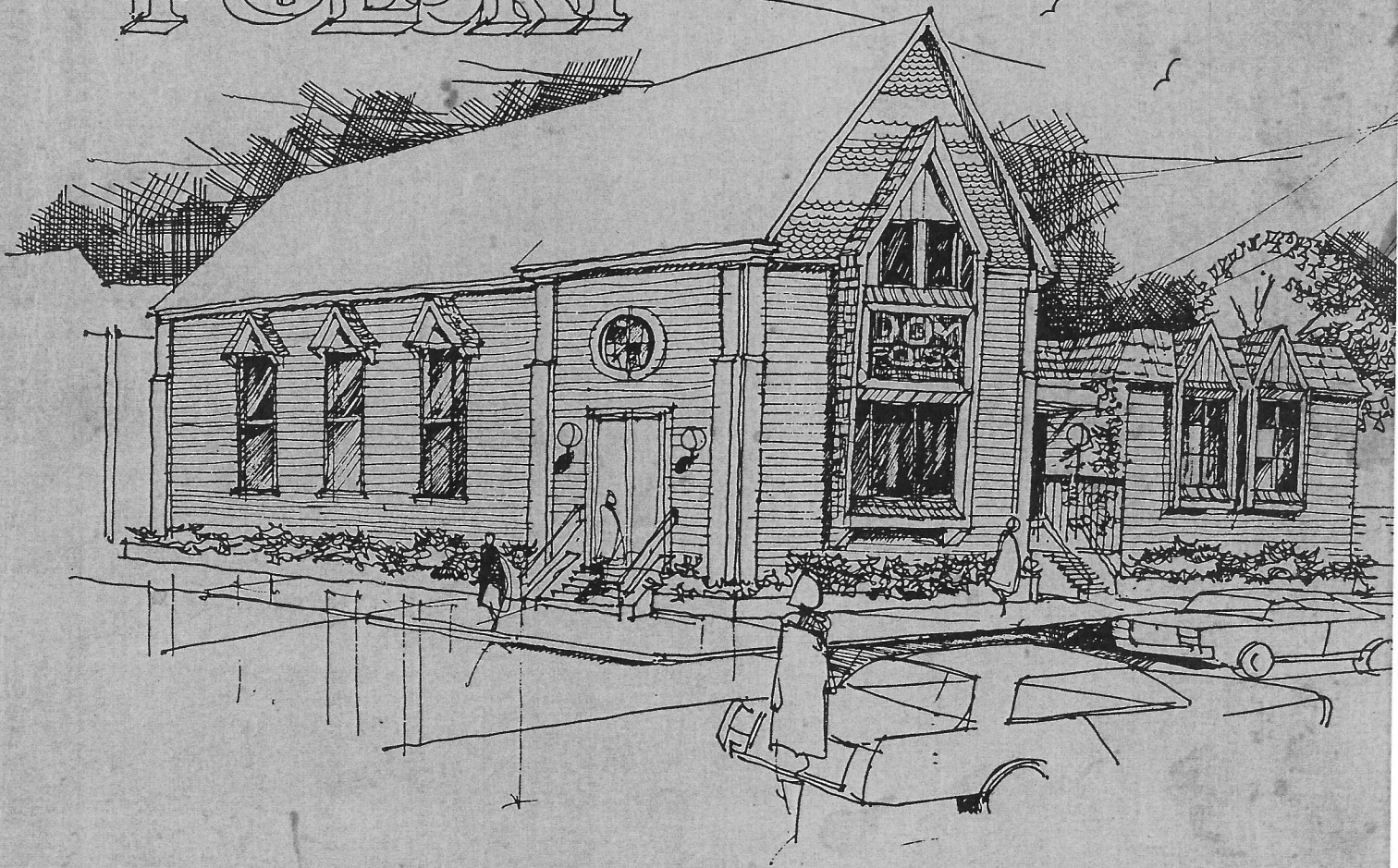
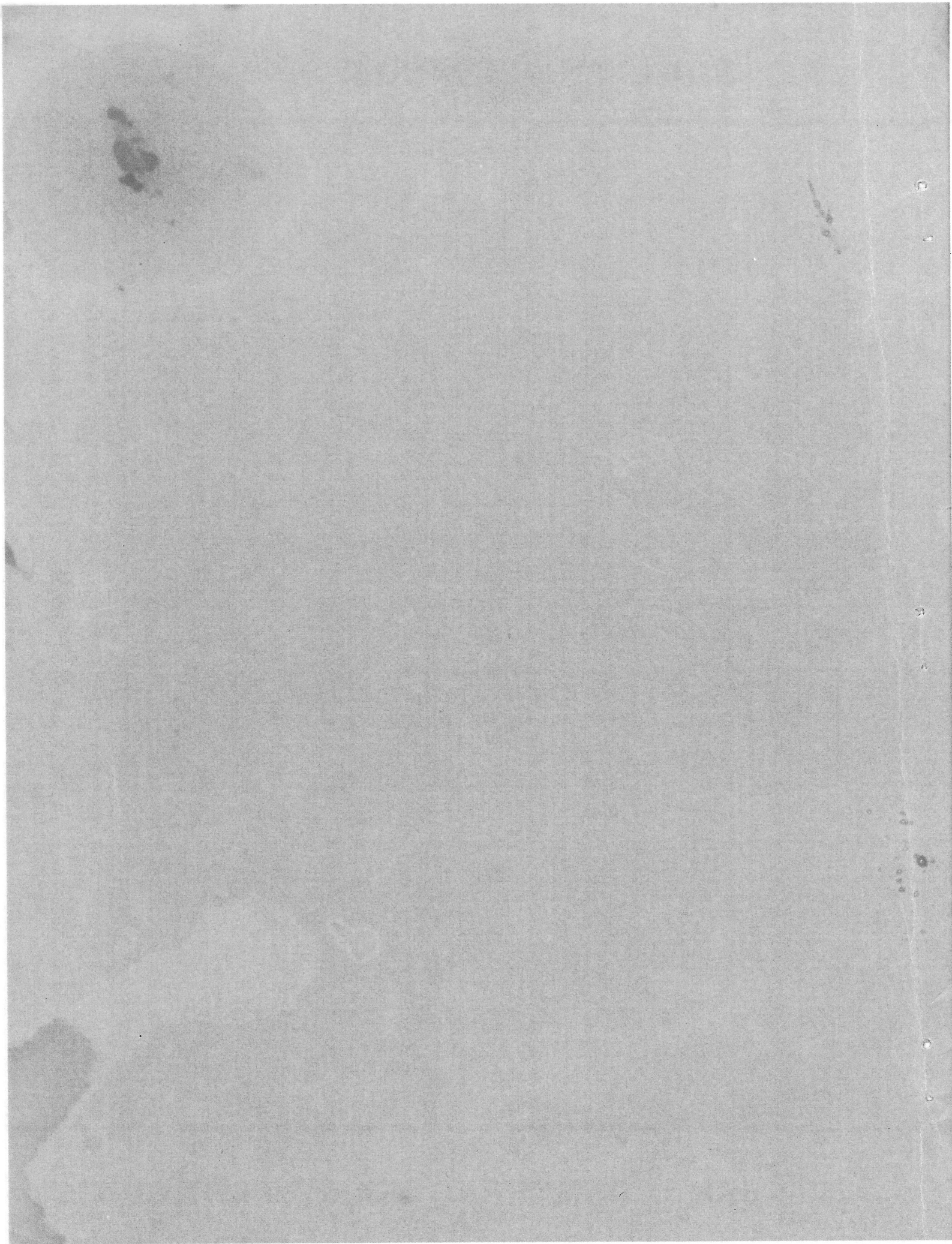


DOM POLSKI





FEASIBILITY REPORT

ON

POLISH CENTER

* * *

SAN FRANCISCO

March 1976

Prepared by
The Committee for
Planning

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CHAPTER I

INTRODUCTION

1.01 Authorization

On November 11, 1972, the Chairman of the Board of Directors of the Polish Hall, Mr. Teofil Kot, called a general meeting of the San Francisco Bay Area Polish Community to discuss the future of the Polish Hall located at 3040 22nd Street in San Francisco.

The meeting resulted in the formation of a Committee for Planning of the Polish Center, and the authorization of this Study by the Board of Directors of the United American-Polish Societies of San Francisco.

A copy of the Minutes of the meeting written in Polish is attached as Exhibit No. 1.

1.02 Members of the Committee

S. M. Bala	Civil Engineer	Chairman
A. J. da Silva	Architect	
A. Drozdowicz	Architect	
R. Gorecki	Ship Broker	
A. Karst	Attorney At Law	
M. Knickerbocker	Real Estate Broker	
S. Klimowski	Structural Engineer	
S. Makohin	Real Estate	
Z. Mroz	Mechanical Engineer	
B. S. Shicker	Civil Engineer	
V. Stachura	Real Estate Broker	
M. Stawski	Businessman	
G. Szol	Administrator	
M. A. Wiazowski	Insurance Counsellor	
Z. Zakrzewski	Mechanical Engineer	

Liason Officers to the Committee Appointed by the Board of Directors

Mr. Teofil Kot, Director of the Board
Mr. Michal Radomski, Director of the Board
Mrs. Halina Carmody, Director of the Board

1.03 Purpose

The purpose of this Study is to determine the need for and the feasibility of a Polish Center in the Bay Area.

1.04 Scope of Work

The scope of work consists of the following:

- A. Evaluating the existing "Polish Hall" from technical, economical, operational and legal points of view.
- B. Establishing present and projected number of users and uses.
- C. Establishing facilities needed, priorities and consideration of locations.
- D. Estimating of cost of projects considered.
- E. Evaluating available methods of implementation.

1.05 Acknowledgments

Successful completion of a study of this type is dependent on the advice and cooperation of many individuals and organizations.

We are particularly indebted to Mesdames Jadwiga Bala, Anna Bogucka, Margo Bushco, Danuta Drozdowicz, Halina Gorecka, Danuta Klimowska, Halina Korcz, Halina Shicker, Lidia Szczepanska, and Halina Winkler for conducting the telephone survey, and to Miss Malgosia Butler for preparing the information on the youth activities.

We also wish to express our appreciation to our Danish friend, Mr. Jesper Strandgaard, Structural Engineer, for his valuable critique and financial contribution.

Our Portuguese friend, Mr. Tony da Silva, Architect, has been declared a Pole by the Chairman and then drafted into the ranks of the Committee. We wish to thank him for his creative work.

We wish to express our gratitude to many other individuals who generously helped in getting the information, and who are too numerous to mention.

CHAPTER II

SUMMARY, FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

2.01 Summary

The work presented in this report is primarily aimed at assessing the needs of, as well as the ability to satisfy these needs of the "Polish Community" of the Bay Area, and to recommend a solution consistent with the findings.

In order to identify the problems, to determine the needs, and to arrive at realistic recommendations, the existing facility at 3040 22nd Street in San Francisco was first examined in detail and described in Chapter III.

The present and the future "population" and their needs have been estimated and defined in Chapter IV, which led to setting up the technical requirements and selection of the location for a new facility, which are shown in Chapters V and VI, respectively.

Chapter VII deals with available options. Here, the feasibility of upgrading and expanding the existing structure has been examined in detail. This report presents a preliminary architectural work for this option.

In the same Chapter, four alternate solutions and cost estimates for an entirely new "Dom Polski" (Polish Center) for a country club setting solution with a cost estimate for a minimum program only.

The legal format of organization with discussion on available options and financing are presented in Chapters VIII and IX.

Chapter X, Program of Implementation, is recommended for reading in full.

2.02 Findings and Conclusions

A. Findings

The existing "Polish Hall" does not adequately fulfill the needs of the Polish ethnic group in the Bay Area. It was found substandard in size and quality.

Basically, there are three options available:

1. Upgrading and expansion of the existing facility
2. Construction of a new center in an urban setting
- c. Construction of a country club

All three options are technically feasible, but vary in first cost as follows:

- | | |
|---|-------------|
| 1. Remodeling of existing structure | \$ 93,000* |
| 2. Construction of a new center (urban) | \$750,000** |
| 3. Construction of a country club | \$750,000** |

*If completed as one continuous job.

**Minimum program.

The above figures are sufficiently accurate to arrive at a realistic conclusion.

B. Conclusion

Evaluation of the information developed leads to the conclusion that construction of a new center or a country club are economically beyond the reach of the community at this time.

The remodeling and expansion of the existing facility, as documented in this report, are feasible from both the technical and the economical point of view, and will meet most needs of the Polish community of the Bay Area.

2.03 Recommendations

It is recommended that the Board of Directors adopt and diligently carry out the following "Plan of Action."

- A. Proceed with the implementation as described in Chapter X of this report.

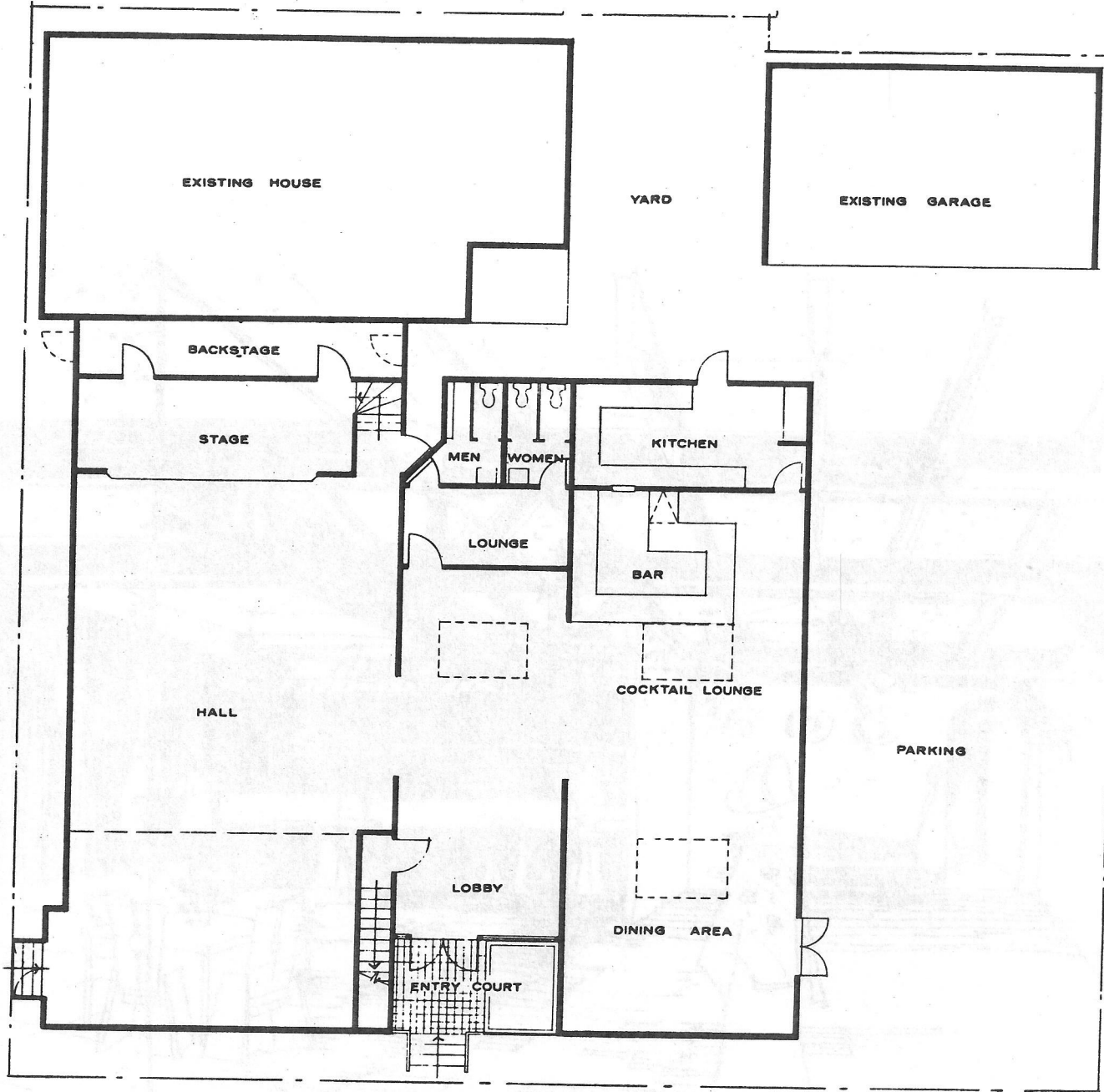
- B. Expand and remodel the existing structure at 3040 22nd Street as recommended in this report.
- C. Make a meaningful effort to give an example, provide technical assistance and leadership in face lifting of the immediate neighborhood of the existing "Polish Hall" area.

