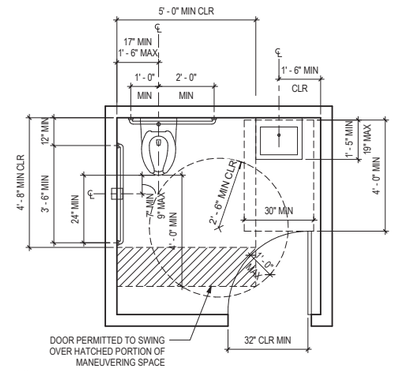
8 ACCESSIBLE STALL LAYOUT

SCALE 1/2" = 1'-0"



7 AMBULATORY STALL LAYOUT

SCALE 1/2" = 1'-0"



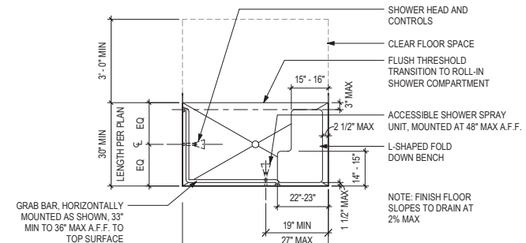
NOTE:

1. DOORS SHALL NOT SWING INTO THE CLR FLOOR SPACE OR CLEARANCE REQ'D FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF THE REQ'D MANEAUVERING SPACE THAT DOES NOT OVERLAP THE CLERANCE REQ'D AT A WC.
2. MAX FLOOR SLOPE IS 1:48

REFER TO CBC 2019 11B-603, 11B-604

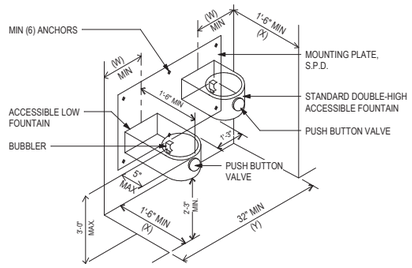
6 SINGLE ACCOMMODATION ACCESSIBLE TOILET

SCALE 1/2" = 1'-0"



3 ADA ROLL-IN SHOWER COMPARTMENT LAYOUT

SCALE 1/2" = 1'-0"

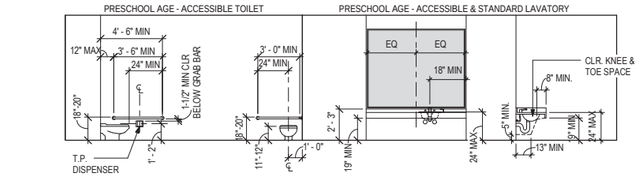


NOTE: IF ALCOVE DEPTH (X) EXCEEDS 24" THEN ALCOVE WIDTH (Y) MUST BE 36" MIN.

(W) = 15" MIN. CLR. EXCEPT WHEN (X) EXCEEDS 24" THEN (W) = 18" MIN. CLR.

2 DRINKING FOUNTAIN ALCOVE

SCALE 12" = 1'-0"

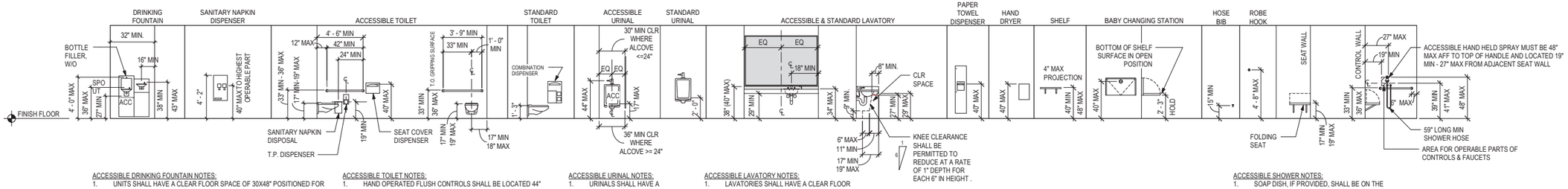


PRESCHOOL ACCESSIBLE TOILET NOTES:

1. DIMENSIONS ARE ADVISORY PER CBC TABLE 11B-604.9.

PRESCHOOL ACCESSIBLE LAVATORY NOTES:

1. PARALLEL APPROACH IS PERMITTED



ACCESSIBLE DRINKING FOUNTAIN NOTES:

1. UNITS SHALL HAVE A CLEAR FLOOR SPACE OF 30X48" POSITIONED FOR FORWARD APPROACH
2. KNEE CLEARANCE AT DRINKING FOUNTAIN TO BE 27" HIGH MIN. FOR A DEPTH OF 8" MIN FROM THE FRONT OF THE FOUNTAIN
3. SPOUT WITHIN 15" OF PARTITION OR VERTICAL SUPPORT
4. SPOUT WITHIN 5" OF FRONT OF FOUNTAIN
5. FOUNTAIN CONTROL WITHIN 6" OF FRONT OF FOUNTAIN
6. DEPTH OF DRINKING FOUNTAIN TO BE 18" MIN, 19" MAX.
7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT AT LEAST AS FAR AS THE DRINKING FOUNTAIN, AND TO WITHIN 6" VERT FROM THE FLOOR/GROUND

ACCESSIBLE TOILET NOTES:

1. HAND OPERATED FLUSH CONTROLS SHALL BE LOCATED 44" MAX A.F.F. @ OPEN SIDE
2. FLUSH CONTROL FORCE SHALL BE 5 POUND MAX
3. FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING
4. TOILET SEAT SHALL BE 2" HIGH MAX
5. URINALS SHALL BE 13 1/2" DEEP MIN

ACCESSIBLE URINAL NOTES:

1. URINALS SHALL HAVE A CLEAR FLOOR SPACE OF 30X48" POSITIONED FOR FORWARD APPROACH
2. URINALS SHALL BE 13 1/2" DEEP MIN

ACCESSIBLE LAVATORY NOTES:

1. LAVATORIES SHALL HAVE A CLEAR FLOOR SPACE OF 30X48" POSITIONED FOR FORWARD APPROACH
2. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING
3. FAUCET CONTROL FORCE SHALL BE 5 POUND MAX
4. WATER LINES & WASTE LINES COMPLETELEY INSULATED AND PROTECTED FROM CONTACT

ACCESSIBLE SHOWER NOTES:

1. SOAP DISH, IF PROVIDED, SHALL BE ON THE CONTROL WALL 40" AFF MAX & WITHIN REACH RANGE OF FOLD DOWN BENCH

1 TYP. FIXTURES, ACCESSORIES & MOUNTING HEIGHTS

SCALE 1/4" = 1'-0"

6/17/2022 4:46:55 PM

CAVAGNERO ARCHITECTS

REV	DATE	DESCRIPTION
1	2/2/2022	SEL PERMIT ISSUANCE
2	4/1/2022	DSA 1ST SUBMITTAL
3	6/17/2022	SEL PERMIT ISSUANCE UPDATE

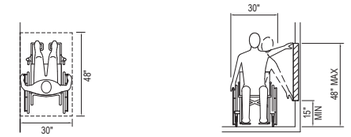
CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

ACCESSIBILITY DIAGRAMS

As indicated

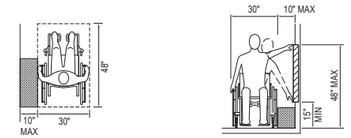
A0.43



CLR FLOOR SPACE FOR PARALLEL APPROACH

HIGH AND LOW SIDE REACH LIMITS

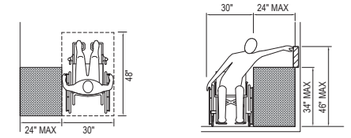
(A) UNOBSTRUCTED SIDE REACH



CLR FLOOR SPACE FOR PARALLEL APPROACH

HIGH AND LOW SIDE REACH LIMITS

(B) SIDE REACH OVER OBSTRUCTION 10" MAX



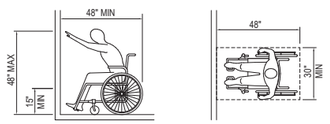
CLR FLOOR SPACE FOR PARALLEL APPROACH

MAX SIDE REACH OVER OBSTRUCTION

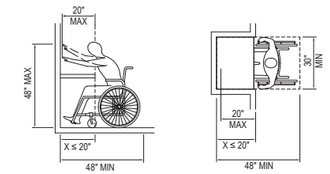
(C) SIDE REACH OVER OBSTRUCTION > 10" AND 24" MAX

12 SIDE REACH

SCALE | 3/8" = 1'-0"



(A) UNOBSTRUCTED FORWARD REACH



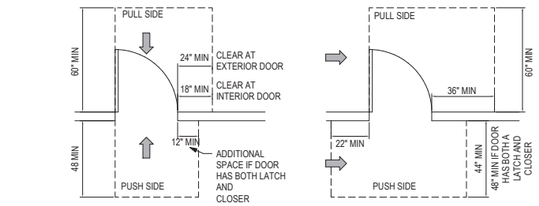
(B) FORWARD REACH OVER OBSTRUCTION

NOTE: CLEAR FLOOR SPACE SHALL EXTEND BELOW, NOT LESS THAN THE REACH DEPTH OVER THE OBSTRUCTION

11 FORWARD REACH

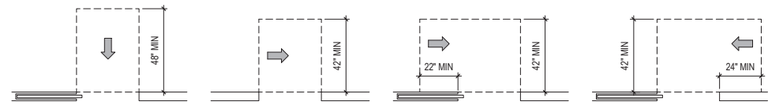
SCALE | 3/8" = 1'-0"

HANDRAILS GRIPPING SURFACE
(CBC 2019 SEC. 11B-505.5, 11B-505.6)



NOTE:
1. LEVEL IS DEFINED AS 2% (1:48) IN ANY DIRECTION

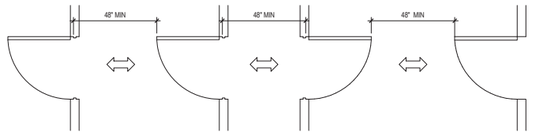
DOOR MANEUVERING CLEARANCE AT SWINGING DOOR



MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLIDING DOORS

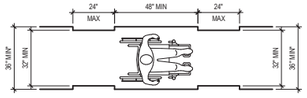
13 DOOR MANUEVERING CLEARANCES

SCALE | 3/8" = 1'-0"



10 DOORS AND GATES IN SERIES

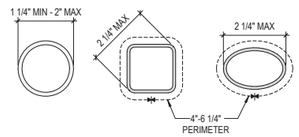
SCALE | 3/8" = 1'-0"



*NOTE:
1. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44" MIN
2. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN
3. THE CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENTS SHALL BE 44" EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS

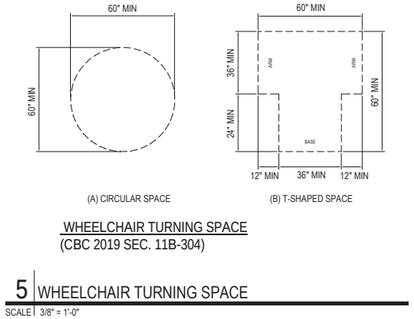
9 ACCESSIBLE ROUTE WIDTH

SCALE | 3/8" = 1'-0"



6 HANDRAIL CROSS SECTIONS

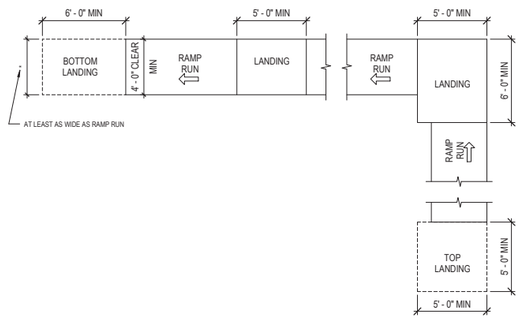
SCALE | 6" = 1'-0"



WHEELCHAIR TURNING SPACE
(CBC 2019 SEC. 11B-304)

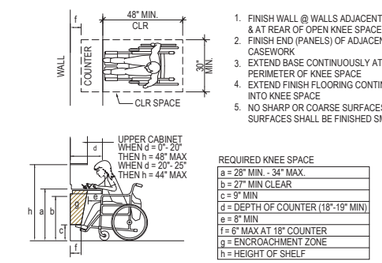
5 WHEELCHAIR TURNING SPACE

SCALE | 3/8" = 1'-0"



4 RAMP LANDINGS

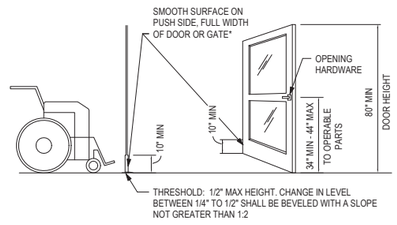
SCALE | 1/4" = 1'-0"



REQUIRED KNEE SPACE
a = 28" MIN. - 34" MAX.
b = 27" MIN CLEAR
c = 9" MIN
d = DEPTH OF COUNTER (18"-19" MIN)
e = 8" MIN
f = 6" MAX AT 18" COUNTER
g = ENCROACHMENT ZONE
h = HEIGHT OF SHELF

3 ACCESSIBLE CASEWORK REQ.

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



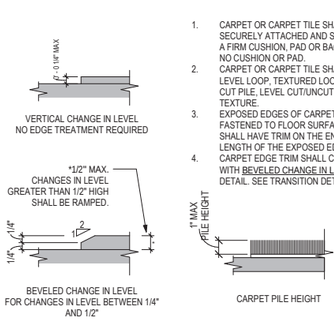
*PER CBC 11B-404.2.10 SLIDING DOORS, TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEG MIN FROM THE HORIZONTAL, AND DOORS & GATES THAT DO NOT EXTEND TO WITHIN 10" OF THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH THE 10" SMOOTH SURFACE REQUIREMENT.

DOORS - HARDWARE & SMOOTH SURFACE
(CBC SECTIONS 11B-404.2.7 AND 11B-404.2.10)

HARDWARE NOTES:
1. OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST
2. FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE 5 POUNDS MAXIMUM
3. AT REQUIRED FIRE DOORS, THE OPENING FORCE IS NOT TO EXCEED 15 POUNDS
4. AT SLIDING DOORS, OPERATING HARDWARE SHALL BE EXPOSED AND USEABLE FROM BOTH SIDES WHEN DOORS ARE IN THE FULLY OPEN POSITION

2 ACCESSIBLE DOOR REQUIREMENTS

SCALE | NTS



1. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD.
2. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTURE.
3. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE.
4. CARPET EDGE TRIM SHALL COMPLY WITH BEVELED CHANGE IN LEVEL DETAIL. SEE TRANSITION DETAILS

1 CHANGES IN LEVEL

SCALE | 6" = 1'-0"

RAMP HANDRAILS

8 RAMP HANDRAILS

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

CAVAGNERO
ARCHITECTS

REV	DATE	DESCRIPTION
	2/3/2022	SITE PERMIT ISSUANCE
	6/17/2022	SITE PERMIT SUBMISSION UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

ACCESSIBILITY DIAGRAMS

As indicated

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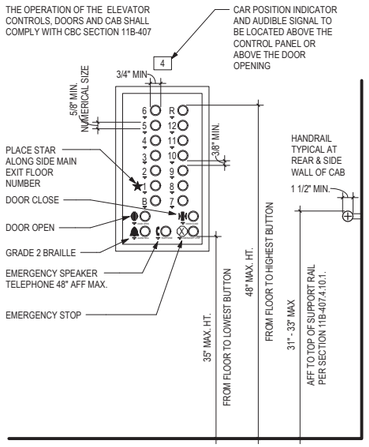
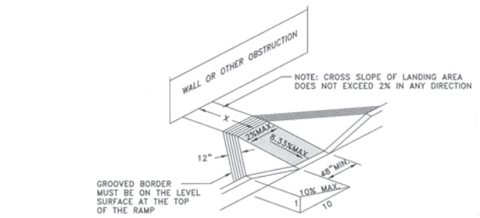


6 ELEVATOR CAB CONTROLS

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

ELEVATOR CAR CONTROLS GENERAL NOTES

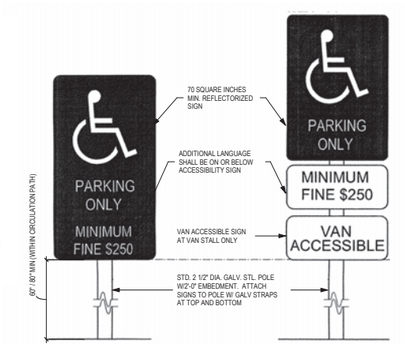
1. FLOOR BUTTONS SHALL BE PROVIDED WITH VISUAL INDICATORS TO SHOW WHEN EACH CALL IS REGISTERED. THE VISUAL INDICATORS SHALL BE EXTINGUISHED WHEN EACH CALL IS ANSWERED AND AN AUDIBLE INDICATOR WILL OCCUR.
2. THE EMERGENCY TELEPHONE HANDSET SHALL BE POSITION NO HIGHER THAN 48" ABOVE THE FLOOR AND THE HANDSET CORD SHALL BE A MINIMUM OF 2'-5" IN LENGTH. IF THE TELEPHONE IS LOCATED IN A CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL BE LEVER TYPE. EMERGENCY INTERCOMMUNICATION SHALL NOT REQUIRE VOICE COMMUNICATION.
3. CAR CONTROLS: PASSENGER ELEVATOR CAR CONTROLS SHALL HAVE A MINIMUM DIMENSION OF 3/4" AND SHALL BE RAISED 1/8" PLUS OR MINUS 1/32" ABOVE THE SURROUNDING SURFACE.
4. CONTROL BUTTONS SHALL BE ILLUMINATED, SHALL HAVE SQUARE SHOULDERS AND SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS DETECTABLE.
5. ALL CONTROL BUTTONS SHALL BE DESIGNATED BY 5/8" MINIMUM STANDARD RAISED SYMBOL IMMEDIATELY TO THE LEFT OF THE CONTROL BUTTON. GRADE 2 BRAILLE THAT CONFORMS TO CBC SECTION 11B-703.3 SHALL BE LOCATED IMMEDIATELY BELOW THE CHARACTER OR SYMBOL. A MINIMUM CLEAR SPACE OF 3/8" SHALL BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS. THE RAISED CHARACTERS SHALL BE WHITE ON A BLACK BACKGROUND.
6. CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL INCLUDE, BUT NOT LIMITED TO, DOOR OPEN, DOOR CLOSE, ALARM BELL, EMERGENCY STOP AND TELEPHONE. THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION.
7. THE MINIMUM ILLUMINATION AT THE CAR CONTROLS THRESHOLD AND THE LANDING WHEN THE CAR AND LANDING DOORS ARE OPEN SHALL NOT BE LESS THAN 5 FOOT-CANDLES.



NOTE:
1. "X" SHALL EQUAL 48" MIN (LANDING CLEAR LENGTH). CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, 48" MIN.
2. SLOPE OF LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAX. CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 MAX.
3. TRUNCATED DOME DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL. WARNING SHALL EXTEND FULL WIDTH OF RAMP RUN AND LOCATED SO THE EDGE NEAREST THE CURB IS 6" MIN. - 8" MAX. FROM THE FACE OF THE CURB.

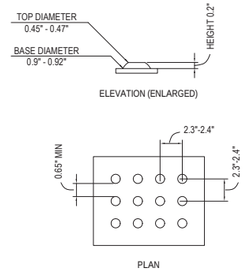
9 ADA CURB RAMP

SCALE | 12" = 1'-0"



8 ACCESSIBLE PARKING STALL SIGNAGE

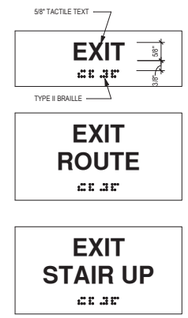
SCALE | 3" = 1'-0"



5 DETECTABLE WARNING

SCALE | NTS

SIGNAGE NOTES:
1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT"
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE; A. "EXIT STAIR DOWN", B. "EXIT RAMP DOWN",C. "EXIT STAIR UP", D. "EXIT RAMP UP"
3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP, OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "TO EXIT,"
6. REFER TO CBC 11B-216.4, 11B-703.1, 11B-703.2, 11B-703.3, & 11B-703.5 FOR SIGNAGE REQUIREMENTS.



4 EXIT ROUTE SIGNAGE

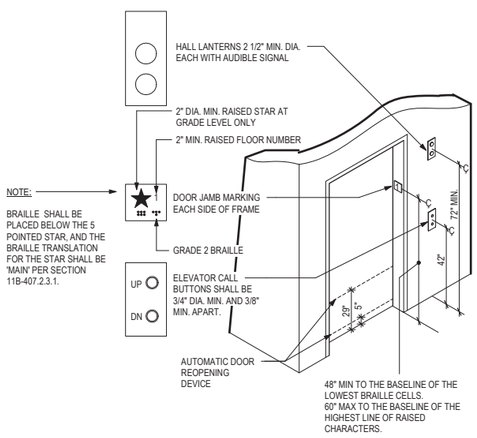
SCALE | 6" = 1'-0"

ELEVATOR CONTROLS GENERAL NOTES

1. OPERATION AND LEVELING: THE ELEVATOR SHALL BE AUTOMATIC AND PROVIDED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO THE FLOOR LANDINGS WITHIN A TOLERANCE OF PLUS OR MINUS 1/2" UNDER NORMAL LOADING AND UNLOADING CONDITIONS. THIS SELF-LEVELING SHALL, WITHIN ITS ZONE, BE ENTIRELY AUTOMATIC AND INDEPENDENT OF THE OPERATING DEVICE AND SHALL CORRECT THE OVERTRAVEL OR UNDERTRAVEL. THE CAR SHALL BE MAINTAINED APPROXIMATELY LEVEL WITH THE LANDING, IRRESPECTIVE OF LOAD. THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF THE HOISTWAY LANDING SHALL BE NO GREATER THAN 1 1/4".
2. MINIMUM ELEVATOR DOOR WIDTH SHALL BE 36" - 42" DEPENDING ON DOOR LOCATION AND CAB SIZE. SEE CBC TABLE 11B-407.4.1 FOR SPECIFIC REQUIREMENTS.
3. DOOR PROTECTIVE AND REOPENING DEVICE: DOORS CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED WITH A DOOR-REOPENING DEVICE THAT WILL FUNCTION TO STOP AND REOPEN A CAR DOOR AND ADJACENT HOISTWAY DOOR IN CASE THE CAR DOOR IS OBSTRUCTED WHILE CLOSING. THIS REOPENING DEVICE SHALL ALSO BE CAPABLE OF SENSING AN OBJECT OR PERSON IN THE PATH OF A CLOSING DOOR WITHOUT REQUIRING CONTACT OR ACTIVATION AT A NOMINAL 5" AND 29" AFF DOOR-REOPENING DEVICES SHALL REMAIN EFFECTIVE FOR A PERIOD OF NOT LESS THAN 20 SECTIONS. AFTER SUCH INTERVAL THE DOORS MAY CLOSE IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI 17.1-86, ASME DOCUMENT ASME 17.1-1990.
4. HALL CALL: THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL (LANTERN AND AUDIBLE SIGNAL) UNTIL THE DOORS OF THE CAR START TO CLOSE SHALL BE CALCULATED BY THE FOLLOWING EQUATION: T = D / (1.5F/TS). WHERE T IS THE TOTAL TIME IN SECONDS AND D IS THE DISTANCE FROM A POINT IN THE LOBBY OR LANDING AREA 60 INCHES DIRECTLY IN FRONT OF THE FARTHEST CALL BUTTON CONTROLLING THAT CAR TO THE CENTERLINE OF ITS HOISTWAY DOOR.
5. CAR CALL: THE MINIMUM ACCEPTABLE TIME FOR DOORS TO REMAIN FULLY OPEN SHALL NOT BE LESS THAN 5 SECONDS.
6. MINIMUM ILLUMINATION AT THE CAR CONTROLS THRESHOLD AND THE LANDING WHEN THE CAR AND LANDING DOORS ARE OPEN SHALL NOT BE LESS THAN 5 FOOT-CANDLES.
7. HALL CALL BUTTONS: DIRECTION BUTTONS , EXCLUSIVE OF BORDER, SHALL BE A MINIMUM OF 3/4" IN SIZE, RAISED 1/8"(+/- 1/32") ABOVE THE SURROUNDING SURFACE. VISUAL INDICATION SHALL BE PROVIDED TO SHOW EACH CALL REGISTERED AND EXTINGUISHED WHEN THE CALL IS ANSWERED. HALL CALL BUTTONS SHALL BE INTERNALLY ILLUMINATED WITH A WHITE LIGHT OVER THE ENTIRE SURFACE OF THE BUTTON.
8. HALL LANTERN: A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE INDICATING THE PROSPECTIVE PASSENGER THE CAR ANSWERING THE CALL AND ITS DIRECTION OF TRAVEL AS FOLLOWS:

   THE VISUAL SIGNAL FOR EACH DIRECTION SHALL BE A MINIMUM OF 2 1/2" HIGH BY 2 1/2" WIDE AND VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON.

   THE AUDIBLE SIGNAL SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION .
9. FOR ELEVATOR JAMB MARKING REQUIREMENTS, REFERENCE CBC SECTION 11B-407.2.3.1.
   FOR BRAILLE REQUIREMENTS REFERENCE CBC SECTION SECTION 11B-703.3.
   FOR RAISED CHARACTER REQUIREMENTS REFERENCE CBC SECTION SECTION 11B-703.3.2.



2 TYP. ELEVATOR ENTRANCE ACCESSIBILITY INFO

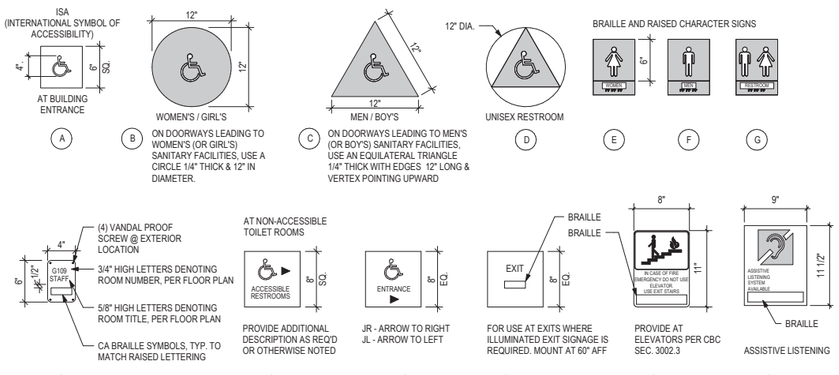
SCALE | 1/4" = 1'-0"

SIGNAGE NOTES : ALL SIGNS SHALL COMPLY WITH CBC SECTIONS 11B-216 AND 11B-703 AS APPLICABLE.

1. WHEN BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL AND ONE WITH TACTILE CHARACTERS SHALL BE PROVIDED. SIGNS DESIGNATING PERMANENT ROOMS AND SPACES, AND REQUIRED TACTILE EXIT SIGNS, SHALL HAVE BOTH VISUAL AND TACTILE CHARACTERS AND BRAILLE. CHARACTERS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS SERIF UPPERCASE. RAISED CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER O IS 60% MIN AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER I. STROKE THICKNESS OF THE UPPERCASE I SHALL BE 15% OF THE HEIGHT OF THE CHARACTER. RAISED CHARACTERS SHALL BE 5/8" MIN TO 2" MAX IN HEIGHT. TEXT SHALL BE IN A HORIZONTAL FORMAT. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, LIGHT ON DARK OR DARK ON LIGHT. CHARACTERS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. COLORS SHALL BE SELECTED BY THE ARCHITECT.
2. RAISED CHARACTERS SHALL BE DUPLICATED IN BRAILLE. BRAILLE SHALL BE CONTRACTED GRADE 2 AND SHALL HAVE A DOMED OR ROUNDED SHAPE AND COMPLY WITH CBC TABLE 11B-703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS AND ACRONYMS. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN AND 1/2" MAX FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN FROM RAISED BORDERS OR DECORATIVE ELEMENTS PER SECTION 11B-703.3.
3. THE SIGNS INDICATED ARE FOR CONCEPT & CONTENT ONLY. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL SHOW EXACT LAYOUT & CONTENT.
4. SEE DOOR SCHEDULE FOR SIGN SCHEDULE.
5. SIGNS SHALL HAVE A NON-GLARE FINISH.
6. PER SECTION 11B-216.3, SIGNS THAT GIVE DIRECTION TO OR INFORMATION ABOUT INTERIOR OR EXTERIOR SPACES AND FACILITIES SHALL COMPLY WITH THE VISUAL CHARACTER REQUIREMENTS OF SECTION 11B-703.5 LISTED ON A0.27.
7. FOR REQUIRED MOUNTING HEIGHT AND LOCATION OF TACTILE SIGNAGE, REFER TO CBC SECTION 11B-703.4
8. FOR REQUIRED MOUNTING HEIGHTS OF VISUAL CHARACTERS REFER TO CBC TABLE 11B-703.5.5.

GEOMETRIC RESTROOM SIGNS (B) (C) (D)

THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 58" MIN TO 60" MAX TO THE CENTER. THEIR COLORS SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. AT AN "ALL GENDER" SIGN THE TRIANGLE SHALL CONTRAST WITH THE CIRCLE, WHICH SHALL CONTRAST WITH THE DOOR.



1 ACCESSIBILITY SIGNAGE

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

6/17/2022 4:47:03 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	2/10/2022	SDE PERMIT ISSUANCE
	6/17/2022	DSE PERMITS CHANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

ACCESSIBILITY DIAGRAMS

As indicated

A0.45

OCCUPANCY & EXITING GENERAL NOTES

1. EGRESS WIDTH FACTORS PERMITTED IN BUILDING EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTIONS 1005.3.1 EXCEPTION 1 AND 1005.3.2 EXCEPTION 1.

   STAIR WIDTH FACTOR = 0.2 PER OCCUPANT (MINIMUM STAIR WIDTH = 44")
   DOOR WIDTH FACTOR = 0.15 PER OCCUPANT (MINIMUM DOOR WIDTH = 32")

2. EGRESS TRAVEL DISTANCES IN FULLY SPRINKLERED BUILDING:

OCCUPANCY	COMMON PATH OF TRAVEL	EXIT ACCESS TRAVEL DISTANCE
A	75' MAX	250' MAX
B	100' MAX	300' MAX
E	75' MAX	250' MAX
S	100' MAX	400' MAX

3. MINIMUM CORRIDOR WIDTH IN GROUP E WITH A CORRIDOR HAVING AN OCCUPANT LOAD OF 100 OR MORE = 72"

OCCUPANCY & EXITING LEGEND

- EGRESS PATH
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT / FIRE WALL - 3HR
- SMOKE BARRIER - 1HR
- (50) NUMBER & DIRECTION OF OCCUPANTS EXITING A ROOM OR SPACE
- (100) TOTAL NUMBER & DIRECTION OF OCCUPANTS EXITING AN ENTIRE FLOOR OR BUILDING
- (100) TOTAL NUMBER ***WITH CONVERGENCE*** OF OCCUPANTS EXITING MULTIPLE FLOORS / ENTIRE BUILDING
- EXIT PATH DIRECTION

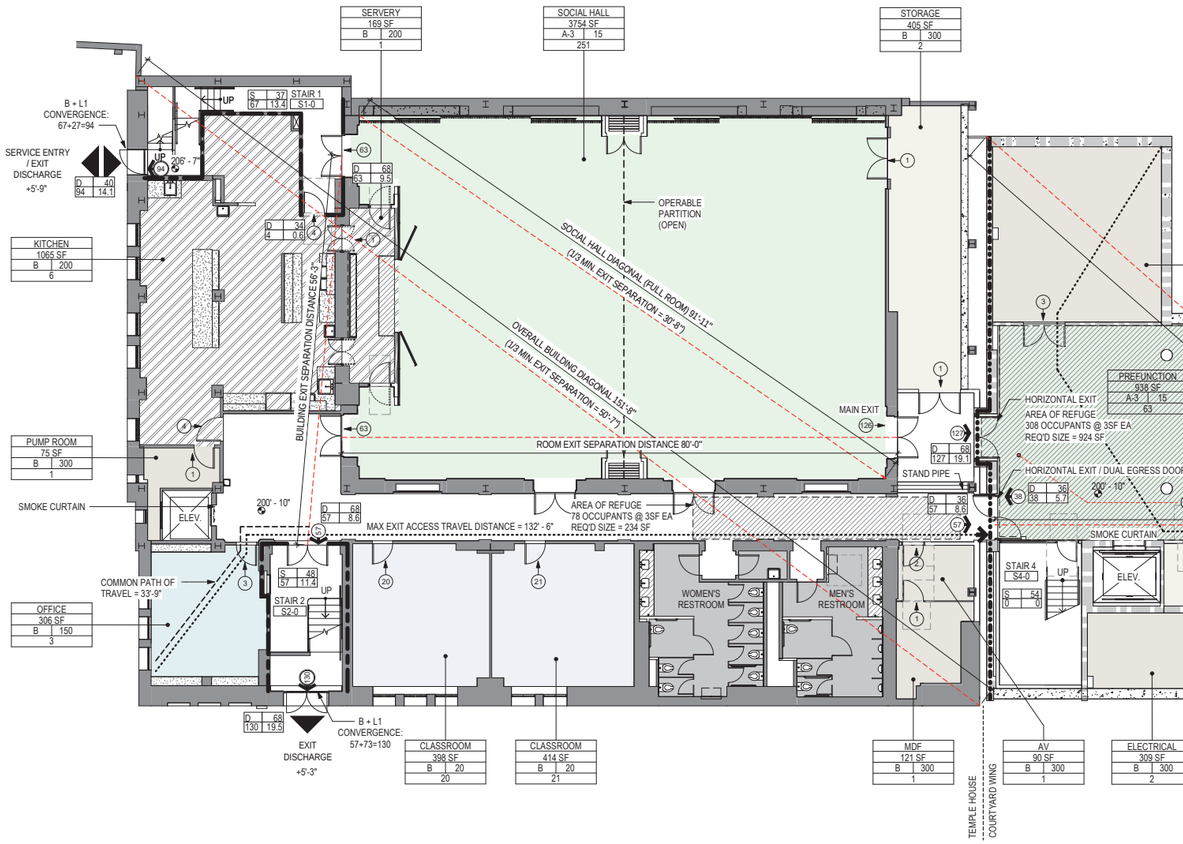
S	PROV. WIDTH	STAIR TAG
# OCC.	REQ. WIDTH	

D	PROV. WIDTH	DOOR TAG
# OCC.	REQ. WIDTH	

- ASSEMBLY 1:15
- ASSEMBLY - FIXED SEATING
- BUSINESS
- CLASSROOM
- CLASSROOM - E
- COMMERCIAL KITCHEN
- MECH - ACCESSORY
- PRESCHOOL EXTERIOR PLAY AREA
- STORAGE - ACCESSORY
- UTILITY/RESTROOM

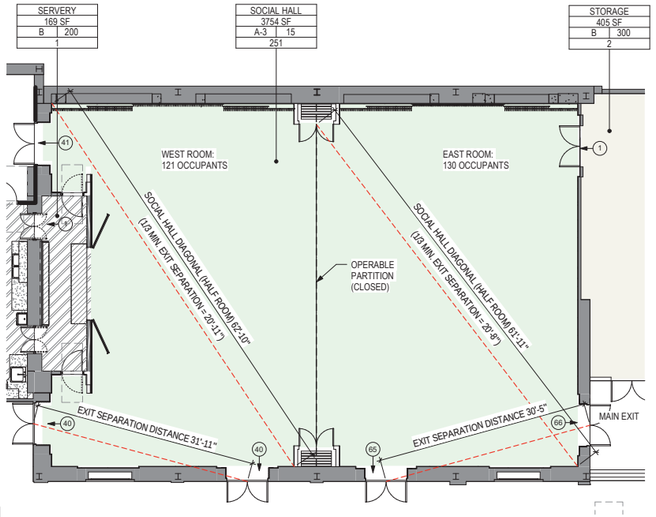
FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK



1 OCCUPANCY & EGRESS PLAN - L0

SCALE 1/8" = 1'-0"



2 OCCUPANCY & EGRESS PLAN - L0 - PARTITION CLOSED

SCALE 1/8" = 1'-0"

OCCUPANT LOAD TABLE - L0

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
ASSEMBLY 1:15					
001	PREFUNCTION	A-3	938	15	63
053	SOCIAL HALL	A-3	3754	15	251
			4692		314
BUSINESS					
059	OFFICE	B	306	150	3
			306		3
CLASSROOM					
060	CLASSROOM	B	398	20	20
061	CLASSROOM	B	414	20	21
			812		42
COMMERCIAL KITCHEN					
054	SERVERY	B	169	200	1
056	KITCHEN	B	1065	200	6
			1234		7
MECH - ACCESSORY					
004	ELECTRICAL	B	309	300	2
005	MECH / PLUMBING	B	660	300	3
008	MECHANICAL	B	744	300	3
009	MECHANICAL	B	613	300	3
057	PUMP ROOM	B	75	300	1
065	AV	B	90	300	1
066	MDF	B	121	300	1
			2612		12
STORAGE - ACCESSORY					
002	STOR.	B	55	300	1
007	STORAGE	B	639	300	3
052	STORAGE	B	405	300	2
			1099		5
GRAND TOTAL			10755		382

N

REV	DATE	DESCRIPTION
	2/2/2022	SEE PERMIT ISSUANCE
	6/6/2022	SEE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

OCCUPANCY & EGRESS PLAN - L0

As indicated

A0.50

6/17/2022 4:47:14 PM

OCCUPANCY & EXITING GENERAL NOTES

1. EGRESS WIDTH FACTORS PERMITTED IN BUILDING EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTIONS 1005.3.1 EXCEPTION 1 AND 1005.3.2 EXCEPTION 1.

   STAIR WIDTH FACTOR = 0.2 PER OCCUPANT (MINIMUM STAIR WIDTH = 44")
   DOOR WIDTH FACTOR = 0.15 PER OCCUPANT (MINIMUM DOOR WIDTH = 32")

2. EGRESS TRAVEL DISTANCES IN FULLY SPRINKLERED BUILDING:

OCCUPANCY	COMMON PATH OF TRAVEL	EXIT ACCESS TRAVEL DISTANCE
A	75' MAX	250' MAX
B	100' MAX	300' MAX
E	75' MAX	250' MAX
S	100' MAX	400' MAX

3. MINIMUM CORRIDOR WIDTH IN GROUP E WITH A CORRIDOR HAVING AN OCCUPANT LOAD OF 100 OR MORE = 72"

OCCUPANCY & EXITING LEGEND

- EGRESS PATH
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT / FIRE WALL - 3HR
- SMOKE BARRIER - 1HR
- (50) NUMBER & DIRECTION OF OCCUPANTS EXITING A ROOM OR SPACE
- (100) TOTAL NUMBER & DIRECTION OF OCCUPANTS EXITING AN ENTIRE FLOOR OR BUILDING
- (100) TOTAL NUMBER ***WITH CONVERGENCE*** OF OCCUPANTS EXITING MULTIPLE FLOORS / ENTIRE BUILDING
- EXIT PATH DIRECTION

S | PROV. WIDTH — # OCC. | REQ. WIDTH — STAIR TAG

D | PROV. WIDTH — # OCC. | REQ. WIDTH — DOOR TAG

- ASSEMBLY 1:15
- ASSEMBLY - FIXED SEATING
- BUSINESS
- CLASSROOM
- CLASSROOM - E
- COMMERCIAL KITCHEN
- MECH - ACCESSORY
- PRESCHOOL EXTERIOR PLAY AREA
- STORAGE - ACCESSORY
- UTILITY/RESTROOM

FLOOR PLAN LEGEND

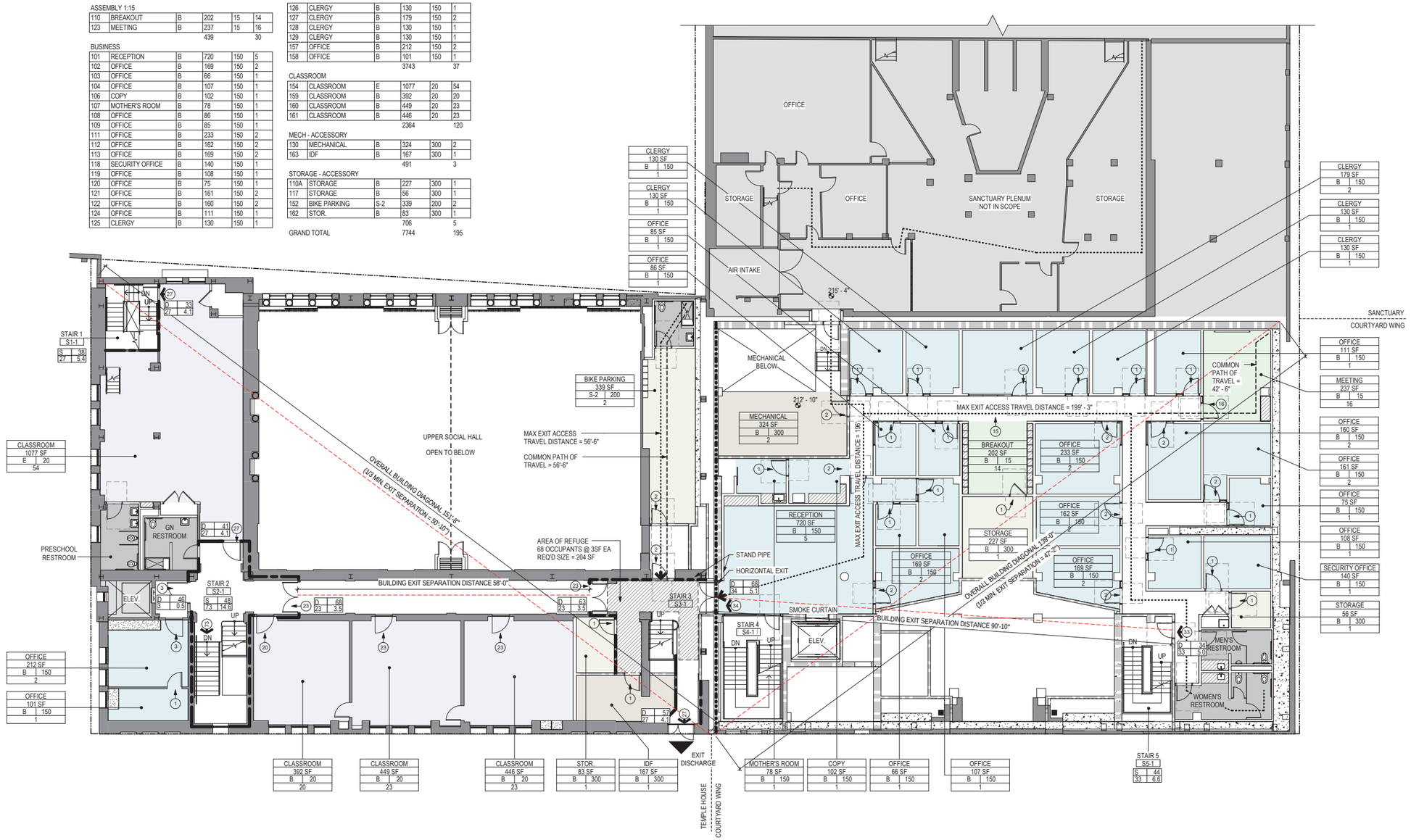
- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK

OCCUPANT LOAD TABLE - L1

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
ASSEMBLY 1:15					
110	BREAKOUT	B	202	15	14
123	MEETING	B	237	15	16
			439		30
BUSINESS					
101	RECEPTION	B	720	150	5
102	OFFICE	B	169	150	2
103	OFFICE	B	66	150	1
104	OFFICE	B	107	150	1
106	COPY	B	102	150	1
107	MOTHER'S ROOM	B	78	150	1
108	OFFICE	B	86	150	1
109	OFFICE	B	85	150	1
111	OFFICE	B	233	150	2
112	OFFICE	B	162	150	2
113	OFFICE	B	169	150	2
118	SECURITY OFFICE	B	140	150	1
119	OFFICE	B	108	150	1
120	OFFICE	B	75	150	1
121	OFFICE	B	161	150	2
122	OFFICE	B	160	150	2
124	OFFICE	B	111	150	1
125	CLERGY	B	130	150	1

OCCUPANT LOAD TABLE - L1

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
126	CLERGY	B	130	150	1
127	CLERGY	B	179	150	2
128	CLERGY	B	130	150	1
129	CLERGY	B	130	150	1
157	OFFICE	B	212	150	2
158	OFFICE	B	101	150	1
			3743		37
CLASSROOM					
154	CLASSROOM	E	1077	20	54
159	CLASSROOM	B	392	20	20
160	CLASSROOM	B	449	20	23
161	CLASSROOM	B	446	20	23
			2364		120
MECH - ACCESSORY					
130	MECHANICAL	B	324	300	2
163	IDF	B	167	300	1
			491		3
STORAGE - ACCESSORY					
110A	STORAGE	B	227	300	1
117	STORAGE	B	56	300	1
152	BIKE PARKING	S-2	339	200	2
162	STOR.	B	83	300	1
			706		5
GRAND TOTAL			7744		195



1 OCCUPANCY & EGRESS PLAN - L1
SCALE 1/8" = 1'-0"

N

REV	DATE	DESCRIPTION
	2/2/2022	SEE PERMIT ISSUANCE
	6/17/2022	SEE PERMIT ISSUANCE UPDATE

CAVAGNERO

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

OCCUPANCY & EGRESS PLAN - L1

As indicated

A0.51

6/17/2022 4:47:25 PM

OCCUPANCY & EXITING GENERAL NOTES

1. EGRESS WIDTH FACTORS PERMITTED IN BUILDING EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTIONS 1005.3.1 EXCEPTION 1 AND 1005.3.2 EXCEPTION 1.

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   DOOR WIDTH FACTOR = 0.15 PER OCCUPANT (MINIMUM DOOR WIDTH = 32")

2. EGRESS TRAVEL DISTANCES IN FULLY SPRINKLERED BUILDING:

OCCUPANCY	COMMON PATH OF TRAVEL	EXIT ACCESS TRAVEL DISTANCE
A	75' MAX	250' MAX
B	100' MAX	300' MAX
E	75' MAX	250' MAX
S	100' MAX	400' MAX

3. MINIMUM CORRIDOR WIDTH IN GROUP E WITH A CORRIDOR HAVING AN OCCUPANT LOAD OF 100 OR MORE = 72"

OCCUPANCY & EXITING LEGEND

- EGRESS PATH
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT / FIRE WALL - 3HR
- SMOKE BARRIER - 1HR
- (50) NUMBER & DIRECTION OF OCCUPANTS EXITING A ROOM OR SPACE
- (100) TOTAL NUMBER & DIRECTION OF OCCUPANTS EXITING AN ENTIRE FLOOR OR BUILDING
- (100) TOTAL NUMBER ***WITH CONVERGENCE*** OF OCCUPANTS EXITING MULTIPLE FLOORS / ENTIRE BUILDING
- EXIT PATH DIRECTION

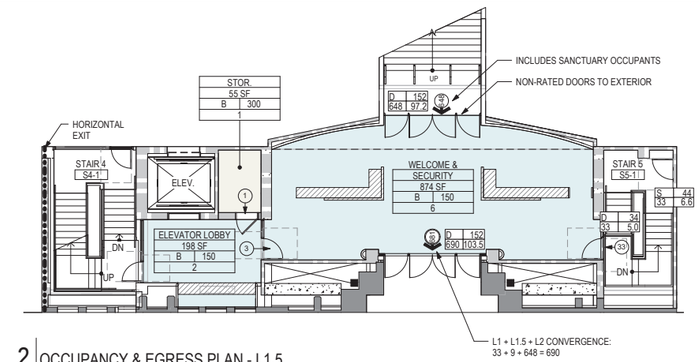
S | PROV. WIDTH | STAIR TAG
OCC. | REQ. WIDTH

D | PROV. WIDTH | DOOR TAG
OCC. | REQ. WIDTH

- ASSEMBLY 1:15
- ASSEMBLY - FIXED SEATING
- BUSINESS
- CLASSROOM
- CLASSROOM - E
- COMMERCIAL KITCHEN
- MECH - ACCESSORY
- PRESCHOOL EXTERIOR PLAY AREA
- STORAGE - ACCESSORY
- UTILITY/RESTROOM

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK

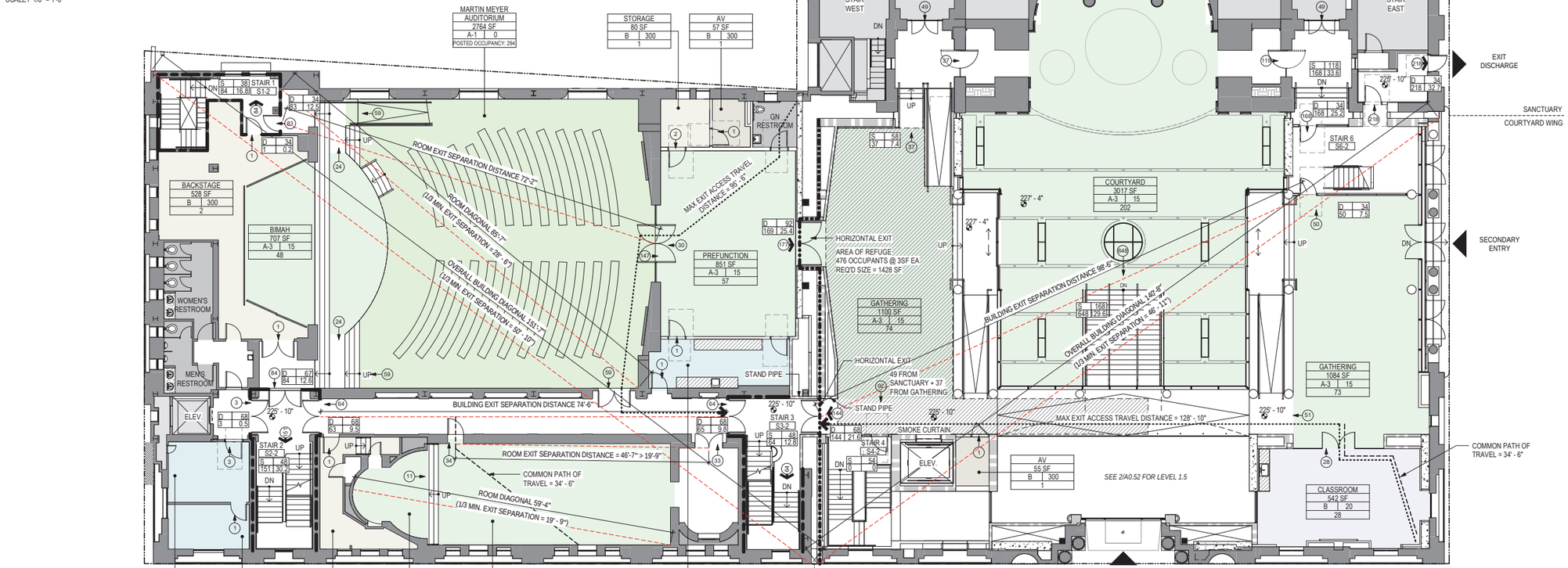


2 OCCUPANCY & EGRESS PLAN - L1.5

SCALE 1/8" = 1'-0"

OCCUPANT LOAD TABLE - L1.5

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
BUSINESS					
200	WELCOME & SECURITY	B	874	150	6
201	ELEVATOR LOBBY	B	198	150	2
			1072		8
STORAGE - ACCESSORY					
201A	STOR.	B	55	300	1
			55		1
GRAND TOTAL			1127		9



1 OCCUPANCY & EGRESS PLAN - L2

SCALE 1/8" = 1'-0"

OCCUPANT LOAD TABLE - L2

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
ASSEMBLY 1:15					
202	GATHERING	A-3	1100	15	74
205	GATHERING	A-3	1084	15	73
252	PREFUNCTION	A-3	851	15	57
256A	BIMAH	A-3	707	15	48
264	CHAPEL	A-3	836	15	56
264A	ALTAR	A-3	155	15	11
			4734		319
BUSINESS					
251	PANTRY	B	224	150	2

OCCUPANT LOAD TABLE - L2

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
261	OFFICE	B	166	150	2
262	OFFICE	B	123	150	1
			513		5
CLASSROOM					
204	CLASSROOM	B	542	20	28
			542		28
MECH - ACCESSORY					
203	AV	B	55	300	1
254	AV	B	57	300	1
			112		1

OCCUPANT LOAD TABLE - L2

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
STORAGE - ACCESSORY					
255	STORAGE	B	80	300	1
257	BACKSTAGE	B	528	300	2
263	STORAGE	B	179	300	1
			786		4
GRAND TOTAL (AREAS USING OLF)			6688		357
MARTIN MEYER AUDITORIUM	A-3				294
GRAND TOTAL (ALL TEMPLE HOUSE / COURTYARD AREAS)					651 OCCUPANTS

N

REV.	DATE	DESCRIPTION
	2/10/2022	SITE PERMIT ISSUANCE
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MOA PROJECT NO.402

OCCUPANCY & EGRESS PLAN - L2

As indicated

A0.52

6/17/2022 4:47:40 PM

OCCUPANCY & EXITING GENERAL NOTES

1. EGRESS WIDTH FACTORS PERMITTED IN BUILDING EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTIONS 1005.3.1 EXCEPTION 1 AND 1005.3.2 EXCEPTION 1.

