



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 19TH, 2012

Date: April 12th, 2012
Case No.: 2011.1119C
Project Address: 855 BROTHERHOOD WAY
Zoning: RH-1(D) (Residential, House, One-Family, Detached Dwelling)
Zoning District and a 40-X Height and Bulk District
Block/Lot: 7380/025
Project Sponsor: Russell Meeks
Meeks, Coates + Eaton Architects Inc.
930 Montgomery Street, Suite 500
San Francisco, CA 94133
Staff Contact: Tom Wang – (415) 558-6335
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PROJECT DESCRIPTION

The Project includes the demolition of an existing banquet/multi-purpose hall and storage areas, totaling approximately 2,973 square feet, and the construction of a new banquet/multi-purpose hall, approximately 5,364 square feet, at the rear of Richmond Masonic Temple. The Project will expand the current building footprint into an existing open rear patio. The location and size of the existing kitchen will remain unchanged.

Also included in the Project is a new storage room, approximately 167 square feet, created by infilling the exterior space between two existing meeting/lounge rooms near the northwest corner of Richmond Masonic Temple.

Richmond Masonic Temple currently contains a floor area of approximately 11,634 square feet. The Project, including demolition and new construction, would account for a net additional floor area of approximately 2,558 square feet. Richmond Masonic Temple's current floor area would be increased to approximately 14,192 square feet as a result of the Project.

The new single story, banquet/multi-purpose hall would have a hip roof with a height of 35 feet and a maximum height of 38 feet at the peak, decorated with a pyramid-shaped ornamental skylight as a Masonic symbol.

To sum up, because the size of the existing banquet/multi-purpose hall cannot adequately accommodate all of the current active Masonic members during their larger events, it is desirable and necessary to have a new, larger banquet/multi-purpose hall that can enable all of the current active Masonic members to attend their larger events held there. The Project, however, does not seek any proposed increase in the number of active members or non-active members at Richmond Masonic Temple.

SITE DESCRIPTION AND PRESENT USE

The Property is on the south side of Brotherhood Way between Junipero Serra and Lake Merced boulevards, Lot 025 in Assessor's Block 7380, within the RH-1(D) Zoning District and a 40-X Height and Bulk District.

The Property is an irregularly shaped, mostly rectangular lot that contains a frontage of approximately 400 feet on Brotherhood Way and varied lot depths between approximately 245 feet and 287 feet. The Property measures approximately 109,374 square feet in area and is developed with an approximately 11,634 square feet, one-story religious institution - Richmond Masonic Temple.

Richmond Masonic Temple, constructed in 1971, includes a worship hall with 117 seats, two meeting/lounge rooms, a banquet/multi-purpose hall, kitchen, storage rooms and an administrative office. The Property also contains two surface parking lots that provide a total of 67 parking spaces. People and vehicles may be able to access the Property through a one point of ingress and egress with traffic lights on Brotherhood Way.

According to the Project Sponsor's statement, currently at Richmond Masonic Temple, there are approximately 150 active members, who frequently attend some of the religious activities and approximately 460 non-active members, who pay dues, but almost never attend those activities.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding properties along the south side of Brotherhood Way between Lake Merced and Junipero Serra boulevards are predominantly religious institutions and their associated schools and community centers. The northern side of the Brotherhood Way is the southern border of the Parkmerced site. The surrounding properties on the southern side of Brotherhood Way are predominantly zoned RH-1(D), with a few parcels zoned RH-1 (Residential, House, One Family) and P (Public Use).

ENVIRONMENTAL REVIEW

The Application was determined by the San Francisco Planning Department to be exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 30 th , 2012	March 28 th , 2012	22 days
Posted Notice	20 days	March 30 th , 2012	March 30 th , 2012	20 days
Mailed Notice	10 days	April 9 th , 2012	April 6 th , 2012	13 days

The Project requires a Section 312 Notice of Building Permit Application, which was conducted in conjunction with the notice of Conditional Use Authorization hearing.

PUBLIC COMMENT

- The Department is not aware of any opposition to the Project.
- The Project Sponsor has conducted substantial community outreach regarding the Project. The Public was invited to come see the facility, view the plans and discuss any comments with members of the Masons Board at an open house, which was held on June 13th, 2011. The Project Sponsor received no negative verbal or written comments about the proposal from the Public. Additionally, the Department received numerous letters from members of Richmond Masonic Temple, who all expressed support of the Project.

ISSUES AND OTHER CONSIDERATIONS

- Richmond Masonic Temple has been a part of the community since 1971. The Project is desirable and necessary for the community because it will preserve and enhance an existing neighborhood-serving institutional use. The Project, containing a hip roof decorated with a pyramid-shaped ornamental skylight at the peak, a Masonic symbol, is typical of a religious institution with elements that articulate the mass and provide visual interest. Furthermore, the Project will not significantly change the size of Richmond Masonic Temple, which will remain compatible with the building scale of other surrounding institutional properties in this neighborhood.
- The Project, a new banquet/multi-purpose hall to replace the existing banquet/multi-purpose hall, is not intended to serve any additional number of active Masonic members, but rather designed with an adequate size to enable all of the current active Masonic members to attend their larger events conducted there. Therefore, the Project will result in no significant additional vehicular trips between Richmond Masonic Temple and the surrounding neighborhood or citywide. The Property also contains two surface parking lots that provide a total capacity of 67 parking spaces. The ample parking and large maneuvering space provided on the Property should prevent any adverse impacts to traffic or congestion along Brotherhood Way.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow the demolition of an existing banquet/multi-purpose hall and storage areas and the construction of a new banquet/multi-purpose hall, at an existing religious institution, Richmond Masonic Temple, within the RH-1(D) Zoning District, pursuant to Planning Code Section 209.3(j).

BASIS FOR RECOMMENDATION

- The Project will be a development that is necessary and desirable for the neighborhood and the community because it will enhance and continue an existing neighborhood-serving institutional use.

- The Project will not significantly change the size of Richmond Masonic Temple, which will remain compatible with the building scale of other surrounding institutional properties in this neighborhood.
- The Project will result in no significant additional vehicular trips between Richmond Masonic Temple and the surrounding neighborhood or citywide and no significant impact to traffic or congestion along Brotherhood Way.
- The Project meets all applicable requirements of the Planning Code and is consistent with the General Plan.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Draft Motion
- Block Book Map
- Sanborn Map (Not available)
- Zoning Map
- Aerial Photographs
- Context Photographs
- Site Photographs
- Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input type="checkbox"/> Height & Bulk Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Site/ context Photos |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Letters in support and/or opposition |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Site Photo | |
| <input checked="" type="checkbox"/> Context Photos | |

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

f.c.w.

Planner's Initials

TW: G:\DOCUMENTS\Conditional Use\855 Brotherhood Way\ExecutiveSummary.doc



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

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3(J) AND 303, TO ALLOW THE CONSTRUCTION OF A NEW BANQUET/MULTI-PURPOSE HALL TO REPLACE AN EXISTING BANQUET/MULTI-PURPOSE HALL, AT THE SITE OF RICHMOND MASONIC TEMPLE OF SAN FRANCISCO, IN AN RH-1(D) (RESIDENTIAL, HOUSE, ONE-FAMILY, DETACHED DWELLING) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 4th, 2011, Russell Meeks (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization on the property at 855 Brotherhood Way, Assessor's Lot 025 in Block 7380 (hereinafter "Property") to demolish an existing banquet/multi-purpose hall and storage areas and construct a new banquet/multi-purpose hall, at an existing religious institution - Richmond Masonic Temple of San Francisco (hereinafter "Richmond Masonic Temple"), pursuant to Planning Code Sections 209.3(j) and 303, in an RH-1(D) (Residential, House, One-Family, Detached Dwelling) Zoning District and a 40-X Height and Bulk District, in general conformity with plans filed with the application and labeled "EXHIBIT B" (hereinafter "Project").

On April 19th, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.1119C (hereinafter "Application").

The Application was determined by the San Francisco Planning Department to be exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). The Commission has reviewed and concurs with said determination.

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. 2011.1119C, 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.** The Property is on the south side of Brotherhood Way between Junipero Serra and Lake Merced boulevards, Lot 025 in Assessor's Block 7380, within the RH-1(D) Zoning District and a 40-X Height and Bulk District.

The Property is an irregularly shaped, mostly rectangular lot that contains a frontage of approximately 400 feet on Brotherhood Way and varied lot depths between approximately 245 feet and 287 feet. The Property measures approximately 109,374 square feet in area and is developed with an approximately 11,634 square feet, one-story religious institution - Richmond Masonic Temple.

Richmond Masonic Temple, constructed in 1971, includes a worship hall with 117 seats, two meeting/lounge rooms, a banquet/multi-purpose hall, kitchen, storage rooms and an administrative office. The Property also contains two surface parking lots that provide a total of 67 parking spaces. People and vehicles may be able to access the Property through a one point of ingress and egress with traffic lights on Brotherhood Way.

According the Project Sponsor's statement, currently at Richmond Masonic Temple, there are approximately 150 active members, who frequently attend some of the religious activities and approximately 460 non-active members, who pay dues, but almost never attend those activities.