* * * * *

Note:

The proposed remodeling and expansion of the existing structure at 3040 22nd Street are shown on the following pages. The drawings are conceptual only.

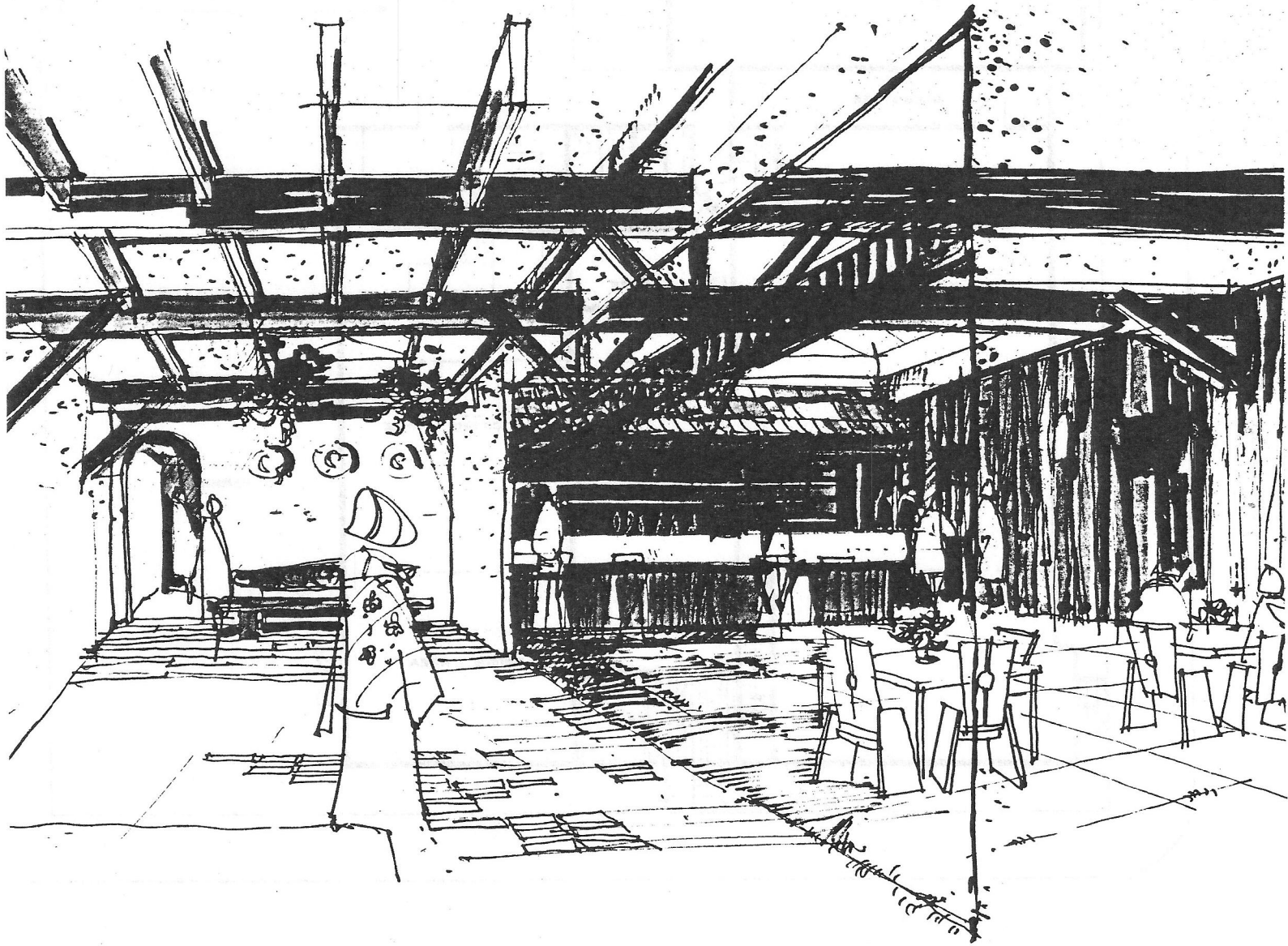
SHOTWELL STREET



22nd STREET

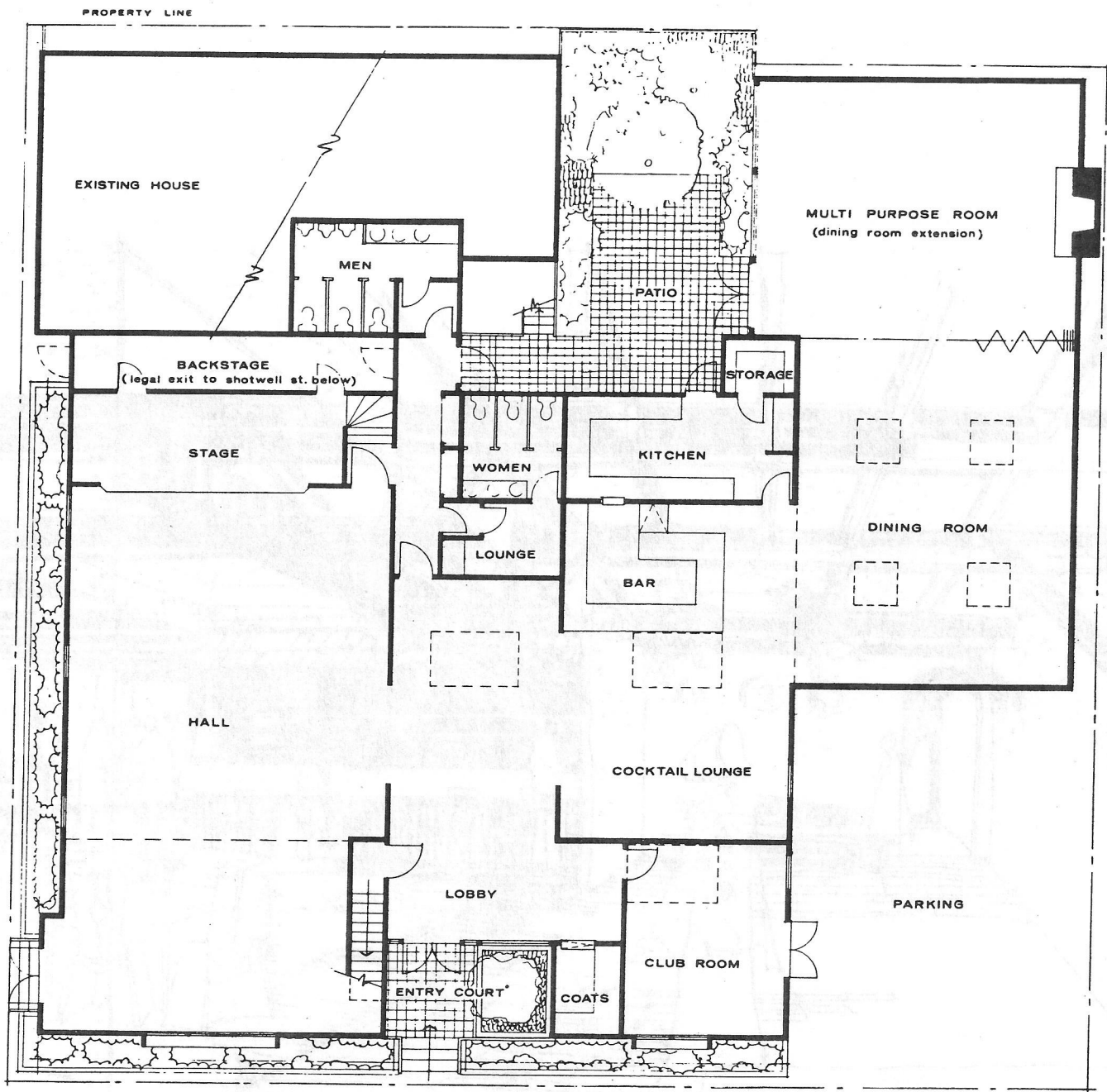
MAIN LEVEL PLAN

PHASE 1



PHASE 1

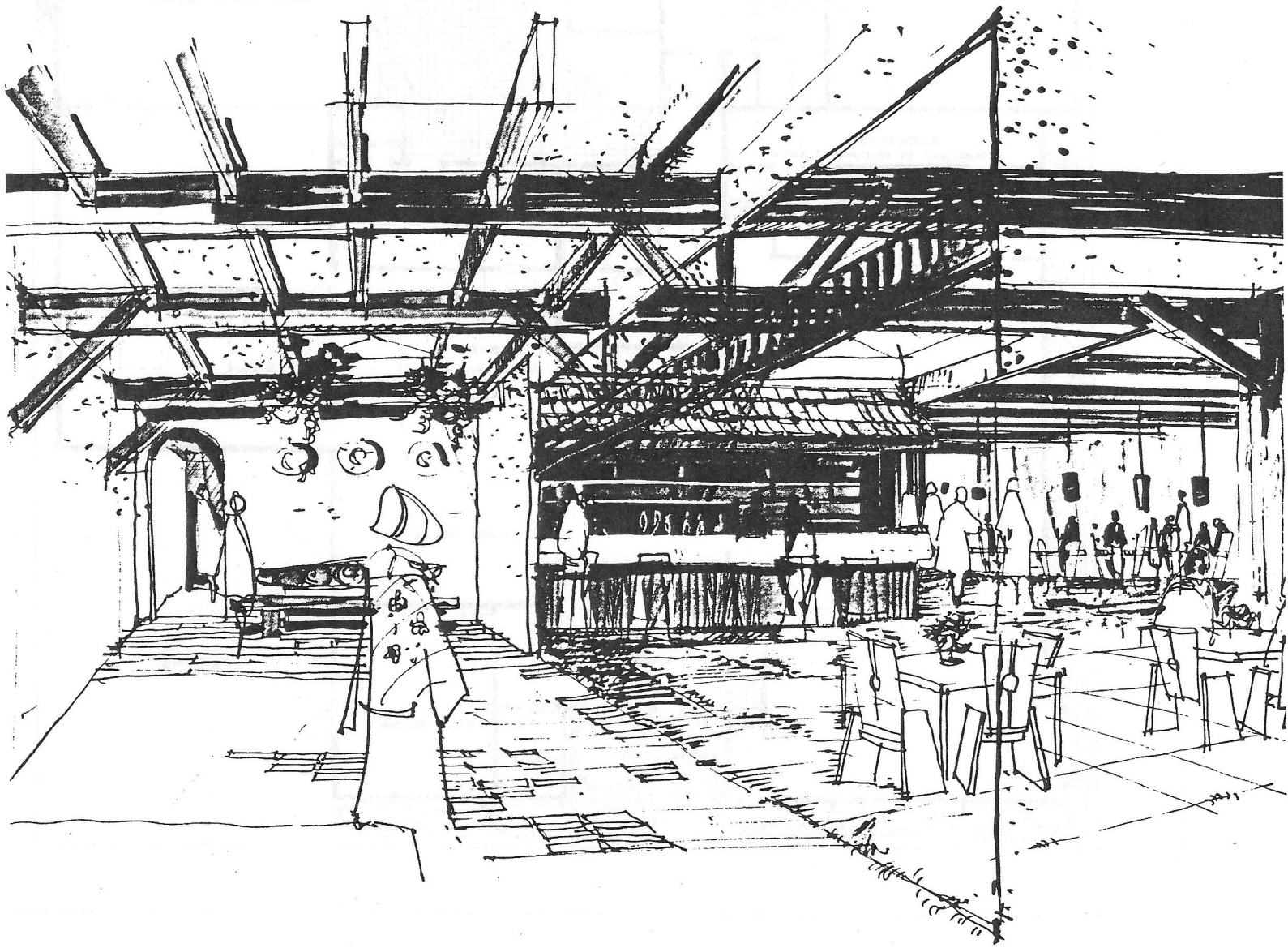
SHOTWELL STREET

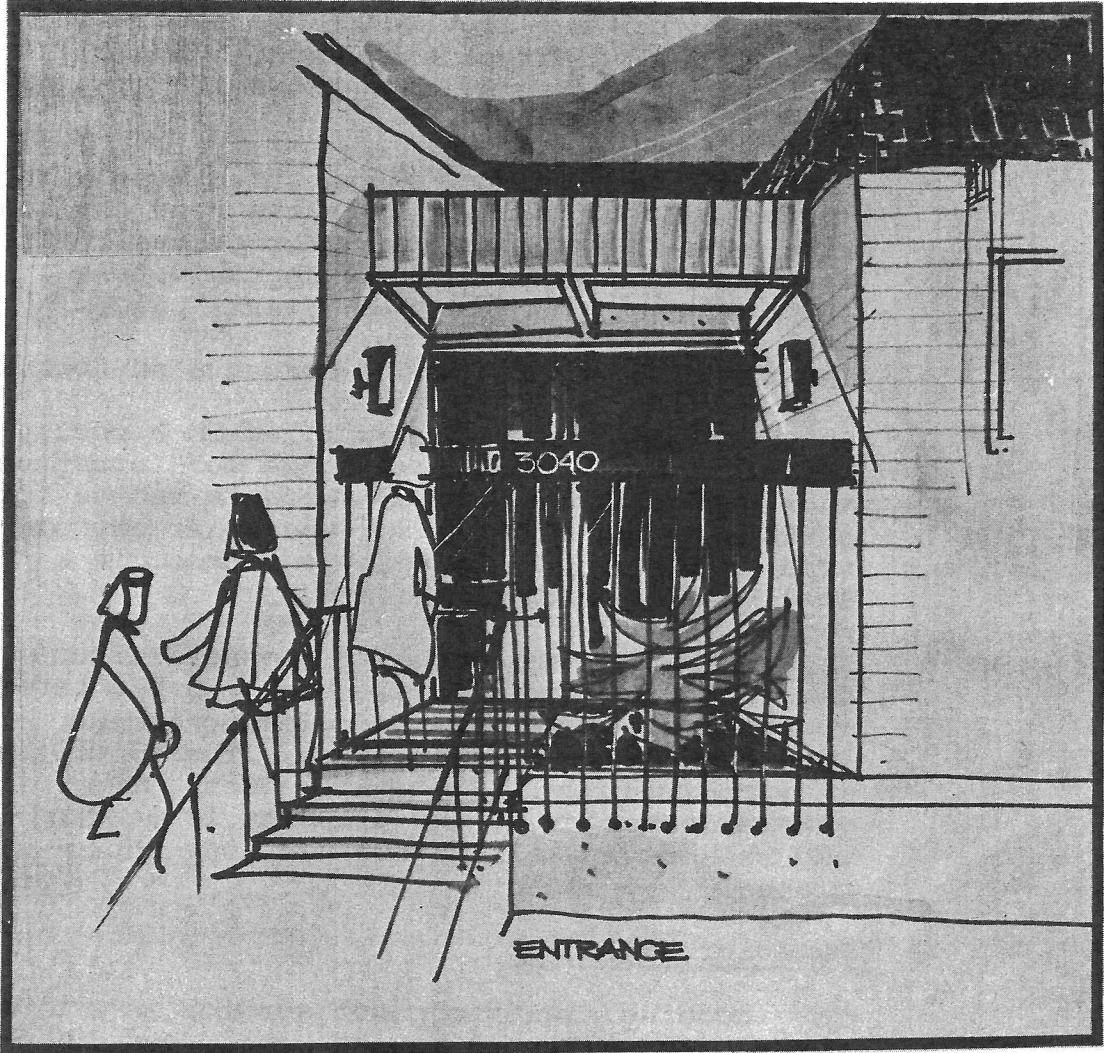


22nd STREET

MAIN LEVEL PLAN

PHASE 2





The sketch shows the entrance to the building. The entrance is a simple, functional design with a flat roof and a balcony or overhang above the entrance. The sketch is enclosed in a rectangular border.

