



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization & Planned Unit Development

HEARING DATE: JUNE 30, 2016

*Date:* June 23, 2016  
*Case No.:* **2014.0831CUA**  
*Project Address:* **250 10<sup>th</sup> Street**  
*Zoning:* WMUG (Western SoMa Mixed-Use General) Zoning District &  
RCD (Regional Commercial) Zoning District  
55-X & 55/65-X Height and Bulk District  
Western SoMa Special Use District  
*Block/Lot:* 3517/034, 036, 037 & 038  
*Project Sponsor:* Lee Drolet, Presidio Knolls School  
250 10<sup>th</sup> Street  
San Francisco, CA 94103  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposed project includes expansion of the existing school campus (d.b.a. Presidio Knolls School) to encompass a pre-school (child-care use), elementary school and middle school. The proposed project would: merge the subject lots; demolish the existing one-story garage structure on 10<sup>th</sup> Street, existing pre-school building, and existing elementary school building; rehabilitate an existing historic building (known as the Rectory) and change its use from group housing to school; and construct two three-story (or 44-ft tall) school buildings (collectively measuring approximately 60,000 square feet) and a new one-story (or 14-ft tall) music building (measuring 1,000 square feet). The project would preserve and maintain the existing Parish Hall. Finally, the project would construct new outdoor play areas along with 10 Class 1 bicycle parking spaces and 40 Class 2 bicycle parking spaces. Overall, the project would expand the existing school use from 36,148 square feet to 81,599 square feet.

### SITE DESCRIPTION AND PRESENT USE

The proposed project is located on an irregularly-shaped parcel (measuring approximately 59,021 square feet) with 65-ft of frontage on Howard Street and approximately 256-ft of frontage on 10<sup>th</sup> Street in the Western SoMa neighborhood. Kissling Street, as accessed from 11<sup>th</sup> Street dead-ends into the project site. The project site currently has five existing buildings: the pre-school building (measuring 8,933 square feet), elementary school building (measuring 5,484 square feet), a one-story garage (measuring 1,132 square feet), the Parish Hall (measuring 11,296 square feet) and the Rectory (measuring approximately 9,303 square feet). The garage, Parish Hall and Rectory were formerly associated with the neighboring St. Joseph's Church, which is designated as City Landmark No. 120. Of the buildings on the project site, only the Parish Hall and Rectory are considered to be historic resources; however, these buildings are not

designated as part of the City Landmark. Currently, the project site is used as a pre-school and elementary school (d.b.a Presidio Knolls School).

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The area surrounding the project site is mixed-use in character. A variety of residential uses, commercial establishments, and light industrial properties are located within the surrounding area, including several apartment buildings, an appliance store, a storage facility, a residential enclave (off of nearby Kissling Street), a paper store, and several automotive repair facilities. Also located within the immediate vicinity is St. Joseph’s Church (currently vacant), which directly abuts the project site. Along Howard Street, buildings in the immediate vicinity typically range from two to four stories in height, and contain residential, commercial or light industrial uses, including automotive repair, storage and retail. Along 10<sup>th</sup> Street, buildings in the immediate vicinity are predominantly two-stories tall, and largely light industrial in character. Other zoning districts within the vicinity of the project site include: WMUO (Western SoMa Mixed-Use Office), RED (Residential Enclave), and RED-MX (Residential Enclave, Mixed).

## **ENVIRONMENTAL REVIEW**

The Department anticipates publication of a Community Plan Exemption (CPE), per Section 15183 of the CEQA Guidelines, which will become available prior to the public hearing on June 30, 2016.

## **HEARING NOTIFICATION**

| TYPE               | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|-----------------|----------------------|--------------------|---------------|
| Classified News Ad | 20 days         | June 10, 2016        | June 10, 2016      | 20 days       |
| Posted Notice      | 20 days         | June 10, 2016        | June 10, 2016      | 20 days       |
| Mailed Notice      | 20 days         | June 10, 2016        | June 10, 2016      | 20 days       |

## **PUBLIC COMMENT**

As of June 23, 2016, the Department has not received any public correspondence expressing either support or opposition to the proposed project.