   STAIR WIDTH FACTOR = 0.2 PER OCCUPANT (MINIMUM STAIR WIDTH = 44")
   DOOR WIDTH FACTOR = 0.15 PER OCCUPANT (MINIMUM DOOR WIDTH = 32")

2. EGRESS TRAVEL DISTANCES IN FULLY SPRINKLERED BUILDING:

OCCUPANCY	COMMON PATH OF TRAVEL	EXIT ACCESS TRAVEL DISTANCE
A	75' MAX	250' MAX
B	100' MAX	300' MAX
E	75' MAX	250' MAX
S	100' MAX	400' MAX

3. MINIMUM CORRIDOR WIDTH IN GROUP E WITH A CORRIDOR HAVING AN OCCUPANT LOAD OF 100 OR MORE = 72"

OCCUPANCY & EXITING LEGEND

- EGRESS PATH
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT / FIRE WALL - 3HR
- SMOKE BARRIER - 1HR
- (50) NUMBER & DIRECTION OF OCCUPANTS EXITING A ROOM OR SPACE
- (100) TOTAL NUMBER & DIRECTION OF OCCUPANTS EXITING AN ENTIRE FLOOR OR BUILDING
- (100) TOTAL NUMBER ***WITH CONVERGENCE*** OF OCCUPANTS EXITING MULTIPLE FLOORS / ENTIRE BUILDING
- EXIT PATH DIRECTION

S | PROV. WIDTH | STAIR TAG
OCC. | REQ. WIDTH

D | PROV. WIDTH | DOOR TAG
OCC. | REQ. WIDTH

- ASSEMBLY 1:15
- ASSEMBLY - FIXED SEATING
- BUSINESS
- CLASSROOM
- CLASSROOM - E
- COMMERCIAL KITCHEN
- MECH - ACCESSORY
- PRESCHOOL EXTERIOR PLAY AREA
- STORAGE - ACCESSORY
- UTILITY/RESTROOM

FLOOR PLAN LEGEND

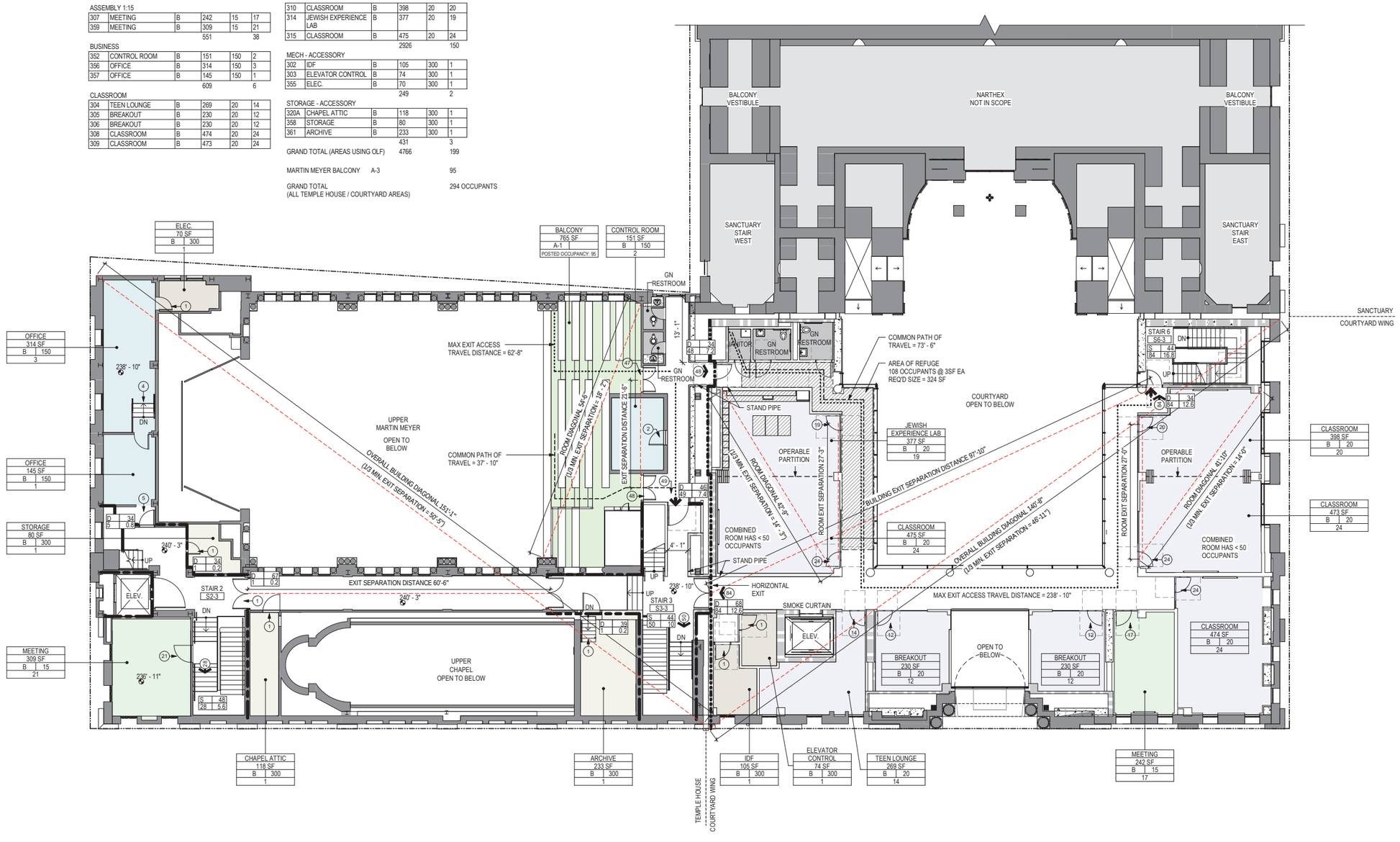
- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE-RATED WALL
- (E) MILLWORK
- (N) MILLWORK

OCCUPANT LOAD TABLE - L3

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
ASSEMBLY 1:15					
307	MEETING	B	242	15	17
359	MEETING	B	309	15	21
			551		38
BUSINESS					
352	CONTROL ROOM	B	151	150	2
356	OFFICE	B	314	150	3
357	OFFICE	B	145	150	1
			609		6
CLASSROOM					
304	TEEN LOUNGE	B	269	20	14
305	BREAKOUT	B	230	20	12
306	BREAKOUT	B	230	20	12
308	CLASSROOM	B	474	20	24
309	CLASSROOM	B	473	20	24

OCCUPANT LOAD TABLE - L3

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
310	CLASSROOM	B	398	20	20
314	JEWISH EXPERIENCE LAB	B	377	20	19
315	CLASSROOM	B	475	20	24
			2926		150
MECH - ACCESSORY					
302	IDF	B	105	300	1
303	ELEVATOR CONTROL	B	74	300	1
355	ELEC.	B	70	300	1
			249		2
STORAGE - ACCESSORY					
320A	CHAPEL ATTIC	B	118	300	1
358	STORAGE	B	80	300	1
361	ARCHIVE	B	233	300	1
			431		3
GRAND TOTAL (AREAS USING OLF)			4766		199
MARTIN MEYER BALCONY	A-3				95
GRAND TOTAL (ALL TEMPLE HOUSE / COURTYARD AREAS)					294 OCCUPANTS



1 OCCUPANCY & EGRESS PLAN - L3
SCALE 1/8" = 1'-0"

N

6/17/2022 4:47:49 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	2/10/2022	SDE PERMIT ISSUANCE
	6/17/2022	SDE PERMITS ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

OCCUPANCY & EGRESS PLAN - L3

As indicated

A0.53

OCCUPANCY & EXITING GENERAL NOTES

1. EGRESS WIDTH FACTORS PERMITTED IN BUILDING EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTIONS 1005.3.1 EXCEPTION 1 AND 1005.3.2 EXCEPTION 1.

   STAIR WIDTH FACTOR = 0.2 PER OCCUPANT (MINIMUM STAIR WIDTH = 44")
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2. EGRESS TRAVEL DISTANCES IN FULLY SPRINKLERED BUILDING:

OCCUPANCY	COMMON PATH OF TRAVEL	EXIT ACCESS TRAVEL DISTANCE
A	75' MAX	250' MAX
B	100' MAX	300' MAX
E	75' MAX	250' MAX
S	100' MAX	400' MAX

3. MINIMUM CORRIDOR WIDTH IN GROUP E WITH A CORRIDOR HAVING AN OCCUPANT LOAD OF 100 OR MORE = 72"

OCCUPANCY & EXITING LEGEND

- EGRESS PATH
- COMMON PATH OF TRAVEL
- HORIZONTAL EXIT / FIRE WALL - 3HR
- SMOKE BARRIER - 1HR
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- (100) TOTAL NUMBER & DIRECTION OF OCCUPANTS EXITING AN ENTIRE FLOOR OR BUILDING
- (100) TOTAL NUMBER ***WITH CONVERGENCE*** OF OCCUPANTS EXITING MULTIPLE FLOORS / ENTIRE BUILDING
- EXIT PATH DIRECTION

S	PROV. WIDTH	STAIR TAG
# OCC.	REQ. WIDTH	

D	PROV. WIDTH	DOOR TAG
# OCC.	REQ. WIDTH	

- ASSEMBLY 1:15
- ASSEMBLY - FIXED SEATING
- BUSINESS
- CLASSROOM
- CLASSROOM - E
- COMMERCIAL KITCHEN
- MECH - ACCESSORY
- PRESCHOOL EXTERIOR PLAY AREA
- STORAGE - ACCESSORY
- UTILITY/RESTROOM

FLOOR PLAN LEGEND

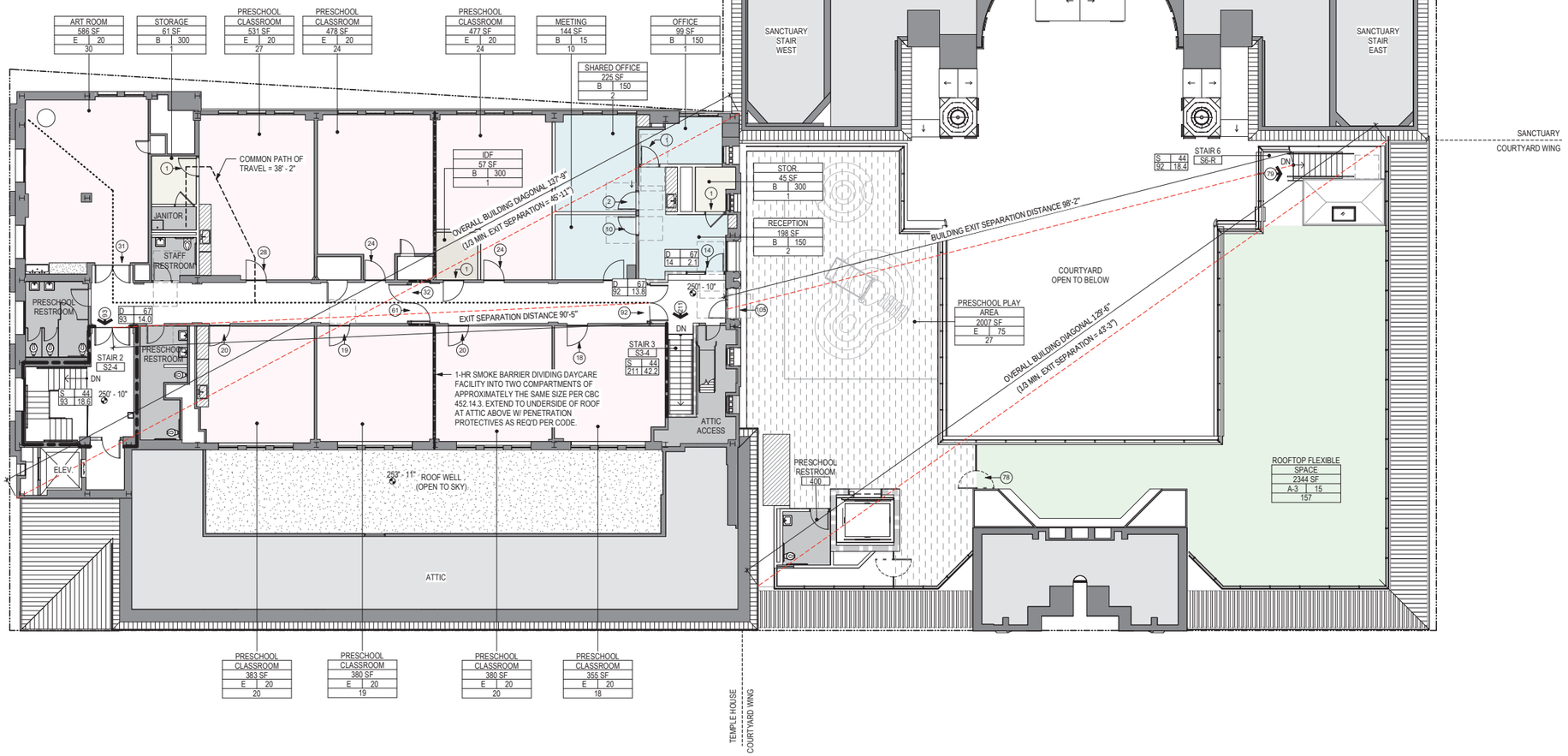
- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE-RATED WALL
- (E) MILLWORK
- (N) MILLWORK

OCCUPANT LOAD TABLE - L4

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
ASSEMBLY 1:15					
402	ROOFTOP FLEXIBLE SPACE	A-3	2344	15	157
			2344		157
BUSINESS					
450	RECEPTION	B	198	150	2
452	OFFICE	B	99	150	1
453	SHARED OFFICE	B	225	150	2
454	MEETING	B	144	15	10
			666		15
CLASSROOM - E					
455	PRESCHOOL CLASSROOM	E	477	20	24
456	PRESCHOOL CLASSROOM	E	478	20	24
457	PRESCHOOL CLASSROOM	E	531	20	27
458	ART ROOM	E	586	20	30
463	PRESCHOOL CLASSROOM	E	383	20	20
464	PRESCHOOL CLASSROOM	E	380	20	19

OCCUPANT LOAD TABLE - L4

RM NO.	ROOM NAME	OCC GROUP	AREA (SF)	OLF	OCC LOAD
465	PRESCHOOL CLASSROOM	E	380	20	20
466	PRESCHOOL CLASSROOM	E	355	20	18
			3570		183
MECH - ACCESSORY					
468	IDF	B	57	300	1
			57		1
PRESCHOOL EXTERIOR PLAY AREA					
401	PRESCHOOL PLAY AREA	E	2007	75	27
			2007		27
STORAGE - ACCESSORY					
451	STOR.	B	45	300	1
457A	STORAGE	B	61	300	1
			106		1
UTILITY/RESTROOM					
467	ATTIC ACCESS	B	154	300	1
			154		1
GRAND TOTAL			8903		385



1 OCCUPANCY & EGRESS PLAN - L4
SCALE 1/8" = 1'-0"

N

REV.	DATE	DESCRIPTION
	2/2/2022	SDE PERMIT ISSUANCE
	6/6/2022	SDE PERMITS CHANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

OCCUPANCY & EGRESS PLAN - L4

As indicated

A0.54

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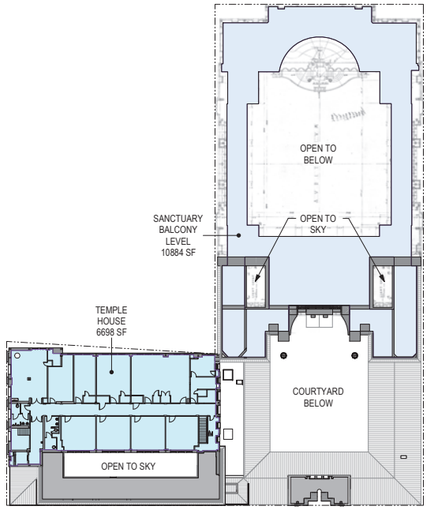
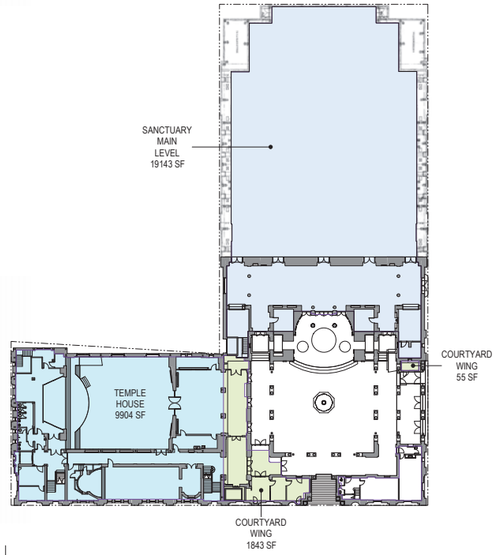


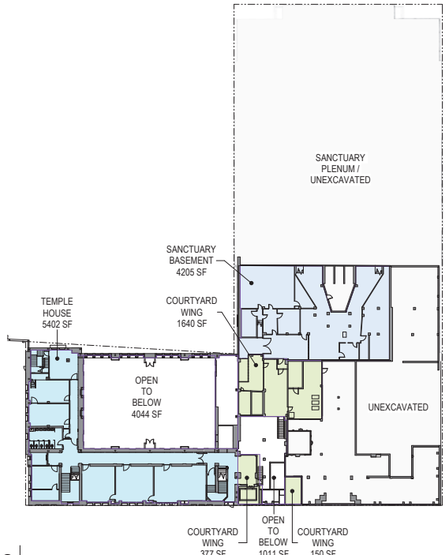
5 LEVEL 4

SCALE 1/32" = 1'-0"



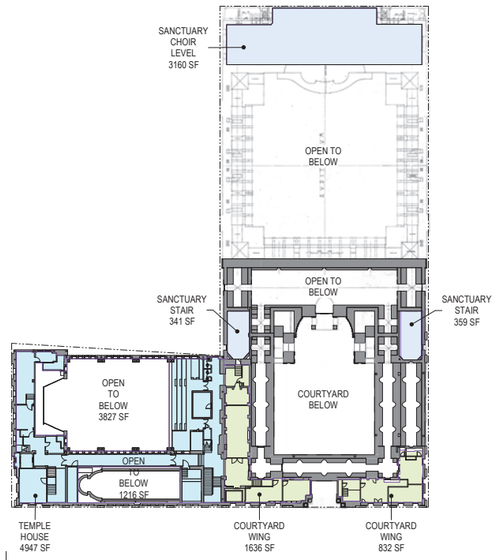
3 LEVEL 2

SCALE 1/32" = 1'-0"



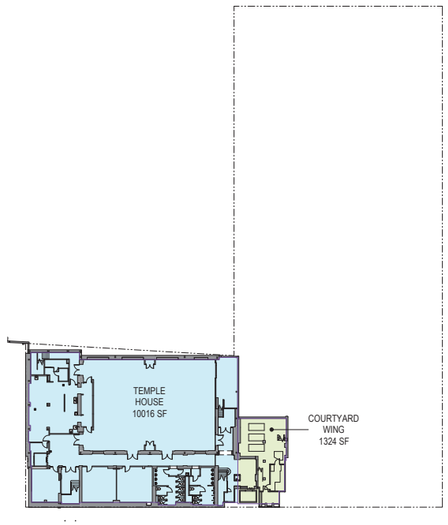
2 LEVEL 1

SCALE 1/32" = 1'-0"



4 LEVEL 3

SCALE 1/32" = 1'-0"



1 LEVEL 0

SCALE 1/32" = 1'-0"

EXISTING GROSS FLOOR AREA	
Level	Area
COURTYARD WING	
BASEMENT	1324 SF
LEVEL 1	2168 SF
LEVEL 2	1898 SF
LEVEL 3	2468 SF
	7859 SF
SANCTUARY	
LEVEL 1	4205 SF
LEVEL 2	19143 SF
LEVEL 3	3860 SF
LEVEL 4	10884 SF
	38092 SF
TEMPLE HOUSE	
BASEMENT	10016 SF
LEVEL 1	5402 SF
LEVEL 2	9904 SF
LEVEL 3	4947 SF
LEVEL 4	6698 SF
	36968 SF
GRAND TOTAL	82918 SF

GROSS FLOOR AREA LEGEND

- SANCTUARY (NOT IN SCOPE)
- SANCTUARY
- TEMPLE HOUSE
- COURTYARD WING

N

CAVAGNERO

REV	DATE	DESCRIPTION
	6/17/2022	SITE PERMIT & SHANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

GROSS FLOOR AREA PLANS - EXISTING

As indicated

A0.60

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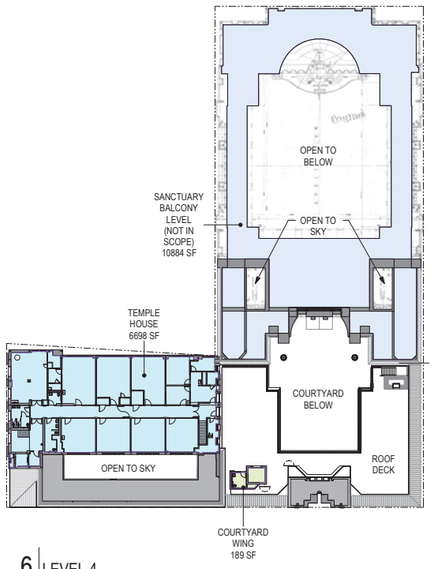
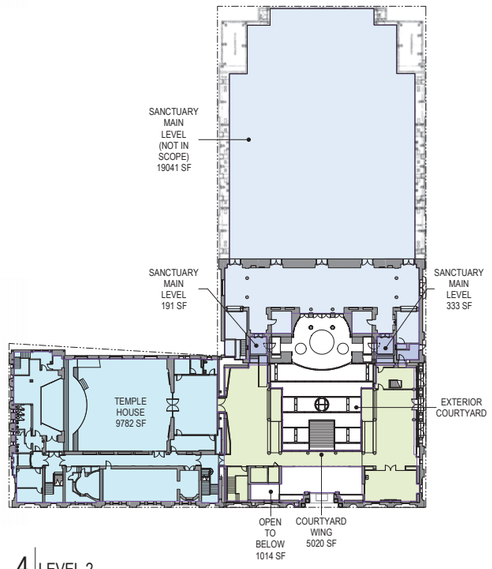


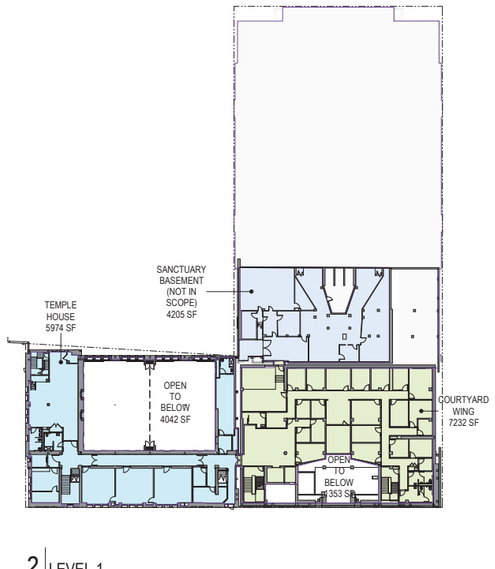
6 LEVEL 4

SCALE 1/32" = 1'-0"



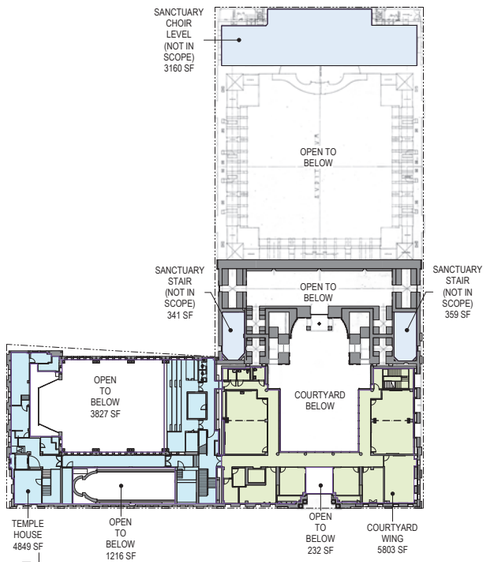
4 LEVEL 2

SCALE 1/32" = 1'-0"



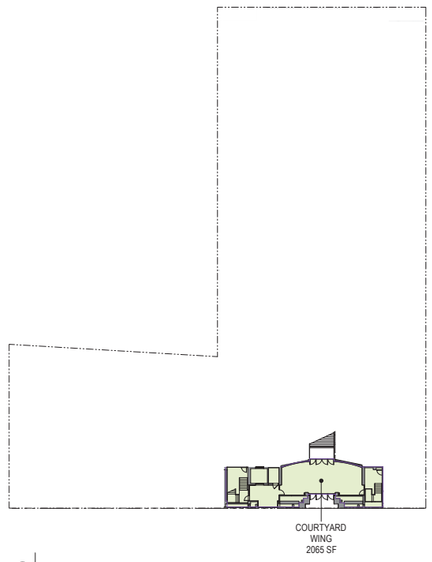
2 LEVEL 1

SCALE 1/32" = 1'-0"



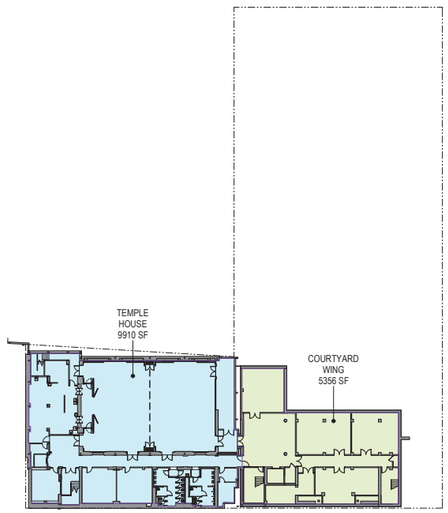
5 LEVEL 3

SCALE 1/32" = 1'-0"



3 LEVEL 1.5 (LOBBY MEZZANINE)

SCALE 1/32" = 1'-0"



1 LEVEL 0

SCALE 1/32" = 1'-0"

PROPOSED GROSS FLOOR AREA	
Level	Area
COURTYARD WING	
BASEMENT	5356 SF
LEVEL 1	7232 SF
LEVEL 1.5	2065 SF
LEVEL 2	5020 SF
LEVEL 3	5803 SF
LEVEL 4	189 SF
	25665 SF
SANCTUARY (IN SCOPE)	
LEVEL 2	524 SF
	524 SF
SANCTUARY (NOT IN SCOPE)	
LEVEL 1	4205 SF
LEVEL 2	19041 SF
LEVEL 3	3860 SF
LEVEL 4	10884 SF
	37989 SF
TEMPLE HOUSE	
BASEMENT	9910 SF
LEVEL 1	5974 SF
LEVEL 2	9782 SF
LEVEL 3	4849 SF
LEVEL 4	6698 SF
	37214 SF
GRAND TOTAL	101392 SF

GROSS FLOOR AREA LEGEND

- SANCTUARY (NOT IN SCOPE)
- SANCTUARY
- TEMPLE HOUSE
- COURTYARD WING

N

CAVAGNERO

REV	DATE	DESCRIPTION
	2/2/2022	SDE PERMIT ISSUANCE
	6/17/2022	SDE PERMITS ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

GROSS FLOOR AREA PLANS - PROPOSED

As indicated

A0.61

6/17/2022 4:48:29 PM

A. LAKE STREET

B. ARGUELLO BLVD

C. 2ND AVE AND LAKE ST

D. LAKE ST AND ARGUELLO BLVD

E. ARGUELLO BLVD AND WASHINGTON

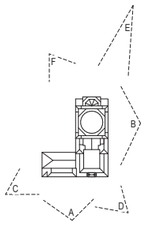
F. PRESIDIO TERRACE

COURTYARD LOOKING SOUTH

COURTYARD LOOKING WEST TOWARDS TEMPLE HOUSE

COURTYARD LOOKING NORTH TOWARDS SANCTUARY

COURTYARD LOOKING EAST



CAVAGNERO ARCHITECTS

REV.	DATE	DESCRIPTION
	12/6/2021	100% SCHEMATIC DESIGN
	2/7/2022	DRB SET SUBMITTAL
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

EXISTING / CONTEXTUAL PHOTOS

1" = 200'-0"

A0.90

6/17/2022 4:48:33 PM

4 LAKE STREET & ARGUELLO BLVD

SCALE

2 LAKE STREET ENTRY

SCALE

1 ARGUELLO BLVD FACADE

SCALE

6/17/2022 4:48:35 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	04/04/20	SCHEMATIC DESIGN CHECK SET 1
	11/19/21	DESIGN DEVELOPMENT
	2/10/2022	SITE PERMIT ISSUANCE
	6/17/2022	SITE PERMIT IS RANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

RENDERED VIEWS

A0.91

TEMPLE EMANU-EL SITE IMPROVEMENTS

2 LAKE STREET
SAN FRANCISCO, CA 94118
BLOCK 1355, LOT 011

GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "CALTRANS STANDARD SPECIFICATIONS," LATEST EDITION AND SUPPLEMENTS, THE CALIFORNIA BUILDING CODE (EXCAVATION AND GRADING), AND CITY OF SAN FRANCISCO LOCAL ORDINANCES AS APPLICABLE.
2. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED JULY 2018 BY MARTIN M. RON ASSOCIATES.
3. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
4. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
5. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
6. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
7. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
8. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
9. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
10. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
11. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
12. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
13. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
14. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
15. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
16. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
17. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
18. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
19. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
20. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
21. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
22. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
23. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
24. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF XX FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
25. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
26. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

LEGEND:

CONTOUR – PROPOSED — 85 —
CONTOUR – EXISTING — 85 —
SPOT ELEVATION – PROPOSED — FS 12.00
SPOT ELEVATION – EXISTING — (EG 12.00)
FLOW (DIRECTION AND SLOPE) — 1.0%
FLOW EXISTING — (1.0%)
SANITARY SEWER — SS —
STORM DRAIN — SD —
WATER — W —
FIRE WATER — FW —
GAS — G —
ELECTRIC — E —
STORM DRAIN INLET
SEWER CLEANOUT
AREA DRAIN
CURB INLET
CAP OR PLUG
FIRE HYDRANT
FDC
PIV
WATER VALVE
WATER METER
BACKFLOW PREVENTER
INLET PROTECTION
FILTER BAGS
SAWCUT
CURB AND GUTTER
LIMIT OF DISTURBANCE
PROPERTY LINE/R.O.W.
GRADE BREAK LINE
CHAINLINK FENCE — X —
FIBER ROLL
SEDIMENT BARRIER — XX — XX — XX —
BUILDING FOOTPRINT
CONCRETE PAVEMENT
ASPHALT PAVEMENT
PAVERS
LANDSCAPE AREA
BIORETENTION
CONCRETE PAVEMENT REMOVAL
ASPHALT CONCRETE PAVEMENT REMOVAL
CLEAR AND GRUB

ABBREVIATIONS:

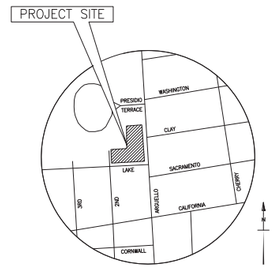
AC	ASPHALT CONCRETE	MH	MANHOLE
BW	BACK OF WALK	NTS	NOT TO SCALE
BLDG	BUILDING	PA	PLANTER AREA
BM	BENCH MARK	POC	POINT OF CONNECTION
BOS	BOTTOM OF STAIRS	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CI	CAST IRON	PRV	PRESSURE REDUCING VALVE
CL	CENTER LINE	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	R	RADIUS
CO	CLEANOUT	RCIP	RECTANGULAR CAST IRON PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CF	CURB FACE	RD	ROOF DRAIN
DW	DOMESTIC WATER	SD	STORM DRAIN
EL. OR ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC, ELECTRICAL	SS	SANITARY SEWER
EX. OR EXIST.	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TEL	TELEPHONE
FS	FINISHED SURFACE (HARDSCAPE)	TG	TOP OF GRATE
FH	FIRE HYDRANT	TOS	TOP OF STAIRS
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TRAFFIC SIGNAL
FS	FIRE SERVICE	TSB	TRAFFIC SIGNAL BOX
GV	GATE VALVE	TYP	TYPICAL
HDPE	HIGH DENSITY POLYETHEYNE	TV	TELEVISION
HP	HIGH POINT	VIF	VERIFY IN FIELD
INV.	INVERT	VLT	VAULT
LP	LOW POINT	VCP	VITRIFIED CLAY PIPE
MAX.	MAXIMUM	W	WATER
MIN.	MINIMUM	WM	WATER METER
		WV	WATER VALVE

CITY OF SAN FRANCISCO APPLICABLE STANDARD DETAILS

- 87,169 – STANDARD CURBS
- 87,170 – STANDARD COMBINED CURB AND PARKING STRIP OR GUTTER
- 87,173 – STANDARD CONSTRUCTION JOINTS FOR CONCRETE SIDEWALK AND CURB
- 87,175 – CURB BULB & SIDEWALK WIDENING LAYOUT
- 87,189 – STORM WATER INLET
- 87,196 – TYPICAL INSTALLATION OF BUILDING SEWER AND SIDE SEWER
- 102,858 – STANDARD CURB RAMP PLANS

SHEET INDEX:

CIVIL DRAWINGS	
C0.01	TITLE SHEET & GENERAL NOTES
C0.02	EXISTING CONDITIONS
C0.03	EXISTING CONDITIONS
C1.01	SITE DEMOLITION PLAN
C2.01	GRADING & UTILITY PLAN
C2.02	AREA GRADING DETAILS
C3.01	DETAILS
C3.02	DETAILS



VICINITY MAP
NOT TO SCALE

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CEOR Name: Ryan Beaton
CEOR Email: Ryan.Beaton@kpff.com

CAVAGNERO

REV	DATE	DESCRIPTION
	4.4.2020	SCHEMATIC DESIGN CHECK SET 1
	12.15.2021	100% SCHEMATIC DESIGN
	8.12.2022	50% DESIGN DEVELOPMENT
	8.17.2022	50% DESIGN DEVELOPMENT

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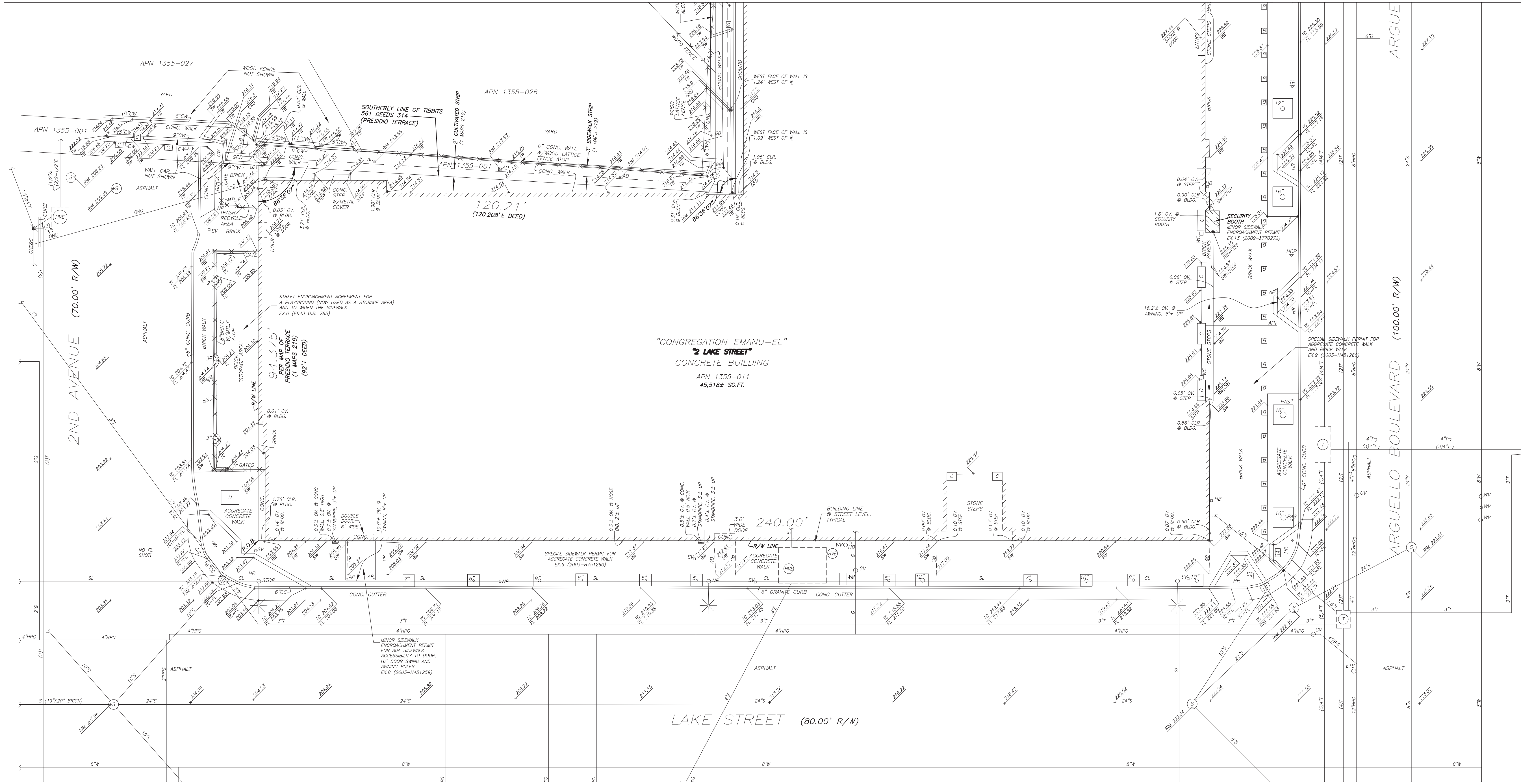
TITLE SHEET & GENERAL NOTES

SCALE PER PLAN

C0.01



LEGEND

CLR.	CLEAR OF PROPERTY LINE	NP	ELECTROLIER W/NO PARKING SIGN	DPT	DEPT. OF PARKING & TRAFFIC PULLBOX
OV.	OVER PROPERTY LINE	STOP	ELECTROLIER W/STOP SIGN	SL	STREET LIGHT PULLBOX
ℙ	PROPERTY LINE		ELECTROLIER ATOP CONCRETE PAD	C	CONCRETE COLUMN
BLDG.	BUILDING		JOINT POLE	WC	WOOD COLUMN
R/W	RIGHT OF WAY	GV	GAS VALVE	C	CONCRETE COLUMN BASE
P.O.B.	POINT OF BEGINNING	WV	WATER VALVE	BT	CONCRETE BUTTRESS, 5'± HIGH
APN	ASSESSOR'S PARCEL NUMBER	C/O	CLEANOUT	NP	NO PARKING SIGN
CONC.	CONCRETE	HVE	HIGH VOLTAGE ELECTRIC MANHOLE	NP	NO PARKING SIGN
GRD.	GROUND	S	SEWER MANHOLE	HCP	HANDICAP PARKING SIGN
CC	CONCRETE CURB	T	TELEPHONE MANHOLE	PAS	"PASSENGER LOADING ONLY" SIGN
CW	CONCRETE WALL	ETS	"ETS" COVER	TR	TRAFFIC SIGN
CG	CONCRETE GUTTER	B	BOLLARD, 3.5' HIGH	AP	AWNING SUPPORT POLE
CS	CONCRETE STEPS	HB	HOSE BIB	OHC	OVERHEAD COMMUNICATION WIRES
BRK.C	BRICK CURB	12"	12" TREE	OHE&C	OVERHEAD ELECTRIC & COMMUNICATION WIRES
CLDG	CONCRETE LANDING	AD	AREA DRAIN (SIZE INACCESSIBLE)	E	ELECTRIC LINE
MTL.F	METAL FENCE	28"(STUMP)	TREE STUMP	G	GAS LINE
HR	HANDICAP RAMP (CONCRETE)	AD	AREA DRAIN	HPG	HIGH PRESSURE GAS LINE
P.A.	PLANTED AREA	U	UNKNOWN COVER	S	SEWER LINE
TC	TOP OF CURB	WM	WATER METER	SL	STREET LIGHT LINE
FL	FLOW LINE			T	TELEPHONE LINE
BW	BACK OF WALK			W	WATER LINE
INV.	INVERT				
GB	GRADE BREAK				
TW	TOP OF WALL				
	CATCH BASIN				
	PEDESTRIAN TRAFFIC SIGNAL				
TS	TRAFFIC SIGNAL PULLBOX				
ST	STREET SIGN				
10"	TREE PIT W/TREE				
SV	SEWER VENT				
	ELECTROLIER				

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CAVAGNERO

REV	DATE	DESCRIPTION
	9.4.2020	SCHEMATIC DESIGN CHECK SET 1
	12.16.2021	100% SCHEMATIC DESIGN
	6.10.2022	50% DESIGN DEVELOPMENT
	6.17.2022	SITE PERMIT ISSUANCE

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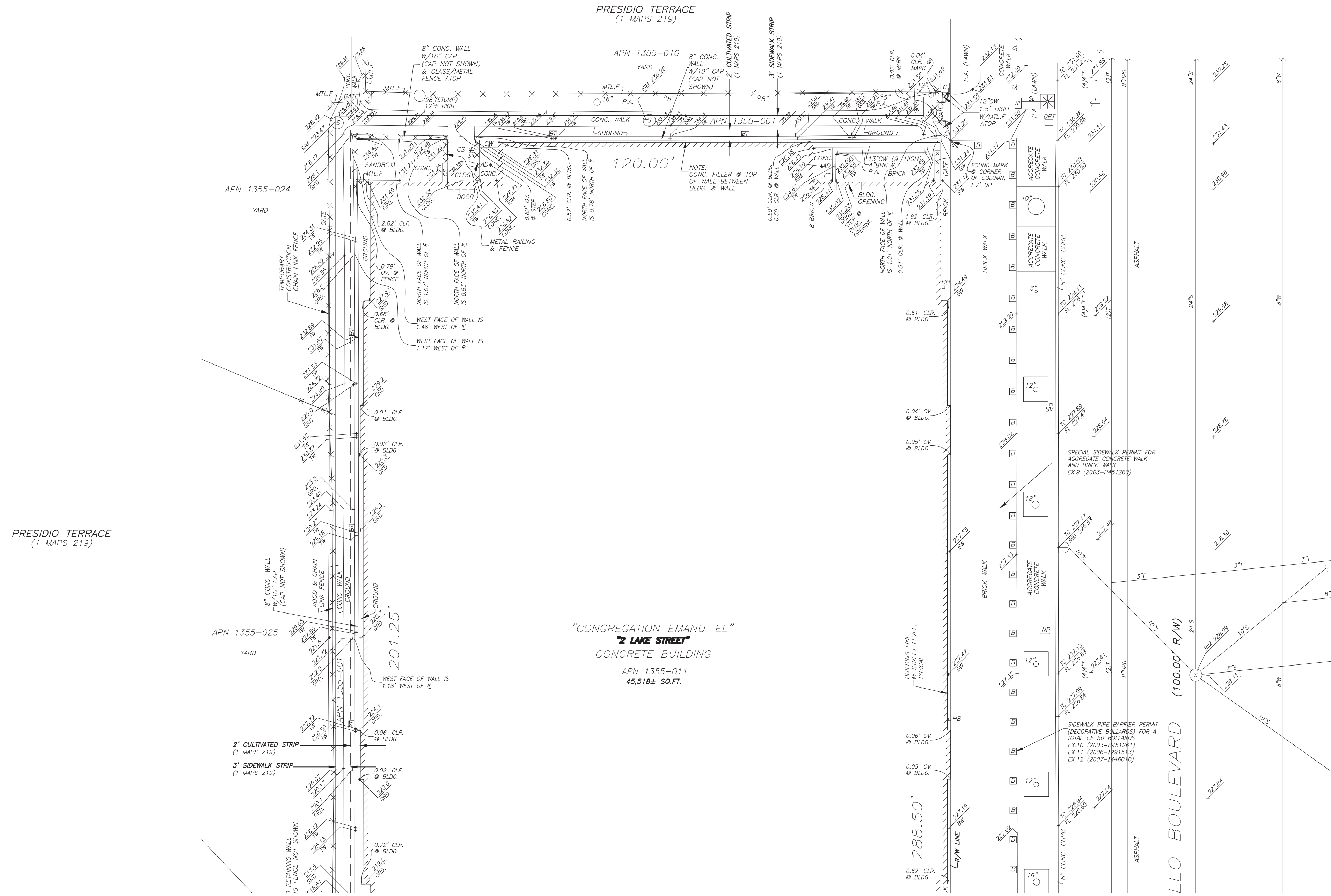
EXISTING CONDITIONS

SCALE PER PLAN

C0.02



LEGEND

CLR.	CLEAR OF PROPERTY LINE	NP	ELECTROLIER W/NO PARKING SIGN	DPT	DEPT. OF PARKING & TRAFFIC PULLBOX
OV.	OVER PROPERTY LINE	STOP	ELECTROLIER W/STOP SIGN	SL	STREET LIGHT PULLBOX
ℙ	PROPERTY LINE		ELECTROLIER ATOP CONCRETE PAD	C	CONCRETE COLUMN
BLDG.	BUILDING		JOINT POLE	WC	WOOD COLUMN
R/W	RIGHT OF WAY	GV	GAS VALVE	C	CONCRETE COLUMN BASE
P.O.B.	POINT OF BEGINNING	WV	WATER VALVE	BT	CONCRETE BUTTRESS, 5'± HIGH
APN	ASSESSOR'S PARCEL NUMBER	C/O	CLEANOUT	NP	NO PARKING SIGN
CONC.	CONCRETE	HVE	HIGH VOLTAGE ELECTRIC MANHOLE	NP	NO PARKING SIGN
GRD.	GROUND	S	SEWER MANHOLE	HCP	HANDICAP PARKING SIGN
CC	CONCRETE CURB	T	TELEPHONE MANHOLE	PAS	"PASSENGER LOADING ONLY" SIGN
CW	CONCRETE WALL	ETS	"ETS" COVER	TR	TRAFFIC SIGN
CG	CONCRETE GUTTER	B	BOLLARD, 3.5' HIGH	AP	AWNING SUPPORT POLE
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FL	FLOW LINE			T	TELEPHONE LINE
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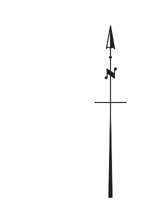
INV.	INVERT				
GB	GRADE BREAK				
TW	TOP OF WALL				
	CATCH BASIN				
	PEDESTRIAN TRAFFIC SIGNAL				
TS	TRAFFIC SIGNAL PULLBOX				
ST	STREET SIGN				
10"	TREE PIT W/TREE				
SV	SEWER VENT				
	ELECTROLIER				



PLAN
SCALE: 1" = 10'-0"
GRAPHIC SCALE

CAVAGNERO

REV	DATE	DESCRIPTION
	9.4.2020	SCHEMATIC DESIGN CHECK SET 1
	12.16.2021	100% SCHEMATIC DESIGN
	6.10.2022	50% DESIGN DEVELOPMENT
	6.17.2022	SITE PERMIT ISSUANCE

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2 LAKE STREET, SAN FRANCISCO, CA 94118

EXISTING CONDITIONS

SCALE PER PLAN

C0.03

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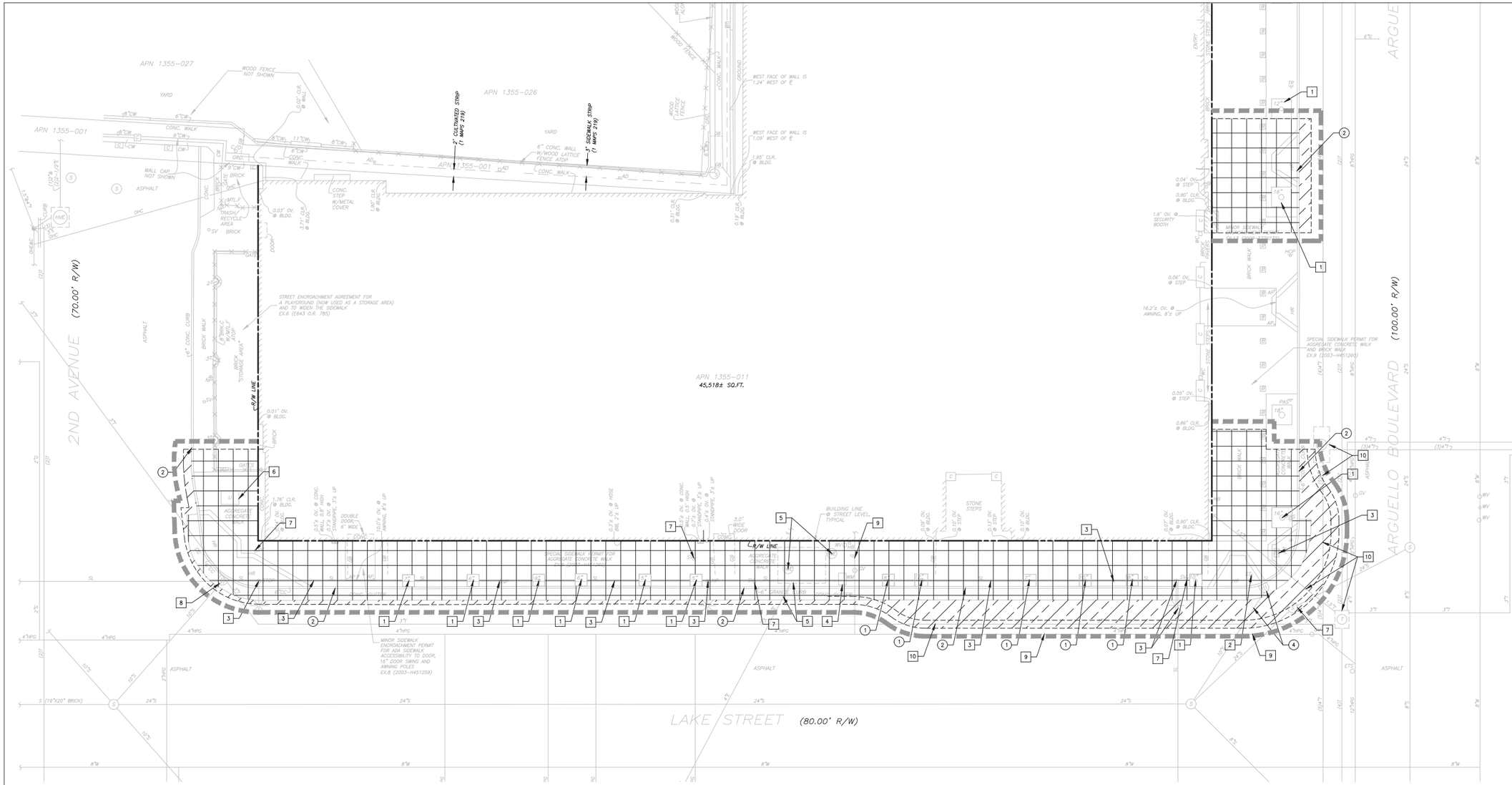

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.