Vestibule

The entrance to the building is a simple, functional design with a flat roof and a balcony or overhang above the entrance. The sketch is enclosed in a rectangular border.

CHAPTER III

EXISTING FACILITIES

3.01 Description and Inventory

A. General

The buildings are located at the northeast corner of 22nd Street and Shotwell Street on two parcels having an approximate area of 9,145 square feet.

The buildings are wood frame structures with horizontal wood siding and gable roof covered with asphalt shingles (see photographs). The main building floor area is approximately 3,828 square feet (see plan - next page).

The foundations are partly concrete and brick.

On the east side of the building is a partly paved driveway leading to three wood construction garages, only one of which is rented for parking an automobile, and the other two are used for storage. In addition, there is a small enclosed storage space.

At the rear of the property a caretaker and his family occupy a single-story, 3 1/2 bedroom house. There is a single-car garage underneath and workshop space. The floor area is approximately 1,000 square feet. The general exterior of the property is painted and reasonably well maintained (see photographs).

B. Exterior Utilities

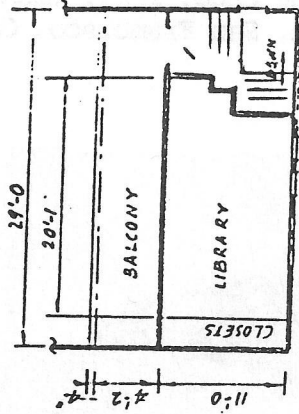
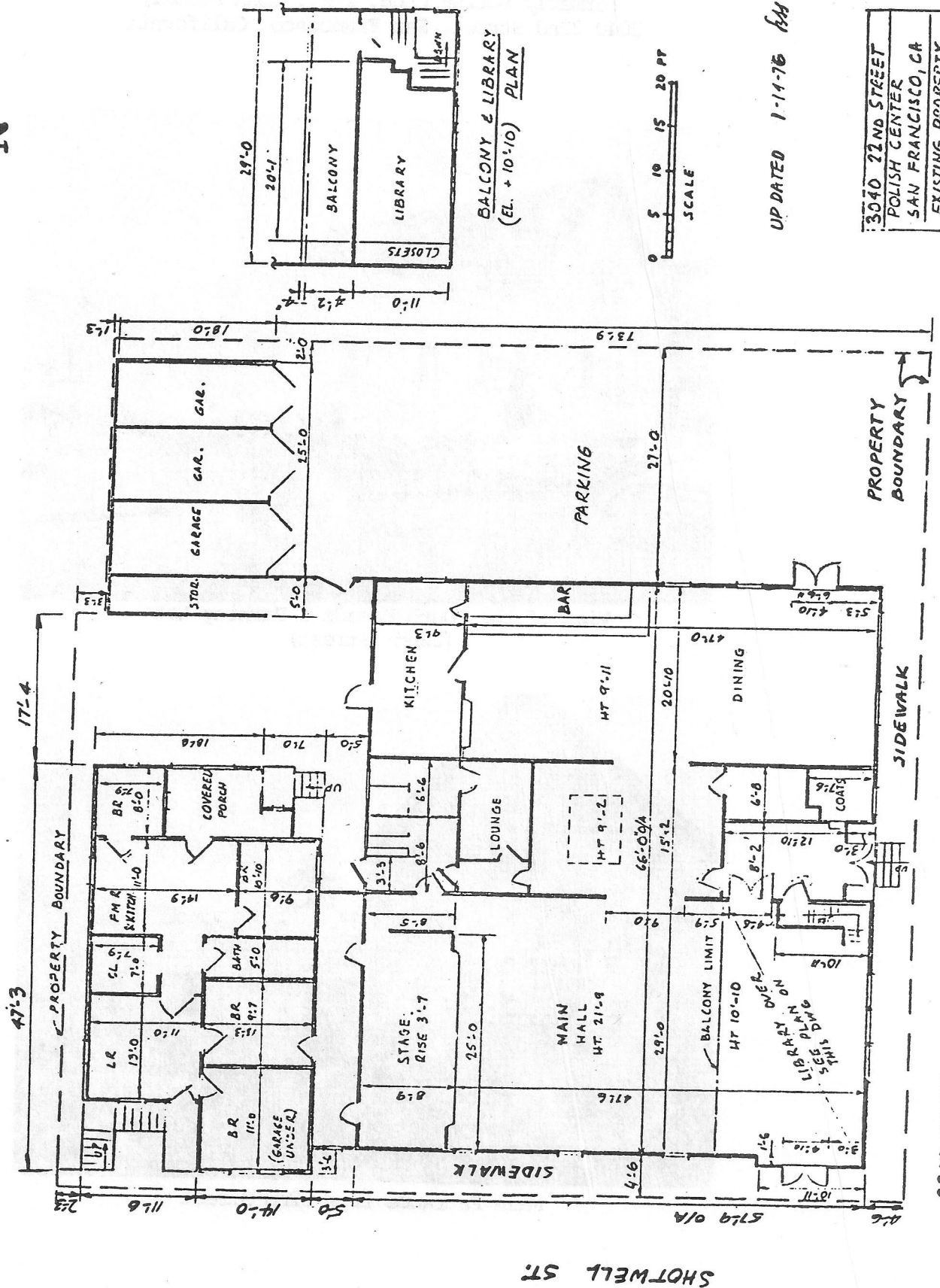
The incoming electric power service is a three-phase, 240 volts, 80 ampere panel, and 120 volts, 30 ampere panel for the residential home. There are two gas meters. The exterior plumbing is a cast iron pipe connected to a 4-inch diameter cast iron main sewer.

C. Vestibule

The entrance to the building is narrow and poorly lit. A cloak room is at the entrance. The cloak room capacity is for approximately

3.01 PLAN OF EXISTING FACILITY

3040 22nd Street
San Francisco, California.



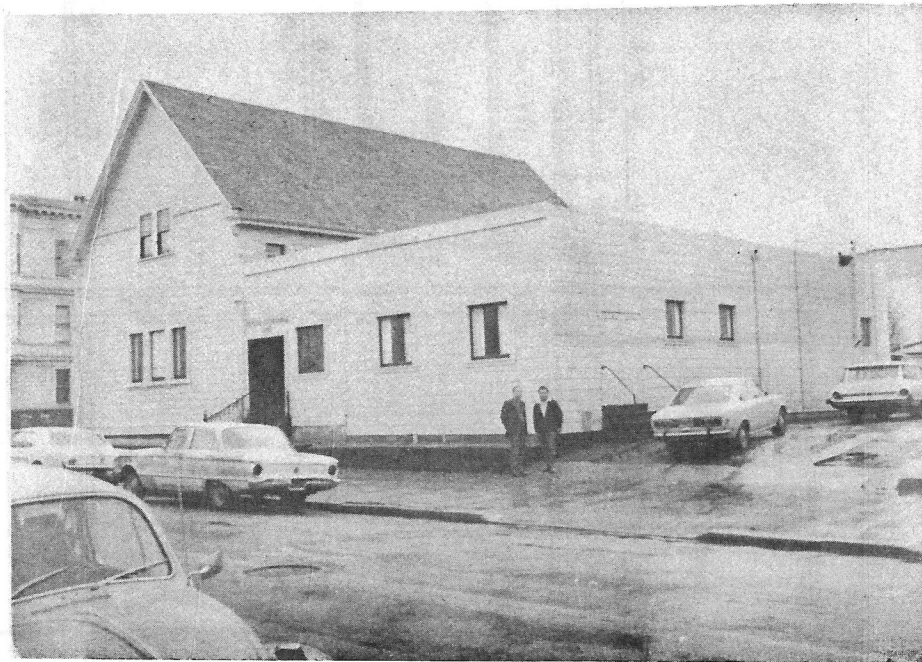
UPDATED 1-11-76 RM

3040 22ND STREET
POLISH CENTER
SAN FRANCISCO, CA
EXISTING PROPERTY

SHOTWELL ST

THE UNITED AMERICAN - POLISH SOCIETIES OF SAN FRANCISCO

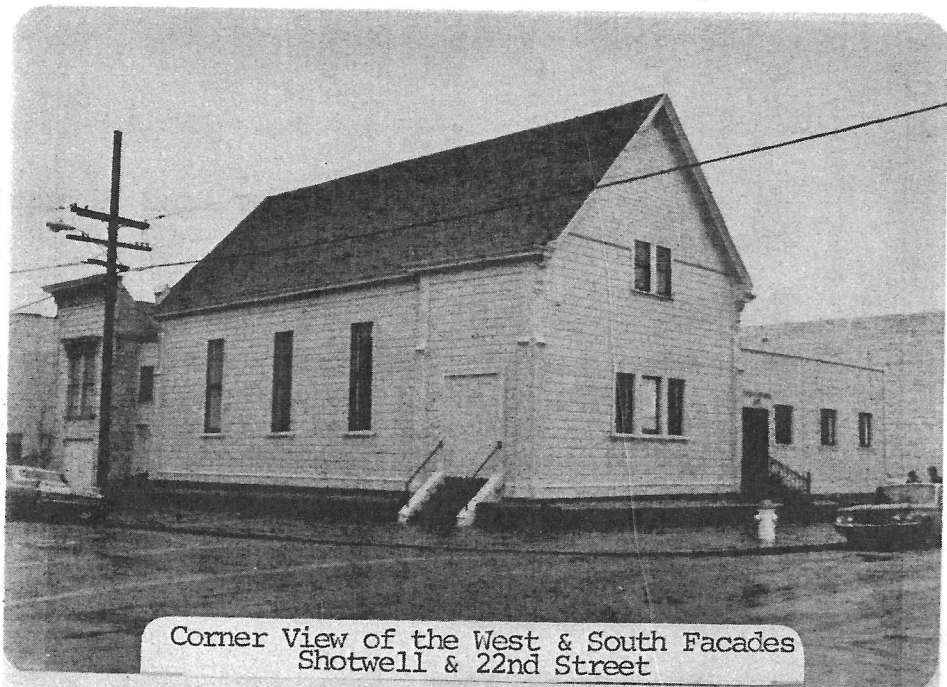
Formerly POLISH CLUB, INC., (DOM POLSKI)
3040 22nd Street, San Francisco, California



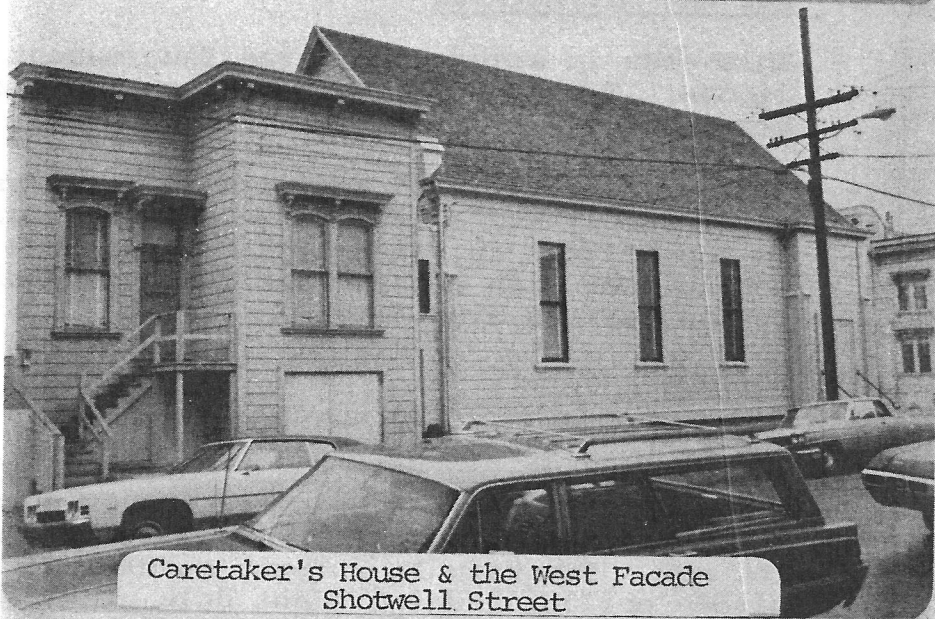
View of the South Facade & Parking Lot
(22nd Street)



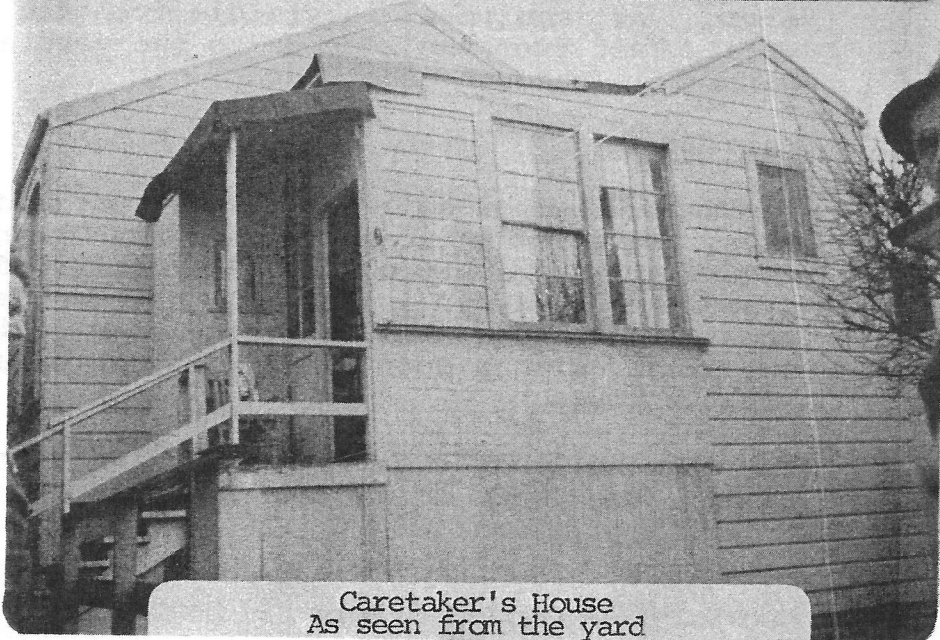
Main Entrance from 22nd Street



Corner View of the West & South Facades
Shotwell & 22nd Street



Caretaker's House & the West Facade
Shotwell Street



Caretaker's House
As seen from the yard

60 coats. Large double doors lead directly to the main hall.

