



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 22, 2011

Date: September 15, 2011
Case No.: **2011.0079CV**
Project Address: **2495 Harrison Street**
Zoning: RH-3 (Residential, House, Three-Family) Zoning District
40-X Height and Bulk District
Block/Lots: 4084 / 018
Project Sponsor: Richard Johnson
917 Bryant Street
San Francisco, CA 94103
Staff Contact: Ben Fu – (415) 558-6613
ben.fu@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project proposes to convert a vacant retail space of approximately 1,200 square feet to a new non-profit community facility d.b.a. "The Seed Fund for the Studio for Urban Projects." The project also includes the new construction of a single-family residence at the rear of the same lot. The community facility will be operated by The Seed Fund for the Studio for Urban Projects.

The Seed Fund for the Studio for Urban Projects, which founded in 2006, is an artist collaborative that perceives art as a means of advancing civic engagement and furthering public dialogue. The Seed Fund will have a person or persons working in the building along with members of The Studio for Urban Projects. The Studio engages in interdisciplinary and research-based projects, which aim to provoke change by re-framing perceptions of the city and physically transforming elements of the built environment. The Studio for Urban Projects also works collaboratively with individuals and institutions in the presentation of projects, public programs, and publications. Engaging the broad themes of ecology and urbanism, The Studio's projects have taken the form of audio tours, interactive websites, exhibitions, and architectural environments.

SITE DESCRIPTION AND PRESENT USE

2495 Harrison Street was originally constructed in 1888 as a one-story-over-basement commercial building and operated as a saloon. The subject property is located on a 26' x 100' rectangular lot at the northwest corner of Harrison and 21st Streets in the Mission District. The property has been operating as a commercial space since it was constructed and has been vacant since 2008. The property is individually-eligible for listing in the California Register of Historical Resources under Criterion 3 (Architecture) as an early example of a modest commercial property designed in the Italianate

architectural style in the Mission District. The property's period of significance is its estimated date of construction.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate area, north of the subject property, is uniform in character and consists largely of two- and three-story, single- and multi-family, residential properties. The predominant architectural styles in this area include Victorian-era (Italianate, Queen Anne and Stick) and Edwardian-era architectural styles. The immediate area, south of the subject property, is characterized by a contemporary, larger-scale infill residential development and an elementary school and parking lot. The surrounding properties are zoned RH-2, RH-3, and UMU (Urban Mixed-Use).

ENVIRONMENTAL REVIEW

On February 28, 2011, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") Guidelines per Sections 15303 and 15331 and California Public Resources Code Section 21083.3 as described in the determination contained in the Planning Department files for this Project.

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|-----------------|----------------------|--------------------|---------------|
| Classified News Ad | 20 days | September 2, 2011 | September 2, 2011 | 20 days |
| Posted Notice | 20 days | September 2, 2011 | September 2, 2011 | 20 days |
| Mailed Notice | 10 days | September 12, 2011 | September 1, 2011 | 21 days |

PUBLIC COMMENT

- The Department has not received any comments from members of the public.

ISSUES AND OTHER CONSIDERATIONS

- The Project will maintain the existing historical resource and utilize the existing vacant building for a community service use.
- The project will not include any off-street parking spaces or curb cuts; therefore, improving the pedestrian experience.
- The project will provide Eastern Neighborhood impact fees relative to new requirements.
- The project also seeks rear yard and off-street parking Variance requests under Planning Code Sections 134 and 151 to allow the construction of a new single-family dwelling in the required rear yard and without the required off-street parking space.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Conditional Use Authorization pursuant to Planning Code Sections 209.4 and 303 to allow the establishment of a community facility within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The project will convert an underused site into a productive community service and residential development that includes significant site and building upgrades, such as landscaping, bike parking and private open space.
- The project design is consistent with and respects the existing neighborhood character.
- The Project will rehabilitate and restore the historically significant building, and construct a new building in the rear yard, in a manner that is conformance with the Secretary of the Interior's Standards for Rehabilitation.
- The project will fully utilize the Eastern Neighborhood controls and pay the appropriate impact fees.

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| RECOMMENDATION: Approval with Conditions |
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Attachments:

Draft Conditional Use Authorization Motion

Parcel Maps

Sanborn Map

Aerial Photographs

Zoning Map

Environmental Review Documents

Project Sponsor Submittal:

- Cover Letter
- Site Photographs
- Project Renderings
- Reduced Plans

Attachment Checklist

Executive Summary

Draft Motion

Environmental Determination

Zoning District Map

Parcel Map

Sanborn Map

Aerial Photo

Context/Site Photos

Project sponsor submittal

Drawings: Existing Conditions

Check for legibility

Drawings: Proposed Project

Check for legibility

Exhibits above marked with an "X" are included in this packet

BF

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other (EN Impact Fee – Sec. 423)

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Planning Commission Motion No. XXXXX HEARING DATE: SEPTEMBER 22, 2011

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.4(A) AND 303 TO ALLOW THE ESTABLISHMENT OF A COMMUNITY FACILITY WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 27, 2011, Richard Johnson filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.4(a) and 303 to allow the establishment of a community facility within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

On February 28, 2011, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) Guidelines per Sections 15303 and 15331 and California Public Resources Code Section 21083.3 as described in the determination contained in the Planning Department files for this Project;

On September 22, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0079CV.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization requested in Application No. 2011.0079CV, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** 2495 Harrison Street was originally constructed in 1888 as a one-story-over-basement commercial building and operated as a saloon. The subject property is located on a 26' x 100' rectangular lot at the northwest corner of Harrison and 21st Streets in the Mission District. The property has been operating as a commercial space since it was constructed and has been vacant since 2008. The property is individually-eligible for listing in the California Register of Historical Resources under Criterion 3 (Architecture) as an early example of a modest commercial property designed in the Italianate architectural style in the Mission District. The property's period of significance is its estimated date of construction.
3. **Surrounding Properties and Neighborhood.** The immediate area, north of the subject property, is uniform in character and consists largely of two- and three-story, single- and multi-family, residential properties. The predominant architectural styles in this area include Victorian-era (Italianate, Queen Anne and Stick) and Edwardian-era architectural styles. The immediate area, south of the subject property, is characterized by a contemporary, larger-scale infill residential development and an elementary school and parking lot. The surrounding properties are zoned RH-2, RH-3, and UMU (Urban Mixed-Use).
4. **Project Description.** The project proposes to convert a vacant retail space of approximately 1,200 square feet to a new non-profit community facility d.b.a. "The Seed Fund for the Studio for Urban Projects." The project also includes the new construction of a single-family residence at the rear of the same lot. The community facility will be operated by The Seed Fund for the Studio for Urban Projects.

The Seed Fund for the Studio for Urban Projects is an artist collaborative that perceives art as a means of advancing civic engagement and furthering public dialogue. The Seed Fund will have a person or persons working in the building along with members of The Studio for Urban Projects. The Studio engages in interdisciplinary and research-based projects, which aim to provoke change by re-framing perceptions of the city and physically transforming elements of the built environment. The Studio for Urban Projects also works collaboratively with individuals and institutions in the presentation of projects, public programs, and publications. Engaging the

broad themes of ecology and urbanism, The Studio's projects have taken the form of audio tours, interactive websites, exhibitions, and architectural environments.

5. **Public Comment.** The Department has not received any comments from members of the public.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Zoning District.** The project site is located within the RH-3 Zoning District. In RH-3 districts, structures with three units are common in addition to one-family and two-family houses. The predominant form is large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale and separate entrances for each unit. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level and also on decks and balconies for individual units. Nonresidential uses are more common in these areas.

- B. **Use.** Planning Code Section 209 identifies residential use and various nonresidential uses as principally permitted uses in the RH-3 Zoning District. In general, the principally permitted uses are institutions, recreation and arts, and residential. A conditional use is required for a community facility use.

The proposed community facility continues an existing non-conforming use since 1888 and follows the intent of the original construction of building. The new residential use at the rear provides a space better suited for family housing with two-bedrooms and approximately 1,400 square feet of area.

- C. **Rear Yard.** Planning Code Section 134 requires a corner lot to match the rear yard of the one adjacent building.

The required rear yard for the subject lot is approximately 30'-0". The proposed mid-court rear yard for this project would be approximately 26'-0", or 23 feet unobstructed. The proposed dwelling would be located on the rear lot line. A Variance request for rear yard has been filed and will be determined by the Zoning Administrator.

- D. **Residential Open Space.** Planning Code Section 135 requires that usable open space be located on the same lot as the dwelling units it serves. At least 100 square feet of usable open space per dwelling unit of private open space, or 133 square feet per dwelling unit of common open space, is required. The Project has a residential open space requirement of up to 100 square feet of usable open space if private, or 133 square feet of common open space.

The Project includes an approximately 670 square feet of mid-court open space that exceeds the minimum open space requirement.

- E. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires improvement of the public right-of-way associated with development projects. The owner or developer of a new building in this District must install street trees. Each street tree must be a

minimum of 24-inch box for every 20 feet of frontage of the property along each street or public alley with any remaining fraction of 10 feet or more of frontage requiring an additional tree.

The Project is required to install one street tree along Harrison Street and five along 21st Street, for a total of six trees. The project complies with this requirement by providing the required street trees.

- F. **Exposure.** Planning Code Section 140 requires all dwelling units in all use districts to face on an open area such as public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Planning Code.

The proposed dwelling unit has at least one room that meets the 120-square-foot minimum superficial floor area requirement of Housing Code Section 503 that face directly on to 21st Street.

- G. **Parking.** Planning Section 151 requires one off-street parking space for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet, and allows for one parking space for each dwelling unit within a RH-3 district.

The proposed community facility for artists has a gross floor area of approximately 1,200 square feet; therefore, no parking spaces are required. The project does not propose to provide any off-street parking spaces as none currently exists. A Variance request for off-street parking has been filed to exempt the requirement for the dwelling unit and will be determined by the Zoning Administrator.

- H. **Height Limit.** Planning Code Section 260 requires that the height of buildings not exceed the limits specified in the Zoning Map and defines rules for the measurement of height. The Project Site is within a 40-foot Height District.

The Project complies. The height of roof is approximately 20 feet.

- I. **Eastern Neighborhoods Public Benefit Fund.** The project shall comply with the provisions of Planning Code Section 423, including payment of the Eastern Neighborhoods Impact Fee, or execution of an In-Kind Agreement with the Planning Department prior to issuance of the first site or building permit.

7. **Conditional Use Authorization.** Planning Code Section 303 establishes criteria for the Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

The Project is necessary and desirable because it adds a dwelling unit and supports artists through an artist collaborative program. The proposed project maintains and utilizes the existing historical resource for a noncomplying use since its original construction in 1888. The proposed non-profit

community facility use will serve the neighborhood and artists in the community. Preservation of the existing building and use as a community facility will provide space for working artists and maintain unique cultural assets and artworks. The proposed rehabilitation of the existing house and new construction in the rear yard has been determined to be in conformance with the Secretary of Interior's Standards for Rehabilitation.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project maintains the existing one-story historical resource and reuses the building for another community serving use.

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The existing building will be rehabilitated for use as a community facility for artists in a manner that will preserve the historic features of the building, which is individually significant. The proposed project has been determined to be in conformance with the Secretary of the Interior's Standards for Rehabilitation (Standards) as the work is generally restorative, will not impact historic features or materials, and will be reversible. Proposed new construction consists of an approximately 1,400 square feet, 31-foot high, two-story residential unit with an attic at the rear of the parcel with a façade fronting on 21st Street. The contemporary design of the new building appropriately differentiates it from the historic building while the proposed setback, fenestration pattern, and overall minimal style establish a compatible size and shape with the existing building and surrounding properties.

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

The proposed conversion and establishment of a community facility has no off-street parking or loading requirements. The project site is within walking distance of the Mission Street corridor which is well served by public transportation. The project site has no existing garage openings or curb cuts. The proposed project will not introduce any garage openings or curb cuts. The proposed Community Facility use is designed to allow a monitored public access as to number of visitors and time of visits such that it should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

Noxious or offensive emissions are not typically associated with a community facility. The project proposes events such as workshops, talks, and film screenings; none of which expects to produce noxious or offensive emissions such as noise, glare, dust and odor, nor anticipated to create a nuisance.

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

Six street trees are proposed as required by the Planning Code. There are no garage entries proposed.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

HOUSING

Objectives and Policies – 2009 Housing Element

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The project maintains and preserves existing architectural and historical resource, which has been in its current location since 1888. The project promotes neighborhood character and compatibility. Introduction of a community serving space for artists will encourage community interaction.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

The Project provides adequate open space, all on-site. The open space is provided in the form of a private inner court.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

Policy 4.6:

Assure the provision of adequate public open space to serve new residential development.

The Project will create private outdoor open space between the existing building and the new residential unit in the rear. It will not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will install street trees at approximately 20 foot intervals all along the three frontages on 21st and Harrison Streets. Frontages are designed with active spaces oriented at the pedestrian level.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes street improvements that would incorporate bicycle parking spaces.

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project proposes no off-street parking spaces.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1:

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

Policy 3:

Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

Policy 6:

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

The proposed new building will promote harmony in visually relating to, and serving as a transition between, older and newer buildings in the neighborhood. The new building's height, dimensions, design, and use of materials have been designed so as to be respectful to the existing historic building and surrounding neighborhood. The new construction will respect the existing character of the site and the neighborhood.

OBJECTIVE 2:

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

Policy 2.4:

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5:

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.6:

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

OBJECTIVE 3:

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

Policy 5:

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

Policy 6:

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

The Project will be consistent with the character, height and bulk of existing buildings in the immediate surroundings. The Project has been designed to be compatible with the character-defining features of the existing building and the new construction has been setback to make massing compatible with surroundings. The existing building on the subject property has been identified as a historical resource and is being rehabilitated and adaptively used as part of the proposed Project. The Project has been determined to be in conformance with the Secretary of Interior's Standards for Rehabilitation.

OBJECTIVE 4:

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

Policy 4.5:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

While the subject lot is a corner lot with two street frontages, it proposes no vehicular access points, limiting conflicts with pedestrians and bicyclists. Numerous street trees will be planted on each façade, ample open space and ground floor active uses directly accessible from the street. The pedestrian experience along the Project site will be improved.

ARTS

Objectives and Policies

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

OBJECTIVE I-1:

RECOGNIZE THE ARTS AS NECESSARY TO THE QUALITY OF LIFE FOR ALL SEGMENTS OF SAN FRANCISCO.

Policy I-1.1:

Promote inclusion of artistic considerations in local decision-making.

Policy I-1.4:

Provide access to the creative process and cultural resources for all neighborhoods, cultural communities, and segments of the city and its populations.

OBJECTIVE III-1

ENHANCE THE CONTRIBUTION OF ARTISTS TO THE CREATIVE LIFE AND VITALITY OF SAN FRANCISCO.

Policy III-1.3:

Protect and assist in the creation of artists' live/work spaces.

OBJECTIVE VI-1

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

Policy VI-1.1

Review, revise and coordinate city permit policies and codes to better meet the needs of the arts.

Policy VI-1.2:

Support and expand programs directed at enabling arts organizations and artists to comply with City building and safety codes and to rehabilitate arts spaces.

The Project proposes to preserve and rehabilitate a historical resource, for use as a community facility for arts. The existing building is historically significant for its original construction date and period of significance. Preservation of the existing building will provide space for working artists, encourage access and information to local art, and maintain a unique artistic work in San Francisco.

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.2:

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1.

Ensure that in-fill housing development is compatible with its surroundings.

Policy 1.2.2.

For new construction, and as part of major expansion of existing buildings in neighborhood commercial districts, require ground floor commercial uses in new housing development. In other mixed-use districts encourage housing over commercial or PDR where appropriate.

Policy 1.2.3:

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

The Project will be consistent with the character, height and bulk of existing buildings in the immediate surroundings. The Project has been designed to be compatible with the character-defining features of the existing building and top floor of new construction has been setback to make massing compatible with surroundings. The existing building on the subject property has been identified as a historical resource and is being rehabilitated and adaptively used as part of the proposed Project. The Project has been determined to be in conformance with the Secretary of Interior's Standards for Rehabilitation.

Built Form

OBJECTIVE 3.1:

PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 3.1.3.

Relate the prevailing heights of buildings to street and alley width throughout the Plan Area.

Policy 3.1.8.

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

Policy 3.1.8:

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The Project rehabilitates and adaptively uses the existing historic building, provides monitored public access, and provides new construction that is compatible with the character of the surrounding neighborhood.

Historic Preservation

OBJECTIVE 8.2:

PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE MISSION AREA PLAN.

Policy 8.2.1:

Protect individually significant historic and cultural resources and historic districts in the Mission area plan from demolition or adverse alteration.

Policy 8.2.2:

Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties in conjunction with the Mission area plan and objectives for all projects involving historic or cultural resources.

The existing building on the subject property has been identified as a historical resource and is being rehabilitated and adaptively used as part of the proposed Project. The Project has been determined to be in conformance with the Secretary of Interior's Standards for Rehabilitation.

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

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

There are no existing neighborhood-serving retail uses on the site. The residential project proposes no retail uses.

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

No housing currently exists on the project site. The project will provide one new dwelling unit, increasing the neighborhood housing stock. The design of the Project is compatible with the surrounding neighborhood. For these reasons, the proposed project would protect and preserve the cultural, economic and historic significance of the neighborhood.

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

The Project will not displace any affordable housing because there is currently no housing on the site.

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

The project site is within walking distance of the Mission Street corridor which is well served by public transportation. The majority of staff and attendees are expected to use alternative methods of transportation other than private automobiles, and the small number of vehicle trips generated by this project would not impede MUNI transit service or overburden streets.

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

The Project does not include any commercial office development. The proposal, which includes a dwelling unit, will increase the diversity of the City's housing supply, a top priority in the City.

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

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

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The Project will not affect the City's parks or open space or their access to sunlight and vistas. The Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2011.0079CV** under Planning Code Sections 209.4 and 303 to allow the proposed establishment of a community facility within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 01, 2011, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 22, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 22, 2011

EXHIBIT A

AUTHORIZATION

This authorization is to allow a Conditional Use Authorization for the proposed establishment of a community facility within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District in general conformance with plans, dated September 1, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0079CV and subject to conditions of approval reviewed and approved by the Commission on September 22, 2011, under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 22, 2011, under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use Authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use Authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.*
2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s). *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.*

DESIGN

3. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, www.sf-planning.org.*
4. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6613, www.sf-planning.org.*

EASTERN NEIGHBORHOODS INFRASTRUCTURE IMPACT FEE

5. **Impact Fees**
The project shall comply with the provisions of Planning Code Section 423, including payment of the Eastern Neighborhoods Impact Fee, or execution of an In-Kind Agreement with the Planning

Department prior to issuance of the first site or building permit. While recognizing that the Commission will review any use of the Eastern Neighborhoods Impact Fee in the future, the Commission urges the Project Sponsor to pursue the execution of an In-Kind Agreement pursuant to Planning Code Section 423.3(d) to authorize the project sponsor to provide in-kind improvements in the form of development of a public park in the Daggett Street Right of Way.

MONITORING

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

OPERATION

8. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
9. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

Parcel Map

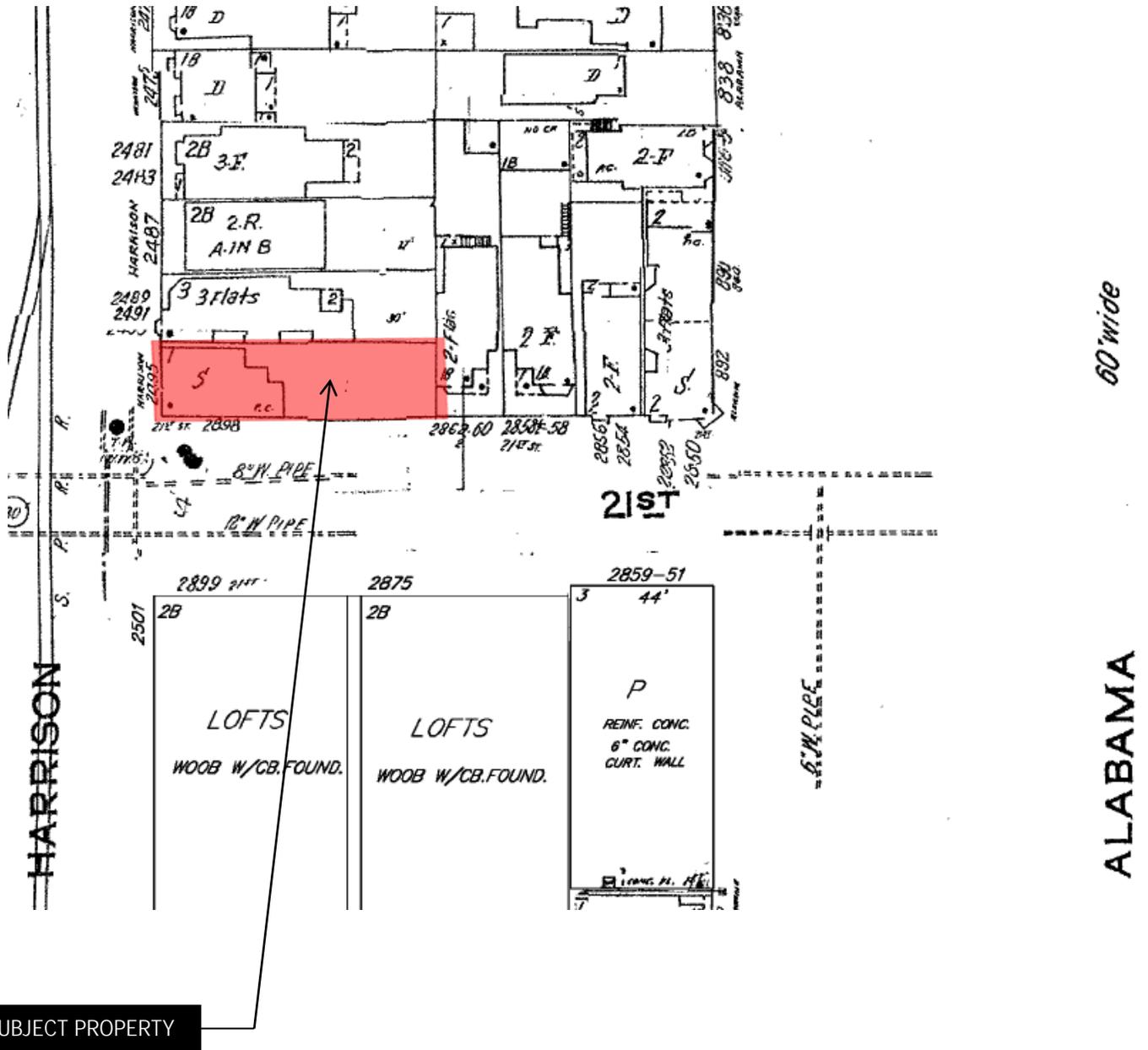


SUBJECT PROPERTY



Planning Commission Hearing
 Case Number 2011.0079CV
 2495 Harrison Street

Sanborn Map*



SUBJECT PROPERTY

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



Planning Commission Hearing
 Case Number 2011.0079CV
 2495 Harrison Street

Aerial Photo



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2011.0079CV
2495 Harrison Street

Zoning Map



Planning Commission Hearing
Case Number 2011.0079CV
2495 Harrison Street



Date received:

SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

| PART 1 – EE APPLICATION CHECKLIST | Provided | Not Applicable |
|--|-------------------------------------|-------------------------------------|
| Two copies of this application with all blanks filled in | <input checked="" type="checkbox"/> | |
| Two sets of project drawings (see "Additional Information" at the end of page 4,) | <input checked="" type="checkbox"/> | |
| Photos of the project site and its immediate vicinity, with viewpoints labeled | <input checked="" type="checkbox"/> | |
| Fee | <input checked="" type="checkbox"/> | |
| <i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical Report, as indicated in Part 3 Questions 3a and 3b | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Phase I Environmental Site Assessment, as indicated in Part 3 Question 8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Additional studies (list) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

2-28-11

(For Staff Use Only) Case No.

2011.0079E

Address:

2495 Harrison St

Block/Lot:

40918 / OR
4084

CLASS 15303 + 15301
Ride Socie'
5/12/11

PART 2 – PROJECT INFORMATION

Owner/Agent Information

| | | | |
|-----------------|--|---------------|--------------------------------------|
| Property Owner | <u>Richard Johnson & Alison Sant</u> | Telephone No. | <u>415.786.5869</u> |
| Address | <u>917 Bryant Street</u> | Fax No. | |
| | <u>San Francisco, CA 94103</u> | Email | <u>rick@richardjohnsondesign.com</u> |
| Project Contact | <u>Brett Gladstone</u> | Telephone No. | <u>415.434.9500</u> |
| Company | <u>Gladstone & Associates</u> | Fax No. | <u>415.394.5188</u> |
| Address | <u>177 Post Street, penthouse</u> | Email | <u>brett@gladstoneassociates.com</u> |
| | <u>San Francisco, CA 94108</u> | | |

Site Information

| | | | |
|------------------------------|---|----------------------|-------------|
| Site Address(es): | <u>2495 Harrison Street, SF, CA 94110</u> | | |
| Nearest Cross Street(s) | <u>corner of 21st Street and Harrison Street</u> | | |
| Block(s)/Lot(s) | <u>4028³⁴ / 018</u> | Zoning District(s) | <u>RH-3</u> |
| Site Square Footage | <u>2600 sq. ft. (26'x100')</u> | Height/Bulk District | <u>40-X</u> |
| Present or previous site use | <u>previous legal use of existing building was a bar/restaurant</u> | | |
| Community Plan Area (if any) | <u>Mission Area Plan (Eastern Neighborhoods)</u> | | |

Project Description - please check all that apply

| | | | |
|--|--|---|--|
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Change of use | <input type="checkbox"/> Zoning change | <input checked="" type="checkbox"/> New construction |
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Demolition | <input type="checkbox"/> Lot split/subdivision or lot line adjustment | |
| <input checked="" type="checkbox"/> Other (describe) | <u>Variance (rear yard & parking)</u> | Estimated Cost | <u>\$800,000.</u> |
| Describe proposed use | <u>Community Facility (in the existing building) & Single Family Residence (in a new building)</u> | | |

Narrative project description. Please summarize and describe the purpose of the project.
Please see attached description.

| PART 3 – ADDITIONAL PROJECT INFORMATION | Yes | No |
|---|-------------------------------------|-------------------------------------|
| <p>1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?</p> <p>If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?</p> <p>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>3a. Would the project result in excavation or soil disturbance/ modification greater than 10 feet below grade?</p> <p>If yes, how many feet below grade would be excavated? _____</p> <p>What type of foundation would be used (if known)? _____</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?</p> <p>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?</p> <p>If yes, please submit a <i>Tree Disclosure Statement</i>.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>5. Would the project result in ground disturbance of 5,000 gross square feet or more?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>6. Would the project result in any construction over 40 feet in height?</p> <p>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>7. Would the project result in a construction of a structure 80 feet or higher?</p> <p>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p> <p>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?</p> <p>If yes, please describe. Please see attached description. Rear Yard Variance per section 134(c) & Variance for no parking per section 151. Conditional use for a change of use to a Community Facility per section 209.4(a)</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>10. Is the project related to a larger project, series of projects, or program?</p> <p>If yes, please describe.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?</p> <p>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

| Gross Square Footage (GSF) | Existing Uses | Existing Uses to be Retained | Net New Construction and/or Addition | Project Totals |
|----------------------------|--------------------------------|--|---|--|
| Residential | 0 | 0 | 1400 sq. ft. new single family residence | 1400 sq. ft. new single family residence |
| Retail | 0 | 0 | 0 | 0 |
| Office | 0 | 0 | 0 | 0 |
| Industrial | 0 | 0 | 0 | 0 |
| Parking | 0 | 0 | 0 | 0 |
| Other (specify use) | 1300 sq. ft. bar/restaurant | 1000 sq. ft. change use of existing building to community facility | (remove 300 sq. ft. from existing building) | 1000 sq. ft. community facility |
| Total GSF | 1300 sq. ft. | 1000 sq. ft. | 1400 sq. ft. | TOTAL: 2400 sq. ft. (in two buildings: 1000 sq. ft. existing bldg; 1400 sq. ft. new bldg.) |
| | | | | |
| Dwelling units | 0 | 0 | 1 | 1 dwelling unit |
| Hotel rooms | 0 | 0 | 0 | 0 |
| Parking spaces | 0 | 0 | 0 | 0 |
| Loading spaces | 0 | 0 | 0 | 0 |
| Number of buildings | 1 | 1 | 1 | 2 buildings |
| Height of building(s) | existing bldg: approx. 20-feet | existing bldg: approx. 20-feet (no changes) | new bldg: approx. 31-feet | 2 buildings: existing bldg 20-feet tall; new bldg 31-feet tall |
| Number of stories | existing bldg: 1-story | existing bldg: 1-story (no change) | new bldg: 3-stories tall | 2 buildings: existing bldg 1-story tall; new bldg 3-stories tall |

Please describe any additional project features that are not included in this table:
please see attached description of the project

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2495 Harrison Street
Block/Lot: 4084/018
Case No.: 2011.0079E
Date of Review: May 12, 2011
Planning Dept. Reviewer: Richard Sucre
 (415) 575-9108 | richard.sucre@sfgov.org

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROPOSED PROJECT Demolition Alteration New Construction

PROJECT DESCRIPTION

The proposed project includes new construction of a single-family residence on the same lot as an existing one-story commercial building, and the conversion of the existing building from a commercial property to a community facility. The rear additions and exterior signage on the one-story commercial building will be removed, and a new deck (measuring 200 square feet) will be constructed. The project includes interior renovations to the one-story commercial building consisting of: ADA upgrades, seismic reinforcement, and programmatic alterations. The project also includes replacement of the existing glazing on the wood-sash windows of the one-story commercial building. The new single-family residence will be contemporary in design, and will be three-stories tall and 1,400 square feet. The proposed project is depicted in architectural drawings prepared by the Studio For Urban Projects, LLC and Richard Johnson Design, dated January 27, 2011.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. It was surveyed as part of the Planning Department's South Mission Historic Resource Survey, which is a qualified historic resource survey, as defined by the California Environmental Quality Act (CEQA). The survey assigned a California Historic Resource Status Code (CHRSC) of "3CS," which defines the property as "Appears eligible for CR as an individual property through survey evaluation." The building is considered a "Category A.2" (Adopted local registers, and properties that have been determined to appear eligible, or which may become eligible for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its inclusion in a qualified historic resource survey and CHRSC.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a 26' x 100' rectangular lot at the northwest corner of Harrison and 21st Streets in the Mission District. The property is located within RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District. The immediate area, north of the subject property, is uniform in character and consists largely of two- and three-story, single- and multi-family, residential properties. The predominant architectural styles in this area include Victorian-era (Italianate, Queen Anne and Stick) and Edwardian-era architectural styles. The immediate area, south of the subject

property, is characterized by a contemporary, larger-scale infill residential development and an elementary school and parking lot.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- Event:** or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.
District or Context: Yes, may contribute to a potential district or significant context
If Yes; Period of Significance: Not Applicable.