PROTECT IN PLACE:

1	TREE
2	SIGN
3	STREETLIGHT POLE, BOX, CONDUITS, AND APPURTENANCES
4	WATER STRUCTURE, MAIN, VALVE, METER, APPURTENANCES
5	ELECTRICAL STRUCTURE, BOX, CONDUIT/LINE, EQUIPMENT, APPURTENANCES
6	UTILITY STRUCTURE
7	SEWER STRUCTURE AND LATERAL
8	STORM DRAIN CURB INLET AND LATERAL
9	GAS STRUCTURE, LINE, APPURTENANCES
10	TELECOM CONDUIT, STRUCTURE, APPURTENANCES

REMOVE/DEMOLISH:

(1)	TREE
(2)	CURB
(3)	FENCE
(4)	STORM DRAIN INLET, PIPE, APPURTENANCES

DEMOLITION LEGEND:

- CONCRETE HARDSCAPE REMOVAL
- ASPHALT CONCRETE REMOVAL
- CLEAR AND GRUB
- SAWCUT EXISTING PAVEMENT
- LIMIT OF WORK
- PROPERTY LINE

EROSION LEGEND:

- SEDIMENT BARRIER – SEE DETAIL XX, SHEET CX.XX
- INLET PROTECTION – SEE DETAIL XX, SHEET CX.XX
- TRENCH DRAIN FILTER FABRIC – SEE DETAIL XX, SHEET CX.XX
- GRAVEL FILTER BAG – SEE DETAIL XX, SHEET CX.XX
- FIBER ROLL – SEE DETAIL XX, SHEET CX.XX
- HYDROSEED AREA – SEE DETAIL XX, SHEET CX.XX

PLAN
SCALE: 1" = 10'-0"
0 5' 10' 20'
GRAPHIC SCALE

CAVAGNERO

REV	DATE	DESCRIPTION
	9.4.2020	SCHEMATIC DESIGN CHECK SET 1
	11.6.2020	SCHEMATIC DESIGN
	6.10.2022	50% DESIGN DEVELOPMENT
	6.17.2022	SITE PERMIT ISSUANCE

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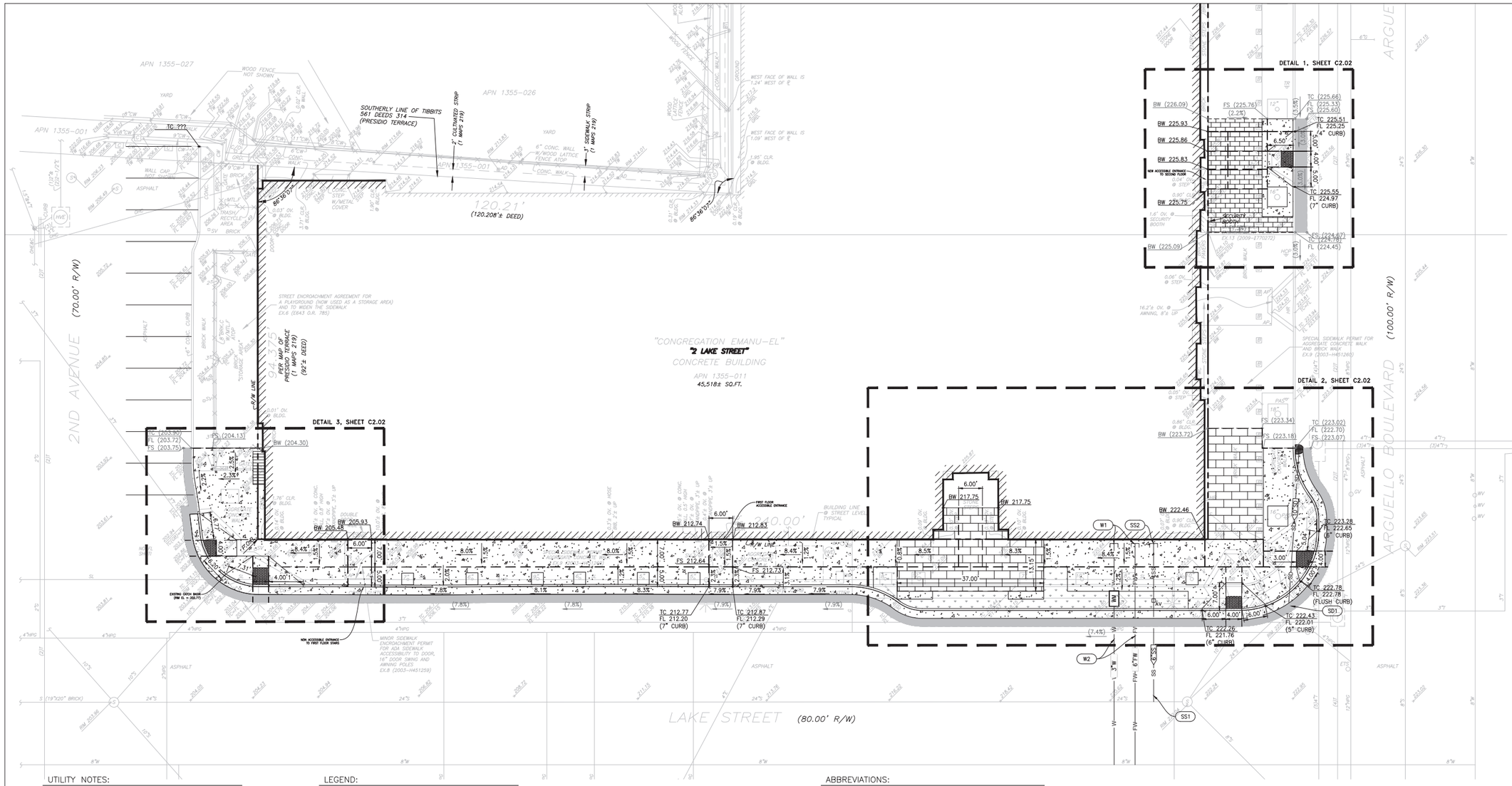
SITE DEMOLITION PLAN

SCALE PER PLAN

C1.01



UTILITY NOTES:

1. EXISTING UTILITIES SHOWN FOR INFORMATION ONLY.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE EXISTING SEWER CONNECTION(S) TO CONFIRM EXISTING INVERT ELEVATION IS AT, OR BELOW, THE PROPOSED CONNECTION ELEVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES
3. WATER/SEWER CROSSINGS SHALL MAINTAIN 12" MINIMUM VERTICAL CLEARANCE.
4. SEE DETAIL 1 – SHEET C3.01 FOR UTILITY TRENCHING DETAIL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH PATCHING PAVEMENT WHERE TRENCHES EXTEND INTO THE PUBLIC RIGHT-OF-WAY.

GRADING GENERAL NOTES:

1. PROVIDE STRAIGHT LINE GRADING BETWEEN SPOT ELEVATIONS AND CONTOUR LINES.
2. SURFACE CROSS SLOPES OF SIDEWALKS SHALL NOT EXCEED 2%.
3. COORDINATE WITH ARCHITECT/LANDSCAPE ARCHITECT PLAN FOR SIDEWALK FINISH.
4. ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
5. ADJUST ALL UTILITY VAULTS AND LIDS WITHIN THE WORK AREA TO MATCH THE NEW PAVEMENT AND FINISHED GRADE ELEVATIONS AND SLOPES.
6. FOR EXTERIOR LANDINGS, SEE WATERPROOFING DRAWINGS, SEE ARCHITECTURE DRAWINGS.
7. UNLESS OTHERWISE SPECIFIED, THE NOMINAL SPECIFIED HEIGHT OF CURB MEASURED FROM GUTTER TO TOP OF CURB SHALL BE 6".

KEY NOTES:

SS1	INSTALL SS LATERAL PER SFDPW STANDARD DETAIL 87,196. SEE SHEET [C3.02].
SS2	BUILDING POC. SEE PLUMBING PLANS.
SD1	CORE INTO SIDE OF EXISTING COMBINED SEWER MANHOLE.
W1	BUILDING POC. SEE PLUMBING PLANS.
W2	CONTRACTOR TO COORDINATE WATER SERVICE INSTALLATION WITH CDD/SFDPW.

LEGEND:

	PROPERTY LINE
W	DOMESTIC WATER LINE, SIZE PER PLAN
FW	FIRE WATER LINE, SIZE PER PLAN
6"SS	SANITARY SEWER LINE, SIZE PER PLAN
6"SD	STORM DRAIN LINE, SIZE PER PLAN
RM	WATER METER
AV	CLEAN OUT/AIR VENT
	STORM DRAIN CATCH BASIN PER SFDPW STANDARD DETAIL 87,189. SEE SHEET C3.02.
	UTILITY CAP/STUB
FS 12.00	PROPOSED ELEVATION
(EG 12.00)	EXISTING ELEVATION
1.0%	PROPOSED SLOPE
(1.0%)	EXISTING SLOPE
	ASPHALT PAVING – SEE DETAIL 3, SHEET C3.01
	CONCRETE PAVING – SEE DETAIL 2, SHEET C3.01
	LANDSCAPE AREA, SEE LANDSCAPE PLANS
	PAVERS, SEE LANDSCAPE PLANS

ABBREVIATIONS:

BS	BOTTOM OF STEP
BW	BACK OF WALK
CS	COMBINED SYSTEM
CW	CLEAN WATER
EXIST. OR EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
HP	HIGH POINT
LIP	GUTTER LIP
LP	LOW POINT
FS	FINISHED SURFACE
SDCO	STORM DRAIN CLEANOUT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
TC	TOP OF CURB
TS	TOP OF STEP
TW	TOP OF WALL
VIF	VERIFY IN FIELD

PLAN
SCALE: 1" = 10'-0"
0 5' 10' 20'
GRAPHIC SCALE

CAVAGNERO

REV	DATE	DESCRIPTION
	9.4.2020	SCHEMATIC DESIGN CHECK SET 1
	11.10.2021	SCHEMATIC DESIGN
	6.10.2022	50% DESIGN DEVELOPMENT
	6.17.2022	SITE PERMIT ISSUANCE

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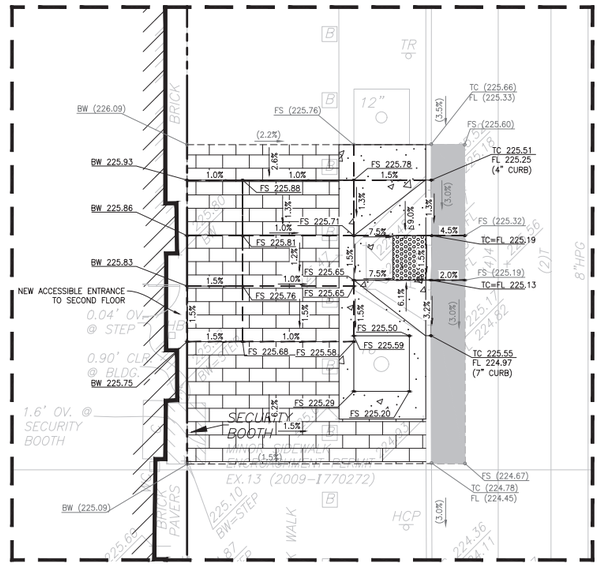
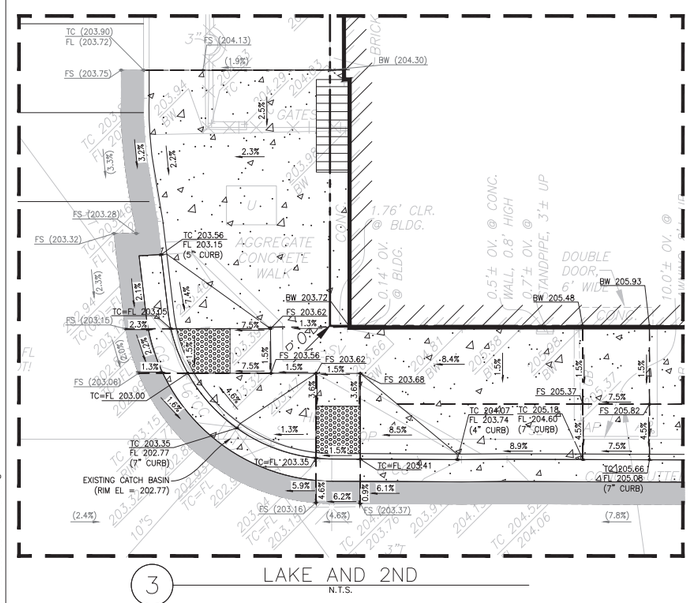
GRADING & UTILITY PLAN

SCALE PER PLAN

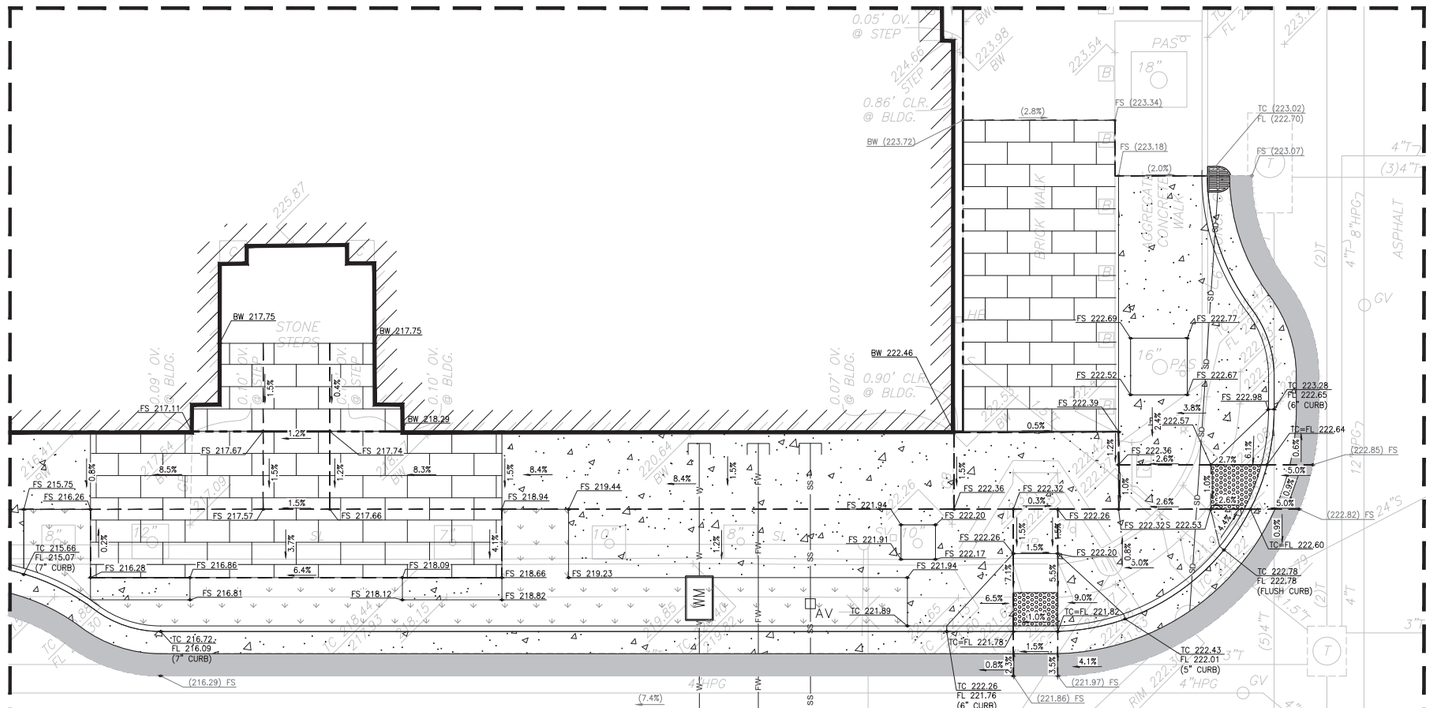
C2.01



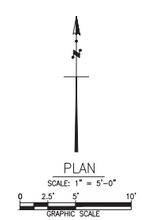
1 NEW ARGUELLO ENTRANCE
N.T.S.



3 LAKE AND 2ND
N.T.S.



2 ARGUELLO AND LAKE
N.T.S.



CAVAGNERO
ARCHITECTS

REV	DATE	DESCRIPTION
	9.4.2020	SCHEMATIC DESIGN CHECK SET 1
	11.16.2020	SCHEMATIC DESIGN
	6.10.2022	50% DESIGN DEVELOPMENT
	6.17.2022	SITE PERMIT ISSUANCE

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San Francisco, CA 94105
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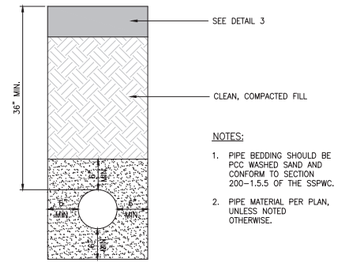
TEMPLE EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118

AREA GRADING DETAILS

SCALE PER PLAN

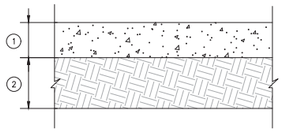
C2.02



NOTES:

1. PIPE BEDDING SHOULD BE PCC WASHED SAND AND CONFORM TO SECTION 200-1.5.5 OF THE SSPWC.
2. PIPE MATERIAL PER PLAN, UNLESS NOTED OTHERWISE.

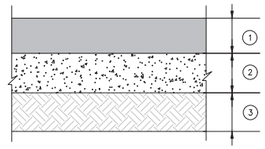
1 UTILITY TRENCHING
N.T.S.



LEGEND:

1. 3.5" PORTLAND CEMENT CONCRETE SEE CITY OF SAN FRANCISCO ENGINEERING STANDARD SPECIFICATIONS.
2. TOP 12" SUBGRADE TO BE COMPACTED TO A MIN. OF 95% RELATIVE COMPACTION.

2 CONCRETE PAVEMENT SECTION
N.T.S.



NOTES:

1. PROVIDE TACK COAT WHERE NEW AC PAVEMENT ABUTS NEW OR EXISTING PAVING OR CONCRETE.
2. CONTRACTOR TO FIELD VERIFY PAVEMENT SECTION THICKNESSES AND MATCH EXISTING DEPTHS.

LEGEND:

1. 2" ASPHALT CONCRETE WEARING COURSE
2. 8" UNREINFORCED PCC PAVEMENT BASE
3. TOP 12" SUBGRADE TO BE COMPACTED TO A MIN. OF 95% RELATIVE COMPACTION.

3 ASPHALT PAVEMENT SECTION
N.T.S.

6/17/2022 9:34:39 AM U:\20000054 Temple Emanu-El\DWG\PLAN SET\20000054 - DET.dwg ----

CAVAGNERO

REV	DATE	DESCRIPTION
	9.4.2020	SCHEMATIC DESIGN CHECK SET
	11.16.2020	DESIGN DEVELOPMENT
	6.10.2022	50% VERSION DEVELOPMENT
	6.17.2022	SITE PERMIT ISSUANCE

CONSULTANT

kpff
45 Fremont Street | 28th Floor
San Francisco, CA 94105
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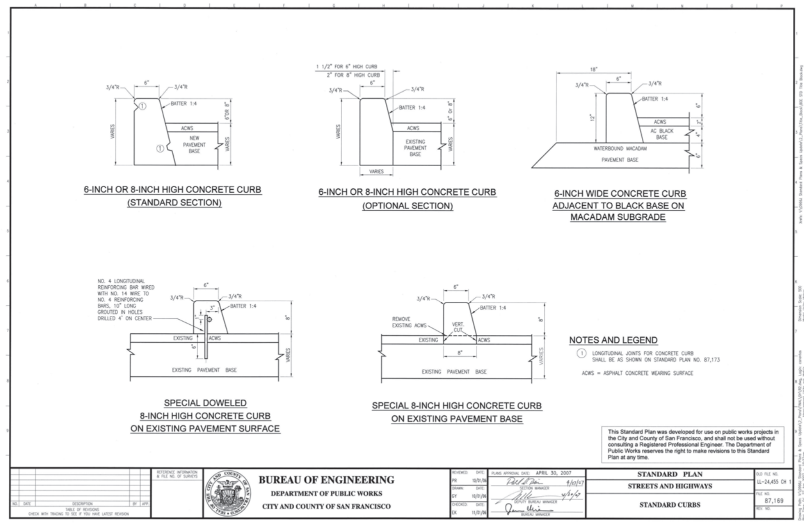
TEMPLE EMANU-EL

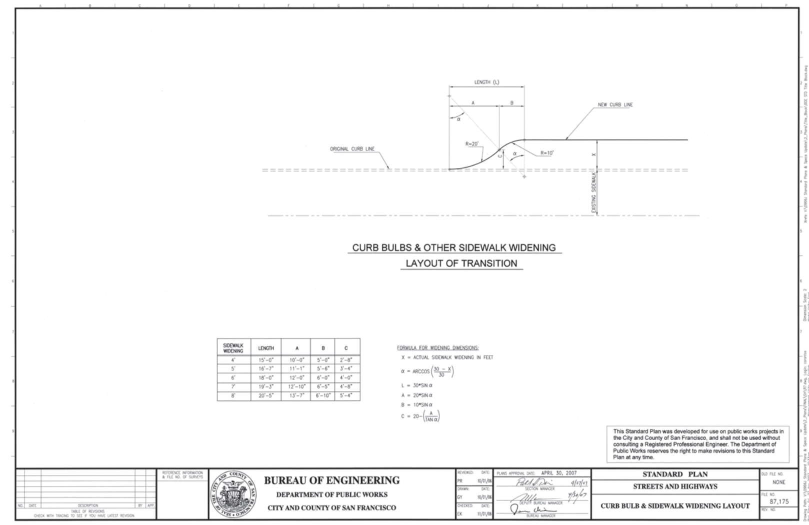
2 LAKE STREET, SAN FRANCISCO, CA 94118

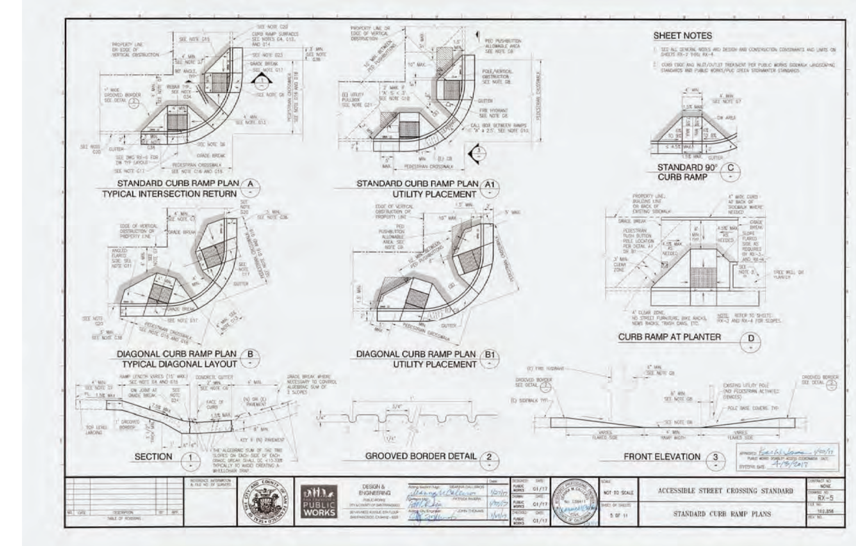
DETAILS

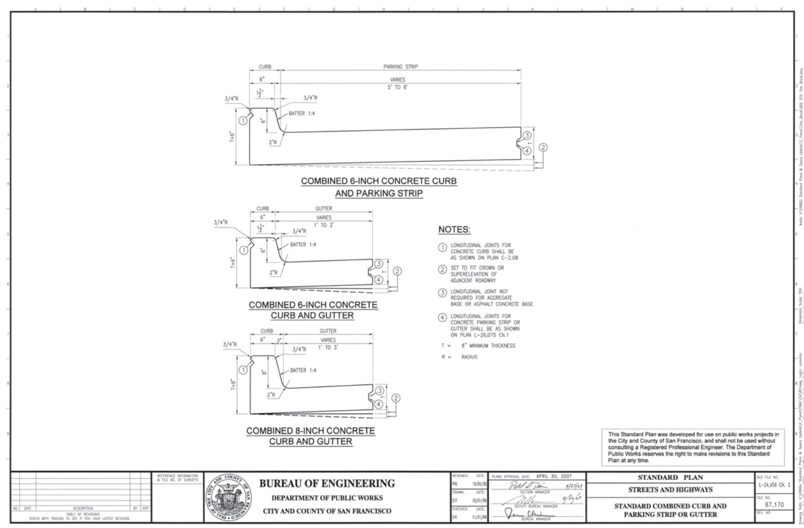
SCALE PER PLAN

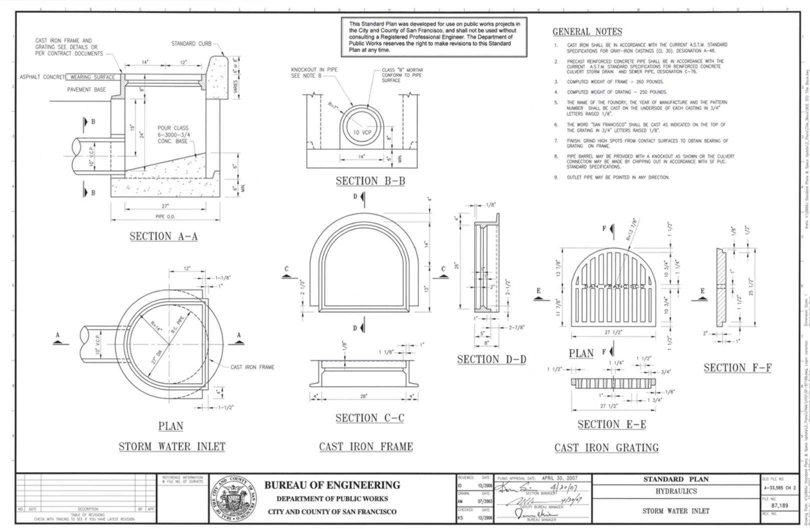
C3.01

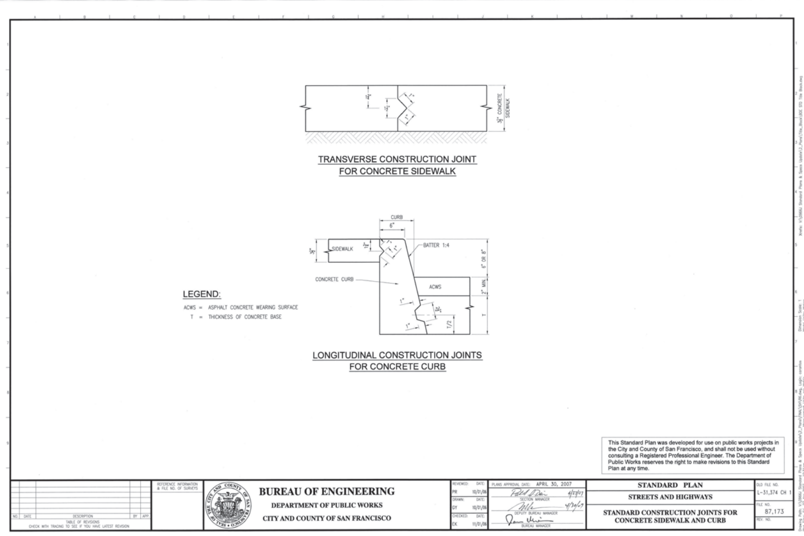


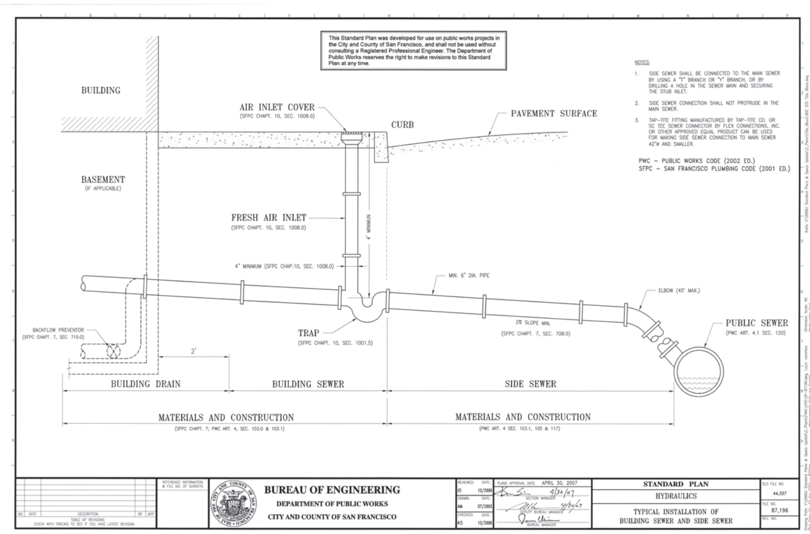












CAVAGNERO

REV	DATE	DESCRIPTION
	9.4.2020	SCHEMATIC DESIGN CHECK SET 1
	12.16.2021	100% SCHEMATIC DESIGN
	6.10.2022	50% DESIGN DEVELOPMENT
	6.17.2022	SITE PERMIT ISSUANCE

CONSULTANT

kpff
45 Fremont Street, 28th Floor
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TEMPLE EMANU-EL

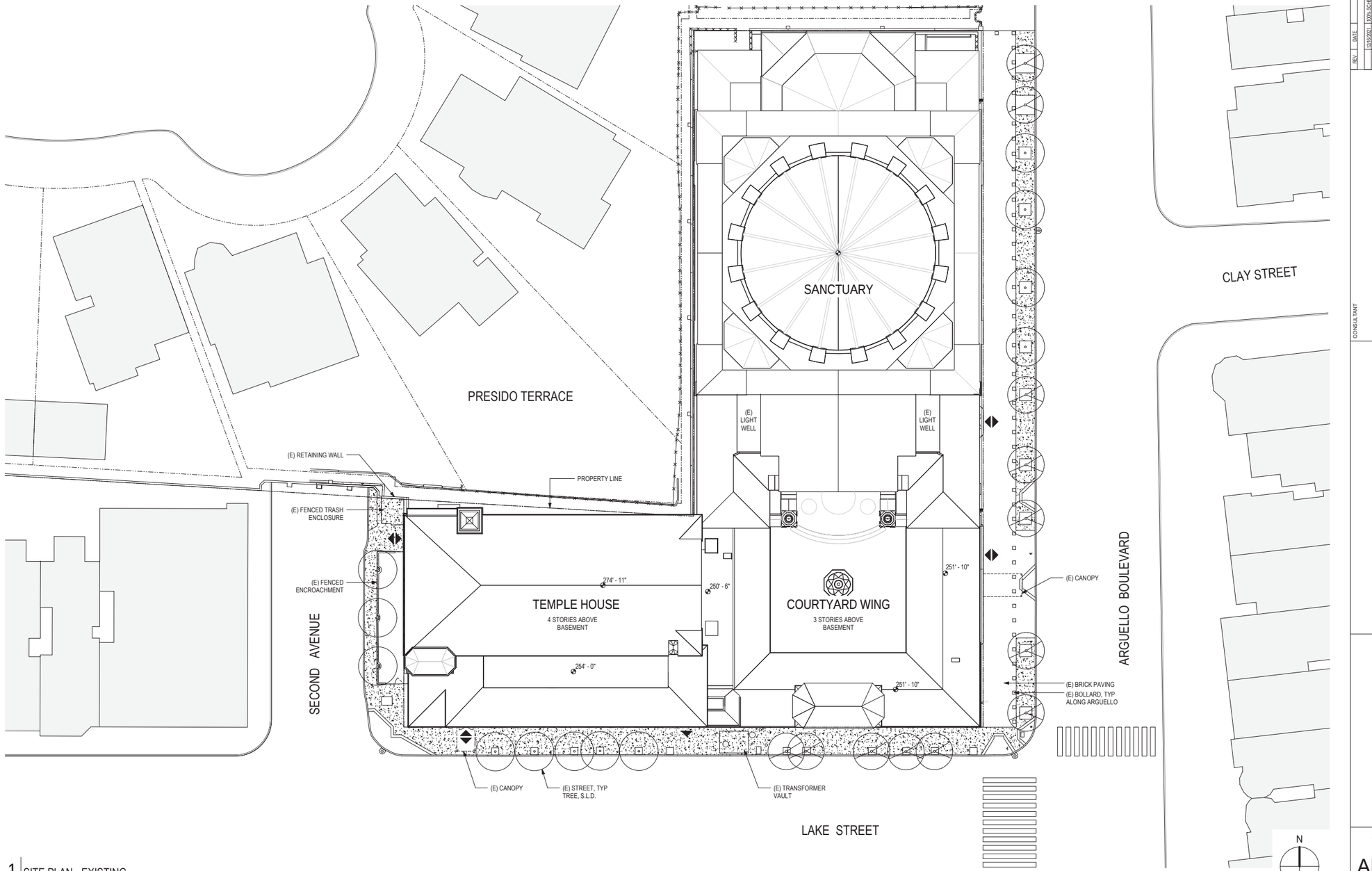
2 LAKE STREET, SAN FRANCISCO, CA 94118

DETAILS

SCALE PER PLAN

C3.02

6/17/2022 9:34:46 AM U:\2000054 Temple Emanu-El\DWG\PLAN SET\2000054 - DET.dwg



1 SITE PLAN - EXISTING

SCALE 1/16" = 1'-0"

6/17/2022 4:53:05 PM

CAVAGNERO ARCHITECTS

REV	DATE	DESCRIPTION
	10/15/2021	100% SCHEMATIC DESIGN
	01/10/2022	DESIGN DEVELOPMENT
	01/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	100% PERMIT SUBMITTAL UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

EXISTING OVERALL SITE PLAN

1/16" = 1'-0"

AD1.00

DEMOLITION PLAN GENERAL NOTES:

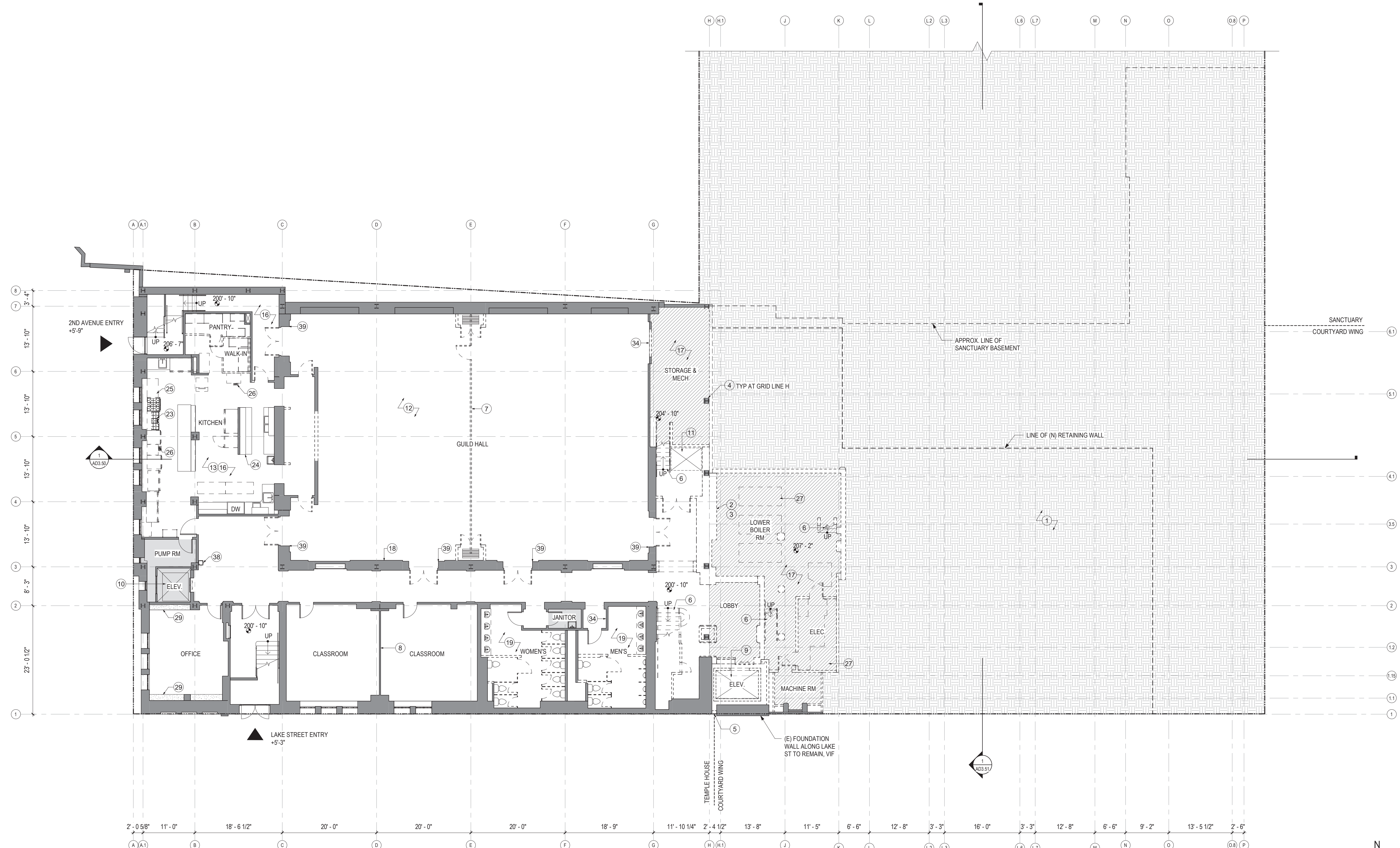
1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. (E) EXTERIOR / CONCRETE WALLS TO REMAIN, TYP U.O.N.
3. (E) EXTERIOR FINISHES TO REMAIN, TYP U.O.N. SEE PRESERAVATION DRAWINGS FOR REPAIR SCOPE. PROTECT IN PLACE & RESTORE ANY DAMAGED CAUSED BY WORK.
4. (E) EXTERIOR WINDOWS AND DOORS TO REMAIN, BE REFURBISHED OR REPLACED AT EXSITING LOCATIONS, TYP U.O.N. SEE PRESERVATION DRAWINGS FOR SCOPE.
5. (E) INTERIOR PARTITIONS, FLOORS, CEILINGS, STAIRS, DOORS, FIXTURES, EQUIPMENT, LIGHTING, AND FINISHES AT COURTYARD WING TO BE REMOVED, TYP U.O.N.
6. (E) INTERIOR PARTITIONS, FLOORS, CEILINGS, STAIRS & DOORS TO REMAIN AT TEMPLE HOUSE, TYP, U.O.N.
7. (E) FLOOR FINISHES & WINDOW TREATMENTS AT TEMPLE HOUSE TO BE REMOVED, TYP U.O.N.
8. (E) FIXED ART AT TEMPLE HOUSE TO REMAIN & BE PROTECTED IN PLACE.
9. (E) RADIATORS TO BE REMOVED, TYP U.O.N. (E) PIPING TO REMAIN, SMD.
10. WHERE DOORS ARE INDICATED TO BE REMOVED, REMOVE BOTH DOOR & FRAME, TYP U.O.N. ENLARGE OPENING AS REQ'D FOR NEW DOORS & ALIGNMENTS, SEE PROPOSED WORK.
11. REFER TO SPECIFICATIONS FOR CONSTRUCTION WASTE MANAGEMENT REQ'S. PROJECT TO COMPLY WITH SF GREEN BUILIDING REQ'S.
12. REFER TO SPECIFICATIONS FOR GUIDELINES RELATING TO DISCONNECTING ANY BLDG UTILITY SYSTEM AND ANY INTERRUPTIONS THAT MAY AFFECT SURROUNDING BLDGS OR AREAS.
13. CONTRACTOR TO CUT, CAP, TEMPORARILY REROUTE INFRASTRUCTURE NOT SPECIFICALLY SHOWN, AS NEEDED.
14. REMOVE ALL FIXTURES AND FINISHES DOWN TO STRUCTURE, TYP U.O.N.
15. VERIFY THAT ALL ASSEMBLIES TO BE REMOVED ARE NON STRUCTURAL, UNLESS SPECIFICALLY IDENTIFIED. NOTIFY ARCHITECT IN ADVANCE OF CUTTING, ALTERATIONS OR EXCAVATION WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF ANY PORTION OF THE BUILDING.
16. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN. REFER TO PRESERVATION DRAWINGS FOR ADDITIONAL INFORMATION.
17. REFER TO PRESERVATION DRAWNIGS FOR ITEMS TO BE SALVAGED.
18. REFER TO MEP DRAWINGS & NARRATIVES FOR ADDITIONAL INFORMATION.
19. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR SIDEWALK AND STREET TREE REMOVALS.
20. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

SHEET NOTES

- (#) DENOTES SHEET NOTES
- (1) AREA TO BE EXCAVATED
- (2) (E) CONCRETE SHEAR WALL TO BE REMOVED, S.S.D.
- (3) (E) FOUNDATION / FOOTING TO BE REMOVED, SHORING AS REQ'D, S.S.D.
- (4) (E) COLUMN & CONCRETE COVER TO REMAIN, S.S.D.
- (5) (E) EXTERIOR WALL TO BE SAW CUT AND REMOVED FOR 12" SEISMIC JT
- (6) (E) STAIR TO BE REMOVED
- (7) (E) OPERABLE WALL, TRACK & POCKETS TO BE REMOVED
- (8) (E) OPERABLE WALL TO REMAIN
- (9) (E) ELEVATOR & OVERRUN TO BE REMOVED
- (10) (E) ELEVATOR TO REMAIN
- (11) (E) LIFT TO BE REMOVED
- (12) (E) CLG FABRIC PANELS, LIGHTING & AV TO BE REMOVED, TYP., U.O.N., S.S.D
- (13) (E) CLG TILES TO BE REMOVED, (E) CLG GRID TO REMAIN
- (14) (E) CLG TO BE REMOVED
- (15) (E) LIGHTING FIXTURES THIS ROOM TO BE REMOVED
- (16) (E) FLOORING TO REMAIN
- (17) (E) FLOOR TO BE REMOVED, FINISH & STRUCTURE
- (18) (E) WALL BASE, FABRIC PANELS & TRIM THIS ROOM TO BE REMOVED
- (19) (E) RESTROOM FIXTURES, FINISHES, TOILET PARTITIONS, ACCESSORIES & LIGHTING TO BE REMOVED
- (20) (E) FIXTURES TO BE REMOVED
- (21) (E) ROOF TO REMAIN
- (22) (E) ROOF TO BE REMOVED, INCLUDING STRUCTURE, SKYLIGHTS & ROOF HATCHES. SALVAGE (E) ROOF TILES.
- (23) (E) KITCHEN EQUIPMENT TO BE REMOVED AS INDICATED, SEE FOOD SERVICE DRAWINGS FOR ITEMS TO BE SALVAGED & RELOCATED
- (24) (E) BUILT-IN STAINLESS STEEL TABLES & CASEWORK TO REMAIN, TYP U.O.N. SEE FOOD SERVICE DRAWINGS.
- (25) (E) HOOD ABOVE TO REMAIN, SEE FOOD SERVICE DRAWINGS
- (26) (E) FLOOR DRAIN TO BE REMOVED, PATCH & REPAIR AS REQ'D
- (27) (E) MEP, SECURITY & TELECOM EQUIPMENT TO BE REMOVED, SEE CONSULTANT DRAWINGS
- (28) (E) MILLWORK TO BE REMOVED
- (29) (E) MILLWORK TO REMAIN
- (30) (E) ARCHITECTURAL FEATURE OR FINISH TO BE SALVAGED, SEE PRESERVATION DRAWINGS
- (31) (E) ARCHITECTURAL FEATURE TO BE PROTECTED IN PLACE, SEE PRESERVATION DRAWINGS
- (32) (E) BRONZE GATES TO BE REMOVED FOR REFURB. & REINSTALLATION
- (33) (E) STONE TREADS TO BE REMOVED FOR REFURB. & REINSTALLATION
- (34) NEW OR ENLARGED OPENING AT (E) WALL, S.S.D. AT LOAD BEARING WALLS
- (35) (E) TREE OR TREE WELL TO BE REMOVED
- (36) (E) CAST STONE SCREENS & WALL BELOW TO BE REMOVED
- (37) (E) WINDOW OR LOUVER TO BE REMOVED
- (38) (E) DRINKING FOUNTAIN TO REMAIN
- (39) (E) DOOR TRIM TO REMAIN
- (40) (E) CANOPY TO BE REMOVED
- (41) (E) PLASTER DOME ABOVE TO BE REMOVED, PROTECT ADJACENT CONSTRUCTION TO REMAIN
- (42) (E) DOOR TO BE SALVAGED FOR REINSTALLATION

DEMOLITION PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) FLOOR OR ROOF TO BE DEMOLISHED
- NO WORK IN SHADED AREA



1 DEMOLITION FLOOR PLAN - L0
SCALE 1/8" = 1'-0"

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

DEMOLITION FLOOR PLAN - L0

1/8" = 1'-0"

AD2.00

6/17/2022 4:53:11 PM

DEMOLITION PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
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DEMOLITION PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
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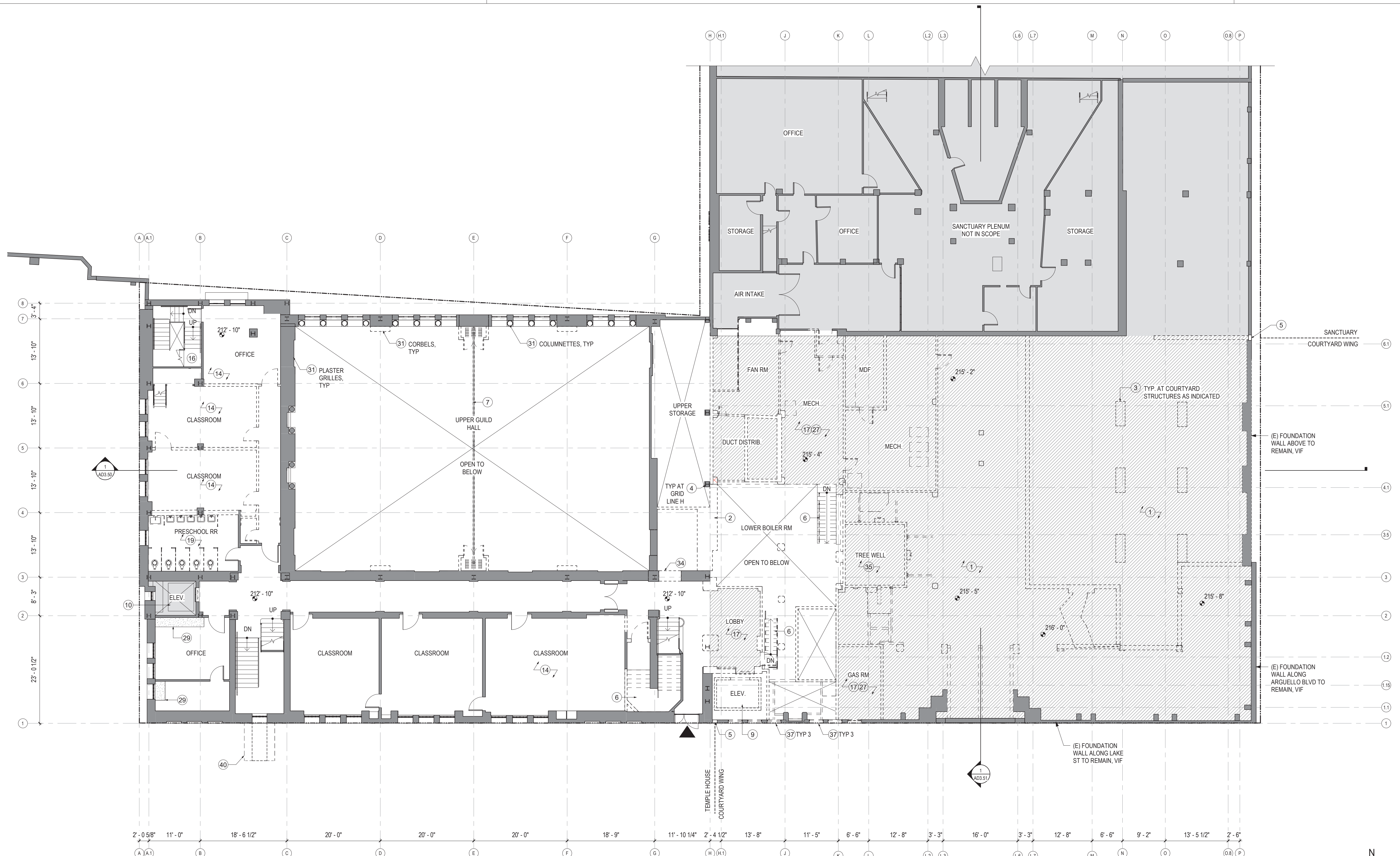