D. Hallway

This area has poor lighting, patched floor tile, cracked glass in the skylight, and inoperative wall switch. One fire extinguisher was last inspected in September, 1971.

A supply room is accessible from this area. The result is such that all supplies for the bar and the kitchen are moved across the main traffic of guests.

E. Bar and Dining Area

This area is lighted by three fluorescent lights. Two unvented wall heaters provide heating.

The bar counter is 20 feet long. There is water supply and a sink. The serving counter to the kitchen is waist high. There is a double door with a panic bar leading outside to the parking area.

F. Kitchen

The kitchen has no exhaust fans to remove cooking odors. The existing equipment is still salvageable. Cabinet space is insufficient. The 40-gallon water heater supplies kitchen and the bar. Plumbing is in poor condition. One single ceiling hanging light bulb provides the light. All equipment is visible from the bar area. Exit from the kitchen to the yard and parking is through a back door.

G. Main Hall

The dance-theater-hall has rather poor acoustics. This is due to the high (21' 9") ceiling and relatively empty walls. The public address system has speakers in the hall and the bar area. There is a small dressing room behind the stage, with a door leading to the caretaker's house.

The main hall has two emergency exits with signs: one leads to Shotwell Street, and it is

equipped with panic hardware, easy to open but difficult to close due to inoperative mechanism; and the other exit leads through the men's room and the door to the outside.

There is a storage space under the stage for folding tables and chairs.

There are two fire extinguishers (bi-carbonate of soda); one was inspected in September, 1971, and the other in December, 1966.

The main hall has only one space heater suspended at the side entrance to the stage. This type of equipment is directional and noisy.

The hardwood floor is birch and in good condition. It was recently sanded and varnished.

The balcony serves as a library and meeting room, and for operation of stage lights.

H. Men's Room

This facility consists of one stall and one urinal. The following improvements are needed: more space, more toilets, better ventilation, lighting and plumbing.

There is no hot water.

I. Ladies' Room

This facility consists of two stalls and a small lounge; however, lighting and ventilation are poor. There are no lights over the mirrors.

There is no hot water.

J. Structural

There are no obvious structural problems.

The building has settled uniformly, and the walls are in reasonable condition. The floors are level and sound.

It is recommended, however, that a termite inspection be performed by a qualified firm.

K. Miscellaneous

There is a small enclosed yard at the rear, about 30' x 17'. The three yard accesses are: from the parking area, along a narrow passage at the north property boundary, and through a passage between the main building and the caretaker's house.

3.02 Ownership

The Polish Hall ("Dom Polski") is located at 3040 22nd Street, San Francisco, California 94110. It is owned by a non-profit corporation, formed by three Polish organizations, and operated by a director, chosen from a 15-member committee, composed as follows:

- A. Six representatives from 7th Group of ZNP
- B. Six representatives from Society of St. Stanislaus
- C. Three representatives from Literature and Drama Club

The initial investments of the founding organizations were respectively:

- A. \$3,000
- B. \$3,000
- C. \$ 100

According to the preliminary report by W. T. I. Company, the title to the property is vested in: THE UNITED AMERICAN-POLISH SOCIETIES OF SAN FRANCISCO, formerly POLISH CLUB, Inc., (DOM POLSKI), under which latter name it acquired title.

3.03 Operation and Use of the Hall

There are no specific restrictions regarding the usage of the facility. In the majority of cases, the Hall is used by Polish organizations. The rent charged for use varies and is generally left to the discretion of the manager or caretaker of the Hall. It appears that there is no uniform fee schedule. As a rule, Polish organizations pay less than non-Polish. The main considerations in

determining the fee are the number of people involved, and the renter's willingness to pay.

The bar is handled separately from the rental of the Hall. Drinks are sold over the counter.

3.04 Operational Deficiencies

A. Entry

The steps from the sidewalk to the entry landing are too tight to permit comfortable and safe access. Once inside, the small entrance lobby is hampered by a multitude of doors and by an improperly located counter into the cloak room. It would take only a small group of people entering or leaving this space to almost completely block off the area, preventing others from its simultaneous use. The area is poorly lighted and not heated. A step immediately outside the main door is a safety hazard.

B. Hallway

From an aesthetic point of view, the existing entrance hall does not give one a "sense of arrival." There is no feeling of space, and nothing to see but a series of doors. During a large function, such as a wedding or a community party, this area becomes a center of congestion.

The supply storage room is located in the hallway. It is inconveniently distant from the bar and the kitchen.

C. Dining Area and Bar

The relationship of the bar counter and its resulting use cuts this long room in half, leaving less dining space than would be possible were the bar relocated. The circulation pattern from kitchen to dining area and the cross circulation from entrance lobby to bar is obviously less than desirable or even practical.

The heating is inadequate and is not uniform.

D. Kitchen

The existing kitchen equipment must be up-graded in order to allow for efficient food preparation. The circulation space within the kitchen area is crowded and, because of the numerous doorways and serving hatch, complex. The wall, ceiling and floor finishes must be brought up to standard for ease of cleaning and sanitary reasons.

E. Meeting Rooms

The library on the upper floor is used as a meeting room, but there still is an obvious lack of additional space for meetings of small groups.

F. Hall and Stage

The recent "face lift" of the interior is satisfactory; however, the audio system requires repairs or replacement.

The stage depth of less than 9 feet limits utilization of the facility.

The room behind the stage cannot serve as a dressing room in its present state. There are no lights, water or doors to assure privacy.

G. Restrooms

Since the recent "face lift," the facilities have been improved somewhat. Nevertheless, the space is rather small, ventilation is poor, and lighting in the ladies' room is inadequate.

H. Electrical

Electrical wiring and wall switches are in poor shape and, in many cases, inoperative. The distribution panels are old and obsolete.

I. Plumbing

The main water cutoff valve is leaking and damaging the mud seal.

J. Hardware

Most of the hardware, door locks and latches, panic bars, window sash cords, kitchen equipment, need repair or replacement.

K. Crawl Space

The space under the buildings is cluttered with junk and debris. It is also infested with rodents.

Termite infestation is probable.

L. Caretaker's House

The house needs repair and repainting inside. The layout is awkward because one bedroom serves as a passage to the main building, and the other bedroom is quite small.

M. Outside Garages

The garages are in a detached structure. They are old and too narrow for large cars.

The structure is light and shaky.

N. Exterior Appearance

The general appearance of the property is poor and unimpressive from the architectural point of view.

O. Street Parking

The street parking is limited in the immediate vicinity, which is mainly residential. More parking is usually available within one block near local school buildings on South Van Ness and Shotwell Streets.

3.05 Financial Summary

The following is the 1974 financial summary of the operation of the Polish Hall. It is given in the simple and abbreviated form of a Profit and Loss Statement.

<u>Income</u>		<u>Expenditure</u>	
Rent	\$3,985	Property Tax	\$2,443
Dances, Bar	1,699	Caretaker's Fee (in-	
Donations	17	cluding House Rental)	1,296
		Utilities	1,171
		Insurance:	
		(Fire & Liability)	731
		Supplies:	
		Food & Bar	639
		Janitorial & Misc.	217
		Sundries	455
		Interest on Loan	
		(for Maint. & Repair)	19
		Deficit (for year)	<u>(1,270)</u>
Totals	\$5,701		\$5,701

The above financial picture has been compared with 1972 figures and showed little difference; thus it should be accepted as representative.

3.06 Legal Status

The existing facility is the property of a non-profit corporation whose name is The United American-Polish Societies of San Francisco (hereinafter abbreviated to United Societies). The corporation was suspended in 1955 by the California Secretary of State. However, it can be reinstated upon application by the Board of Directors and payment of some relatively minor fees and fines.

The existing facility is not encumbered; i. e., it is not subject to any mortgages or other indebtedness. The United Societies also owns a California liquor license and a City dance license issued for the present facility.

The Articles of Incorporation of United Societies set forth, in pertinent part, the following structure:

- A. The 18-member Board of Directors serve for a 1-year term; 6 Directors are elected by the Polish Society of California; 6 by St. Stanislaus Society; 3 by the Polish Literary & Dramatic Circle; and 3 by the American-Polish Citizens Club, Inc.

The President of the United Societies has advised that American-Polish Citizens Club, Inc., is now defunct, and that its 3 seats on the Board are vacant. The Articles contemplate that these three seats may be filled by the remaining 15 Directors from the general Polish community. The Articles provide for increase of the Board of Directors by admitting additional 3 Directors for any other Polish group of 25 or more members approved by the existing Board.

- B. The members of the Corporation (roughly the equivalent to shareholders in a profit motivated corporation) are the same as the Directors.
- C. The corporation has a perpetual existence.
- D. There are no dues paid to the corporation by anyone.

3.07 Other Pertinent Information

Zoning

Residential District: R-3 as provided for in the Summary of Basic Provisions of the San Francisco City Planning Code, dated July 1, 1974. Permitted maximum height limit is 40 feet above the paved sidewalk. Prints of the Zoning Code and maps are attached as Exhibits No. 2 and No. 3.

Area Planning

As part of the San Francisco Master Plan, the Mission District, in which the premises are located, has been designated as the future "Model City Area." This "Area" is within the boundaries of Dolores and Army Streets, the James Lick Freeway, Market Street and 11th Street. The intention of the Plan is to upgrade the existing structures yet maintaining the general character of the Mission District.

Ms. Linda Ferbert (telephone 558-4541) is the Planner for the City of San Francisco responsible for the Mission District.

Current Permitted Building Use

The San Francisco Building Department has estab-

lished the existing premises as a place of "Public Assembly" permitting a maximum capacity of 275 persons.

Public Transportation

Various trolley and bus lines service Mission Street. With transfers to other streetcar/trolley and bus lines, transportation is available to most San Francisco districts.

BART provides transportation to Daly City, to East Bay communities as far south as Fremont, to Richmond and to Concord. The closest BART station is located at 24th Street and Mission, from which the last night train for Concord/Fremont/Richmond leaves at 12:15 A. M., and for Daly City at 11:50 P. M.

Remodeling or Change of Use

Any future remodeling or change of use must be in compliance with the R-3 zoning with the 40-foot height limit, or a complex "variance" process requesting approval for changes must be obtained from the Planning Department. Any changes to the existing building exterior require prior completion of the "Environmental Evaluation Form" of the San Francisco City Planning Department. During the design process, it would be advisable to contact and consult with the City Planning Department's Architectural Review Section. Mr. Russell Watson of this Review Section (telephone 558-3056) will provide all the necessary assistance.

Before any construction can commence, the submission of complete detailed drawings and specifications must be submitted to both the San Francisco Planning and Building Departments.

Parking

If the existing structure is replaced with a new one or substantially changed, the parking requirements listed in the City Planning Code, Table 4 (see the attached Exhibit No. 4), would have to be met, or a difficult to obtain variance secured.

CHAPTER IV

NEED OF NEW CENTER ESTABLISHED

4.01 Prospective Users (Population)

A. Present and Future - Polish Descent

In order to plan a new center, it is necessary to establish realistic assumptions regarding the expected users of Polish descent, both present and future, when a new center becomes a reality.

For this purpose, a survey was conducted by volunteers in the following manner. There are approximately 1,768 Polish names in the San Francisco Bay Area telephone books. Of this total number, 176, or 10%, were contacted and interviewed. A blank copy of the questionnaire used is attached as Exhibit No. 5.

The results of the survey are tabulated below:

	<u>NUMBER OF FAMILIES</u>			
	<u>Yes</u>	<u>%</u>	<u>No</u>	<u>%</u>
Polish Descent	104	59	72	41
Speak Polish	57	32	119	68
Presently Participating in Ethnic Activities	19	11	157	89
Think That They Will Participate in a New Center	64	36	112	64
Is a New Polish Center Needed	61	35	115	65

Size of Family

Average number of adults per family	2.0
Average number of youth (14 and over) per family	0.31
Average number of children (under 14) per family	0.26
Average number of persons per family	2.56

The telephone survey did not take into account Polish descent persons with non-Polish names. In order to remedy this, the projections will be increased by 18%, which figure represents the approximate percentage of non-Polish names among Polish people in the area.

Projections

The following is the projected user population, as derived on the basis of the above survey with the "non-Polish name factor" adjustment.

Number of Users Presently Participating in Ethnic Activities

230 Families

Adults	460
Youth	233
Children	<u>196</u>
Total Number of People	1,933

In conclusion, it appears reasonable to assume that approximately 230 families will actively help in making the new center a reality. Once such a center is constructed and in operation, approximately 750 families or Polish descent may patronize it.

At this time, the figure of 750 is considered to be somewhat on the high side. However, the future number of participants depends very much on the quality of the center, its location and management.

B. Geographical Distribution

The following figures are projected for the expected users in the various counties of the Bay Area.

NUMBER OF FAMILIES

<u>COUNTY</u>	<u>Present Participation</u>	<u>Future Participation</u>
Alameda	62	203
Contra Costa	28	90
Marin	16	53
San Francisco	46	150
San Mateo	55	181
Santa Clara	<u>23</u>	<u>75</u>
TOTAL	230	752

C. Other Users

There are over 106 organized ethnic groups in the Bay Area, as announced by the International Institute of East Bay. Some are more active than others. The following participate in annual selection of their "Outstanding Immigrant of the Year" who has made significant contribution to their communities:

Chile, China, Columbia, Czechoslovakia, Egypt, England, Estonia, Mexico, Nicaragua, Palestine, Philippines, Poland, Portugal, Puerto Rico, Russia, Sweden, Switzerland, Syria, Turkey, Ukraine, Yugoslavia, Hungary, Scotland, and Ireland.

It is anticipated that several of these, who do not have a permanent center, would use a nice, presentable hall. The International Institute has plans and funds to build a new center to replace its present one at 297 Lee Street in Oakland. These plans have been in abeyance for a couple of years.

Other possible users would be local residents, who could rent the facility for weddings, reunions, etc. This is the present practice of the Mexicans, the Samoans, and other groups from this area of town.

4.02 Projected Uses

A. Organizations and Clubs

The following charts list the Polish clubs and organizations in the Bay Area which may use the future new facility. The type, membership, activities, projected center usage, and facilities needed are given. Youth and school activities are discussed separately in the following paragraphs.