## **ISSUES AND OTHER CONSIDERATIONS**

- Zoning Districts. The project is largely located within the Regional Commercial (RCD) Zoning District. The portion of the project site with frontage on Howard Street is located within the WMUG (Western SoMa Mixed Use-General) Zoning District. The elementary school use is principally permitted in both zoning districts. The pre-school (or child care use) is principally permitted in the WMUG Zoning District, and requires Conditional Use Authorization in the RCD Zoning District.
- Conditional Use Authorization: The proposed change in use and school expansion requires a number of approvals from the Planning Commission through Conditional Use Authorization, including: 1) development on a lot larger than 10,000 square feet in the RCD Zoning District

(Planning Code Sections 121.1 and 744.11); 2) establishment of a non-residential use (school & child care uses) larger than 10,000 sq ft in the RCD Zoning District (Planning Code Sections 121.2 and 744.21); 3) merger of lots within the RCD Zoning District, which result in a street frontage greater than 100-ft (Planning Code Section 121.7); 4) conversion of ten group housing units at 1415 Howard Street (former rectory) to child care and school uses (Planning Code Section 317); and, 5) establishment of a child care (pre-school) use with more than 13 children in the RCD Zoning District (Planning Code Section 744.82a).

- **Planned Unit Development Modifications:** Since the project site is larger than a half-acre, the project may seek approval as a Planned Unit Development (PUD) per Planning Code Section 304. Under the PUD, the Commission may grant modifications from certain Planning Code requirements for projects that produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. The project requests modifications from the Planning Code requirements for: 1) rear yard (Planning Code Section 134); 2) bicycle parking spaces (Planning Code Section 155.2); and 3) shower and lockers (Planning Code Section 155.4). Department staff is generally in agreement with the proposed modifications given the overall project.
- **Street Frontage.** Since publication of the public notice, the Department has determined that the project meets the street frontage requirements defined in Planning Code Section 145.1. Therefore, a modification of the street frontage requirements under the PUD is not required.
- **Development Impact Fees:** The Project would be subject to the following development impact fees, which are estimated as follows:

| FEE TYPE   | PLANNING CODE SECTION/FEE | AMOUNT           |
|--|---------------------------|------------------|
| Eastern Neighborhoods Impact Fee<br>(45,583 sq ft – Tier 1; New Non-Residential) | 423 (@ \$7.65)            | \$348,710        |
|  | <b>TOTAL</b>              | <b>\$348,710</b> |

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

**REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Planning Commission must grant a Conditional Use Authorization & a Planned Unit Development for: 1) development on a lot larger than 10,000 square feet; 2) establishment of a non-residential use (school & child care uses) larger than 10,000 square feet; 3) merger of lots within the RCD Zoning District, which result in a street frontage greater than 100-ft; 4) conversion of ten group housing units at 1415 Howard Street (former rectory) to child care and school uses; and, 5) establishment of a child care (pre-school) use with more than 13 children in the RCD Zoning District, pursuant to Planning Code Sections 121.1, 121.2, 121.7, 303, 304, 317, 744.11, 744.21, 744.82a, and 844.27. Under the PUD, the Commission must also grant modifications from the Planning Code requirements for: 1) rear yard (Planning Code Section 134); 2) bicycle parking spaces (Planning Code Section 155.2); and 3) shower and lockers (Planning Code Section 155.4).

## **BASIS FOR RECOMMENDATION**

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project would be consistent with the mixed character of the immediate neighborhood and would assist in maintaining the area's diverse economic base.
- The Project maintains and expands an educational and child care use, which are uses in support of families and children in San Francisco.
- The Project promotes adaptive reuse of a historic resource, which is encouraged by the Western SoMa Area Plan.
- The Project complies with the First Source Hiring Program.
- The Project will pay the appropriate development impact fees.
- The Project is desirable for, and compatible with the surrounding neighborhood.