3. **Surrounding Properties and Neighborhood.** The surrounding properties along the south side of Brotherhood Way between Lake Merced and Junipero Serra boulevards are predominantly religious institutions and their associated schools and community centers. The northern side of Brotherhood Way is the southern border of the Parkmerced site. The surrounding properties on the southern side of Brotherhood Way are predominantly zoned RH-1(D), with a few parcels zoned RH-1 (Residential, House, One Family) and P (Public Use).
4. **Project Description.** The Project includes the demolition of an existing banquet/multi-purpose hall and storage areas, totaling approximately 2,973 square feet, and the construction of a new banquet/multi-purpose hall, approximately 5,364 square feet, at the rear of Richmond Masonic Temple. The Project will expand the current building footprint into an existing open rear patio. The location and size of the existing kitchen will remain unchanged.

Also included in the Project is a new storage room, approximately 167 square feet, created by infilling the exterior space between two existing meeting/lounge rooms near the northwest corner of Richmond Masonic Temple.

Richmond Masonic Temple currently contains a floor area of approximately 11,634 square feet. The Project, including demolition and new construction, would account for a net additional floor area of approximately 2,558 square feet. Richmond Masonic Temple's current floor area would be increased to approximately 14,192 square feet as a result of the Project.

The new single story, banquet/multi-purpose hall would have a hip roof with a height of 35 feet and a maximum height of 38 feet at the peak, decorated with a pyramid-shaped ornamental skylight as a Masonic symbol.

To sum up, because the size of the existing banquet/multi-purpose hall cannot adequately accommodate all of the current active Masonic members during their larger events, it is desirable and necessary to have a new, larger banquet/multi-purpose hall that can enable all of the current active Masonic members to attend their larger events held there. The Project, however, does not seek any proposed increase in the number of active members or non-active members at Richmond Masonic Temple.

5. **Public Comment.** The Department is not aware of any opposition to the Project.

The Project Sponsor has conducted substantial community outreach regarding the Project. The Public was invited to come see the facility, view the plans and discuss any comments with members of the Masons Board at an open house, which was held on June 13th, 2011. The Project Sponsor received no negative verbal or written comments about the proposal from the Public. Additionally, the Department received numerous letters from members of Richmond Masonic Temple, who all expressed support of the Project.

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. **Institutions – Church or Other Religious Institution.** Planning Code Section 209.3(j) provides that Conditional Use authorization is required for the use of a property as a church or other religious institution in all residential zoning districts.

The Project is consistent with the description noted above (Section 209.3(j)) in that it will be a demolition and new construction of a banquet/multi-purpose hall at an existing religious institution-Richmond Masonic Temple.

- B. **Side Yard.** Planning Code Section 133 establishes minimum side yard requirements for every building in the RH-1(D) Zoning District. For lots with a width of 50 feet or more, two side yards each of five feet shall be provided.

The Project will provide a side yard of approximately nine feet along the east side lot line and a side yard of approximately fifteen feet along the west side lot line, which comply with the required side yard provision.

- C. **Height and Bulk.** In the 40-X Height and Bulk District, the Planning Code allows building heights up to a maximum of 35 feet in the RH-1(D) Zoning District and does not restrict bulk. Section 260(b)(1)(D) permits ornamental and symbolic features of public and religious buildings and structures to extend above the height limit provided that the horizontal areas of these features do not exceed 20 percent of the horizontal area of the roof.

The Project consists of a one-story building with a hip roof that would be 35 feet tall. A pyramid-shaped ornamental skylight at the peak of the hip roof would extend the Project's height to 38 feet. The horizontal area of the skylight will not exceed 20 percent of the total horizontal roof area.

- D. **Floor Area Ratio (F.A.R.)** Planning Code Section 124 establishes a basic floor area ratio limit of 1.8:1 (gross floor area to lot area) in the RH-1(D) Zoning District.

The gross floor area of Richmond Masonic Temple, including the Project, would result in a floor area ratio of 0.13:1 and is well under the 1.8:1 F.A.R. limit within an RH-1(D) Zoning District provided by Planning Code Section 124.

- E. **Rear Yard.** Planning Code Section 134(a)(1) requires that the minimum rear yard depth in the RH-1(D) Zoning District be equal to 25 percent of the total depth of the lot with a minimum of no less than 15 feet.

The Property, Lot 038 in Assessor's Block 7380, is an irregularly shaped lot and has varied lot depths between approximately 245 feet and 287 feet. The corresponding minimum required rear yard at the Project's location would be approximately 65 feet in depth, measured from the south (rear) property line. The Project would provide a rear yard of 78 feet in depth, which complies with the required rear yard provision.

7. **Off-Street Parking.** Planning Code Section 151 contains the schedule of required off-street parking spaces.

With respect to churches or other religious institutions, Planning Code Section 151 requires one off-street parking space for each 20 seats by which the number of seats in the main auditorium exceeds 200. Richmond Masonic Temple currently contains 117 seats in the worship hall and is not required to provide off-street parking spaces under Planning Code Section 151.

In addition, the Project would not result in any increase of the current number of seats in the worship hall and therefore, no additional off-street parking would be required.

8. **Planning Code Section 303** establishes criteria for the Planning 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.

Richmond Masonic Temple has been a part of the community since 1971. The Project is desirable and necessary for the community because it will preserve and enhance an existing neighborhood-serving institutional use. The Project is typical of a religious institution with elements that articulate the building mass and provide visual interest. Furthermore, the Project will not significantly change the size of Richmond Masonic Temple, which will remain compatible with the building scale of other surrounding institutional properties in this neighborhood.

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

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

The height and bulk of the Project will not significantly alter the existing appearance or character of the neighborhood. While designed as a component of a religious institution, the scale of the Project is compatible with the dominant building form of other religious properties in this neighborhood.

- 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 Planning Code does not require Richmond Masonic Temple to provide additional off-street parking or loading spaces as a result of the Project. The new banquet/multi-purpose hall to replace the existing banquet/multi-purpose hall, is not intended to serve an additional number of active Masonic members, but rather designed with an adequate size to enable all of the current active Masonic members to attend their larger events conducted there. Therefore, the Project will result in no significant additional vehicular trips between the Property and the surrounding

neighborhood or citywide. The Property already contains two surface parking lots that provide a total capacity of 67 parking spaces. The ample parking and large maneuvering space provided on the Property should prevent any adverse impacts to traffic or congestion along Brotherhood Way.

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

The Property has functioned as a religious institution for many decades. There should not be any noxious or offensive emissions such as noise, glare, dust and odor or otherwise will be subject to the Conditions of Approval outlined in Exhibit A.

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

There are no proposed changes to the landscaping, open spaces, lighting, or signage at the Property.

- 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.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

The Project will help enhance and continue desirable institutional and community, social and educational services to the neighborhood.

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.4:

Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.

The Project is intended to replace the existing banquet/multi-purpose hall with a new, larger banquet/multi-purpose hall so it can adequately accommodate all of the active Masonic members during their larger events held there. The Project will not change Richmond Masonic Temple's current operations, but rather will ensure a continued, active use that is consistent with the current neighborhood character along Brotherhood Way. Furthermore, Richmond Masonic Temple has been established for decades with no apparent negative effect on residential areas in this neighborhood.

INSTITUTIONAL FACILITIES ELEMENT

Objectives and Policies

OBJECTIVE 9:

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

Policy 9.1:

Locate institutional uses according to the Institutional Facilities Plan.

Richmond Masonic Temple is on Brotherhood Way, a main thoroughfare and in a neighborhood that includes residential development. The location of the institutional use is convenient to congregants who live in the surrounding residential development.

12. **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.

No retail uses exist on the Property. The Project is intended to enable all of the current active Masonic members to attend their larger events held at Richmond Masonic Temple. The Project will enhance an existing religious institutional use that has been established serving the neighborhood for decades.

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

Richmond Masonic Temple has been established for decades with no apparent negative effect on nearby housing or the surrounding neighborhood. The scale of the Project will be compatible with the dominant building form of other religious properties in the neighborhood.

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

No housing is removed as a result of this Project.

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

The intensity of the use on the Property will not be significantly changed with the approval of this Conditional Use Authorization. The new, larger banquet/multi-purpose hall, is not intended to serve an additional number of active Masonic members, but rather designed with an adequate size to enable all of the current active Masonic members to attend their larger events conducted there. Therefore, the Project will not generate significant amounts of additional vehicular trips from the immediate neighborhood or citywide. The Property also contains two surface parking lots that provide a total capacity of 67 parking spaces. The ample parking and large maneuvering space provided on the Property should prevent any adverse impacts to traffic or congestion along Brotherhood Way.

- 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 will not displace any service or industry establishment or any industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City's Building Code. The Project will not affect the Property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

There are no designated landmarks or historic buildings on the Property.

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

The Project will not adversely affect existing parks and open spaces and their access to sunlight and vistas.

13. 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.

14. 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 Application No. 2011.1119C** subject to the following conditions attached hereto as "EXHIBIT A" 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. 18449. 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 April 19th, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 19th, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow (1) the demolition an existing banquet/multi-purpose hall and some storage areas, (2) the construction of a new banquet/multi-purpose hall and (3) an addition of a storage room, created by infilling exterior space between two existing meeting/lounge rooms, at Richmond Masonic Temple of San Francisco, 855 Brotherhood Way, Lot 025 in Assessor's Block 7380, pursuant to Planning Code Sections 209.3(j) and 303 in the RH-1(D) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 1st, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2011.1119C and subject to conditions of approval reviewed and approved by the Planning Commission on April 19th, 2012 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 April 19th, 2012 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 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 Planning 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 – COMPLIANCE AT PLAN STAGE

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 415-558-6378, www.sf-planning.org

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

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

PARKING AND TRAFFIC

5. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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 Planning 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. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
9. **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>

10. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at 415 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org

11. **Community Liaison.** Prior to issuance of a building permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with a 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.