1 DEMOLITION FLOOR PLAN - L1

SCALE 1/8" = 1'-0"

6/17/2022 4:53:18 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO:402

DEMOLITION FLOOR PLAN - L1

1/8" = 1'-0"

AD2.01

DEMOLITION PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. (E) EXTERIOR / CONCRETE WALLS TO REMAIN, TYP U.O.N.
3. (E) EXTERIOR FINISHES TO REMAIN, TYP U.O.N. SEE PRESERAVATION DRAWINGS FOR REPAIR SCOPE. PROTECT IN PLACE & RESTORE ANY DAMAGED CAUSED BY WORK.
4. (E) EXTERIOR WINDOWS AND DOORS TO REMAIN, BE REFURBISHED OR REPLACED AT EXSITING LOCATIONS, TYP U.O.N. SEE PRESERVATION DRAWINGS FOR SCOPE.
5. (E) INTERIOR PARTITIONS, FLOORS, CEILINGS, STAIRS, DOORS, FIXTURES, EQUIPMENT, LIGHTING, AND FINISHES AT COURTYARD WING TO BE REMOVED, TYP U.O.N.
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18. REFER TO MEP DRAWINGS & NARRATIVES FOR ADDITIONAL INFORMATION.
19. REFER TO CIVIL & LANDSCAPE DRAWINGS FOR SIDEWALK AND STREET TREE REMOVALS.
20. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

SHEET NOTES

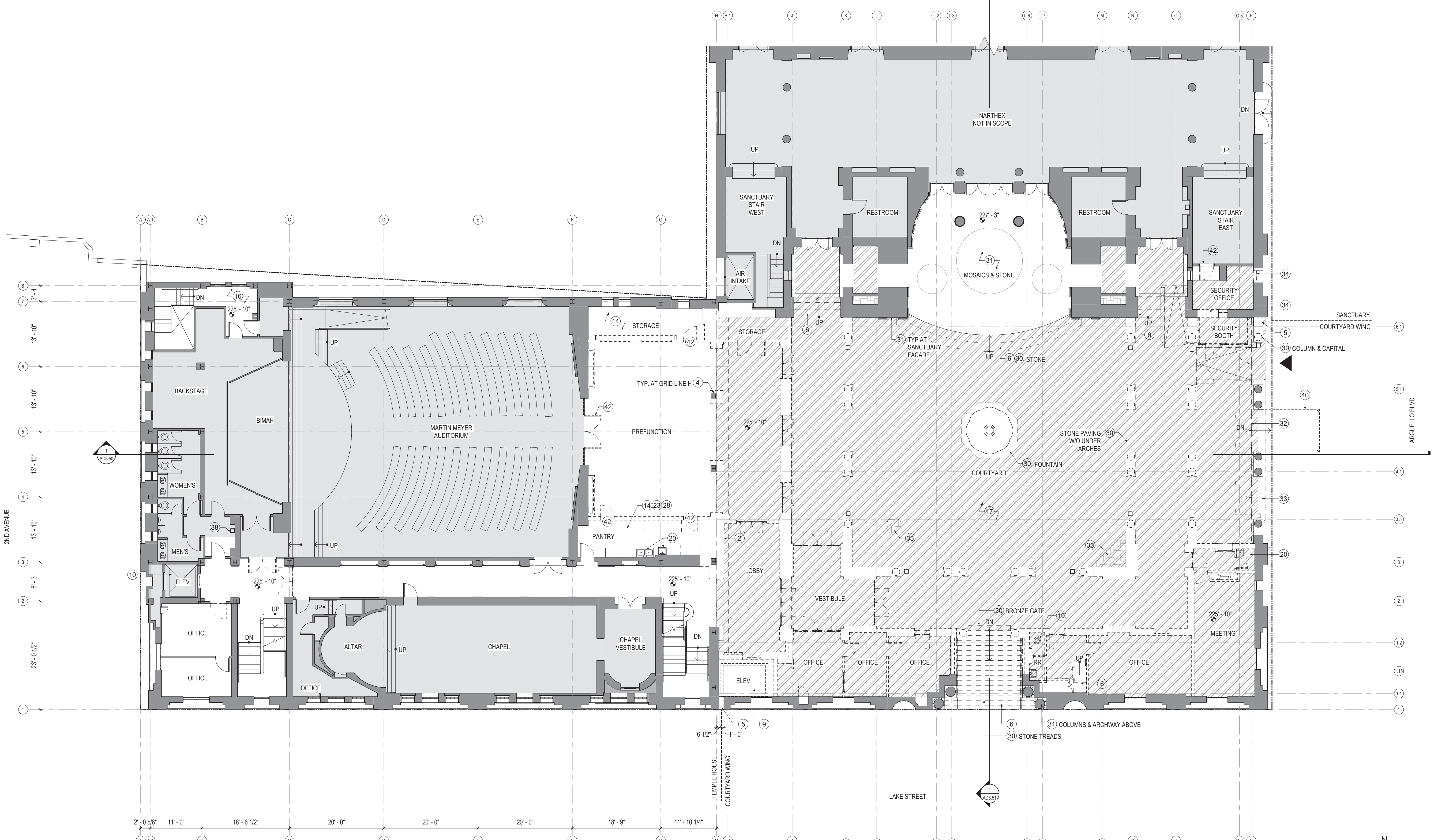
- (#) DENOTES SHEET NOTES
- (1) AREA TO BE EXCAVATED
- (2) (E) CONCRETE SHEAR WALL TO BE REMOVED, S.S.D.
- (3) (E) FOUNDATION / FOOTING TO BE REMOVED, SHORING AS REQ'D, S.S.D.
- (4) (E) COLUMN & CONCRETE COVER TO REMAIN, S.S.D.
- (5) (E) EXTERIOR WALL TO BE SAW CUT AND REMOVED FOR 12" SEISMIC JT
- (6) (E) STAIR TO BE REMOVED
- (7) (E) OPERABLE WALL, TRACK & POCKETS TO BE REMOVED
- (8) (E) OPERABLE WALL TO REMAIN
- (9) (E) ELEVATOR & OVERRUN TO BE REMOVED
- (10) (E) ELEVATOR TO REMAIN
- (11) (E) LIFT TO BE REMOVED
- (12) (E) CLG FABRIC PANELS, LIGHTING & AV TO BE REMOVED, TYP., U.O.N., S.S.D
- (13) (E) CLG TILES TO BE REMOVED, (E) CLG GRID TO REMAIN
- (14) (E) CLG TO BE REMOVED
- (15) (E) LIGHTING FIXTURES THIS ROOM TO BE REMOVED
- (16) (E) FLOORING TO REMAIN
- (17) (E) FLOOR TO BE REMOVED, FINISH & STRUCTURE
- (18) (E) WALL BASE, FABRIC PANELS & TRIM THIS ROOM TO BE REMOVED
- (19) (E) RESTROOM FIXTURES, FINISHES, TOILET PARTITIONS, ACCESSORIES & LIGHTING TO BE REMOVED
- (20) (E) FIXTURES TO BE REMOVED
- (21) (E) ROOF TO REMAIN
- (22) (E) ROOF TO BE REMOVED, INCLUDING STRUCTURE, SKYLIGHTS & ROOF HATCHES. SALVAGE (E) ROOF TILES.
- (23) (E) KITCHEN EQUIPMENT TO BE REMOVED AS INDICATED, SEE FOOD SERVICE DRAWINGS FOR ITEMS TO BE SALVAGED & RELOCATED
- (24) (E) BUILT-IN STAINLESS STEEL TABLES & CASEWORK TO REMAIN, TYP U.O.N. SEE FOOD SERVICE DRAWINGS.
- (25) (E) HOOD ABOVE TO REMAIN, SEE FOOD SERVICE DRAWINGS
- (26) (E) FLOOR DRAIN TO BE REMOVED, PATCH & REPAIR AS REQ'D
- (27) (E) MEP, SECURITY & TELECOM EQUIPMENT TO BE REMOVED, SEE CONSULTANT DRAWINGS
- (28) (E) MILLWORK TO BE REMOVED
- (29) (E) MILLWORK TO REMAIN
- (30) (E) ARCHITECTURAL FEATURE OR FINISH TO BE SALVAGED, SEE PRESERVATION DRAWINGS
- (31) (E) ARCHITECTURAL FEATURE TO BE PROTECTED IN PLACE, SEE PRESERVATION DRAWINGS
- (32) (E) BRONZE GATES TO BE REMOVED FOR REFURB. & REINSTALLATION
- (33) (E) STONE TREADS TO BE REMOVED FOR REFURB. & REINSTALLATION
- (34) NEW OR ENLARGED OPENING AT (E) WALL, S.S.D. AT LOAD BEARING WALLS
- (35) (E) TREE OR TREE WELL TO BE REMOVED
- (36) (E) CAST STONE SCREENS & WALL BELOW TO BE REMOVED
- (37) (E) WINDOW OR LOUVER TO BE REMOVED
- (38) (E) DRINKING FOUNTAIN TO REMAIN
- (39) (E) DOOR TRIM TO REMAIN
- (40) (E) CANOPY TO BE REMOVED
- (41) (E) PLASTER DOME ABOVE TO BE REMOVED, PROTECT ADJACENT CONSTRUCTION TO REMAIN
- (42) (E) DOOR TO BE SALVAGED FOR REINSTALLATION

DEMOLITION PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) FLOOR OR ROOF TO BE DEMOLISHED
- NO WORK IN SHADED AREA

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE



1 DEMOLITION FLOOR PLAN - L2

SCALE 1/8" = 1'-0"

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO:402

DEMOLITION FLOOR PLAN - L2

1/8" = 1'-0"

AD2.02

DEMOLITION PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. (E) EXTERIOR / CONCRETE WALLS TO REMAIN, TYP U.O.N.
3. (E) EXTERIOR FINISHES TO REMAIN, TYP U.O.N. SEE PRESERAVATION DRAWINGS FOR REPAIR SCOPE. PROTECT IN PLACE & RESTORE ANY DAMAGED CAUSED BY WORK.
4. (E) EXTERIOR WINDOWS AND DOORS TO REMAIN, BE REFURBISHED OR REPLACED AT EXSITING LOCATIONS, TYP U.O.N. SEE PRESERVATION DRAWINGS FOR SCOPE.
5. (E) INTERIOR PARTITIONS, FLOORS, CEILINGS, STAIRS, DOORS, FIXTURES, EQUIPMENT, LIGHTING, AND FINISHES AT COURTYARD WING TO BE REMOVED, TYP U.O.N.
6. (E) INTERIOR PARTITIONS, FLOORS, CEILINGS, STAIRS & DOORS TO REMAIN AT TEMPLE HOUSE, TYP, U.O.N.
7. (E) FLOOR FINISHES & WINDOW TREATMENTS AT TEMPLE HOUSE TO BE REMOVED, TYP U.O.N.
8. (E) FIXED ART AT TEMPLE HOUSE TO REMAIN & BE PROTECTED IN PLACE.
9. (E) RADIATORS TO BE REMOVED, TYP U.O.N. (E) PIPING TO REMAIN, SMD.
10. WHERE DOORS ARE INDICATED TO BE REMOVED, REMOVE BOTH DOOR & FRAME, TYP U.O.N. ENLARGE OPENING AS REQ'D FOR NEW DOORS & ALIGNMENTS, SEE PROPOSED WORK.
11. REFER TO SPECIFICATIONS FOR CONSTRUCTION WASTE MANAGEMENT REQ'S. PROJECT TO COMPLY WITH SF GREEN BUILIDING REQ'S.
12. REFER TO SPECIFICATIONS FOR GUIDELINES RELATING TO DISCONNECTING ANY BLDG UTILITY SYSTEM AND ANY INTERRUPTIONS THAT MAY AFFECT SURROUNDING BLDGS OR AREAS.
13. CONTRACTOR TO CUT, CAP, TEMPORARILY REROUTE INFRASTRUCTURE NOT SPECIFICALLY SHOWN, AS NEEDED.
14. REMOVE ALL FIXTURES AND FINISHES DOWN TO STRUCTURE, TYP U.O.N.
15. VERIFY THAT ALL ASSEMBLIES TO BE REMOVED ARE NON STRUCTURAL, UNLESS SPECIFICALLY IDENTIFIED. NOTIFY ARCHITECT IN ADVANCE OF CUTTING, ALTERATIONS OR EXCAVATION WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF ANY PORTION OF THE BUILDING.
16. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN. REFER TO PRESERVATION DRAWINGS FOR ADDITIONAL INFORMATION.
17. REFER TO PRESERVATION DRAWNIGS FOR ITEMS TO BE SALVAGED.
18. REFER TO MEP DRAWINGS & NARRATIVES FOR ADDITIONAL INFORMATION.
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SHEET NOTES

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(2) (E) CONCRETE SHEAR WALL TO BE REMOVED, S.S.D.
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(41) (E) PLASTER DOME ABOVE TO BE REMOVED, PROTECT ADJACENT CONSTRUCTION TO REMAIN
(42) (E) DOOR TO BE SALVAGED FOR REINSTALLATION

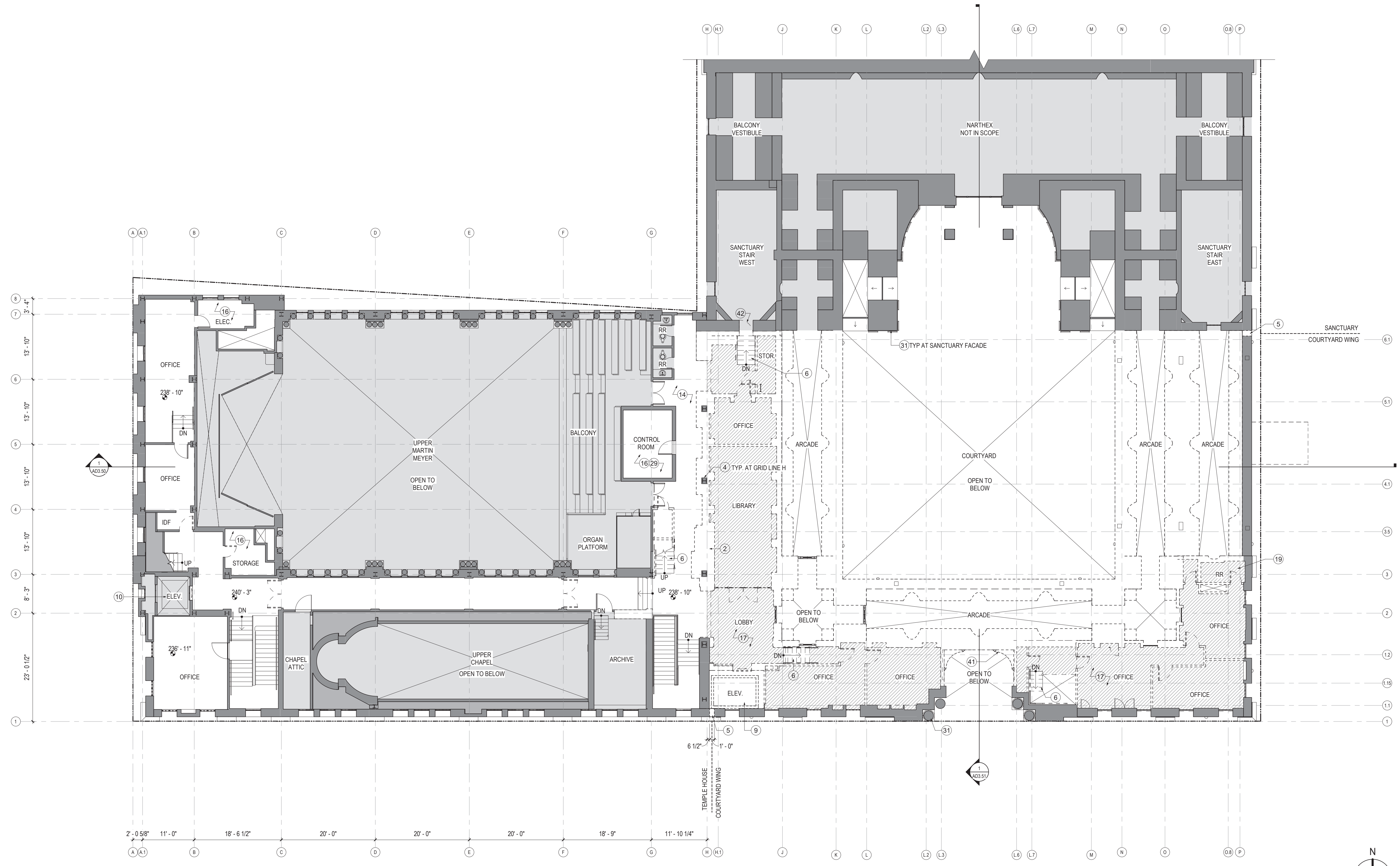
DEMOLITION PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) FLOOR OR ROOF TO BE DEMOLISHED
- NO WORK IN SHADED AREA

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT



1 DEMOLITION FLOOR PLAN - L3

SCALE 1/8" = 1'-0"

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

DEMOLITION FLOOR PLAN - L3

1/8" = 1'-0"

AD2.03

6/17/2022 4:53:32 PM

DEMOLITION PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. (E) EXTERIOR / CONCRETE WALLS TO REMAIN, TYP U.O.N.
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6. (E) INTERIOR PARTITIONS, FLOORS, CEILINGS, STAIRS & DOORS TO REMAIN AT TEMPLE HOUSE, TYP, U.O.N.
7. (E) FLOOR FINISHES & WINDOW TREATMENTS AT TEMPLE HOUSE TO BE REMOVED, TYP U.O.N.
8. (E) FIXED ART AT TEMPLE HOUSE TO REMAIN & BE PROTECTED IN PLACE.
9. (E) RADIATORS TO BE REMOVED, TYP U.O.N. (E) PIPING TO REMAIN, SMD.
10. WHERE DOORS ARE INDICATED TO BE REMOVED, REMOVE BOTH DOOR & FRAME, TYP U.O.N. ENLARGE OPENING AS REQ'D FOR NEW DOORS & ALIGNMENTS, SEE PROPOSED WORK.
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SHEET NOTES

- (#) DENOTES SHEET NOTES
- (1) AREA TO BE EXCAVATED
- (2) (E) CONCRETE SHEAR WALL TO BE REMOVED, S.S.D.
- (3) (E) FOUNDATION / FOOTING TO BE REMOVED, SHORING AS REQ'D, S.S.D.
- (4) (E) COLUMN & CONCRETE COVER TO REMAIN, S.S.D.
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- (10) (E) ELEVATOR TO REMAIN
- (11) (E) LIFT TO BE REMOVED
- (12) (E) CLG FABRIC PANELS, LIGHTING & AV TO BE REMOVED, TYP., U.O.N., S.S.D
- (13) (E) CLG TILES TO BE REMOVED, (E) CLG GRID TO REMAIN
- (14) (E) CLG TO BE REMOVED
- (15) (E) LIGHTING FIXTURES THIS ROOM TO BE REMOVED
- (16) (E) FLOORING TO REMAIN
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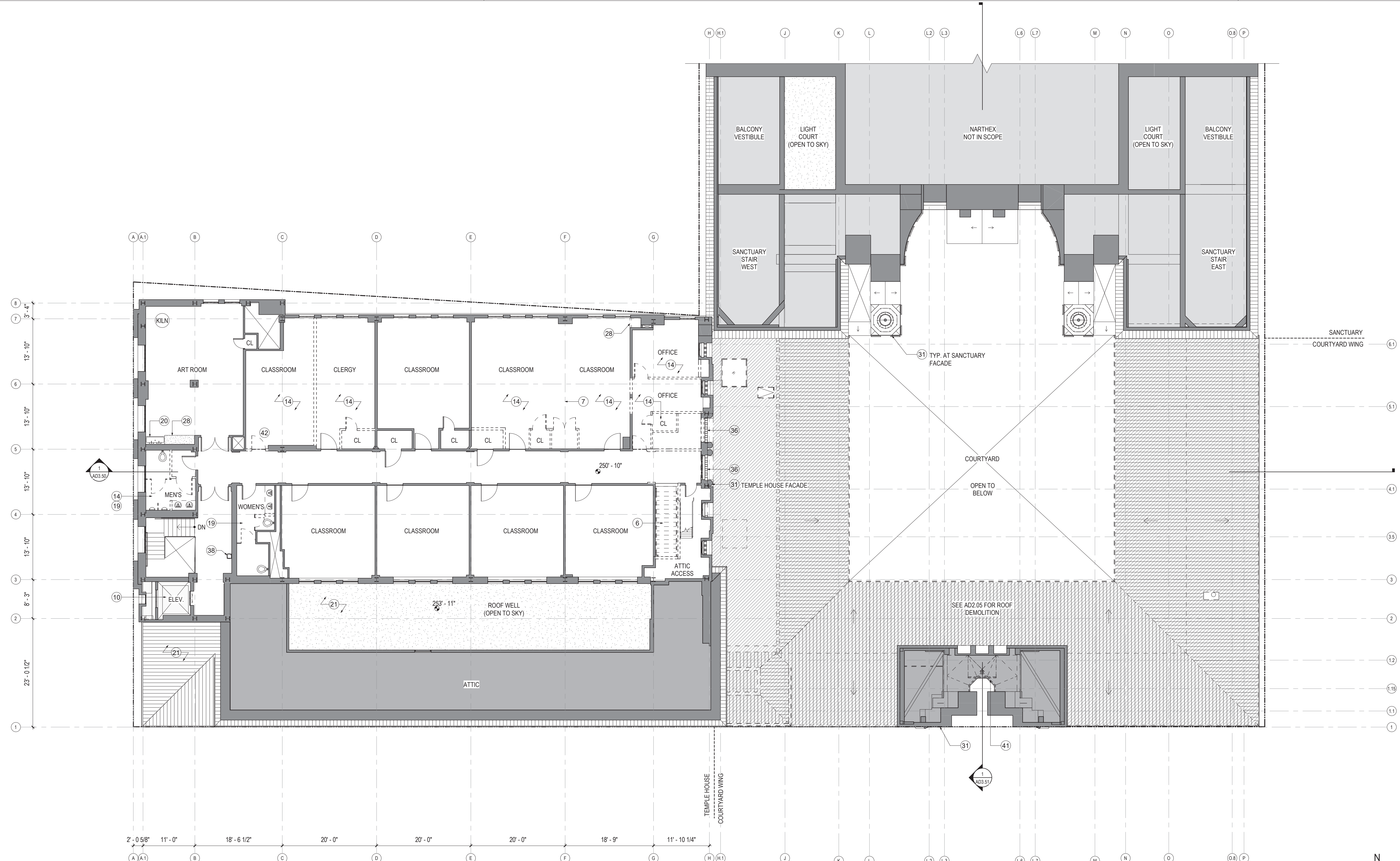
- (25) (E) HOOD ABOVE TO REMAIN, SEE FOOD SERVICE DRAWINGS
- (26) (E) FLOOR DRAIN TO BE REMOVED, PATCH & REPAIR AS REQ'D
- (27) (E) MEP, SECURITY & TELECOM EQUIPMENT TO BE REMOVED, SEE CONSULTANT DRAWINGS
- (28) (E) MILLWORK TO BE REMOVED
- (29) (E) MILLWORK TO REMAIN
- (30) (E) ARCHITECTURAL FEATURE OR FINISH TO BE SALVAGED, SEE PRESERVATION DRAWINGS
- (31) (E) ARCHITECTURAL FEATURE TO BE PROTECTED IN PLACE, SEE PRESERVATION DRAWINGS
- (32) (E) BRONZE GATES TO BE REMOVED FOR REFURB. & REINSTALLATION
- (33) (E) STONE TREADS TO BE REMOVED FOR REFURB. & REINSTALLATION
- (34) NEW OR ENLARGED OPENING AT (E) WALL, S.S.D. AT LOAD BEARING WALLS
- (35) (E) TREE OR TREE WELL TO BE REMOVED
- (36) (E) CAST STONE SCREENS & WALL BELOW TO BE REMOVED
- (37) (E) WINDOW OR LOUVER TO BE REMOVED
- (38) (E) DRINKING FOUNTAIN TO REMAIN
- (39) (E) DOOR TRIM TO REMAIN
- (40) (E) CANOPY TO BE REMOVED
- (41) (E) PLASTER DOME ABOVE TO BE REMOVED, PROTECT ADJACENT CONSTRUCTION TO REMAIN
- (42) (E) DOOR TO BE SALVAGED FOR REINSTALLATION

DEMOLITION PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) FLOOR OR ROOF TO BE DEMOLISHED
- NO WORK IN SHADED AREA



1 DEMOLITION FLOOR PLAN - L4

SCALE 1/8" = 1'-0"

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CAVAGNERO

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

DEMOLITION FLOOR PLAN - L4

1/8" = 1'-0"

AD2.04

6/17/2022 4:53:38 PM

DEMOLITION PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. (E) EXTERIOR / CONCRETE WALLS TO REMAIN, TYP U.O.N.
3. (E) EXTERIOR FINISHES TO REMAIN, TYP U.O.N. SEE PRESERAVATION DRAWINGS FOR REPAIR SCOPE. PROTECT IN PLACE & RESTORE ANY DAMAGED CAUSED BY WORK.
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7. (E) FLOOR FINISHES & WINDOW TREATMENTS AT TEMPLE HOUSE TO BE REMOVED, TYP U.O.N.
8. (E) FIXED ART AT TEMPLE HOUSE TO REMAIN & BE PROTECTED IN PLACE.
9. (E) RADIATORS TO BE REMOVED, TYP U.O.N. (E) PIPING TO REMAIN, SMD.
10. WHERE DOORS ARE INDICATED TO BE REMOVED, REMOVE BOTH DOOR & FRAME, TYP U.O.N. ENLARGE OPENING AS REQ'D FOR NEW DOORS & ALIGNMENTS, SEE PROPOSED WORK.
11. REFER TO SPECIFICATIONS FOR CONSTRUCTION WASTE MANAGEMENT REQ'S. PROJECT TO COMPLY WITH SF GREEN BUILIDING REQ'S.
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SHEET NOTES

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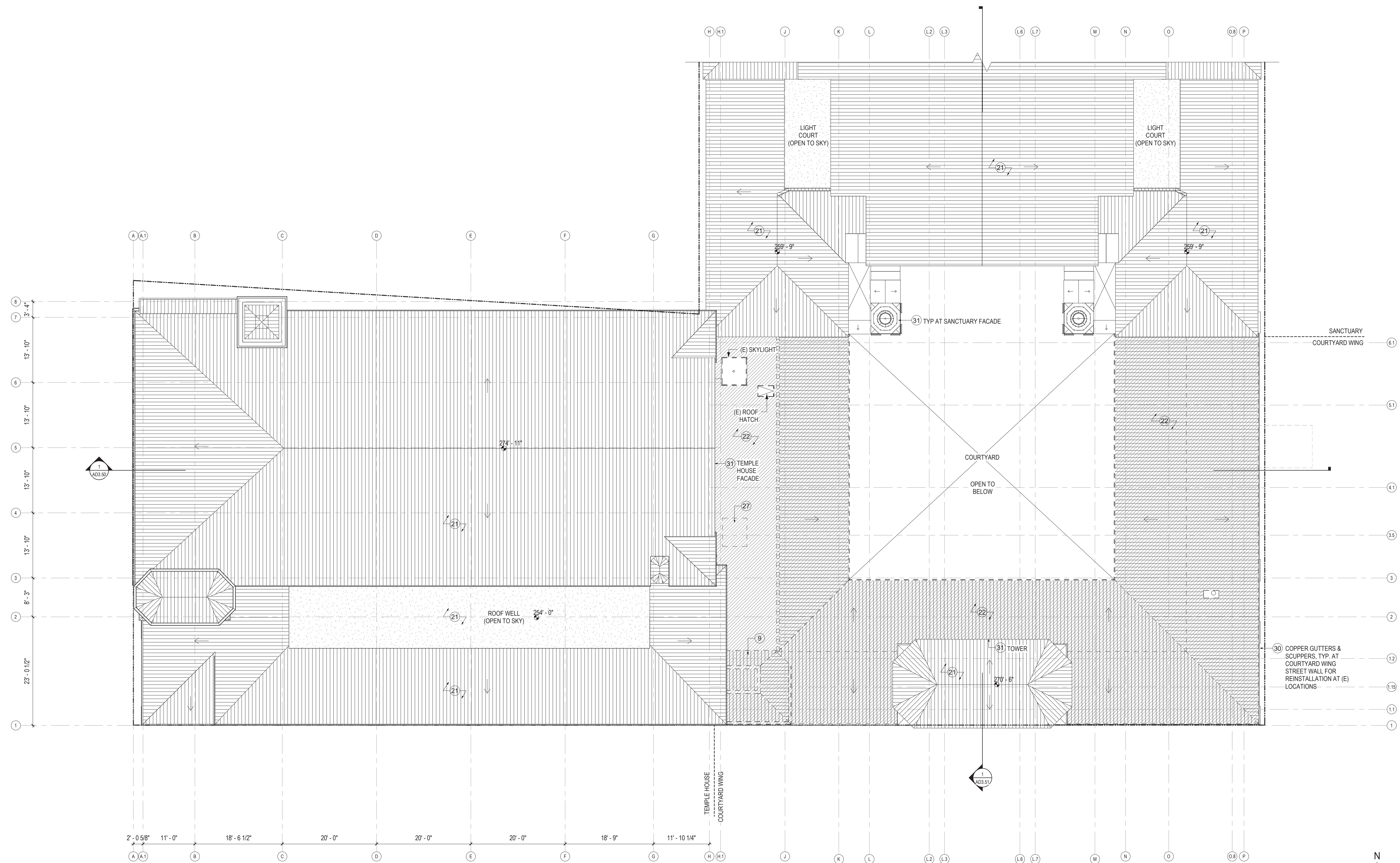
(23) (E) KITCHEN EQUIPMENT TO BE REMOVED AS INDICATED, SEE FOOD SERVICE DRAWINGS FOR ITEMS TO BE SALVAGED & RELOCATED
(24) (E) BUILT-IN STAINLESS STEEL TABLES & CASEWORK TO REMAIN, TYP U.O.N. SEE FOOD SERVICE DRAWINGS.
(25) (E) HOOD ABOVE TO REMAIN, SEE FOOD SERVICE DRAWINGS
(26) (E) FLOOR DRAIN TO BE REMOVED, PATCH & REPAIR AS REQ'D
(27) (E) MEP, SECURITY & TELECOM EQUIPMENT TO BE REMOVED, SEE CONSULTANT DRAWINGS
(28) (E) MILLWORK TO BE REMOVED
(29) (E) MILLWORK TO REMAIN
(30) (E) ARCHITECTURAL FEATURE OR FINISH TO BE SALVAGED, SEE PRESERVATION DRAWINGS
(31) (E) ARCHITECTURAL FEATURE TO BE PROTECTED IN PLACE, SEE PRESERVATION DRAWINGS
(32) (E) BRONZE GATES TO BE REMOVED FOR REFURB. & REINSTALLATION
(33) (E) STONE TREADS TO BE REMOVED FOR REFURB. & REINSTALLATION
(34) NEW OR ENLARGED OPENING AT (E) WALL, S.S.D. AT LOAD BEARING WALLS
(35) (E) TREE OR TREE WELL TO BE REMOVED
(36) (E) CAST STONE SCREENS & WALL BELOW TO BE REMOVED
(37) (E) WINDOW OR LOUVER TO BE REMOVED
(38) (E) DRINKING FOUNTAIN TO REMAIN
(39) (E) DOOR TRIM TO REMAIN
(40) (E) CANOPY TO BE REMOVED
(41) (E) PLASTER DOME ABOVE TO BE REMOVED, PROTECT ADJACENT CONSTRUCTION TO REMAIN
(42) (E) DOOR TO BE SALVAGED FOR REINSTALLATION

DEMOLITION PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) FLOOR OR ROOF TO BE DEMOLISHED
- NO WORK IN SHADED AREA



1 DEMOLITION ROOF PLAN
SCALE 1/8" = 1'-0"

6/17/2022 4:53:42 PM

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CAVAGNERO

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

DEMOLITION ROOF PLAN

1/8" = 1'-0"

AD2.05

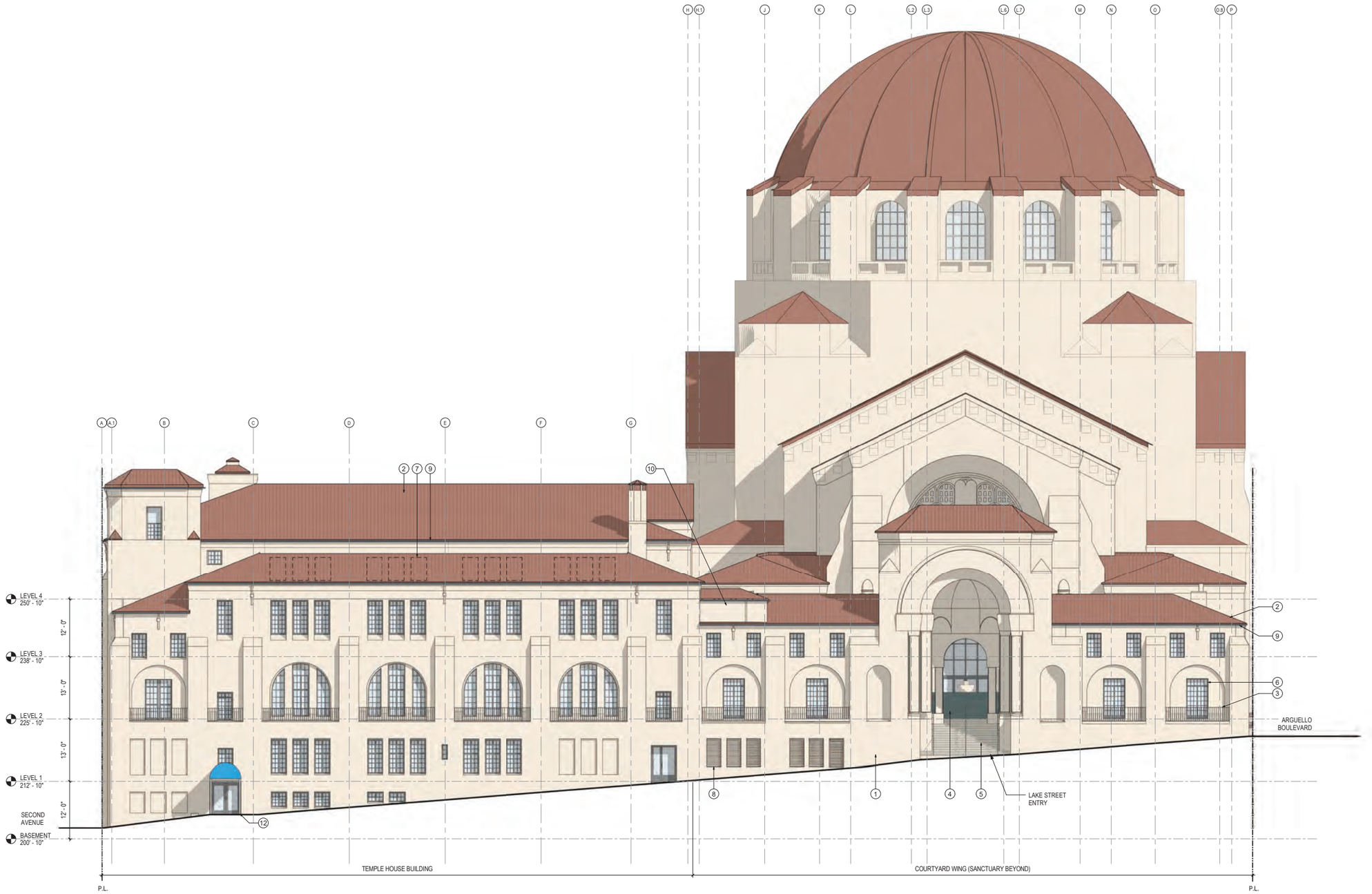
EXTERIOR ELEVATION GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. EXISTING EXETERIOR ELEVATIONS PROVIDED FOR REFERENCE. SEE HISTORIC PRESERVATION DRAWINGS FOR AREAS TO BE DEMOLISHED, SCOPE OF REPAIRS, ITEMS TO BE SALVAGED AND ADDITIONAL NOTES.
3. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN.
4. SANCTUARY BUILDING NOT IN SCOPE, EXCEPT WHERE SPECIFICALLY NOTED. SHOWN FOR CONTEXT AND REFERENCE ONLY.

SHEET NOTES

(#) DENOTES SHEET NOTES

(1) (E) EXTERIOR WALL W/ PLASTER FINISH, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR & REPAINTING SCOPE.
(2) (E) TERRACOTTA ROOF TILES, TYP U.O.N.
(3) (E) BRONZE RAILING, TYP
(4) (E) BRONZE GATES
(5) (E) STONE STEPS
(6) (E) WINDOW, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR, REFURBISHENT OR REPLACEMENT SCOPE.
(7) (E) WINDOW BEYOND, TYP
(8) (E) LOUVER, TYP
(9) (E) COPPER GUTTERS & LEADERS, TYP
(10) (E) ELEVATOR PENTHOUSE
(11) (E) LIGHT FIXTURE
(12) (E) CANOPY
(13) (E) FOUNTAIN
(14) (E) RETAINING WALL
(15) (E) CAST STONE SCREEN
(16) (E) PLASTER DOME OVER LAKE STREET ENTRY STEPS



1 EXISTING EXTERIOR ELEVATION - LAKE STREET (SOUTH)
SCALE 1/8" = 1'-0"

6/17/2022 4:54:27 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/3/2022	DRAWING SET UPDATE
	4/1/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SSTL PERMIT IS SHADE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

EXISTING EXTERIOR ELEVATION - LAKE STREET (SOUTH)

1/8" = 1'-0"

AD3.00

EXTERIOR ELEVATION GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. EXISTING EXETERIOR ELEVATIONS PROVIDED FOR REFERENCE. SEE HISTORIC PRESERVATION DRAWINGS FOR AREAS TO BE DEMOLISHED, SCOPE OF REPAIRS, ITEMS TO BE SALVAGED AND ADDITIONAL NOTES.
3. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN.
4. SANCTUARY BUILDING NOT IN SCOPE, EXCEPT WHERE SPECIFICALLY NOTED. SHOWN FOR CONTEXT AND REFERENCE ONLY.

SHEET NOTES

- (#) DENOTES SHEET NOTES
- (1) (E) EXTERIOR WALL W/ PLASTER FINISH, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR & REPAINTING SCOPE.
- (2) (E) TERRACOTTA ROOF TILES, TYP U.O.N.
- (3) (E) BRONZE RAILING, TYP
- (4) (E) BRONZE GATES
- (5) (E) STONE STEPS
- (6) (E) WINDOW, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR, REFURBISHENT OR REPLACEMENT SCOPE.
- (7) (E) WINDOW BEYOND, TYP
- (8) (E) LOUVER, TYP
- (9) (E) COPPER GUTTERS & LEADERS, TYP
- (10) (E) ELEVATOR PENTHOUSE
- (11) (E) LIGHT FIXTURE
- (12) (E) CANOPY
- (13) (E) FOUNTAIN
- (14) (E) RETAINING WALL
- (15) (E) CAST STONE SCREEN
- (16) (E) PLASTER DOME OVER LAKE STREET ENTRY STEPS

1 EXISTING EXTERIOR ELEVATION - ARGUELLO BLVD (EAST)

SCALE 1/8" = 1'-0"

6/17/2022 4:55:10 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

EXISTING EXTERIOR ELEVATION - ARGUELLO BLVD (EAST)

1/8" = 1'-0"

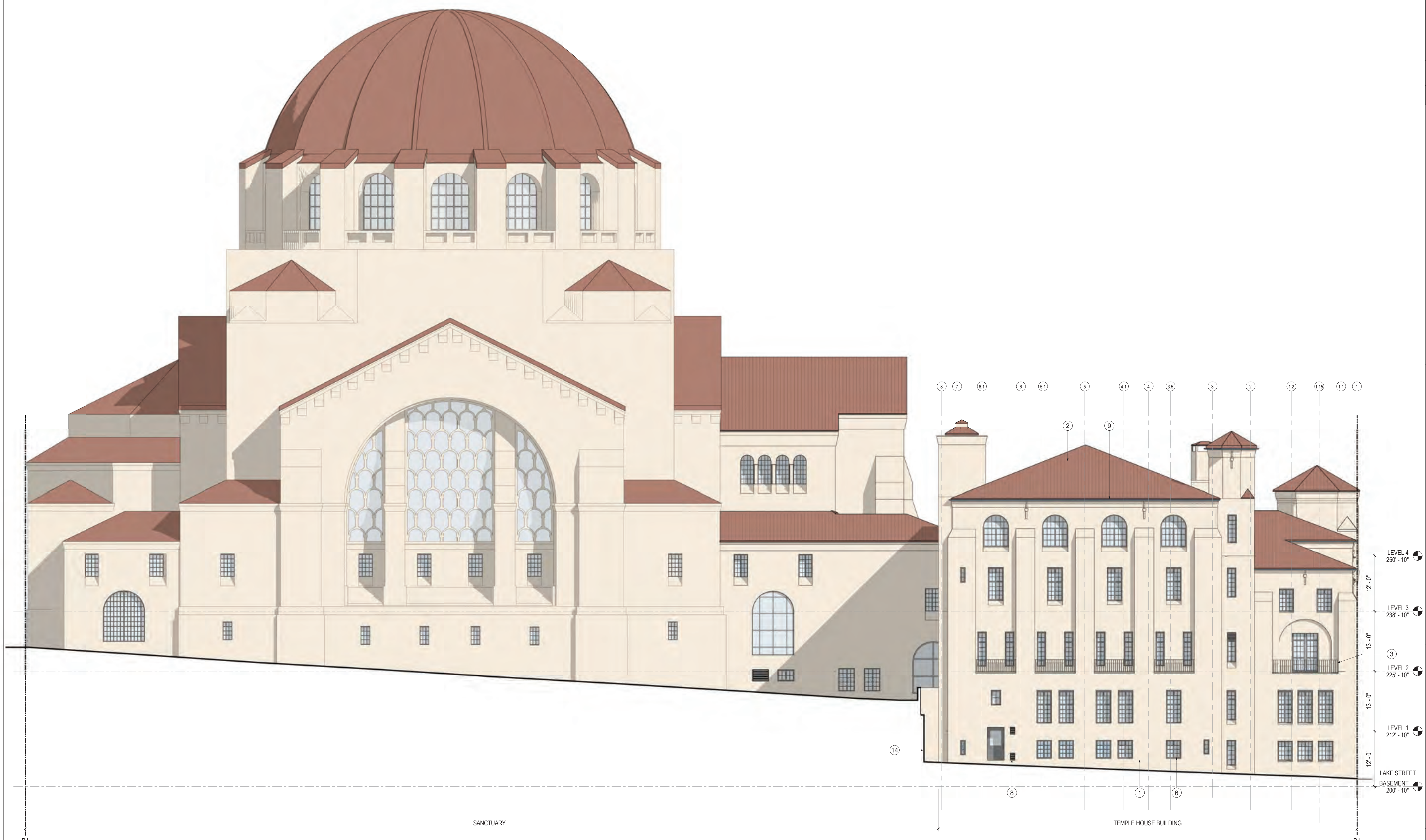
AD3.01

EXTERIOR ELEVATION GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. EXISTING EXETERIOR ELEVATIONS PROVIDED FOR REFERENCE. SEE HISTORIC PRESERVATION DRAWINGS FOR AREAS TO BE DEMOLISHED, SCOPE OF REPAIRS, ITEMS TO BE SALVAGED AND ADDITIONAL NOTES.
3. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN.
4. SANCTUARY BUILDING NOT IN SCOPE, EXCEPT WHERE SPECIFICALLY NOTED. SHOWN FOR CONTEXT AND REFERENCE ONLY.

SHEET NOTES

- (#) DENOTES SHEET NOTES
- (1) (E) EXTERIOR WALL W/ PLASTER FINISH, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR & REPAINTING SCOPE.
- (2) (E) TERRACOTTA ROOF TILES, TYP U.O.N.
- (3) (E) BRONZE RAILING, TYP
- (4) (E) BRONZE GATES
- (5) (E) STONE STEPS
- (6) (E) WINDOW, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR, REFURBISHENT OR REPLACEMENT SCOPE.
- (7) (E) WINDOW BEYOND, TYP
- (8) (E) LOUVER, TYP
- (9) (E) COPPER GUTTERS & LEADERS, TYP
- (10) (E) ELEVATOR PENTHOUSE
- (11) (E) LIGHT FIXTURE
- (12) (E) CANOPY
- (13) (E) FOUNTAIN
- (14) (E) RETAINING WALL
- (15) (E) CAST STONE SCREEN
- (16) (E) PLASTER DOME OVER LAKE STREET ENTRY STEPS



1 EXISTING EXTERIOR ELEVATION - 2ND AVE (WEST)

SCALE 1/8" = 1'-0"

6/17/2022 4:55:45 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

EXISTING EXTERIOR ELEVATION - 2ND AVE (WEST)

1/8" = 1'-0"

AD3.02

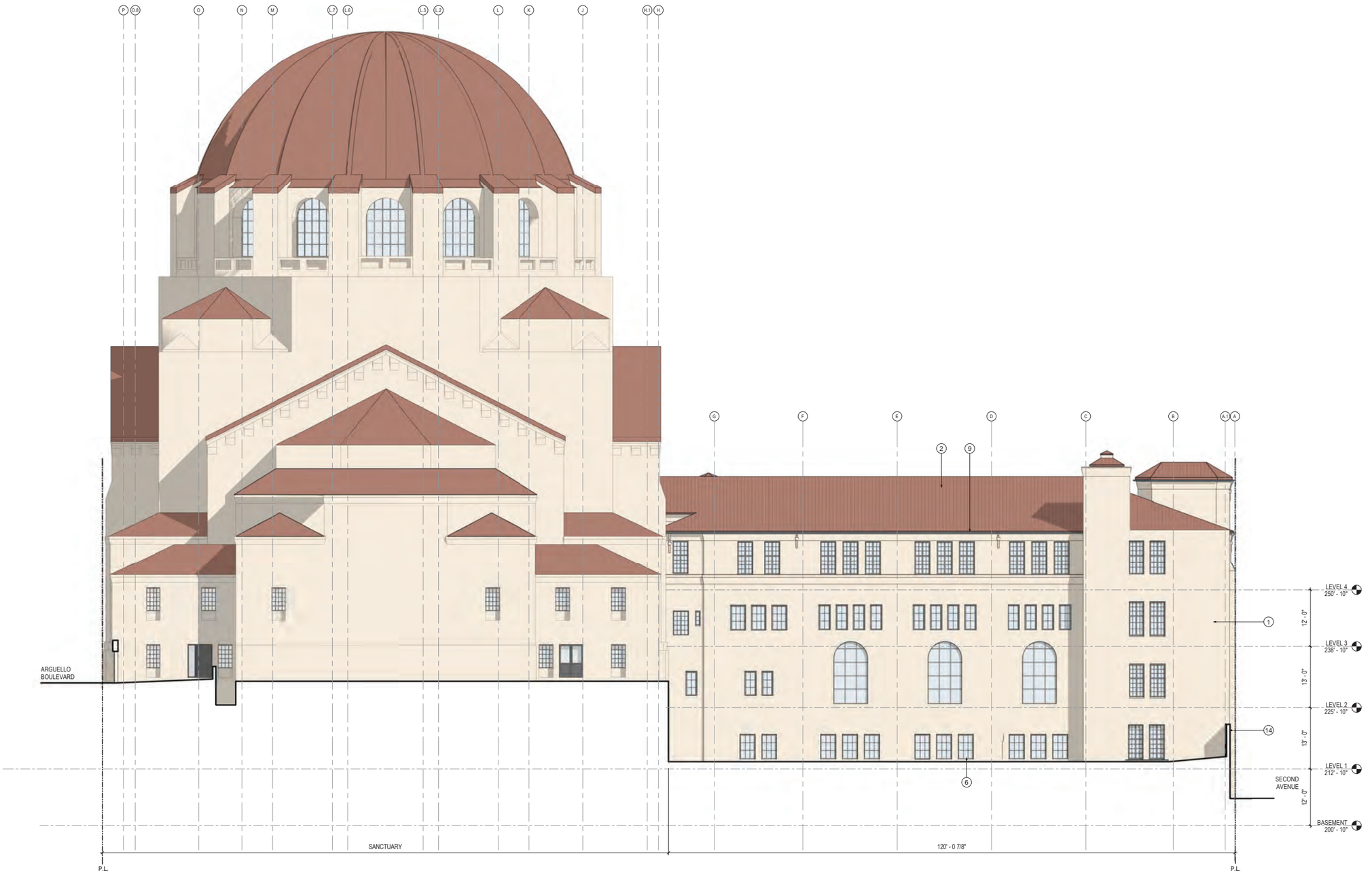
EXTERIOR ELEVATION GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. EXISTING EXETERIOR ELEVATIONS PROVIDED FOR REFERENCE. SEE HISTORIC PRESERVATION DRAWINGS FOR AREAS TO BE DEMOLISHED, SCOPE OF REPAIRS, ITEMS TO BE SALVAGED AND ADDITIONAL NOTES.
3. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN.
4. SANCTUARY BUILDING NOT IN SCOPE, EXCEPT WHERE SPECIFICALLY NOTED. SHOWN FOR CONTEXT AND REFERENCE ONLY.