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| <b>RECOMMENDATION:</b> <b>Approval with Conditions</b> |
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### **Attachments:**

Draft Motion

Parcel Map

Sanborn Map

Zoning Map

Height & Bulk Map

Aerial Photos

Site Photos

Project Sponsor Submittal

- Letter
- Architectural Drawings
- First Source Hiring Affidavit

Public Correspondence

Environmental Determination –To Be Provided at Public Hearing

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 checked="" type="checkbox"/> Zoning District Map           | <input checked="" type="checkbox"/> Check for Legibility                                   |
| <input checked="" 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"/> 3-D Renderings:  |
| <input checked="" type="checkbox"/> Aerial Photo                  | (New Construction or Significant Addition)   |
| <input checked="" type="checkbox"/> Site Photos                   | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input type="checkbox"/> Environmental Determination              | <input type="checkbox"/> Health Dept. Review of RF levels                                  |
| <input checked="" type="checkbox"/> First Source Hiring Affidavit | <input type="checkbox"/> RF Report   |
| <input type="checkbox"/> Anti-Discriminatory Housing Affidavit    | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Anti-Discriminatory Housing Affidavit                             |

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

RS  
Planner's Initials

RS: G:\Documents\Conditional Use Authorization\2014.0831CUA 250 10th St\ExecutiveSummary\_250 10th St.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 (TSF, Sec. 411A)

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## Planning Commission Draft Motion

HEARING DATE: JUNE 30, 2016

*Case No.:* **2014.0831CUA**

*Project Address:* **250 10<sup>th</sup> Street**

*Zoning:* WMUG (Western SoMa Mixed-Use General) Zoning District &  
RCD (Regional Commercial) Zoning District  
55-X & 55/65-X Height and Bulk District  
Western SoMa Special Use District

*Block/Lot:* 3517/034, 036, 037 & 038

*Project Sponsor:* Lee Drolet, Presidio Knolls School  
250 10<sup>th</sup> Street  
San Francisco, CA 94103

*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

*Recommendation:* **Approval with Conditions**

**ADOPT FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION & PLANNED UNIT DEVELOPMENT FOR: 1) DEVELOPMENT ON A LOT LARGER THAN 10,000 SQUARE FEET IN THE RCD ZONING DISTRICT; 2) ESTABLISHMENT OF A NON-RESIDENTIAL USE (SCHOOL & CHILD CARE USES) LARGER THAN 10,000 SQUARE FEET IN THE RCD ZONING DISTRICT; 3) MERGER OF LOTS WITHIN THE RCD ZONING DISTRICT, WHICH RESULT IN A STREET FRONTAGE GREATER THAN 100-FT; 4) CONVERSION OF TEN GROUP HOUSING UNITS AT 1415 HOWARD STREET TO CHILD CARE AND SCHOOL USES; AND, 5) ESTABLISHMENT OF A CHILD CARE (PRE-SCHOOL) USE WITH MORE THAN 13 CHILDREN IN THE RCD ZONING DISTRICT, PURSUANT TO SECTIONS 121.1, 121.2, 121.7, 303, 304, 317, 744.11, 744.21, 744.82A, AND 844.27 OF THE PLANNING CODE WITH A MODIFICATION TO THE REQUIREMENTS FOR REAR YARD (PLANNING CODE SECTION 134), BICYCLE PARKING SPACES (PLANNING CODE SECTION 155.2), AND SHOWER AND LOCKERS (PLANNING CODE SECTION 155.4), AT 250 10<sup>TH</sup> STREET (ASSESSOR'S BLOCK 3517, LOTS 034, 036, 037 & 038) WITHIN THE WESTERN SOMA SPECIAL USE DISTRICT, WMUG (WESTERN SOMA MIXED-USE GENERAL) & RCD (REGIONAL COMMERCIAL) ZONING DISTRICTS AND A 55-X & 55/65-X HEIGHT AND BULK DISTRICT, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

## PREAMBLE

On August 27, 2015, Lee Drolet of the Presidio Knolls School (hereinafter "Project Sponsor") on behalf of the Murphy Trust, Christopher Joseph Harney, and Christina Marino Harney c/o SF Rents (Property Owners), filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization and a Planned Unit Development under Planning Code Sections 121.1, 121.2, 121.7, 303, 304, 317, 744.11, 744.21, 744.82a, and 844.27, to expand an existing school campus (d.b.a. Presidio Knolls School) to encompass a pre-school (child-care use), elementary school and middle school within the Western SoMa Special Use District, WMUG (Western SoMa Mixed-Use General) & RCD (Regional Commercial) Zoning Districts and a 55-X and 55/65-X Height and Bulk District.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On June XX, 2016, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major

revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2014.0831C at 1650 Mission Street, Fourth Floor, San Francisco, California.