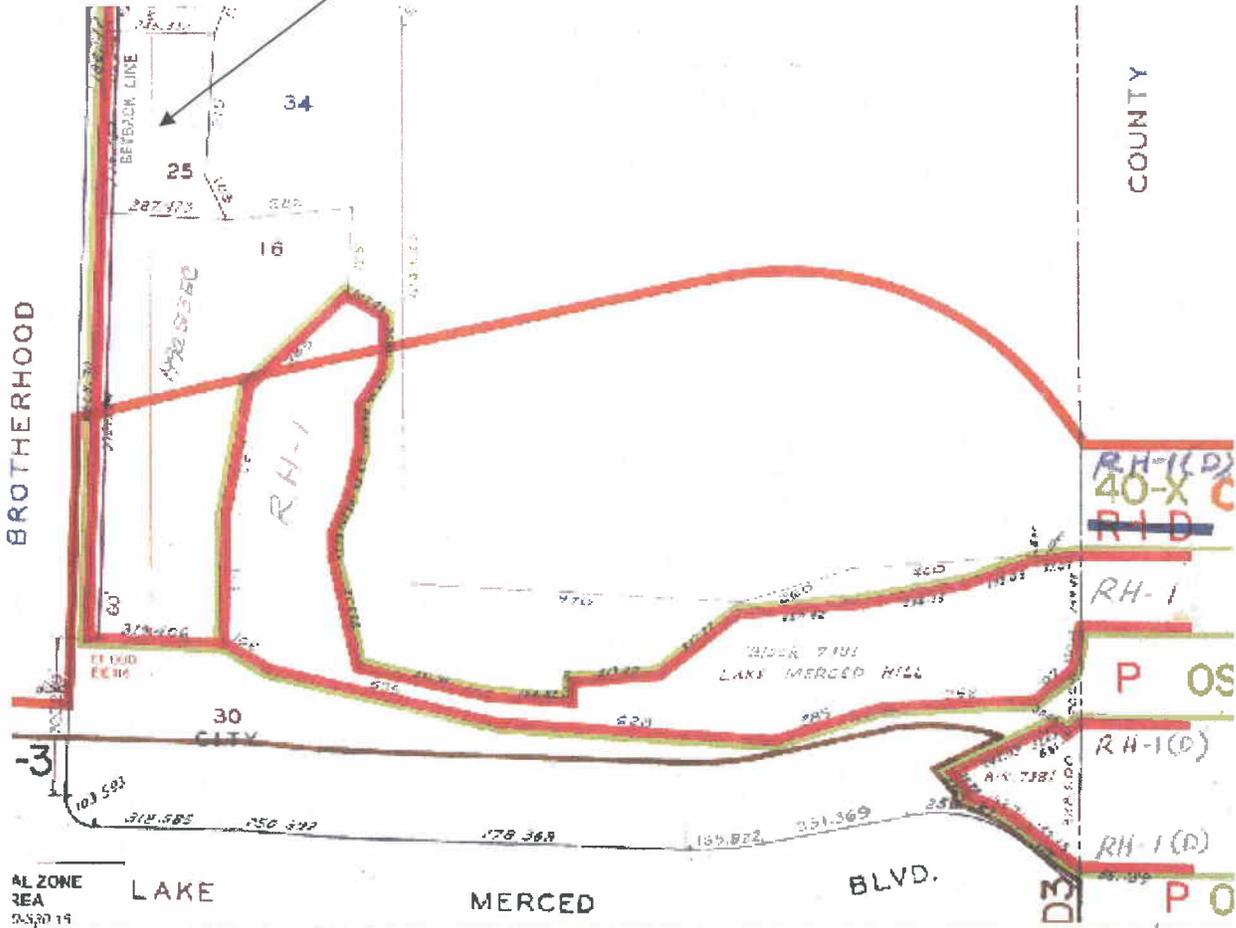
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Lighting.** All Project lighting, including nighttime lighting, shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to any surrounding property.

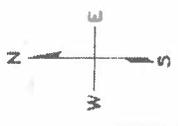
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map

SUBJECT PROPERTY
855 BROTHERHOOD WAY



Planning Commission Hearing
Case Number 2011.1119C
855 Brotherhood Way

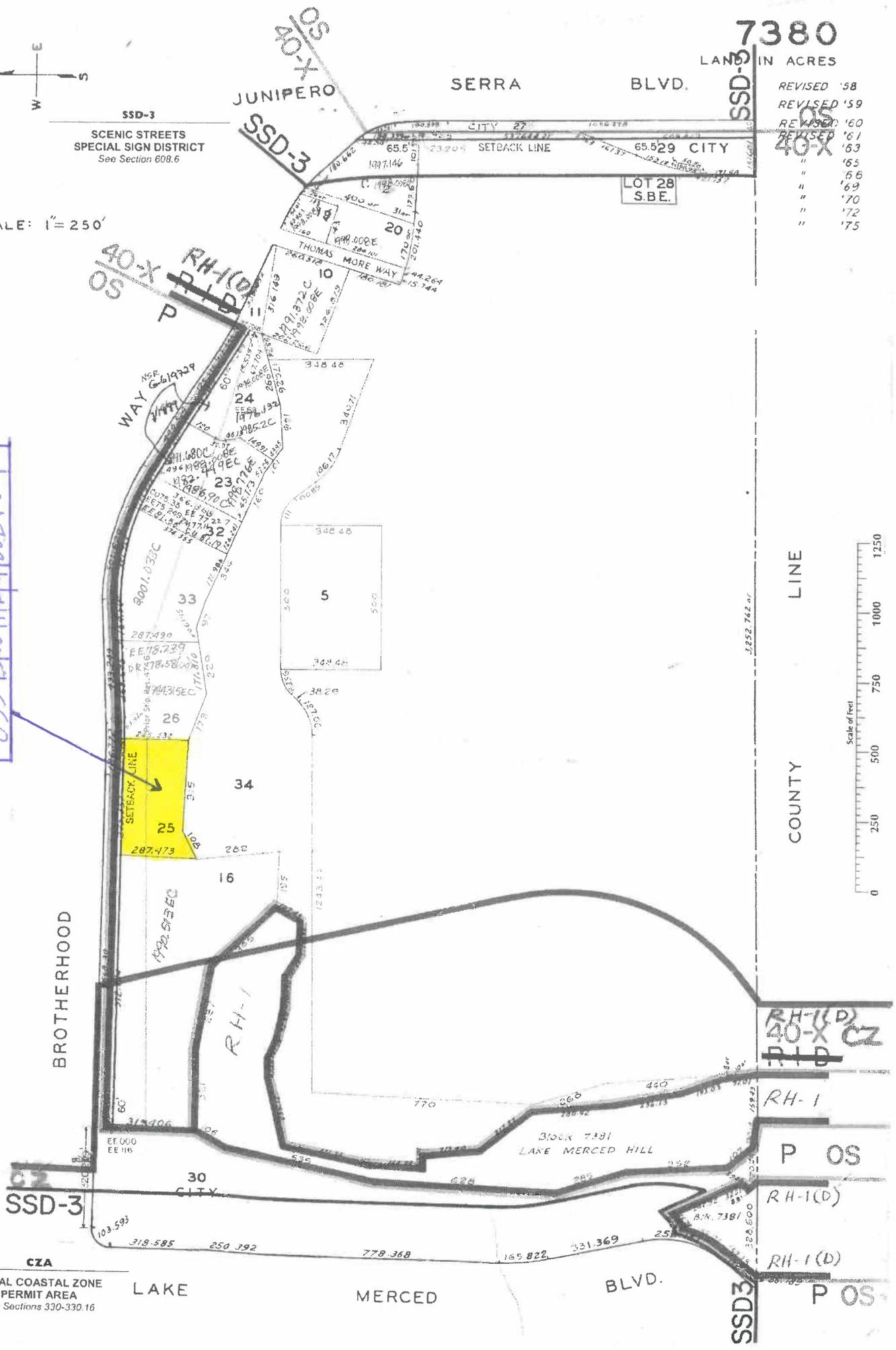


SSD-3
SCENIC STREETS
SPECIAL SIGN DISTRICT
See Section 608.6

SCALE: 1" = 250'

CASE No. 2011.119C

SUBJECT PROPERTY
855 BROTHERHOOD WAY



7380
LAND IN ACRES

- REVISED '58
- REVISED '59
- REVISED '60
- REVISED '61
- REVISED '63
- " '65
- " '66
- " '69
- " '70
- " '72
- " '75

COUNTY LINE



CZA
LOCAL COASTAL ZONE
PERMIT AREA
See Sections 330-330.16

LAKE

MERCED

BLVD.