Notes: 2495 Harrison Street is individually-eligible for listing in the California Register of Historical Resources under Criterion 3 (Architecture) as an early example of a modest commercial property designed in the Italianate architectural style in the Mission District. The property's period of significance is 1888 -- the property's estimated date of construction. The subsequent summary is based upon the findings of the Planning Department's South Mission Historic Resource Survey and the Supplemental Information Form prepared by M. Taylor Historical Consulting (August 2010).

Criterion 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;*

According to information provided in the Supplemental Information Form for Historic Resource Evaluation (dated August 2010, prepared by M. Taylor Historical Consulting) and the Planning Department's South Mission Historic Resource Survey, 2495 Harrison Street was originally constructed in 1888 as a one-story-over-basement commercial building by saloon owner, James Donaldson. No architect or builder was uncovered/listed for the subject property.

The earliest documented appearance of the subject building is in the 1890 Sanborn Fire Insurance Map, which shows the property as a combination store/dwelling. This use is reinforced by the San Francisco City Directories, which record the original owner, James Donaldson, as living and working at 2495 Harrison Street (also addressed as 2445 Harrison Street). By 1891, the saloon proprietor is recorded as Mr. Laust Peter Lausten, who owned and resided at the property until 1910. Between 1910 and 1973, the building was owned by descendants of Peter Lausten and his wife, Caroline. During this time frame, the building continued to operate as a saloon/bar (annotated as a store), as recorded in the 1915 and 1950 Sanborn Fire Insurance Maps. A variety of businesses operated in this location, including the Mechanics Restaurant (1946), Twenty-Four Ninety Five Cavern tavern (1951 to 1957), New Blamey's Tavern (1957 to 1966), Hobson's Choice (1967 to 1972), Steve's Place (1973 to 1986), and Hobson's Choice (1986 to 1991). In recent years, the building was occupied by a music booking and management agency (1993 to 1996) and a sole occupant (1997 to 2000) before changing

hands to a variety of different owners, whom likely used the building as either a residence or as an office.¹ None of the occupants of the subject property appear to have historical significance. The building operated as a neighborhood serving saloon/bar for most of its lifetime.

Based upon this history, the subject property does not appear to be eligible for listing in the California Register under Criterion 1 (Events).

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Records available at the San Francisco Public Library and Assessor's office were consulted, and no persons of known historical significance appear to have been associated with the subject building; therefore the subject property at 2495 Harrison Street is not eligible for listing in California Register under Criterion 2 (Persons).

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Constructed in 1888, the subject property is a one-story, wood frame commercial building with a butterfly roof designed in a simple Italianate architectural style. The building features horizontal wood siding, wood-sash and aluminum-sash windows, and a corner entry. The building has a prominent cornice with a pent roof, brackets and wood panels. The building has a series of rear shed additions on the east façade.

As a simple Italianate commercial building, 2495 Harrison Street is architecturally significant as embodying the distinctive characteristics of a type and period. The subject property embodies the characteristics of an early, working-class, vernacular commercial building, as evidenced by the simple architectural ornamentation (ex: prominent cornice and brackets), and corner location and entry. As a property constructed in 1888, the property is one of the earliest intact commercial properties in the Mission District, and embodies the characteristics of commercial properties from this era.

Therefore, the subject property is eligible for listing in the California Register under Criterion 3 (Events).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property at 2495 Harrison Street is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

¹ The recent use of the building is unclear, although the official record denotes the building as a "bar." See M. Taylor Historical Consulting, "Supplemental Information Form for Historical Resource Evaluation: 2495 Harrison Street" (August 2010) Page 7.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

| | | | | | |
|---------------------|---|--------------------------------|-------------------|---|--------------------------------|
| Location: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | Setting: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| Association: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | Feeling: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| Design: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | Materials: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| Workmanship: | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | | | |

Notes: The subject property retains all aspects of integrity. Alterations to the property have included: construction of cement flooring and basement alterations (1922); installation of neon signage (1946, 1957); and replacement of two wood-sash windows on the 21st Street façade with aluminum-sash windows (no date).² Overall, the property has had relatively few alterations and maintains a high degree of historic integrity.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

No Resource Present (*Go to 6 below.*) Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: Staff has reviewed the project proposal and finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

² M. Taylor Historical Consulting, Page 8.

The proposed project will change the property's use from commercial to a community facility. This new use will require minimal changes to the building's exterior character-defining features. On the exterior, the major alterations to the subject property include: reglazing the existing windows, replacing the existing door, removing of the rear additions, and constructing a new deck.

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.

The proposed project will retain and preserve the historic character of 2495 Harrison Street, as defined by its character-defining features (see below for a full list of character-defining features). On the exterior, the simple vernacular Italianate detailing of the historic commercial building will be preserved and rehabilitated, and rear additions will be removed from the east facade. These additions do appear in the early Sanborn Fire Insurance Maps, but do not appear to contribute to the significance of the property. Additional information on these rear additions was not uncovered; however, their removal will not alter features, spaces and spatial relationships that characterize the subject property.

Standard 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.

The proposed project includes the construction of a new three-story, single-family residence that will be designed in a contemporary architectural style. The construction of the new residence necessitates the removal of the rear addition of the existing one-story commercial building, in order to provide for additional space in the rear yard. The new residence will be completely separated, and will be clearly differentiated from the existing commercial building, as evidenced by the material palette and detailing. The new residence achieves a measure of compatibility with the existing building and setting through its massing and orientation, which align to the adjacent properties along 21st Street. Overall, the project maintains the integrity of the 2495 Harrison Street, and does not adversely impact the historic features, materials and spatial relationships that characterize the property.

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 proposed project includes the construction of a new deck on the existing one-story building, and the new construction of a three-story residence on the same parcel. If this addition and new residence were to be removed in the future, the essential form and integrity of the subject property would remain unimpaired, and the property as a whole would retain its historic integrity.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: The exterior character-defining features of the subject property include:

- One-story massing
- Butterfly roof
- Horizontal wood siding
- Prominent cornice with pent roof, brackets, and wood panels
- Corner entry
- Wood-sash windows with flat wood trim and sills

The proposed project will retain all of the character-defining features of 2495 Harrison Street.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

Notes: The immediate context is mixed in character with buildings on the immediate block constructed from the early 1900s to 1920s, and other nearby buildings constructed in the 2000s. The majority of buildings on this block of Harrison Street do display a high level of visual continuity with other similar era/style properties. The adjacent neighborhood is filled with a high concentration of Victorian-era residences, as evidenced by the properties located directly north of subject property. Based upon the findings of the recently adopted South Mission Historic Resource Survey, the subject property is not located within any designated or potential historic district. Therefore, there do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 5/12/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team

SC: G:\Documents\2011.0079E 2495 Harrison St\HRER_2495 Harrison St_2011-05-12.doc

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
CHR Status Code: _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) 2495 HARRISON ST

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 2495 HARRISON ST City: San Francisco ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 4084 018

*P3a. Description: (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

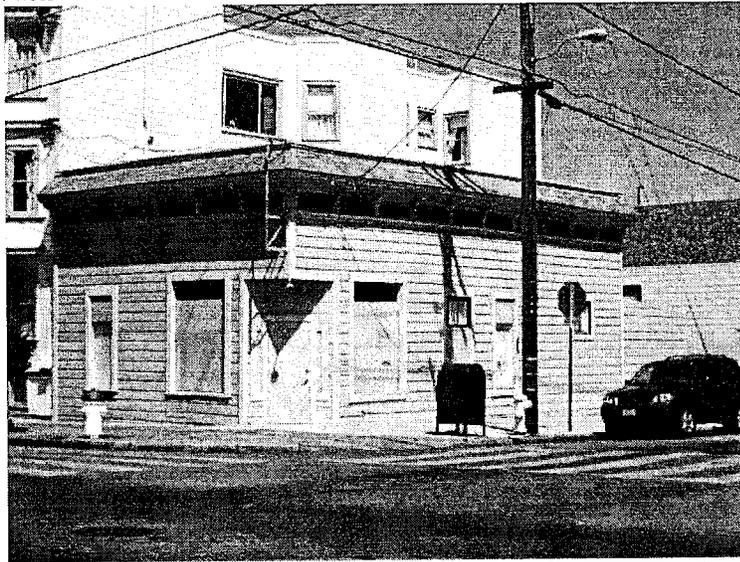
2495 Harrison Street is located on a 26' x 100' rectangular lot on the northeast corner of 21st and Harrison Streets. Built ca. 1885, 2495 Harrison Street is a 1-story, wood frame commercial building originally designed in the Flat Front Italianate style. The rectangular-plan building, clad in channel drop wood siding, is capped by a flat roof. The foundation is not visible. The primary façade faces west and includes 2 structural bays. Entrances include a flush wood door with paneled door surround and sidelights, located at the corner and set at an angle. Typical fenestration consists of boarded-up and fixed plate-glass windows with paneled surrounds. Architectural and site features include a rear addition to the east with a shed roof, a parking lot, a paneled frieze, a bracketed cornice, and a pent roof parapet at the roofline.

The building appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Description of Photo:

View of primary and secondary facades. 4/5/2008

*P6. Date Constructed/Age:

Historic Prehistoric Both

Ca. 1885 Sanborn Maps/Est.

*P7. Owner and Address

HANNI KRISTA
2495 HARRISON ST

SAN FRANCISCO CA

*P8. Recorded By:

Page & Turnbull, Inc. (GH/CD)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded: 4/8/2008

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods Mission Survey

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list):

Planning Commission President Olague and Commissioners
Planning Commission
Care of Ben Fu
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2495 Harrison Street
Planning Commission Hearing on September 22, 2011; Case No. 2011.0079CV

September 14, 2011

Dear President Olague and Commissioners:

Enclosed is our proposal for 2945 Harrison Street. We have included plans for the existing and proposed building (site plan, floor plans, elevations, sections, perspectives, and renderings), panoramic photographs of the surrounding site, and materials on both the Seed Fund and the Studio for Urban Projects our co-tenants. Letters of support will follow. As background to the project, I would like to provide you with information about the Seed Fund and its co-tenant the Studio for Urban Projects.

BACKGROUND.

The Seed Fund is a San Francisco foundation, originally funded by the Summit Foundation, which supports exemplary projects in the arenas of art, architecture and ecology that enliven the public realm and advance the quality of civic life. In addition to our grants, the Seed Fund creates opportunities for bringing people together in forums that foster exchange, cross pollination, and greater public discourse. Our past grantees have included the Garden for the Environment, Friends of the Urban Forest, Nature in the City, PlantSF, San Francisco Bicycle Coalition, the People's Grocery, Van Alen Institute, and The Project for Public Spaces among many others. Please see the enclosed full grantee list as a reference.

The Seed Fund currently shares a storefront space in the San Francisco Mission district with the Studio for Urban Projects. The Studio is an art and design collective whose work is engaged in the broad themes of ecology and urbanism. The Studio for Urban Projects currently has a show installed at SPUR entitled, *Reclaim Market Street!* Engaged in the re-design of Market Street in 2015. In addition, to using the storefront space to work on art and design projects, the Studio hosts workshops, talks, film screenings and meals that foster civic dialog.

Events at the Studio for Urban Projects have profiled many of the exciting civic projects that have happened and continue to happen in San Francisco over the past several years. These include the Victory Garden at the Civic Center, Market Street bike trial, Pavement to Parks program and others. Individuals in city government including Andres Power, Paula Jones and David Winslow have been paired with artists, designers, and activists on panels discussing these inspiring projects. Please see enclosed event documentation as a reference. Panelists volunteer their time and are compensated with a meal at the storefront following their presentations. Event expenses are also subsidized through donations from the general public.

Although separate organizations with unique functions, The Seed Fund and the Studio for Urban Projects share synergistic interests and several members, including my collaborator and husband Richard Johnson and myself. By maintaining a shared space at 2945 Harrison Street, we hope that these two organizations may maintain a beneficial relationship with one another. Each organization aims to support and promote sustainable urbanism in San Francisco with strategies appropriate to its founding mission.

PROJECT.

Our current operations at 17th Street are a template for how we would like to operate the new space on Harrison Street, which is approximately the same size and on a street with a similar residential/commercial mix. On average we host between one and four events a month attended by twelve to thirty people. Four part-time employees/interns work at the storefront in collaboration with Rick and I. We also work with additional people around specific projects. Generally, less than four people work at the storefront on a daily basis. All employees, interns and event guests are strongly encouraged to take public transport or ride their bikes as our current space and future home are well served by public transit and on streets with bicycle lanes.

Our current neighbors are supportive of our operations and come to our events. In addition, our neighbors in the Inner-Mission have expressed their support of our move and excitement to see us become a vital part of the neighborhood. Letters from both will follow this packet.

We sincerely hope that both the Seed Fund and the Studio for Urban Projects will become vibrant participants in the Inner-Mission neighborhood helping to both support and convene the groups that are making it a culturally rich and diverse neighborhood with inspiring models of urban sustainability. It is a neighborhood that is ripe with models that are relevant to the transformation of San Francisco and beyond.

Alison Sant-Johnson
President, Seed Fund



Seed Fund Grantees to date:

Alemany Farm
Amy Balkin: Public Smog project
Amy Franceschini: Victory Garden/ Free Soil: Farming 2050
Brooke Budner & Caitlyn Galloway
CA Academy of Sciences: green roof
Center for Agroecology, UC Santa Cruz
Center for Creative Land Recycling
Chris Carlsson: Found SF/ Ecology Emerges documentation
City Slicker Farms
Civic Center Victory Garden
CLUI: Petroscape Project
Darrin Nordahl: Public Produce
Edible City Documentary
Eric Sanderson: the Mannahatta Project
Erik Knutsen & Kelly Coyne: The Urban Homestead
Free Farm Stand
Friends of Potrero Nursery School
Friends of the Highline
Friends of the Urban Forest
Fritz Haeg: Edible Estates
Garden for the Environment
Garden for the Environment: greenhouse project
Graze the Roof
Growing Power
Greenbelt Alliance
Grey Brechin: California Living New Deal
Greywater Action
Guerrero Park
Hayes Valley Farm
Headlands Center for the Arts: residency
Iain Boal: The Long Theft
Laura Lawson: Greening Cities
Linden Living Alley
Little City Gardens
Nature in the City
Neighborhood Parks Council
Nouvelle Vie, Haiti
Novella Carpenter
Occidental Arts and Ecology Center
Peoples Grocery
Pie Ranch
Plant*SF: Naples Pavement to Parks
PS1: Work Architecture PF1
Public Architecture: South of Market Project
Rebecca Solnit: research
Richard Walker: The Country in the City
Sam Green: Fog Film
SF Bicycle Coalition: Great Streets Program/Connecting the City
SF Botanical Garden
SF Green Schoolyard Alliance
SF Waldorf High School
SF Waldorf School Garden Program
SFAI : Urban Studies residency
Slide Ranch
Southern Exposure: Vapor Exhibition
SPUR: Urban Agriculture research position
Ted Purves & Susanne Cockrell: The Meadow Network
Urban Tilth
Van Alen Institute: David Benjamin & Soo-in Yang
Van Alen Institute: Eric Sanderson Manhattan 2409
Veggielution

CALENDAR

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Reclaim Market Street! Exhibition Opening

Tuesday September 6th, 6:00-8:00pm

SPUR, 654 Mission Street, San Francisco, CA 94105

In 2015, Market Street will be remade as the culmination of a four-year public process called the Better Market Street Project. *Reclaim Market Street!*, created by the Studio for Urban Projects, augments this ongoing community program by staging a series of interventions that engage the public in changing the street. Accompanying these events is an exhibition at the San Francisco Planning + Urban Research Association (SPUR) that provides context for these pilot projects by highlighting the many ways in which cities, nationally and internationally, are engaged in reimagining their public spaces through experimental urban planning. Believing that artists can be provocative agents in helping us to reimagine our cities, the Studio for Urban Projects—in collaboration with artists, activists, designers and city officials—has created this project as a way of helping us to claim Market Street in this crucial moment.

Join us to celebrate the opening of *Reclaim Market Street!* with a talk by Margaret Crawford, Professor of Architecture and authored and editor of *Everyday Urbanism* and comments by SPUR and the Studio for Urban Projects. Suggested donation \$10. Please **Register** with SPUR.

CALENDAR

[View the Calendar](#)



The Underground Food Movement

A discussion with Sandor Katz, Iso Rabins, Ted Purves and Susanne Cockrell moderated by Rosie Branson Gill

The underground food movement is characterized by strategies such as cow shares, market memberships, food swaps, pop-up restaurants, and backyard harvesting. These efforts support small-scale growers, gatherers, and makers. The farmers, chefs, artists, and activists that create these projects are contributing to a shift in the way we think about economics, food distribution, and community.

Join us for an evening discussion exploring the emerging underground food movement in San Francisco and around the country. The evening's panel will feature Sandor Katz, author of **The Revolution will not be Microwaved: Inside America's Underground Food Movement** and **Wild Fermentation: The Flavor, Nutrition, and Craft of Live-Culture Foods**; Iso Rabins the founder of **ForageSF** and the Underground Farmer's Market; and artists Ted Purves and Susanne Cockrell, whose social art projects include **Temescal Amity Works** and **The Meadow Network**. The evening's panel will be moderated by Rosie Branson Gill, the Program Director of **18 Reasons**.

Following the program several Underground Farmers Market vendors will be serving delicious home-made food.

Tuesday, May 17 7:00 pm

Space is limited. Please RSVP to rsvp@studioforurbanprojects.org

Suggested donation \$5-\$15

CALENDAR

[View the Calendar](#)



Edible Wild Plants

There are nutritious, delicious and abundant edible plants growing wild all around us. Join us for a presentation and discussion with foraging expert and author, John Kallas, who will show you how to identify, harvest and prepare edible wild plants found within walking distance of your kitchen. Dr. Kallas will be on hand after the discussion for a signing of his recent book, *Edible Wild Plants: Wild Foods From Dirt to Plate*.

A trained botanist, nature photographer, writer, researcher, and teacher, Dr. Kallas, is one of the foremost authorities on North American edible wild plants and other foragables. He learned about wild foods through formal academic training and over 35 years of hands-on field research. Dr. Kallas has amassed one of the largest personal wild food libraries in the country, and started *Wild Food Adventures* in 1993 and the *Wild Food Adventurer* newsletter in 1996.

The program will take place on Thursday, May 5 at 7pm. Space is limited, RSVP to rsvp@studioforurbanprojects.org.

CALENDAR

[View the Calendar](#)



Cycling Cities

"Since the first time since the car became the dominant form of American transportation after World War II, there is now a grassroots movement to seize at least part of the street back from motorists."

Pedaling Revolution, Jeff Mapes

San Francisco is being transformed by newly painted bike lanes, cycle tracks, bike boxes and a master plan for integrating safe bicycle transport throughout the city. What is happening here is mirrored by similar efforts in Portland, New York, Seattle, Minneapolis and many other US cities.

Join us for a discussion examining the emerging bicycling movement and how it is changing our cities. What are models of integrated urban transit? How do we design for increased numbers of cyclists? What are our aspirations for integrating cycling into our urban fabric? What is the history of bike advocacy and how has it shaped contemporary political dialog?

Our panelists will include Leah Shahum the Director of the San Francisco Bike Coalition; Heath Maddox, Transportation Planner at SFMTA who is overseeing San Francisco's new bike sharing program; Architect David Baker; and Chris Carlsson, author, historian, and co-originator of Critical Mass. The evening's panel will be moderated by Sabrina Merlo, the former Regional Advocacy Director of the Bay Area Bicycle Coalition.

Thursday, April 14 7:30pm

CALENDAR

[View the Calendar](#)



Reclaiming the Street

Referred to by many names; woonerfs (Netherlands), verkehrsberuhigter bereich (Germany) home zones (UK), and shared spaces (US); these streets prioritize space for pedestrians and bicyclists. By design they remove cars as the primary form of transportation and allow a more holistic mix of transit options.

How are US cities beginning to embrace new approaches to planning our city streets? What lessons have we learned from models in European cities that are helpful in designing more inclusive spaces? What are models in San Francisco and other American Cities that we can look to?

Join us for an evenings discussion with Bryan Goebel, the Editor of SF StreetsBlog; Kit Hodge, the Director of the Great Streets Project; Architect and Urban Planner David Winslow the designer of Linden Alley, and moderator John Bela of REBAR.

Thursday, March 31 7:00pm

CALENDAR

[View the Calendar](#)

How to Grow a School Garden: A Crash Course in Starting School Gardens and Cooking with Students

Join authors Arden Bucklin-Sporer and Rachel Pringle of the new, exciting book — *How to Grow a School Garden: a Complete Guide for Parents and Teachers* for an informative talk about conceiving and sustaining school gardens. Get detailed advice on how to secure support from administrators, raise money, build a kid-friendly garden, manage volunteers, and ensure a smooth transition at the beginning of each school year. Learn about the many benefits of weaving your school's interdisciplinary curricula into the schoolyard landscape, as well as about cooking and eating garden produce with students! After the talk, join us for a reception around the corner at 18 Reasons where we will sample school garden recipes and have copies of the book for sale.

Sponsored by Garden for the Environment, 18 Reasons and the Studio for Urban Projects

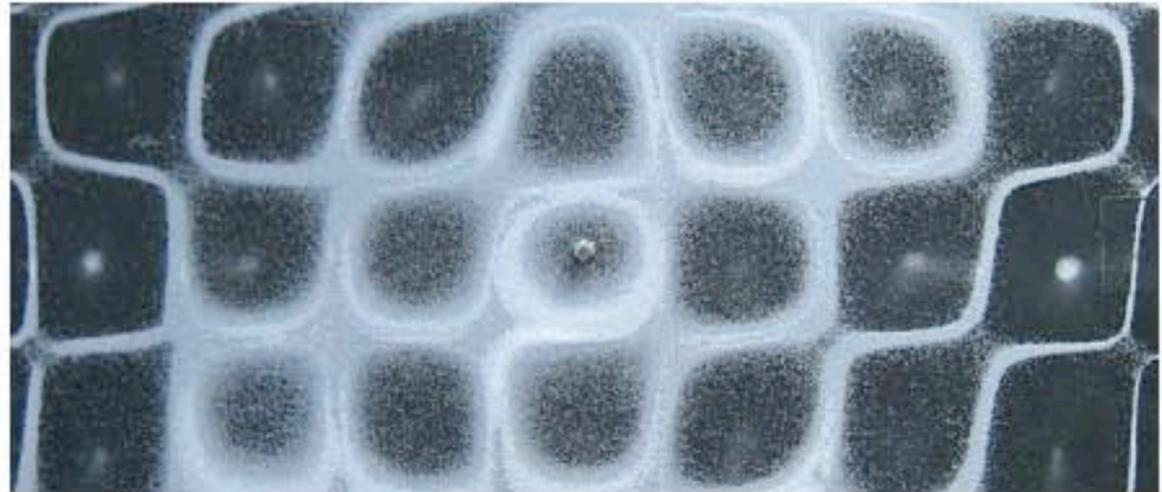
6-7pm, Talk with local authors, Arden Bucklin-Sporer and Rachel Pringle at the Studio for Urban Projects

7-8:30pm, Reception and recipe tasting at 18 Reasons (593 Guerrero St)

Cost is \$8.00 to attend the lecture and \$15.00 for the lecture and reception. **Register.**

CALENDAR

[View the Calendar](#)



A Curious Cinema: Resonance

Every object has an affinity for certain frequencies of sound. When we feed an object the right tones, it resonates in the most beautiful ways, revealing an intricate variety of patterns that are usually hidden from sight. The study of these patterns is called Cymatics, and in this workshop we'll play with various instruments that will reveal these patterns to our eyes.

We'll be led by artist Meara O'Reilly, who will introduce us to an exhibit currently in development for debut at the Exploratorium this spring. Her instrument, a unique variation of something called a Chladni plate, allows us to use our voices to sing a sheet of metal to life. When the metal is covered in a particulate such as salt, resonant patterns form and change with the pitch and timbre of our voices. We'll also explore how to make a range of simple and delightful devices using common objects to explore the intersection of sound and matter, including an oobleck resonator that turns water and corn syrup into a tiny writhing beast. Special guest John Benson will help us elicit the resonant properties of milk, and show us how to draw sound using a harmonograph.

A simple hot vegetarian meal with resonant properties will be served with screenings of two short documentary films:

- selections from *"Cymatics"*

Hans Jenny, 1960, 16mm, color.

Swiss scientist Hans Jenny, innovator of the science of Cymatics, trains his camera on a variety of experiments in resonating particles and fluids. The film is saturated with dramatic 60's color and features a voiceover narrative by Jenny himself, asking us to consider sound as the progenitor of all life in the universe.

- *"The Tacoma Narrows Bridge Collapse"*

Barney Elliot, 1940, 16mm, color.

On November 7th, 1940, a 3000-ft. suspension bridge in Washington began to undulate wildly. The winds across Puget Sound caused the bridge to resonate at just the right frequency to tear itself apart. The owner of a local camera shop was there to capture the event on 16mm Kodachrome.

CALENDAR

[View the Calendar](#)

FARMING
2050



Farming 2050

Join us for the launch of Free Soil, an annual journal with a focus on systems related to farming; land use, environmental justice, globalization, economy, and water. Practitioners from many fields are invited to contribute—providing a diverse perspective to be cast upon the pages of each journal. The journal is an offshoot of a blog that was created in 2005 by a group of geographically dispersed artists, activists and gardeners with a common interest in the social and political organization of space—who makes the decisions about these spaces and who is affected by those decisions.

The first issue FARMING 2050 will be the focus of the evening. In a one-day experiment, eleven artists, farmers, writers, policy makers, architects and philosophers were invited to imagine farming in 2050. What will it look like and how will we get there? What materialized was a range of apprehensions, evaluations and revelatory combinations of fact and fiction that offer a diverse look on the future of farming. This hyper-local portrait of critical, San Francisco voices reflects a sense of optimism intertwined with serious demands to re-evaluate the current logic that dominates our food system.