On June 30, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0831CUA.

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 requested in Application No. 2014.0831CUA, 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 proposed project is located on an irregularly-shaped parcel (measuring approximately 59,021 square feet) with 65-ft of frontage on Howard Street and approximately 256-ft of frontage on 10<sup>th</sup> Street in the Western SoMa neighborhood. Kissling Street, as accessed from 11<sup>th</sup> Street dead-ends into the project site. The project site currently has five existing buildings: the pre-school building (measuring 8,933 square feet), elementary school building (measuring 5,484 square feet), a one-story garage (measuring 1,132 square feet), the Parish Hall (measuring 11,296 square feet) and the Rectory (measuring approximately 9,303 square feet). The garage, Parish Hall and Rectory were formerly associated with the neighboring St. Joseph's Church, which is designated as City Landmark No. 120. Of the buildings on the project site, only the Parish Hall and Rectory are considered to be historic resources; however,



these buildings are not designated as part of the City Landmark. Currently, the project site is used as a pre-school and elementary school (d.b.a Presidio Knolls School).

3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of residential uses, commercial establishments, and light industrial properties are located within the surrounding area, including several apartment buildings, an appliance store, a storage facility, a residential enclave (off of nearby Kissling Street), a paper store, and several automotive repair facilities. Also located within the immediate vicinity is St. Joseph's Church (currently vacant), which directly abuts the project site. Along Howard Street, buildings in the immediate vicinity typically range from two to four stories in height, and contain residential, commercial or light industrial uses, including automotive repair, storage and retail. Along 10<sup>th</sup> Street, buildings in the immediate vicinity are predominantly two-stories tall, and largely light industrial in character. Other zoning districts within the vicinity of the project site include: WMUO (Western SoMa Mixed-Use Office), RED (Residential Enclave), and RED-MX (Residential Enclave, Mixed).
4. **Project Description.** The proposed project includes expansion of the existing school campus (d.b.a. Presidio Knolls School) to encompass a pre-school (child-care use), elementary school and middle school. The proposed project would: merge the subject lots; demolish the existing one-story garage structure on 10<sup>th</sup> Street, existing pre-school building, and existing elementary school building; rehabilitate an existing historic building (known as the Rectory) and change its use from group housing to school; and construct two three-story (or 44-ft tall) school buildings (collectively measuring approximately 60,000 square feet) and a new one-story (or 14-ft tall) music building (measuring 1,000 square feet). The project would preserve and maintain the existing Parish Hall. Finally, the project would construct new outdoor play areas along with 10 Class 1 bicycle parking spaces and 40 Class 2 bicycle parking spaces. Overall, the project would expand the existing school use from 36,148 square feet to 81,599 square feet. The project does not include any off-street parking.
5. **Public Comment.** The Department has not received any public correspondence in support or in opposition to 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. **Use.** Planning Code Section 744 defines the permitted uses within the RCD (Regional Commercial) Zoning District. Per Planning Code Section 744.82a, Conditional Use Authorization is required for a child-care (pre-school) use with 13 children or more. Per Planning Code Section 744.82d, an elementary school (which also encompasses a middle school) is a principally permitted use in the RCD Zoning District.

Planning Code Section 844 defines the permitted uses in the WMUG (Western SoMa Mixed Use-General) Zoning District. Per Planning Code Section 844.32a and 844.35, an elementary school and child care use are both principally permitted in the WMUG Zoning District.