SSD3

Zoning Map

SUBJECT PROPERTY
855 BROTHERHOOD WAY



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-OSD

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P



Planning Commission Hearing
Case Number 2011.119C
855 Brotherhood Way

Aerial Photo

SUBJECT PROPERTY
855 BROTHERHOOD WAY



Aerial Photo



BROTHERHOOD WAY

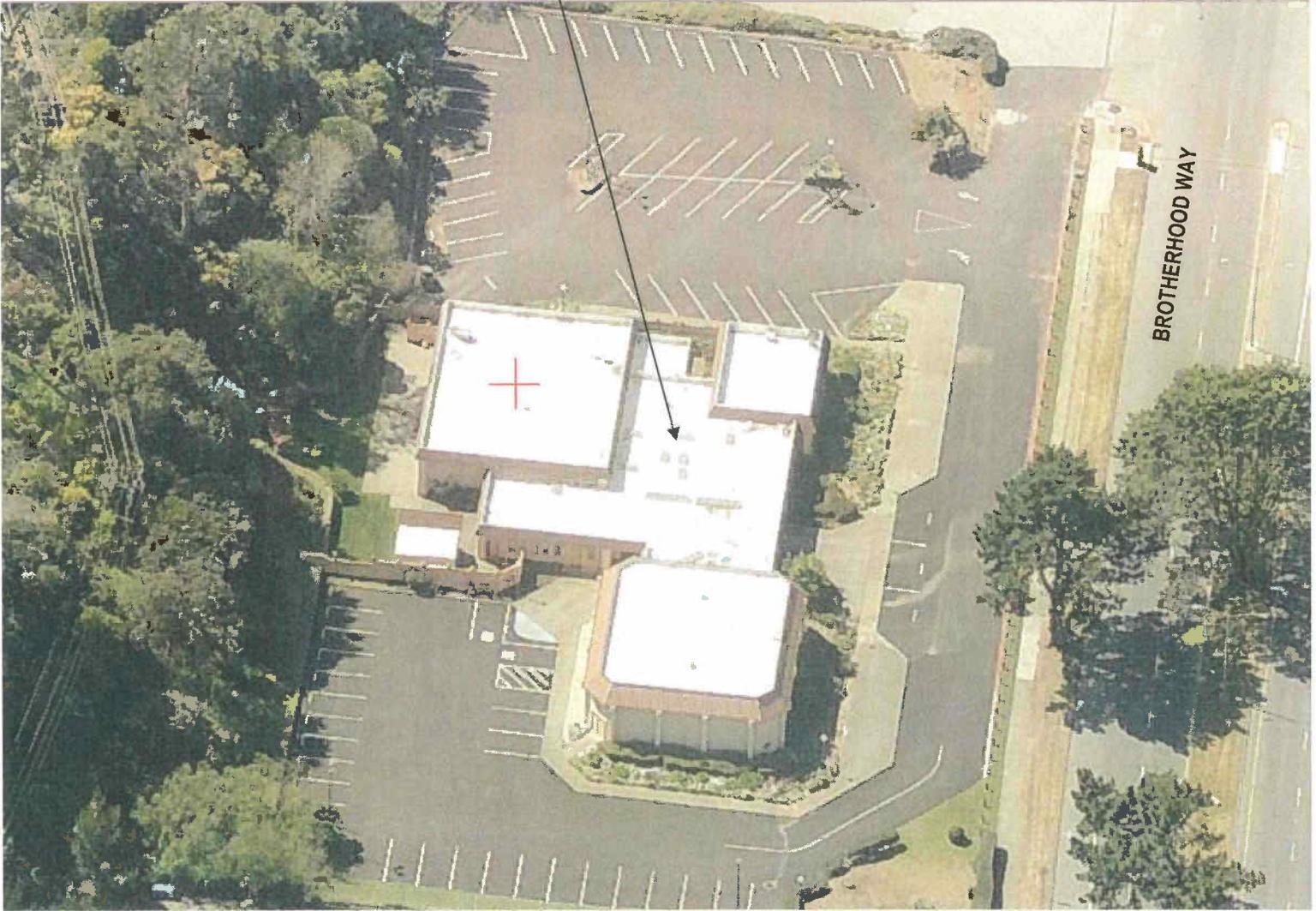
SUBJECT PROPERTY
855 BROTHERHOOD WAY

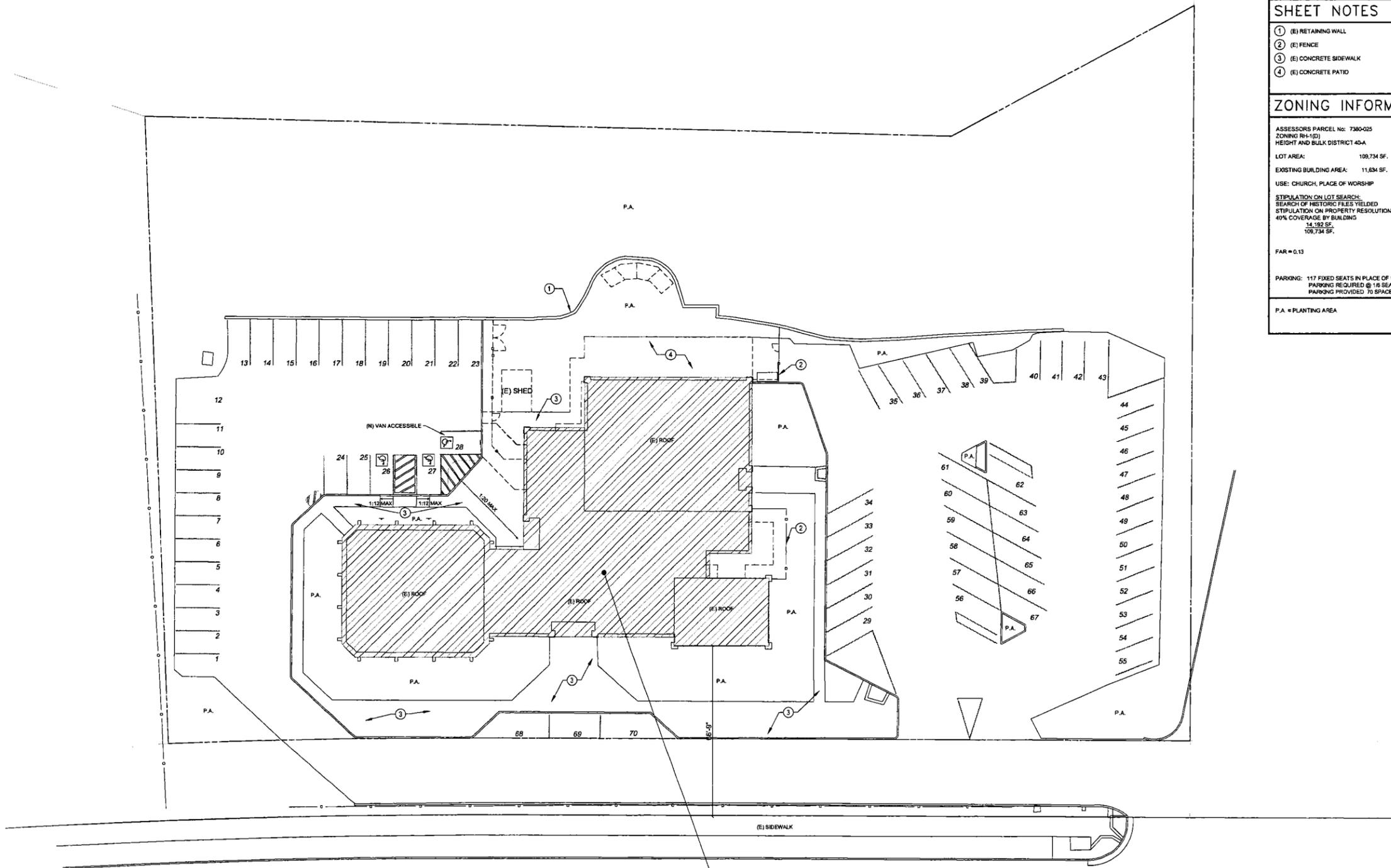


Planning Commission Hearing
Case Number 2011.1283C
855 Brotherhood Way

Aerial Photo

SUBJECT PROPERTY
855 BROTHERHOOD WAY





GENERAL NOTES

1. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY, NO WORK IS CONTAINED.
2. SEE SHEET A2.1 FOR NEW SITE RELATED WORK.

SHEET NOTES

- ① (E) RETAINING WALL
- ② (E) FENCE
- ③ (E) CONCRETE SIDEWALK
- ④ (E) CONCRETE PATIO

ZONING INFORMATION

ASSESSORS PARCEL No: 7380-025
 ZONING RH-1(D)
 HEIGHT AND BULK DISTRICT 45-A
 LOT AREA: 109,734 SF.
 EXISTING BUILDING AREA: 11,834 SF.
 USE: CHURCH, PLACE OF WORSHIP
 STIPULATION ON LOT SEARCH:
 SEARCH OF HISTORIC FILES YIELDED
 STIPULATION ON PROPERTY RESOLUTION 4746.
 40% COVERAGE BY BUILDING
 14,192 SF.
 109,734 SF.
 FAR = 0.13
 PARKING: 117 FIXED SEATS IN PLACE OF WORSHIP
 PARKING REQUIRED @ 16 SEATS = 20 OK.
 PARKING PROVIDED 70 SPACES.
 P.A. = PLANTING AREA

REVISION:



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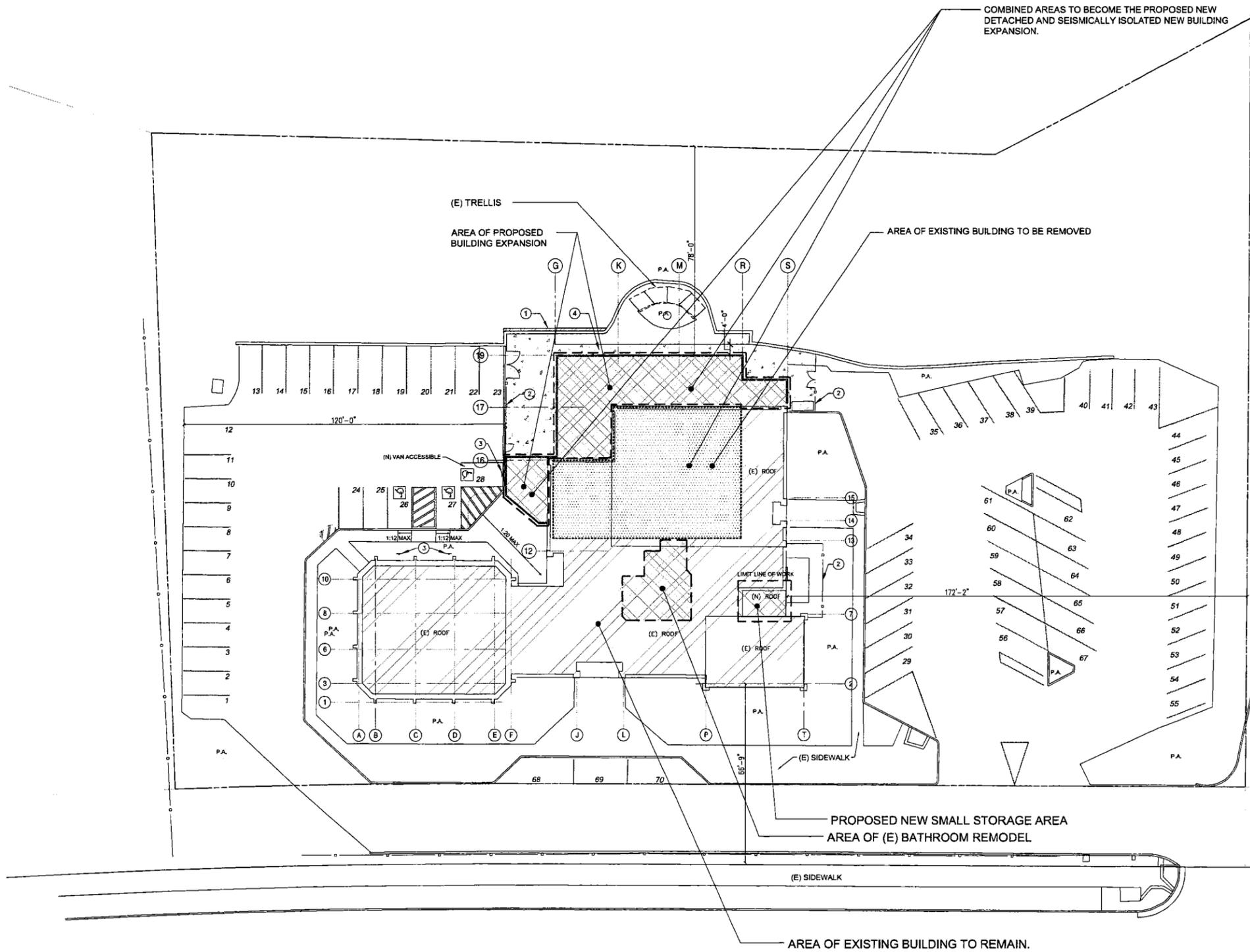
EXISTING SITE PLAN

RICHMOND MASONIC TEMPLE
 REMODEL
 855 BROTHERHOOD WAY
 SAN FRANCISCO, CALIFORNIA, 94132

DATE: 03.18.2012
 SCALE: AS NOTED
 DRAWN BY: VP
 CHECKED BY: RM

SHEET:
A0.1A

5 EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"



GENERAL NOTES

1. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY, NO WORK IS CONTAINED.
2. SEE SHEET A2.1 FOR NEW SITE RELATED WORK.

SHEET NOTES

- ① (N) RETAINING WALL
- ② (N) FENCE
- ③ (N) ACCESSIBILITY SIGN PER CBC 2010 SECTION 1129B.4
- ④ (N) CONCRETE SIDEWALK
- ⑤ (E) FENCE TO REMAIN

ZONING INFORMATION

ASSESSORS PARCEL No: 7380-025
 ZONING RH-1(D)
 HEIGHT AND BULK DISTRICT 40-A
 LOT AREA: 108,734 S.F.
 EXISTING BUILDING AREA: 11,834 S.F.
 PROJECT ADDITIONAL AREA: 2,558 S.F.
 TOTAL SF. AFTER ADDITION: 14,392 S.F.
 DEMOLISH EXISTING BANQUET HALL TOTALING: 2,873 S.F.
 CONSTRUCT NEW BANQUET HALL TOTALING: 5,384 S.F.
 CONSTRUCT NEW SMALL STORAGE ROOM: 167 S.F.
 GRAND TOTAL NEW CONSTRUCTION: 5,551 S.F.

USE: CHURCH, PLACE OF WORSHIP
 STIPULATION ON LOT SEARCH:
 SEARCH OF HISTORIC FILES YIELDED
 STIPULATION ON PROPERTY RESOLUTION 4746:
 40% COVERAGE BY BUILDING
 14,192 SF.
 108,734 SF.
 FAR = .13 PROPOSED = 13% OK.
 PARKING: 117 FIXED SEATS IN PLACE OF WORSHIP
 PARKING REQUIRED @ 18 SEATS = 20 OK.
 PARKING PROVIDED 70 SPACES.

P.A. = PLANTING AREA

REVISION:



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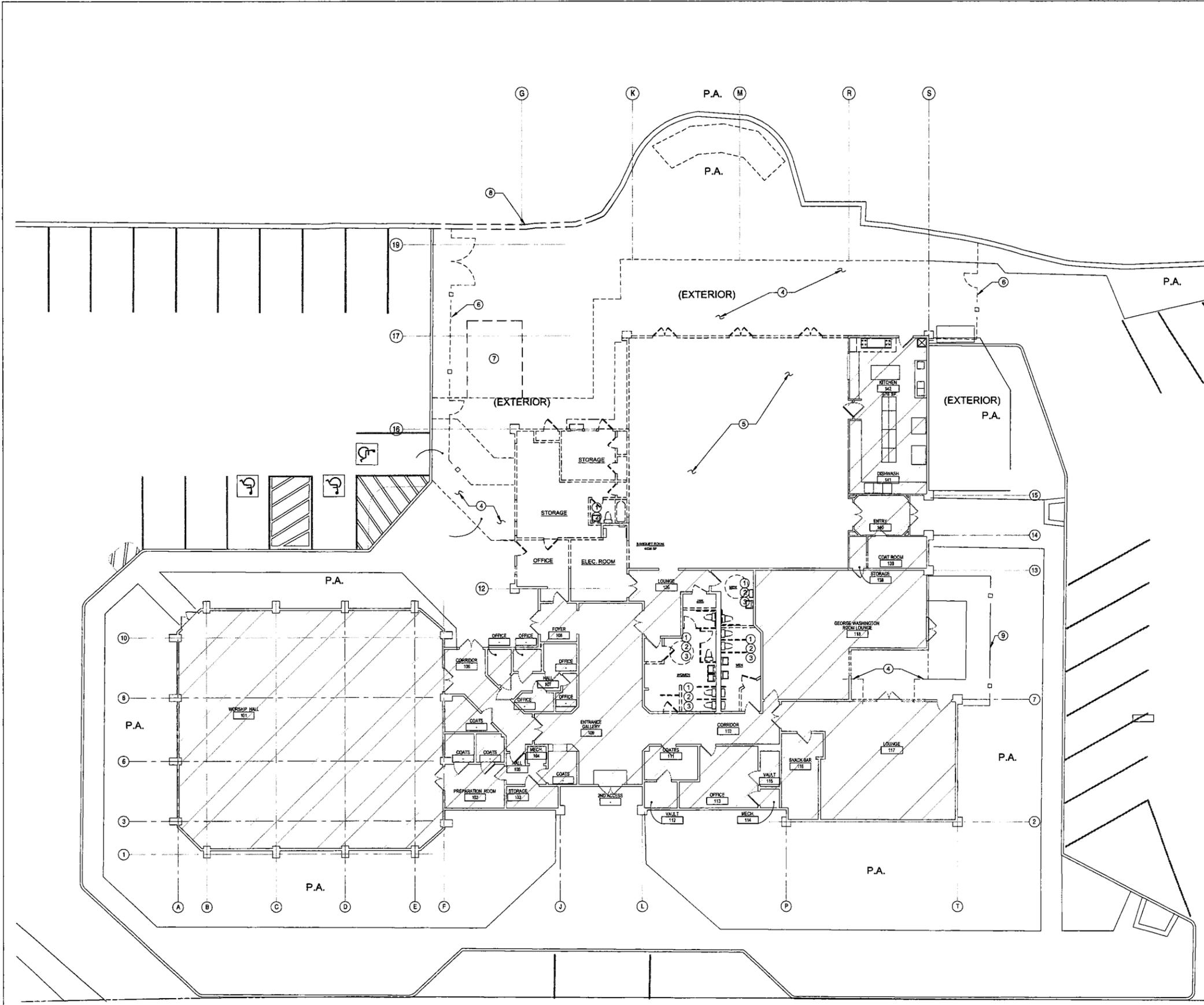
PROPOSED SITE PLAN

RICHMOND MASONIC TEMPLE
 REMODEL
 855 BROTHERHOOD WAY
 SAN FRANCISCO, CALIFORNIA 94132

DATE: 03.16.2012
 SCALE: AS NOTED
 DRAWN BY: VP
 CHECKED BY: RM

SHEET:
A0.2





GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY (E) DIMENSIONS, AND INFORM ARCHITECT OF ANY DISPARITY PRIOR TO ANY NEW CONSTRUCTION.
2. ALL (E) PARTITIONS TO REMAIN SHALL HAVE THE EXISTING SHEATHING REMOVED, U.O.N.
3. TO COORDINATE DEMOLITION WORK WITH ALL NEW WORK, SEE A2.1.
4. CONTRACTOR TO COORDINATE ALL REQUIRED DEMOLITION WORK WITH ALL REQUIRED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL NEW WORK.