Our discussion will be moderated by Free Soil editor Amy Franceschini in conversation with several of the journal's contributors including Brooke Budner, Ignacio Valero, Michael Swaine, Chris Carlsson, Marina Mcdougall and Blair Randall. The program will take place on Tuesday, February 1 at 7:00 PM. RSVP to rsvp@studioforurbanprojects.org.

CALENDAR

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Grow Your Own: Shiitake Mushroom Workshop with Maria Finn

Cities are once again being recognized as viable sites for food production and ever increasing numbers of people are cultivating their own backyards to grow food. Mushrooms are an ideal crop to maximize a small, urban space. In this two hour workshop author and gardener, Maria Finn, teaches indoor and outdoor cultivation of shiitake logs, which will produce mushrooms for 4-5 years. This workshop will provide you with all the information and materials needed to inoculate and care for your own shiitake log.

Maria Finn is the author of *A Little Piece of Earth, How To Grow Your Own Food in Small Spaces* (Rizzoli, 2010) and the founder of *City Dirt: The Bay Area Weekly Garden Newsletter for Foodies, Foragers, Tree-Huggers and Beauty Lovers*: www.citydirt.net.

This workshop is co-sponsored by **18 Reasons**.

Cost: \$45.00 per student, includes all materials. To register click the register button below (link to PayPal). Space is limited. The workshop will take place at the Studio for Urban Projects, 3579 17th Street, San Francisco on Monday, November 1 from 7:00 – 9:00 PM.

[register](#)

CALENDAR

[View the Calendar](#)



Field Notes: Walking Tour and Wild Foods Dinner

In conjunction with the launch of Field Notes: Observing Lake Union in Seattle Washington, the Studio for Urban Projects will host a walking tour of Lake Union Park on Saturday, October 23rd at 3pm. The tour will feature short talks by Coll Thrush, author of *Native Seattle: Histories from the Crossing-Over Place*; David Williams, author of *The Seattle Street-Smart Naturalist: Field Notes from the City*; Ray Larson urban horticulturalist and author of *The Flora of Seattle in 1850: Major Species and Landscapes Prior to Urban Development* as well as several other project contributors. The tour will invite a public dialog around the themes of the project. It is free and open to the public with advanced registration advised. To sign up for the tour please e-mail info@studioforurbanprojects.org. Please meet on the west side of the pedestrian bridge.

A wild foods dinner will follow the walking tour at 5pm. Prepared by Christina Choi of **Nettle town**, the dinner will feature foods foraged from the region that once would have grown in and around Lake Union. The dinner will be hosted at the **Center for Wooden Boats**. Tickets are \$40.00, including dinner and wine, and may be purchased through **Brown Paper Tickets**.

CALENDAR

[View the Calendar](#)



Field Notes: Lake Union Park Opening, 11:00am-2:00pm

The Studio for Urban Projects will launch Field Notes: Observing Lake Union in conjunction with the grand opening of Lake Union Park in Seattle, Washington on September 25. Field Notes is an audio tour of the Cheshiahud Lake Union Loop. The tour focuses on four sites along the Loop including Lake Union Park, Fairview Park, Gas Works Park and the mouth of the Lake Washington Ship Canal.

Field Notes explores the underlying ecology of Lake Union and its dramatic transformation through eras of geologic change, Native American stewardship, European settlement, commercial industry and large-scale infrastructural development as well as urban planning and park design. By experiencing the tour visitors will gain insight into the complex interplay between the lake's natural ecology and the changing human values that have shaped Lake Union.

Each site incorporates an introductory piece narrated by the Studio for Urban Projects, indicated with a sign and call in number on the Loop trail. Within each site, observation points are marked with printed flags providing additional call in numbers. These points allow visitors to listen to a collage of voices gathered from interviews with local scholars, ecologists, historians, plant experts, foragers, residents, and designers among others. The observations focus on the specifics of the site and collectively speak to the lakes layered history.

In addition, a project hotline will allow Seattle residents and visitors to call in to offer their own expertise to the project. These contributions will be edited and published periodically for the duration of the project. The hotline allows the piece to continue to grow and benefit from the voices of community members.

Members from the Studio for Urban Projects will be on-site at the Lake Union Park opening from 11am to 2pm. Positioned near the main park entrance, Studio members will share information about the piece with visitors, hand out project maps and encourage visitors to share their insights on the Field Notes hotline.

CALENDAR

[View the Calendar](#)



Public Orchard: Canning & Preserving Workshop, 11:00am-2:00pm

The Public Orchard installation will be transformed into a workshop space for the course of the day. Here, participants will be introduced to one of the basic arts of self-sufficiency, canning and preserving. Stop by for all or part of the session as we can this summer's bounty with chef Nicole LoBue. We will use water-bath canning methods to can seasonal orchard fruits from local farms. The workshop will demonstrate equipment, recipes and techniques to make preserves for the winter months ahead.

Nicole has been working in the food industry in New York and San Francisco since 1990. A dedicated student of herbal medicine, Nicole firmly follows the political and aesthetic culinary principles regarding the faithful use of ingredients that are healthful both for consumers and the environment.

Please RSVP to info@studioforurbanprojects.org to reserve your spot. Event takes place Public Orchard 2010 01SJ Biennial installation at South Hall (North Parking Lot) 435 South Market Street, San Jose, CA 95113

CALENDAR

[View the Calendar](#)



Public Orchard: Biodiesel Bus Tour, 10:30am-3:30pm

On Saturday September 18 we will tour San Jose's urban orchards and local farms. Stops will include **Emma Prusch Farm Park**, **Guadalupe Gardens** Historic Orchard and **Full Circle Farm**. The day's speakers will include Darrin Nordahl, the author of *Public Produce: The New Urban Agriculture*; Linda McCabe, the Educational Coordinator of Guadalupe Gardens; Sharon McCray, President of Emma Prusch Farm Park Foundation; Amie Frisch, Director and Co-founder of Veggielution Community Farm at Emma Prusch; and Rebecca Jepsen, the Executive Director of Full Circle Farm.

The tour departs from the Public Orchard 2010 01SJ Biennial installation at South Hall (North Parking Lot), 435 South Market Street, San Jose, CA. We are grateful for the generous support of ZERO1 and the James Irvine Foundation for making this bus tour free of charge and open to the public.

Please e-mail rsvp@studioforurbanprojects.org to reserve your place. The bus tour is free of charge.

CALENDAR

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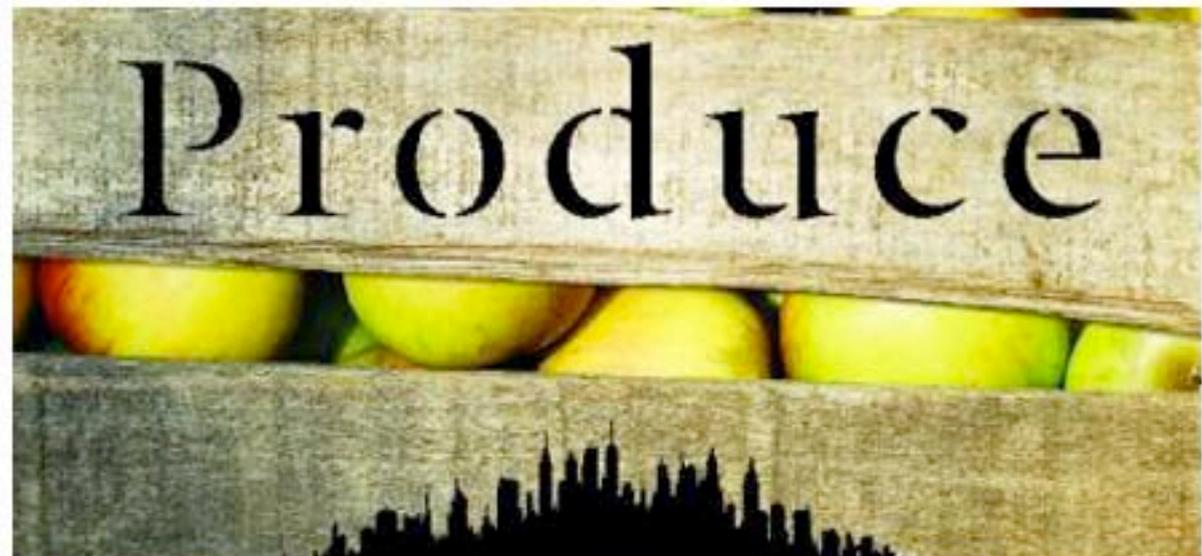
Public Orchard: Edible City Screening, 6:30pm

Please join us for a screening of Edible City. Edible City is a film-in-progress documenting the stories of a wide range of Bay Area visionaries that are engaged with the local food movement as a response to industrialized agriculture. Director Andrew Hasse will discuss his forthcoming film and preview a selection of compelling clips.

We will be serving Plum soda crafted by Nicole LoBue!

CALENDAR

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Public Orchard: Darrin Nordahl Talk, 5:30pm

Join us for a talk with author and activist Darrin Nordahl who will discuss the problems of food safety and security, obesity and poor nutrition— and how some US cities are encouraging the creation of edible landscapes on public or unutilized land to address these pressing issues.

Nordahl is the author of *Public Produce: The New Urban Agriculture* (Island Press, 2009) and *My Kind of Transit: Rethinking Public Transportation in America* (University of Chicago Press, 2009). He is the city designer at the Davenport Design Center, formed in 2003 as a division of the Community & Economic Development Department of the City of Davenport, Iowa. He has taught planning at the University of California at Berkeley.

Please RSVP to info@studioforurbanprojects.org to reserve your spot. Event takes place Public Orchard 2010 01SJ Biennial installation at South Hall (North Parking Lot) 435 South Market Street, San Jose, CA 95113.

CALENDAR

[View the Calendar](#)



The Self-Sufficient Kitchen, Canning + Preserving Class

In this class we will harvest the height of the seasons fruits and vegetables and learn how to preserve them. Equipment, recipes and techniques will be demonstrated and will make preserves and can vegetables for the winter months ahead. Students will leave with several jars to add to their pantries.

Classes:

March 20, Food as Medicine

register

CALENDAR

[View the Calendar](#)

A Curious Summer: Wind

August 23-27

ages 10 and up

Harness the incredible, invisible power of wind! We'll try and figure out where wind comes from, and learn to predict its behavior. We'll get hands-on experience of aerodynamics and lift as we tinker with wind powered machines and vehicles. Go sailing, build a wind turbine, play with a paragliding wing, design kites and gliders! Special guest: Gever Tulley, paragliding instructor and founder of the **Tinkering School**. Drop off/pick up: Crissy Field.

A Curious Summer is a series of one-of-a-kind workshops driven by the curiosity of your child. We aim to induce wonder and spark enthusiasm for the everyday world around us. We consider play, the mysterious work of the child, to be an advanced and sophisticated endeavor, profoundly central to a child's individual development and theories about the world. A Curious Summer workshops encourage discovery through free play, tinkering, and imagination.

Each week we will undertake a unique project. At the end of the week kids will share their experience with family and friends in a reception that showcases their discoveries. On some weeks we will use the Studio for Urban Projects storefront as our home base, turning it into a laboratory and point of departure for urban excursions. Other weeks we will meet at locations around the city.

For more information about A Curious Summer, please visit acurious.org, contact us at info@acurious.org, or by phone at 415.627.7966.

A Curious Summer is conceived by Bryan Welch and Marina McDougall. Each week will be led by Bryan Welch along with special guests.

CALENDAR

[View the Calendar](#)

A Curious Summer: Ocean Life

August 16-20

ages 6 and up

Through the lenses of science, art, and narrative, we'll explore life IN, OF and ON the ocean. We'll study the incredible diversity of adaptations that ocean creatures have developed in order to thrive in San Francisco waters. We'll study the life cycle of the crab, and go on a crab catch-and-release adventure. We'll come face to face with a Humbolt squid, and make art with squid ink. We'll visit ships of all shapes and sizes, and immerse ourselves in the maritime culture and history of our city. Special guests: **Gulf of the Farallones Visitor Center's** Justin Holl and Peter Winch; and printmaker Julie Whitcomb. Drop off/pick up at Crissy Field.

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CALENDAR

[View the Calendar](#)

A Curious Summer: Labyrinth

August 9-13

ages 6 and up

Beginning with a mountain of cardboard and other found materials, we will transform our studio into a labyrinth filled with secret passageways, hidden treasures, and other creations that emerge from our imaginations. We'll work with pulleys, levers, and kinetic energy to make booby traps and mechanical surprises. Visiting artists will help us work with scale, texture, bricolage, and assist in creating costumes for our heroes and monsters. At the end of the week, we'll throw a party and open our labyrinth to the public. Drop off/pick up at the Studio for Urban Projects.

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CALENDAR

[View the Calendar](#)

A Curious Summer: Stop/Motion

July 12-23

ages 10 and up

This two-week workshop will be an odyssey through light, time, and image. On our first day, we'll turn the Studio into a giant camera, and begin to experiment with high-speed photography and long exposures. We'll go on photography expeditions and uncover secrets of the city. We'll explore "persistence of vision" – the illusion that makes us perceive motion from a series of still images – by playing with thaumatropes, zoetropes and praxinoscopes. Each day we'll watch and discuss rare and amazing animated short films. By the second week, we'll be under way directing our own stop motion masterpieces. Drop off/pick up at the Studio for Urban Projects.

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CALENDAR

[View the Calendar](#)

A Curious Summer: Curious Cafe

June 28-July 2

ages 4 and up

Explore the hidden gardens, farms and wild foraging spots of San Francisco. Turning the storefront into a restaurant, we'll create inventive meals and desserts inspired by the ingredients we find and serve them to family and friends. In daily excursions we'll learn about where our food comes from, how it is grown and explore the culinary traditions of local and diverse communities. We'll also explore our sense of taste and play tricks on our tongue by sampling miracle fruit. Special guests: Chefs **Nicole LoBue** and **Leif Hedendal**. Drop off/pick up at the Studio for Urban Projects.

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CALENDAR

[View the Calendar](#)

A Curious Summer: Shelter

June 21-25

ages 6 and up

Join us as we design shelters out of natural materials that keeps us warm and dry in different wild landscapes of San Francisco. We'll start with a visit to an Ohlone hut in the heart of the Mission. Throughout the week we'll gain inspiration and technique from different cultures around the world as we explore the relationship natural buildings have with their local ecology. We'll enlist the help of architect and engineers, and master knot-tying and lashing. We'll observe local wildlife, and see how they build their homes. Drop off/pick up at locations around the city.

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CALENDAR

[View the Calendar](#)

A Curious Summer: Stitch

June 14-18

ages 10 and up

During this week's workshop we will imagine, design and construct a range of projects out of fabric. We'll start with a studio full of sewing machines and piled high with textiles. We'll be joined by tailors and designers who will guide us, inspire us and take us behind the scenes at factories and boutiques. We'll see how making things out of cloth requires us to think like architects, painters, and sculptors.

Deconstructing old clothes, we'll see how they are made before turning them into something new. Drop off/pick up at the Studio for Urban Projects.

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CALENDAR

[View the Calendar](#)

The Self-Sufficient Kitchen, Fermentation Class

All classes meet from 1:00-5:00 pm at the Studio for Urban Projects 3579 17th Street.

Classes are \$75. Please use the Paypal link below to register.

This ongoing series of classes will introduce you to the basics of traditional food preparation. In a time when we can often mistake "food products" for real food, this series of classes will ground students in the processes, recipes and nutritional benefits of cooking from scratch. As Michael Pollan writes in his book *In Defense of Food: An Eaters Manifesto* "Don't eat anything your great-grandmother wouldn't recognize as food." The self-sufficient kitchen will revisit traditional cooking techniques and reinterpret them in the context of the contemporary urban foodshed. We will examine the city as an agricultural site. The class will take short walking trips to local urban farms, backyard gardens, and foraging spots to visit local growers and harvest ingredients for the dishes we prepare.

Each class will be taught by Nicole LoBue. Nicole has been working in the food industry in New York and San Francisco since 1990. She studied the culinary arts and whole foods nutrition at the Anne Marie Colbins School of Food and Healing and the French Culinary Institute in NY. With a deep passion for food inspired by her Sicilian heritage and world travels, Chef Nicole Lobue spreads the love of everything delicious to others. A dedicated student of herbal medicine; Nicole firmly follows the political and aesthetic culinary principles regarding the faithful use of ingredients that are healthful both for consumers and the environment.

This class will cover the basics of fermentation. From sauerkraut to lacto-fermented sodas, the class will demonstrate techniques for making fermented foods a healthful part of your home pantry. Other foods the class will introduce include Kombutcha, Pickles, and Kimchee.

Classes:

March 20, Food as Medicine

register

CALENDAR

[View the Calendar](#)

The Self-Sufficient Kitchen, Cheese Class

All classes meet from 1:00-5:00 pm at the Studio for Urban Projects 3579 17th Street.

Classes are \$75. Please use the Paypal link below to register.

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This class will introduce techniques of milk preservation. Using both raw goat and cow's milks from local dairies, students will get hands-on experience making several basic fresh cheeses including ricotta, farmer's cheese, fresh mozzarella, and feta cheese. The class will also demonstrate the basics of yogurt, kefir, buttermilk and creme fraiche.

March 20, Food as Medicine ▾

register

CALENDAR

[View the Calendar](#)

The Self-Sufficient Kitchen, Food as Medicine Class

All classes meet from 1:00-5:00 pm at the Studio for Urban Projects 3579 17th Street.

Classes are \$75. Please use the Paypal link below to register.

This ongoing series of classes will introduce you to the basics of traditional food preparation. In a time when we can often mistake "food products" for real food, this series of classes will ground students in the processes, recipes and nutritional benefits of cooking from scratch. As Michael Pollan writes in his book *In Defense of Food: An Eaters Manifesto* "Don't eat anything your great-grandmother wouldn't recognize as food." The self-sufficient kitchen will revisit traditional cooking techniques and reinterpret them in the context of the contemporary urban foodshed. We will examine the city as an agricultural site. The class will take short walking trips to local urban farms, backyard gardens, and foraging spots to visit local growers and harvest ingredients for the dishes we prepare.

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In this class we will explore foods that help us to regain our equilibrium after the winter months. Participants will be introduced to preparing own teas and decoctions for wellness, become familiar with health supportive herbs to have in their kitchens, and learn how to take immunity into their own hands to heal common ailments with food and herbs.

March 20, Food as Medicine 

register

CALENDAR

[View the Calendar](#)

Visions of the Urban Future, Matt Hern discussion & book signing

What will it take to make our cities truly sustainable? In his new book, *Common Ground* in a *Liquid City: Essays in Defense of an Urban Future*, urbanist Matt Hern gives us a refreshingly down-to-earth look at the importance of place in the urban future. Hern argues that if we want to preserve what's still left of the natural world, we need use less of its resources. He sees cities as a our best option for a sustainable future if they remain vibrant, dynamic spaces that are unfolded by millions of people working together—and not by master plans and planners. The book focuses on his critique of his home city of Vancouver as a case study for examining how we should interrogate our urban places.

Please join us for a discussion and book signing with Matt Hern. Hern is the director of the Purple Thistle Center in East Vancouver. He holds a PhD in Urban Studies, lectures globally and teaches at the University of British Columbia and Simon Fraser University. This event is co-sponsored by Get Lost Travel Books.

CALENDAR

[View the Calendar](#)

Cultivating the Native Garden

Vestiges of San Francisco's native ecology exist all around the city from the oak woodlands of Golden Gate Park to the coastal bluffs of Baker Beach. A great "gardening" effort is underway throughout the city to restore these native habitats in San Francisco's urban environment. These projects that re-imagine San Francisco in geologic time are animated by the vision of cultivating the complex web of interactions that exist between plant and animal species within indigenous ecologies – humans included.

Peter Brastow, Director of Nature in the City and Lewis Stringer, Ecologist with the Presidio Trust join us to discuss the environmental philosophy behind their work as well as the ambitious projects underway throughout the city including the Tennessee Hollow Watershed Project in the Presidio and restoration efforts on Yerba Buena Island, Mt. Sutro and on San Francisco Park and Recreation lands. We will also be joined by filmmaker Andrea Dunlap who will screen excerpts from her work in progress, The Seedling Project.

CALENDAR

[View the Calendar](#)

Little City: An evening with farmers Caitlyn Galloway and Brooke Budner of Little City Gardens

Little City Gardens is a unique urban market-garden business that specializes in artisanal salad mix and culinary herbs which they sell to restaurants, caterers and CSA subscription members. An experiment in the economic viability of urban farming, Little City Gardens started in a 50x50 ft Mission backyard and is now expanding their production and their reach.

Join Caitlyn Galloway and Brooke Budner of Little City Gardens for a salad tasting. Come learn about their project, their process, and their fundraising campaign. They will show a short film and share ideas about the potential of urban agriculture over salad and tea.

To learn more about Little City Gardens and their newly launched kickstarter campaign visit their web site littlecitygardens.com. Space is limited. Please RSVP to littlecitygardens@gmail.com. Suggested donation \$5-\$15

CALENDAR

[View the Calendar](#)

Tacoshed: do you know where your taco comes from?

Last fall a group of CCA architecture students, led by Landscape Architect David Fletcher (fletcherstudio.com) and Rebar art and design studio (rebargroup.org), shared a meal together at a local taco truck for a class assignment. The research seminar explored San Francisco's food and wastesheds. The premise was that a seemingly simple, familiar

food like the taco truck taco could provide visceral insight into the connections between the systems we were exploring. By thoroughly learning the process of formation and lifecycle what it takes to make a taco, students were better able to propose and design a speculative model of a holistic and sustainable urban future. What resulted was a richly complex network of systems, flows and ecologies that we call the global Tacoshed. The research seminar was a part of the URBANlab, an innovative curriculum component of The California College of the Arts Architecture Program.

Please join us for a talk by Jessica Diaz of Gracias Madre, a new restaurant serving organic Mexican cuisine to the Mission District of San Francisco, a presentation of Back to Basics by Materials and Applications (emanate.org) – a recirculating fish taco farm charged with rainwater at the beginning of the season, stocked with locally spawned tilapia and raising tomatoes, onion, and lettuce by harvest /party time; and a presentation, exhibition, and discussion of the results of our Tacoshed research. Mark Andrew Gravel of Bouwerie will be serving organic black bean tacos from his Spotted Rooster project.

Suggested donation \$5-\$15

CALENDAR

[View the Calendar](#)

CRITTER Presents: Mother Cultural Exchange!

CRITTER presents:
Mother Cultural Exchange!

Saturday, February 20 from 2-4PM

Cost: Free! Please RSVP with the number in your party to crittersalon AT gmail.com and the subject heading "Mother Cultures".

Mother cultures are used to make breads, cheeses, yogurt, kombucha and many other tangy edibles. They are also used to grow mushrooms, pluripotent plant tissues, and even adult beverages! CRITTER kicks off 2010 with the Mother Cultural Exchange, where we'll have ongoing demonstrations of how to start your own cultures at home, use the exemplar cultures you'll get to sample, and see some high-tech DIY methods for culturing plants, mushrooms & more! If you've got cultures, bring some in to trade with other 'cultivators' and if you've never heard of this before—all the better! Learn the secrets of the tastiest and healthiest foods directly from their cultivators, hear some live local music, try a few samples & take home some culture of your own! CRITTER's founder & director **Phil Ross** (www.philross.org) will be demonstrating some of the methods used when creating Mycotectural Alpha, featured in **Time Magazine: Industrial-Strength Fungus** (<http://www.time.com/time/magazine/article/0,9171,1957474,00.html>).

CALENDAR

[View the Calendar](#)

Reinventing the Commons: a discussion with Iain Boal

Please join us for a discussion with Iain Boal, author of the forthcoming book, *The Long Theft: Episodes in the History of Enclosure* (Faber and Faber, 2010).

Historically, the "commons" have evoked an image of sheep grazing on shared land or the public green in a town center. Boal argues that with the rise of capitalist modernity we have lost our imagination for the many realms that we might otherwise share in common.

The process by which the commons have been transformed into private property is often termed "enclosure." In his book Boal catalogs key histories of a "long theft" whereby capitalism has dispossessed us of what we most fundamentally share in common in manifold and unfathomable ways. "The enclosures of late modernity take unexpected and protean forms" penetrating even the electromagnetic spectrum and the human genome. "The Long Theft is ultimately an argument for the restoration of the commons and an end to the commodity's unhappy reign."

Independent scholar and social historian of technics Iain Boal is the founder of Retort, a group of radical scholars, artists, and activists best known for their book *Afflicted Powers: Capital and Spectacle in a New Age of War*. Boal is the co-editor of *Resisting the Virtual Life: The Culture and Politics of Information* and just completed *The Green Machine, a History of the Bicycle*.

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Space is limited please RSVP to rsvp@studioforurbanprojects.org

CALENDAR

[View the Calendar](#)

The Self-Sufficient Kitchen: Winter Pantry

We are used to finding foods in our markets that do not grow seasonally. In fact, it is estimated that the average American meal travels well over 1000 miles to get from the farm to our plates. This class will teach us how to eat local in the winter months and find the subtleties of flavor using what is available. We will cook with winter vegetables roots, squashes, tubers, braising greens, rancho gordo beans and whole grains, including farro and quinoa. We will learn how to cook with these whole foods to make them delicious and nourishing. The class will take a brief trip to Little City Garden, a neighborhood farm, to harvest some of the produce that we will use in the dishes we prepare.

The class will run from 1:00-5:00 pm. Please register via Pay Pal.

[register](#)

CALENDAR

[View the Calendar](#)

Hunting on Spring Ice

Inspired by the unique way that film can induce a sense of wonder and transport us to otherworldly places, A Curious Cinema has been designed to captivate, spellbind and intrigue six year-olds and up. Presented by Studio for Urban Projects co-founder Marina McDougall and educator Bryan Welch of [acurious.org](#).

In 1963, Canadian anthropologists began working with several families of Netsilik Eskimo to create a document of life in the Canadian Arctic before European acculturation. The resulting Netsilik Eskimo Series offers a breathtaking view of kinship, patience, and ingenuity in an environment that is one of the most challenging to human life on earth. We will show an episode from "Group Hunting On The Spring Ice" (33 min). After the screening, tanner JT Beggs will lead us through the process of tanning and stretching a hide followed by some simple projects in leather.

A simple hot vegetarian meal will be served. All ages welcome! Our programs are designed with children age 6 and up in mind. Children over 6 need not be accompanied by an adult.

The event will take place at the Studio for Urban Projects storefront 3579 17th Street between Dolores and Guerrero. Space is limited. Please RSVP to info@studioforurbanprojects.org.

Special thanks to Liz Keim of the Exploratorium Cinema Arts Program.

CALENDAR

[View the Calendar](#)

Recipes for an Encounter

In conjunction with the book launch for Recipes for Encounter the Studio for Urban Projects will host a workshop with Michael Swaine, Larry Bogad, Amy Franceschini and co-editor of the book Marisa Jahn. The workshop will feature an exercise by Michael Swaine in stopping time to meet the speed of the city with slowness as well as an exercise in preparing a traditional American slave recipe for 'ash cakes' written by Frederick Douglas. Larry Bogad will show examples of tactical performance and guide participants in creative action planning and historical role-playing. Amy Franceschini's exercise will remain top-secret until the day of the workshop.

The workshop is offered in conjunction with the book launch of Recipes for an Encounter, co-edited by Berin Golonu, Candice Hopkins, and Marisa Jahn which will take place on January 28th from 7-9 pm at Southern Exposure. Recipes for an Encounter is a compendium of recipes, instructionals, diagrams, scores and texts that function as catalysts for various types of encounters. Readers are invited to complete the work by testing out the recipes to yield infinitely varied outcomes.

This event is co-presented with REV-, a non-profit organization that furthers socially-engaged art, design, and pedagogy. REV- produces projects that fuse disciplines, foster diversity, and vary in form (workshops, publications, exhibitions, design objects, etc.) For more information please visit the REV- web site rev-it.org.

The workshop will take place at the Studio for Urban Projects storefront at 3579 17th Street between Dolores and Guerrero. Space is limited, please RSVP to hello@rev-it.org.

CALENDAR

[View the Calendar](#)

A Curious Cinema: Love Life of the Octopus

Inspired by the unique way that film can induce a sense of wonder and transport us to otherworldly places, A Curious Cinema has been designed to captivate, spellbind and intrigue six year-olds and up. Presented by Studio for Urban Projects co-founder Marina McDougall and educator Bryan Welch of [acurious.org](#).