B. Churches

Catholic

A temporary altar could be installed for weekly Masses. There is no need to have a permanent chapel or an altar behind a screen or door. The present Catholic Church rules allow for saying Mass in any suitable place, not necessarily in a consecrated church.

It can be added that there are funds willed by Mr. Krawiec, deceased, for the Polish Hall in case a chapel is provided. According to the statement made by Mr. Noga, the former Treasurer of the Societies, there are no particular restrictions as to the use of the funds, which amount to approximately \$30,000.

Marriage ceremonies or christenings could be performed in the Hall and followed by celebrations with beverages and food.

Other Denominations

The facility could be used by other religious groups.

Conclusion

It appears that the all purpose hall of the new Center could provide necessary accommodations for all religious services.

No.	Name (1)	Type (2)	Memb. (3)	Activities			Hall Usage			Remarks (9)
				Mo. (4)	Ann. (5)	Other (6)	Pres. (7)	Fut. (8)		
1	Polish American Congress, Inc. North. Ca. Div.	Political Repres.	33	0	3	4/y.	1 - (5) 4 - (6)	3 - (5) ++ +	Large dancing hall, restaurant, bar needed; possibly an audio-visual lab.	
2	United American Polish Societies, Inc.	Hall Owners	3 org.	1	4	0	All	All	Possible extension of activities; facilities needed as above.	
3	Pol. Am. Education Committee, Inc.	Pol. Lang. School	63 Ch. + 40	0	4	54/y.	4+ - (5) 15 - (6)	20 +	Classes will likely be held in a public school as at present; youth club, annual ball and dinner could be added.	
4	Pol. Nat. Alliance Gr. 7, S.F.	Fraternal Insurance	120	0	1	4/y.	All	All	No increase of activities expected.	
5	Pol. Nat. Alliance Gr. 3159, S. Clara	Fraternal Insurance	50	0	2	4/y.	None	None	Because of distance, no use of the hall anticipated; members come to hall on individual basis.	
6	St. Stanislaus Soc. Pol. Roman Catholic Union	Fraternal Insurance	60	1	1	4/y.	All	All	No appreciable change in activities anticipated.	
7	Pol. Literary and Dramatic Circle	Social	35	2	3	0	All	All	Possible additional fund raising activities, ball, dance, etc.	

No.	Name (1)	Type (2)	Memb. (3)	Activities				Hall Usage		Remarks (9)
				Mo. (4)	Ann. (5)	Other (6)	Pres. (7)	Fut. (8)		
8	Pol. Am. Catholic Univ. Association "Veritas," Inc.	Social-Religious	63	0	2	6/Y.	None	All	Definite increase in activities expected if proper facilities available.	
9	Pol. Am. Society of East Bay, Inc.	Social	40	0	1	6/Y.	None	All /poss./	Most meetings together with Veritas, above	
10	The Pol. Am. Club of Peninsula	Social	15	0	0	0	None	None	No increase in use of hall expected.	
11	Pol. Veterans of WW II, Post 49	Social	32	0	0	6/Y.	All	All	No increase in activities expected	
12	Polish-American Engineers Club	Social Professional	20	1	2	?	None	1/mo.	Possible technical courses.	
13	Contra Costa Polish Women Assn.	Social	20	1	1		None	1/year	Because of distance, no monthly use of hall anticipated.	
14	POLAM Federal Credit Union	Savings & Loan	150	9	1	0	All	All	The Union keeps offices in the Hall. Could use better facilities for which it may be able to pay well in the future. Permanent office and exhibitions of arts, etc.	
16	Polish Community Center	Social & Charitative			2 - 3		None	None	Space for storage and packaging of parcels to needy people.	

No.	Name (1)	Type (2)	Memb. (3)	Activities			Hall Usage		Remarks (9)
				Mo. (4)	Ann. (5)	Other (6)	Pres. (7)	Fut. (8)	
17	Polish Radio Hour KQED	Cultural	Team 4 - 6	4+	2		None	All	Needed a noise-proof room for weekly recordings of radio programs and preparations
18	Polish South Club (Name not yet established)	Social	27				Not yet	Great potent.	In existence since February 1975

C. Schools

The Polish-American Educational Committee of San Francisco, Inc., has operated the Polish Language - Weekend School for 7 years.

The school requires 7 rooms in order to operate efficiently. There are 6 classes. Each class has about 10 pupils. One large hall is needed for assembly and for dance lessons. The school is in session every second Saturday, with a break during summer vacations.

This school has been very active. Due to the limited space in the existing Polish Hall, the classes have been held every other week in Everett Junior High School, 450 Church Street, San Francisco, at a cost of \$380 per year. According to the Committee, the facilities are satisfactory. The faculty of 7 teachers and the Committee members hold monthly meetings.

About 3 times a year there have been fund raising public events, such as "Radio Evenings," Gala Dances and Commencement ceremonies. The dances have taken place usually in rented places, traditionally in the Elks Club, South San Francisco, and last year in the San Francisco Hilton Hotel with an attendance of approximately 450 persons.

During the summer, the Committee organizes a one-week camp for approximately 50 pupils.

The governing body of the Committee feels that there will be little change in the activity during the next 10 years.

D. Youth

The Committee is planning to organize a Teenagers' Club in the near future, monthly "Polka Dance" and other ethnic and cultural events open to the public. For this activity, the Committee feels that an assembly hall with a small stage is needed.

At present, random groups organize spontaneous outings for skiing or camping. These groups use private homes for meetings.

Various dance groups existed at some time or other. The longest lasting (1964-1967) was the group dancing at the Millenium festivities in 1966. Lack of a hall for practice was the most discouraging factor and prevented continuation.

Young people in the age group of 20 to 30+ tend to outdoor activities such as sailing, backpacking, skiing, etc. They meet occasionally in restaurants to discuss arrangements for their outings. The same people meet also in selected restaurants for informal discussions on a wide range of subject.

E. Boy and Girl Scouts

The Polish Boy and Girl Scout Troops are very active. There are 15 members in each.

They need two rooms, one for Boy Scouts and one for Girl Scouts. Meetings are held approximately four times a month.

F. Other Uses

Regardless of the facilities available, the following are general thoughts on possible other uses, in random order. These items should be evaluated on the basis of interest, cost, time, personnel, space involved, etc.

Weekly open-house evenings, "Coffee house" type for Polish-Americans

Monthly dance nights

Stamp and/or coin collectors' meetings

Noiseproof room for recordings; for radio programs, etc.

Dark room for amateur photographers

Rentals for various club offices; e. g., as postal address, desk and file

Answering service

Mailing address service

Rentals for small business office - desk space

Rentals for weddings, christenings, reunions for anyone

Restaurant (sandwich-lunches only, or full service from breakfast through dinner) to serve the business center, Mission Street, or whatever is nearby

Gym with equipment and shower facilities, including a sauna

A guest room or two for extreme emergencies to accommodate our needy fellow countrymen for a day or two before more permanent settling

Picnic facilities

Swimming pool

Camping area

Horse trails

Community billboard and information service

Tools rental and repairs information

Classes in Polish language for adults

Classes in cooking, sewing, dress designing, etc.

CHAPTER V

REQUIREMENTS FOR FUTURE CENTER

In order to establish the requirements for usage, type and size of the facilities which would meet the needs of the projected 750 families of Polish descent and other users, a list of facilities has been developed, evaluated, and their priorities have been set, as tabulated below.

<u>Item No.</u>	<u>Description</u>	<u>Size</u>	<u>Priority</u>	<u>Remarks</u>
1	Auditorium-Dance Hall Combination	3,000 S.F.	1	Essential. Provision should be made for accommodating religious services.
2	Separate Banquet Room	1,000 S.F.	Low	Not essential. Portion of restaurant can be used for this purpose.
3	Restaurant, Bar, Kitchen	2,000 S.F.	1	Essential
4	Chapel	3,000 S.F.	See Item I	Properly designed auditorium can fulfil this need.
5	School - 7 Equipped Class rooms	3,500 S.F. (Min.)	See Item I	Special facilities are found not needed since well equipped public schools are available at nominal cost.
6	Common Space (Corridors, Halls, Restrooms, etc.)	1,200 S.F.	1	Essential
7	Youth Activities - 2 Separate rooms	800 S.F. Each	1	This space can be of multi-use.

<u>Item No.</u>	<u>Description</u>	<u>Size</u>	<u>Priority</u>	<u>Remarks</u>
8	Game Room and All Purpose Room	1,600 S.F.	2	Needed. Could be used by various ethnic groups.
9	Business Rental Space	600 S.F.	2	
10	Services and Storage	200 S.F.	1	Essential
11	Stamp and Coin Collecting	300 S.F.	3	
12	Recording - Special sound-proof construction	400 S.F.	2	
13	Rental (Social - for mini-conventions, weddings, etc.)	2,000 S.F. Hall, plus 400 S.F. Kitchen	3	This facility would be strictly an income producing facility.
14	Guest Rooms (2 rooms, furnished)	300 S.F.	3	
15	Manager Quarters	800 S.F.	1	Essential
16	Office	200 S.F.	1	Essential
17	Unforeseen at this time	1,000 S.F.	1	For uses not apparent at this time.

If a country club is considered, the following facilities should be provided, with special priorities assigned, in addition to the somewhat smaller "under roof space" described above.

18	Picnicing			
	Minor	2 Acres	1	
	Major	4 Acres	2	

<u>Item No.</u>	<u>Description</u>	<u>Size</u>	<u>Priority</u>	<u>Remarks</u>
19	Camping	20 Acres	2	
20	Swimming Pool	0.5 Acre	2	Items 20 and 21 to be constructed in conjunction with Item 19, or not at all.
21	Tennis Courts (2)	0.75 Acre	2	
22	Horse Trails	20 Acres	4	
23	Stables	1 Acre	4	
24	Parking	Included in above acreage	1	

Evaluation of the above information and the priorities assigned results in the following sizing of the facilities needed:

<u>NEW FACILITY IN URBAN SETTING</u>			
<u>Priority</u>	<u>Size of Structure S. F.</u>	<u>Parking* Approximate Number of cars</u>	<u>Size of Lot Needed S. F.</u>
1	10,000	29	25,000
2	11,800	34	30,000
3	15,200	43	35,000
4	24,300	69	55,000

*Assumed one parking space per 350 S.F. of gross area of structure. (This is a low figure.)

NEW FACILITY - COUNTRY CLUB SETTING

<u>Priority</u>	<u>Size of Structure S. F.</u>	<u>Lot Size Acres</u>
1	8,000*	4
2	12,000*	21
3	16,000*	25
4	24,000*	46

*Requires further study.

CHAPTER VI

LOCATION

6.01 Geographical and Quantitative Distribution

The geographical and quantitative distribution of the present and the projected future users have been studied in depth. The results are shown on the Bay Area Map on the following page.

While evaluating the "center of gravity" of the future participating population, the distances considered are those to be covered by freeway or rail, with adjustments for expected congestion, etc.

For example: Marin County appears to be closer to downtown San Francisco than to Oakland; but, in reality, it takes the same time, if not less, to travel via Richmond-San Rafael Bridge to Oakland as to downtown San Francisco, in spite of the longer distance measured by car due to time lost in driving through the City traffic.

For the San Jose and Contra Costa population, Oakland may be somewhat more easily accessible than San Francisco.

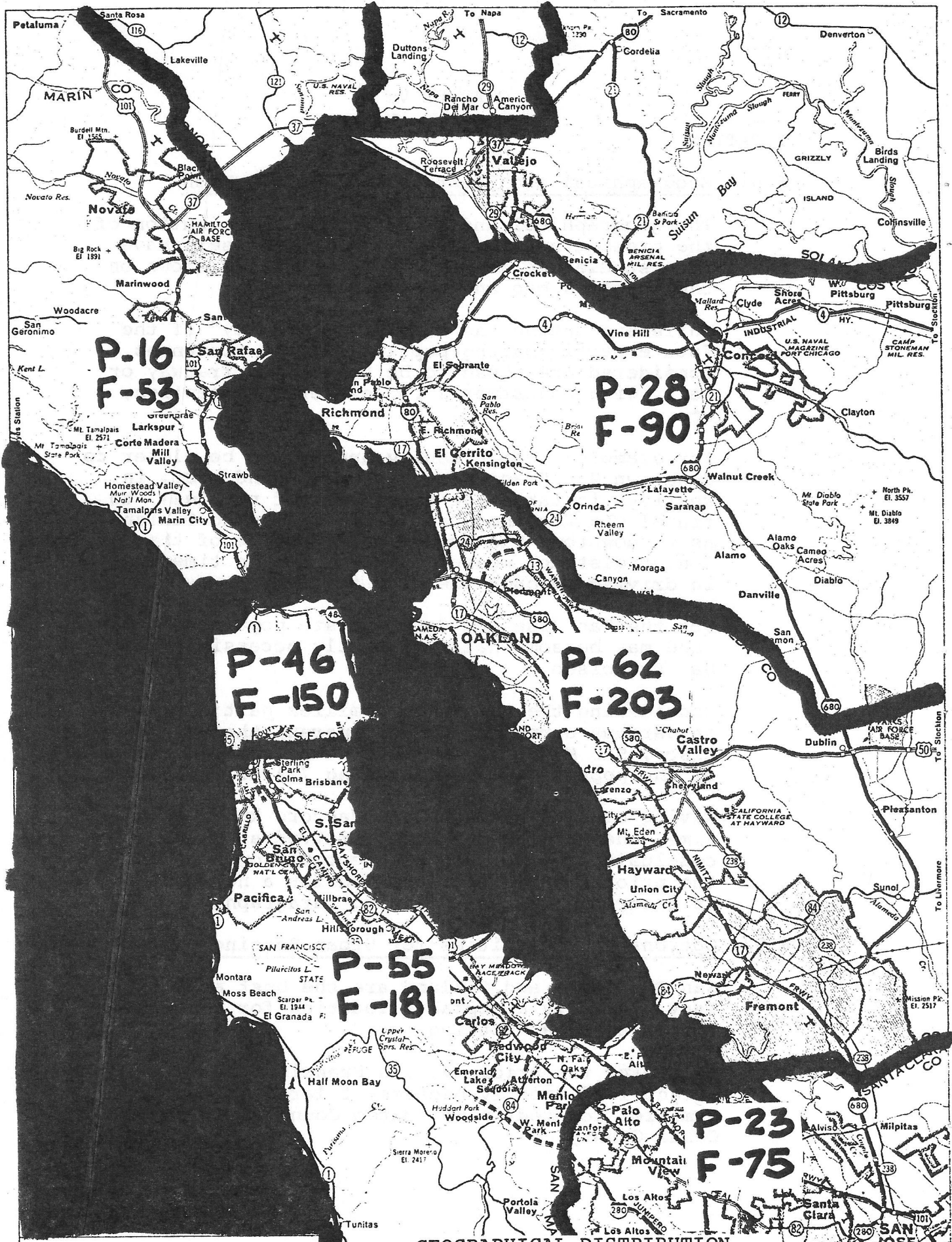
Considering the number of families participating in various counties, it is apparent that San Francisco, San Mateo and Alameda Counties form a core of the population, representing 71% of the total.

Giving consideration to all factors known at this time, the working committee arrived at a unanimous conclusion regarding the acceptable options and the priorities of the location for a new Center, as described in the following paragraphs.