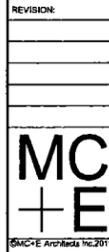
SHEET NOTES

- ① REMOVE (E) BATHROOMS, TOILET FIXTURES AND ASSOCIATED PLUMBING.
- ② REMOVE (E) CONC. SLAB AS REQUIRED FOR PLUMBING WORK.
- ③ REMOVE (E) RELATED CEILING AND CEILING MTD FIXTURES IN (E) TOILET ROOMS TO BE REMODELED.
- ④ REMOVE (E) EXTERIOR CONC. PATIO AT THESE LOCATIONS, TYP.
- ⑤ REMOVE (E) CONC. SLAB TO ACCOMMODATE (N) CONSTRUCTION, LIMIT OF DEMOLITION TO BE COORDINATED BY THE CONTRACTOR TO ACCOMMODATE NEW STRUCTURAL FOUNDATION AND SLAB CLEARANCES.
- ⑥ (E) FENCE TO BE REMOVED
- ⑦ REMOVE (E) SHED
- ⑧ REMOVE AND RE-USE PORTION OF (E) RETAINING WALL
- ⑨ (E) FENCE TO REMAIN

LEGEND

- EXISTING PARTITION TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- AREA WHERE NO WORK TO BE DONE

P.A. = PLANTING AREA



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 415.833.2224

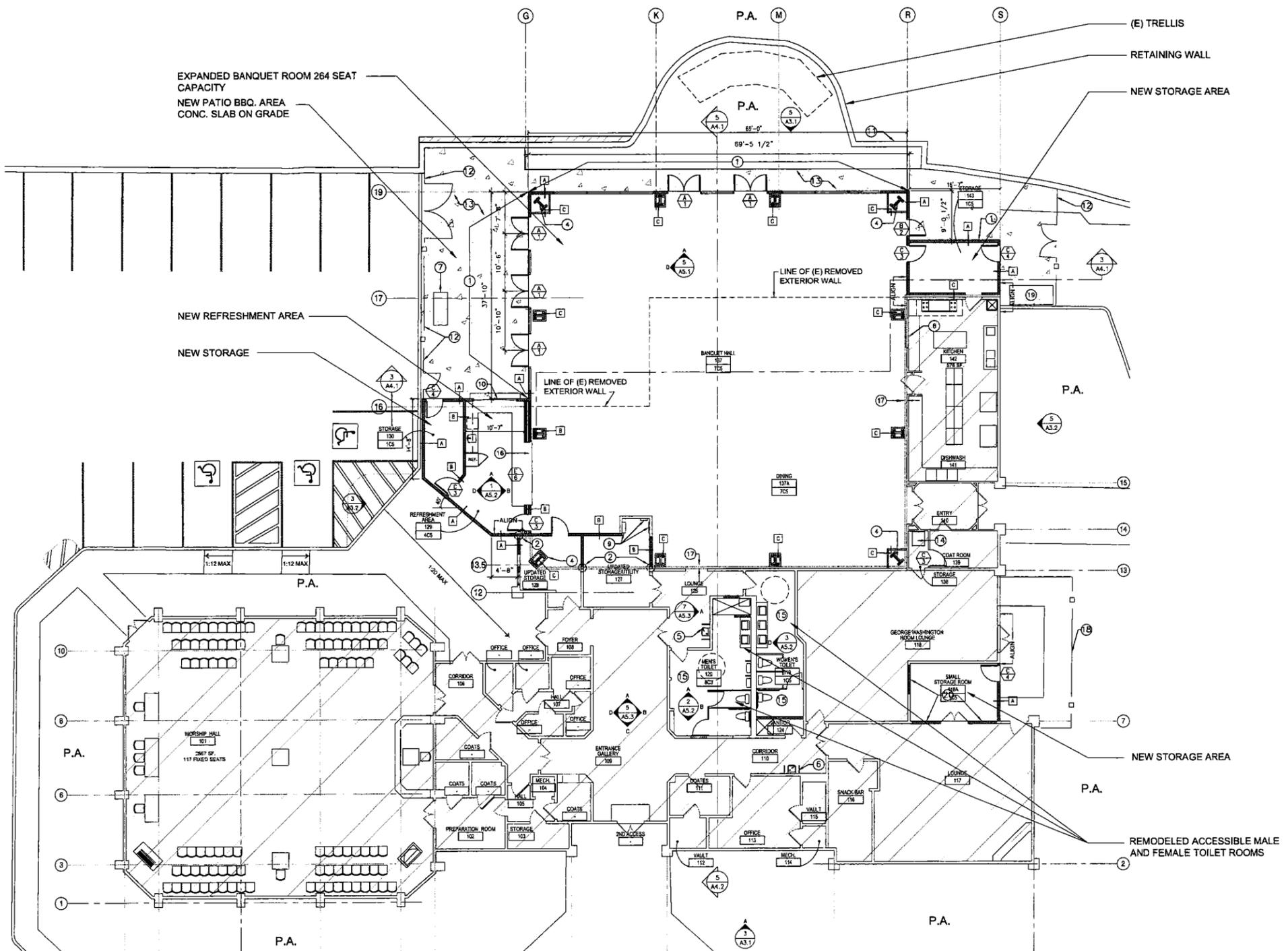
DEMOLITION FLOOR PLAN

RICHMOND MASONIC TEMPLE
 REMODEL
 855 BROTHERHOOD WAY
 SAN FRANCISCO, CALIFORNIA 94132

DATE: 03.16.2012
 SCALE: AS NOTED
 DRAWN BY: VP
 CHECKED BY: RM
 SHEET:

A1.1

5 DEMOLITION FLOOR PLAN
 SCALE: 1/8" = 1'-0"

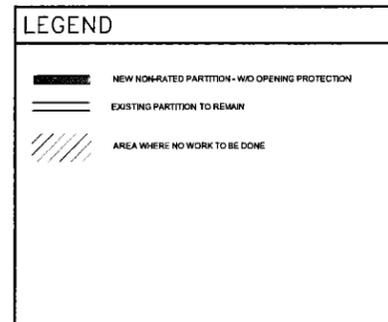


5 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING PARTITIONS TO REMAIN AND INFORM ARCHITECT OF ANY DISPARITY PRIOR TO CONSTRUCTION.
- EXISTING PARTITIONS TO REMAIN SHALL BE PROVIDED (N) GYPSUM BOARD SHEATHING, INCLUDING THE (E) EXTERIOR WALLS WHERE THE OLD WAHNSCOT ETC. IS BEING REMOVED, PROVIDE (N) GYPSUM BOARD, TYPICAL.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC SECTION 903. FINISHES SHALL BE MIN. CLASS "C" WITH FLAMESPREAD OF 75-200 AND SMOKE DEVELOPMENT OF 0-450.

- SHEET NOTES**
- (N) ADDITION
 - 4" SEISMIC JOINT
 - NOT USED
 - (N) COLUMNS
 - (E) DRINKING FOUNTAIN W/ HANDRAILS
 - (N) DRINKING FOUNTAIN W/ HANDRAILS
 - RELOCATED (E) BBQ.
 - (E) CASED OPENING
 - (E) ELECTRICAL PANELS
 - (N) SLIDING WINDOW W/ SOLID SURFACING SHELF
 - (E) RETAINING WALL
 - (N) GATE AND FENCE TO REPLACE (E)
 - (N) 4" CONC. PATIO
 - STACKED WASHER / DRYER
 - REMODELED BATHROOMS
 - (N) ROLL-DOWN DOOR
 - LOCATION OF (N) SEISMIC ISOLATION JOINT AT ROOF INTERSECTION.
 - (E) FENCE TO REMAIN
 - (E) TRASH AREA, DUMPSTER LOCATION
 - (N) WALL INFILL



ROOM MATERIAL+FINISH CODES

SYMBOL DETAIL
(SYMBOL SHOWN ON PLAN)

FLOOR/BASE: 1061 ROOM NUMBER
603 FINISH CODE

WALL FINISH: CEILING FINISH

FLOOR/BASE	WALL FINISH/WAHSKOT	CEILING FINISH
0 SPECIAL-SEE DETAIL	0 SPECIAL-SEE DETAIL	0 SPECIAL-SEE DETAIL
1 BEATS CONCRETE	A CMU	1 PAINT + ROOF (E) TO MATCH
2 CONCRETE	B CONCRETE	2 CONCRETE
3 CONCRETE/BRK	C EXP. BR. PAINTED	3 EXP. BR. PAINTED
4 BRK. TL/BRK.	D PLUMBO W/REIN. OVER EXP. BR.	4 1/2"X 1/2" ACROSS TLE
5 BRK. SHEET/ART. COATED BRK.	E FABRIC W/ALUMINUM OVER EXP. BR.	5 BRK. 2"x2" ACROSS TLE (N)
6 SUPPLY/RET. BRK.	F ARCHITECTURAL CONCRETE	6 BRK. 2"x2" ACROSS TLE (N)
7 WOOD/3/4" WOOD	G SANITARY WALL/FORM. BR.	7 ACROSS PLASTER
8 CER. TLE	H CER. TLE. EXP. BR.	8 EXPOSED STRUCTURE
9 2"x2" ACCESS FLOORING	I CER. TLE. EXP. BR.	9 CERAM. PLASTER
10 (N) WOOD		10 1/2" BRK. 2"x4" WOOD ACC. TLE