Love Life of the Octopus

What creature exudes surreal, alien mystery in quite the same way as a cephalopod? Literally meaning "head foot" – cephalopods are the shapeshifters of the subaquatic world. Ambulatory on land and jet-powered in water, these brainy creatures change color to conceal themselves and elude predators amidst clouds of ink. The surrealist pioneer of underwater filmmaking Jean Painleve captures their essence in his "Love Life of the Octopus" (1967, 14 min.). We'll also show Steve Haddock & Brad Siebel's "Baby Squid, Born Like Stars" (2006, 6 min.). Then we'll explore cephalopod adaptations through the dissection of a Humboldt squid and make Gyotaku prints using squid ink. Special guests include Justin Holl & Peter Winch from Gulf of the Farallones Visitor Center and printmaker Julie Whitcomb.

Details

A simple hot vegetarian meal will be served. All ages welcome! Our programs are designed with children age 6 and up in mind. Children over 6 need not be accompanied by an adult.

Reservations

Please reserve a spot by e-mailing rsvp@studioforurbanprojects.org. Space is limited. Sliding scale \$10-\$30 per person at the door.

Location

Studio for Urban Projects
3579 17th Street
San Francisco, CA
94110

CALENDAR

[View the Calendar](#)

A Curious Cinema: Around Cape Horn

Inspired by the unique way that film can induce a sense of wonder and transport us to otherworldly places, A Curious Cinema has been designed to captivate, spellbind and intrigue six year-olds and up. Presented by Studio for Urban Projects co-founder Marina McDougall and educator Bryan Welch of [acurious.org](#).

Around Cape Horn

Shot and narrated by Captain Irving Johnson, "Around Cape Horn" (1929/80, b & w, 37 min.) chronicles an age gone by, when 3000 ton sailing vessels crossed the most treacherous waters on earth, powered only by wind and human muscle. Johnson braves the squalls and climbs into the rigging to film the 300 ft barque "Peking" as the entirety of her deck disappears under towering waves. The most dramatic of Johnson's 1929 footage is shot during torrential storms that rage off of the southernmost tip of South America. After the film, we'll learn to tie the beautiful Turk's Head knot with cord.

Details

A simple hot vegetarian meal will be served. All ages welcome! Our programs are designed with children age 6 and up in mind. Children over 6 need not be accompanied by an adult.

Reservations

Please reserve a spot by e-mailing rsvp@studioforurbanprojects.org. Space is limited. Sliding scale \$10-\$30 per person at the door.

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Studio for Urban Projects
3579 17th Street
San Francisco, CA
94110

CALENDAR

[View the Calendar](#)

Self-Sufficient Kitchen: The Winter Pantry

This ongoing series of classes will introduce you to the basics of traditional food preparation. In a time when we can often mistake "food products" for real food, the "Self-Sufficient Kitchen" will ground students in the processes, recipes and nutritional benefits of cooking from scratch.

As Michael Pollan writes in his book *In Defense of Food: An Eaters Manifesto* "Don't eat anything your great-grandmother wouldn't recognize as food." The self-sufficient kitchen will revisit traditional cooking techniques and reinterpret them in the context of the contemporary urban foodshed. We will examine the city as an agricultural site. When appropriate, the class will take short walking trips to local urban farms to visit local growers and harvest ingredients for the dishes we prepare.

Each class will be taught by Nicole LoBue. Nicole has been working in the food industry in New York and San Francisco since 1990. She studied the culinary arts and whole foods nutrition at the Anne Marie Colbins School of Food and Healing and the French Culinary Institute in NY. With a deep passion for food inspired by her Sicilian heritage and world travels, Chef Nicole Lobue spreads the love of everything delicious to others. A dedicated student of herbal medicine; Nicole firmly follows the political and aesthetic culinary principles regarding the faithful use of ingredients that are healthful both for consumers and the environment.

The Winter Pantry

We are used to finding foods in our markets that do not grow seasonally. In fact, it is estimated that the average American meal travels well over 1000 miles to get from the farm to our plates. This class will teach us how to eat local in the winter months and find the subtleties of flavor using what is available. We will cook with winter vegetables roots, squashes, tubers, braising greens, rancho gordo beans and whole grains, including farro and quinoa. We will learn how to cook with these whole foods to make them delicious and nourishing. The class will take a brief trip to a neighborhood farm to harvest some of the produce that we will use in the dishes we prepare.

Classes take place at the Studio for Urban Projects storefront at 3579 17th Street San Francisco from 1:00-5:00 pm. To register please use the link below. For more information please contact us at info@studioforurbanprojects.org

Classes:

Stocks + Stews \$75.00 ▼

[Add to Cart](#)

CALENDAR

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Planting the City: Urban Farming

THE STUDIO FOR URBAN PROJECTS presents

Planting the City: Urban Farming

Wednesday, December 9th at 7:00 pm

at the Studio for Urban Projects

3579 17th St., San Francisco (located between Dolores & Guerrero)

Planting the City is a series of panel discussions, film screenings, and printed collections exploring how the groundswell of interest in sidewalk planting, urban farming and community gardening are reshaping the city. See our upcoming events page for future programs.

Urban Farming, the second of two panels moderated by NY Times writer Allison Arieff, delves into strategies for urban farming. We will examine historical examples including the Victory Garden movement of WWII and contemporary efforts to both revive the Victory Gardens as well as to create new models of urban farming. The evening's panelists will include Amy Franceschini, instigator of the new San Francisco Victory Gardens Project; Novella Carpenter, author of Farm City; and Paula Jones, Director of Food Systems San Francisco Department of Public Health.

Space is limited. Please RSVP to: rsvp@studioforurbanprojects.org

Suggested donation \$5-\$15.

CALENDAR

[View the Calendar](#)

A Curious Cinema: Secret Life of the Sewing Machine

Inspired by the unique way that film can induce a sense of wonder and transport us to otherworldly places, A Curious Cinema has been designed to captivate, spellbind and intrigue six year-olds and up. Presented by Studio for Urban Projects co-founder Marina McDougall and educator Bryan Welch of [acurious.org](#).

Secret Life of the Sewing Machine

In his BBC series, "Secret Life of Machines" cartoonist, engineer, and tinkerer Tim Hunkin cracks open our everyday household appliances and shakes out the odd stories, strokes of genius, and mechanical wonderment that lie inside them. In "The Secret Life of the Sewing Machine" (1988, 30 min.), Hunkin takes us on a tour of what he calls the first machine to enter our homes. After watching the film, special guests Michael Swaine and Nancy Jean will help us scratch our itch to stitch. Bring a sock with a hole in it and/or a clothing item for creative modification.

Details

A simple hot vegetarian meal will be served. All ages welcome! Our programs are designed with children age 6 and up in mind. Children over 6 need not be accompanied by an adult.

Reservations

Please reserve a spot by e-mailing rsvp@studioforurbanprojects.org. Space is limited. Sliding scale \$10-\$30 per person at the door.

Location

Studio for Urban Projects
3579 17th Street
San Francisco, CA
94110

CALENDAR

[View the Calendar](#)

Self-Sufficient Kitchen: Stocks + Stews

This ongoing series of classes will introduce you to the basics of traditional food preparation. In a time when we can often mistake "food products" for real food, the "Self-Sufficient Kitchen" will ground students in the processes, recipes and nutritional benefits of cooking from scratch.

As Michael Pollan writes in his book *In Defense of Food: An Eaters Manifesto* "Don't eat anything your great-grandmother wouldn't recognize as food." The self-sufficient kitchen will revisit traditional cooking techniques and reinterpret them in the context of the contemporary urban foodshed. We will examine the city as an agricultural site. When appropriate, the class will take short walking trips to local urban farms to visit local growers and harvest ingredients for the dishes we prepare.

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Stocks and Stews

Traditional cooking used every part of the animal by making bone broths. As we have grown to buy our meat in individual filets and boneless breasts, we have lost the numerous health benefits as well as the rich tastes of dishes prepared with stock. This class will introduce students to the process of using broths as a base for making winter soups, stews and sauces. The class will explore preparing fish fume, lamb reduction, chicken consume, and beef stock. We will make hearty bone broths from pastured grass-fed animal bones. Students will come away with the ability to make great soups improvising a variety dishes from what is on-hand.

Classes take place at the Studio for Urban Projects storefront at 3579 17th Street San Francisco from 1:00-5:00 pm. To register please use the link below. For more information please contact us at info@studioforurbanprojects.org

Classes:

Stocks + Stews \$75.00 ▾

[Add to Cart](#)

CALENDAR

[View the Calendar](#)

Planting the City: Edible City Screening

THE STUDIO FOR URBAN PROJECTS presents

Planting the City: Edible City Screening

Thursday, November 5th at 7:00 pm

at the Studio for Urban Projects

3579 17th St., San Francisco (located between Dolores & Guerrero)

Planting the City is a series of panel discussions, film screenings, and printed collections exploring how the groundswell of interest in sidewalk planting, urban farming and community gardening are reshaping the city. See our upcoming events page for future programs.

Join us on November 5th for a screening of Edible City, a film in progress documenting the stories of Bay Area residents that are engaged with the local food movement as a response to industrialized agriculture. Directors Andrew Hasse and Adam Goldstein will discuss their forthcoming film and show a selection of clips.

Space is limited. Please RSVP to: rsvp@studioforurbanprojects.org

Suggested donation \$5-\$15.

CALENDAR

[View the Calendar](#)



CRITTER presents: Eat Bug Eat!

3-5PM 10/24/09

A tasting of edible insect foods grown in and around San Francisco. I have eaten quite a few different kinds of insects in my life, and feel that the tastiest are fried wax moth larvae, which have the flavor and texture of crispy bacon! Thus, CRITTER will be offering a tasting of Taquitos Gusanos, made with freshly made tortillas, and served with mead, a fermented beverage made from honey. Live music and a surprise additional insect dish will accompany this delicious event! To attend, please RSVP to crittersalon AT gmail.com with "eat bugs" in the subject line, your name, and the number of guests you'll be bringing.

CALENDAR

[View the Calendar](#)

Planting the City: Supplanting the Pavement

THE STUDIO FOR URBAN PROJECTS presents

Planting the City: Supplanting the Pavement

Thursday, October 22nd at 7:00 pm (note date change)

at the Studio for Urban Projects

3579 17th St., San Francisco (located between Dolores & Guerrero)

Planting the City is a series of panel discussions, film screenings, and printed collections exploring how the groundswell of interest in sidewalk planting, urban farming and community gardening are reshaping the city. See our upcoming events page for future programs.

Supplanting the Pavement is the first of two panel discussions moderated by New York Times writer Allison Arieff. It explores the strategies underlying sidewalk greening. From urban beautification, traffic calming, and rain water diversion to reclaiming roadway for pedestrian usage, these projects seek to enliven the public sphere. Participants include Jane Martin of Plant*SF, Gillian Gillett of Greening Guerrero, John Bela of Rebar, and Andres Power, the Project Manager of SF Pavement to Parks Program.

Please join us.

Space is limited. Please RSVP to: rsvp@studioforurbanprojects.org

Suggested donation \$5-\$15.

CALENDAR

[View the Calendar](#)



Kitchen Co-op: a series of communal cooking gatherings

"Many hands makes light work" – John Heywood

The Kitchen Co-op is a series of gatherings designed to make weekly meal preparation a shared endeavor. Many of us often cook in isolation, for our own families, and as part of a private ritual. However, historically cooking has been central to the life of a community. The revival of communal bread ovens, canning parties, and food swaps are evidence of the desire to reclaim the communal nature of food.

We invite you to participate in the Kitchen Co-op. Gatherings will focus on making collaborative seasonal meals, introducing traditional culinary practices, and supporting community interaction. Meal preparation will be lead by chef Nicole Lo Bue. Participants are expected to bring seasonal organic ingredients from their gardens or the store to contribute. During each session, we will create two meals for participants to take home.

Childcare will be available for a limited number of children ages 2 and up for an additional fee. Christina Derocher, a Waldorf trained teacher and experienced nanny, will be on hand to lead children in parallell activities. An outing to a nearby park and a snack will be included.

To sign up please register via paypal.

Kitchen Co-op Registration:

October 15 \$30.00

CALENDAR

[View the Calendar](#)



The Infrastructural City

The Studio for Urban Projects and SFMOMA's Architecture + Design Forum presents

The Infrastructural City

Kazys Varnelis and David Fletcher with Ila Berman

Tuesday, September 22, 2009 at 6:30pm

SFMOMA's Koret Center

151 Third Street

San Francisco, CA

Urban infrastructure has long been deployed and managed by city planners to mediate the social, economic, and ecological effects of urban life. In this panel discussion Kazys Varnelis, editor of the book *The Infrastructural City: Networked Ecologies in Los Angeles* and director of the Network Architecture Lab at Columbia University's Graduate School of Architecture, Planning and Preservation, will speak with landscape architect David Fletcher and CCA professor Ila Berman on the status of infrastructure in American cities today.

Varnelis will discuss his research about the unintended consequences these systems produce and possibilities for engaging them more effectively. A contributing writer to *The Infrastructural City*, Fletcher will speak about the unusual and adaptive ecosystems that have evolved in the Los Angeles River Watershed, inviting us to rethink conventional concepts of "natural" and "local" conditions. Drawing on her own experience in New Orleans after Hurricane Katrina, Berman will further expand the discussion of how we might rethink the physical systems meant to sustain our cities.

Space is limited. Kindly RSVP to Hayes Firestein: hfirestein@SFMOMA.org

CALENDAR

[View the Calendar](#)



CRITTER presents: An Enormously Microscopic Evening

CRITTER invites people to get small in a big way in an evening celebration of microscopes! Come from 6-9 on Saturday September 12th. to participate in a variety of microscope demonstrations, ranging from simple water lenses and home made scopes to state of the art equipment and futuristic gadgets designed to see invisible worlds. Organisms and live cells will be on display, and participants are encouraged to bring their own samples to view and inspect. Scientists and artists from the Exploratorium's Living Systems department will be demonstrating their favorite micro gear and displays, along with professors and students of microscopy from several bay area institutions. Build your own Do-It-Yourself microscopes and magnifying devices from easy-to-find and recycled materials, all in the atmosphere of an enormous microscopic universe. To attend this event, please RSVP to crittersalon AT gmail.com, with "microscope" in the subject line, and include your name and number of guests.

CALENDAR

[View the Calendar](#)

City Bountiful: a dinner focused on urban agriculture

September 11, 2009, 6:30 pm

Studio for Urban Projects 3579 17th Street, San Francisco (between Dolores and Guerrero)

\$75 per person

A new groundswell of interest in urban agriculture has gripped San Francisco. To what degree does it make sense for cities to become sites of food production and what are the most compelling models? Please join the Studio for Urban Projects for a special dinner/discussion with environmental design historian Laura Lawson, author of *City Bountiful*, an illuminating history of community gardening in the U.S. Drawing from her research of contemporary urban gardening practices in Seattle and Chicago, Lawson will present inspiring case studies and help us to imagine new possibilities for urban gardening in San Francisco. As part of this event Studio for Urban Projects collaborators Marina McDougall and architect Richard Johnson of Richard Johnson Design along with Blair Randall, Director of Garden for the Environment will present the Studio's project to extend the demonstration capacities of the GFE by building a new structure to house its greenhouse, facilitate classes, and interpret the garden for the public. A special meal of seasonal fare will be prepared by Chef Nicole LoBue with ingredients gleaned from local urban farms. Wine has been generously donated by Bi-Rite. Space is limited: please register by visiting the AIA architecture and the City festival web site:

www.aiaf.org/archandcity.

CALENDAR

[View the Calendar](#)



CRITTER hosts SF Mobile Museum Aug 28-30!

The SF Mobile Museum's first exhibition, "Looking for Loci", will be at the Studio for Urban Projects (hosted by CRITTER – crittersalon.blogspot.com) evening of August 28 and through Sunday afternoon August 30 before it moves on. This exhibit is about the Genius Loci of a place, and is a community sharing project between the citizens of San Francisco and Denver. See more details at the SF Mobile Museum site: www.sfmobilemuseum.org

If you'd like to visit SF Mobile Museum, please RSVP (just for a general head count, admission is free) to [info AT sfmobilemuseum.org](mailto:info@sfmobilemuseum.org)

Schedule: Friday August 28: Opening from 5PM-9PM; Saturday August 29: 11AM-5PM; Sunday August 30 12PM-5PM

CALENDAR

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The Self-Sufficient Kitchen: canning + preserving

In this class we will harvest the height of the seasons fruits and vegetables and learn how to preserve them. Equipment, recipes and techniques will be demonstrated and will make preserves and can vegetables for the winter months ahead. Students will leave with several jars to add to their pantries.

To see a full description of the series [click here](#).

CALENDAR

[View the Calendar](#)

CRITTER presents: Musical Soldering Workshop

Presented by Machine Project of Los Angeles, CRITTER will host an aurally ebullient event: the **Musical Soldering Workshop**. Register at <http://machineproject.com/events/2009/07/25/soldering-workshop-critter-edition/>.

Learn to solder in this three-hour workshop presented by Machine Project at **CRITTER**. Participants will learn to solder by building a primitive synthesizer. During the workshop the band **ing** will play music to solder by. As people get their synths working, they will join **ing** in playing some simple repeating musical patterns. At the end of the workshop everyone will play a simple and inevitably out of tune musical piece together. Taught by Mark Allen, Director of Machine Project.

CALENDAR

[View the Calendar](#)

A Curious Summer week 5 begins: Cardboard City

July 20-24: Cardboard City

(recommended for ages 7-10)

The Project:

Build a miniature city entirely out of cardboard limited only by your imagination. Become a cardboard engineer and experiment with scale and architectural modeling. Keep a video blog about your creation.

Activities:

Convert the Studio for Urban Projects into a miniature cardboard landscape with cities, villages, farms, rivers and forests. Learn about the ingenuity and resourcefulness it takes to live in a world where everything you own was once thrown away by somebody else. Enjoy a guest appearance by artists from **The Cardboard Institute of Technology** masters of all things cardboard!

For more information about the series [click here](#).

CALENDAR

[View the Calendar](#)

A Curious Summer week 4 begins: Shelter

July 13-17: Shelter

(recommended for ages 7-10)

The Project:

Learn how to stay warm, dry, and cozy in the woods with no tent or sleeping bag!
Build wilderness shelters out of natural materials. Explore the building techniques of different cultures around the world. Take photos and keep a video blog that displays your structures.

Activities:

Build forest structures and see what it's like to live inside them
Identify plants and wildlife, and discover what's native and what's not in San Francisco. Spy on birds with binoculars and learn about bird language.
Compare your structures with pictures of natural buildings from around the world.
Learn how the native people of San Francisco, the Ohlone, built their homes.

For more information about the series [click here](#).

CALENDAR

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The Self-Sufficient Kitchen: bread

This class will give students an introduction to bread from threshing the wheat to pulling a loaf out of the oven. We will discuss local sources of grain, how it is harvested and milled and we will grind our own flour. Techniques for storing grains will also be discussed. The class will make sourdough starters for participants to take home. Students will learn how to make naturally leavened bread from a variety of grains and explore different techniques for making delicious and healthful loaves.

To see a full description of the series [click here](#).

CALENDAR

[View the Calendar](#)

A Curious Summer week 3 begins: Curious Cafe

July 6-10: Curious Cafe

(recommended for ages 7-10)

The Project:

Turn the Studio for Urban Projects into a Cafe that serves REALLY local food: grown within San Francisco city limits! Make a video blog that investigates urban farming and documents the opening of your Curious Cafe.

Activities:

Explore the hidden gardens, farms and wild foraging spots of San Francisco. Design and print our own menu of SF-grown dishes. Invent meals and desserts that use locally grown ingredients, then prepare and serve them to our family and friends.

For more information about the series [click here](#).

CALENDAR

[View the Calendar](#)

A Curious Summer week 2 begins: Magnetic Fields

June 29-July 3: Magnetic Fields

(recommended for ages 11-14)

The Project:

Explore the wondrous invisible world of magnetic forces, and create an exhibit that helps people to understand magnetism. Keep a video blog that documents your exploration.

Activities:

Take a trip to Ocean Beach to collect marvelous magnetic black sand. Play with a strange concoction called ferrofluid (a magnetic liquid) and make it move, flow, and defy gravity. Build a theremin (a magnetic musical instrument) to hear what magnetism sounds like. Listen to the mysterious sounds of VLF radio, behold footage of solar flares, and watch Magnetic Movie – to contemplate the fascinating forces that magnetic fields exert all around us.

For more information about the series [click here](#).

CALENDAR

[View the Calendar](#)

A Curious Summer week 1 begins: Camera Obscura

June 22-26: Camera Obscura

(recommended for ages 11-14)

The Project:

Explore the properties of light and lenses. Speed up, slow down and reverse the flow of time. Keep a video blog that shows your experiments.

Activities:

Convert the Studio for Urban Projects into a giant camera obscura. Construct a high-speed photography lab, and freeze time by taking ultrafast pictures. Play with long exposures, multiple exposures and time lapse photography. Watch intriguing films and animations on the subjects of light and time.

For more information about the series [click here](#).

CALENDAR

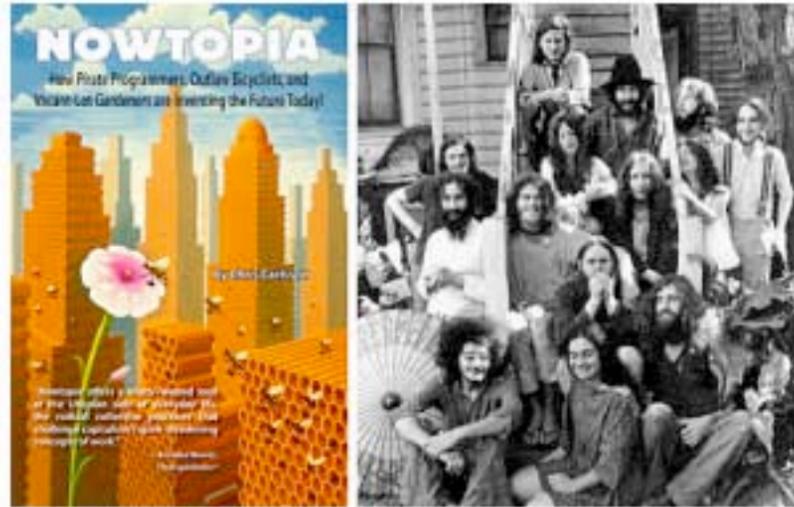
[View the Calendar](#)

An Unnatural History of Golden Gate Park Walking Tour

Join the Studio for Urban Projects members Marina McDougall and Alison Sant on a walking tour of Golden Gate Park. In honor of SPUR's (San Francisco Planning + Urban Research Association) inauguration, the Studio will be leading a walking tour drawn from their podcast **An Unnatural History of Golden Gate Park**. Limited to 20 SPUR members; RSVP to tours@spur.org.

CALENDAR

[View the Calendar](#)



Chris Carlsson: Found SF & Nowtopia

The Studio for Urban Projects presents

Chris Carlsson

Found SF & Nowtopia

Wednesday, June 10th, 7:30 pm

at the Studio for Urban Projects

3579 17th St., San Francisco (located between Dolores & Guerrero)

In the second of two programs on collaborative history projects, activist and historian Chris Carlsson takes us on a tour of the recently launched wiki **FoundSF**, a vast, living archive of essays, oral histories, photos and videos that present an alternative to more official versions of San Francisco history and invites contributions from all of us.

Organized by decade, neighborhood, population and theme **FoundSF**, a collaboration with San Francisco Museum and Historical Society is the latest iteration of Carlsson's long running project Shaping San Francisco. Here you can find the fascinating social, natural, and political histories that underlie the San Francisco that we experience today – whether it be the planting of the Presidio's Forest in the 1880's or the city's Punk Rock scene in the 1980's.

In addition to showing us how to we might make contributions to FoundSF, Carlsson will speak about his recent book Nowtopia which looks at grassroots environmental activists, from vacant lot gardeners to outlaw bicyclists, as revolutionaries of everyday life.

Chris Carlsson spearheads the ongoing series of talks and bicycle tours called Shaping San Francisco at CounterPulse and throughout the city. He is a founding rider of Critical Mass, and founding editor of Processed World, as well as the author and editor of numerous books including *Reshaping San Francisco* (City Lights Books, 1998); *Critical Mass: Bicycling's Defiant Celebration* (AK Press, 2002), and *Nowtopia* (2008).

CALENDAR

[View the Calendar](#)

The Self-Sufficient Kitchen: fermentation

This class will cover the basics of fermentation. From sauerkraut to lacto-fermented sodas, the class will demonstrate techniques for making fermented foods a healthful part of your home pantry. Other foods the class will introduce include Kombutcha, Pickles, and Kimchee.

To see a full description of the series [click here](#).

UC Berkeley's Institute for Research in Labor and Employment History and the California Studies Center, the Living New Deal Project is designed as a collective act of rediscovery.

Please join us for a discussion of the impressive legacy of the New Deal and how you might participate in this people-generated history project.

Gray Brechin is the author of the acclaimed book *Imperial San Francisco: Urban Power, Earthly Ruin* (UC California Press, 1999) and *Farewell, Promised Land: Waking from the California Dream* (UC California Press, 1999), a collaboration with photographer Robert Dawson. Brechin is currently vice president of the National New Deal Preservation Association (newdeallegacy.org) and a visiting scholar at the U.C. Berkeley Department of Geography. His current book project is: *Another World Was Possible*, an exploration of what government at its best can do to promote peace, education, and the common good.

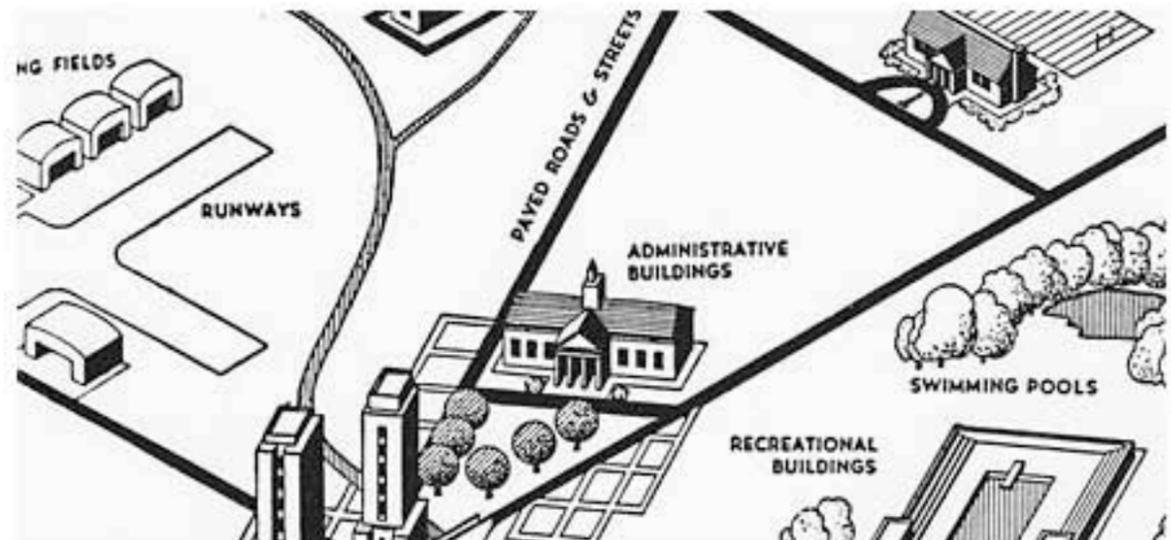
Please join us.

Space is limited. Please RSVP to info@studioforurbanprojects.org.

Suggested donation \$5-\$15.

CALENDAR

[View the Calendar](#)



Gray Brechin: California's Living New Deal Project

The Studio for Urban Projects presents

Gray Brechin

California's Living New Deal Project

Wednesday, May 13th at 7:30 pm

at the Studio for Urban Projects

3579 17th St., San Francisco (located between Dolores & Guerrero)

(Image: Illustration of the works of the WPA created by the WPA)

"Throughout the nation men and women, forgotten in the political philosophy of the Government, look to us here for guidance and for more equitable opportunity to share in the distribution of national wealth... I pledge myself to a new deal for the American people. This is more than a political campaign. It is a call to arms."