SHEET NOTES

(#) DENOTES SHEET NOTES

(1) (E) EXTERIOR WALL W/ PLASTER FINISH, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR & REPAINTING SCOPE.
(2) (E) TERRACOTTA ROOF TILES, TYP U.O.N.
(3) (E) BRONZE RAILING, TYP
(4) (E) BRONZE GATES
(5) (E) STONE STEPS
(6) (E) WINDOW, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR, REFURBISHENT OR REPLACEMENT SCOPE.
(7) (E) WINDOW BEYOND, TYP
(8) (E) LOUVER, TYP
(9) (E) COPPER GUTTERS & LEADERS, TYP
(10) (E) ELEVATOR PENTHOUSE
(11) (E) LIGHT FIXTURE
(12) (E) CANOPY
(13) (E) FOUNTAIN
(14) (E) RETAINING WALL
(15) (E) CAST STONE SCREEN
(16) (E) PLASTER DOME OVER LAKE STREET ENTRY STEPS



1 EXISTING EXTERIOR ELEVATION - NORTH
SCALE 1/8" = 1'-0"

REV	DATE	DESCRIPTION
	04/4/20	SCHEMATIC DESIGN CHECK SET 1
	11/4/2021	DESIGN DEVELOPMENT
	2/10/2022	SITE PERMIT ISSUANCE
	6/17/2022	SITE PERMIT IS SHADE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

EXISTING EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

AD3.03

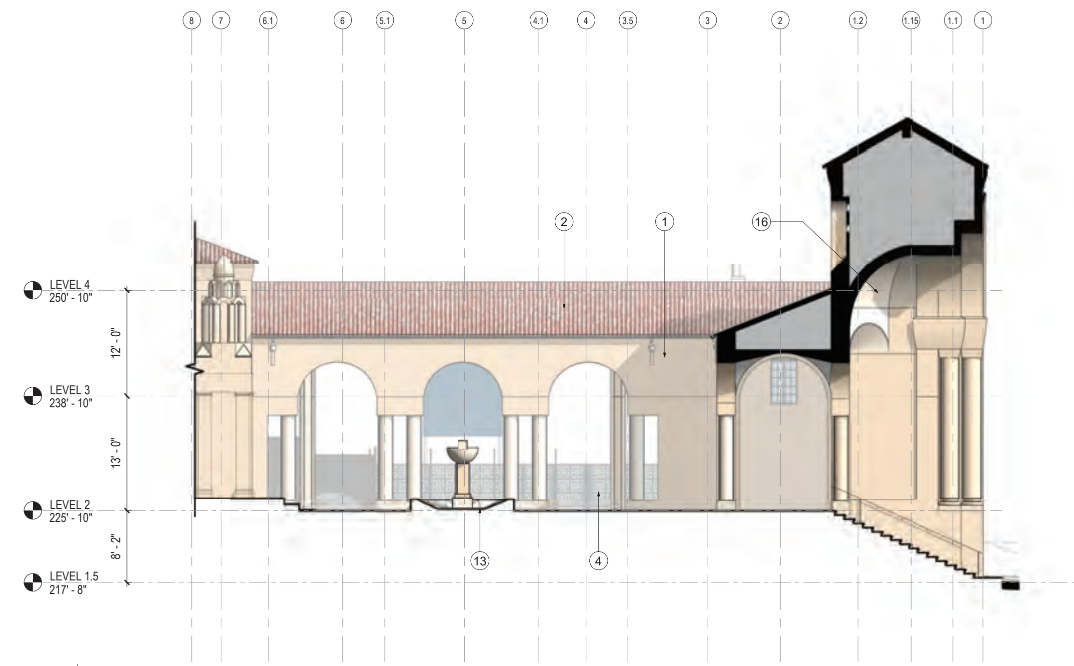
6/17/2022 4:56:16 PM

EXTERIOR ELEVATION GENERAL NOTES:

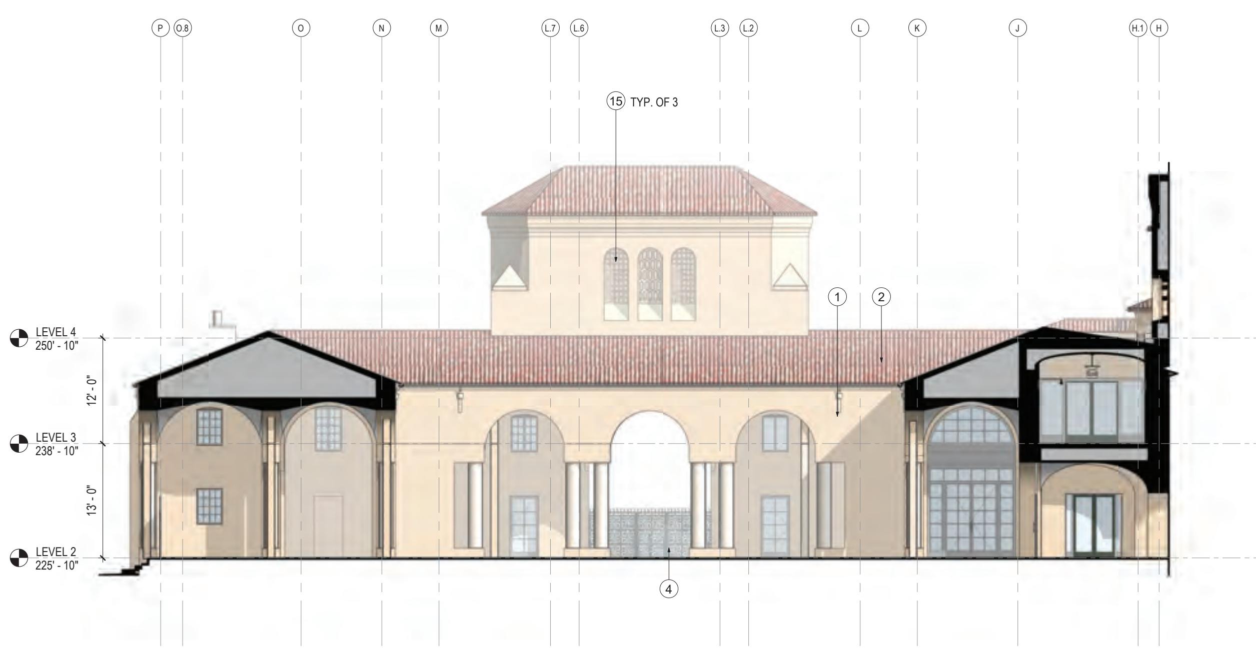
1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. EXISTING EXETERIOR ELEVATIONS PROVIDED FOR REFERENCE. SEE HISTORIC PRESERVATION DRAWINGS FOR AREAS TO BE DEMOLISHED, SCOPE OF REPAIRS, ITEMS TO BE SALVAGED AND ADDITIONAL NOTES.
3. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN.
4. SANCTUARY BUILDING NOT IN SCOPE, EXCEPT WHERE SPECIFICALLY NOTED. SHOWN FOR CONTEXT AND REFERENCE ONLY.

SHEET NOTES

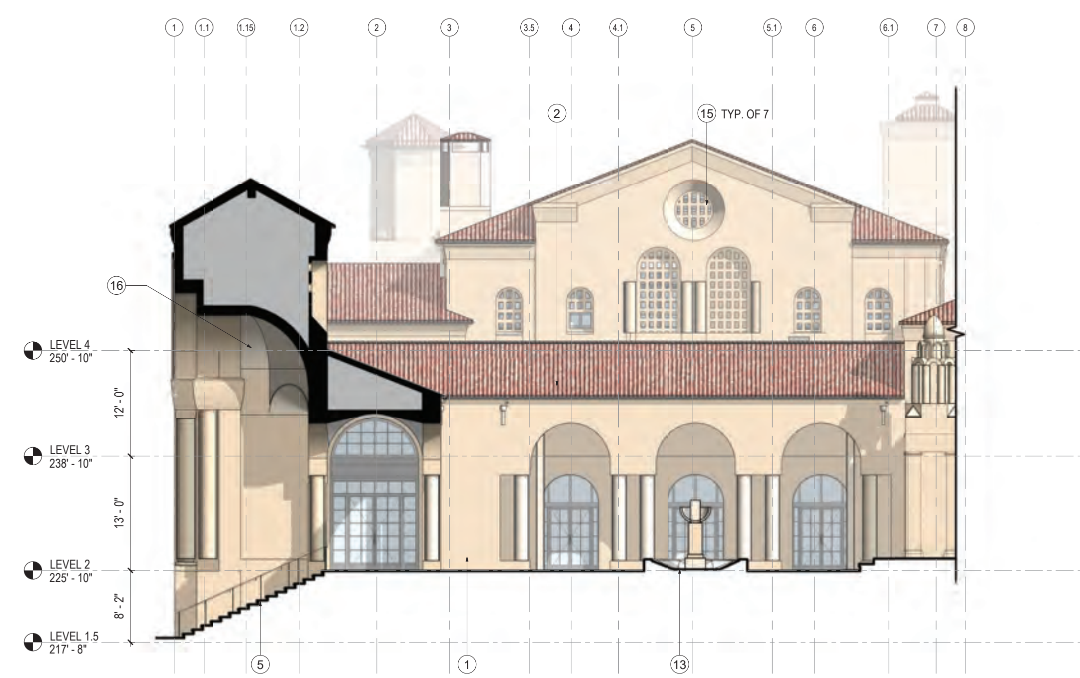
(#) DENOTES SHEET NOTES
(1) (E) EXTERIOR WALL W/ PLASTER FINISH, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR & REPAINTING SCOPE.
(2) (E) TERRACOTTA ROOF TILES, TYP U.O.N.
(3) (E) BRONZE RAILING, TYP
(4) (E) BRONZE GATES
(5) (E) STONE STEPS
(6) (E) WINDOW, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR, REFURBISHENT OR REPLACEMENT SCOPE.
(7) (E) WINDOW BEYOND, TYP
(8) (E) LOUVER, TYP
(9) (E) COPPER GUTTERS & LEADERS, TYP
(10) (E) ELEVATOR PENTHOUSE
(11) (E) LIGHT FIXTURE
(12) (E) CANOPY
(13) (E) FOUNTAIN
(14) (E) RETAINING WALL
(15) (E) CAST STONE SCREEN
(16) (E) PLASTER DOME OVER LAKE STREET ENTRY STEPS



2 EXISTING COURTYARD ELEVATION - EAST
SCALE 1/8" = 1'-0"



3 EXISTING COURTYARD ELEVATION - SOUTH
SCALE 1/8" = 1'-0"



1 EXISTING COURTYARD ELEVATION - WEST
SCALE 1/8" = 1'-0"

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

EXISTING EXTERIOR ELEVATIONS - COURTYARD

1/8" = 1'-0"

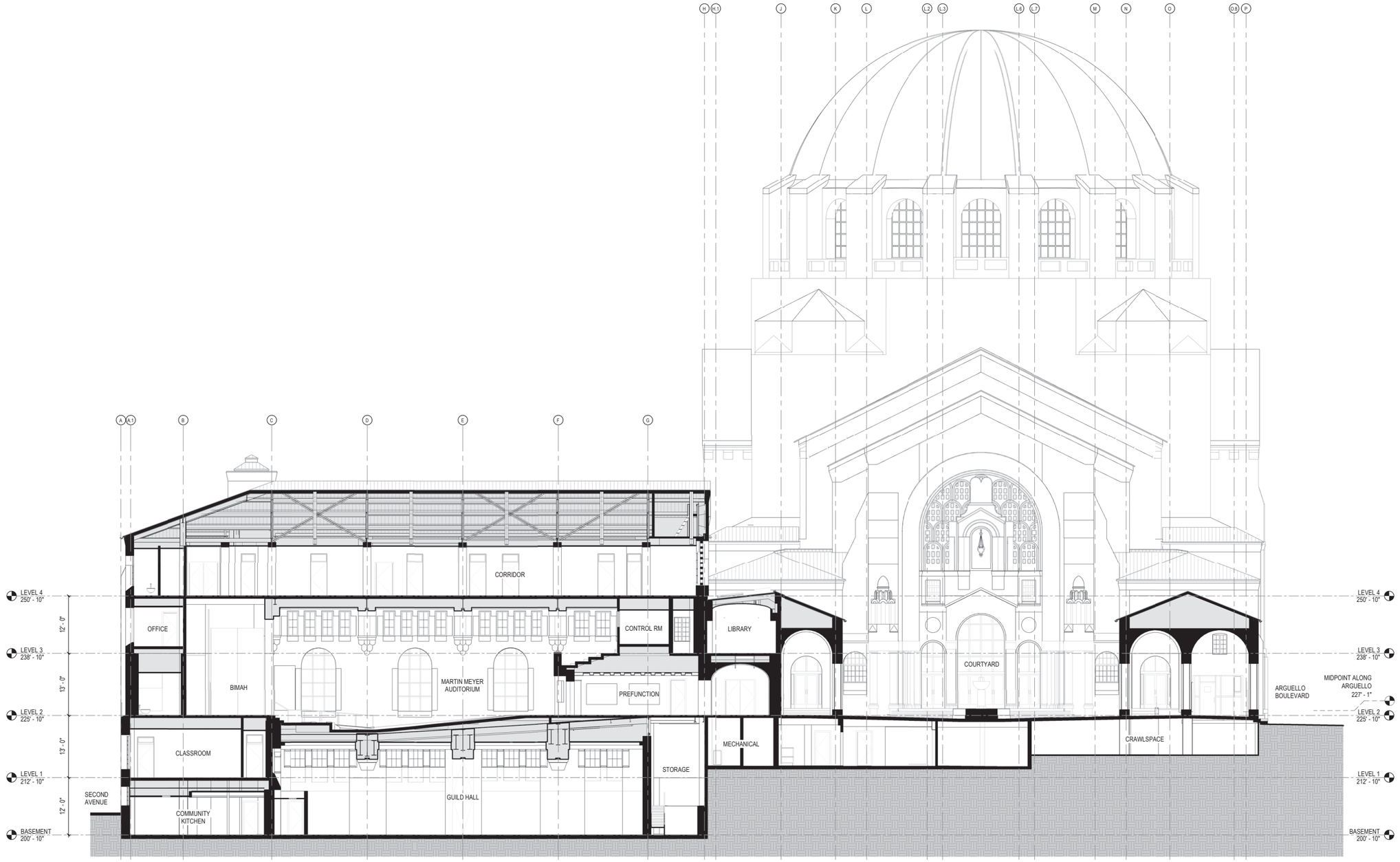
AD3.04

6/17/2022 4:57:57 PM

LEGEND

EXISTING CONSTRUCTION

NOT IN SCOPE



1 EXISTING BUILDING SECTION EAST-WEST

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

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/3/2022	DRAWING CHANGES
	4/1/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SSTE PERMITS RANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

EXISTING BUILDING SECTION EAST-WEST

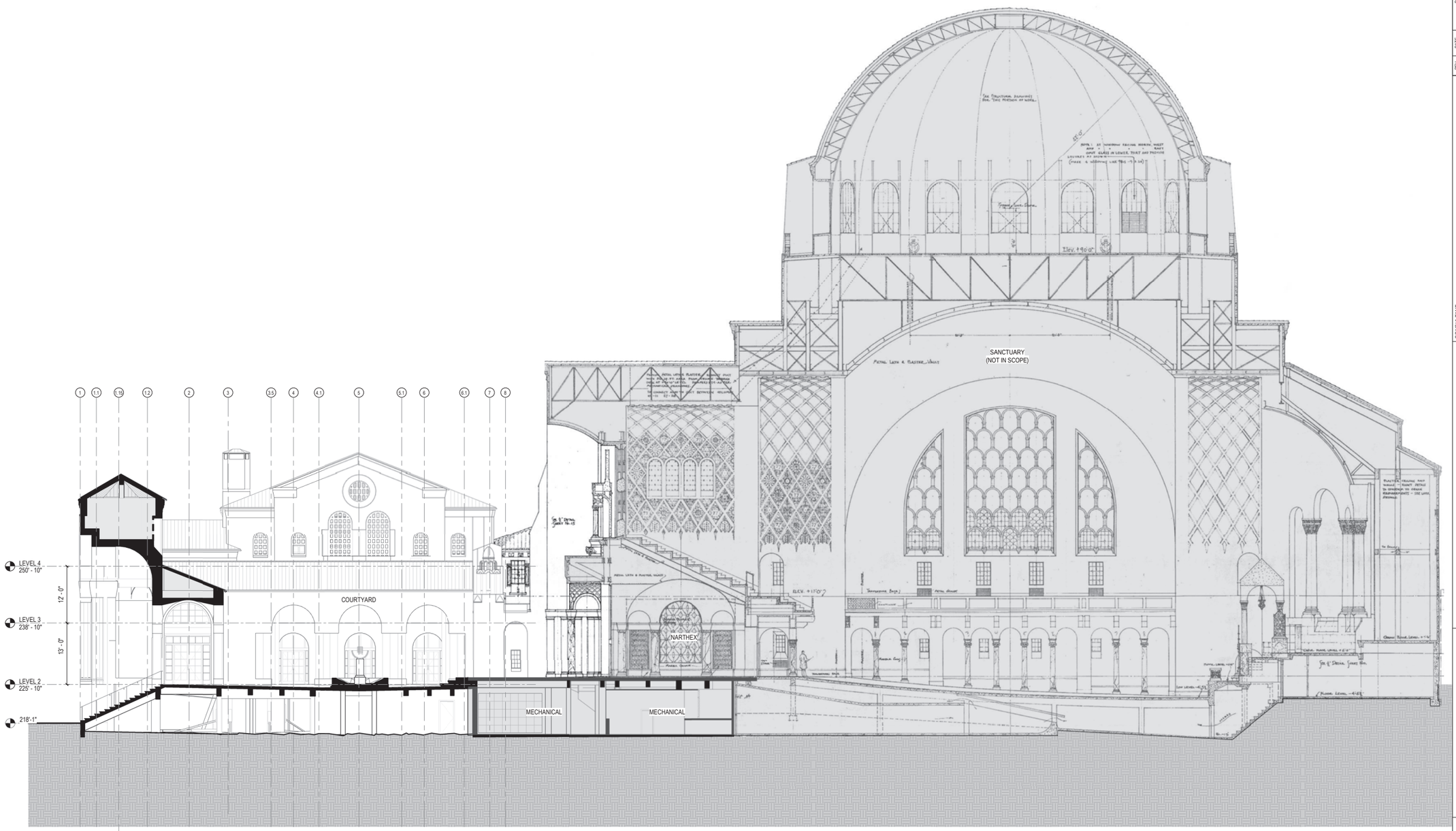
1/8" = 1'-0"

AD3.50

6/17/2022 4:58:09 PM

LEGEND

- EXISTING CONSTRUCTION
- NOT IN SCOPE



1 EXISTING BUILDING SECTION NORTH-SOUTH

SCALE 1/8" = 1'-0"

6/17/2022 4:58:16 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	3/7/2022	DRAWING CHANGES
	4/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SSTE, PERMIT IS SHARE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

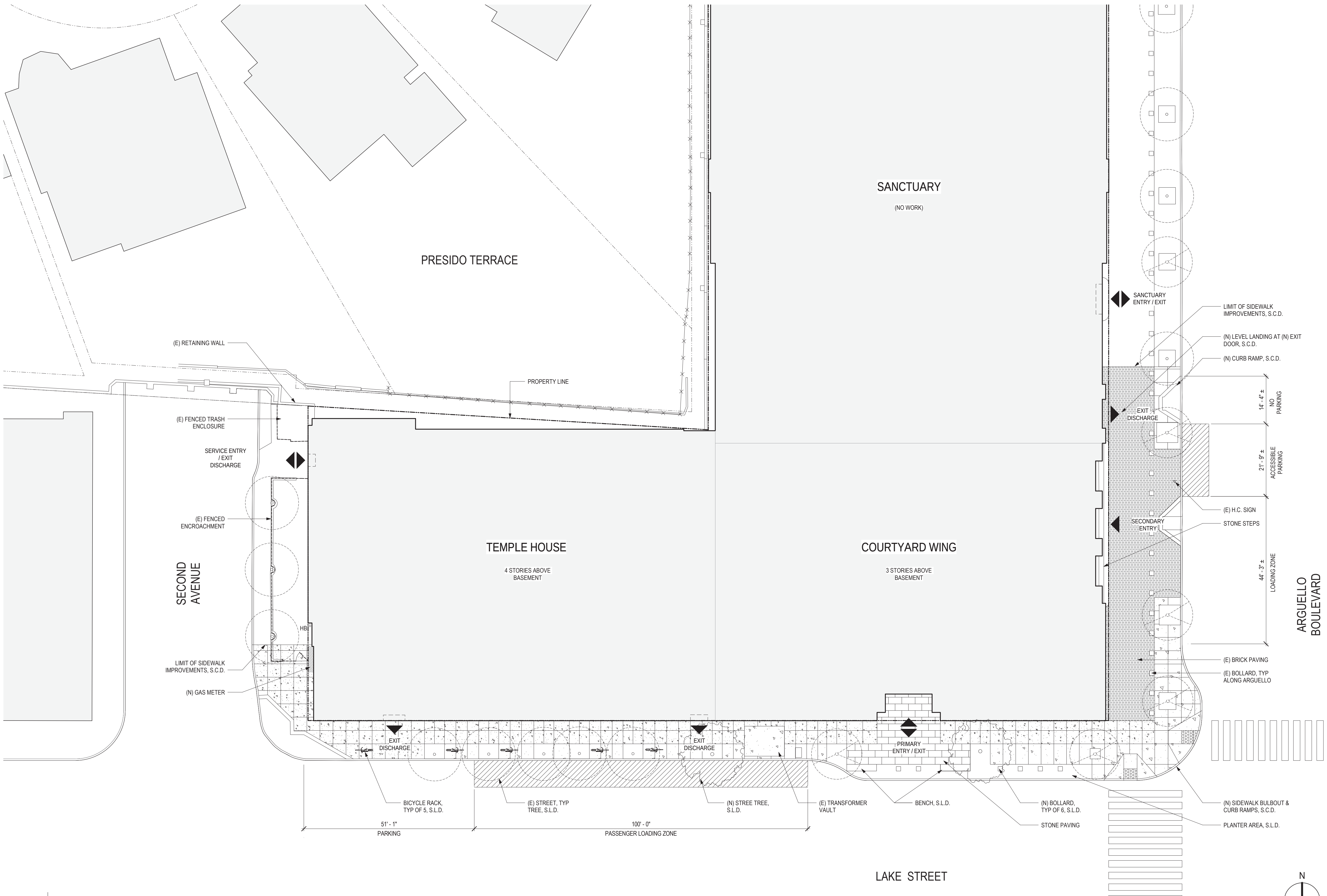
2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

EXISTING BUILDING SECTION
NORTH-SOUTH

1/8" = 1'-0"

AD3.51



1 SITE PLAN
SCALE 3/32" = 1'-0"

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

SITE PLAN

3/32" = 1'-0"

A1.00

6/17/2022 4:48:35 PM

FLOOR PLAN GENERAL NOTES:

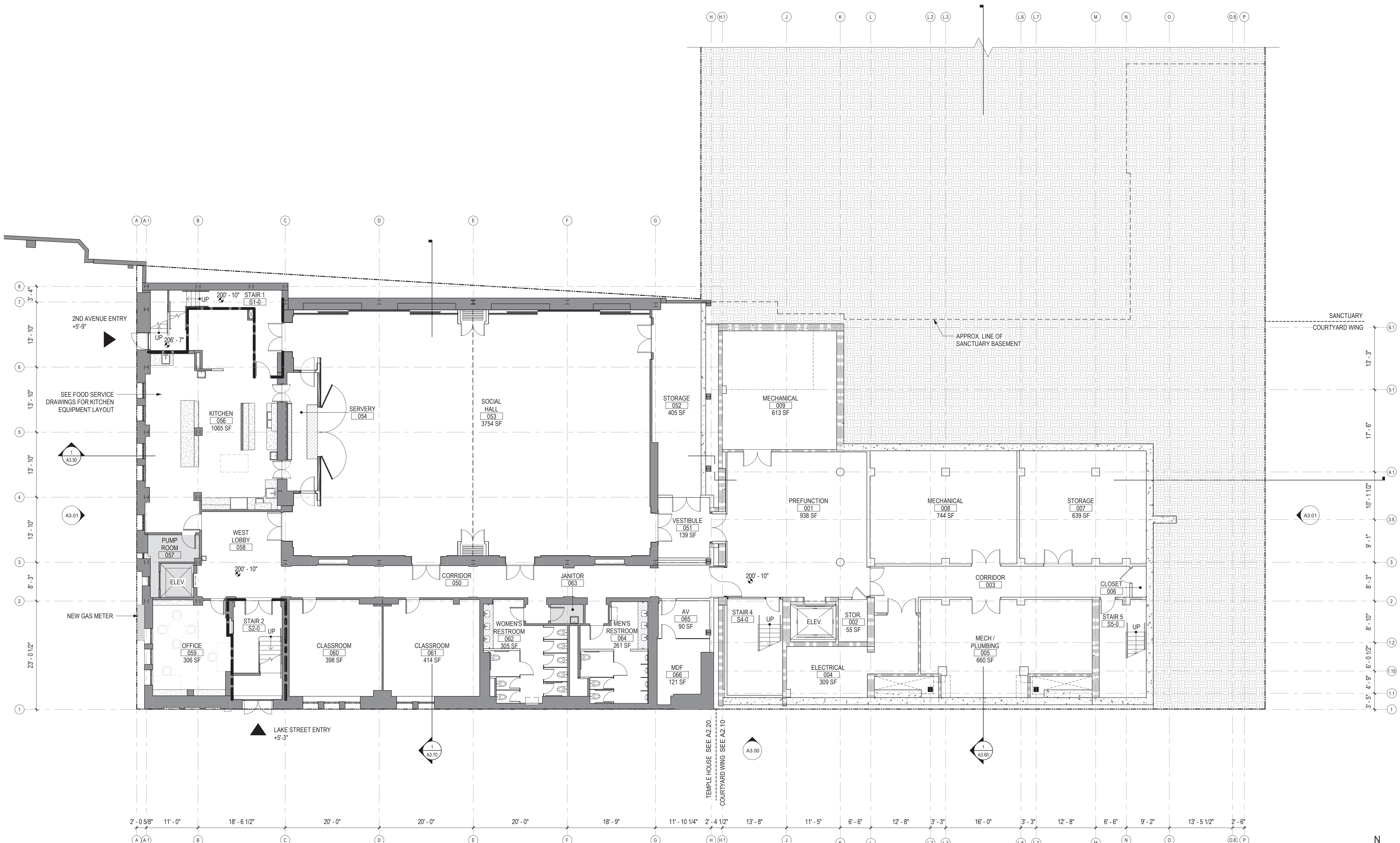
1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE



1 OVERALL FLOOR PLAN - L0

SCALE 1/8" = 1'-0"

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

OVERALL FLOOR PLAN - L0

1/8" = 1'-0"

A2.00

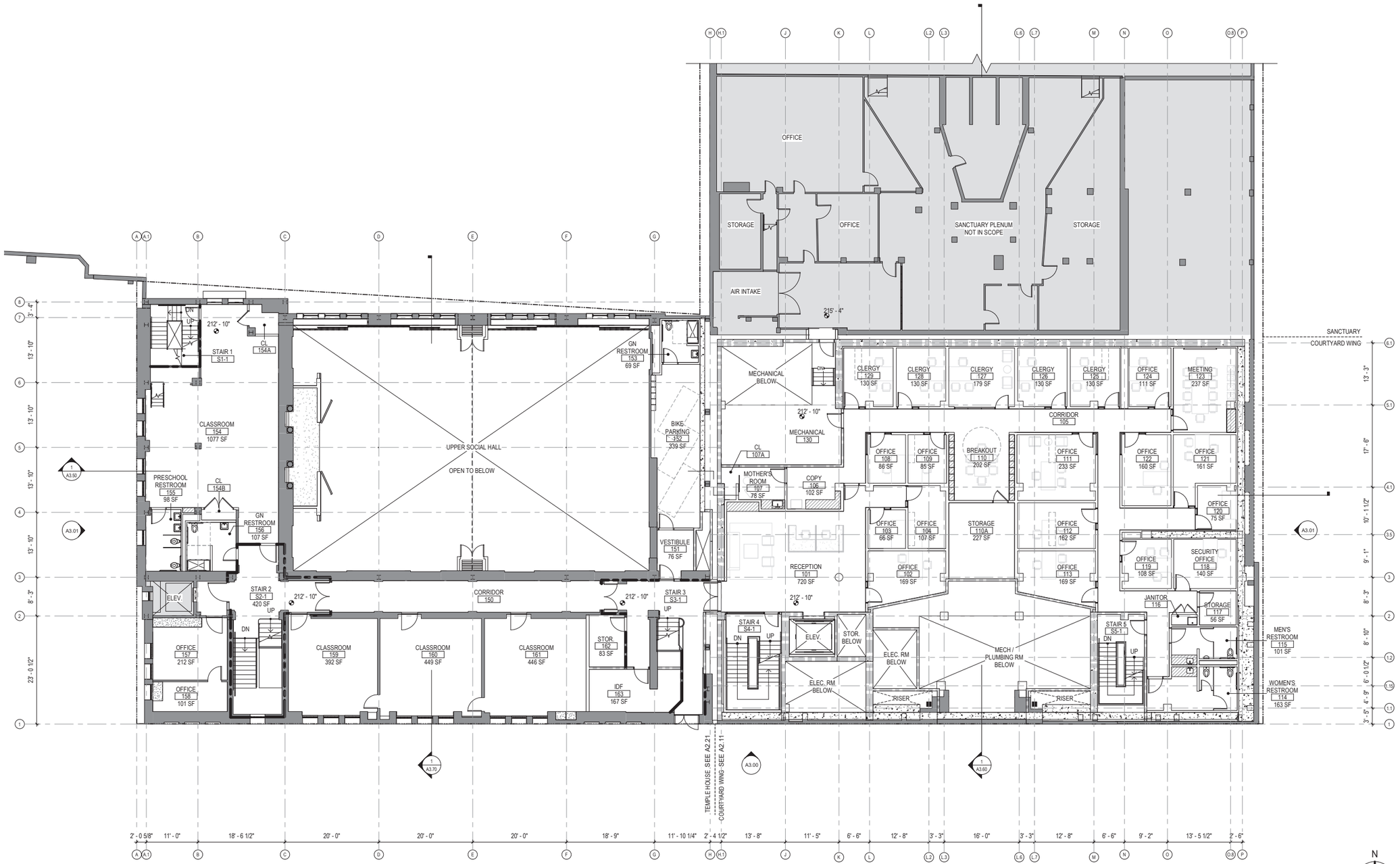
6/17/2022 4:48:41 PM

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



N

1 OVERALL FLOOR PLAN - L1
SCALE 1/8" = 1'-0"

6/17/2022 4:48:53 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	3/7/2022	50% DESIGN DEVELOPMENT
	4/1/2022	90% DESIGN DEVELOPMENT
	6/17/2022	ISSUE PERMIT/S.SHANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

OVERALL FLOOR PLAN - L1

1/8" = 1'-0"

A2.01

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.

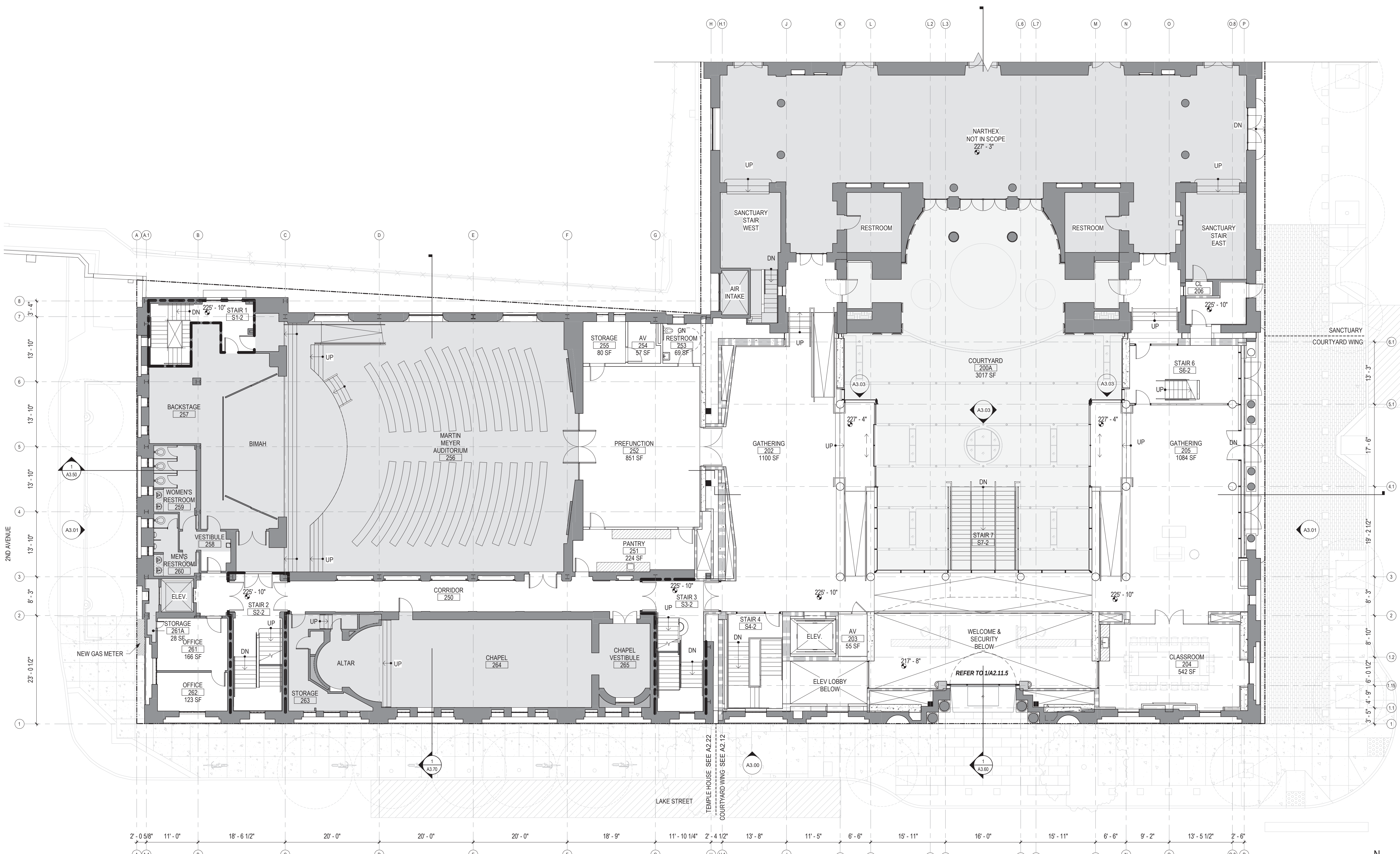
FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT



1 OVERALL FLOOR PLAN - L2

SCALE 1/8" = 1'-0"

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

OVERALL FLOOR PLAN - L2

1/8" = 1'-0"

A2.02

6/17/2022 4:49:02 PM

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.

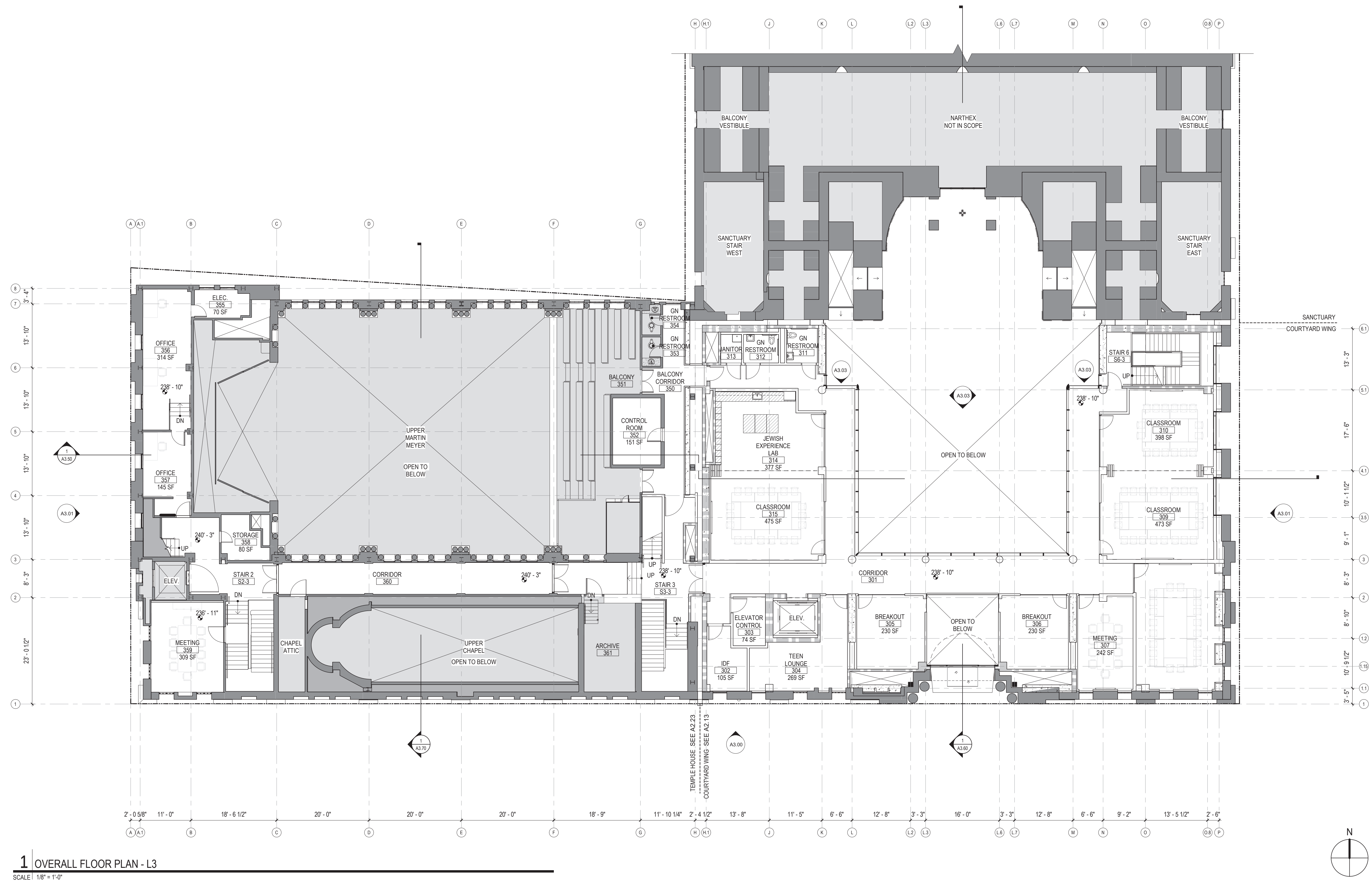
FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT



1 OVERALL FLOOR PLAN - L3

SCALE 1/8" = 1'-0"

6/17/2022 4:49:10 PM

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

OVERALL FLOOR PLAN - L3

1/8" = 1'-0"

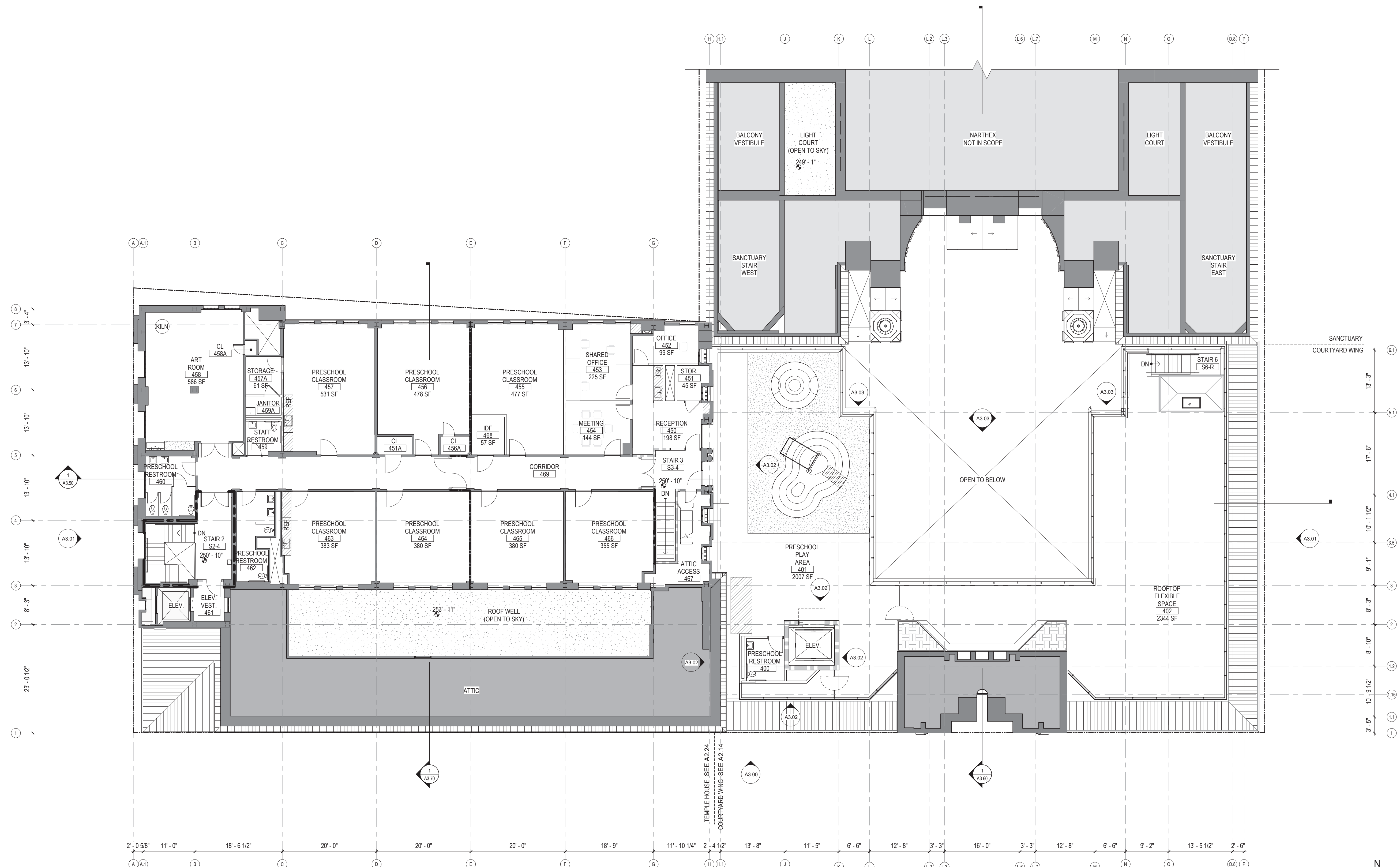
A2.03

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 OVERALL FLOOR PLAN - L4

SCALE 1/8" = 1'-0"

6/17/2022 4:49:17 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

OVERALL FLOOR PLAN - L4

1/8" = 1'-0"

A2.04

FLOOR PLAN GENERAL NOTES:

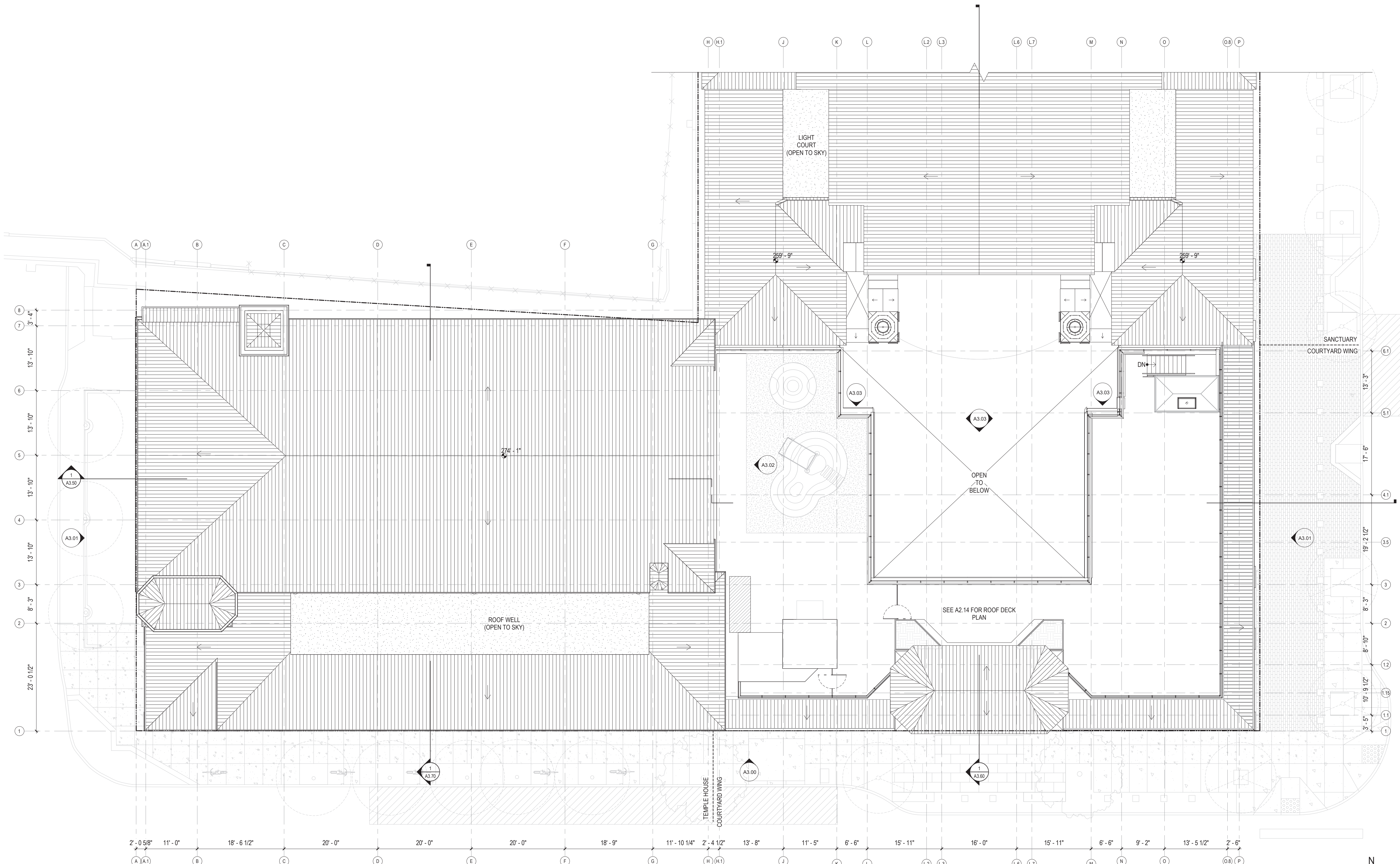
1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.