REVISION:

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PROPOSED FLOOR PLAN

RICHMOND MASONIC TEMPLE
REMODEL
855 BROTHERHOOD WAY
SAN FRANCISCO, CALIFORNIA 94132

DATE: 03.16.2012
SCALE: 1/8" = 1'-0"
DRAWN BY: VP
CHECKED BY: RM
SHEET:

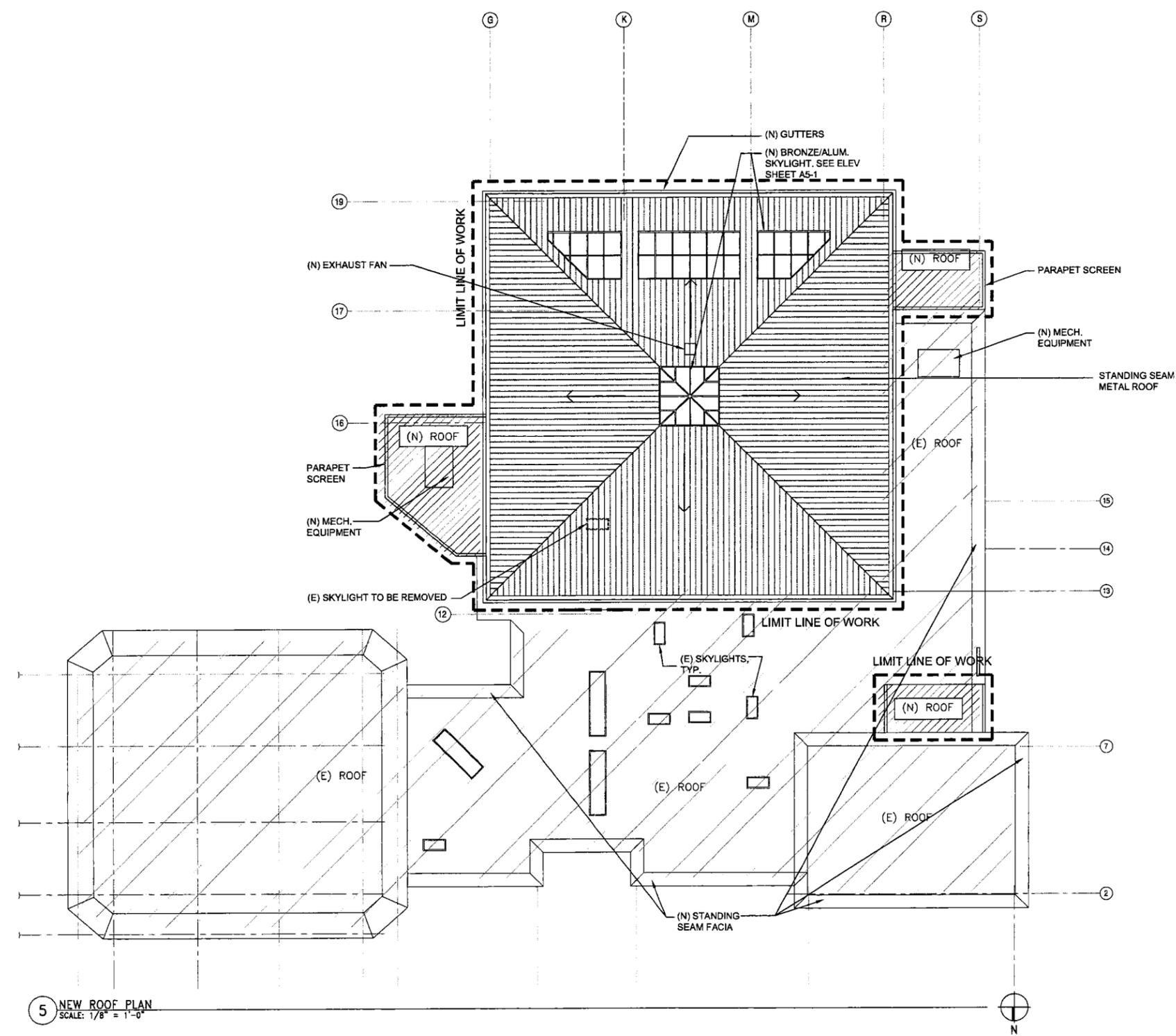
A2.1

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING PARTITIONS TO REMAIN, AND INFORM ARCHITECT OF ANY DISPARITY PRIOR TO CONSTRUCTION.

LEGEND

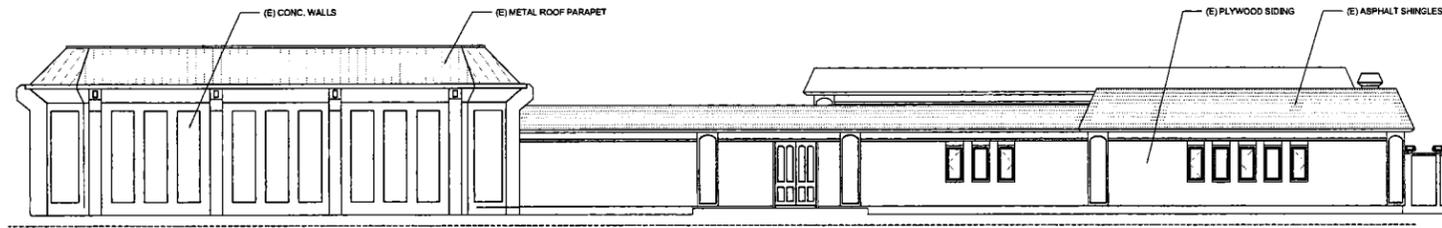
-  AREA WHERE NO WORK TO BE DONE
-  (E) SKYLIGHT TO REMAIN
-  (E) SKYLIGHT TO BE REMOVED



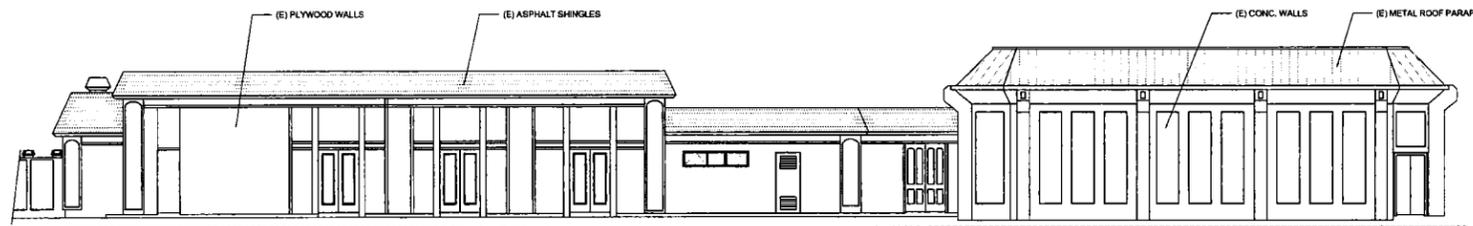
5 NEW ROOF PLAN
SCALE: 1/8" = 1'-0"

<p>REVISION:</p>

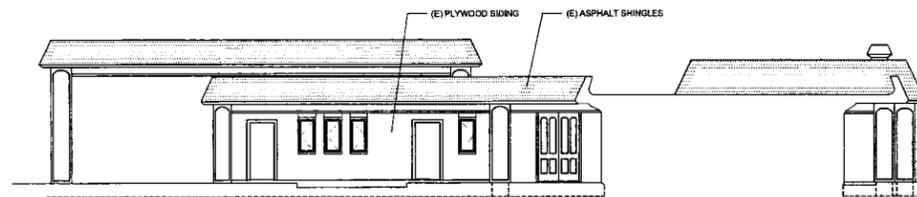
<p>MEEKS, COATES + EATON ARCHITECTS, INC. Architecture, Planning, Interior Design, Landscape Architecture 830 MONTGOMERY STREET, SUITE 500 SAN FRANCISCO, CALIFORNIA 94133 415.863.9224 • 415.863.9225 FAX</p>
<p>NEW ROOF PLAN</p>
<p>RICHMOND MASONIC TEMPLE REMODEL 855 BROTHERHOOD WAY SAN FRANCISCO, CALIFORNIA, 94132</p>
<p>DATE: 03.16.2012 SCALE: 1/8"=1'-0" DRAWN BY: VP CHECKED BY: RM SHEET:</p>
<p>A2.2</p>



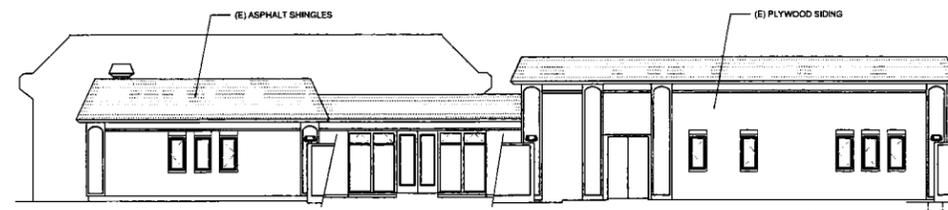
2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

REVISION:



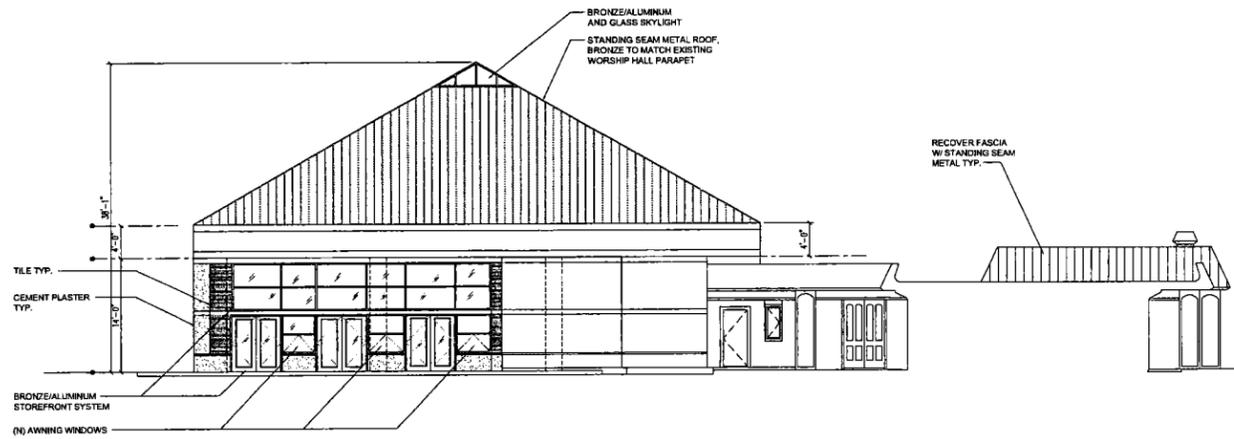
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EXISTING
EXTERIOR ELEVATIONS

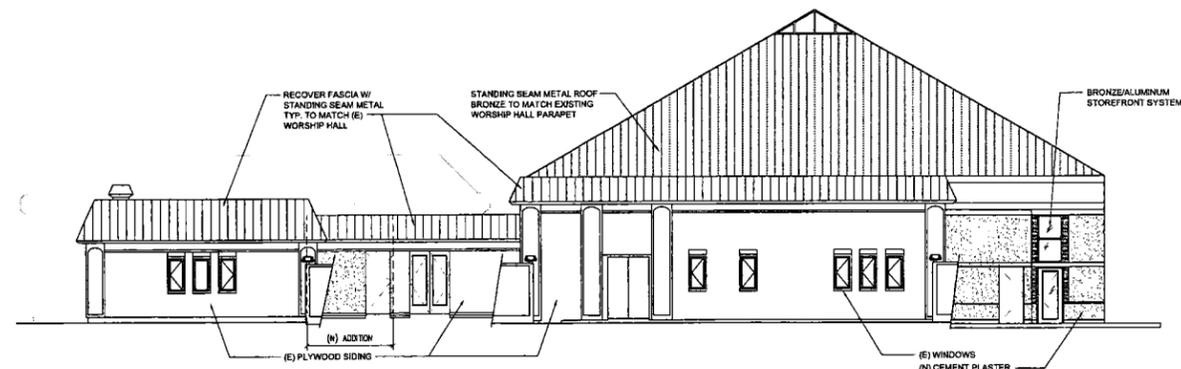
RICHMOND MASONIC TEMPLE
REMODEL
855 BROTHERHOOD WAY
SAN FRANCISCO, CALIFORNIA, 94132

DATE: 03.16.2012
SCALE: AS NOTED
DRAWN BY: VP
CHECKED BY: RM
SHEET:

A3.0



3 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



5 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

REVISION:



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PROPOSED
EXTERIOR ELEVATIONS - 2

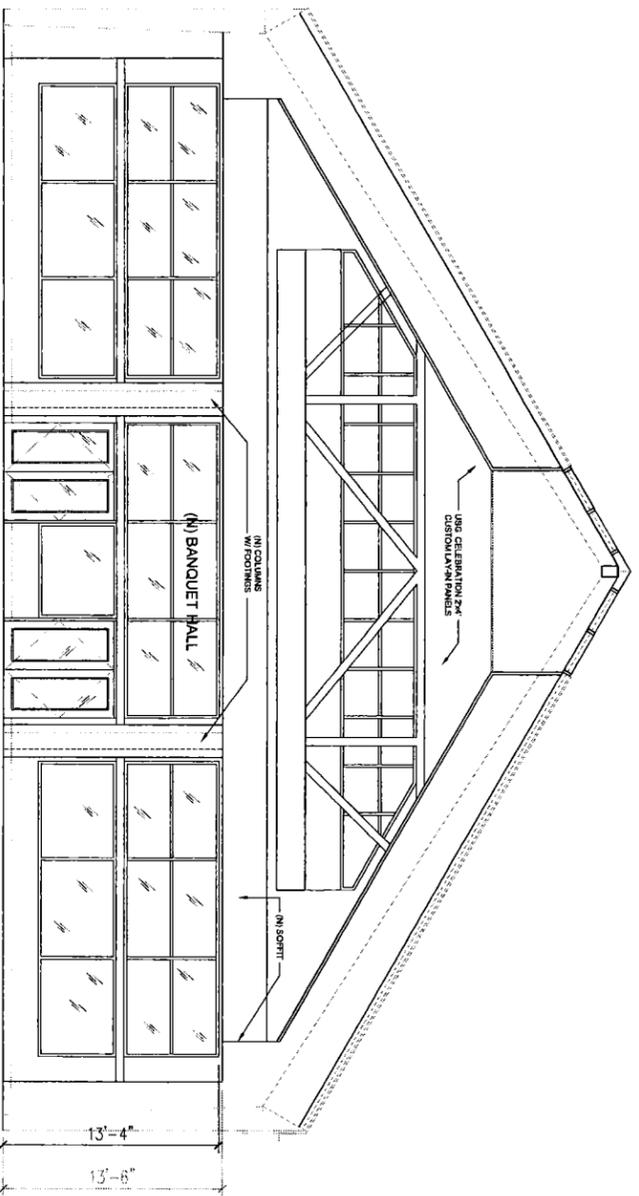
RICHMOND MASONIC TEMPLE

REMODEL
855 BROTHERHOOD WAY
SAN FRANCISCO, CALIFORNIA 94132

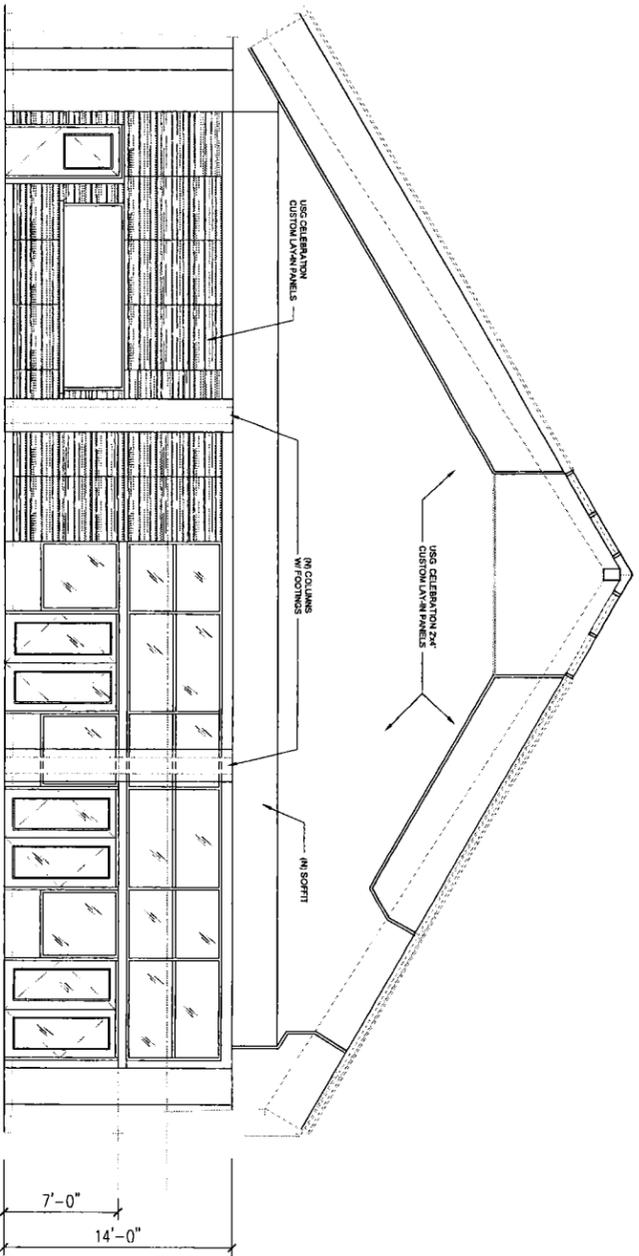
DATE: 03.16.2012
SCALE: AS NOTED
DRAWN BY: VP
CHECKED BY: RM

SHEET:

A3.2



A



D

5 BANQUET HALL INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

REVISION



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INTERIOR ELEVATIONS
BANQUET HALL

RICHMOND MASONIC TEMPLE
REMODEL
855 BROTHERHOOD WAY
SAN FRANCISCO, CALIFORNIA, 94132

DATE: 03.16.2012
SCALE: AS NOTED
DRAWN BY: VP
CHECKED BY: RM
SHEET:
A5.1