- Franklin Delano Roosevelt speaking at the Democratic convention in Chicago (July 11, 1932)

President Franklin D. Roosevelt's New Deal was a vast array of economic programs initiated to pull America out of The Great Depression. Between 1935 and 1943 the New Deal's Works Projects Administration (WPA) alone created almost 8 million jobs engaging citizens in the construction of public works including – civic buildings, roads, hospitals, libraries, aqueducts, dams and hiking trails. Today almost every community in America has a park, bridge or school constructed by the WPA.

Initiated by geographer and writer Gray Brechin, The Living New Deal Project is an unprecedented and growing collaborative effort to identify, map, and interpret the vast public works legacy of President Franklin Delano Roosevelt's New Deal in California including projects of the Civilian Conservation Corps (CCC), Public Works Administration (PWA), Works Progress Administration (WPA), and other New Deal programs in California. A partnership between the California Historical Society and U.C. Berkeley's Institute for Research in Labor and Employment Library and the

CALENDAR

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Kimchi Contest! 김치 경연 대회

Saturday, May 9: Kimchi Registration at 1PM, Tasting starts at 2PM

Kimchi Contest! Poster Image ([click here!](#))

Please come to the first annual CRITTER Kimchi Contest! All are welcome to submit their favorite version of this spicy pickled delicacy. The people's choice will win \$100, second wins \$75, and third will get \$50. Bring 1 quart of your best Kimchi to CRITTER at 3579 17th street on Saturday May 9th at 1 PM. Tasting opens at 2PM.

Kimchi is a traditional Korean pickled side-dish made of vegetables with various seasonings. It is most commonly made with spicy cabbage, but can be made with other vegetables as well. All varieties accepted!

There will be ongoing demonstration of how Kimchi is made, and plenty of palette-cleansing white rice available, so even if you don't have a favorite recipe for Kim Chee, or you've never tried it before—here's the best chance to try the best Kimchi at CRITTER.

¡Venga ud. al primer concurso de kimchi – estilo CRITTER! Todo el mundo esta bienvenido a participar con su versión de este manjar picante en escabache. El publico presente decidira cual es la receta ganadora y los premios seran los siguientes: primero \$100, segundo \$75 y tercero \$50. Traiga ud. 1 cuarto de galón de su mejor kimchi a CRITTER: 3579 calle 17 (entre Dolores y Guerrero) el sábado 9 de mayo a la 1 de la tarde. Las pruebas comenzarán a las 2 de la tarde.

Kimchi es un acompañamiento tradicional coreano hecho de verduras curtidas en escabeche picante y una variedad de aderezos,. El más común se hace con col picante, pero tambien se puede hacer con otras verduras. ¡Todas las variedades serán aceptadas!

Va ha haber demostraciones continuas de cómo hacer kimchi y mucho arroz blanco para limpiar el paladar. Si no tiene aún una receta favorita para kimchi, o si nunca lo ha probado, esta es la mejor oportunidad para probar todas las mejores recetas de kimchi en CRITTER.

CALENDAR

[View the Calendar](#)

The Self-Sufficient Kitchen: cheese

This class will introduce techniques of milk preservation. Using both raw goat and cow's milks from local dairies, students will get hands-on experience making several basic fresh cheeses including ricotta, farmer's cheese, fresh mozerella, and feta cheese. The class will also demonstrate the basics of yogurt, kefir, buttermilk and creme fraiche.

For a full description of the series [click here](#).

CALENDAR

[View the Calendar](#)



Sam Green: Utopia in Four Movements

The Studio for Urban Projects presents

filmmaker Sam Green

performing *Utopia in Four Movements*, a live work-in-progress screening

Friday, May 1st at 7:00 p.m.

at the Studio for Urban Projects

3579 17th St., San Francisco (located between Dolores & Guerrero)

Filmmaker Sam Green presents a live work-in-progress screening of his new film *Utopia in Four Movements*. The film explores the battered state of the utopian impulse at the dawn of the 21st century through several seemingly unrelated vignettes — including a history of Esperanto, a portrait of an exiled American radical, and a meditation on the world's largest shopping mall. Green's presentation utilizes PowerPoint and is accompanied by a live score by musician Dave Cerf.

Sam Green is acclaimed director of the documentaries *The Weather Underground* and *Rainbow Man/John 3:16*.

Please join us.

Space is limited. Please RSVP to info@studioforurbanprojects.org.

Suggested donation \$5-\$15.

Please note that the doors will close after the performance begins.

CALENDAR

[View the Calendar](#)

Greywater Guerillas

Please RSVP to: crittersalon@gmail.com or 415.674.2861
www.crittersalon.blogspot.com

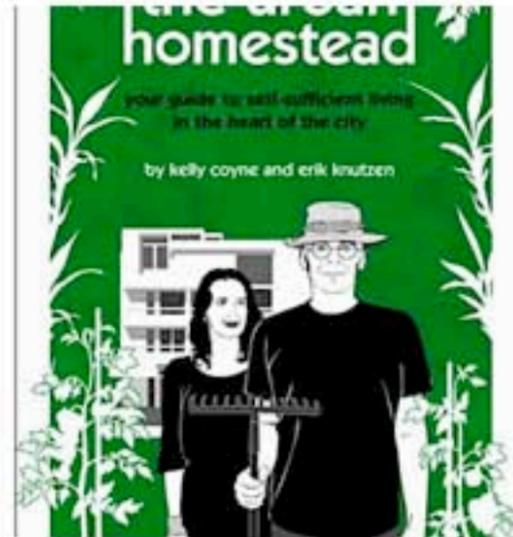
CRITTER presents the Greywater Guerrillas, an Oakland-based collaborative group of educators, designers, builders and artists who educate and empower people to build sustainable water culture and infrastructure.

Greywater is water that flows down sink, shower, and washing machine drains—but not the toilet. It may contain traces of dirt, food, grease, hair, and household cleaning products. While greywater may look “dirty,” it is a safe and even beneficial source of irrigation water. If released into rivers, lakes, or estuaries, the nutrients in greywater become pollutants, but to garden plants, they are valuable fertilizer. Aside from the obvious benefits of saving water (and money on your water bill), reusing your greywater keeps it out of the sewer or septic system, thereby reducing the chance that it will pollute local water bodies.

Participants will learn how the water in our lives is connected to local and global water struggles, look at rainwater as a resource, explore options of reusing greywater, and contemplate waterless (composting) toilets. Interested in cutting your water use in half while growing a beautiful garden? Learn how as we explore rainwater catchment, greywater reuse, and waterless composting toilets. We'll focus on low-tech, simple options for greywater reuse.

CALENDAR

[View the Calendar](#)



The Urban Homestead

The Studio for Urban Projects presents

The Urban Homestead

a hands-on workshop with Erik Knutzen, co-author of *The Urban Homestead*

Sunday, April 5 2:00 pm

at the Studio for Urban Projects

3579 17th St., San Francisco (located between Dolores & Guerrero)

Kelly Coyne and Erik Knutzen grow food, keep chickens, brew, bike, bake and plot revolution from their 1/12th acre farm in the heart of Los Angeles. They are keepers of the popular DIY blog, Homegrown Evolution. Their first book, *The Urban Homestead*, a primer on urban self-reliance, was released by Process Media in May of 2008. Since then it's sold over 6,500 copies. The *New York Times* magazine called it "Home Economics as our great-grandparents knew it."

In this workshop Knutzen will discuss urban agriculture. How do you grow food when you don't have soil? We'll take a look at a couple of strategies, from window gardening to foraging. In the hands-on portion of our presentation we'll build the most important tool of the urban food gardener: the self irrigating planter (SIP). A few years ago Josh Mandell, of Seattle Peak Oil Awareness, distributed plans for how to make your own SIPS out of easily scavenged materials. Using his plans, we'll construct a SIP with two five gallon buckets and a yogurt cup. Armed with this knowledge, you'll soon have a farm on your balcony!

As we look toward ways of developing sustainable cities, urban homesteading offers us strategies for becoming self-reliant. It takes us back to the gratifying everyday rituals celebrated by many of our parents and grandparents before food traveled an average of 1,500 miles to reach our plates. As Coyne and Knutzen write, "Urban homesteading is an affirmation of the simple pleasures of life. When you spend a Saturday morning making a loaf of bread, or go out on a summer evening after work to sit with your chickens, or take a deep breath of fresh-cut basil, you unplug yourself from the madness. Many of us spend a lot of each day in front of a computer. Homesteading hooks us into the natural world and the passing of the seasons, and reminds us of our place within the greater cycle of life."

RENDERINGS OF PROPOSED CHANGES TO 2495 HARRISON ST.



RENDERING FROM 21st ST. (SEE SITE PLAN, A-102 FOR ACCURATE TREE PLACEMENT)



NEW BUILDING AND LANDSCAPING ALONG 21st



EXISTING BUILDING AT CORNER OF HARRISON ST. AND 21st ST.



NEW BUILDING



NIGHT RENDERING FROM 21st ST.

HARRISON STREET PROJECT

CONDITIONAL USE AND VARIANCE SUBMITTAL

2495 HARRISON STREET SAN FRANCISCO CA 94110

CONSULTANTS:
GLADSTONE & ASSOCIATES
177 POST STREET
SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

SHEET TITLE:
COVER SHEET

NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

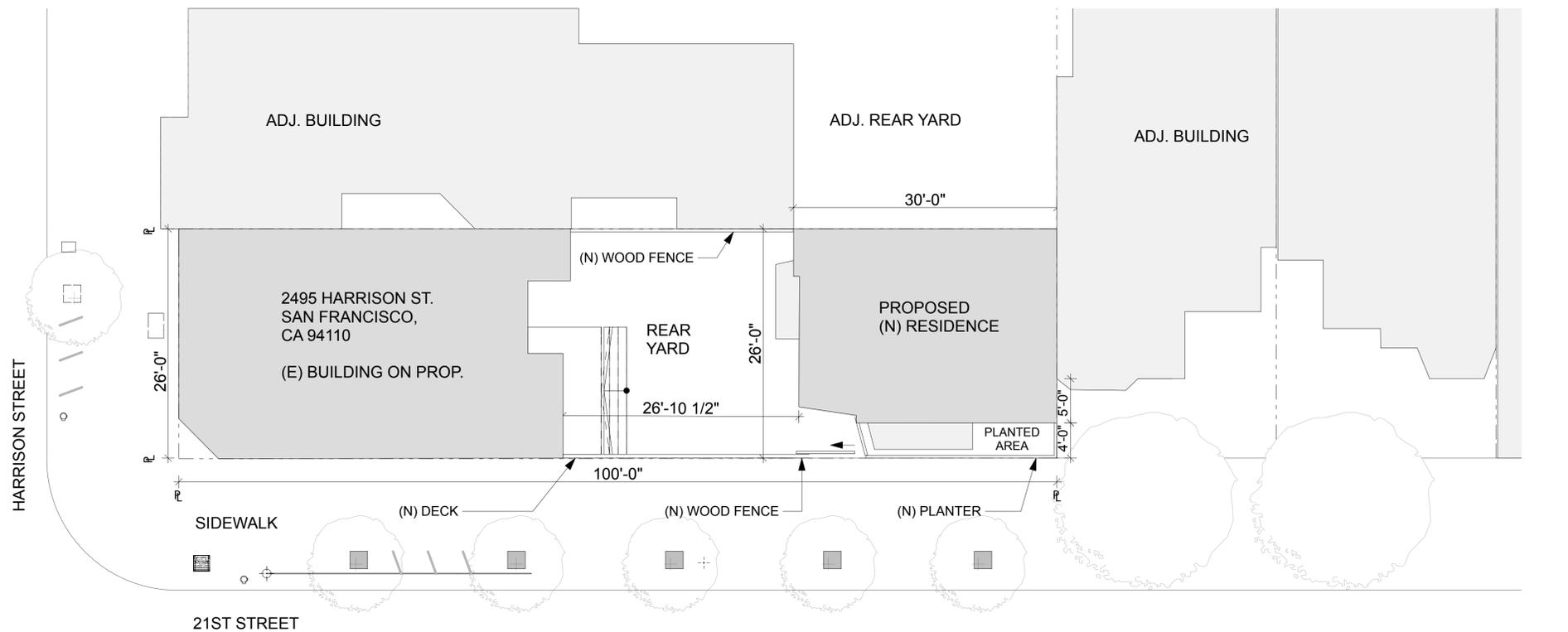
| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-001

ABBREVIATIONS

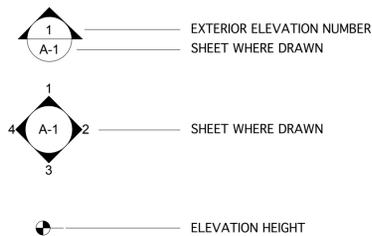
| | | |
|---|---|--|
| <p>ADA: AMERICANS WITH DISABILITIES ACT OF 1992 ADD: ADDENDUM; ADDITION ADDL: ADDITIONAL ADH: ADHESIVE ADJ: ADJUST, ADJUSTABLE, ADJACENT AF: ABOVE THE FLOOR AFF: ABOVE FINISHED FLOOR AGG: AGGREGATE AL: ALUMINUM ALM: ALARM ALUM: ALUMINUM ALS: ACRYLIC LATEX SEALANT AMP: AMPERE, AMPACITY APPROX: APPROXIMATE APX: APPROXIMATE ARCH: ARCHITECT ARCHITECTURAL ASC: ABOVE SUSPENDED CEILING ASPH: ASPHALT AVG: AVERAGE BDRM: BEDROOM BETW: BETWEEN BF: BOARD FOOT BLDG: BUILDING BLKG: BLOCKING BLT-IN: BUILT-IN BSMT: BASEMENT C/C: CENTER TO CENTER CAB: CABINET CEM: CEMENT CFL: COUNTER FLASHING CIRC: CIRCUMFERENCE CL: CENTERLINE CLG: CEILING CLKG: CAULKING CLO: CLOSET CLR OPG: CLEAR OPENING CLS: CLOSURE C.O.: CASD OPENING COL: COLUMN CON: CONSTRUCTION CONC: CONCRETE CONT: CONTINUOUS, CONTINUE, CONTROL CONTR: CONTRACTOR CTR: COUNTER CU, FT.: CUBIC FEET CU, YD.: CUBIC YARD D: DRAIN DBL: DOUBLE DEG: DEGREE DEM: DEMOLISH DEMO: DEMOLITION DEPT: DEPARTMENT DET: DETAIL</p> | <p>DIA: DIAMETER DIM: DIMENSION DISP: DISPOSAL DN: DOWN DR: DINING ROOM DTL: DETAIL DWG: DRAWING E: EAST ELEC: ELECTRICAL ENG: ENGINEER ENTR: ENTRANCE EQ: EQUAL EOP: EQUIPMENT EST: ESTIMATE F TO F: FACE TO FACE FA: FIRE ALARM FAR: FLOOR AREA RATIO FDN: FOUNDATION FF: FINISHED FLOOR FIN: FINISH FIXT: FIXTURE FLASH: FLASHING FLG: FLOORING FLR: FLOOR FLUOR: FLUORESCENT FP: FIREPROOF FR: FRAME FT: FEET FTG: FOOTING, FITTING FUR: FURRED FURN: FURNITURE G: GAS GALV: GALVANIZED GB: GYPSUM BOARD GC: GENERAL CONTRACTOR GFCI: GROUND FAULT CIRCUIT INTERRUPTED GFI: GROUND FAULT INTERRUPTED GR: GRADE GVL: GRAVEL GYP: GYPSUM GYP BD: GYPSUM BOARD HGT: HEIGHT HOR: HORIZONTAL HTR: HEATER HVAC: HEATING, VENTILATING & AIR CONDITIONING IN: INCH INFO: INFORMATION J: JOIST J-BOX: JUNCTION BOX KIT: KITCHEN KO: KNOCKOUT L: LENGTH LIN: LINEAR LR: LIVING ROOM LT: LIGHT LTG: LIGHTING</p> | <p>MAT: MATERIAL MAX: MAXIMUM MECH: MECHANICAL MED: MEDIUM MEMB: MEMBRANE MET: METAL MFR: MANUFACTURER MIN: MINIMUM MISC: MISCELLANEOUS NOM: NOMINAL NTS: NOT TO SCALE OC: ON CENTER PC: PRECAST CONCRETE PERIM: PERIMETER PERP: PERPENDICULAR PL: PROPERTY LINE PLWD: PLYWOOD PNL: PANEL PNT: PAINT PVT: PRIVATE PWR: POWER QTY: QUANTITY R: RADIUS REF: REFRIGERATOR REFL: REFLECTED REG: REGULAR REINF: REINFORCEMENT OR REINFORCE REM: REMOVE, REMOVABLE REQ: REQUIRE, REQUIRED RETG: RETAINING RF: ROOF RM: ROOM RMV: REMOVE RO: ROUGH OPENING SF: SQUARE FOOT SHT: SHEATHING SKL: SKYLIGHT SPECS: SPECIFICATIONS SS: STAINLESS STEEL SSD: SUB-SOIL DRAIN SUR: SURFACE SYM: SYMMETRICAL TRD: TREAD TSL: TOP OF SLAB TW: TOP OF WALL TYP: TYPICAL UON: UNLESS OTHERWISE NOTED VB: VAPOR BARRIER VERT: VERTICAL VIF: VERIFY IN THE FIELD W/O: WITHOUT WD: WOOD WH: WATER HEATER WIN: WINDOW WP: WATERPROOF YD: YARD</p> |
|---|---|--|



1 PLOT PLAN- COVER SHEET

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

SYMBOLS



APPLICABLE CODES & BUILDING STANDARDS

- SAN FRANCISCO 2007 ELECTRICAL CODE
- SAN FRANCISCO 2007 ENERGY CODE
- SAN FRANCISCO 2007 HOUSING CODE
- SAN FRANCISCO 2007 MECHANICAL CODE
- SAN FRANCISCO 2007 PLUMBING CODE

BUILDING DATA & PLANNING CALCULATIONS

ZONING

| | |
|-----------------------|---|
| BLOCK: | 4084 |
| LOT: | 018 |
| ADDRESS: | 2495 HARRISON STREET SAN FRANCISCO, CA 94110 |
| ZONING: | RH-3 |
| HEIGHT LIMIT: | |
| TYPE OF CONSTRUCTION: | WOOD FRAME |

AREA CALCULATIONS

EXISTING BUILDING

| | |
|-----------------------------|-------------|
| GROUND FLOOR- BEFORE DEMO | 1400 sq. ft |
| GROUND FLOOR- DECK ADDITION | 200 sq. ft |
| (E) GROSS S.F.= | 1200 sq. ft |

NEW BUILDING

| | |
|-----------------|-------------|
| GROUND FLOOR | 650 sq. ft |
| SECOND FLOOR | 550 sq. ft |
| THIRD FLOOR | 200 sq. ft |
| (E) GROSS S.F.= | 1400 sq. ft |

LOCATION MAP



LIST OF DRAWINGS

| SHEET INDEX | | |
|-------------|---|-------------------------------------|
| ID | Name | Published |
| A-001 | COVER SHEET | <input checked="" type="checkbox"/> |
| A-002 | SITE PHOTOS- EXISTING BUILDING | <input checked="" type="checkbox"/> |
| A-003 | SITE PHOTOS-CORNER STUDY | <input checked="" type="checkbox"/> |
| A-004 | SITE PHOTOS- FACADE STUDY | <input checked="" type="checkbox"/> |
| A-101 | PROPOSED PLOT PLAN | <input checked="" type="checkbox"/> |
| A-102 | PROPOSED SITE PLAN | <input checked="" type="checkbox"/> |
| A-103 | PLANS - EXISTING & PROPOSED | <input checked="" type="checkbox"/> |
| A-104 | PROPOSED GROUND FLOOR AND REAR YARD | <input checked="" type="checkbox"/> |
| A-105 | PROPOSED SECOND FLOOR | <input checked="" type="checkbox"/> |
| A-106 | PROPOSED THIRD FLOOR | <input checked="" type="checkbox"/> |
| A-107 | PROPOSED ROOF PLAN | <input checked="" type="checkbox"/> |
| A-201 | PROPOSED SOUTH ELEVATION - EXISTING AND NEW BUILDING | <input checked="" type="checkbox"/> |
| A-202 | EXISTING ELEVATIONS | <input checked="" type="checkbox"/> |
| A-203 | PROPOSED ELEVATIONS - EXISTING BUILDING | <input checked="" type="checkbox"/> |
| A-204 | PROPOSED ELEVATIONS - NEW BUILDING | <input checked="" type="checkbox"/> |
| A-205 | PROPOSED SOUTH ELEVATION - NEW BUILDING AND ADJACENT BUILDING | <input checked="" type="checkbox"/> |
| A-301 | PROPOSED LONG SECTION - EXISTING AND NEW BUILDING | <input checked="" type="checkbox"/> |
| A-302 | EXISTING SECTIONS | <input checked="" type="checkbox"/> |
| A-303 | PROPOSED SECTIONS - EXISTING BUILDING | <input checked="" type="checkbox"/> |
| A-304 | PROPOSED SECTIONS - NEW BUILDING | <input checked="" type="checkbox"/> |
| A-401 | 3D VIEW - EXISTING AND NEW BUILDING | <input checked="" type="checkbox"/> |



3 REAR YARD



4 REAR OF BUILDING



1 CORNER SHOT



2 AERIAL VIEW

PROJECT:
HARRISON STREET PROJECT
 2495 HARRISON ST.
 SAN FRANCISCO, CA 94110
 BLOCK# 4084 LOT# 18

SHEET TITLE:
 SITE PHOTOS- EXISTING
 BUILDING

NOTE: SET
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 SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |

PROJECT NO: 2011.0079CV
 MODEL FILE:
 DRAWN BY:
 SCALE:

CONSULTANTS:
 GLADSTONE & ASSOCIATES
 177 POST STREET
 SAN FRANCISCO, CA 94108
 415-434-9500

DESIGNER:
 STUDIO FOR URBAN PROJECTS, LLC
 RICHARD JOHNSON DESIGN
 917 BRYANT STREET
 SAN FRANCISCO, CA 94103
 415-786-5868

A-002



3 FACING SOUTHEAST 21ST/HARRISON



4 FACING SOUTHWEST 21ST/HARRISON



1 FACING NORTHEAST 21ST/HARRISON



2 FACING NORTHWEST 21ST/HARRISON

CONSULTANTS:
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415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

SHEET TITLE:
**SITE PHOTOS-CORNER
STUDY**

NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-003

SITE LOCATION
2495 HARRISON
STREET



2 HARRISON ST. EAST

SITE LOCATION
2495 HARRISON
STREET



1 21 ST. NORTH

CONSULTANTS:
GLADSTONE & ASSOCIATES
177 POST STREET
SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

SHEET TITLE:
**SITE PHOTOS- FACADE
STUDY**

NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
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| | |

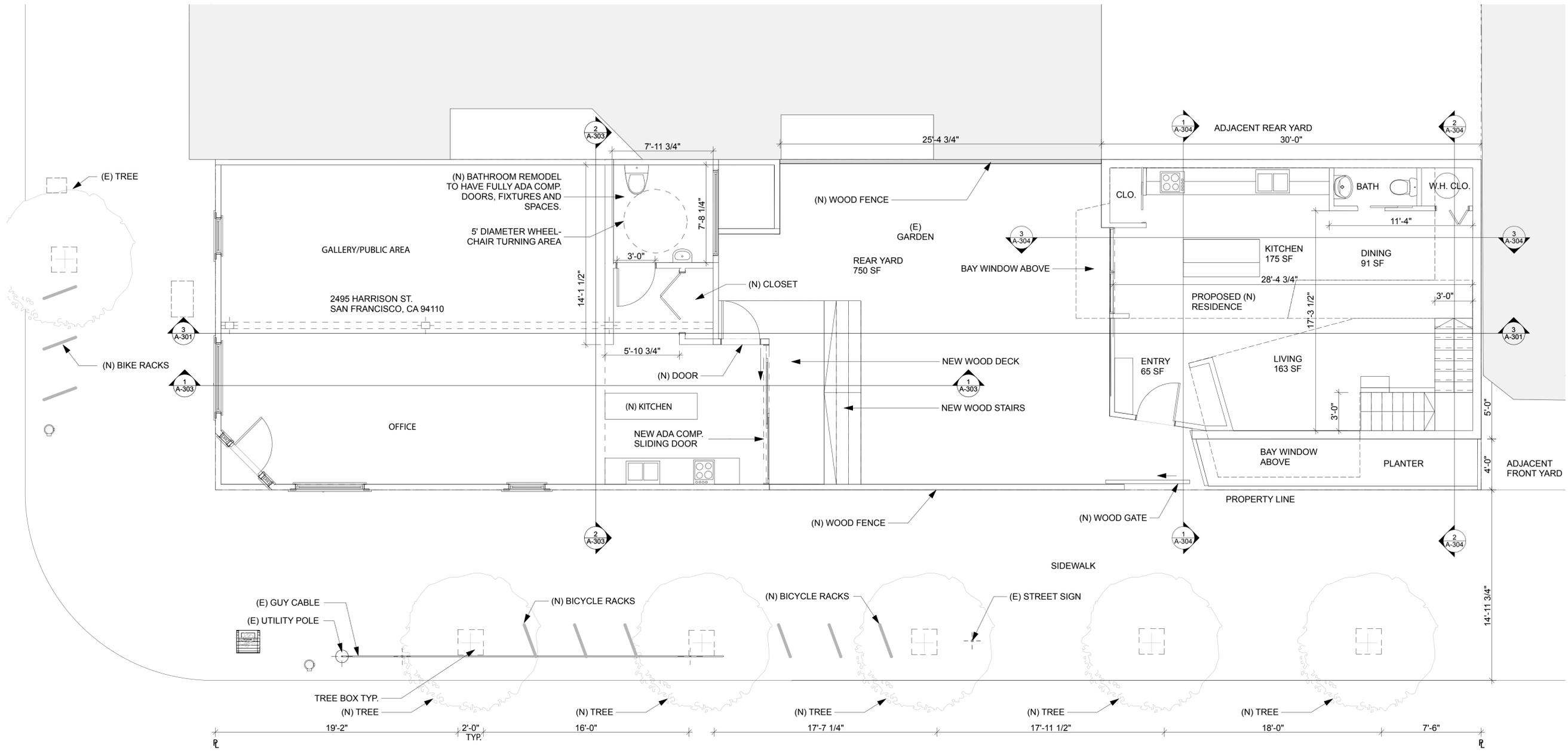
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MODEL FILE:
DRAWN BY:
SCALE:

A-004

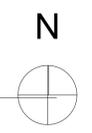


1 PLOT PLAN- PROPOSED
SCALE: 1/8" = 1'-0"

| | |
|--------------|--|
| CONSULTANTS: | GLADSTONE & ASSOCIATES 177 POST STREET SAN FRANCISCO, CA 94108 415-434-9500 |
| DESIGNER: | STUDIO FOR URBAN PROJECTS, LLC RICHARD JOHNSON DESIGN 917 BRYANT STREET SAN FRANCISCO, CA 94103 415-786-5868 |
| PROJECT: | HARRISON STREET PROJECT 2495 HARRISON ST. SAN FRANCISCO, CA 94110 BLOCK# 4084 LOT# 18 |
| SHEET TITLE: | PROPOSED PLOT PLAN |
| NOTE: | NOTE: SET PRINTED AT 50% ORIGINAL SIZE |
| DATE | DESCRIPTION |
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| PROJECT NO: | 2011.0079CV |
| MODEL FILE: | |
| DRAWN BY: | |
| SCALE: | |



2 SITE PLAN
SCALE: 1/4" = 1'-0"



CONSULTANTS:
GLADSTONE & ASSOCIATES
177 POST STREET
SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
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RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