FLOOR PLAN LEGEND

(E) WALL TO REMAIN	(N) 1-HR FIRE-RATED WALL
(N) WALL	(N) 2-HR FIRE-RATED WALL
(N) CONCRETE WALL	(N) 3-HR FIRE RATED WALL
(E) 1-HR WALL	(E) MILLWORK
(E) 2-HR WALL	(N) MILLWORK
(E) 3-HR WALL	NO WORK IN SHADED AREA

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE



1 OVERALL ROOF PLAN
SCALE 1/8" = 1'-0"

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

OVERALL ROOF PLAN

1/8" = 1'-0"

A2.05

6/17/2022 4:49:22 PM

FLOOR PLAN GENERAL NOTES:

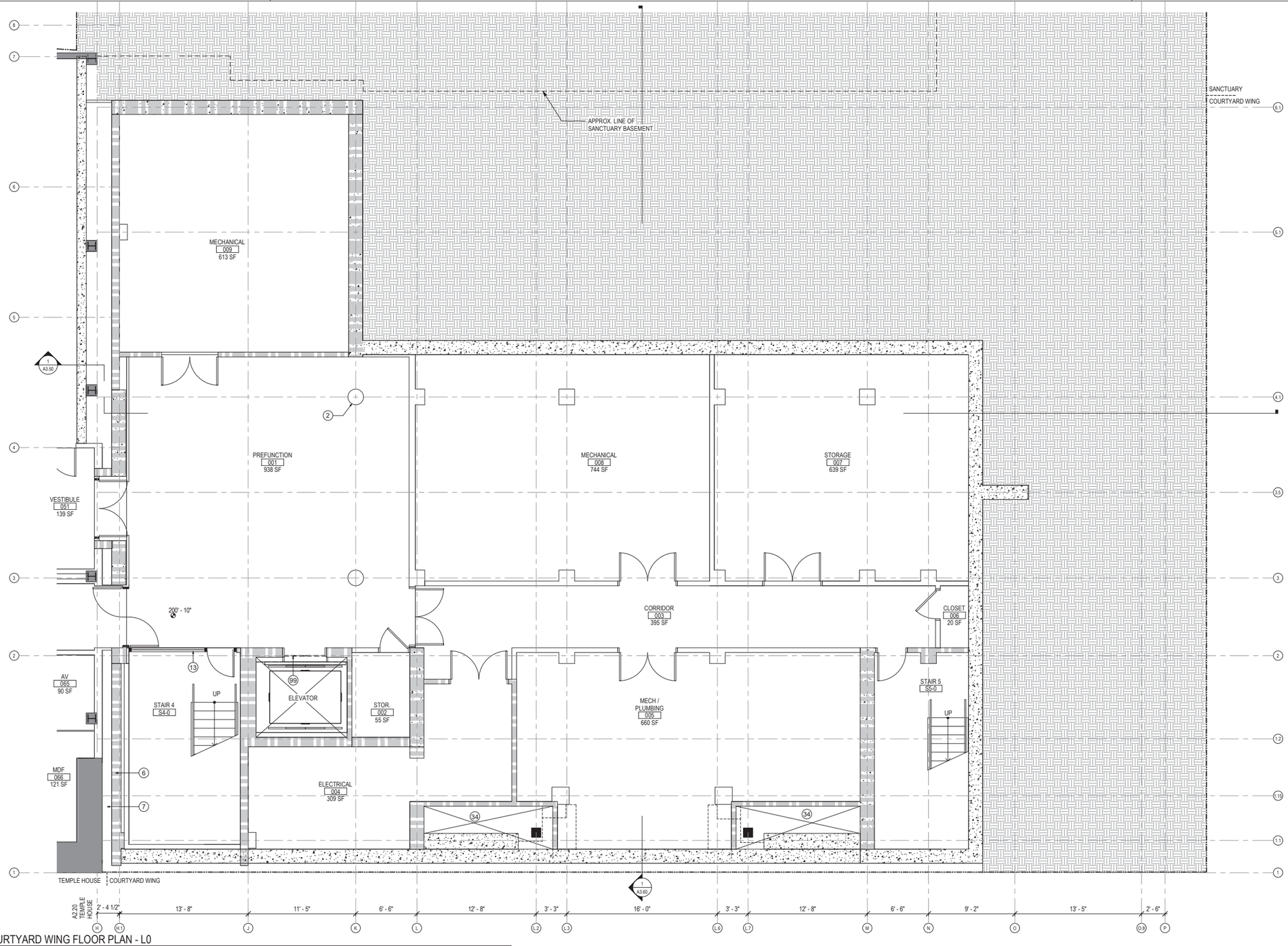
1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.
4. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N. ALL DIMENSIONS MARKED AS "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF WALL FINISHES.
5. ALL GYPSUM BOARD & METAL FRAMED WALLS ARE CONTRACTOR ENGINEERED SYSTEMS.
6. ALL DOORS, HARDWARE, SIGNAGE, PLUMBING FIXTURES & ACCESSORIES TO COMPLY WITH MOUNTING HEIGHTS, DETAILS & ACCESSIBILITY REQ'S, INCLUDING THOSE SHOWN ON A0.20 SERIES SHEETS.
7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
9. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

SHEET NOTES

1. STEEL COLUMN W/ SPRAY-ON FIRE-PROOFING & GYP ENCLOSURE, TYP OF SQUARE COLUMNS
2. STEEL COLUMN W/ INTUMESCENT FIRE-PROOFING & PLASTER COLUMN COVER, TYP OF ROUND COLUMNS
6. 3-HR BUILDING SEPARATION WALL
7. 12" MIN SEISMIC JOINT
8. OPERABLE PARTITION, BOD: MODERNFOLD PRODUCT TBD, FINISH TBD. PROVIDE STRUCTURAL SUPPORT PER MANUFACTURER'S REQ'S
12. GLASS GUARDRAIL W/ BRONZE HANDRAIL + SUPPORTS
13. FIRE-RATED GLASS
15. MILLWORK PANEL BLIND DOORS
17. RECEPTION DESK, SEE MILLWORK DRAWINGS
18. SLIDING GLASS DOORS
19. WALKABLE GLASS SKYLIGHT, 2-HR
20. SKYLIGHT
30. BRONZE ROOF
31. SALVAGED ROOF TILES OVER NEW ROOF DECK + FRAMING
32. OPEN GRATE METAL FLOOR & STAIR
34. NEW RISER, SEE MECHANICAL DRAWINGS
36. PLANTER, SEE LANDSCAPE DRAWINGS
37. BENCH, SEE LANDSCAPE DRAWINGS
38. STORAGE, SEE LANDSCAPE DRAWINGS
39. PRESCHOOL PLAY AREA, SEE LANDSCAPE DRAWINGS
45. 3' HIGH METAL GATE
47. EXTERIOR / OPEN-TO-SKY STAIR FROM L3 MID-LANDING TO ROOF (1 RUN). AREA DRAIN + WATERPROOFING AS REQUIRED. PARAPET WALLS TO BE 4" ABOVE FINISHED ROOF LEVEL. SEE ENLARGED STAIR DRAWINGS
49. GUARDRAIL, 4' HIGH BRONZE PICKETS + GLASS
51. SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF
80. SKYLIGHT ABOVE
81. METAL DETECTOR
99. SMOKE CURTAIN

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 COURTYARD WING FLOOR PLAN - L0

SCALE 1/4" = 1'-0"

N

REV	DATE	DESCRIPTION
	6/1/2022	SDL RESUBMITTAL/COMMENT
	6/17/2022	DEV. PERMIT SUBMISSION UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

COURTYARD WING FLOOR PLAN - L0

As indicated

A2.10

6/17/2022 4:49:26 PM

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.
4. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N. ALL DIMENSIONS MARKED AS "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF WALL FINISHES.
5. ALL GYPSUM BOARD & METAL FRAMED WALLS ARE CONTRACTOR ENGINEERED SYSTEMS.
6. ALL DOORS, HARDWARE, SIGNAGE, PLUMBING FIXTURES & ACCESSORIES TO COMPLY WITH MOUNTING HEIGHTS, DETAILS & ACCESSIBILITY REQ'S, INCLUDING THOSE SHOWN ON A0.20 SERIES SHEETS.
7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
9. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

SHEET NOTES

1. STEEL COLUMN W/ SPRAY-ON FIRE-PROOFING & GYP ENCLOSURE, TYP OF SQUARE COLUMNS
2. STEEL COLUMN W/ INTUMESCENT FIRE-PROOFING & PLASTER COLUMN COVER, TYP OF ROUND COLUMNS
6. 3-HR BUILDING SEPARATION WALL
7. 12" MIN SEISMIC JOINT
8. OPERABLE PARTITION, BOD: MODERNFOLD PRODUCT TBD, FINISH TBD. PROVIDE STRUCTURAL SUPPORT PER MANUFACTURER'S REQ'S
12. GLASS GUARDRAIL W/ BRONZE HANDRAIL + SUPPORTS
13. FIRE-RATED GLASS
15. MILLWORK PANEL BLIND DOORS
17. RECEPTION DESK, SEE MILLWORK DRAWINGS
18. SLIDING GLASS DOORS
19. WALKABLE GLASS SKYLIGHT, 2-HR
20. SKYLIGHT
30. BRONZE ROOF
31. SALVAGED ROOF TILES OVER NEW ROOF DECK + FRAMING
32. OPEN GRATE METAL FLOOR & STAIR
34. NEW RISER, SEE MECHANICAL DRAWINGS
36. PLANTER, SEE LANDSCAPE DRAWINGS
37. BENCH, SEE LANDSCAPE DRAWINGS
38. STORAGE, SEE LANDSCAPE DRAWINGS
39. PRESCHOOL PLAY AREA, SEE LANDSCAPE DRAWINGS
45. 3' HIGH METAL GATE
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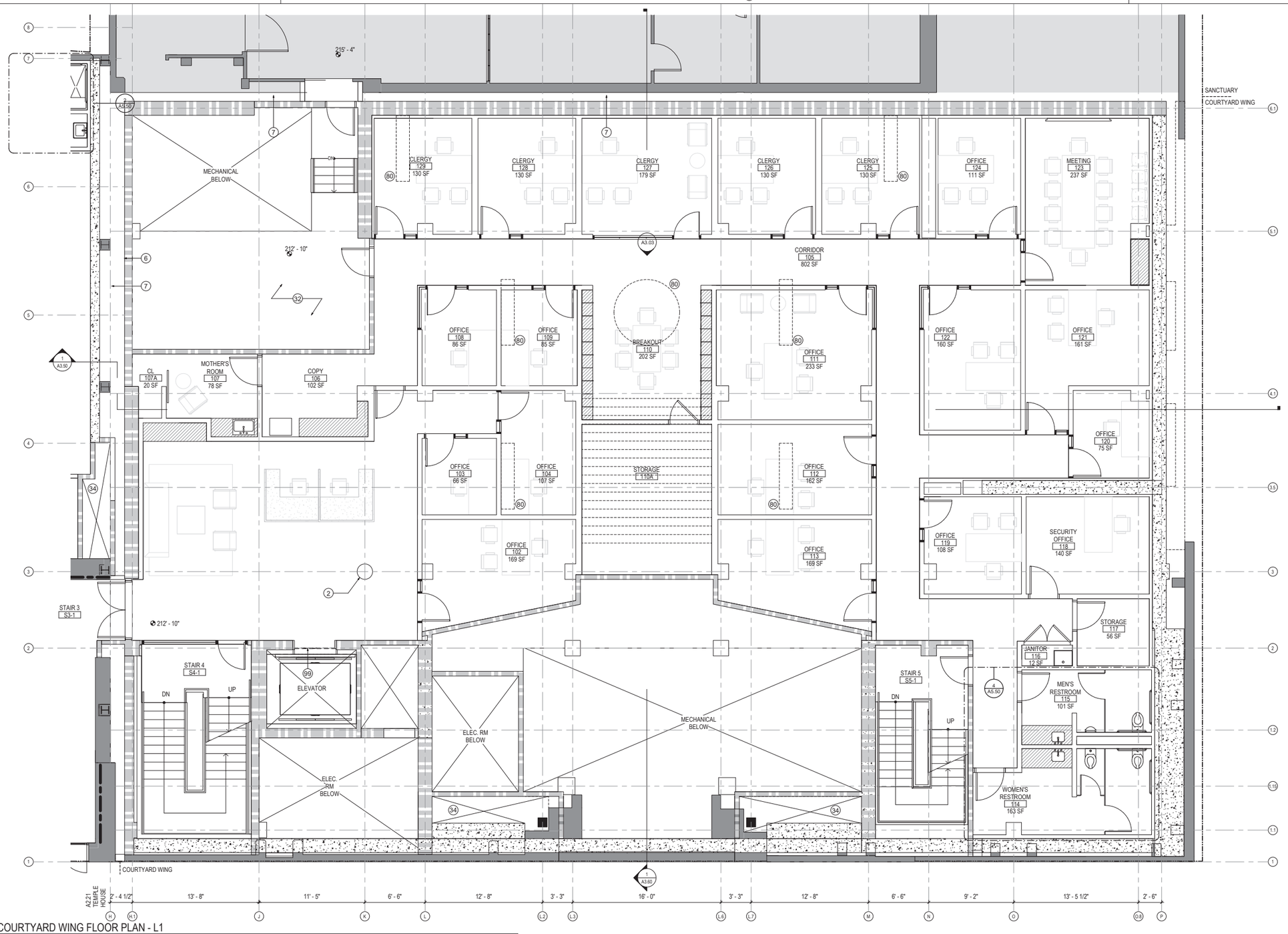
49. GUARDRAIL, 4' HIGH BRONZE PICKETS + GLASS
51. SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF
80. SKYLIGHT ABOVE
81. METAL DETECTOR
99. SMOKE CURTAIN

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 COURTYARD WING FLOOR PLAN - L1

SCALE 1/4" = 1'-0"

N

6/17/2022 4:49:31 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	6/13/2022	SDS, DESIGN DEVELOPMENT
	6/17/2022	DSP, PERMIT SUBMISSION UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO:402

COURTYARD WING FLOOR PLAN - L1

As indicated

A2.11

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
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6. ALL DOORS, HARDWARE, SIGNAGE, PLUMBING FIXTURES & ACCESSORIES TO COMPLY WITH MOUNTING HEIGHTS, DETAILS & ACCESSIBILITY REQ'S, INCLUDING THOSE SHOWN ON A0.20 SERIES SHEETS.
7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
9. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

SHEET NOTES

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7. 12" MIN SEISMIC JOINT
8. OPERABLE PARTITION, BOD: MODERNFOLD PRODUCT TBD, FINISH TBD. PROVIDE STRUCTURAL SUPPORT PER MANUFACTURER'S REQ'S
12. GLASS GUARDRAIL W/ BRONZE HANDRAIL + SUPPORTS
13. FIRE-RATED GLASS
15. MILLWORK PANEL BLIND DOORS
17. RECEPTION DESK, SEE MILLWORK DRAWINGS
18. SLIDING GLASS DOORS
19. WALKABLE GLASS SKYLIGHT, 2-HR
20. SKYLIGHT
30. BRONZE ROOF
31. SALVAGED ROOF TILES OVER NEW ROOF DECK + FRAMING
32. OPEN GRATE METAL FLOOR & STAIR
34. NEW RISER, SEE MECHANICAL DRAWINGS
36. PLANTER, SEE LANDSCAPE DRAWINGS
37. BENCH, SEE LANDSCAPE DRAWINGS
38. STORAGE, SEE LANDSCAPE DRAWINGS
39. PRESCHOOL PLAY AREA, SEE LANDSCAPE DRAWINGS
45. 3' HIGH METAL GATE
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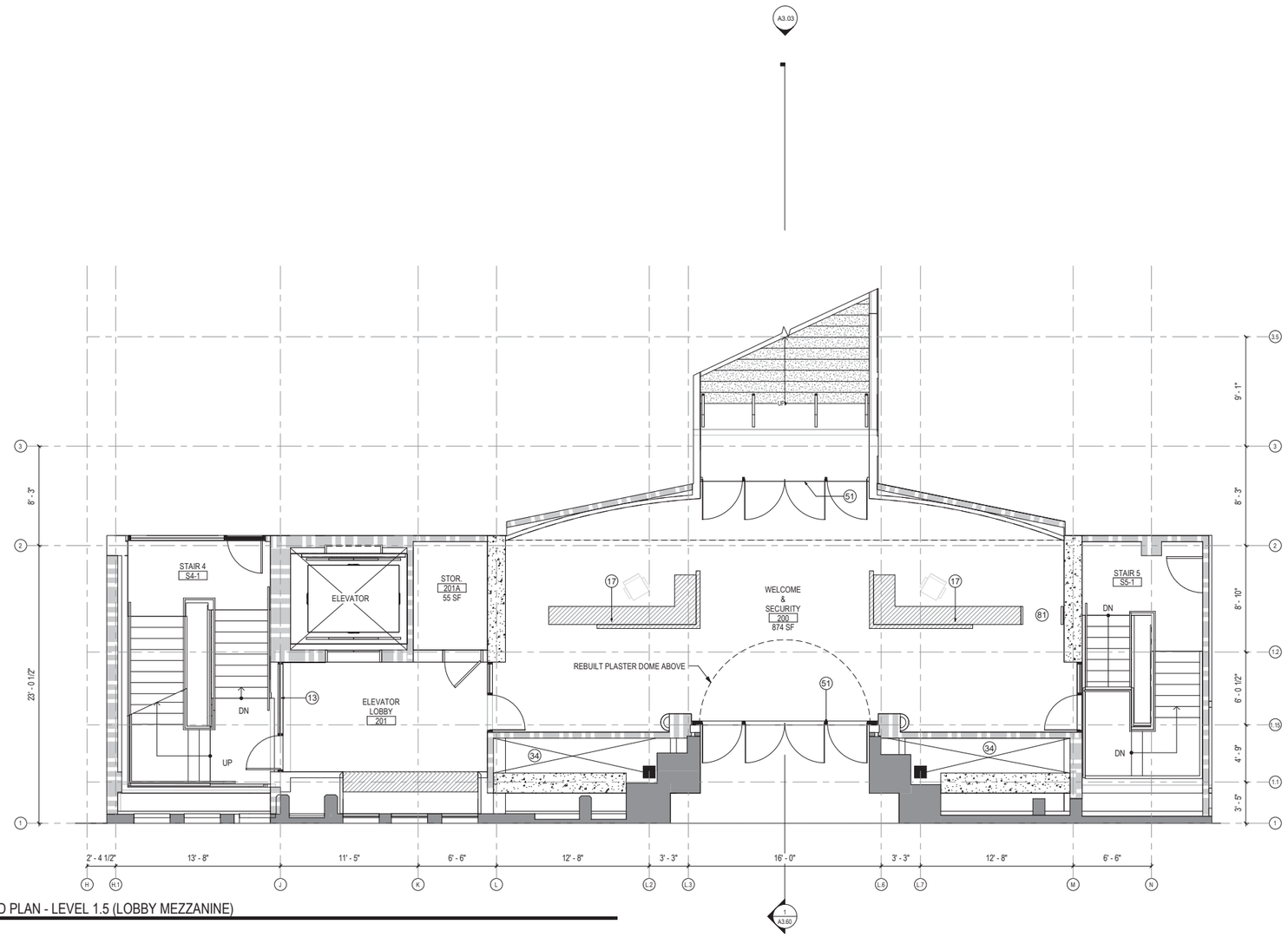
51. SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF
80. SKYLIGHT ABOVE
81. METAL DETECTOR
99. SMOKE CURTAIN

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 ENLARGED PLAN - LEVEL 1.5 (LOBBY MEZZANINE)

SCALE 1/4" = 1'-0"

N

SEQ	DATE	DESCRIPTION
	01/2022	SDS, DESIGN DEVELOPMENT
	06/7/2022	DPE PERMIT SUBMISSION UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

COURTYARD WING FLOOR PLAN - L1.5

As indicated

A2.11.5

6/17/2022 4:49:34 PM

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
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9. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

SHEET NOTES

- (1) STEEL COLUMN W/ SPRAY-ON FIRE-PROOFING & GYP ENCLOSURE, TYP OF SQUARE COLUMNS
- (2) STEEL COLUMN W/ INTUMESCENT FIRE-PROOFING & PLASTER COLUMN COVER, TYP OF ROUND COLUMNS
- (6) 3-HR BUILDING SEPARATION WALL
- (7) 12" MIN SEISMIC JOINT
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- (12) GLASS GUARDRAIL W/ BRONZE HANDRAIL + SUPPORTS
- (13) FIRE-RATED GLASS
- (15) MILLWORK PANEL BLIND DOORS
- (17) RECEPTION DESK, SEE MILLWORK DRAWINGS
- (18) SLIDING GLASS DOORS
- (19) WALKABLE GLASS SKYLIGHT, 2-HR
- (20) SKYLIGHT
- (30) BRONZE ROOF
- (31) SALVAGED ROOF TILES OVER NEW ROOF DECK + FRAMING
- (32) OPEN GRATE METAL FLOOR & STAIR
- (34) NEW RISER, SEE MECHANICAL DRAWINGS
- (36) PLANTER, SEE LANDSCAPE DRAWINGS
- (37) BENCH, SEE LANDSCAPE DRAWINGS
- (38) STORAGE, SEE LANDSCAPE DRAWINGS
- (39) PRESCHOOL PLAY AREA, SEE LANDSCAPE DRAWINGS
- (45) 3' HIGH METAL GATE
- (47) EXTERIOR / OPEN-TO-SKY STAIR FROM L3 MID-LANDING TO ROOF (1 RUN). AREA DRAIN + WATERPROOFING AS REQUIRED. PARAPET WALLS TO BE 4' ABOVE FINISHED ROOF LEVEL. SEE ENLARGED STAIR DRAWINGS
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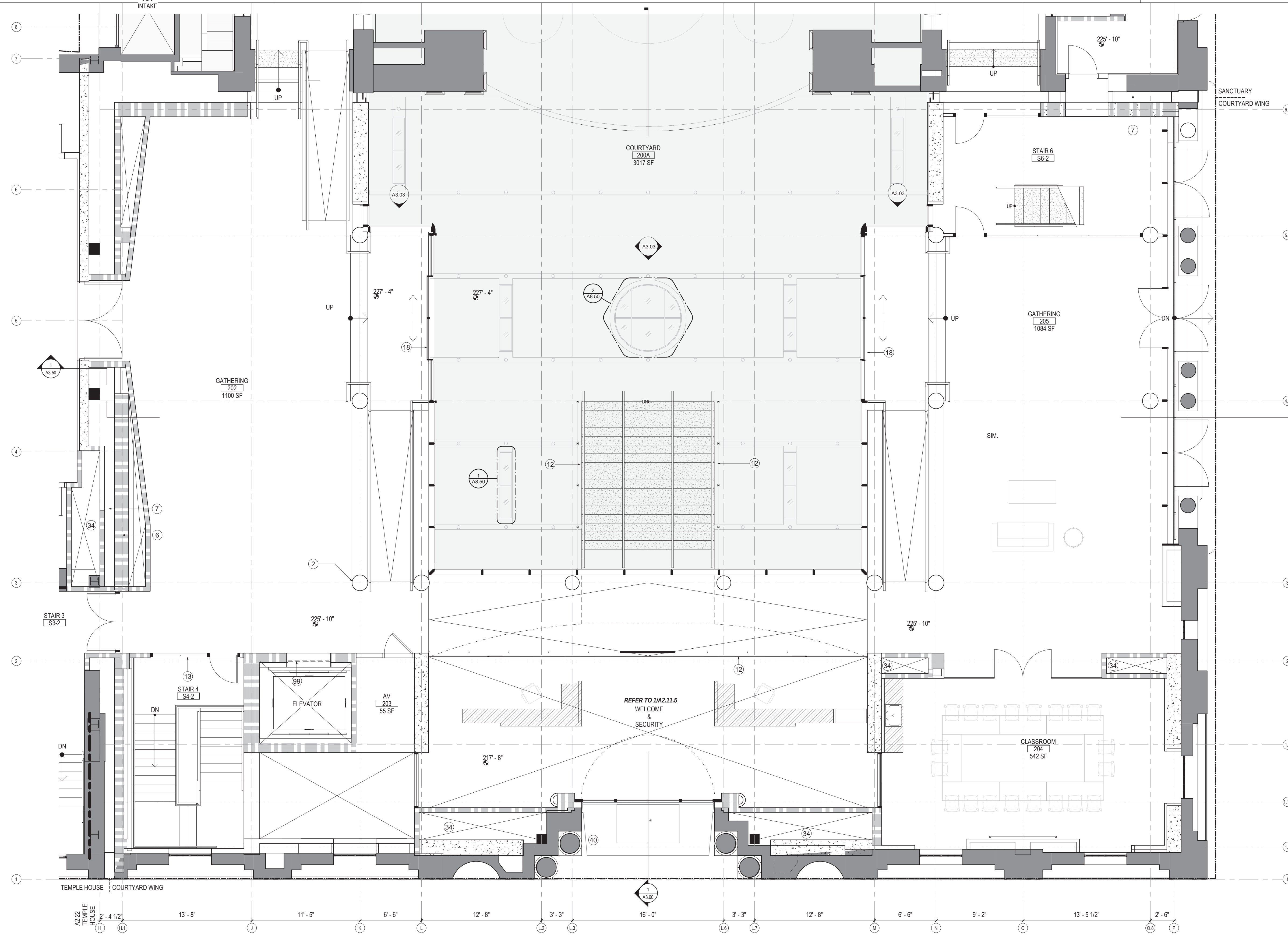
- (51) SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF
- (80) SKYLIGHT ABOVE
- (81) METAL DETECTOR
- (99) SMOKE CURTAIN

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 COURTYARD WING FLOOR PLAN - L2

SCALE 1/4" = 1'-0"

REV	DATE	DESCRIPTION
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CAVAGNERO

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

COURTYARD WING FLOOR PLAN - L2

As indicated

A2.12

6/17/2022 4:49:41 PM

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
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7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
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SHEET NOTES

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15. MILLWORK PANEL BLIND DOORS
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20. SKYLIGHT
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31. SALVAGED ROOF TILES OVER NEW ROOF DECK + FRAMING
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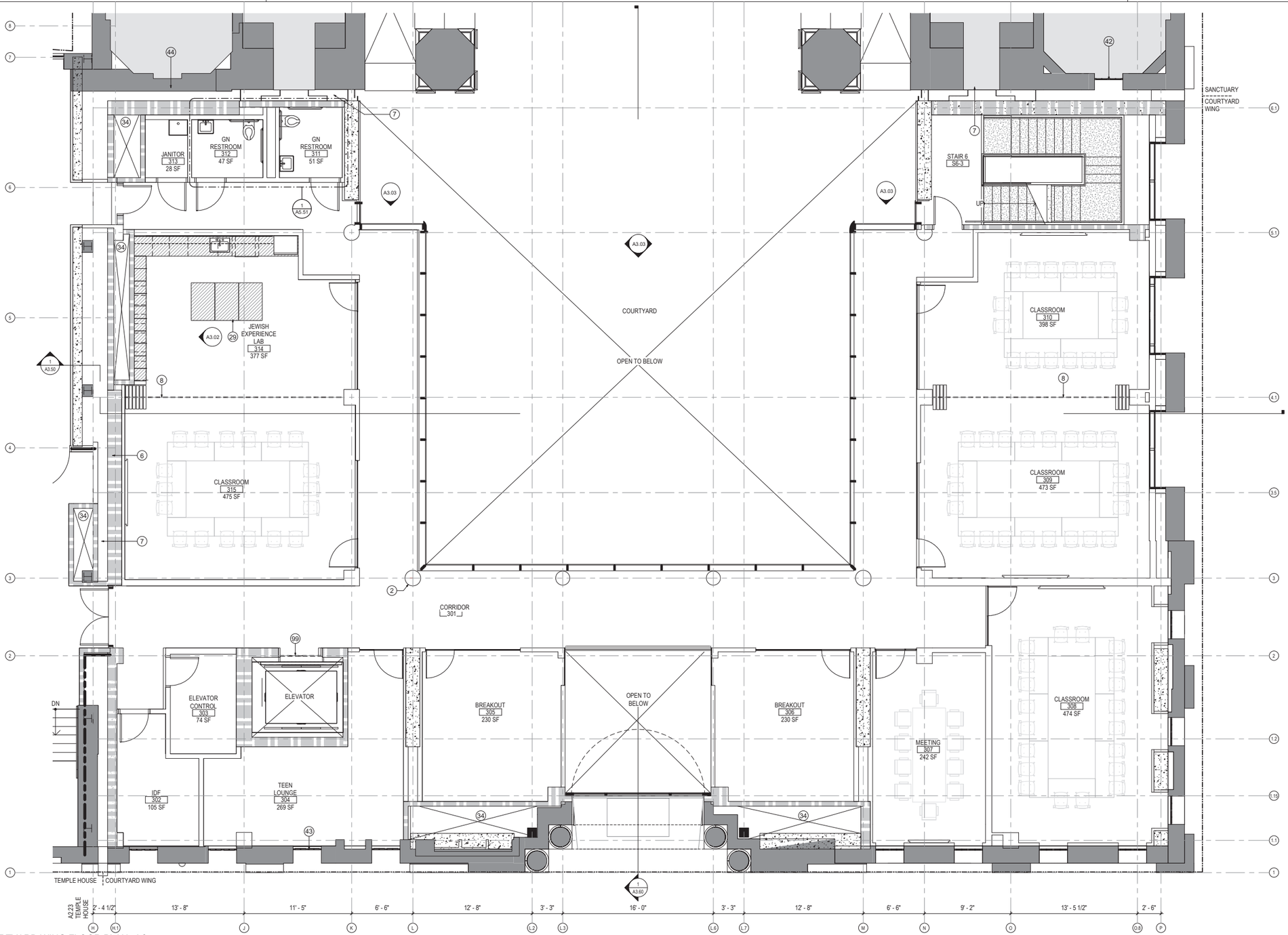
34. NEW RISER, SEE MECHANICAL DRAWINGS
36. PLANTER, SEE LANDSCAPE DRAWINGS
37. BENCH, SEE LANDSCAPE DRAWINGS
38. STORAGE, SEE LANDSCAPE DRAWINGS
39. PRESCHOOL PLAY AREA, SEE LANDSCAPE DRAWINGS
45. 3' HIGH METAL GATE
47. EXTERIOR / OPEN-TO-SKY STAIR FROM L3 MID-LANDING TO ROOF (1 RUN). AREA DRAIN + WATERPROOFING AS REQUIRED. PARAPET WALLS TO BE 4" ABOVE FINISHED ROOF LEVEL. SEE ENLARGED STAIR DRAWINGS
49. GUARDRAIL, 4' HIGH BRONZE PICKETS + GLASS
51. SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF
80. SKYLIGHT ABOVE
81. METAL DETECTOR
99. SMOKE CURTAIN

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 COURTYARD WING FLOOR PLAN - L3

SCALE 1/4" = 1'-0"

N

6/17/2022 4:49:47 PM

SEQ	DATE	DESCRIPTION
	6/1/2022	SDS, DESIGN DEVELOPMENT
	6/17/2022	DRB, PERMIT SUBMISSION UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

COURTYARD WING FLOOR PLAN - L3

As indicated

A2.13

FLOOR PLAN GENERAL NOTES:

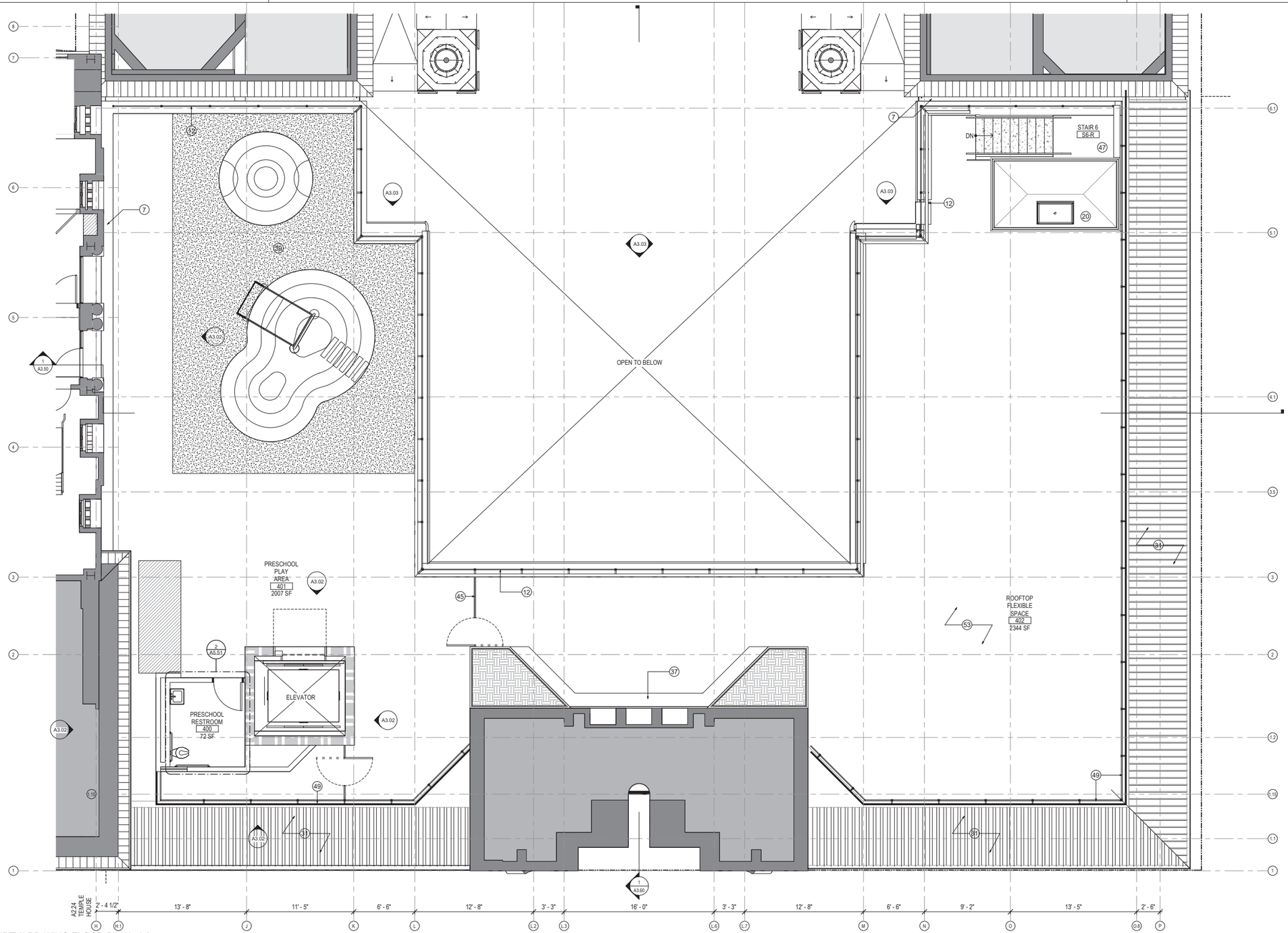
1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.
4. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N. ALL DIMENSIONS MARKED AS "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF WALL FINISHES.
5. ALL GYPSUM BOARD & METAL FRAMED WALLS ARE CONTRACTOR ENGINEERED SYSTEMS.
6. ALL DOORS, HARDWARE, SIGNAGE, PLUMBING FIXTURES & ACCESSORIES TO COMPLY WITH MOUNTING HEIGHTS, DETAILS & ACCESSIBILITY REQ'S, INCLUDING THOSE SHOWN ON A0.20 SERIES SHEETS.
7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
9. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

SHEET NOTES

1. STEEL COLUMN W/ SPRAY-ON FIRE-PROOFING & GYP ENCLOSURE, TYP OF SQUARE COLUMNS
2. STEEL COLUMN W/ INTUMESCENT FIRE-PROOFING & PLASTER COLUMN COVER, TYP OF ROUND COLUMNS
6. 3-HR BUILDING SEPARATION WALL
7. 12" MIN SEISMIC JOINT
8. OPERABLE PARTITION, BOD: MODERNFOLD PRODUCT TBD, FINISH TBD. PROVIDE STRUCTURAL SUPPORT PER MANUFACTURER'S REQ'S
12. GLASS GUARDRAIL W/ BRONZE HANDRAIL + SUPPORTS
13. FIRE-RATED GLASS
15. MILLWORK PANEL BLIND DOORS
17. RECEPTION DESK, SEE MILLWORK DRAWINGS
18. SLIDING GLASS DOORS
19. WALKABLE GLASS SKYLIGHT, 2-HR
20. SKYLIGHT
30. BRONZE ROOF
31. SALVAGED ROOF TILES OVER NEW ROOF DECK + FRAMING
32. OPEN GRATE METAL FLOOR & STAIR
34. NEW RISER, SEE MECHANICAL DRAWINGS
36. PLANTER, SEE LANDSCAPE DRAWINGS
37. BENCH, SEE LANDSCAPE DRAWINGS
38. STORAGE, SEE LANDSCAPE DRAWINGS
39. PRESCHOOL PLAY AREA, SEE LANDSCAPE DRAWINGS
45. 3' HIGH METAL GATE
47. EXTERIOR / OPEN-TO-SKY STAIR FROM L3 MID-LANDING TO ROOF (1 RUN). AREA DRAIN + WATERPROOFING AS REQUIRED. PARAPET WALLS TO BE 4" ABOVE FINISHED ROOF LEVEL. SEE ENLARGED STAIR DRAWINGS
49. GUARDRAIL, 4' HIGH BRONZE PICKETS + GLASS
51. SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF
80. SKYLIGHT ABOVE
81. METAL DETECTOR
99. SMOKE CURTAIN

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 COURTYARD WING FLOOR PLAN - L4

SCALE 1/4" = 1'-0"

N

6/17/2022 4:49:51 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	6/10/2022	SDS, DESIGN DEVELOPMENT
	6/17/2022	DSE, PERMIT SUBMISSION UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

COURTYARD WING ROOF DECK PLAN - L4

As indicated

A2.14

FLOOR PLAN GENERAL NOTES:

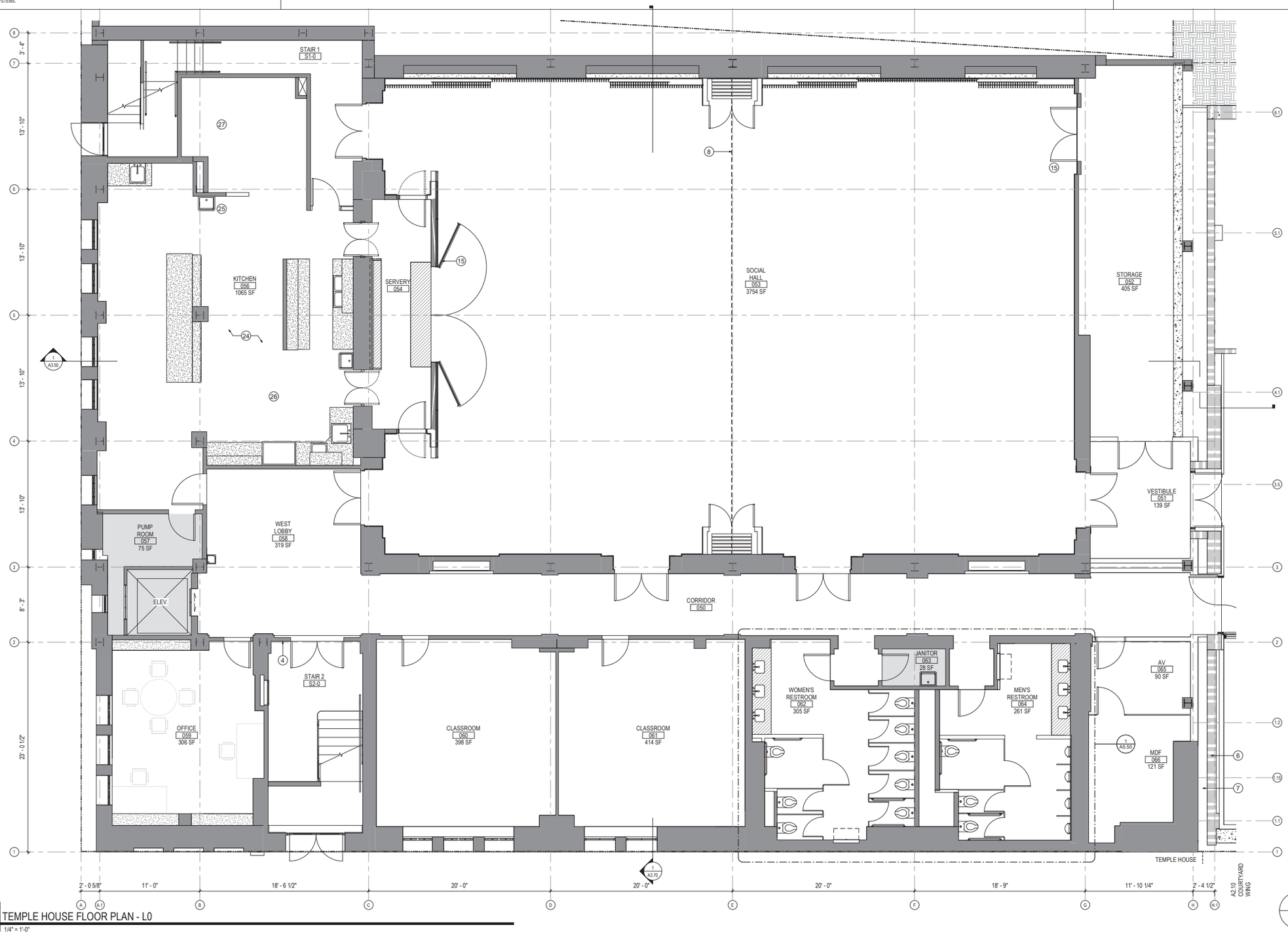
1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. FURNITURE SHOWN FOR REFERENCE ONLY, N.I.C.
4. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N. ALL DIMENSIONS MARKED AS "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF WALL FINISHES.
5. ALL GYPSUM BOARD & METAL FRAMED WALLS ARE CONTRACTOR ENGINEERED SYSTEMS.
6. ALL DOORS, HARDWARE, SIGNAGE, PLUMBING FIXTURES & ACCESSORIES TO COMPLY WITH MOUNTING HEIGHTS, DETAILS & ACCESSIBILITY REQ'S, INCLUDING THOSE SHOWN ON A0.20 SERIES SHEETS.
7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
9. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

SHEET NOTES

- (4) NEW RATED ENCLOSURE AT EXISTING STAIR
- (8) NEW OPERABLE ACOUSTIC WALL
- (13) FIRE-RATED GLASS
- (15) MILLWORK PANEL BLIND DOORS
- (16) PROJECTION SCREENS, SEE AV
- (24) NEW KITCHEN EQUIPMENT, SEE FOOD SERVICE DRAWINGS
- (25) NEW HAND SINK, SEE FOOD SERVICE DRAWINGS
- (26) REPLACE GREASE TRAP AT EXISTING LOCATION, SEE PLUMBING DRAWINGS
- (27) NEW WALK-IN FRIDGE LOCATION, NEW CONDENSER LOCATION TBD
- (33) NEW BOILER FLUE + SHAFT AT EXISTING LOCATIONS, SEE MECHANICAL DRAWINGS
- (41) SECURITY FENCE
- (35) BICYCLE RACKS, SEE LANDSCAPE DRAWINGS FOR EXTERIOR LOCATIONS
- (51) SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 TEMPLE HOUSE FLOOR PLAN - L0

SCALE 1/4" = 1'-0"

6/17/2022 4:49:57 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	6/17/2022	SDS, DESIGN DEVELOPMENT
	6/17/2022	DBE PERMIT SUBMISSION UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO:402

TEMPLE HOUSE FLOOR PLAN - L0

As indicated

A2.20

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
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7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
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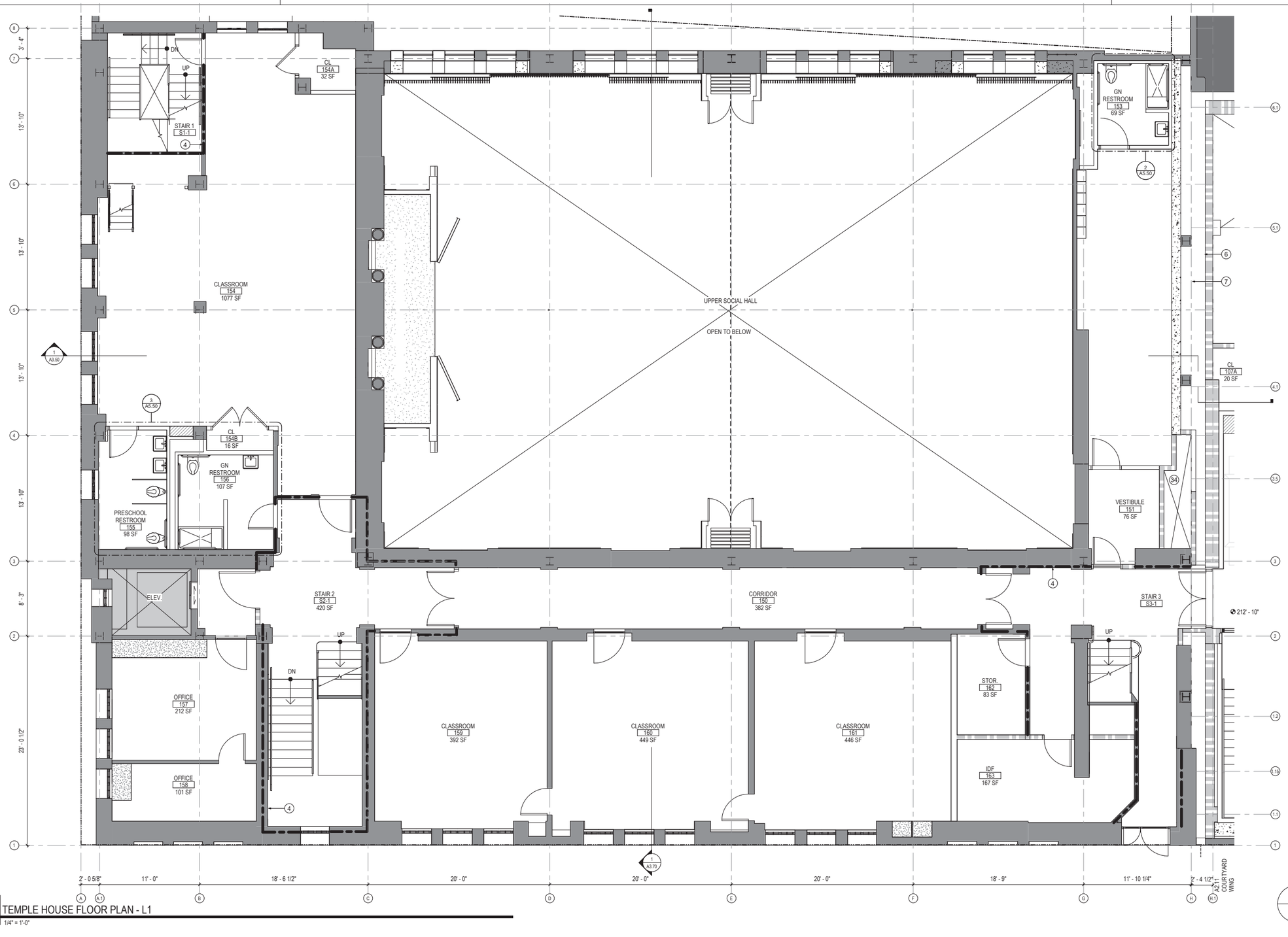
SHEET NOTES

- (4) NEW RATED ENCLOSURE AT EXISTING STAIR
- (8) NEW OPERABLE ACOUSTIC WALL
- (13) FIRE-RATED GLASS
- (15) MILLWORK PANEL BLIND DOORS
- (16) PROJECTION SCREENS, SEE AV
- (24) NEW KITCHEN EQUIPMENT, SEE FOOD SERVICE DRAWINGS
- (25) NEW HAND SINK, SEE FOOD SERVICE DRAWINGS
- (26) REPLACE GREASE TRAP AT EXISTING LOCATION, SEE PLUMBING DRAWINGS
- (27) NEW WALK-IN FRIDGE LOCATION, NEW CONDENSER LOCATION TBD
- (33) NEW BOILER FLUE + SHAFT AT EXISTING LOCATIONS, SEE MECHANICAL DRAWINGS
- (41) SECURITY FENCE
- (35) BICYCLE RACKS, SEE LANDSCAPE DRAWINGS FOR EXTERIOR LOCATIONS
- (51) SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 TEMPLE HOUSE FLOOR PLAN - L1
SCALE 1/4" = 1'-0"

6/17/2022 4:50:03 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	6/1/2022	SDL DESIGN DEVELOPMENT
	6/17/2022	DSE PERMIT SUBMISSE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

TEMPLE HOUSE FLOOR PLAN - L1

As indicated

A2.21

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
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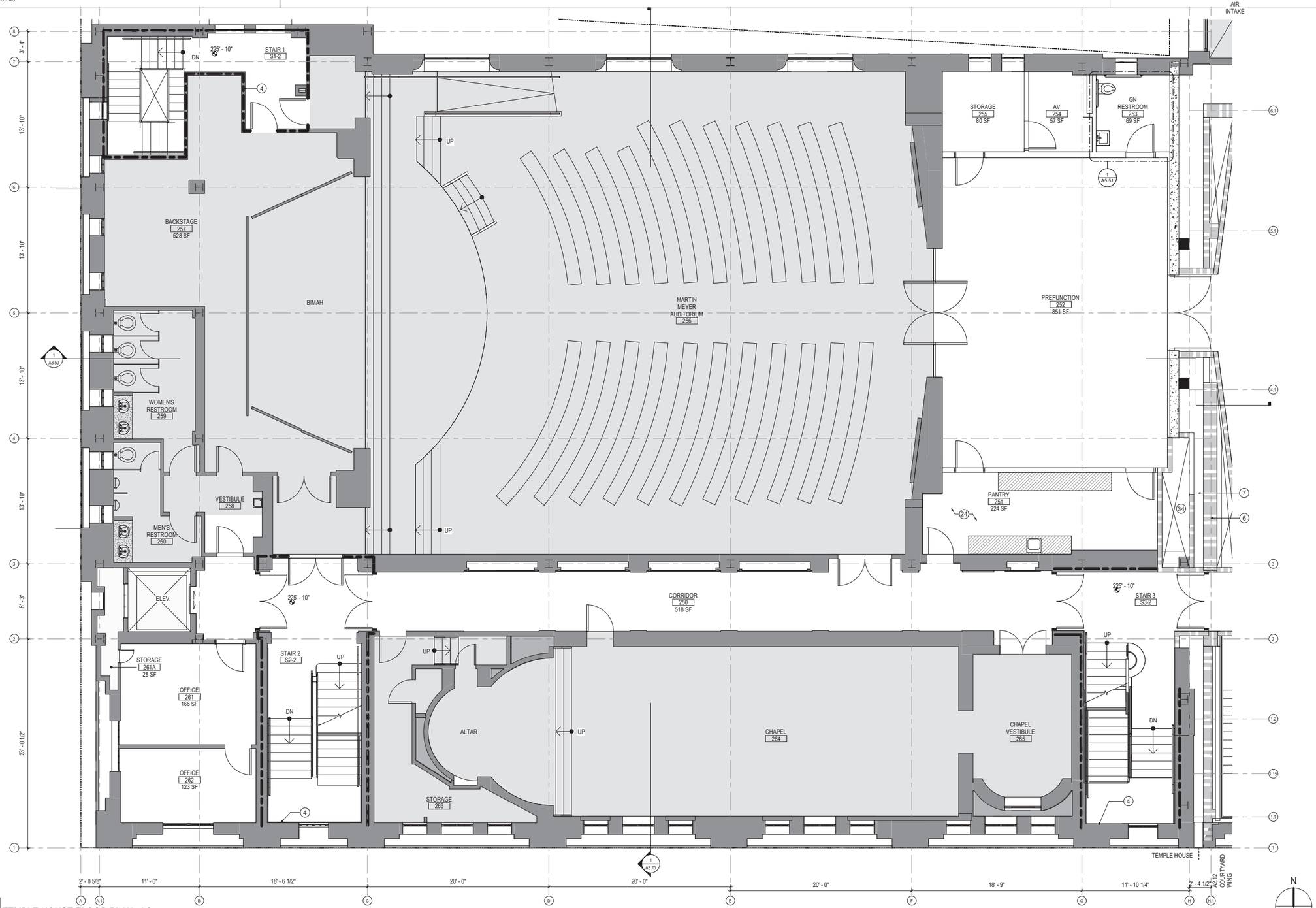
7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
9. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

SHEET NOTES

- (4) NEW RATED ENCLOSURE AT EXISTING STAIR
- (8) NEW OPERABLE ACOUSTIC WALL
- (13) FIRE-RATED GLASS
- (15) MILLWORK PANEL BLIND DOORS
- (16) PROJECTION SCREENS, SEE AV
- (24) NEW KITCHEN EQUIPMENT, SEE FOOD SERVICE DRAWINGS
- (25) NEW HAND SINK, SEE FOOD SERVICE DRAWINGS
- (26) REPLACE GREASE TRAP AT EXISTING LOCATION, SEE PLUMBING DRAWINGS
- (27) NEW WALK-IN FRIDGE LOCATION, NEW CONDENSER LOCATION TBD
- (33) NEW BOILER FLUE + SHAFT AT EXISTING LOCATIONS, SEE MECHANICAL DRAWINGS
- (41) SECURITY FENCE
- (35) BICYCLE RACKS, SEE LANDSCAPE DRAWINGS FOR EXTERIOR LOCATIONS
- (51) SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA



1 TEMPLE HOUSE FLOOR PLAN - L2

SCALE 1/4" = 1'-0"

6/17/2022 4:50:09 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	6/1/2022	SDS, DESIGN DEVELOPMENT
	6/17/2022	DBE PERMIT SUBMISSION UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

TEMPLE HOUSE FLOOR PLAN - L2

As indicated

A2.22

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
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7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
9. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

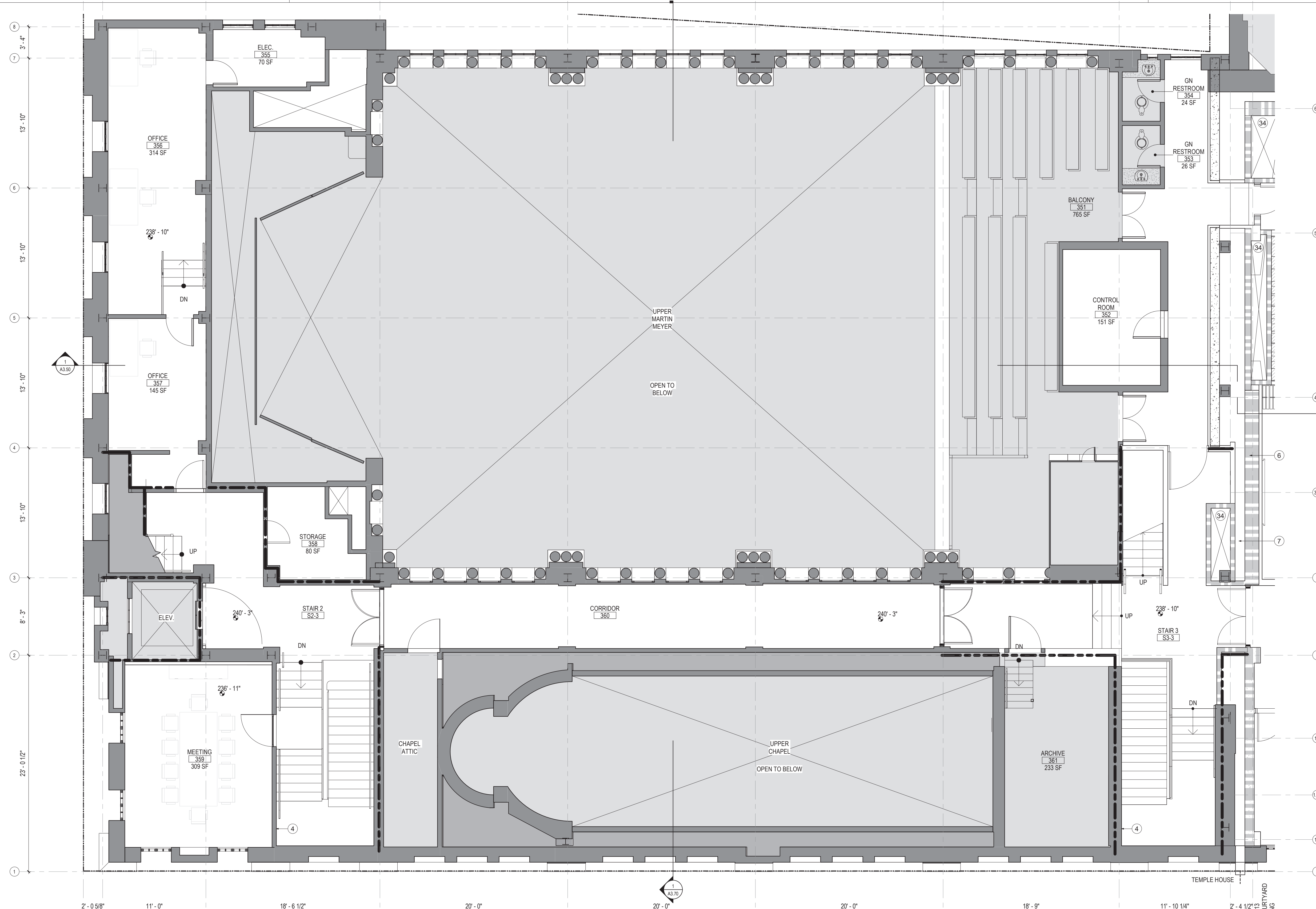
SHEET NOTES

- (4) NEW RATED ENCLOSURE AT EXISTING STAIR
- (8) NEW OPERABLE ACOUSTIC WALL
- (13) FIRE-RATED GLASS
- (15) MILLWORK PANEL BLIND DOORS
- (16) PROJECTION SCREENS, SEE AV
- (24) NEW KITCHEN EQUIPMENT, SEE FOOD SERVICE DRAWINGS
- (25) NEW HAND SINK, SEE FOOD SERVICE DRAWINGS
- (26) REPLACE GREASE TRAP AT EXISTING LOCATION, SEE PLUMBING DRAWINGS
- (27) NEW WALK-IN FRIDGE LOCATION, NEW CONDENSER LOCATION TBD
- (33) NEW BOILER FLUE + SHAFT AT EXISTING LOCATIONS, SEE MECHANICAL DRAWINGS
- (41) SECURITY FENCE
- (35) BICYCLE RACKS, SEE LANDSCAPE DRAWINGS FOR EXTERIOR LOCATIONS
- (51) SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (N) WALL
- (N) CONCRETE WALL
- (E) 1-HR WALL
- (E) 2-HR WALL
- (E) 3-HR WALL
- (N) 1-HR FIRE-RATED WALL
- (N) 2-HR FIRE-RATED WALL
- (N) 3-HR FIRE RATED WALL
- (E) MILLWORK
- (N) MILLWORK
- NO WORK IN SHADED AREA

CAVAGNERO



1 TEMPLE HOUSE FLOOR PLAN - L3

SCALE 1/4" = 1'-0"

REV	DATE	DESCRIPTION
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

TEMPLE HOUSE FLOOR PLAN - L3

As indicated

A2.23

6/17/2022 4:50:14 PM

FLOOR PLAN GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. AREAS WITH HATCH (SEE LEGEND) ARE OUTSIDE THE SCOPE OF WORK. THESE AREAS ARE SHOWN FOR INFORMATION AND COORDINATION ONLY.
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7. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE AT (E) FEATURES AND FINISHES TO REMAIN.
9. AT NEW TEMPLE HOUSE STAIR ENCLOSURES: (E) CONSTRUTION INDICATED AS REQUIRING A RATING TO BE FIELD VERIFIED IN SUBSEQUENT DESIGN PHASE. HOLD ALLOWANCE FOR MODIFYING (E) CONSTRUCTION TO MEET RATING REQ'S, INCLUDING REPLACEMENT OF NON-RATED DOORS & FRAMES, & FIRESTOPPING AT (E) AND (N) PENETRATIONS.