6.02 Options and Priorities for Urban Setting

San Francisco and Oakland are the best and, in fact, the only acceptable location for a new Center in an urban setting.

Regarding the priority, San Francisco takes a slight lead, mostly because of larger numbers of families located in San Mateo County than in Contra Costa County.



**METROPOLITAN
SAN FRANCISCO**

Scale: 0 5 miles

GEOGRAPHICAL DISTRIBUTION

Projected Number of Families
 P - Presently Participating
 F - Intend to Participate in New Center

6.03 Options and Priorities for Country Setting

Should the Polish community decide on the construction of a country club rather than an urban center, then a different set of factors would dictate the acceptability of a location.

A country club setting, by its character, requires a large acreage of land.

In such a case, the cost and the availability of desirable land in proper climate would govern, rather than the driving distances.

For this reason, any determination regarding both the options and the priorities seems to be academic at this time, and has been eliminated from the scope of this report.

CHAPTER VII

SOLUTIONS CONSIDERED, DESCRIPTIONS AND COST ESTIMATES

7.01 Existing Hall

A. Remodeling and Expansion

The proposed remodeling and expansion of the existing club facility can be accomplished in two phases, as shown on the attached drawings. The drawings represent a conceptual design only.

Ideally, any remodeling work should be performed as one operation; this reduces the ultimate cost and interference with club functions.

Because of the uncertainty of the available funds, the proposed work is presented in two phases, as follows.

Phase I (See Drawings)

This phase is minimal in terms of remodeling designed to improve the function and circulation flow at the entry and dining/bar facility.

By removing the existing storage and coat room, the entry is opened up to eliminate congestion at the entrance.

The bar has been relocated to improve service circulation between kitchen and dining, and isolate this traffic away from those using the bar.

The stairs to the upper level rooms have been relocated slightly to allow for a better access from the lobby and to improve safety at the upper landing.

These changes have been designed to complement and facilitate the construction of the second phase.

The storage area has not been shown on the drawing, but will be provided in the final design.

Phase II (See Drawings)

The second and final phase of this project carries on from the first phase and actually expands the club facility by providing a large multi-purpose space. The use of this area can be increased farther by a folding partition to form two separate rooms.

The much needed all-purpose room opens up to a patio which creates a feeling of space and perspective.

The dining room and cocktail area shown in Phase I is reorganized to provide a club room for youth, small meetings, card games, etc. A coat room adjacent to the lobby and a separate cocktail lounge and bar are on the way to the dining area. This cocktail lounge/dining room arrangement permits those waiting to be seated at a table to wait in the lounge.

The rest room facilities have been increased by utilizing the existing toilets and remodeling them to provide a larger ladies' lounge and more toilets. The men's rest room has been relocated into what is now "dead space" under the caretaker's house. The advantages are obvious.

The structural and other changes in the building, proposed in the second phase, will require formal approval of plans by the City Planning and Building Departments. Also required will be a non-conditional Use Permit.

An aesthetic improvement of the exterior with landscaping is essential, since it will not only enhance the existing structure, but will be necessary to secure the approval and waiver of the parking requirements.

A preliminary discussion with an official of the San Francisco Department of City Planning was held on December 30, 1975, to evaluate potential problems and the Department's attitude. See Memo from da Silva to Bala for details, attached as Exhibit No. 6.

The following Schedule summarizes the improvements in stages.

Please note that the actual club floor area is proposed to be enlarged by approximately 45% from the original 3,870 Sq. Ft. to 5,600 Sq. Ft.. The total size of the club floor area will be 6,600 Sq. Ft., plus 580 Sq. Ft. of patio.

SCHEDULE OF FLOOR AREA

<u>Location</u>	<u>Existing Area in Sq. Ft.</u>	<u>Phase I Remodeled Area in Sq. Ft.</u>	<u>Phase II Remodeled Area (incl. Add'l Area) in Sq. Ft.</u>	<u>Comments</u>
Entry Court	25	130	130	
Coat Room	45	Use Lounge	55	
Lobby	105	210	265	
Storage	55	None	60	More to be provided on final construction plans
Hall	785	765	765	
Stage & Backstage	400	400	400	
Men's Toilet	60	60	160	
Women's Toilet	60	60	100	
Lounge	105	105	100	
Kitchen	210	210	210	
Bar	120	170	170	
Cocktail Area	280	170	315	
Dining Area	420	500	800	
Multi-Purpose	None	None	720	
Stairwell	35	55	55	
Club Room	None	None	260	
Common Area	<u>695</u>	<u>565</u>	<u>565</u>	
Total Main Level Area	3,400	3,400	5,130	
Upper Level	470	470	470	
Caretaker's House	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	Excl. garage
Total Area of Facility	4,870	4,870	6,600	Excl. garage, Exterior Exit Corridor and Patio

SCHEDULE OF FLOOR AREA (Cont'd.)

<u>Location</u>	<u>Existing Area in Sq. Ft.</u>	<u>Phase I Remodeled Area in Sq. Ft.</u>	<u>Phase II Remodeled Area (incl. Add'l Area) in Sq. Ft.</u>	<u>Comments</u>
Patio	Undeveloped	Undeveloped	580	
Parking Space	2,480 (6 cars approx.)	2,480 (6 cars approx.)	972 (3 cars)	Including existing parking structure in existing Facilities & Phase I

CONSTRUCTION COST ESTIMATE

PHASE I	Including interior finishes but no new kitchen equipment	\$30,000.00
PHASE II	Including interior finishes and upgrading of kitchen equipment	80,000.00 + escallation
PHASE I and II	As one project	93,000.00

Implementation of project in one stage is strongly recommended.

Note: Scope of work in phases can be adjusted to suit availability of funds.

B. Other Options

Prior to the decision to proceed with the remodeling and expanding of the existing structure, it is recommended that the feasibility of acquiring the adjoining property or properties be explored.

Should any of the adjoining lots be found available, an architectural and economical feasibility study should be made for a project including the adjoining lots, and decision reached based on such an evaluation.

7.02 New "Dom Polski" - Urban Setting

The requirements for a new "Polish Center - DOM POLSKI" have been established in Chapter V of this report.

The following are short descriptions and the first cost estimates of four alternatives. The unit prices used in the estimate are on the low side. The alternatives considered are in accord with the priority list given in Chapter V.

Alternative I (Priority ONE)

Description (Floor Area - 10,000 Sq. Ft.)

Accommodating: All purpose auditorium with a provision for easy conversion for other uses like a chapel or a dance hall; restaurant-bar, two club rooms for use by youth and other organizations; office, Manager's quarters, common area; service and storage area; plus 1,000 Sq. Ft. of space for unforeseen.)

Parking - 29 car capacity

Cost Estimate

Land	25,000 S.F. @ \$	4/S.F. =	\$100,000
Structure*	10,000 S.F. @ \$	55/S.F. =	550,000
Parking	29 Cars @ \$1,500/Car	=	44,000
Contingencies	10% of Cost of Structure	=	<u>55,000</u>
		TOTAL	\$749,000

USE \$750,000

* Including minimum furniture and minor landscaping.

Alternative II (Priority TWO)

Description (Floor Area - 12,600 Sq. Ft.) .

The same as Alternative I plus Game Room,
All Purpose Room and Business Rental Area.

Parking - 36 car capacity

Cost Estimate

Land	30,000 S.F. @ \$ 4/S.F. =	\$120,000
Structure*	12,600 S.F. @ \$ 55/S.F. =	693,000
Parking	36 Cars @ \$1,500/Car =	54,000
Contingencies		<u>70,000</u>
	TOTAL	\$937,000
	USE	\$940,000

* Including minimum furniture and minor landscaping.

Alternative III (Priority THREE)

Description (Floor Area - 15,200 Sq. Ft.)

The same as Alternative II plus Stamp and Coin
Collection and similar Recording Room, Rental
Space for Mini-Conventions, two Guest Rooms.

Parking - 43 car capacity

Cost Estimate

Land	35,000 S.F. @ \$ 3.50/S.F. =	\$123,000
Structure*	15,200 S.F. @ \$ 55/S.F. =	836,000
Parking	43 Cars @ \$1,400/Car =	60,000
Contingencies		<u>84,000</u>
	TOTAL	\$1,103,000
	USE	\$1,100,000

* Including minimum furniture and minor landscaping.

Alternative IV (Priority FOUR)

Description (Floor Area - 24,300 Sq. Ft.)

The same as Alternative III plus Chapel, Banquet Room, School, and an additional 500 Sq. Ft. for storage and services.

Parking - 67 car capacity

Cost Estimate

Land	55,000 S.F. @ \$ 3.25/S.F. =	\$ 179,000
Structure*	23,200 S.F. @ \$ 53/S.F. =	1,220,000
Parking	67 Cars @ \$1,200/Car =	80,000
Contingen- cies		<u>123,000</u>
	TOTAL	\$1,612,000
	USE	1,600,000

* Including minimum furniture and minor landscaping.

7.03 Country Club

The following is an itemized description and first cost estimate of a Country Club - Alternative I and Priority ONE (see Chapter V).

Land (4 Acres in Hayward-Fremont area*)	\$ 100,000
Building 8,000 S.F. @ \$50/S.F. (including modest furniture)	400,000
Sewer, drainage, etc	50,000
2 Tennis Courts @ \$25,000/Ea.	50,000
1 Swimming Pool	40,000
Parking Lot	15,000
Fence (5,000 Ft. @ \$4/Ft.)	20,000
Landscaping	<u>10,000</u>
	\$ 685,000
Contingencies 10%	<u>69,000</u>
	TOTAL COSTS \$ 754,000
	USE \$ 750,000

* Used as an example as being in a comparatively inexpensive and centrally located area.

Cost of Other Alternatives described in Chapter V can be projected using similar to the above unit prices.

1. The cost of the proposed alternative is estimated to be \$100 million per year for the first 10 years of the project. This cost includes the cost of the land, the cost of the buildings, and the cost of the equipment. The cost of the land is estimated to be \$20 million, the cost of the buildings is estimated to be \$40 million, and the cost of the equipment is estimated to be \$40 million. The cost of the land is estimated to be \$20 million, the cost of the buildings is estimated to be \$40 million, and the cost of the equipment is estimated to be \$40 million.

2. The cost of the proposed alternative is estimated to be \$100 million per year for the first 10 years of the project. This cost includes the cost of the land, the cost of the buildings, and the cost of the equipment. The cost of the land is estimated to be \$20 million, the cost of the buildings is estimated to be \$40 million, and the cost of the equipment is estimated to be \$40 million. The cost of the land is estimated to be \$20 million, the cost of the buildings is estimated to be \$40 million, and the cost of the equipment is estimated to be \$40 million.

3. The cost of the proposed alternative is estimated to be \$100 million per year for the first 10 years of the project. This cost includes the cost of the land, the cost of the buildings, and the cost of the equipment. The cost of the land is estimated to be \$20 million, the cost of the buildings is estimated to be \$40 million, and the cost of the equipment is estimated to be \$40 million. The cost of the land is estimated to be \$20 million, the cost of the buildings is estimated to be \$40 million, and the cost of the equipment is estimated to be \$40 million.

CHAPTER VIII

LEGAL

8.01 Available Options

- A. Form an unincorporated non-profit association
- B. Form a new profit corporation
- C. Keep the existing corporate structure of the United Societies
- D. Keep the existing structure of the United Societies, but amend its charter as appropriate.

8.02 Evaluation of Options and Recommendation

- A. Option "A." above is without substantial advantages and is least desirable.
- B. Option "B." would not afford any substantive advantages either, as explained in Chapter IX, paragraph 9.01.
- C. Assuming that the present Board of Directors and
- D. of the United Societies permits it and cooperates with the committee, options "C." or "D." above have the most advantages. While the United Societies' legal structure can be changed in any desired (with the consent of two thirds of a quorum of the Board of Directors), the need to transfer the real estate, funds or liquor license, and the cost attendant thereto, would be obviated. Also, the relative antiquity (since 1926) of the United Societies may be advantageous when negotiating bank loans.

It should be noted that at this time United Societies is not really a club in the usual sense, since it has no members other than its directors.

It is structured to be an entity whose sole function is to own and operate the building and the bar for the benefit of the three clubs which control it. If this format should prove undesirable, the United Societies could be made into a club with dues paying members; it

could be made the Polish Club with other organizations being subsidiary to it (assuming these organizations want it). Legal considerations should be ignored in planning any reorganization of the club because virtually any format desired can be legally implemented.

It should be noted that at the moment the United Societies does not appear to have a formal set of bylaws. This should be remedied.

CHAPTER IX

FINANCING

9.01 New Center - Construction

Basically, there are available three methods for financing the project, as follows:

A. Cash Outlay

In this case, the sources of cash would be: money obtained from the sale of the existing facility, cash at hand, and donations from the Polish community.

B. Cash Plus Loan from a Banking Institution

In this case, the source of cash would be the same as above, but smaller (assuming less or no donations).

C. Business Investment by Individuals and Organizations

Here again, certain amount could come from a loan.

The methods of financing should be evaluated in the light of the developed cost estimate. The figures used in the following evaluation are sufficiently accurate to focus on the problem and see it in the proper perspective.

The first cost (land and construction only) for a minimum new center or a minimum country club has been estimated at approximately \$750,000.

It is further estimated that all available cash which could be obtained at this time from the sale of the existing facility, plus cash at hand would be in the order of \$150,000.

In other words, some \$600,000, more or less, would be needed from donations, individual investments, or a loan, or a combination of these three.

It is the opinion of this committee that the 230 "participating families" would not be able to donate \$600,000 (average \$2,400 per family).

Considering financing by borrowing from a bank, a quick glance at the size of a \$750,000 (10,000 Sq. Ft.) project reveals that such a small facility, even if fully leased out, could not carry the loan of \$600,000.

Perhaps a complex center which would cost around \$2,000,000, and designed strictly as a money making venture could be financially viable, but it would cease to be a Polish Center; and therefore considering it is outside the purpose and scope of this study.

9.02 The Existing Facility - Remodeling and Expansion

The only prudent course of action is to limit expenses to the amount collected within the Polish community for the remodeling and expansion of the existing facility.

Loans, even if obtainable, should not be utilized, as no significant revenue from the activities in the Hall can be expected. Whatever income is generated will be spent on proper maintenance, taxes, other expenses, and possibly further interior decorating.

Thus, we have to concentrate on soliciting donations from the Polish community. A campaign by mail and radio for (tax deductible) donations appears to be the only source of funds (except existing funds which any of the Polish societies interested in this project might have and contribute). In an appeal for donations, it would have to be stressed that without substantial costs (see estimates), the existing facility cannot be transformed into an attractive meeting place.

Therefore, it is desirable that every family, with exception of retirees and others with low income, should try their best to contribute a certain defined minimum amount to this project; if not in one payment, then to make a pledge for such amount payable in installments. It is the opinion of this committee that an average of \$150 to \$200 donation per family is a realistic figure.

The collection of money could be assigned to POLAM Credit Union which can maintain an interest-earning trust fund for this purpose.

The details of the collection drive should be the first order of business for the future Implementation Committee.

CHAPTER X

PROGRAM OF IMPLEMENTATION

In order to carry out the project, the following procedure is recommended to the Board of Directors for adoption:

1. By formal motion, adopt the contents of this report as "OFFICIAL PLAN OF ACTION."
2. Appoint a seven member committee responsible for the implementation of the program.