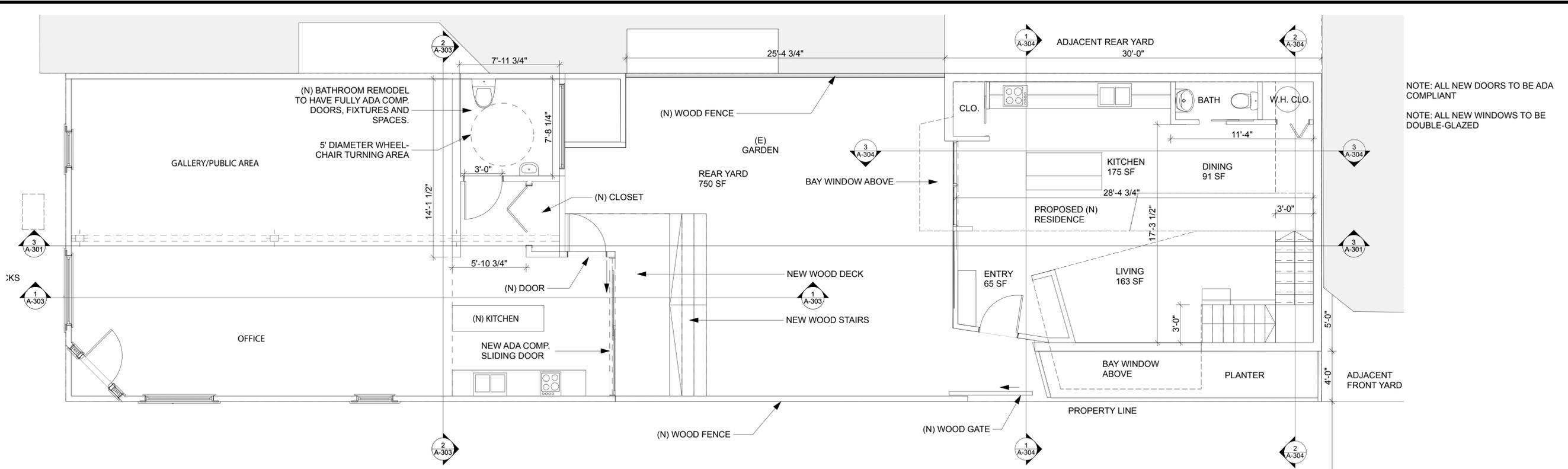
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PROPOSED SITE PLAN

NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

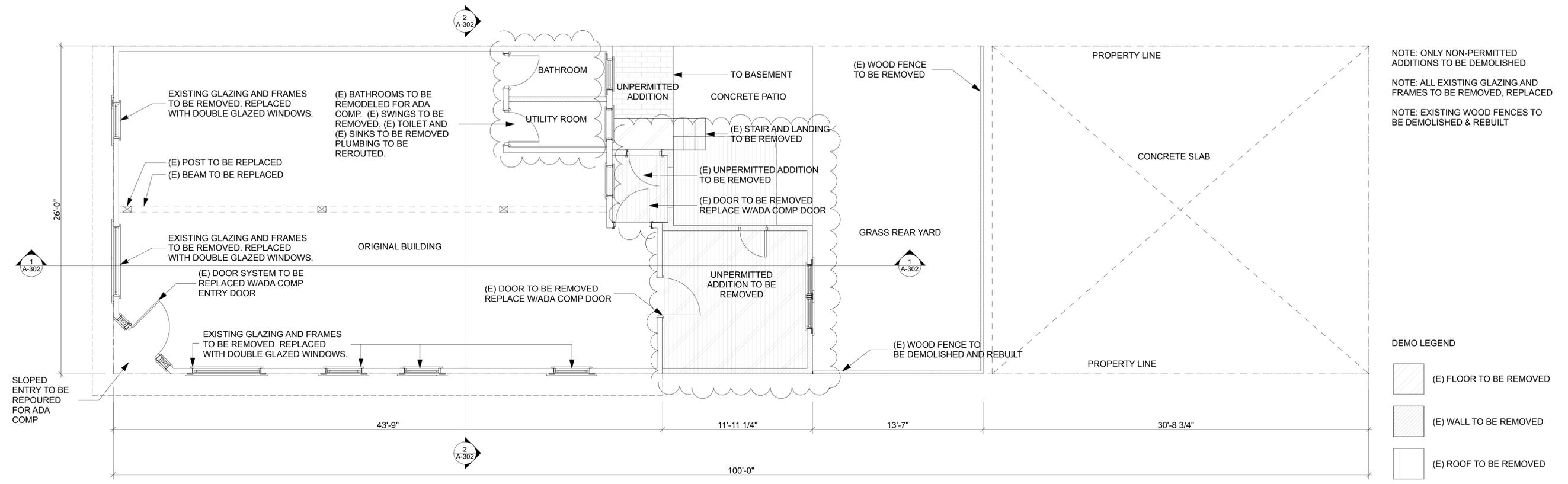
PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-102



NOTE: ALL NEW DOORS TO BE ADA COMPLIANT
 NOTE: ALL NEW WINDOWS TO BE DOUBLE-GLAZED

2 GROUND FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"



NOTE: ONLY NON-PERMITTED ADDITIONS TO BE DEMOLISHED
 NOTE: ALL EXISTING GLAZING AND FRAMES TO BE REMOVED, REPLACED
 NOTE: EXISTING WOOD FENCES TO BE DEMOLISHED & REBUILT

DEMO LEGEND

| | |
|--|-------------------------|
| | (E) FLOOR TO BE REMOVED |
| | (E) WALL TO BE REMOVED |
| | (E) ROOF TO BE REMOVED |

1 COMMUNITY FACILITY GROUND FLOOR PLAN - EXISTING/DEMO
 SCALE: 1/4" = 1'-0"

CONSULTANTS:
 GLADSTONE & ASSOCIATES
 177 POST STREET
 SAN FRANCISCO, CA 94108
 415-434-9500

DESIGNER:
 STUDIO FOR URBAN PROJECTS, LLC
 RICHARD JOHNSON DESIGN
 917 BRYANT STREET
 SAN FRANCISCO, CA 94103
 415-786-5868

PROJECT:
HARRISON STREET PROJECT
 2495 HARRISON ST.
 SAN FRANCISCO, CA 94110
 BLOCK# 4084 LOT# 18

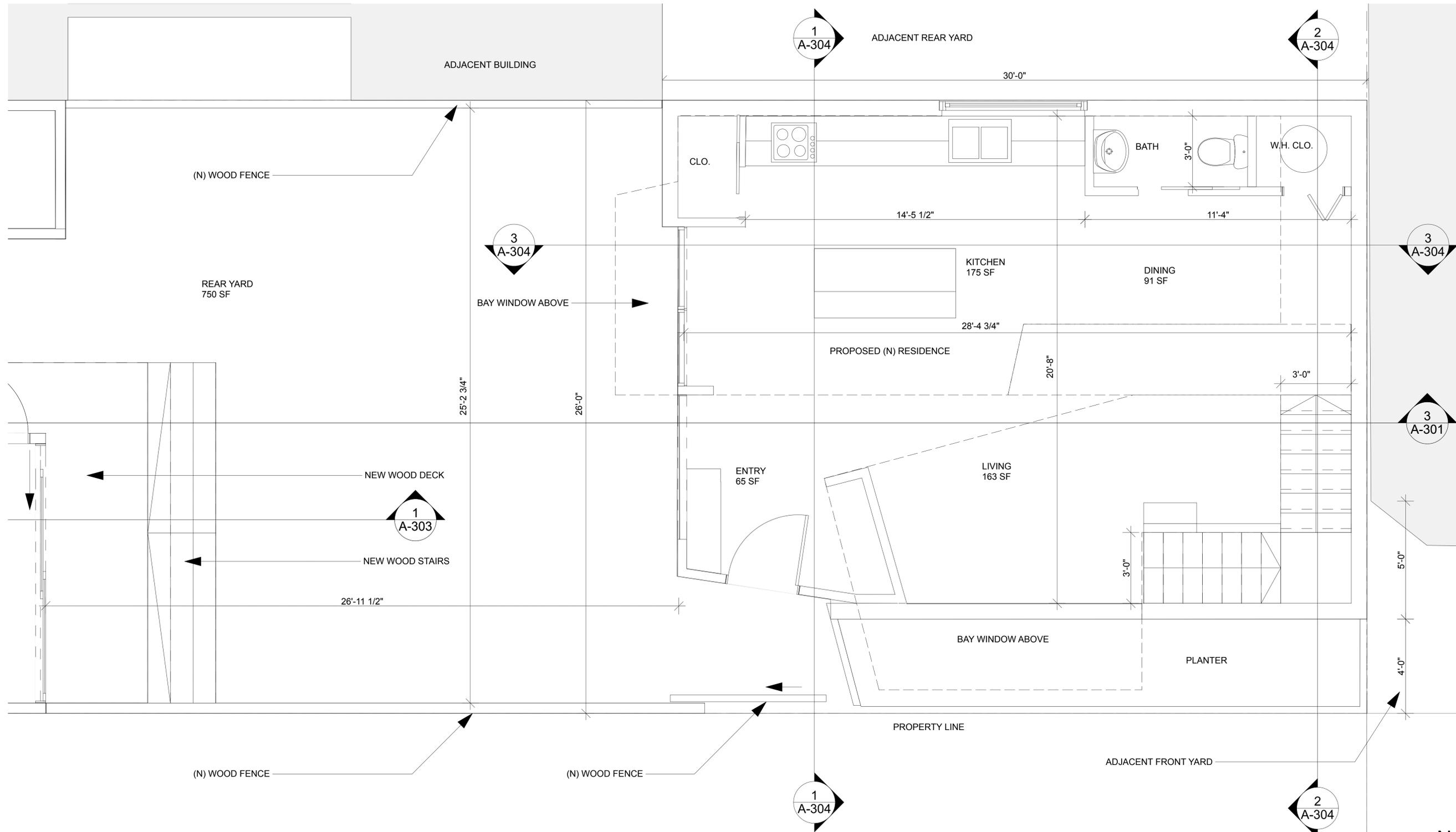
SHEET TITLE:
PLANS - EXISTING & PROPOSED

NOTE: SET PRINTED AT 50% ORIGINAL SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |

PROJECT NO: 2011.0079CV
 MODEL FILE:
 DRAWN BY:
 SCALE:

A-103



1 PROPOSED GROUND FLOOR OF NEW BUILDING AND REAR YARD
 SCALE: 1/2" = 1'-0"

CONSULTANTS:
 GLADSTONE & ASSOCIATES
 177 POST STREET
 SAN FRANCISCO, CA 94108
 415-434-9500

DESIGNER:
 STUDIO FOR URBAN PROJECTS, LLC
 RICHARD JOHNSON DESIGN
 917 BRYANT STREET
 SAN FRANCISCO, CA 94103
 415-786-5868

PROJECT:
HARRISON STREET PROJECT
 2495 HARRISON ST.
 SAN FRANCISCO, CA 94110
 BLOCK# 4084 LOT# 18

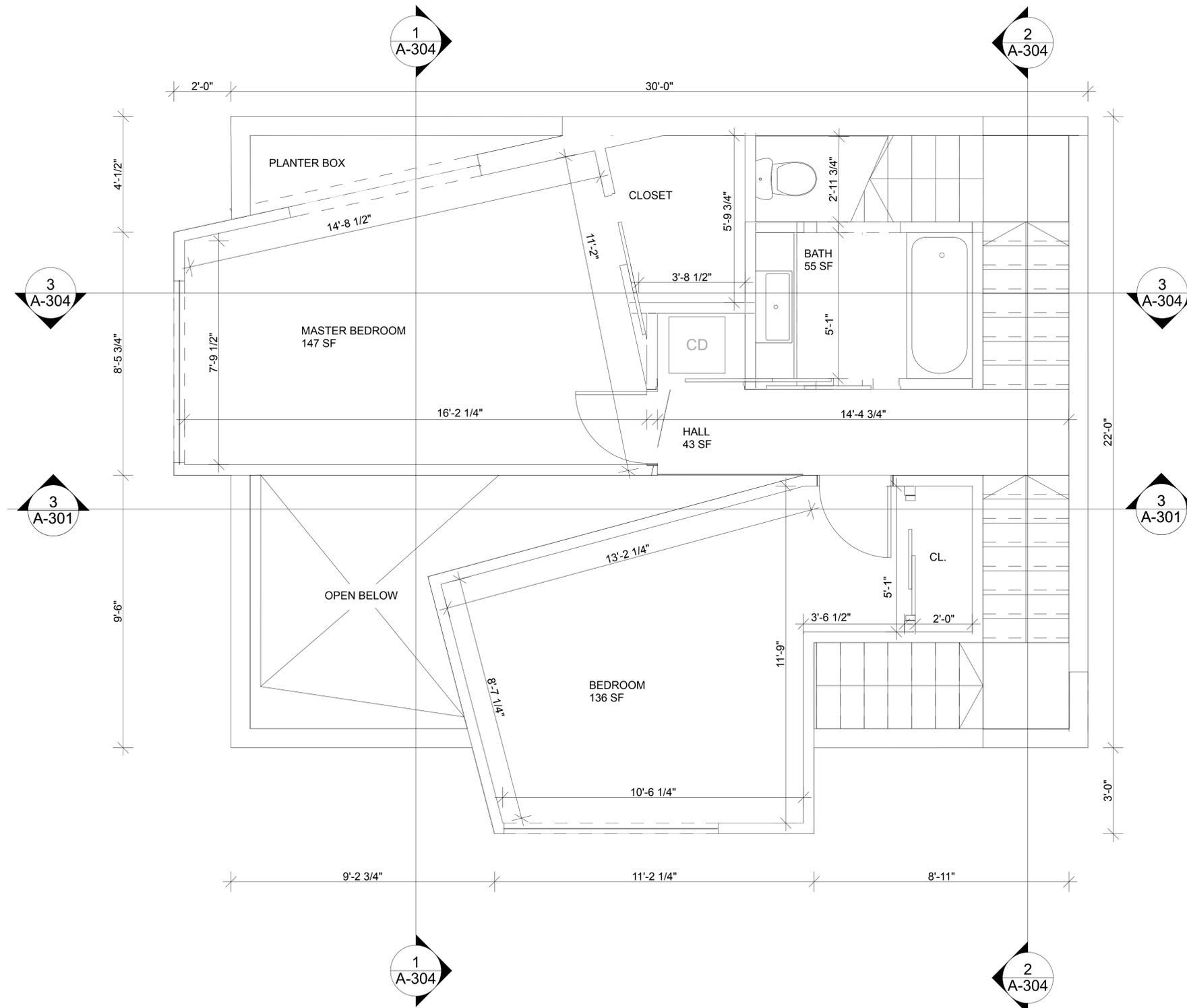
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PROPOSED GROUND FLOOR AND REAR YARD

NOTE: SET PRINTED AT 50% ORIGINAL SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

PROJECT NO: 2011.0079CV
 MODEL FILE:
 DRAWN BY:
 SCALE:

A-104



1 PROPOSED SECOND FLOOR
SCALE: 1/2" = 1'-0"



CONSULTANTS:
GLADSTONE & ASSOCIATES
177 POST STREET
SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

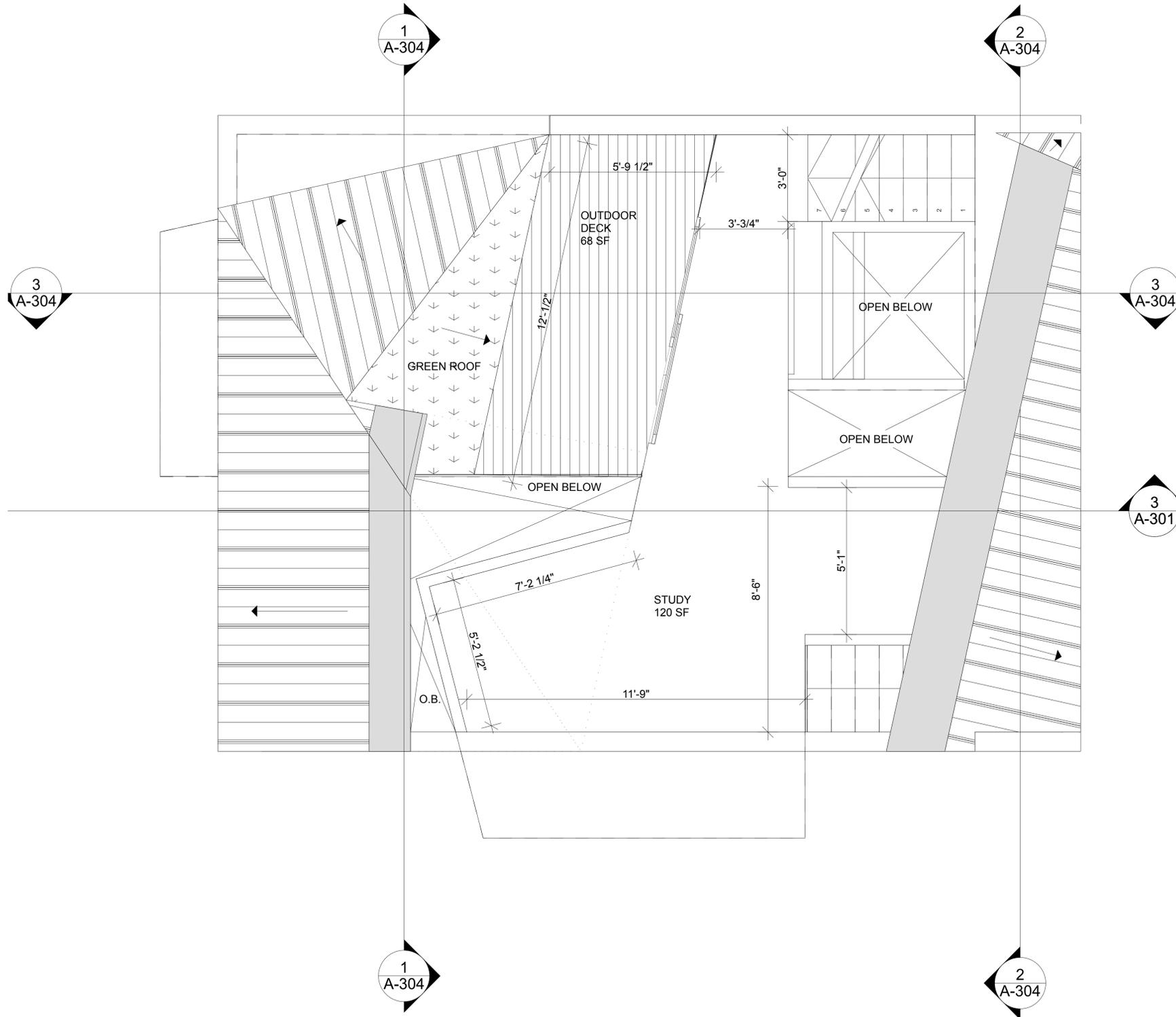
SHEET TITLE:
PROPOSED SECOND FLOOR

NOTE: SET PRINTED AT 50% ORIGINAL SIZE

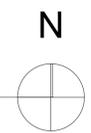
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|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-105



1 PROPOSED THIRD FLOOR
SCALE: 1/2" = 1'-0"



CONSULTANTS:
GLADSTONE & ASSOCIATES
177 POST STREET
SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

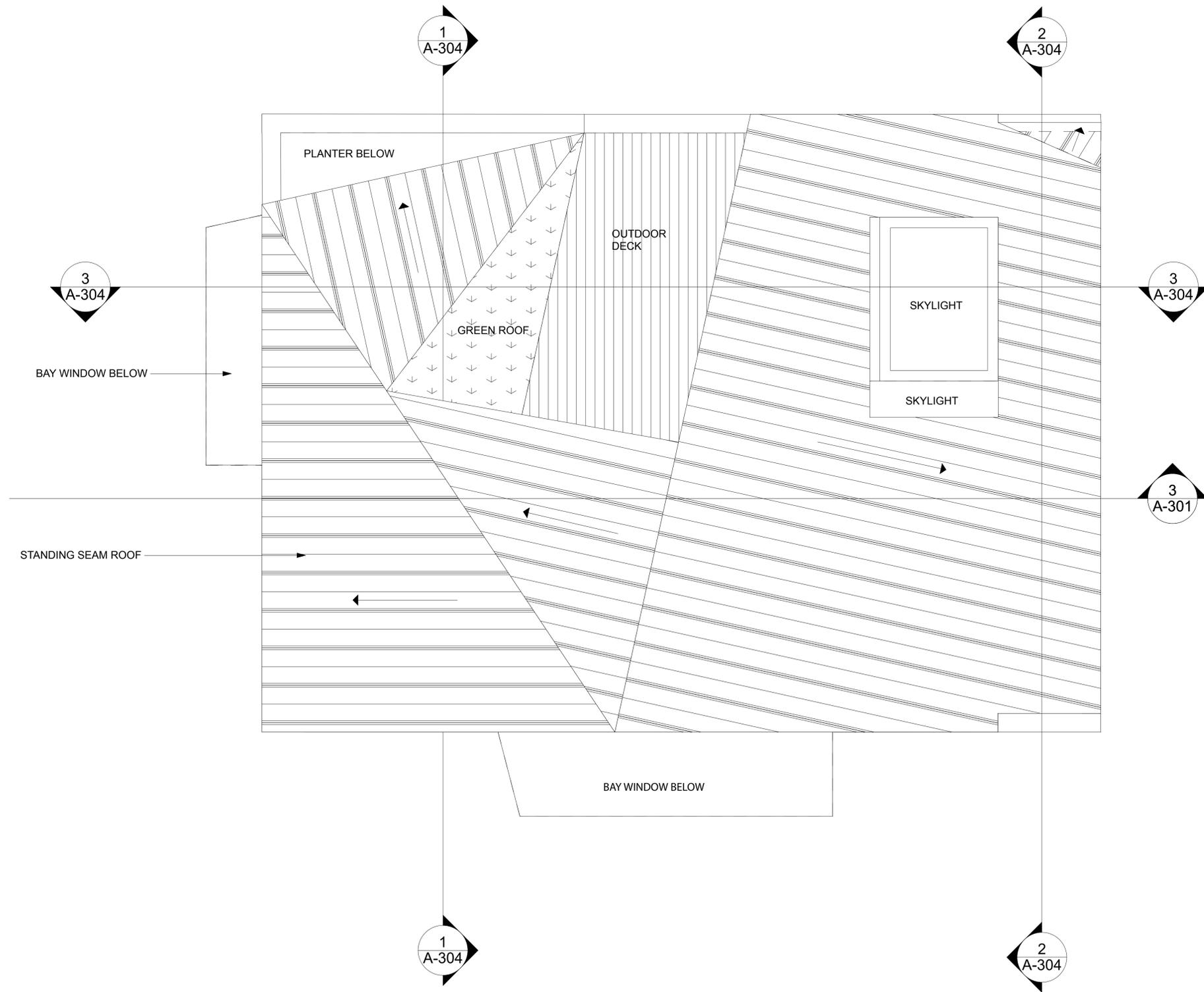
SHEET TITLE:
PROPOSED THIRD FLOOR

NOTE: SET PRINTED AT 50% ORIGINAL SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |
| | |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-106



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

CONSULTANTS:
GLADSTONE & ASSOCIATES
177 POST STREET
SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

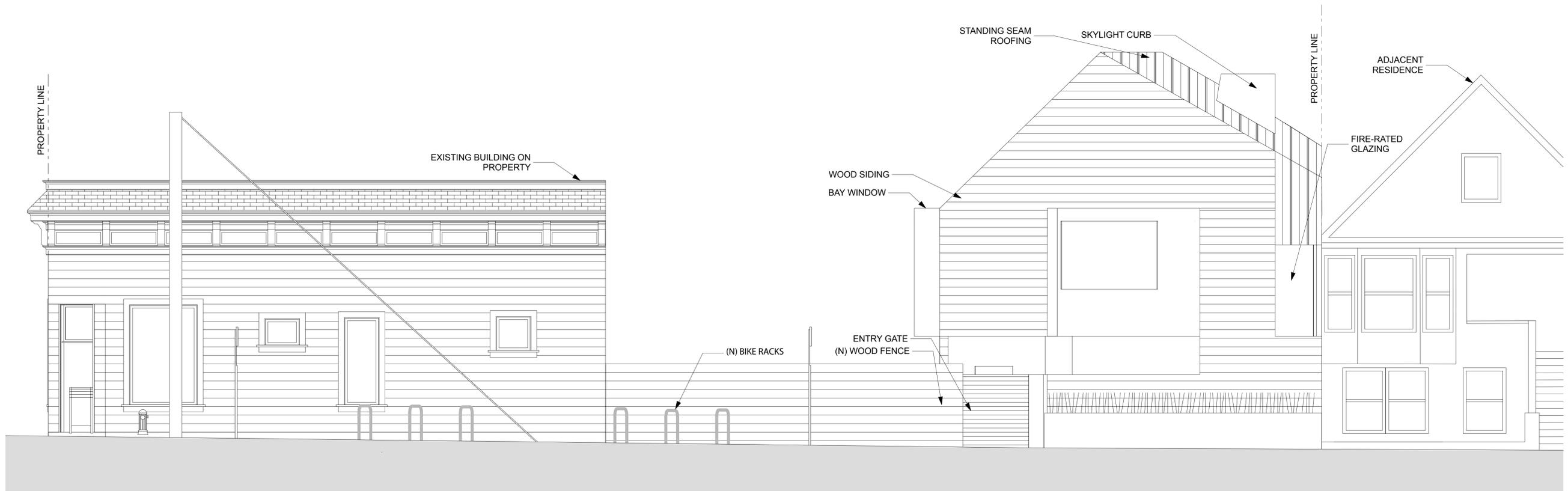
SHEET TITLE:
PROPOSED ROOF PLAN

NOTE: SET PRINTED AT 50% ORIGINAL SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-107



1 PROPOSED SOUTH ELEVATION - EXISTING AND NEW BUILDING
 SCALE: 1/4" = 1'-0"

CONSULTANTS:
 GLADSTONE & ASSOCIATES
 177 POST STREET
 SAN FRANCISCO, CA 94108
 415-434-9500

DESIGNER:
 STUDIO FOR URBAN PROJECTS, LLC
 RICHARD JOHNSON DESIGN
 917 BRYANT STREET
 SAN FRANCISCO, CA 94103
 415-786-5868

PROJECT:
HARRISON STREET PROJECT
 2495 HARRISON ST.
 SAN FRANCISCO, CA 94110
 BLOCK# 4084 LOT# 18

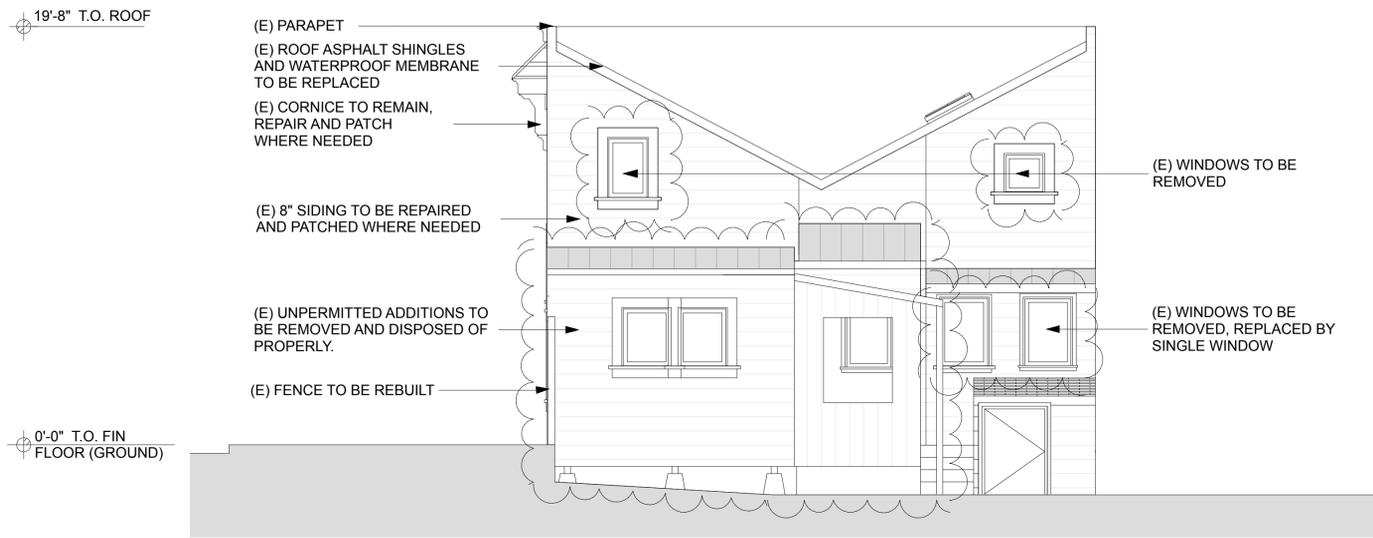
SHEET TITLE:
**PROPOSED SOUTH
 ELEVATION - EXISTING
 AND NEW BUILDING**

NOTE: SET
 PRINTED AT
 50% ORIGINAL
 SIZE

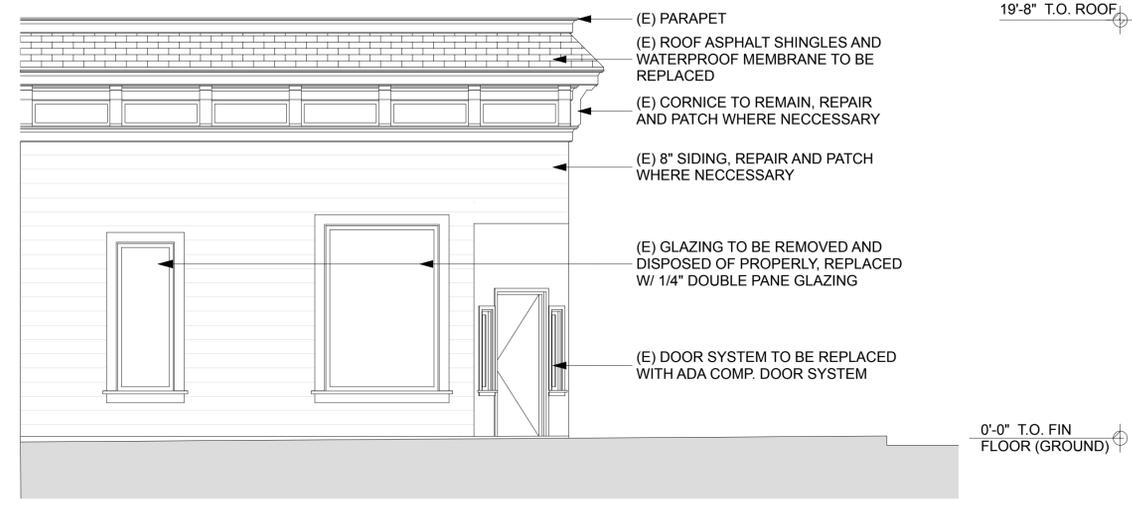
| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |

PROJECT NO: 2011.0079CV
 MODEL FILE:
 DRAWN BY:
 SCALE:

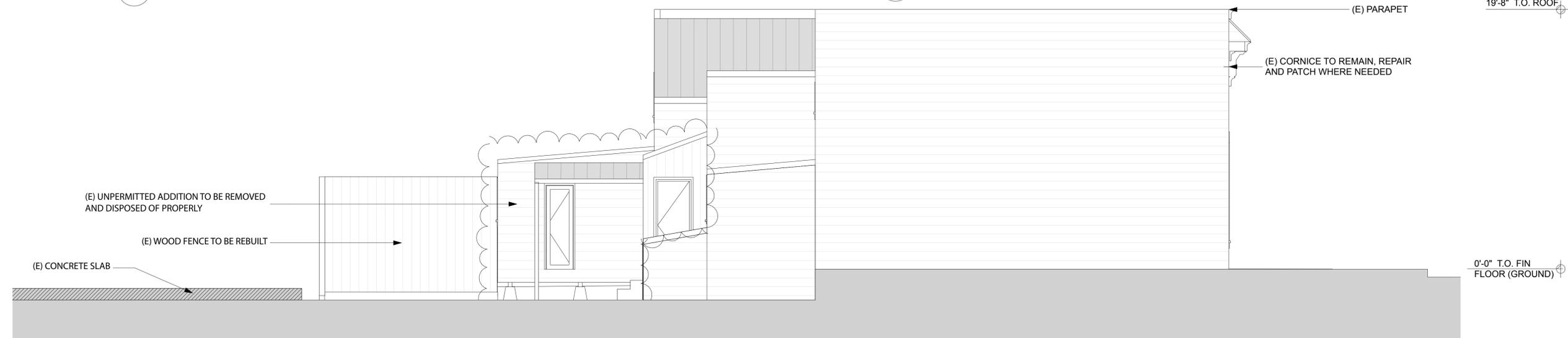
A-201



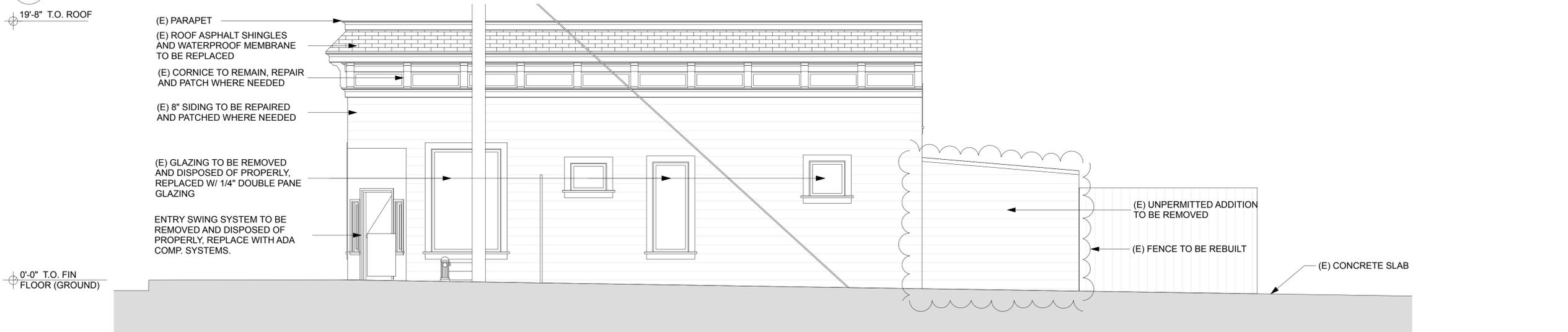
4 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANTS:
GLADSTONE & ASSOCIATES
177 POST STREET
SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

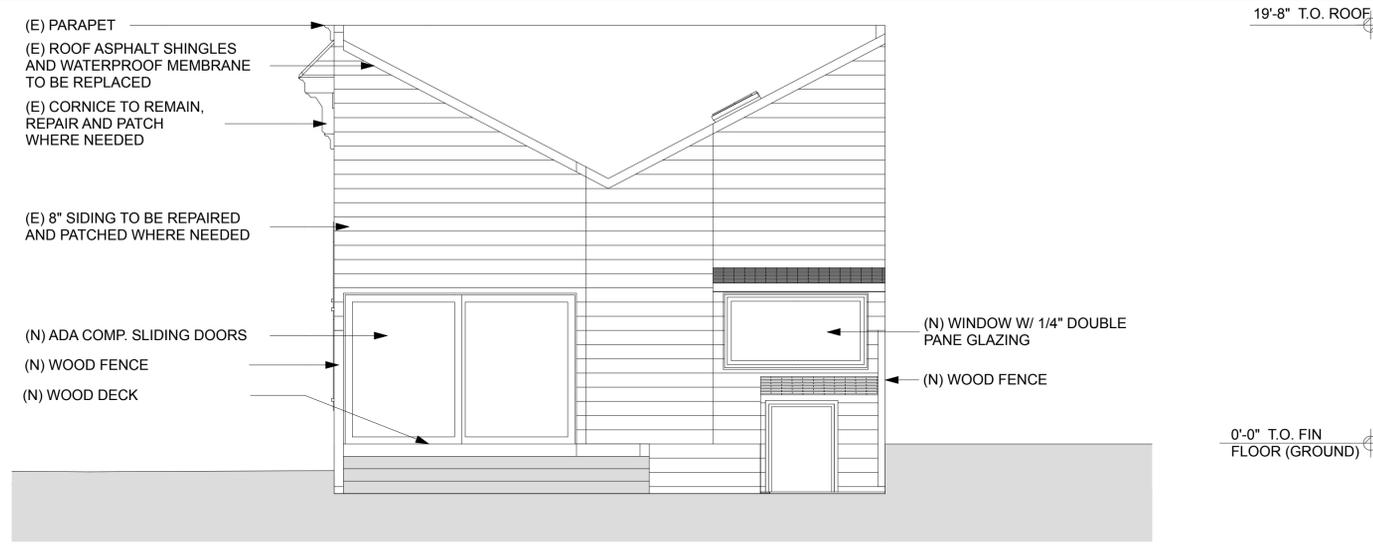
SHEET TITLE:
EXISTING ELEVATIONS

NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

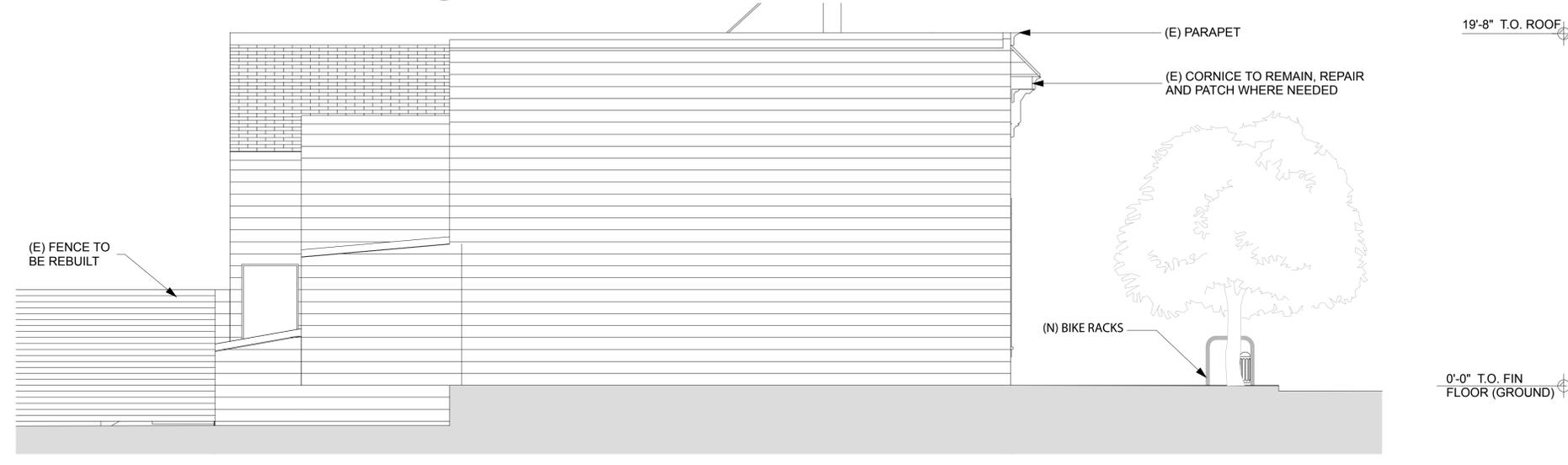
| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

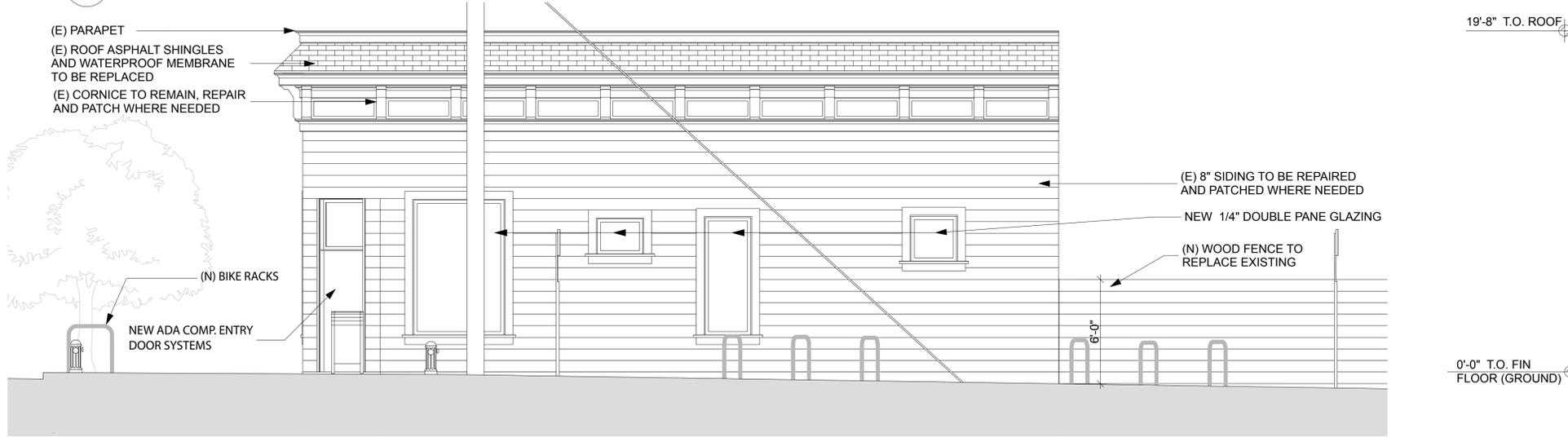
A-202



3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANTS:
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SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
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SAN FRANCISCO, CA 94103
415-786-5868

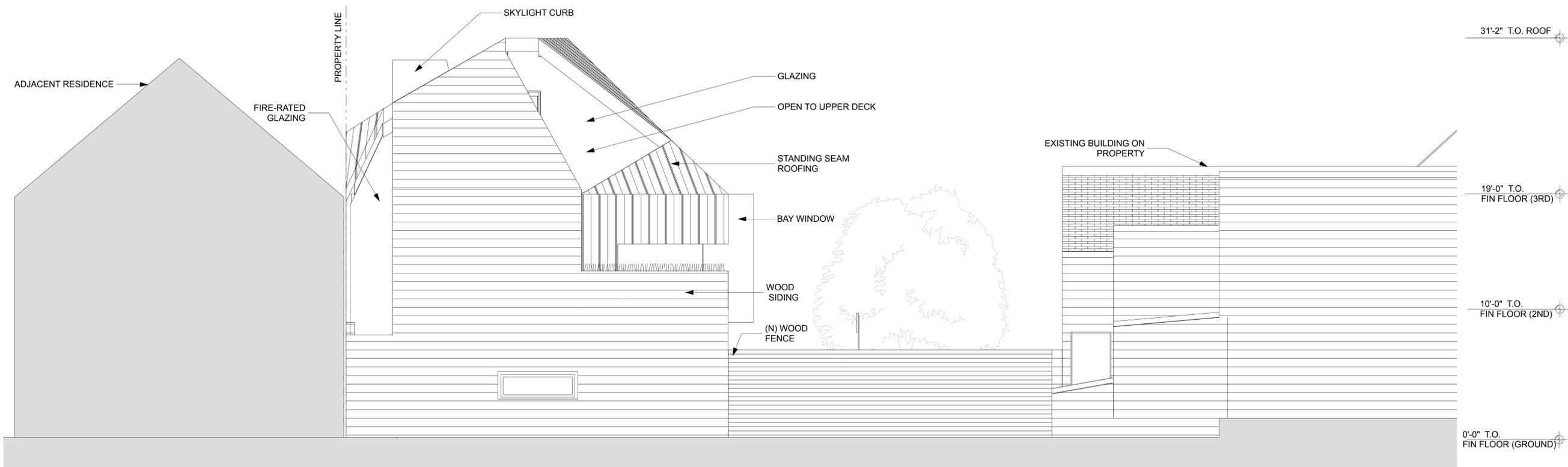
PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

SHEET TITLE:
**PROPOSED ELEVATIONS
- EXISTING BUILDING**

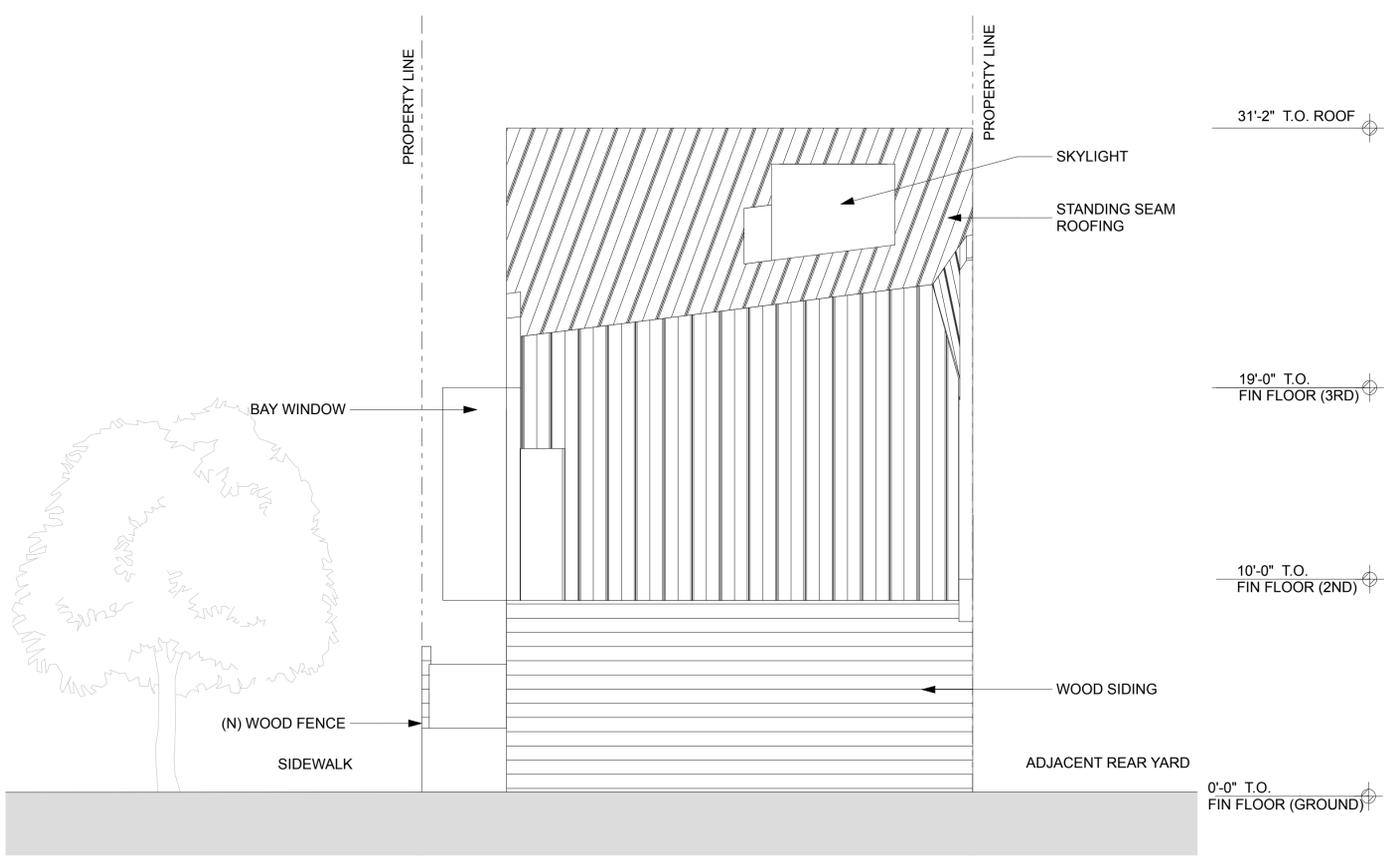
NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |

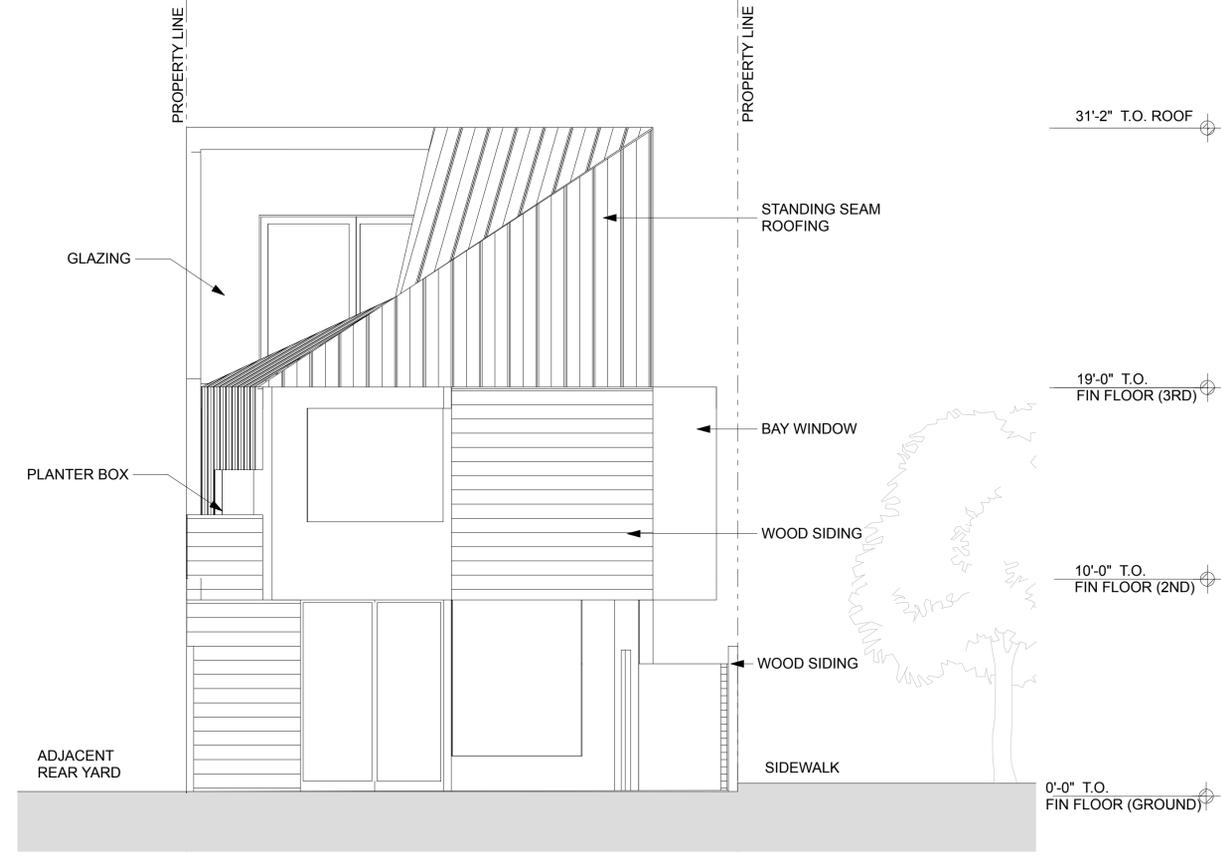
PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:



3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANTS:
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DESIGNER:
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415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

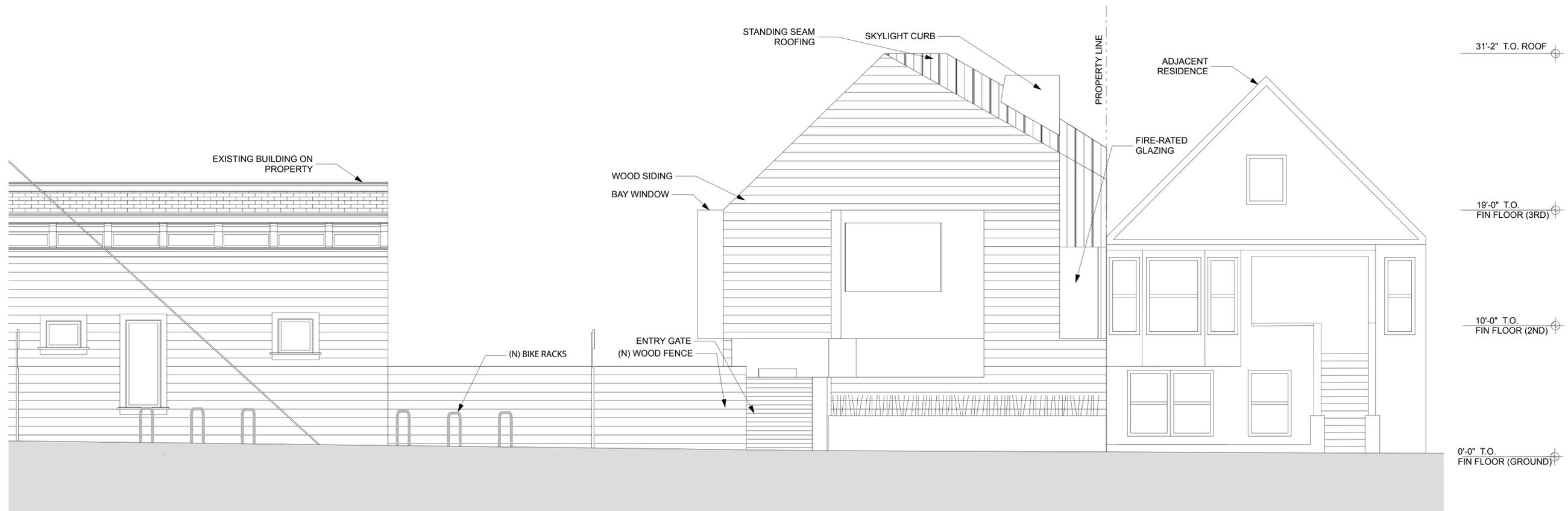
SHEET TITLE:
PROPOSED ELEVATIONS - NEW BUILDING

NOTE: SET PRINTED AT 50% ORIGINAL SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-204



1

PROPOSED SOUTH ELEVATION - NEW BUILDING AND ADJACENT BUILDING

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

CONSULTANTS:
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SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
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SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

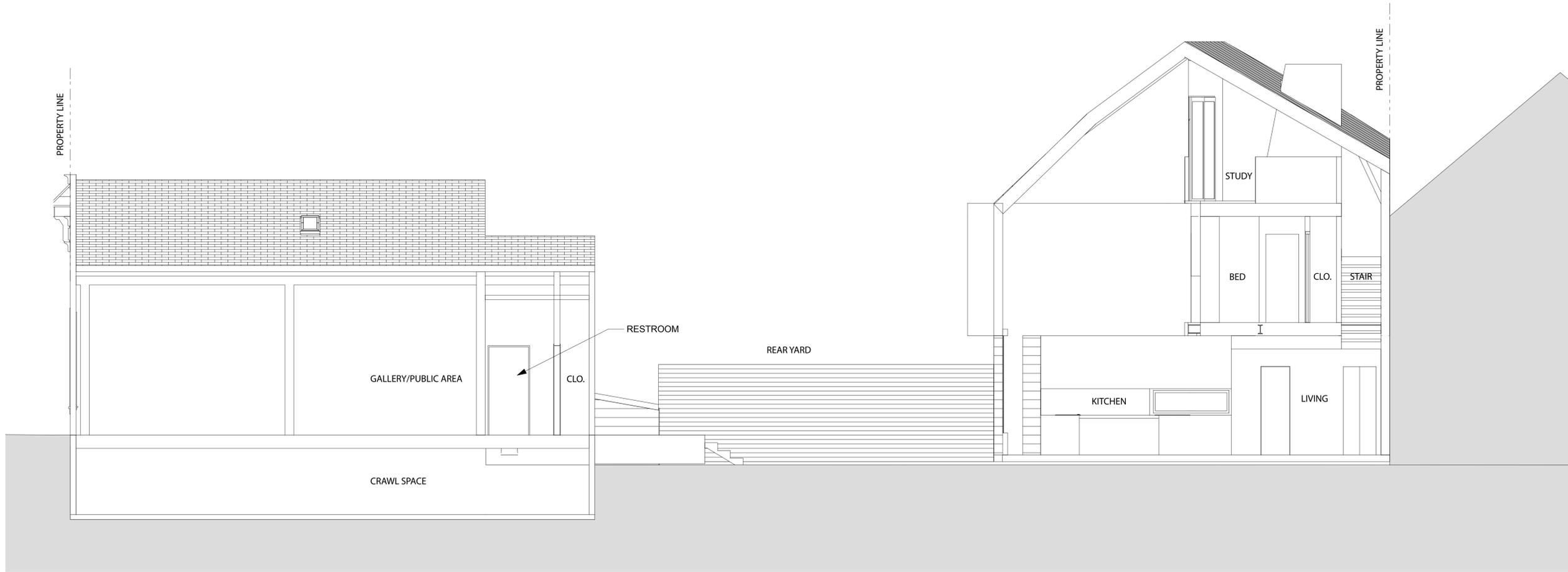
SHEET TITLE:
**PROPOSED SOUTH
ELEVATION - NEW
BUILDING AND
ADJACENT BUILDING**

**NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE**

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-205



1 PROPOSED LONG SECTION - EXISTING AND NEW BUILDING
SCALE: 1/4" = 1'-0"

CONSULTANTS:
GLADSTONE & ASSOCIATES
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415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