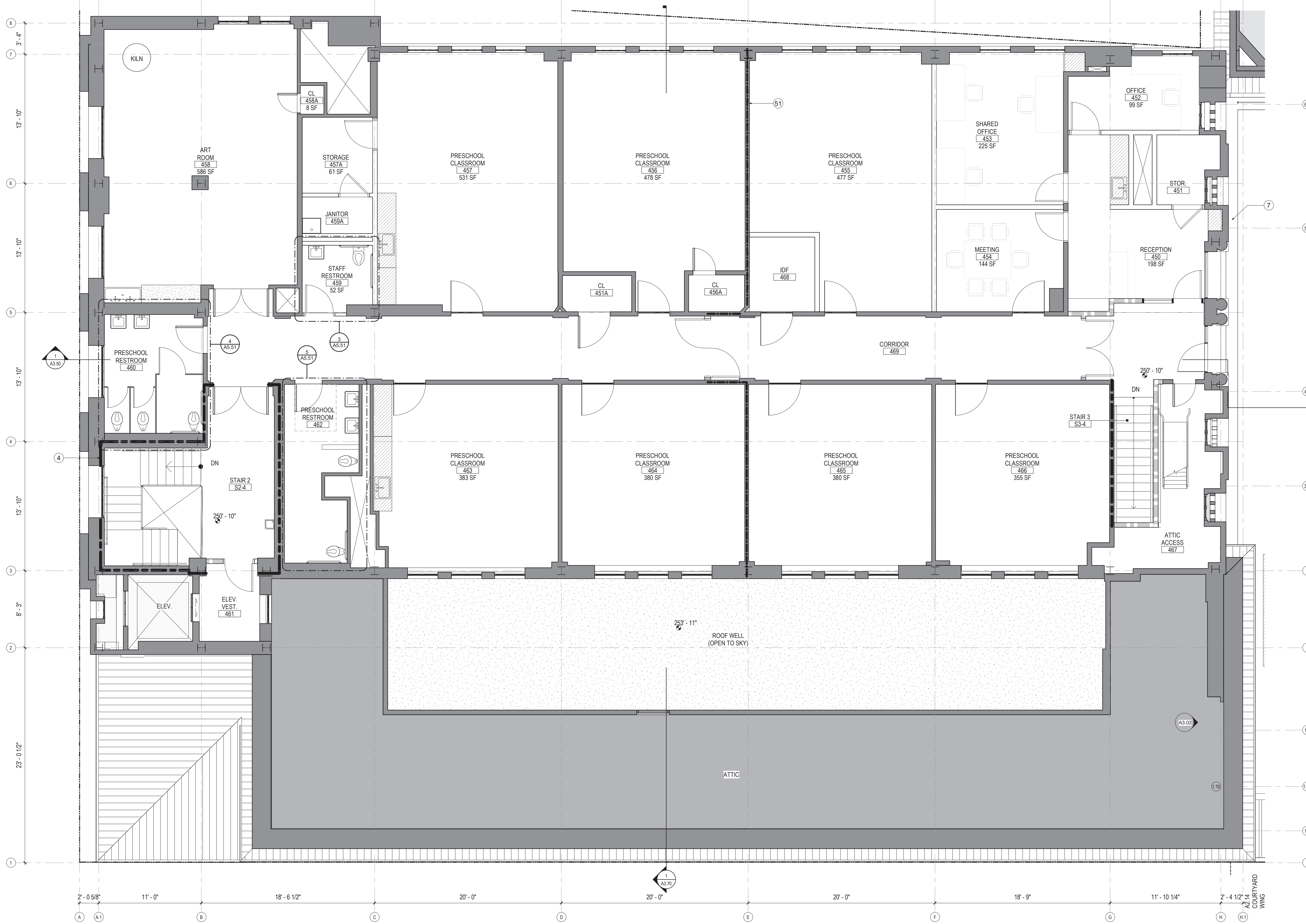
SHEET NOTES

- (4) NEW RATED ENCLOSURE AT EXISTING STAIR
- (8) NEW OPERABLE ACOUSTIC WALL
- (13) FIRE-RATED GLASS
- (15) MILLWORK PANEL BLIND DOORS
- (16) PROJECTION SCREENS, SEE AV
- (24) NEW KITCHEN EQUIPMENT, SEE FOOD SERVICE DRAWINGS
- (25) NEW HAND SINK, SEE FOOD SERVICE DRAWINGS
- (26) REPLACE GREASE TRAP AT EXISTING LOCATION, SEE PLUMBING DRAWINGS
- (27) NEW WALK-IN FRIDGE LOCATION, NEW CONDENSER LOCATION TBD
- (33) NEW BOILER FLUE + SHAFT AT EXISTING LOCATIONS, SEE MECHANICAL DRAWINGS
- (41) SECURITY FENCE
- (35) BICYCLE RACKS, SEE LANDSCAPE DRAWINGS FOR EXTERIOR LOCATIONS
- (51) SMOKE BARRIER, EXTEND IN ATTIC TO UNDERSIDE OF ROOF

FLOOR PLAN LEGEND

(E) WALL TO REMAIN
(N) WALL
(N) CONCRETE WALL
(E) 1-HR WALL
(E) 2-HR WALL
(E) 3-HR WALL
(N) 1-HR FIRE-RATED WALL
(N) 2-HR FIRE-RATED WALL
(N) 3-HR FIRE RATED WALL
(E) MILLWORK
(N) MILLWORK
NO WORK IN SHADED AREA

CAVAGNERO



1 TEMPLE HOUSE FLOOR PLAN - L4
SCALE 1/4" = 1'-0"

6/17/2022 4:50:19 PM

REV	DATE	DESCRIPTION
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO:402

TEMPLE HOUSE FLOOR PLAN - L4

As indicated

A2.24

EXTERIOR ELEVATION GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. (E) EXTERIOR / CONCRETE WALLS TO REMAIN, TYP U.O.N.
3. (E) EXTERIOR FINISHES TO REMAIN, TYP U.O.N. SEE PRESERAVATION DRAWINGS FOR REPAIR SCOPE. PROTECT IN PLACE & RESTORE ANY DAMAGED CAUSED BY WORK.
4. (E) EXTERIOR WINDOWS AND DOORS TO REMAIN, BE REFURBISHED OR REPLACED AT EXSITING LOCATIONS, TYP U.O.N. SEE PRESERVATION DRAWINGS FOR SCOPE.
5. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN.
6. REFER TO PRESERVATION DRAWINGS FOR ITEMS TO BE SALVAGED.
7. SANCTUARY BUILDING NOT IN SCOPE, EXCEPT WHERE SPECIFICALLY NOTED. SHOWN FOR CONTEXT AND REFERENCE ONLY.

SHEET NOTES

(#) DENOTES SHEET NOTES

1. (E) EXTERIOR WALL W/ PLASTER FINISH, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR & REPAINTING SCOPE.
2. (E) TERRACOTTA ROOF TILES, TYP U.O.N.
3. (E) BRONZE RAILING, TYP
4. (E) BRONZE GATES
5. (E) STONE STEPS
6. (E) WINDOW, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR, REFURBISHENT OR REPLACEMENT SCOPE.
7. (E) WINDOW BEYOND, TYP
8. (E) LOUVER, TYP
9. (E) COPPER GUTTERS & LEADERS, TYP
10. (E) ELEVATOR PENTHOUSE
11. (E) LIGHT FIXTURE
12. (E) CANOPY
13. (E) FOUNTAIN
14. (E) RETAINING WALL
15. (E) CAST STONE SCREEN
16. SALVAGED TERRACOTTA ROOF TILES REINSTALLED OVER NEW ROOF
17. ELEVATOR PENTHOUSE
18. METAL CLADDING, BRONZE COLORED
19. GUARDRAIL, 4' HIGH BRONZE PICKETS & GLASS
20. GUARDRAIL, 6' HIGH GLASS W/ BRONZE HANDRAIL & SUPPORTS
21. CURTAIN WALL
22. CURVED METAL EXTRUSION
23. METAL & GLASS ENTRY CANOPY W/ CONCEALED GUTTER, BRONZE COLORED
24. GLASS ENTRY DOORS
25. STEEL FRAMED GLASS ENTRANCE
26. SEISMIC JOINT COVER TO MATCH (E) EXTERIOR WALL
27. SEISMIC JOINT COVER, CUSTOM DETAILING, BRONZE
28. REFURBISHED BRONZE GATES REINSTALLED OUTSWINGING
29. REBUILT STEPS W/ SALVAGED STONE FINISH
30. (N) WINDOW
31. (N) EXIT DOOR AT ENLARGED OPENING
32. (E) PLASTER DOME OVER LAKE STREET ENTRY STEPS
33. CONCRETE SHEAR WALL W/ PLASTER FINISH
34. GUARDRAIL - 4' HIGH GLASS W/ BRONZE HANDRAIL
35. (N) CONCRETE WALL INFILL
36. SLIDING GLASS DOOR
37. NEW GAS METER, SEE JOINT TRENCH DRAWINGS
38. STRUCTURAL COLUMN CLAD TO MATCH EXISTING
39. OPAQUE GLASS
40. PATCH EXTERIOR WALL FINISH WHERE (E) ELEVATOR TO BE REMOVED

1 EXTERIOR ELEVATION - LAKE STREET (SOUTH)

SCALE 1/8" = 1'-0"

6/17/2022 4:51:05 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO:402

EXTERIOR ELEVATION - LAKE STREET (SOUTH)

1/8" = 1'-0"

A3.00

EXTERIOR ELEVATION GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. (E) EXTERIOR / CONCRETE WALLS TO REMAIN, TYP U.O.N.
3. (E) EXTERIOR FINISHES TO REMAIN, TYP U.O.N. SEE PRESERAVATION DRAWINGS FOR REPAIR SCOPE. PROTECT IN PLACE & RESTORE ANY DAMAGED CAUSED BY WORK.
4. (E) EXTERIOR WINDOWS AND DOORS TO REMAIN, BE REFURBISHED OR REPLACED AT EXSITING LOCATIONS, TYP U.O.N. SEE PRESERVATION DRAWINGS FOR SCOPE.
5. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN.
6. REFER TO PRESERVATION DRAWINGS FOR ITEMS TO BE SALVAGED.
7. SANCTUARY BUILDING NOT IN SCOPE, EXCEPT WHERE SPECIFICALLY NOTED. SHOWN FOR CONTEXT AND REFERENCE ONLY.

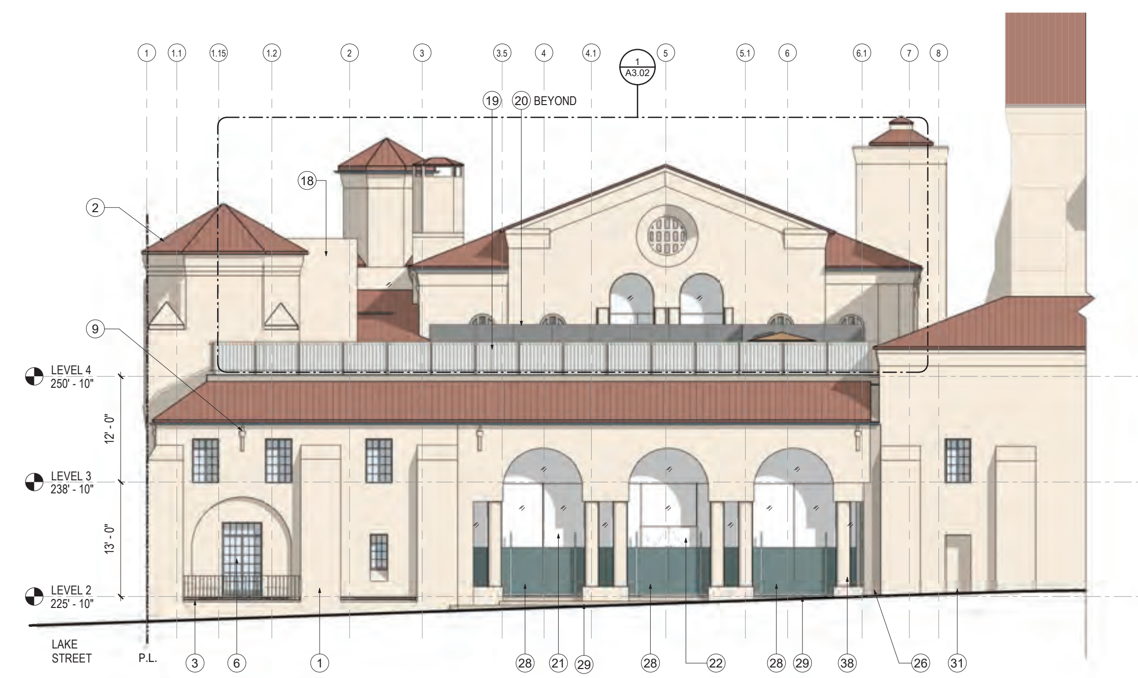
SHEET NOTES

(#) DENOTES SHEET NOTES

(1) (E) EXTERIOR WALL W/ PLASTER FINISH, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR & REPAINTING SCOPE.
(2) (E) TERRACOTTA ROOF TILES, TYP U.O.N.
(3) (E) BRONZE RAILING, TYP
(4) (E) BRONZE GATES
(5) (E) STONE STEPS
(6) (E) WINDOW, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR, REFURBISHENT OR REPLACEMENT SCOPE.
(7) (E) WINDOW BEYOND, TYP
(8) (E) LOUVER, TYP
(9) (E) COPPER GUTTERS & LEADERS, TYP
(10) (E) ELEVATOR PENTHOUSE
(11) (E) LIGHT FIXTURE
(12) (E) CANOPY
(13) (E) FOUNTAIN
(14) (E) RETAINING WALL
(15) (E) CAST STONE SCREEN
(16) SALVAGED TERRACOTTA ROOF TILES REINSTALLED OVER NEW ROOF
(17) ELEVATOR PENTHOUSE
(18) METAL CLADDING, BRONZE COLORED
(19) GUARDRAIL, 4' HIGH BRONZE PICKETS & GLASS
(20) GUARDRAIL, 6' HIGH GLASS W/ BRONZE HANDRAIL & SUPPORTS
(21) CURTAIN WALL
(22) CURVED METAL EXTRUSION
(23) METAL & GLASS ENTRY CANOPY W/ CONCEALED GUTTER, BRONZE COLORED
(24) GLASS ENTRY DOORS
(25) STEEL FRAMED GLASS ENTRANCE
(26) SEISMIC JOINT COVER TO MATCH (E) EXTERIOR WALL
(27) SEISMIC JOINT COVER, CUSTOM DETAILING, BRONZE
(28) REFURBISHED BRONZE GATES REINSTALLED OUTSWINGING
(29) REBUILT STEPS W/ SALVAGED STONE FINISH
(30) (N) WINDOW
(31) (N) EXIT DOOR AT ENLARGED OPENING
(32) (E) PLASTER DOME OVER LAKE STREET ENTRY STEPS
(33) CONCRETE SHEAR WALL W/ PLASTER FINISH
(34) GUARDRAIL - 4' HIGH GLASS W/ BRONZE HANDRAIL
(35) (N) CONCRETE WALL INFILL
(36) SLIDING GLASS DOOR
(37) NEW GAS METER, SEE JOINT TRENCH DRAWINGS
(38) STRUCTURAL COLUMN CLAD TO MATCH EXISTING
(39) OPAQUE GLASS
(40) PATCH EXTERIOR WALL FINISH WHERE (E) ELEVATOR TO BE REMOVED

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	2/10/2022	SITE PERMIT ISSUANCE
	6/13/2022	50% DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE



2 EXTERIOR ELEVATION - ARGUELLO BOULEVARD (EAST)

SCALE 1/8" = 1'-0"

3 EXTERIOR ELEVATION - PRESIDO TERRACE (NORTH)

SCALE 1/8" = 1'-0"

1 EXTERIOR ELEVATION - 2ND AVENUE (WEST)

SCALE 1/8" = 1'-0"

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

EXTERIOR ELEVATIONS

1/8" = 1'-0"

A3.01

6/17/2022 4:51:54 PM

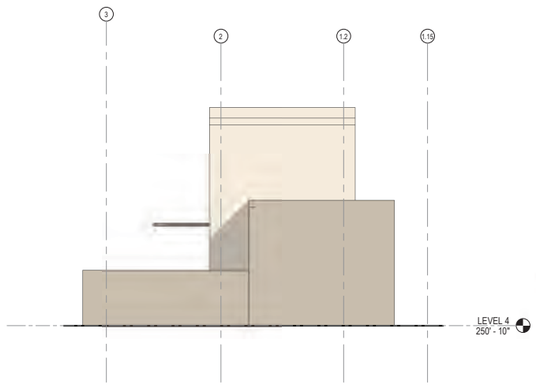
EXTERIOR ELEVATION GENERAL NOTES:

1. ALL DIMS & EXISTING CONDITIONS TO BE VERIFIED IN FIELD. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. (E) EXTERIOR / CONCRETE WALLS TO REMAIN, TYP U.O.N.
3. (E) EXTERIOR FINISHES TO REMAIN, TYP U.O.N. SEE PRESERVATION DRAWINGS FOR REPAIR SCOPE. PROTECT IN PLACE & RESTORE ANY DAMAGED CAUSED BY WORK.
4. (E) EXTERIOR WINDOWS AND DOORS TO REMAIN, BE REFURBISHED OR REPLACED AT EXSITING LOCATIONS, TYP U.O.N. SEE PRESERVATION DRAWINGS FOR SCOPE.
5. PROTECT ALL (E) ARCHITECTURAL FEATURES, FINISHES AND EQUIPMENT TO REMAIN.
6. REFER TO PRESERVATION DRAWINGS FOR ITEMS TO BE SALVAGED.
7. SANCTUARY BUILDING NOT IN SCOPE, EXCEPT WHERE SPECIFICALLY NOTED. SHOWN FOR CONTEXT AND REFERENCE ONLY.

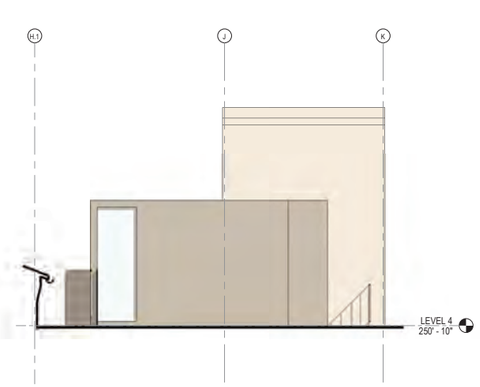
SHEET NOTES

(#) DENOTES SHEET NOTES

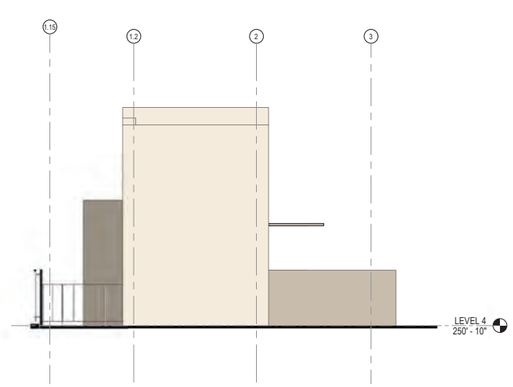
(1) (E) EXTERIOR WALL W/ PLASTER FINISH, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR & REPAINTING SCOPE.
(2) (E) TERRACOTTA ROOF TILES, TYP U.O.N.
(3) (E) BRONZE RAILING, TYP
(4) (E) BRONZE GATES
(5) (E) STONE STEPS
(6) (E) WINDOW, TYP. SEE PRESERVATION DRAWINGS FOR REPAIR, REFURBISHENT OR REPLACEMENT SCOPE.
(7) (E) WINDOW BEYOND, TYP
(8) (E) LOUVER, TYP
(9) (E) COPPER GUTTERS & LEADERS, TYP
(10) (E) ELEVATOR PENTHOUSE
(11) (E) LIGHT FIXTURE
(12) (E) CANOPY
(13) (E) FOUNTAIN
(14) (E) RETAINING WALL
(15) (E) CAST STONE SCREEN
(16) SALVAGED TERRACOTTA ROOF TILES REINSTALLED OVER NEW ROOF
(17) ELEVATOR PENTHOUSE
(18) METAL CLADDING, BRONZE COLORED
(19) GUARDRAIL, 4' HIGH BRONZE PICKETS & GLASS
(20) GUARDRAIL, 6' HIGH GLASS W/ BRONZE HANDRAIL & SUPPORTS
(21) CURTAIN WALL
(22) CURVED METAL EXTRUSION
(23) METAL & GLASS ENTRY CANOPY W/ CONCEALED GUTTER, BRONZE COLORED
(24) GLASS ENTRY DOORS
(25) STEEL FRAMED GLASS ENTRANCE
(26) SEISMIC JOINT COVER TO MATCH (E) EXTERIOR WALL
(27) SEISMIC JOINT COVER, CUSTOM DETAILING, BRONZE
(28) REFURBISHED BRONZE GATES REINSTALLED OUTSWINGING
(29) REBUILT STEPS W/ SALVAGED STONE FINISH
(30) (N) WINDOW
(31) (N) EXIT DOOR AT ENLARGED OPENING
(32) (E) PLASTER DOME OVER LAKE STREET ENTRY STEPS
(33) CONCRETE SHEAR WALL W/ PLASTER FINISH
(34) GUARDRAIL - 4' HIGH GLASS W/ BRONZE HANDRAIL
(35) (N) CONCRETE WALL INFILL
(36) SLIDING GLASS DOOR
(37) NEW GAS METER, SEE JOINT TRENCH DRAWINGS
(38) STRUCTURAL COLUMN CLAD TO MATCH EXISTING
(39) OPAQUE GLASS
(40) PATCH EXTERIOR WALL FINISH WHERE (E) ELEVATOR TO BE REMOVED



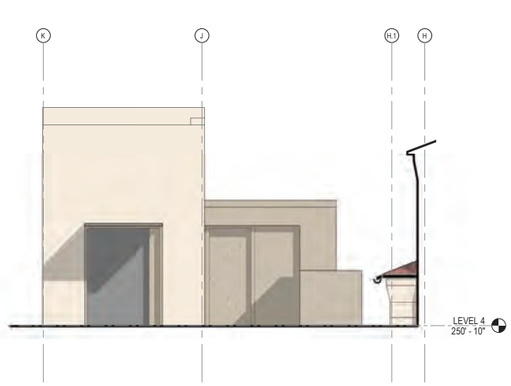
5 ELEVATOR TOWER WEST ELEVATION
SCALE 1/4" = 1'-0"



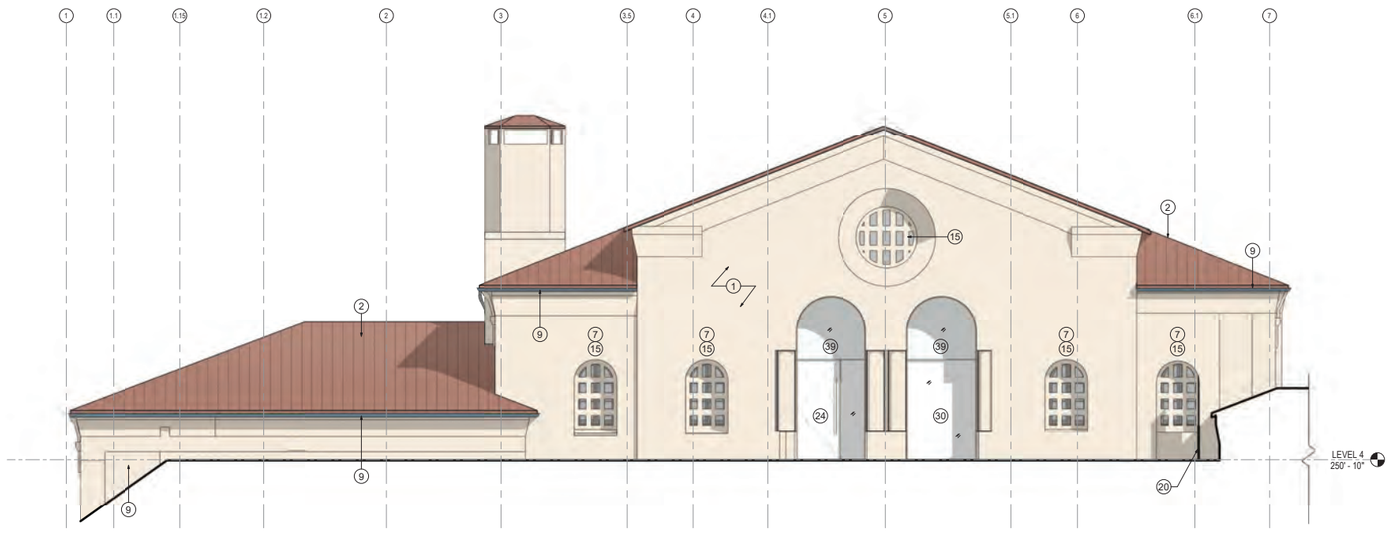
4 ELEVATOR TOWER SOUTH ELEVATION
SCALE 1/4" = 1'-0"



3 ELEVATOR TOWER EAST ELEVATION
SCALE 1/4" = 1'-0"



2 ELEVATOR TOWER NORTH ELEVATION
SCALE 1/4" = 1'-0"



1 TEMPLE HOUSE EAST ELEVATION
SCALE 1/4" = 1'-0"

6/17/2022 4:52:01 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	6/1/2022	SDS, DESIGN DEVELOPMENT
	6/17/2022	DES, PERMIT RESPONSE UPDATE

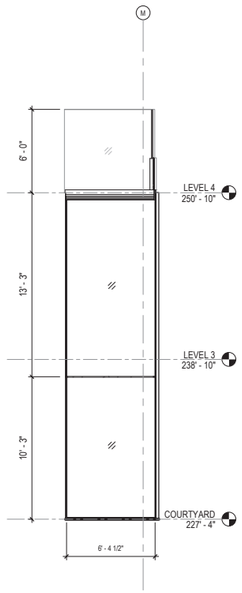
CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

EXTERIOR ELEVATIONS - L4 ROOF DECK

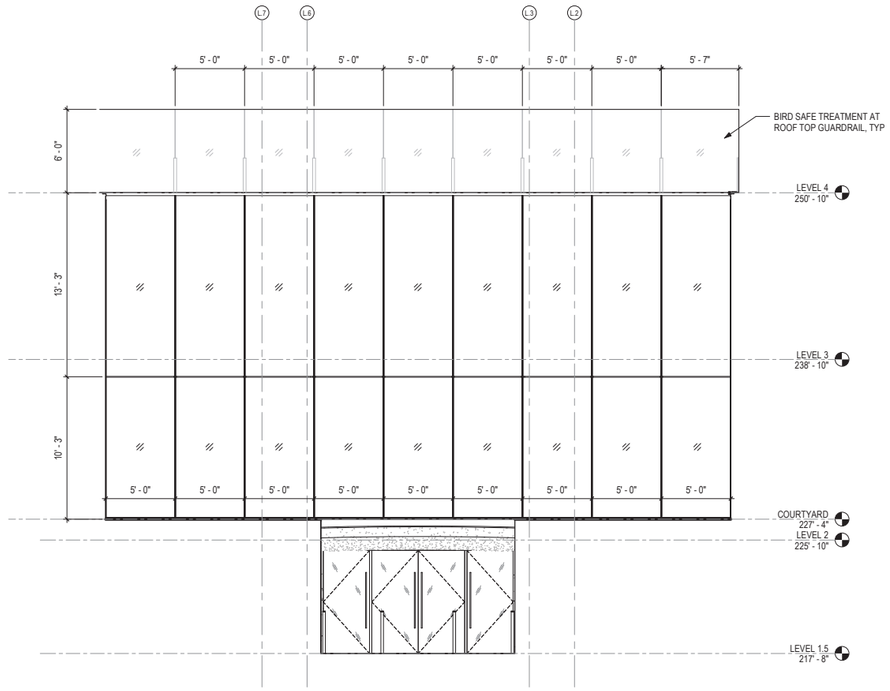
As indicated

A3.02



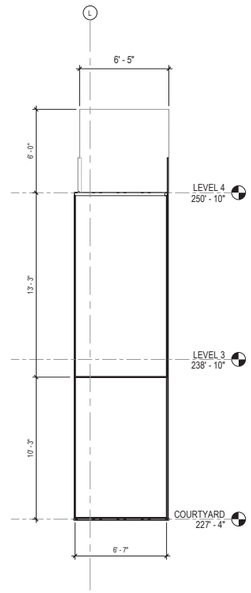
4 COURTYARD ELEVATION - SOUTH - EAST RETURN

SCALE 1/4" = 1'-0"



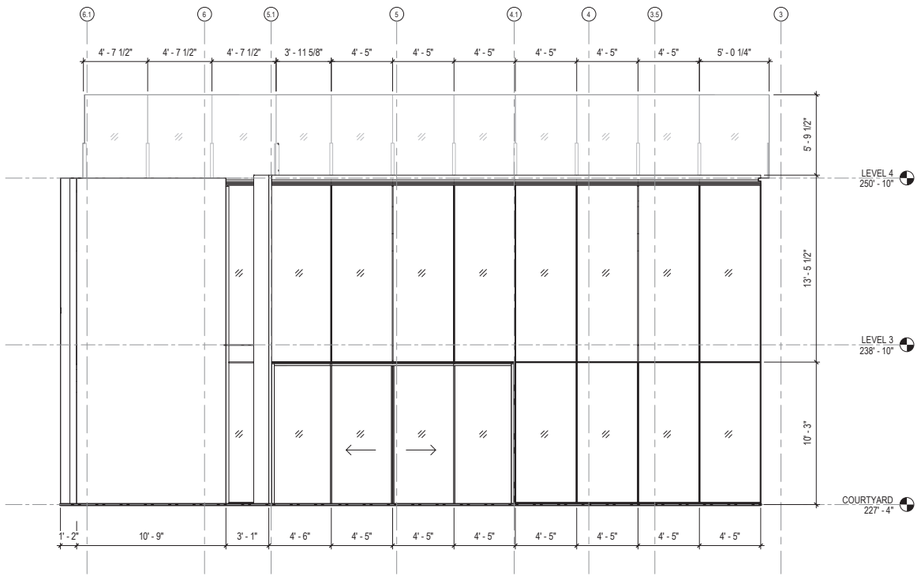
3 COURTYARD ELEVATION - SOUTH

SCALE 1/4" = 1'-0"



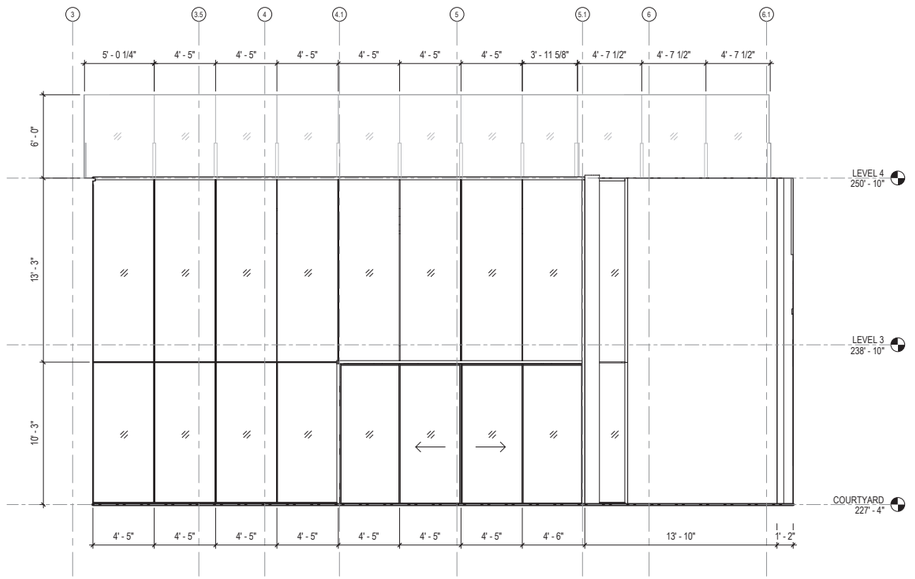
5 COURTYARD ELEVATION - SOUTH - WEST RETURN

SCALE 1/4" = 1'-0"



2 COURTYARD ELEVATION - EAST

SCALE 1/4" = 1'-0"



1 COURTYARD ELEVATION - WEST

SCALE 1/4" = 1'-0"

6/17/2022 4:52:09 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	5/27/2022	SCD, DD, BACKGROUND
	6/17/2022	DSE, PERMIT & SCHEME UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

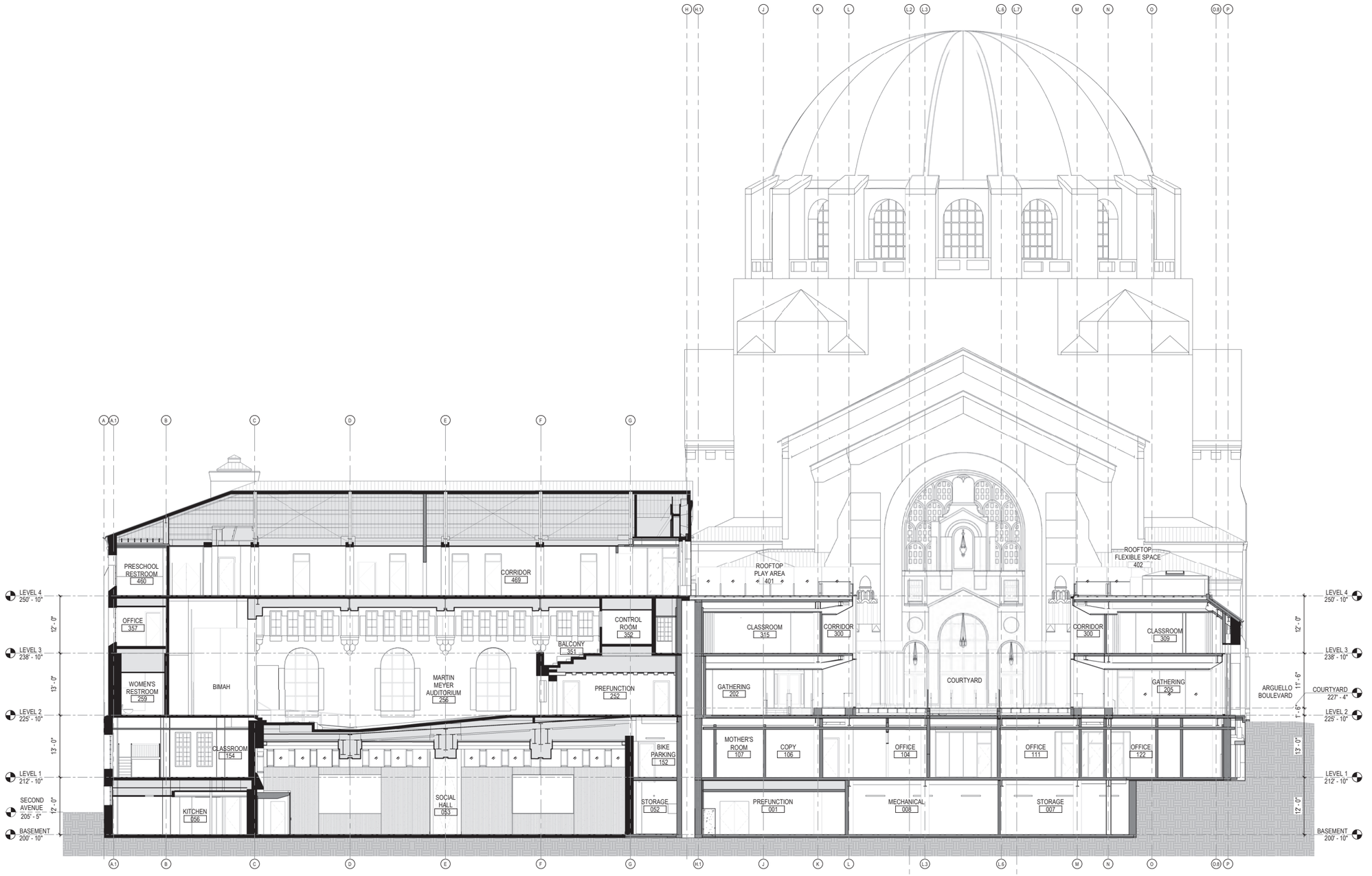
COURTYARD ELEVATIONS

1/4" = 1'-0"

A3.03

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NOT IN SCOPE



1 OVERALL BUILDING SECTION EAST-WEST

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

REV	DATE	DESCRIPTION
	04/4/20	SCHEMATIC DESIGN CHECK SET 1
	11/4/2021	100% CONSTRUCTION DOCUMENTS
	2/7/2022	SITE PERMIT ISSUANCE
	6/13/2022	ADD. DESIGN DEVELOPMENT
	6/17/2022	SITE PERMIT ISSUANCE UPDATE

CAVAGNERO ARCHITECTS

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MOA PROJECT NO.402

OVERALL BUILDING SECTION

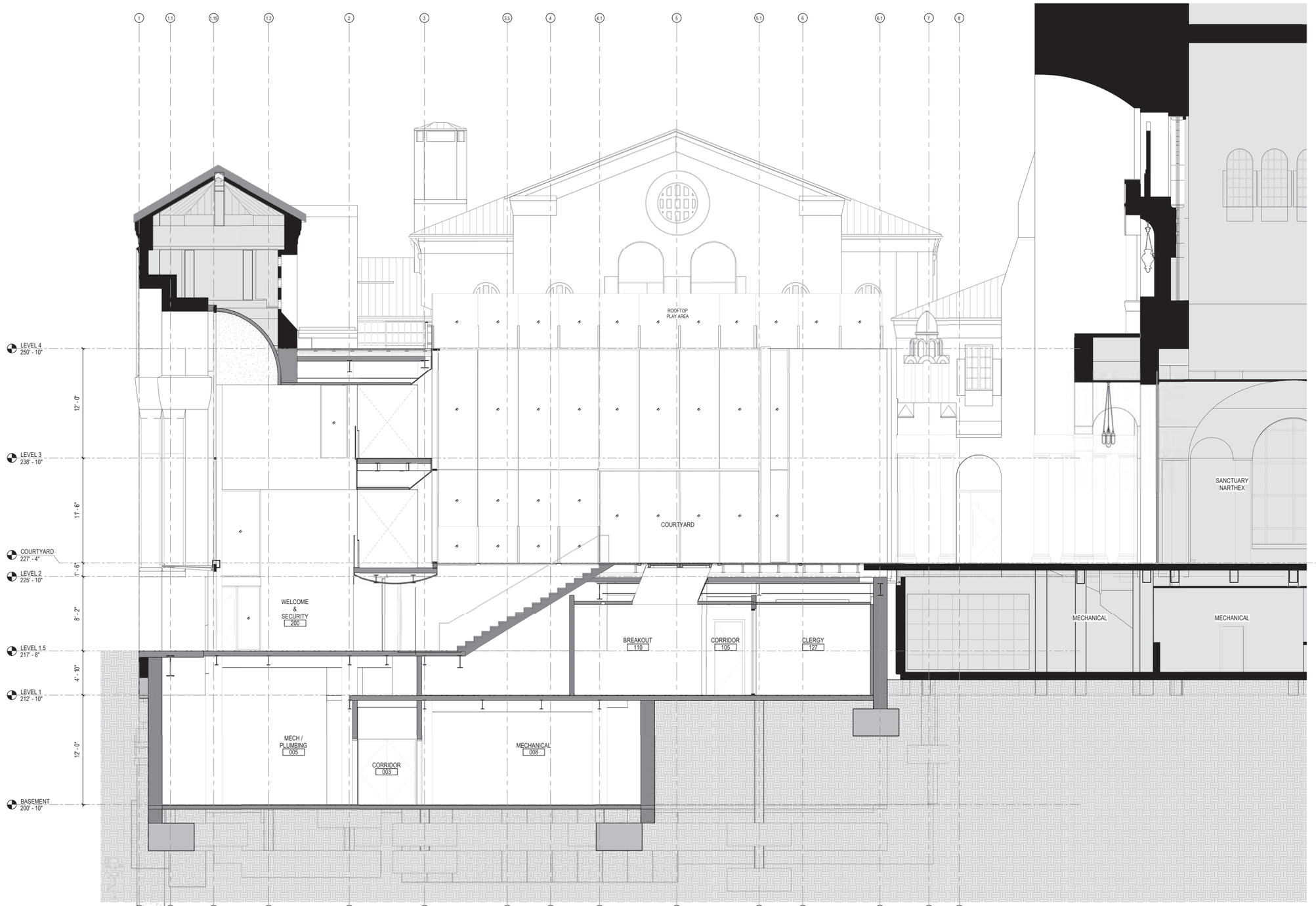
1/8" = 1'-0"

A3.50

6/17/2022 4:52:23 PM

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NOT IN SCOPE



1 COURTYARD BUILDING SECTION NORTH-SOUTH

SCALE 1/4" = 1'-0"

6/17/2022 4:52:28 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	12/16/2021	100% SCHEMATIC DESIGN
	3/30/2022	DRAFT PLANNING SET
	4/1/2022	50% DESIGN DEVELOPMENT
	6/17/2022	ISSUE PERMITS-RANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

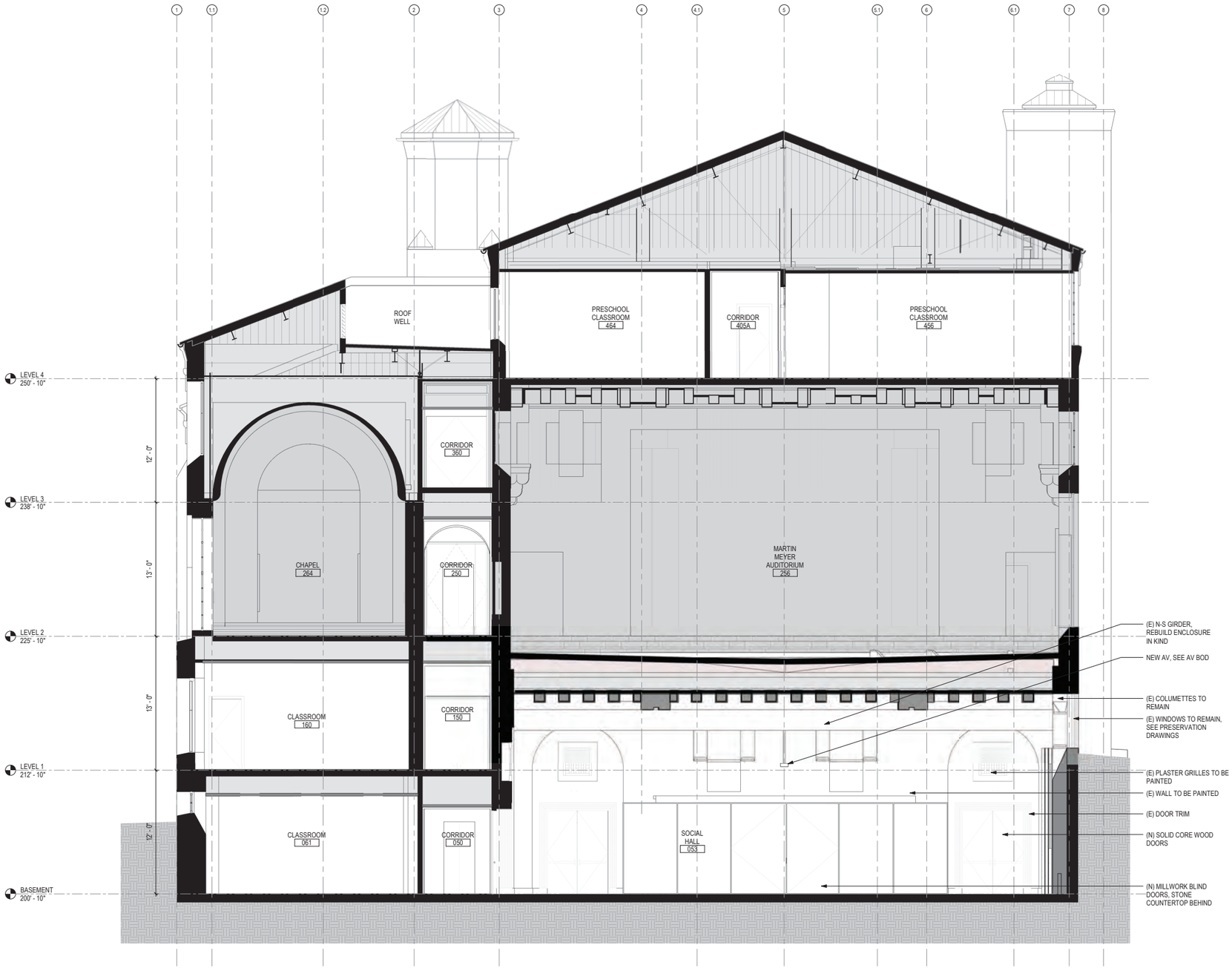
COURTYARD WING BUILDING SECTION

As indicated

A3.60

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NOT IN SCOPE



1 TEMPLE HOUSE TRANSVERSE SECTION (LOOKING WEST) - PROPOSED

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

REV	DATE	DESCRIPTION
	10/16/2020	100% SCHEMATIC DESIGN
	2/5/2021	DRAWING CHANGES
	6/1/2022	50% DESIGN DEVELOPMENT
	6/17/2022	ISSUE PERMITS-SHANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