The committee should consist of two members of the Board of Directors and five members appointed by the Board, but selected from the Polish community at large, according to their ability and the will to perform.

Such a committee should be responsible to the Board of Directors, but should be free to create sub-committees and appoint its members as needed.

3. Provide funds to cover the expenses of the committee.
4. Initiate the Collection Drive.

KKt: Jako inicjator zebrania oraz Prezes Domu Polskiego w San Francisco otwiera zebranie i wita przybyłych. Celem zebrania jest wyrażenie opinii przez ogół Polonii na temat załatwienia problemu obecnego Domu, który z wielu względów jest nie wystarczającym i nie zaspokaja potrzeb Polaków w zatce San Francisco.

Na zakończenie Pan Kot proponuje ukonstytuowanie się Zebrania przez wybór Przewodniczącego oraz Sekretarza.

W wyniku głosowania zostają wybrani:

Prof. Witold Sworakowski Przewodniczący;
Inż. Zdzisław Zakrzewski Sekretarz.

Sworakowski: Obejmując przewodnictwo stwierdza konieczność stworzenia nowej placówki, która by bardziej odpowiadała potrzebom Polonii, oraz stanowiła reprezentacyjny ośrodek życia polskiego w Bay Area. Koncząc apelem o krótkie w czasie wypowiedzi otwiera listę mówców.

Witkowski B.: zapytuje jaka jest sytuacja finansowa obecnego Domu; chodzi o to aby wiedzieć mniej więcej dokładnie czym możemy dysponować.

Kot: Jaka jest wartość Domu w tej chwili nie wiadomo, ale 3 lata temu ofiarowywano 75,000 dol. Assesed valuation \$ 34,000. Dom jest obciążony wobec Grupy 7-ej Z.N.P. oraz kółka św. Stanisława, w sumie \$ 3000. Natomiast jest możliwość, że w pewnych warunkach możnaby uruchomić pieniądze św. Stanisława - przeszło 30,000 bo polskiego kościoła tutaj wybudować się nie da ze względu na sprzeciw Kurii (zbyt nieliczna Polonia), więc gdyby w nowym Domu powstała polska kaplica to możnaby prawdopodobnie ten fundusz w tym celu zużytkować.

Schicker: Jest wiele możliwości których dzisiaj nie przedyskutujemy, a które należałoby dokładnie rozważyć. Powinniśmy więc dziś ograniczyć się do wybrania Komitetu złożonego z około 10-u osób, któryby te różne możliwości rozpatrzył, a następnie rozesłał pewne propozycje w formie referendum do ogółu Polonii do rozważenia i wypowiedzenia swej opinii.

Zaremba: Popiera całkowicie zdanie p. Schickiera i proponuje abyśmy bez dalszej straty czasu przystąpili do wyboru Komitetu.

Zakrzewski: Proponuje wybranie nie jednej, a raczej dwu Komisji: Jednej do spraw czysto finansowo-technicznych, a drugiej do opracowania statutu korporacji oraz zajęcia się jej rejestracją. Jest to o tyle ważne, że do realizacji planów technicznych są niezbędne pieniądze, a te będziemy mogli zebrać jedynie przez sprzedaż akcji szerokiej ogółowi Polonii, do czego istniejąca korporacja Domu Polskiego się nie nadaje.

Kot: Nowa korporacja nie jest potrzebna, bo można zmienić statut istniejącej.

Smelski: W rozmowie z adwokatem poruszył ten temat i dowiedział się, że wystarczą ewentualne poprawki do istniejącego statutu korporacji Domu.

Makohin: Proponuje przystąpić do bezwzględnego wybrania Komitetu w następującym składzie: 2 architektów, 2 inżynierów, 2 realnościowców, adwokat, oraz kilku doradców.

Śliwiński: Stwierdza, że czekaliśmy na to zebranie już od kilku miesięcy, więc nie należy tracić więcej czasu. Proponuje następujący skład Komitetu:

Bala - t. zw. City Engineer w San Rafael; Makohin, Michalski i Stachura - realnościowcy; Mróz, Shol i Wiązowski - do spraw finansowych.

Wyraża opinię, że Komitet nie powinien być zbyt liczny bo będzie trudniej pracować w zbyt dużym gronie.

Prace Komitetu powinny być wykonane w ciągu 4 do 6-ciu miesięcy.

O losie obecnego domu nie możemy decydować, bo to jest sprawa Dyrektoriatu, pozostaje więc jedynie sprawa dokładnego przestudiowania wszystkich możliwości.

Jedną z najważniejszych rzeczy byłoby dokładne zbadanie planów rozbudowy miasta, aby wiedzieć czy opłaca się pozbywać parceli na której obecny dom stoi. Pan Bala napewno nie będzie miał problemów ze zbadaniem tej sprawy.

- Sworakowski: Ponieważ zostały podane konkretne nazwiska kandydatów do Komitetu, zaznacza że powinien w nim być również Pan Kot, jako prezes Domu Polskiego, oraz że jeszcze dwóch do trzech Dyrektorów Domu.
- Kot: Przyjmuje udział w Komitecie, ale jeśli chodzi o członków Dyrekcji, zobowiązuje się poruszyć tę sprawę na jej najbliższym posiedzeniu i niech Dyrekcja sama swych przedstawicieli wyznaczy.
- Suchecki: Apeluje do wszystkich organizacji polskich aby przystępowały do Korporacji Domu polskiego, która jest przecież dla wszystkich i w ten sposób nie dopuścić do tego by jakaś obcy Komitet dysponował istniejącym majątkiem. Zamiast mówić o domu którym dzisiejsze zebranie może rozporządzać, powinniśmy zająć się sprawą budowy polskiego kościoła; jest na ten cel przeszło \$35,000 w kasie kółka św. Stanisława, suma która urosła z zapisu p. Krawca; ale pieniądze te mogą przepaść bo jest w zapisie klauzula, że o ile kościół nie zostanie zbudowany w ciągu 25-u lat, przechodzą na własność Rodziny zmarłego.
- Sworakowski: Protestuje, że większość obecnych to członkowie organizacji polskich a ma prawo mówić o polskim Domu. Dzisiejsze zebranie zwołane przez Dyrekcję Domu nie jest zebraniem przedstawicieli organizacji a ogółu Polaków w celu omówienia sprawy nowego Domu a nie kościoła. Jeśli chodzi o sprawę zapisu to chyba najlepiej będzie to mógł wyjaśnić p. Noga, wieloletni skarbnik Kółka św. Stanisława.
- Noga: W testamencie, ani zapisie p. Krawca nie ma żadnej wzmianki na temat terminowości zapisu, ani żadnej klauzuli. Istnieją na to dowody w postaci protokołów zebrań na których sprawa była omawiana, zresztą wszystko było załatwiane formalnie przez adwokatów.
- Witkowski B.: Zostaliśmy zaproszeni przez Dyrekcję dla doradzenia co należy z obecnym domem zrobić, a nie do pobierania decyzji, bo to ich sprawa. Może więc należałoby bez dalszej zwłoki przystąpić do wyboru Komitetu jak proponował p. Śliwiński.
- Bala: Na wstępie protestuje, że jest partnerem firmy ~~amerykańskiej~~, oraz inżynierem miejskim Mill Valley i Tiburon, a nie San Rafael. Odnosnie projektu powołania Komitetu: Tego rodzaju sprawy oddaje się normalnie w ręce odpowiednich konsultantów, firmy fachowej któraby za taki projekt zarządzała przypuszczalnie \$ 5 do 6,000; ponieważ my pieniędzy nie mamy, proponowany Komitet musi wypełnić rolę takiej firmy. Przedstawicielstwo Dyrekcji nie jest wcale konieczne, bo mogłaby to być jakaś firma amerykańska. Do Komitetu czy Komisji potrzeba fachowców; to nie jest praca dla społeczników czy polityków. Jeśli się mówi o inżynierach, to powinni to być architekci a nie od budowy siłowni atomowych; adwokat, specjalista realnościowy a nie np. od spraw rozwodowych. Komitet powinien przygotować dokładny projekt, w języku angielskim, aby go można było użyć ewentualnie w pertraktacjach kredytowych z bankami, i t.d. Projekt powinien rozważyć wiele różnych wariantów i wszystkie je przedstawić do decyzji odpowiednim czynnikom do tego powołanym.
- Mról: Podkreśla że p. Bala tak dokładnie określił rolę Komisji że właściwie sprawę wyczerpał. Dlatego dodaje tylko dwa punkty dotyczące samego podejścia do sprawy: Projekt przyszłego Domu musi być stworzony z myślą o dalekiej przyszłości, zaplanowany na następnych 50 czy nawet 100 lat, dla pokoleń które przyjdą po nas, więc nie zważajmy naszej perspektywy do problemów dnia dzisiejszego. Równie ważną wydaje się sprawa poruszona przez p. Zakrzewskiego, która niestety została w dotychczasowej dyskusji pominięta: powinniśmy od razu zdecydować ogólne ustawienie tej imprezy, t.j. czy ma to być instytucja o charakterze społecznym, czy też przedsiębiorstwo dochodowe. Dla zorientowania się w nastrojach proponuje przeprowadzenie nie formalnego głosowania (około 7 głosów za charakterem społecznym, 18 za dochodowym a 6 wstrzymało się od głosu).
- Bala: W sprawie formalnej protestuje przeciwko ustalaniu już teraz charakteru instytucji twierdząc że nie ma w tej chwili danych do obiektywnej decyzji na ten temat.
- Sworakowski: Jako przewodniczący zebrania prosi aby wyników owego nie formalnego głosowania nie brać pod uwagę.

Winkler: Wobec wyraźnej zgody zebranych na temat konieczności wybrania Komitetu, proponuje: 1. Nazwę: Komitet Planowania Domu Polskiego.

2. Ponieważ Komitet ma działać przy Dyrekcji obecnego Domu, przedstawiciel Dyrekcji w Komitecie jest nieodzowny;

3. Przewodniczący Komitetu p. Bala;

Komitet powinien przygotować kilka wariantów, zaproponować formę organizacyjną, oraz ukończyć swą pracę w granicach 4-ech miesięcy. Jest rzeczą ważną specjalne uwzględnienie problemu przyciągnięcia młodzieży o czym mówił p. Mróz.

Zakrzewski: Zwraca się do p. Bali z zapytaniem czy nie uważa że jasne ustawienie sprawy charakteru przyszłego domu nie jest ważnym parametrem do pracy Komitetu; konsultant musi wiedzieć jak najdokładniej czego klient chce, aby uniknąć nieporozumień. Dlatego zebranie powinno ustalić czy przyszły Dom ma być placówką dochodową, czy nie, oraz wyraża opinię że trudno mieć nadzieję na zebranie odpowiednich funduszy jeśli się nie założy korporacji z prawem sprzedaży akcji, które rokowałyby nadzieję dochodów, a więc byłyby inwestycją a nie darowizną.

Bala: Zgadza się z wywodem p. Zakrzewskiego, ale podkreśla, że konsultant musi wziąć pod uwagę wszystkie możliwości. Natomiast nie zgadza się z twierdzeniem p. Winklera, że w Komitecie musi być przedstawiciel Dyrekcji; Dyrekcja jest klientem, czy kontrahentem Komitetu a więc nie powinna być w nim reprezentowana.

Sawicki: Informuje zebranych, że 3 lata temu złożył pełny projekt nowego Domu opracowany przez firmę amerykańską; zostało to wówczas wysmiane, ale może obecnie przydało by się w pracach Komitetu. W protokołach Dyrekcji powinna się znajdować kopia tego projektu.

Kot: Stare protokoły Dyrekcji zginęły kilka lat temu, więc niestety kopii nie ma.

Bala: Komitet z chęcią projekt ten przejrzy; kopję będzie można bez trudności dostać od firmy która go wypracowała.

Zaremba: Apeluje do zebranych aby już więcej czasu niepotrzebnie nie tracić, a wybrać Komitet, który wszystko opracuje i przedstawi szerszej społeczności, może w lepszych niż dzisiaj warunkach.

Sworakowski: Czas nie jest stracony bo załatwiliśmy sprawę najważniejszą, t.j. postanowiliśmy powołać do życia Komitet. Proponuje przyjęcie projektu nazwy, jak ~~czymś~~ wedle sugestii p. Winklera: Komitet Planowania przy Dyrektoriacie Domu Polskiego. Dziękuje p. Bali za przyjęcie kierownictwa Komitetu, oraz stwierdza że został przekonany co do niewłaściwości udziału dyrekcji w Komitecie; natomiast proponuje aby Dyrekcja wybrała trzech przedstawicieli do kontaktowania się z Komitetem. Następnie zwraca się do p. Bali czy chciałby zaproponować jakichś kandydatów do Komitetu.

Bala: Proponuje p. Schickera.

Witkowski A.: Pan Schicker upoważnił mnie przed opuszczeniem sali do przyjęcia w Jego imieniu ewentualnej kandydatury do Komitetu.

Sworakowski: Przybyła tu nie dawno Pani Ostoja, która jest architektem i na pewno w pracach Komitetu się przyda.

Proponuje aby w wyborze realnościowców ograniczyć się do dwu, t.j. Michalskiego i Stachury, dodając że p. Makohin jest raczej jeszcze bardzo początkującym agentem.

Mróz: Pana Stachury na sali nie ma i nie wiadomo czy zechce pracować; natomiast pan Makohin tu jest i jak widać chce nam pomóc, a więc Jego powinniśmy wybrać.

- Ze sali pada nazwisko pani Knickerboker, agenta realnościowego z Santa Clara.-

Mróz: Proponuje aby zostawić dobór ludzi do Komitetu w rękach Pana Bali.

Bala: Nie zgadza się na propozycje Pana Mroza; trudno podawać nazwiska skoro nie wiadomo kto będzie naprawdę przydatny.

Zaroda: Proponuje aby wybierać tylko z pośród obecnych na sali, chętnych do pracy, a Komitet itak będzie mógł później dobrać sobie fachowców do współpracy.

Sworakowski: Wobec opinii sali proponuje PP. Knickerboker i Makohina.

Do spraw finansowych, PP. Mróz i Wiązowski; P. szol nie jest obecny, a tak w razie potrzeby będzie go można do współpracy w Komitecie zaprosić.

Na rzecznika prawnego zostaje zaproponowany adwokat z Oakland Alexander Karst,

którego zdaniem P. Smelskiego ma doświadczenie w sprawach realnościowych i być może zgodziłby się wziąć udział w pracy Komitetu.

Po przedstawieniu tej listy kandydatów, Przewodniczący poddaje ją pod głosowanie. Skład Komitetu zostaje przyjęty przez zebranych przy jednym głosie sprzeciwu i bez wstrzymujących się od głosu.

Sworakowski: Informuje, że Kongres zwrócił się z apelem do wszystkich organizacji aby jedną trzecią swych dochodów z wszelkich imprez odkładały z przeznaczeniem na Dom; podkreśla z uznaniem że Kółko Litéracko-Dramatyczne oddało 100% dochodu ze swej ostatniej imprezy na ten cel, a Kongres ma osobne konto Domu a na nim jest już \$462.

Śliwiński: Przypomina że nie ustalono terminu w jakim Komitet byłby zobowiązany prace swe zakończyć.