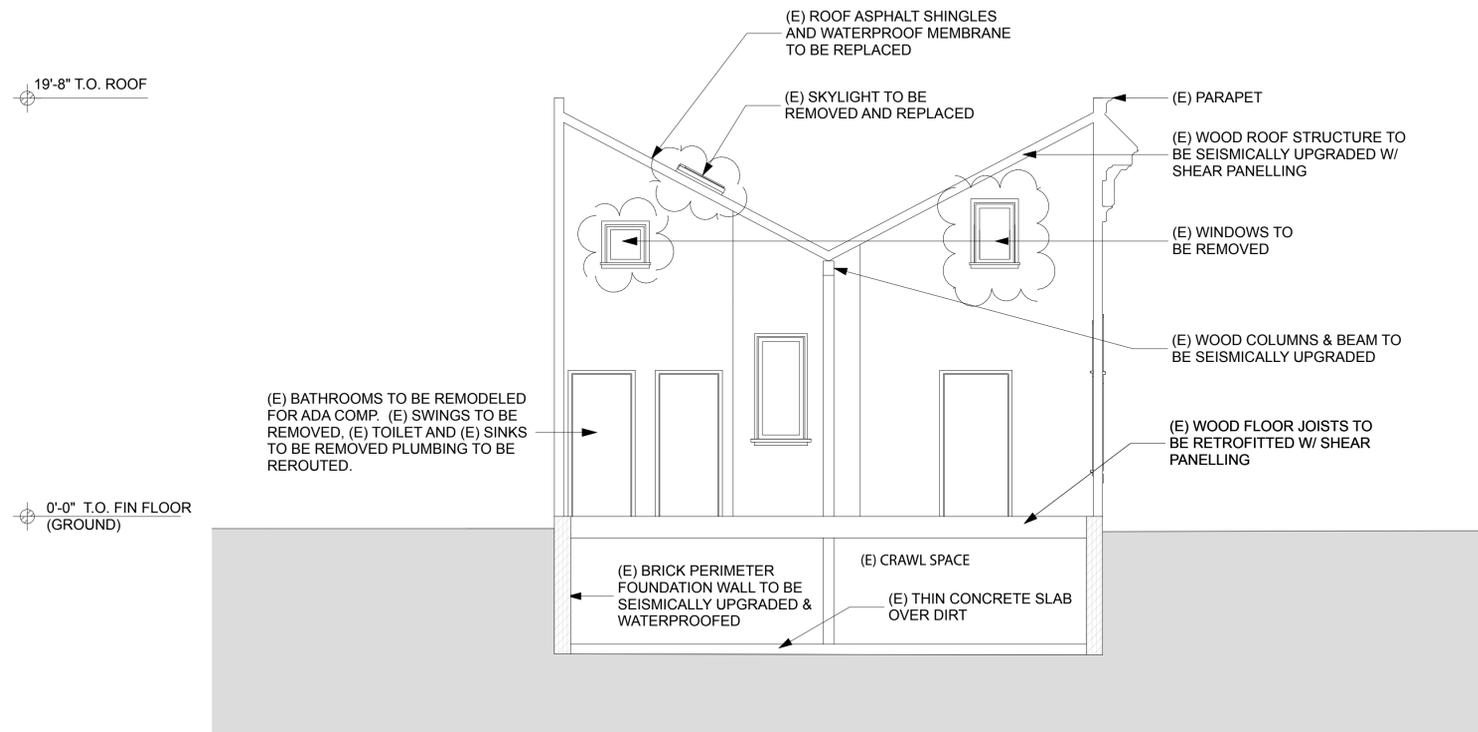
SHEET TITLE:
PROPOSED LONG SECTION - EXISTING AND NEW BUILDING

NOTE: SET PRINTED AT 50% ORIGINAL SIZE

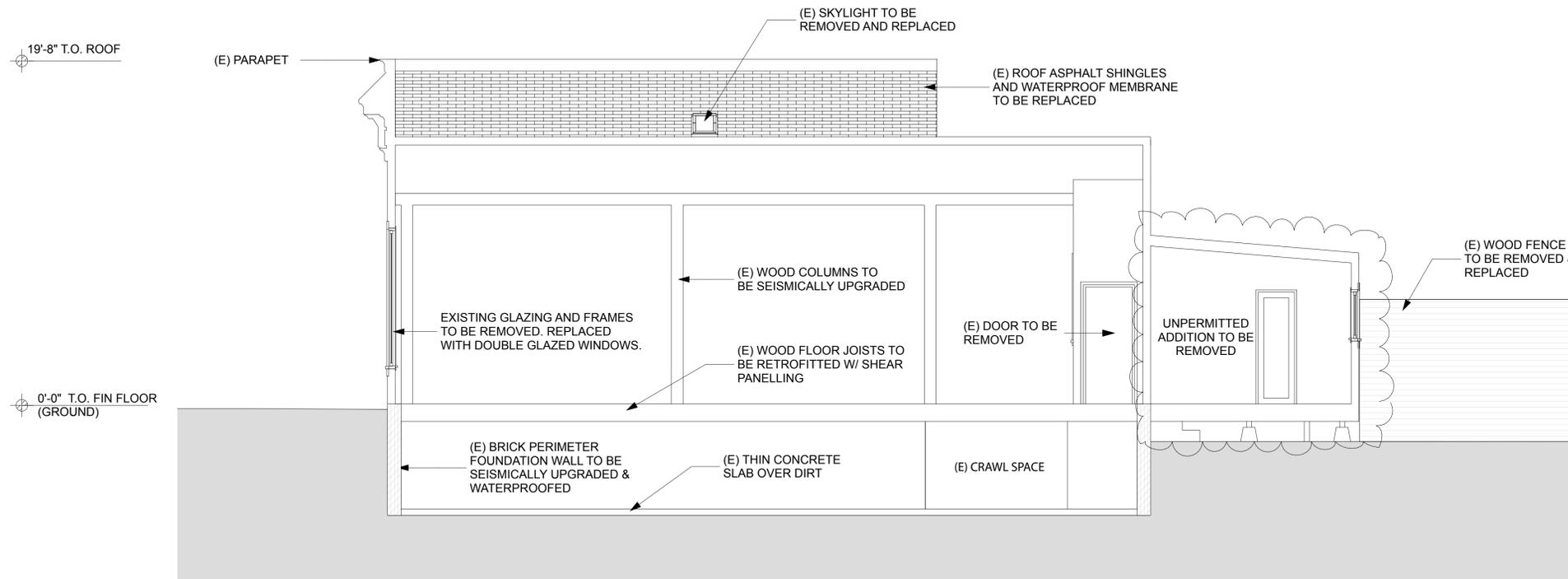
| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-301



2 CROSS SECTION - EXISTING
SCALE: 1/4" = 1'-0"



1 LONG SECTION - EXISTING
SCALE: 1/4" = 1'-0"

NOTE: VOLUNTARY STRUCTURAL/SEISMIC UPGRADES TO BE PERFORMED ON PERIMETER FOUNDATION WALLS

NOTE: VOLUNTARY STRUCTURAL/SEISMIC UPGRADES TO BE PERFORMED ON INTERIOR BEAMS & COLUMNS

NOTE: VOLUNTARY STRUCTURAL/SEISMIC SHEAR UPGRADES TO BE ADDED TO ROOF DIAPHRAGM

NOTE: VOLUNTARY STRUCTURAL/SEISMIC SHEAR UPGRADES TO BE ADDED TO FLOOR DIAPHRAGM

NOTE: VOLUNTARY STRUCTURAL/SEISMIC SHEAR UPGRADES TO BE ADDED TO WALLS AS NEEDED

NOTE: VOLUNTARY WATERPROOFING TO BE APPLIED AT PERIMETER OF FOUNDATION

CONSULTANTS:
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DESIGNER:
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SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

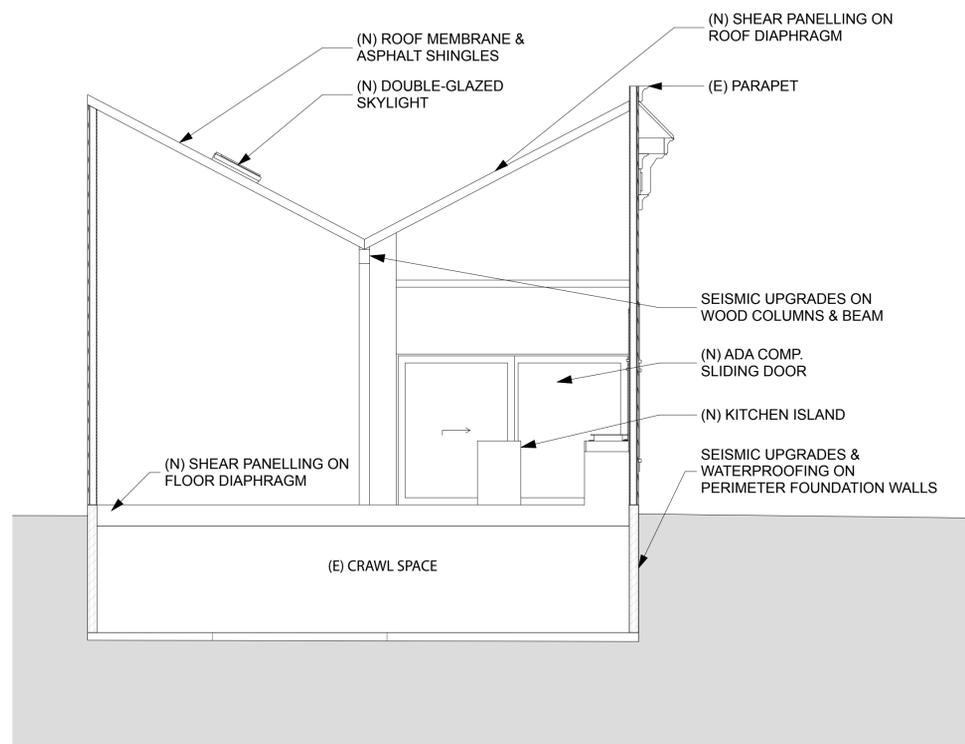
SHEET TITLE:
EXISTING SECTIONS

NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

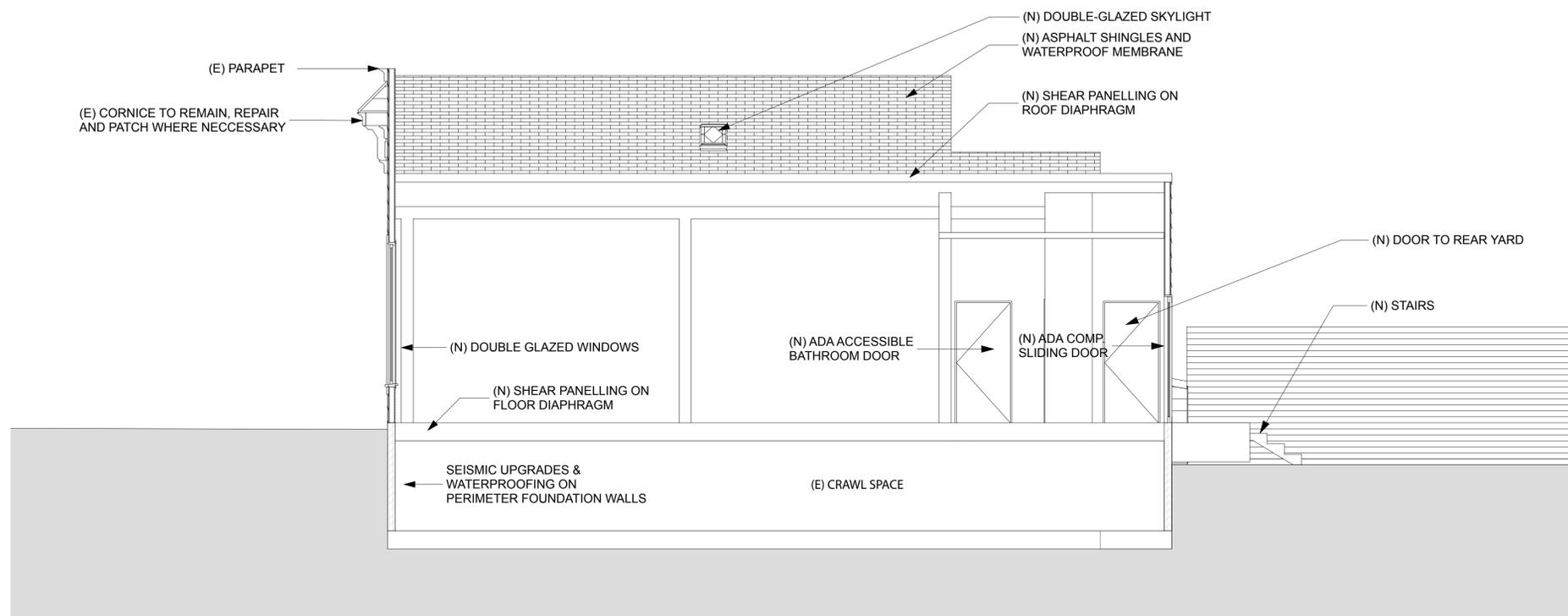
| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-302



2 PROPOSED CROSS SECTION - LOOKING EAST
SCALE: 1/4" = 1'-0"



1 PROPOSED CROSS SECTION - LOOKING NORTH
SCALE: 1/4" = 1'-0"

CONSULTANTS:
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415-434-9500

DESIGNER:
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RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

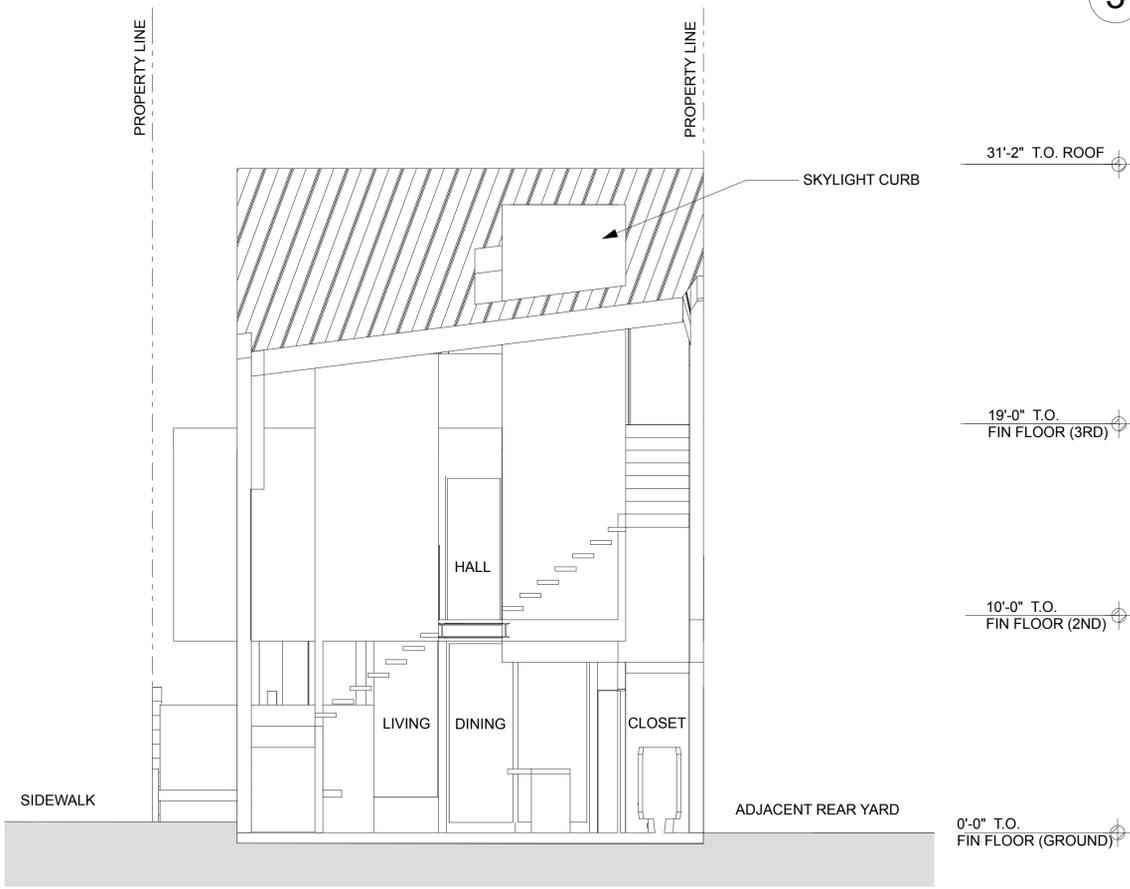
SHEET TITLE:
**PROPOSED SECTIONS -
EXISTING BUILDING**

NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

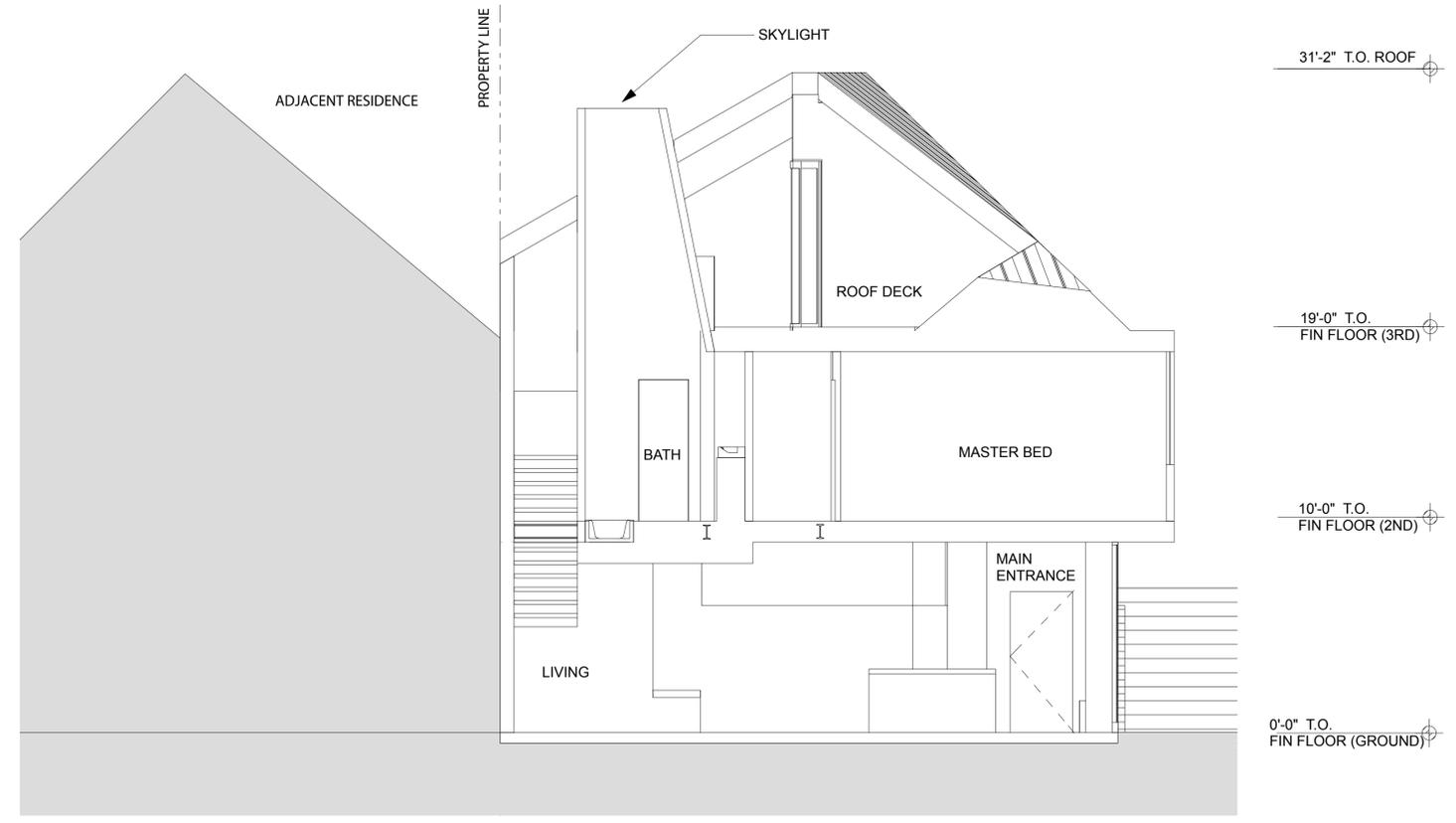
| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

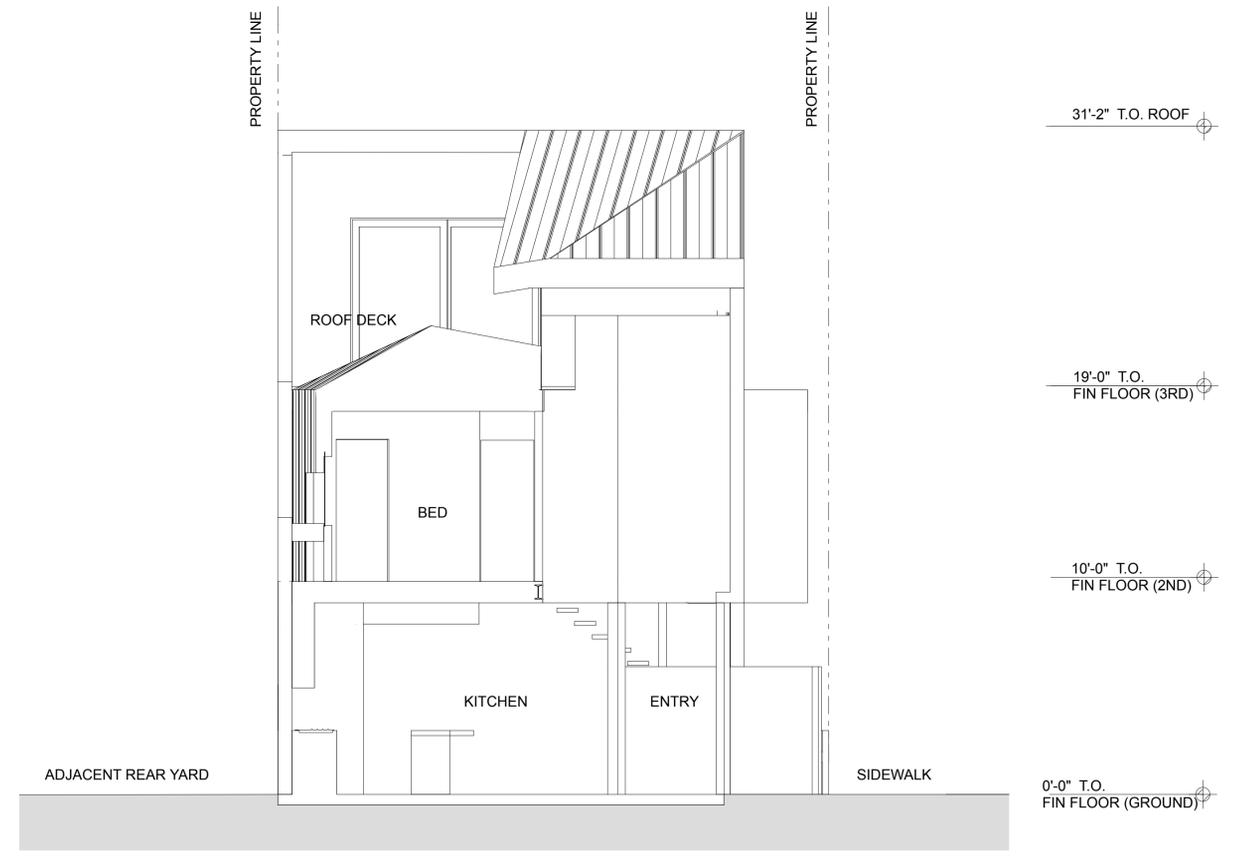
A-303



2 PROPOSED STAIR SECTION - LOOKING WEST
SCALE: 1/4" = 1'-0"



3 PROPOSED LONG SECTION - LOOKING SOUTH
SCALE: 1/4" = 1'-0"



1 PROPOSED CROSS SECTION - LOOKING EAST
SCALE: 1/4" = 1'-0"

CONSULTANTS:
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DESIGNER:
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SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

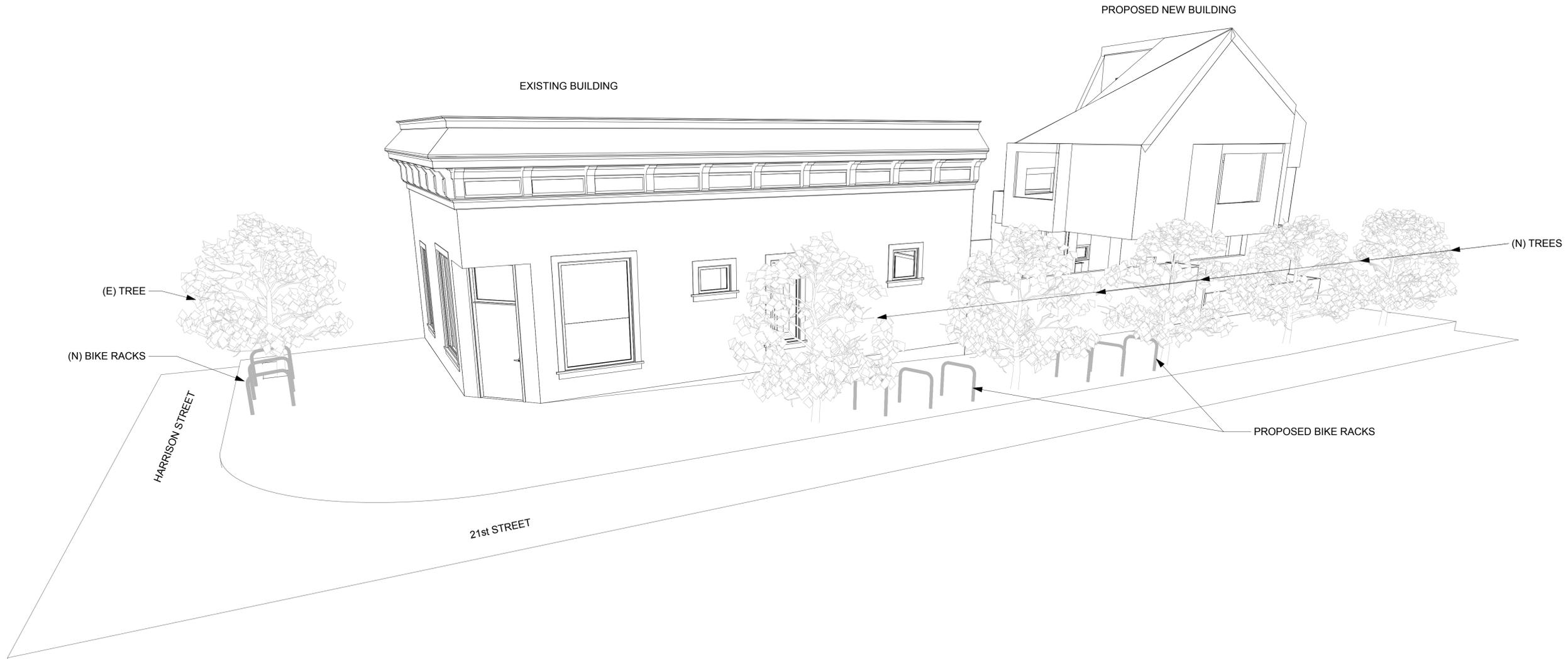
SHEET TITLE:
**PROPOSED SECTIONS -
NEW BUILDING**

NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-304



1 CORNER PERSPECTIVE

CONSULTANTS:
GLADSTONE & ASSOCIATES
177 POST STREET
SAN FRANCISCO, CA 94108
415-434-9500

DESIGNER:
STUDIO FOR URBAN PROJECTS, LLC
RICHARD JOHNSON DESIGN
917 BRYANT STREET
SAN FRANCISCO, CA 94103
415-786-5868

PROJECT:
HARRISON STREET PROJECT
2495 HARRISON ST.
SAN FRANCISCO, CA 94110
BLOCK# 4084 LOT# 18

SHEET TITLE:
**3D VIEW - EXISTING
AND NEW BUILDING**

NOTE: SET
PRINTED AT
50% ORIGINAL
SIZE

| DATE | DESCRIPTION |
|---------|--------------------|
| 1/27/11 | VAR. + C.U. INTAKE |
| 9/01/11 | REV. VAR. + C.U. |
| | |
| | |

PROJECT NO: 2011.0079CV
MODEL FILE:
DRAWN BY:
SCALE:

A-401