TEMPLE HOUSE BUILDING SECTION

As indicated

A3.70

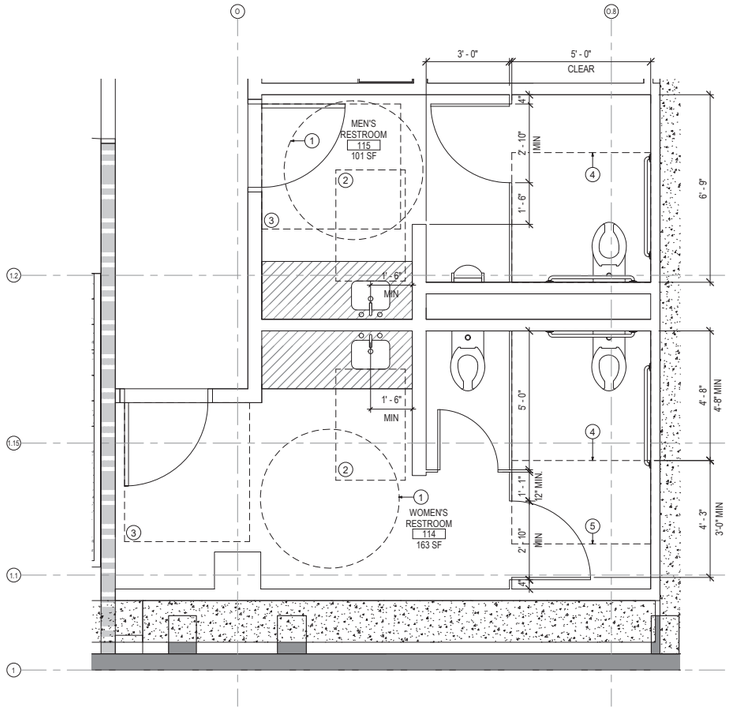
6/17/2022 4:52:33 PM

GENERAL NOTES

SHEET NOTES

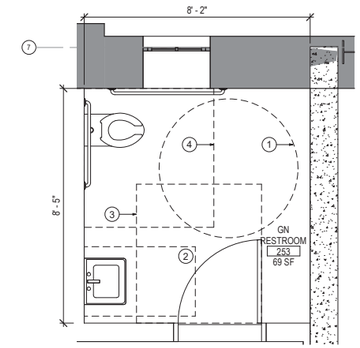
1. 60" DIAMETER TURNING SPACE
2. 30" X 48" CLEAR FLOOR SPACE
3. 60" CLEARANCE AT DOOR OPENING, PULL SIDE
4. 56" X 60" CLEAR FLOOR SPACE @ WALL-MOUNTED WATER CLOSET
5. ADDITIONAL 36" MINIMUM CLEARANCE WITH IN-SWINGING TOILET PARTITION DOOR
6. AMBULATORY TOILET COMPARTMENT @ 35" X 60" MIN WITH 42" GRAB BARS
7. ALL FIXTURES TO BE MOUNTED FOR CHILD-USE. SEE 13/A0.44 FOR TYP. MOUNTING HEIGHT DIAGRAM
8. 59" X 60" CLEAR FLOOR SPACE @ FLOOR-MOUNTED WATER CLOSET
9. ROLL-IN SHOWER 60" X 36" CLEAR FLOOR SPACE
10. 48" CLEARANCE AT DOOR OPENING, PUSH SIDE

LEGEND



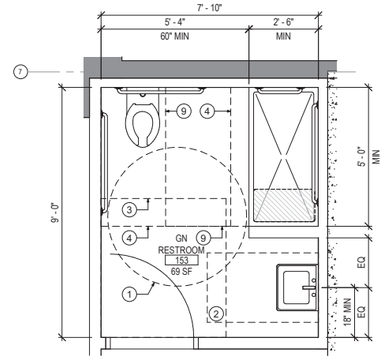
4 ENLARGED RESTROOMS 112 & 114

SCALE 1/2" = 1'-0"



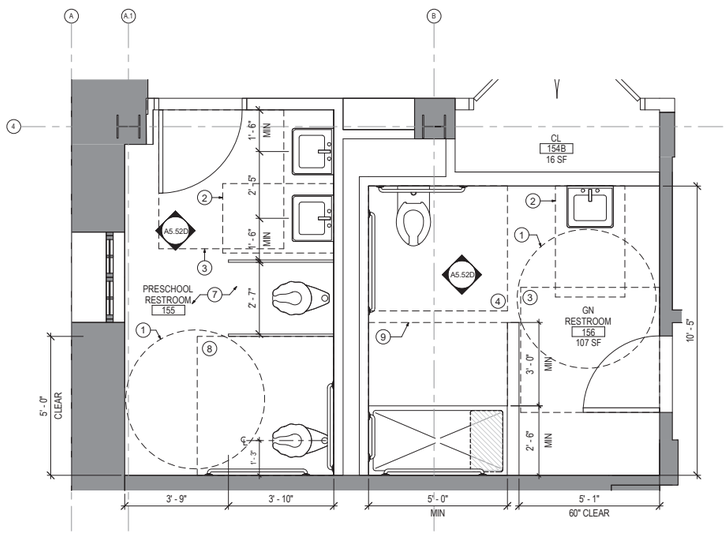
5 ENLARGED RESTROOM 253

SCALE 1/2" = 1'-0"



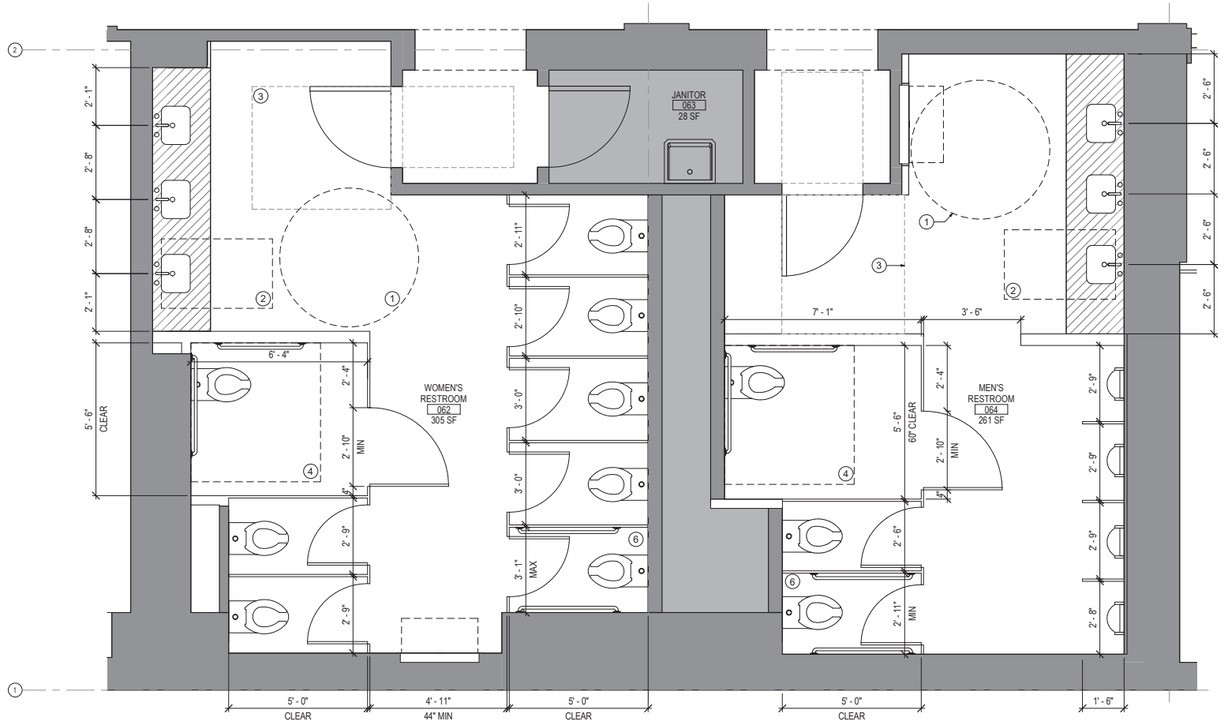
2 ENLARGED RESTOOM 153

SCALE 1/2" = 1'-0"



3 ENLARGED RESTROOMS 162 & 140

SCALE 1/2" = 1'-0"



1 ENLARGED RESTROOMS 062 & 064

SCALE 1/2" = 1'-0"

6/17/2022 4:52:40 PM

CAVAGNERO

REV	DATE	DESCRIPTION
	2/2/2022	SDE PERMIT ISSUANCE
	6/6/2022	SDE PERMITS CHANGE UPDATE

CONSULTANT

CONGREGATION EMANU-EL
2 LAKE STREET, SAN FRANCISCO, CA 94118
MCA PROJECT NO.402

ENLARGED RESTROOM PLANS

As indicated

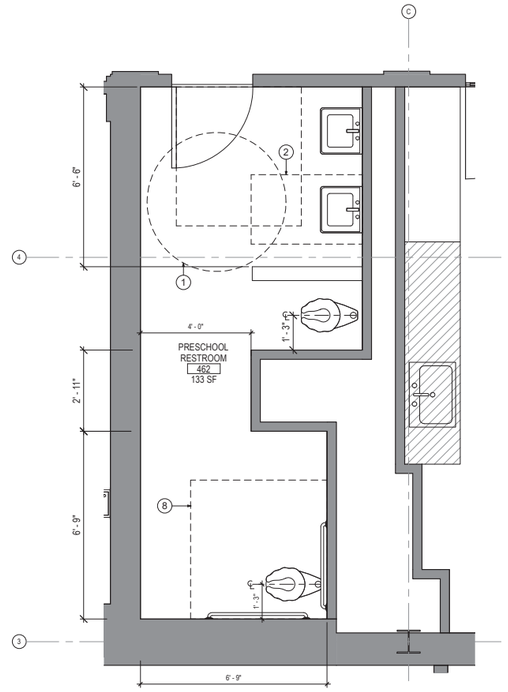
A5.50

GENERAL NOTES

SHEET NOTES

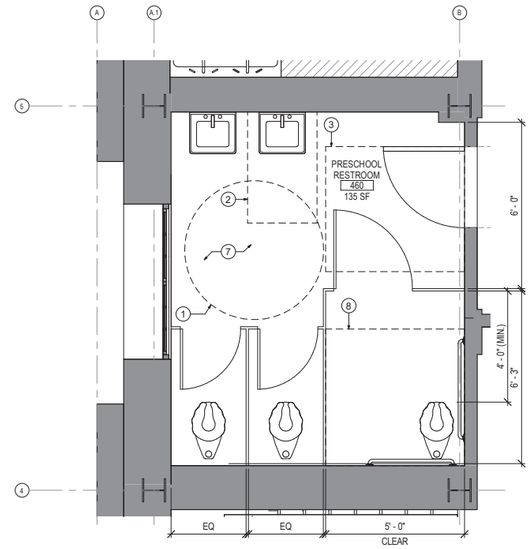
1. 60" DIAMETER TURNING SPACE
2. 30" X 48" CLEAR FLOOR SPACE
3. 60" CLEARANCE AT DOOR OPENING, PULL SIDE
4. 56" X 60" CLEAR FLOOR SPACE @ WALL-MOUNTED WATER CLOSET
5. ADDITIONAL 36" MINIMUM CLEARANCE WITH IN-SWINGING TOILET PARTITION DOOR
6. AMBULATORY TOILET COMPARTMENT @ 35" X 60" MIN WITH 42" GRAB BARS
7. ALL FIXTURES TO BE MOUNTED FOR CHILD-USE. SEE 13/A0.44 FOR TYP. MOUNTING HEIGHT DIAGRAM
8. 59" X 60" CLEAR FLOOR SPACE @ FLOOR-MOUNTED WATER CLOSET
9. ROLL-IN SHOWER 60" X 36" CLEAR FLOOR SPACE
10. 48" CLEARANCE AT DOOR OPENING, PUSH SIDE

LEGEND



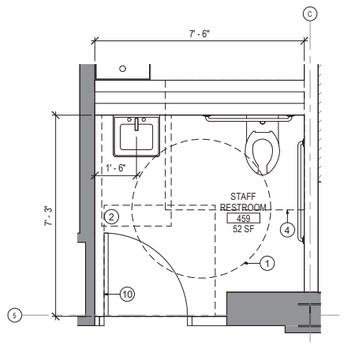
5 ENLARGED RESTROOM 462

SCALE 1/2" = 1'-0"



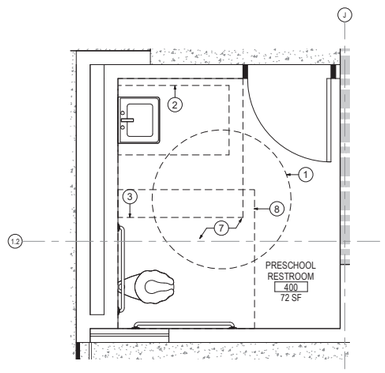
4 ENLARGED RESTROOM 460

SCALE 1/2" = 1'-0"



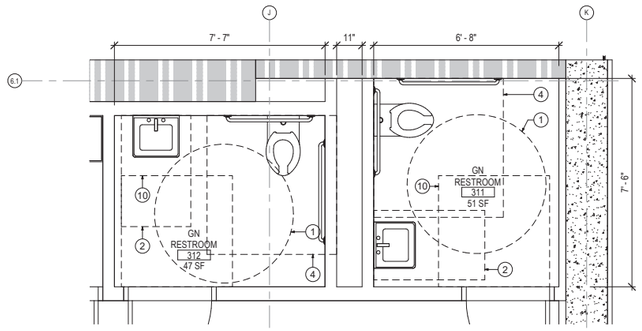
3 ENLARGED RESTROOM 459

SCALE 1/2" = 1'-0"



2 ENLARGED RESTROOM 400

SCALE 1/2" = 1'-0"



1 ENLARGED RESTROOMS 311 & 312

SCALE 1/2" = 1'-0"

CAVAGNERO

REV	DATE	DESCRIPTION
	2/2/2022	SDE PERMIT ISSUANCE
	6/17/2022	DSE PERMITS ADVANCE UPDATE

CONSULTANT

CONGREGATION EMANU-EL

2 LAKE STREET, SAN FRANCISCO, CA 94118

MCA PROJECT NO.402

ENLARGED RESTROOM PLANS

As indicated

A5.51

6/17/2022 4:52:45 PM

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

HISTORIC RESOURCE EVALUATION RESPONSE

Record No.: **2020-007168ENV**
Project Address: 2 LAKE ST
Zoning: RM-1 RESIDENTIAL- MIXED, LOW DENSITY Zoning District
40-X Height and Bulk District
Block/Lot: 1355/011
Staff Contact: Monica Giacomucci – 628-652-7414
Monica.Giacomucci@sfgov.org

Part II: Project Evaluation

Proposed Project:	Per Documents:
☐ **Demolition / New Construction** ☒ **Alteration**	- Architectural Drawings (June 16, 2022) - HRE Pt. 2 Prepared by Knapp Architects (Finalized September 27, 2022)

PROJECT DESCRIPTION

The proposal is to perform seismic strengthening and rehabilitation work and construct an additional 17,130 square feet at an existing 88,690 square foot institutional building. The scope includes partial demolition and alteration of the Courtyard Wing and alteration of the Temple House. The scope also includes excavation, new mechanical systems, new elevators and associated penthouses, and new classrooms. No alterations are proposed for the Sanctuary with the exception of upgrades to the fire safety system, which would include a fire alarm system throughout the building with voice evacuation, and the project would retain all exterior facades of the Courtyard Wing on Arguello Boulevard and Lark Street and the Temple House on Lake Street and Second Avenue. Finally, the project would reinstate the building's main public entrance from Arguello Avenue to Lake Street, which was historically the building's main processional entry. Overall, the proposal would remove the following character-defining features:

- Portions of compound roof forms and Byzantine Revival and Spanish Colonial Revival architectural features, including red clay tile roofing (some portions of existing roofs would be reconstructed); smooth stucco wall treatment (at the courtyard and very small portions in other locations).
- Raised marble platform with mosaics at the north side of the Courtyard, leading to the main entrance of the sanctuary (only stairs would be removed; the platform itself would remain).
- The monumental arched opening on the Lake Street façade with a hipped roof, decorative bands, faceted columns and an ornate metal gate accessed by one flight of travertine stairs (the stair, the columns at the top of the stair, and the gate would be removed);

- The brick-paved open courtyard with arcade on three sides featuring round arches supported by double columns (the paving, the arcade on three sides, and the double columns); and
- Octagonal concrete fountain.

Please refer to the Historic Resource Evaluation Part 2 for a more detailed project description.

PROJECT EVALUATION

The proposed project's conformance with the Secretary of the Interior's Standards:								
Standard 1 – Minimal Change:	☒	Yes	☐	No	☐	N/A		
Standard 2 – Maintain Character:	☐	Yes	☒	No	☐	N/A		
Standard 3 – Avoid Conjecture:	☒	Yes	☐	No	☐	N/A		
Standard 4 – Acquired Significance:	☒	Yes	☐	No	☐	N/A		
Standard 5 – Building Techniques:	☒	Yes	☐	No	☐	N/A		
Standard 6 – Repair:	☒	Yes	☐	No	☐	N/A		
Standard 7 – Treatments:	☐	Yes	☐	No	☒	N/A		
Standard 8 – Archeology:	☐	Yes	☐	No	☒	N/A		
Standard 9 – Compatible:	☒	Yes	☐	No	☐	N/A		
Standard 10 – Reversible:	☐	Yes	☒	No	☐	N/A		

*See **Project Impact Analysis** comments for additional information.*

PROJECT DETERMINATION

Based on the Historic Resource Evaluation in Part I, the project's scope of work:

☒ **Will** cause a significant adverse impact to the **individual historic resource** as proposed.
☐ **Will not** cause a significant adverse impact to the **individual historic resource** as proposed.

PROJECT IMPACT ANALYSIS

The Department concurs with the Historic Resource Evaluation Part 2 prepared by Knapp Architects and finds that the project overall does not meet the Secretary of the Interior's Standards For Rehabilitation. As proposed, the project does not comply with Standards 2 or 10. Standard 2 provides that the historic character of a property be preserved, and that removal or alteration of distinctive features, materials, or spaces be avoided. Distinctive materials or features would be removed as part of the proposal, including substantial sections of the interior of courtyard and the existing monumental arch on Lake Street. More specifically, the following distinctive elements would be removed:

- Existing brick courtyard paving would be demolished and replaced with new paving.
- The cast stone fountain and columns at the courtyard would be demolished.
- The courtyard itself would be demolished and replaced with a smaller courtyard space set one story below its current location, and accessed directly from Lake Street frontage.
- The monumental entry arch on Lake Street would be substantially altered, with its stair demolished and its spatial relationship with the courtyard, the arcade, and levels 2 and 3 altered.
- The arcade on the east, south, and west sides of the courtyard would be demolished and replaced with enclosed ancillary spaces with glass curtain walls.

Additionally, Standard 10 requires that new additions and new construction be undertaken such that the essential form and integrity of the historic property and its environment would be unimpaired if the work were reversed (commonly interpreted as whether the project is reversible). If the project were executed as proposed, essential components of the monumental arch on Lake Street and the interior courtyard would be destroyed such that these spaces would be irreversibly altered.

The proposed project at 2 Lake Street will have a significant impact on the resource. Overall, the proposed project would retain a substantial amount of original historic fabric and distinctive architectural elements which convey the building's significance under Criteria 1 and 3. It would preserve the building's historic use, maintain and preserve most of its distinctive materials, features, spaces, and spatial relationships as identified in the character defining features. As the Temple Emanu-el complex consists of a Sanctuary, Courtyard, and Temple Wing, and alterations would primarily be focused on the open-air interior portions of the Courtyard and interior work in the Temple Wing, the complex would appear minimally altered as viewed from the public right-of-way. The most visible alterations from the street would occur at the monumental arch on the Lake Street side of the Courtyard.

In addition, several restorative or reparative project scopes will maintain and preserve historic and/or character-defining elements of the property. These include restoration of cement plaster cladding on the Lake Street and Arguello Avenue facades of the Courtyard building, as well as restoration of deteriorated historic steel windows. Some window openings which have been obscured or blocked over time will be restored. Elements which will be repaired or replaced in-kind if deteriorated beyond repair include the bronze gates on the Arguello Avenue façade, cast stone columns at limited locations on the east face of the Temple House building and at the entryway from the Courtyard to the Sanctuary, and mosaics located in the entryway between the courtyard and the Sanctuary.

Taken together, the proposed alterations center on areas that were traditionally publicly accessible as the longtime processional entrance to the Sanctuary, and despite numerous restoration and repair scopes, the removal of the Lake Street steps, enclosure of the arch with a glass storefront system, demolition of the courtyard paving and colonnades, and construction of new glass curtain wall systems and roof decks would result in the permanent loss of character-defining features that express the significance of Temple Emanu-el. Moreover, the reviewed drawings do not document in detail the scope of the proposed rehabilitation. To ensure the proposed project conforms to Standards 5, 6 and 7, detailed plans subject to a historic preservation plan and other protective measures would be required. While the Temple Emanu-el complex is monumental in size and will retain integrity, the proposal overall results in a significant impact on the historic resource. Please refer to the Historic Resource Evaluation Part 2 for the full integrity analysis.

However, Staff has determined that the project impacts could be mitigated to less than significant with the below Mitigation Measures:

Mitigation Measure #1 –Documentation
Mitigation Measure #2 – Interpretation
Mitigation Measure #3 – Salvage Architectural Materials from the Site for Public Information or Reuse
Mitigation Measure #4 – Community Outreach Gathering
Mitigation Measure #5 – Historic Preservation Plan and Protective Measures

Mitigation Measure M-CR-1: Documentation. Prior to demolition or the issuance of site permits, the project sponsor shall undertake Historic American Building Survey (HABS)–level documentation of the property. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth in the Secretary of the Interior's Professional Qualification Standards (Code of Federal Regulations title 36, part 61). Before beginning work on any aspect of the documentation, the professional overseeing the documentation shall meet with the preservation staff of the Planning Department for review and approval of a coordinated documentation plan. The documentation package created shall consist of the items listed below.

- **Measured Drawings:** A set of measured drawings that depict the existing size, scale, and dimensions of the property. The Planning Department's preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (e.g., plan, section, elevation). The preservation staff will assist the consultant in determining the appropriate level of measured drawings.

- **HABS-Level Photography:** Digital photographs of the interior and exterior of the property. Large-format negatives are not required. The scope of the digital photographs shall be reviewed by the Planning Department's preservation staff for concurrence, and all digital photography shall be conducted according to current National Park Service standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography.

- **HABS Historical Report:** A written historical narrative and report, per the HABS Historical Report Guidelines.

- **Print-on-Demand Book:** The project sponsor shall make the content from the historical report, historical photographs, HABS photography, measured drawings, and field notes available to the public through a preexisting print-on-demand book service. This service will print and mail softcover books containing the aforementioned materials to members of the public who have paid a nominal fee. The sponsor shall not be required to pay ongoing printing fees once the book has been made available through the service.

The professional(s) shall submit the completed documentation for review and approval by a member of the Planning Department's preservation staff before construction permits are issued. Documentation may be used in the interpretive display or signage described in Mitigation Measure M-CR-1b. The final approved documentation shall be provided to the planning department and offered to repositories including but not limited to the History Room of the San Francisco Public Library; the Environmental Design Library at the University of California, Berkeley; the Northwest Information Center; San Francisco Architectural Heritage; and the California Historical Society. The Planning Department will make electronic versions of the documentation available to the public at no charge.

Mitigation Measure M-CR-2: Interpretation. The project sponsor shall install and maintain an on-site interpretative display commemorating the Monumental Arch, Courtyard, and overall history of Temple Emanu-el. Interpretive display(s) shall develop a connection between the general public and the subject building's history. The interpretive program may include interactive sound or video

installations and/or more traditional interpretive materials such as commemorative markers and plaques, displays of photographs, including the interior and exterior of the building, and news articles. The high-quality interpretive displays shall be installed within the project site boundaries, made of durable, all-weather materials, and positioned to allow for high public visibility and interactivity.

A general plan that will lay out the various components of the interpretive program shall be developed in consultation with an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards. A detailed final design showing the substance and appearance of the interpretive displays, as well as the maintenance plans, shall be approved by Planning Department staff prior to issuance of a site permit or construction permit. The interpretive display installation shall be included in construction plans and shall be completed before final inspection by the Department of Building Inspection (DBI).

Mitigation Measure M-CR-3: Salvage Architectural Materials from the Site for Public Information or Reuse. Prior to demolition of specific architectural features of the subject building, the project sponsor shall either use salvaged architectural materials on the site as part of the interpretive program or make such architectural materials from the site available to museums, archives, curation facilities, the public, and nonprofit organizations to preserve, interpret, and display the history of the historical resource. The project sponsor shall provide representatives of these groups the opportunity to salvage materials for public information or reuse in other locations. No materials shall be salvaged or removed until HABS recordation and documentation are completed, and an inventory of key exterior and interior features and materials is completed by Secretary of the Interior–qualified professionals. The project sponsor shall hire a qualified preservation consultant to produce a salvage plan that shall identify the subject property's character-defining features that are appropriate for salvage, recommendations for integrating those features into the interpretive program, or other locations or uses for salvaged material. The salvage plan will be reviewed and approved by the ERO.

Mitigation Measure M-CR-4: Community Outreach Gathering. The project sponsor shall retain the services of a qualified community outreach facilitator to gather the community, plan and hold a commemorative event to celebrate the building's significance to the community and function as a synagogue and gathering space. At the event, the project sponsor shall allow participants to record their recollections by installing recording booths and scan participants personal photographs. The project sponsor shall host a website that allows participants to contribute the recollections and personal photographs remotely. The project sponsor shall make a good faith effort to publicize the gathering and conduct public outreach to identify a wide range of potential participants. Prior to undertaking this effort, the scope and methodology of the oral history project (consisting of the elements listed above) shall be reviewed and approved by the Environmental Review Officer, in consultation with preservation staff.

Mitigation Measure #5: Historic Preservation Plan and Protective Measures. A historic preservation plan and protective measures shall be prepared and implemented to aid in preserving and protecting those historical resources that would be retained and rehabilitated as part of the project. The historic preservation plan shall be prepared by a qualified historic preservation architect who meets the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The preservation architect and project sponsor will develop these measures

prior to construction and shall ensure that the contractor follows the plan. The preservation and protection plan, specifications, monitoring schedule, and other supporting documents shall also be incorporated into the building or site permit application plan sets, and all documentation shall be reviewed and approved by the planning department's preservation staff.

Implementation of the historic preservation plan shall ensure that the proposed rehabilitation meet all applicable requirements of the Secretary of the Interior's Standards by establishing measures to protect retained building façades and character-defining features from construction equipment that could inadvertently damage the historic resource. Specifically, the preservation plan shall incorporate construction specifications that require the construction contractor(s) to use all feasible means to: avoid damage to the historic building, ensure appropriate security to minimize risks related to vandalism and fire, and implement protective measures to ensure that inadvertent impacts are avoided. The consultant shall conduct regular periodic inspections of the historic building during construction activities on the project site. Should damage to the building occur, the building shall be remediated to its preconstruction condition and fixed during rehabilitation of the resource.

PART II: Principal Preservation Planner Review

Signature:  Date: 11/10/2022

Elizabeth Gordon-Jonckheer, Principal Planner
Historic Preservation Team Lead

CC: Monica Giacomucci, Senior Planner
Southeast Quadrant Team, Current Planning Division

HRER PART II ATTACHMENTS:

☒ Architectural Plans, dated: June 16, 2022
☒ HRE / Supplemental, dated: June 25, 2021
☒ HRER Pt.1, finalized date: January 26, 2022
☒ HRE Pt. 2, dated: September 19, 2022

ATTACHMENT B

San Francisco Planning

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.:	2020-007168ENV	*Block/Lot:*	1355/011
Project Title:	2 Lake Street/Congregation Emanu-El Project	*Lot Size:*	45,520 square feet
BPA Nos:	202202097657	*Project Sponsor:*	David N. Goldman, Esq., Congregation Emanu-El SF
Zoning:	RM-1 Use District		For Information contact: Laura McCarty – (415) 786-1883
	40-X Height and Bulk District	*Lead Agency:*	San Francisco Planning Department
		Staff Contact:	Jennifer McKellar – 628.952.7563

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

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Project Mitigation Measure CR-1a: Documentation	X			
Project Mitigation Measure CR-1b: Interpretation	X	X	X	
Project Mitigation Measure CR-1c: Salvage Architectural Materials from the Site for Public Information or Reuse	X	X		
Project Mitigation Measure CR-1d: Community Outreach Gathering	X			
Project Mitigation Measure CR-1e: Historic Preservation Plan and Protective Measures	X	X		
Project Mitigation Measure CR-2: Accidental Discovery	X	X		
Project Mitigation Measure TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program		X		
Project Mitigation Measure AQ-3: Clean Off-road Construction Equipment	X	X		
Project Mitigation Measure GE-6: Inadvertent Discovery of Paleontological Resources during Construction	X	X		

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

David N Goldman

Property Owner or Legal Agent Signature

11/14/22

Date

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

ATTACHMENT B

San Francisco Planning

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
HISTORIC ARCHITECTURAL/CULTURAL RESOURCES				
Project Mitigation Measure CR-1a: Documentation Prior to demolition or the issuance of site permits, the project sponsor shall undertake Historic American Building Survey (HABS)-level documentation of the property. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), set forth by the Secretary of the Interior's Professional Qualification Standards (Code of Federal Regulations, title 36, part 61). Before beginning work on any aspect of the documentation, the professional overseeing the documentation shall meet with the preservation staff of the planning department for review and approval of a coordinated documentation plan. The documentation package created shall consist of the items listed below. • **Measured Drawings:** A set of measured drawings that depict the existing size, scale, and dimension of the property. The planning department's preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation). The preservation staff will assist the consultant in determining the appropriate level of measured drawings. • **HABS-Level Photography:** Digital photographs of the interior and exterior of the subject property. Large format negatives are not required. The scope of the digital photographs shall be reviewed by planning department preservation staff for concurrence, and all digital photography shall be conducted according to current National Park Service Standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography.	Project sponsor's qualified architectural historian at the direction of the Environmental Review Officer (ERO)	Prior to issuance of a construction permit(s)	Project sponsor shall retain historic consultant to prepare HABS-level documentation of the property and shall submit the documentation to the Planning Department	Considered complete after submittal of final approved documentation to Planning Department

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
• **HABS Historical Report:** A written historical narrative and report per HABS Historical Report Guidelines. • **Print-on-demand Book:** The project sponsor shall make the content from the historical report, historical photographs, HABS photography, measured drawings, and field notes available to the public through a preexisting print-on-demand book service. This service will print and mail softcover books containing the aforementioned materials to members of the public who have paid a nominal fee. The sponsor shall not be required to pay ongoing printing fees once the book has been made available through the service. The professional(s) shall submit the completed documentation for review and approval by a member of the planning department's preservation staff before construction permits are issued. Documentation may be used in the interpretive display or signage described in Mitigation Measure M-CR-1b. The final approved documentation shall be provided to the planning department and offered to repositories including but not limited to the History Room of the San Francisco Public Library; the Environmental Design Library at the University of California, Berkeley; the Northwest Information Center; San Francisco Architectural Heritage; and the California Historical Society. The planning department will make electronic versions of the documentation available to the public at no charge.				
Project Mitigation Measure CR-1b: Interpretation The project sponsor shall install and maintain an on-site interpretative display commemorating the Monumental Arch, Courtyard, and overall history of Temple Emanu-el. Interpretive display(s) shall develop a connection between the general public and the subject building's history. The interpretive program may include interactive sound or video installations and/or more traditional interpretive materials such as commemorative markers and plaques, displays of photographs, including the interior and exterior of the building, and news articles. The high-quality interpretive displays shall be installed within the project site boundaries, made of durable, all-weather materials, and positioned to allow for high public visibility and interactivity. A general plan that will lay out the various components of the interpretive program shall be developed in consultation with an architectural historian	Project sponsor and project sponsor's qualified architectural historian at the direction of the ERO	Prior to issuance of a site construction permit(s); Prior to final inspection by the Department of Building Inspection	Planning Department	Considered complete upon Planning Department approval of interpretive program plan, verification that interpretive program is included in construction plans; and confirmation sponsor has implemented interpretive program prior to final

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
who meets the Secretary of the Interior's Professional Qualification Standards. A detailed final design showing the substance and appearance of the interpretive displays, as well as the maintenance plans, shall be approved by Planning Department staff prior to issuance of a site permit or construction permit. The interpretive display installation shall be included in construction plans and shall be completed before final inspection by the Department of Building Inspection (DBI).				inspection by the Department of Building Inspection.
Project Mitigation Measure CR-1c: Salvage Architectural Materials from the Site for Public Information or Reuse Prior to demolition of specific architectural features of the subject building, the project sponsor shall either use salvaged architectural materials on the site as part of the interpretive program or make such architectural materials from the site available to museums, archives, curation facilities, the public, and nonprofit organizations to preserve, interpret, and display the history of the historical resource. The project sponsor shall provide representatives of these groups the opportunity to salvage materials for public information or reuse in other locations. No materials shall be salvaged or removed until HABS recordation and documentation are completed, and an inventory of key exterior and interior features and materials is completed by Secretary of the Interior–qualified professionals. The project sponsor shall hire a qualified preservation consultant to produce a salvage plan that shall identify the subject property's character-defining features that are appropriate for salvage, recommendations for integrating those features into the interpretive program, or other locations or uses for salvaged material. The salvage plan will be reviewed and approved by the ERO.	Project sponsor and qualified preservation consultant at the direction of the ERO	Prior to issuance of construction permit(s)	Planning Department	Considered complete after salvage plan is approved by the Planning Department and implemented by sponsor
Project Mitigation Measure CR-1d: Community Outreach Gathering The project sponsor shall retain the services of a qualified community outreach facilitator to gather the community, plan and hold a commemorative event to celebrate the building's significance to the community and function as a synagogue and gathering space. At the event, the project sponsor shall allow participants to record their recollections by installing recording booths and scan participants personal photographs. The project sponsor shall host a website that allows participants to contribute the recollections and personal photographs remotely. The project sponsor shall make a good faith effort to publicize	Project sponsor's community outreach facilitator at the direction of the ERO	Prior to issuance of an construction permit(s)	Planning Department	Considered complete upon Planning Department approval of the scope and methodology of the oral history project and implementation of Community Outreach Gathering by project sponsor

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
the gathering and conduct public outreach to identify a wide range of potential participants. Prior to undertaking this effort, the scope and methodology of the oral history project (consisting of the items listed above) shall be reviewed and approved by the Environmental Review Officer (ERO), in consultation with preservation staff.				
Project Mitigation Measure CR-1e: Historic Preservation Plan and Protective Measures A historic preservation plan and protective measures shall be prepared and implemented to aid in preserving and protecting those historical resources that would be retained and rehabilitated as part of the project. The historic preservation plan shall be prepared by a qualified historic preservation architect who meets the Secretary of the Interior's Professional Qualification Standards (Code of Federal Regulations, title 36, part 61). The preservation architect and project sponsor will develop these measures prior to construction and shall ensure that the contractor follows the plan. The preservation and protection plan, specifications, monitoring schedule, and other supporting documents shall also be incorporated into the building or site permit application plan sets, and all documentation shall be reviewed and approved by the planning department's preservation staff. Implementation of the historic preservation plan shall ensure that the proposed rehabilitation meet all applicable requirements of the Secretary of the Interior's Standards by establishing measures to protect retained building façades and character-defining features from construction equipment that could inadvertently damage the historic resource. Specifically, the preservation plan shall incorporate construction specifications that require the construction contractor(s) to use all feasible means to: avoid damage to the historic building, , ensure appropriate security to minimize risks related to vandalism and fire, and implement protective measures to ensure that inadvertent impacts are avoided. The consultant shall conduct regular periodic inspections of the historic building during construction activities on the project site. Should damage to the building occur, the building shall be remediated to its preconstruction condition and fixed during rehabilitation of the resource.	Project sponsor and project sponsor's qualified architectural historian at the direction of the ERO	Prior to the issuance of construction permit(s)	Planning Department	Considered complete after Planning Department approval of the historic preservation plan and project sponsor implementation

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
Project Mitigation Measure CR-2: Accidental Discovery The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a) and (c). **ALERT Sheet.** The project sponsor shall distribute the planning department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) confirming that all field personnel have received copies of the ALERT Sheet.	Project sponsor at the direction of the ERO	Prior to and during soils-disturbing activities.	Project sponsor shall distribute Alert sheet and shall submit a signed affidavit confirming the distribution to the ERO.	Considered complete when ERO receives signed affidavit.
Discovery Stop Work and Notification. Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.	Project sponsor at the direction of the ERO	During soils-disturbing activities/upon potential discovery of archeological site	Planning Department/project sponsor	Considered complete upon notification of ERO and suspension of soils-disturbing activities
Archeological consultant identification and evaluation. If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the Qualified Archeological Consultant List maintained by the planning department. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource as well as if it retains sufficient integrity and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify, document, and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on	Project sponsor, archaeological consultant and ERO	After determination by the ERO that an archeological resource may be present	The sponsor shall retain a qualified archeological consultant at the direction of the ERO. The archeological consultant shall identify and evaluate the archeological resources and recommend actions for review and approval by the ERO.	Considered complete when treatment determination has been approved by the ERO.

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor. **Discovery Treatment Determination.** Measures might include preservation in situ of the archeological resource; an archeological monitoring program; an archeological testing program; and/or an archeological interpretation program. If an archeological interpretive, monitoring, and/or testing program is required, it shall be consistent with the Environmental Planning Division guidelines for such programs and shall be implemented immediately. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.			The archeological consultant shall undertake additional treatment if needed.	
Consultation with Descendant Communities. On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Archeological Resources Report (ARR) shall be provided to the representative of the descendant group.	Project sponsor, archaeological consultant and ERO	Discovery of archeological site	Consultation with ERO and identified descendant group	Considered complete when final archeological resources report has been approved by ERO and distributed to descendent group representative.
Archeological Data Recovery Plan. An archeological data recovery program shall be conducted in accordance with an Archeological Data Recovery Plan (ADRP) if all three of the following apply: 1) a resource has potential to be significant, 2) preservation in place is not feasible, and 3) the ERO determines that an archeological data recovery program is warranted. The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the	Project sponsor's archeological consultant at the direction of the ERO	After determination by the ERO that an archeological data recovery program is required	Archeological consultant submits draft ADRP to ERO for review and approval	Considered complete upon approval of ADRP by ERO

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Completion Criteria
resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical. The scope of the ADRP shall include the following elements: • Field Methods and Procedures: Descriptions of proposed field strategies, procedures, and operations. • Cataloguing and Laboratory Analysis: Description of selected cataloguing system and artifact analysis procedures. • Discard and Deaccession Policy: Description of and rationale for field and post-field discard and deaccession policies. • Security Measures: Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • Final Report: Description of proposed report format and distribution of results. • Curation: Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.				
Human Remains and Funerary Objects. The treatment of human remains and funerary objects discovered during any soil-disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco. The ERO also shall be notified immediately upon the discovery of human remains. In the event of the Medical Examiner's determination that the human remains are Native American remains, the Medical Examiner shall notify the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98(a)).	Project sponsor's archeological consultant at the direction of the ERO, San Francisco Medical Examiner, California State Native American Heritage Commission, and MLD	Discovery of human remains	Notification of County/City Coroner and, as warranted, notification of NAHC	Considered complete on finding by the ERO that all State laws regarding human remains/burial objects have been adhered to, consultation with MLD is completed as warranted, that sufficient opportunity has been provided to the archeological

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The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement. If human remains cannot be permanently preserved in place, the landowner shall consult with the project archeologist, project sponsor, ERO, and the MLD on feasible recovery and treatment alternatives. The landowner shall then make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). Per PRC 5097.98 (c)(1), the Agreement shall address, as applicable and to the degree consistent with the wishes of the MLD, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinterment or curation, and final disposition of the human remains and associated or unassociated funerary objects. Both parties are expected to make a concerted and good faith effort to arrive at an Agreement, consistent with the provisions of PRC 5097.98. However, if the landowner and the MLD are unable to reach an Agreement, the landowner, ERO, and project sponsor shall ensure that the remains and/or mortuary materials are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance, consistent with state law. Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project's				consultant for any scientific/historical analysis of remains/funerary objects specified in the Agreement, and the agreed-upon disposition of the remains has occurred

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Archeological treatment documents, and in any related agreement established between the project sponsor, Medical Examiner and the ERO.				
Archeological Public Interpretation Plan. The project archeological consultant shall submit an Archeological Public Interpretation Plan (APIP) if a significant archeological resource is discovered during a project. If the resource to be interpreted is a tribal cultural resource, the APIP shall be prepared in consultation with and developed with the participation of Ohlone tribal representatives. The APIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The APIP shall be sent to the ERO for review and approval. The APIP shall be implemented prior to completion of the project.	Archeological consultant at the direction of the ERO will prepare APIP. Measure laid out in APIP are implemented by sponsor and consultant.	Following completion of treatment and analysis of significant archeological resource by archeological consultant.	Archeological consultant submits draft APIP to ERO for review and approval	APIP is complete upon review and approval by ERO. Interpretive program is complete upon notification to ERO from the project sponsor that program has been implemented.
Archeological Resources Report. The project archeological consultant shall submit a confidential draft Archeological Resources Report (ARR) to the ERO that evaluates the historical significance of any discovered archeological resource, describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken, and discusses curation arrangements. Once approved by the ERO, copies of the approved ARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy, and the ERO shall receive a copy of the transmittal of the ARR to the NWIC. The environmental planning division of the planning department shall receive one (1) bound hardcopy of the ARR. Digital files that shall be submitted to the environmental division include an unlocked, searchable PDF version of the ARR, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. The PDF ARR, GIS files, recordation forms, and/or nomination documentation should be submitted via USB or other stable storage device. If a descendant group was consulted during archeological treatment, a PDF of the ARR shall be provided to the representative of the descendant group.	Project sponsor's archeological consultant at the direction of the ERO	Following completion of treatment by archeological consultant as determined by the ERO.	Planning Department/Project Sponsor	Considered complete upon certification that copies of the approved ARR have been distributed

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Curation. Significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility. The facility shall be selected in consultation with the ERO. Upon submittal of the collection for curation the sponsor or archeologist shall provide a copy of the signed curatorial agreement to the ERO.	Project archeologist prepares collection for curation and project sponsor pays for curation costs. Project sponsor/ archeological consultant at the direction of the ERO.	In the event a significant archeological resource is discovered and upon acceptance by the ERO of the ARR	Planning Department/project sponsor	Considered complete upon acceptance of the collection by the curatorial facility
Project Mitigation Measure TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program **Preservation in Place.** In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative, shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, then the archeological consultant shall prepare an Archeological Resource Preservation Plan (ARPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to the planning department for review and approval.	Project sponsor's archeological consultant, and ERO, in consultation with the local Native American representatives	If significant archeological resource is present, during implementation of the project	Planning Department/project sponsor	Considered complete upon completion of ARPP and project redesign
Interpretive Program. If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the tribal cultural resource in consultation with affiliated tribal representatives. A tribal cultural resources interpretation plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native	Project sponsor in consultation with the local Native American representative	After determination that preservation in place is not feasible, and subsequent archeological data recovery	Planning Department/project sponsor	Complete upon ERO review and approval of interpretive program and project sponsor notification that interpretive program has been implemented

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American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.				
AIR QUALITY				
Project Mitigation Measure AQ-3: Clean Off-Road Construction Equipment The project sponsor shall comply with the following: **A. Engine Requirements** 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier 4 Interim or Tier 4 Final off-road emission standards. 2. Where access to alternative sources of power are available, portable diesel engines (e.g., generators) shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two minute idling limit. 4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.	Project sponsor and construction contractor	Prior to issuance of construction permits project sponsor to submit: 1. Construction emissions minimization plan for review and approval, and 2. Signed certification statement	Planning Department/project sponsor	Considered complete upon Planning Department's review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan.
B. Waivers 1. The planning department's environmental review officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the contractor must submit documentation that the equipment used for on-site power generation meets the requirements of Subsection (A)(1).2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-	Project sponsor	After submittal of a waiver	Planning Department	Considered complete upon ERO's granting of waiver

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road equipment is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; or there is a compelling emergency need to use off-road equipment that is not Tier 4 compliant. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, or another alternative that results in comparable reductions of diesel particulate matter.				
C. Construction Emissions Minimization Plan: Before starting on-site construction activities, the contractor shall submit a construction emissions minimization plan (plan) to the ERO for review and approval. The plan shall state, in reasonable detail, how the contractor will meet the requirements of section A. 1. The plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include (as reasonably available at the time of plan submission), but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. 2. The project sponsor shall ensure that all applicable requirements of the plan have been incorporated into the contract specifications. The plan shall include a certification statement that the project sponsor agrees to comply fully with the plan. 3. The project sponsor shall make the plan available to the public for review on site during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the plan. The sign shall also state that the public may ask to inspect the plan for the project at any time during working hours and shall explain how to request to inspect the plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.	Project sponsor and construction contractor	Prior to the issuance of construction permits and during construction period	Planning Department	Considered complete upon ERO approval of and project sponsor implementation of construction emissions minimization plan
D. Monitoring: After start of construction activities, the contractor shall submit reports every six months to the ERO documenting compliance with the plan. After completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities,	Project sponsor and construction contractor	Every six months after the start of	Planning Department	Considered complete upon Planning Department review

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including the start and end dates and duration of each construction phase, and the specific information required in the plan.		construction activities		and approval of monitoring reports
GEOLOGY AND SOILS				
Project Mitigation Measure GE-6: Inadvertent Discovery of Paleontological Resources during Construction **Worker Awareness Training.** Prior to commencing construction, and ongoing throughout ground-disturbing activities (e.g., excavation, utility installation), the project sponsor and/or their designee shall engage a qualified paleontologist meeting the standards specified by the Society of Vertebrate Paleontology (Society of Vertebrate Paleontology 2010) to train all project construction workers regarding how to recognize paleontological resources and on the contents of the paleontological resources alert sheet, as provided by the department. The paleontological resources alert sheet shall be prominently displayed at the construction site during ground-disturbing activities for reference regarding potential paleontological resources. In addition, the paleontologist shall inform the project sponsor, contractor, and construction personnel of the immediate stop work procedures and other procedures to be followed if bones or other potential fossils are unearthed at the project site. Should new workers that will be involved in ground-disturbing construction activities begin employment after the initial training has occurred, the construction supervisor shall ensure that they receive the worker awareness training as described above. The paleontologist shall complete the standard form/affidavit confirming the timing of the worker awareness training and submit it to the ERO. The affidavit shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The affidavit shall be transmitted to the ERO within five business days of conducting the training.	Project sponsor, contractor and qualified paleontologist	Conduct training prior to the start of construction, and ongoing throughout ground-disturbing activities for new on-site personnel	Planning Department	Ongoing during construction. Considered complete once ground disturbing activities are complete or once the Environmental Review Officer approves the Paleontological Resources Report, if required.
Paleontological Resource Discoveries. In the event of the discovery of an unanticipated paleontological resource during project construction, ground-disturbing activities shall temporarily be halted within 25 feet of the find until the discovery is examined by a qualified paleontologist as recommended by the Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 2010) and best practices in paleontology mitigation (Murphey et al. 2019). The paleontologist shall consult the ERO. Work within the sensitive area shall resume only when	Project sponsor, contractor and qualified paleontologist	Ongoing throughout ground-disturbing activities	Planning Department, project sponsor, and qualified paleontologist	Ongoing during construction. Considered complete once ground disturbing activities are complete or once the Environmental Review Officer

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deemed appropriate by the qualified paleontologist in consultation with the ERO. The qualified paleontologist shall determine (1) if the discovery is scientifically significant; (2) the necessity for involving other responsible or resource agencies and stakeholders, if required or determined applicable; and (3) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a paleontological evaluation letter to demonstrate compliance with applicable statutory requirements (e.g., Federal Antiquities Act of 1906, CEQA Guidelines section 15064.5, Public Resources Code Chapter 17, section 5097.5, Paleontological Resources Preservation Act 2009). The paleontological evaluation letter shall be submitted to the ERO for review within 30 calendar days of the discovery. If in consultation with the ERO the qualified paleontologist determines that a paleontological resource is of scientific importance, the qualified paleontologist shall make a recommendation as to what action, if any, is warranted and prepare a paleontological mitigation program. The mitigation program shall include measures to fully document the resource of scientific importance. The qualified paleontologist shall submit the mitigation program to the ERO for review and approval within ten business days of the discovery. Upon approval by the ERO, ground-disturbing activities in the project area shall resume and be monitored as determined by the qualified paleontologist for the duration of such activities. The mitigation program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation of paleontological resources of scientific importance into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground-disturbing activities. The report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils, and for any curation fees charged by the paleontological repository. The paleontology report shall be submitted to the ERO for review within 30 business days				approves the Paleontological Resources Report, if required.

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from conclusion of ground-disturbing activities, or as negotiated following consultation with the ERO.				

NOTES:

[a] Definitions of MMRP Column Headings:

Adopted Mitigation and Improvements Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.

Implementation Responsibility: Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.

Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented.

Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.

Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

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