Sworakowski: Zwraca się do P. Bali z zapytaniem czy termin np. 4-ech miesięcy uważa za realny.

Bala: W tej chwili trudno na to odpowiedzieć; Komitet będzie się kontaktował z Dyrekcją i być może zostanie zwołane wcześniej zebranie ogólne, dla informacji, jeszcze ~~prz~~ przed ostatecznym zakończeniem prac Komitetu.

Przy okazji zwraca się z prośbą do wszystkich organizacji aby przysłały na ręce Komitetu swoje zapotrzebowania, dezyderaty, pomysły it.d. Np. kierownictwo Szkołki powinno nadesłać oszacowanie na temat ilości dzieci, potrzebnych klas, czy innych pomieszczeń i t.d. Będzie to bardzo przydatne w pracy Komitetu.

Zaroda: Komitet będzie niewątpliwie potrzebował pieniędzy, czy nie dało by się na ten cel uruchomić funduszy Kongresu?

Sworakowski: To jest nie możliwe ze względu na uchwałę Kongresu: funduszem na Dom może dysponować wyłącznie Walne Zebranie. Natomiast może Dyrekcja mogłaby pokryć konieczne wydatki Komitetu, np. przez uchwalenie funduszu w wys. \$250 na ten cel.

Kot: Zapewnia, że Dyrekcja napewno ten problem weźmie na siebie.

Bala: Większość prac biurowych a może nawet pewne prace techniczne później, będzie zrobionych za darmo - należy się spodziewać że wydatki Komitetu będą naprawdę minimalne.

Śliwiński: Stawia wniosek o zamknięcie zebrania oraz składa podziękowanie Prezydium.

Sworakowski: Dziękuje Prezesowi Domu Polskiego P. Kotowi za zwołanie zebrania, obecnym za przybycie, oraz zamyka zebranie.

T. Tabnerok
sekretarz

M. Sworakowski
przewodniczący



SEE SHEET II

ZONING MAP

EXHIBIT No2

SUMMARY OF BASIC PROVISIONS OF THE

NOTE: This summary chart is an aid to use of the City Planning Code but is not part of the code.

RESIDENTIAL DISTRICTS

ZONING DISTRICT	PRINCIPAL USES PERMITTED	TRANSITIONAL USES (Permitted on Lots Adjacent to or Facing a C or M District)	CONDITIONAL USES (Subject to Commission Approval)	LOT SIZE AND DENSITY REQUIREMENTS	MAXIMUM COVERAGE	YARD REQUIREMENTS	FLOOR AREA RATIO	USABLE OPEN SPACE REQUIREMENT	PARKING AND LOADING SPACES REQUIRED
R-1-D	Sec. 201.1 One-family detached dwelling; church; non-profit elementary or secondary school.	Secs. 201.1(j), 118 One-family row house; two-family dwelling.	Sec. 201.2 Private elementary or secondary school operated for profit; nursery school; institution of higher learning; private non-commercial open recreation; community club house; community garage; utility installation; planned unit development; greenhouse or plant nursery (no retail sales).	Secs. 124, 127 Minimum lot area 4000 sq. ft.; minimum lot width 33 ft.; except lots of record. One dwelling unit per lot.	Secs. 125, 126 Interior Lot: 55% Corner Lot: 60%	Secs. 132, 133, 134, 126 Side yards of 3 to 5 feet, depending upon width of lot. Rear yard: 25 feet (Corner lot 20 feet).	Maximum coverage, yard requirements, and height limit govern.	No requirement.	See Secs. 138 and 139
R-1	Sec. 202.1 All principal uses permitted in R-1-D district. One-family row dwelling.	Secs. 202.1(d), 118 Two-family dwelling; professional office for one person; private club or lodge (non-commercial).	Sec. 202.2 Same as for R-1-D, plus parking lot; access driveway to C or M district.	Secs. 124, 127 Minimum lot area 2640 sq. ft., minimum lot width 33 ft., new subdivisions. Other lots, minimum lot area 2500 sq. ft., minimum lot width 25 ft.; except lots of record. One dwelling unit per lot or per 3000 sq. ft. of lot area.	Secs. 125, 126 Interior Lot: 60% Corner Lot: 75%	Secs. 132, 134, 126 No side yard required. Rear yard: 25 feet (Corner lot 20 feet).	Maximum coverage, yard requirements, and height limit govern.	No requirement.	
R-2	Sec. 203.1 All principal uses permitted in R-1 district. Two-family dwelling, home for aged (not to exceed six persons).	Secs. 203.1(d), 118 Multiple-family dwelling as regulated in R-3 districts; private club or lodge (non-commercial); boarding house; prof. office for 1 person; fraternity; each according to specific regulations.	Secs. 203.2 Same as for R-1, plus hospital; sanitarium; rest home, if more than 6 patients; philanthropic institution; multiple-family dwelling (in certain situations).	Secs. 124, 128 Minimum lot area and width same as for R-1. One two-family dwelling per lot, or one dwelling unit per 1500 sq. ft. of lot area.	Secs. 125, 126 Interior Lot: 65% Corner Lot: 75%	Secs. 132, 134, 126* No side yard required. Rear yard: 25 feet (Corner lot 15 feet).	Maximum coverage, yard requirements, and height limit govern.	No requirement, except for transitional lots.	
R-3	Sec. 204.1 All principal uses permitted in R-2 district. Multiple-family dwelling not more than 3 stories; boarding house; fraternity.	Secs. 204.1(e), 118 All R-3.5 principal uses. All R-2 transitional uses.	Sec. 204.2 Same as for R-2, plus institution primarily for treatment of contagious diseases or drug or liquor addicts if occupying entire city block or lot not less than 3 acres in area; hotel, private club or lodge building, according to specific regulations.	Secs. 124, 129, 134.3 Minimum lot area and width same as for R-1. One dwelling unit per 800 sq. ft. of lot area or major fraction thereof. (Group housing: one bedroom per 310 sq. ft. of lot area.)	Secs. 125, 126 Interior Lot: 65% Corner Lot: 70%	Secs. 132, 134, 126, 134.4* No side yard required. Rear yard: 25 feet (Corner lot 20 feet). No parking permitted in required rear yard.	Secs. 122, 122.1, 122.2 Maximum coverage, yard requirements, and height limit govern for dwellings. For buildings other than dwellings, floor area not to exceed 1.8 times the area of the lot.	Secs. 134.1, 128, 134.3 Dwellings: 200 sq. ft. per dwelling unit (¼ less if private). Group housing: 75 sq. ft. per bedroom (¼ less if private).	See Secs. 138 and 139
R-3.5	Sec. 204.4 All principal uses permitted in R-3 district.	Secs. 204.4(b), 118 All R-4 principal uses. All R-2 transitional uses.	Sec. 204.5 Same as for R-3.	Secs. 124, 129, 134.3 Minimum lot area and width same as for R-1. One dwelling unit per 600 sq. ft. of lot area or major fraction thereof. (Group housing: one bedroom per 220 sq. ft. of lot area.)	Secs. 125, 126 Interior Lot: 65% Corner Lot: 70%	Secs. 132, 134, 126, 134.4* No side yard required. Rear yard: 25 feet (Corner lot 20 feet). No parking permitted in required rear yard, except for 200 sq. ft. thereof.	Secs. 122, 122.1, 122.2 Maximum coverage, yard requirements, and height limit govern for dwellings. For buildings other than dwellings, floor area not to exceed 1.8 times the area of the lot.	Secs. 134.1, 128, 134.3 Dwellings: 150 sq. ft. per dwelling unit (¼ less if private). Group Housing: 55 sq. ft. per bedroom (¼ less if private).	
R-4	Sec. 206.1 All principal uses permitted in R-3 district. Multiple-story multiple-family dwelling; private club or lodge (non-commercial).	Secs. 206.1(d), 206, 118 Professional office building or office of single firm; restaurant, personal service shop, newsstand, where not more than 5 persons employed.	Secs. 206.2, 206 Same as for R-3, plus professional offices according to specific regulations.	Secs. 124, 129 Minimum lot area and width same as for R-1. One dwelling unit per 200 sq. ft. of lot area or major fraction thereof.	Secs. 125, 126 Interior Lot: 75% Corner Lot: 80%	Secs. 132, 134, 126* No side yard required. One to three story building: 15-foot rear yard. Four or more story building: 25-foot rear yard.	Secs. 122, 122.1, 122.2 Floor area not to exceed 4.8 times the area of the lot. Lot area of corner lot to be used for parking for selector.	No requirement.	
	Sec. 206			Secs. 124, 129	Secs. 125,	Secs. 132, 134,	Secs. 122, 122.1,	No requirement.	See Secs. 138 and 139.

EXHIBIT No 2



SEE SHEET 8H

EXHIBIT NO 3

(b) In the case of any building or use for which twenty (20) or more off-street parking spaces are required, the twentieth such space may be a compact car space, and for each five (5) spaces required in excess of 20 the fifth such space may be a compact car space. For this purpose every compact car space shall have a minimum area of 127.5 square feet and shall be specifically marked and identified as a compact car space.

(c) Every required off-street freight loading space shall have a minimum length of thirty-five (35) feet, a minimum width of ten (10) feet, and a minimum vertical clearance including entry and exit of fourteen (14) feet; except that for the first such space required for any building or use the minimum length shall be twenty-five (25) feet and the minimum vertical clearance including entry and exit shall be twelve (12) feet. These dimensions shall be exclusive of platforms, driveways and maneuvering areas.

(Amended Ord. 136-68, approved 5-29-68)

SEC. 188. Schedule of Required Off-Street Parking Spaces. Off-street parking spaces shall be provided in the minimum quantities specified in the following table, except as otherwise provided in Section 146 of this Code.

TABLE 4

Off-Street Parking Spaces Required

Use or Activity	Number of Off-Street Parking Spaces Required
Dwelling, except as specified below.	One for each dwelling unit.
Dwelling, R-5-C districts	One for each three dwelling units containing no bedroom; one for each two dwelling units containing one bedroom; and three for each four dwelling units containing two or more bedrooms.
Dwelling, C-3-G districts	One for each five dwelling units containing no bedroom; one for each three dwelling units containing one bedroom; and one for each two dwelling units containing two or more bedrooms.
Dwelling, C-3-S districts	Two for each five dwelling units containing no bedroom; two for each three dwelling units containing one bedroom; and one for each dwelling unit containing two or more bedrooms.

Dwelling, specifically designed for and occupied by elderly persons, and limited to such occupancy for the actual lifetime of the building by the requirements of State or Federal programs for housing for the elderly or otherwise by design features and by legal arrangements approved as to form by the City Attorney and satisfactory to the Department of City Planning

Boarding house, club, fraternity or sorority house
One for each 3 bedrooms or for each 6 beds, whichever results in the greater requirement, with a minimum of two spaces required.

Motel

One for each guest unit, plus one for the manager's dwelling unit if any.

Church

One for each 10 seats by which the number of seats in the main auditorium exceeds 100

Theatre or auditorium

One for each 8 seats up to 1,000 seats, plus one for each 10 seats in excess of 1,000.

Stadium or sports arena

One for each 15 seats.

Medical or dental office or clinic

One for each 300 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

Other business office

One for each 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

Restaurant, night club, pool hall, dance hall, bowling alley or other similar enterprise.

Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture

One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

Other retail space

One for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000.

Service, repair or wholesale sales space

One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

Mortuary

Five.

Storage or warehouse space, and space devoted to any use first permitted in an M-2 district

One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 10,000 square feet.

Other manufacturing and industrial uses

One for each 1,500 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.

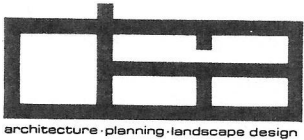
(Amended Ord. 136-68, approved 5-29-68)

~~Section 188~~ Schedule of Required Off-Street Freight Loading Spaces. Off-street freight loading spaces shall be provided in the minimum quantities specified in the following table, except as otherwise provided in Section 146 of this Code. The measurement of gross floor area shall be as defined in this Code, except that non-accessory parking spaces and driveways and maneuvering areas incidental thereto shall not be counted.

TABLE 5

Off-Street Freight Loading Spaces Required

Use or Activity	Gross Floor Area of Building or Use (sq. ft.)	Number of Off-Street Freight Loading Spaces Required
Retail stores, wholesaling, manufacturing, and all other uses primarily engaged in the handling of	0- 10,000	0
	10,001- 60,000	1
	60,001-100,000	2
	over 100,000	3 plus 1 for each



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December 30, 1975

MEMO

TO: S. M. Bala, Chairman

FROM: Tony da Silva

SUBJECT: Meeting with San Francisco Planning Department to
Discuss Conceptual Design for the San Francisco
Polish Center

PARTICIPANTS:

Robert H. Feldman, Planner, S. F. Dept. of City Planning
Tony Jorge da Silva, A. I. A., Architect, Member of
Polish Center Building Committee

PRESENTATION BY TONY DA SILVA

The plans and perspective drawings were discussed with Mr. Feldman who was informed that the aim of this concept was to improve the internal circulation and function of the Club, and at the same time give the exterior of the building a "face lift" by painting and landscaping the surroundings of the existing structure.

This would be done in two phases as shown:

Phase I

- a. Remodel the interior.
- b. Remodel the exterior by recessing the entry to provide a landscaped entry court.
- c. Repaint the exterior of the building, including the house.
- d. Provide further landscaping by planting trees and building low maintenance planters to tie the exterior entry steps on 22nd Street and EXIT doors on Shotwell Street into the existing structure.

Phase II

This phase is really an extension of Phase I, and adds the following:

EXHIBIT No 6

Memo to S. M. Bala
December 30, 1975
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- a. The existing garage will be remodeled and extended to provide a multi-purpose room and on the relocation of the dining area allowing the provision of a meeting room in its present location.
- b. The landscaping of an interior court to be viewed and used from the multi-purpose room and, when the folding doors are open, the dining area.
- c. The toilet facilities will be increased by expanding the existing women's toilet and relocating the men's toilet, possibly under the adjacent house. This is presently still under review and study.
- d. The parking spaces will be brought forward from the garage still maintaining 3 legal parking spaces. The remodeling of the existing garage into a multi-purpose room will in no way reduce the legal parking spaces now in existence.

Some landscaping will be introduced here as well to further enhance the building surroundings.

MR. FELDMAN'S RESPONSE

Though a Conditional Use Permit now exists, any change to the existing facility, either externally or internally, automatically voids the existing Conditional Use Permit and requires a new application to be made. This application requires the filling in of Conditional Use and Environmental Evaluation forms and the payment of fees stated in the forms. Also required will be architectural drawings: plans, sections and elevations fully dimensioned to show room sizes and a drawing showing the proposed landscaping. A colored perspective showing the proposed changes to the exterior, accompanied by photographs of the existing building and its adjacent structures will be most helpful. A parking variance will also be necessary and must be applied for.

In his opinion, the proposal is definitely an improvement and should be very favorably received by the Planning Commission. The landscaping and face lift of the exterior will play a major role in the new Conditional Use Application and its accompanying Environmental Evaluation.

Mr. Feldman further stated that the conceptual design shown him represents a good Conditional Use and, barring objections from the neighbors (within 300 feet around the property), should be received favorably.