*The Project would expand an existing pre-school (child care) and elementary school (dba Presidio Knolls School) to encompass a pre-school for more than 13 children, an elementary school, and middle school. The Project is requesting Conditional Use Authorization from the Planning Commission to establish and expand the pre-school (child-care) use.*

- B. Development of Large Lots in the RCD Zoning District.** Planning Code Sections 121.1 and 744.11 requires Conditional Use Authorization from the Planning Commission for new construction or significant enlargement of existing buildings on lots measuring 10,000 square feet or larger.

*The Project includes new construction on the project site, which will result in 81,599 square feet of pre-school, elementary school, and middle school use; therefore, the Project is requesting Conditional Use Authorization from the Planning Commission to development on a large lot in the RCD Zoning District.*

- C. Use Size.** Planning Code Sections 121.2 and 744.21 requires Conditional Use Authorization for projects that establish a non-residential use size of 10,000 square feet or larger in the RCD Zoning District.

*The Project includes new construction on the project site, which will result in 81,599 square feet of pre-school, elementary school, and middle school use; therefore, the Project is requesting Conditional Use Authorization from the Planning Commission to establish a non-residential use size larger than 10,000 square feet in the RCD Zoning District.*

- D. Lot Mergers.** Planning Code Section 121.7 requires Conditional Use Authorization from the Planning Commission for projects, which result in a lot frontage of 100-ft or larger in the RCD Zoning District.

*The Project includes a lot merger, which will result in 65-ft of frontage on Howard Street and approximately 256-ft of frontage on 10<sup>th</sup> Street; therefore, the Project is requesting Conditional Use Authorization from the Planning Commission to merge the subject lots thereby resulting in a lot frontage larger than 100-ft in the RCD Zoning District.*

- E. Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 2.5 to 1 for properties within the RCD Zoning District, and a FAR of 4.0 to 1 for properties within the WMUG Zoning District and a 55-X Height and Bulk District. The project site is approximately 59,021 sq ft; therefore, a maximum 163,148 sq ft is permitted.

*The Project includes a school expansion, which will result in a total of 81,599 square feet. Therefore, the Project complies with Planning Code Section 124.*

- F. Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided. The Project would merge the subject lots, so that the Project would be located on an irregularly-shaped lot measuring with 59,021 square feet.

*Currently, the Project does not provide a rear yard according to the requirements specified in the Planning Code. The Project provides open space through a series of outdoor play areas, which include a pre-school play area (4,100 sq ft), a toddler yard (2,100 sq ft), a shared play yard, another toddler play (2,340 sq ft), and a roof terrace (3,800 sq ft). Overall, the Project provides more than 20,000 sq ft of open space, which is more than adequate for the proposed school use. Since the Project does not provide a code-complying rear yard, the Project is seeking a modification to the rear yard requirement as part of the Planned Unit Development.*

*The Project occupies the majority of the block bounded by 10<sup>th</sup>, Howard, 11<sup>th</sup>, and Folsom Streets. The subject block does not possess a pattern of mid-block open space, since the majority of the project site is currently occupied by the church complex, school and several industrial buildings.*

- G. **Useable Open Space.** Planning Code Section 135.5 requires a minimum of one sq ft of open space per 250 sq ft of institutional use.

*Since the Project includes 81,599 sq ft of educational use (institutional), the Project is required to provide 326 sq ft of useable open space. The Project provides more than 326 sq ft of useable open space through outdoor play areas for the children. Therefore, the Project complies with Planning Code Section 135.*

- H. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires a streetscape plan, which includes elements from the Better Streets Plan, for new construction on a lot greater than a half-acre in size.

*The Project includes expansion of an existing school with new construction on a lot with approximately 65-ft of frontage along Howard Street and approximately 256-ft of frontage along 10<sup>th</sup> Street. Currently, the Project includes new streetscape elements, such as new street trees, new bicycle parking spaces, new sidewalk paving around the main entry, and new raised planters. Therefore, the Project complies with Planning Code Section 138.1.*

- I. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet in the WMUG Zoning District; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

*The Project meets most of the requirements of Planning Code Section 145.1. The Project does not include off-street parking. The Project features active uses on the ground floor with classrooms and*

*administrative office space along 10<sup>th</sup> Street, as well as the entry gates to the school campus. Finally, the Project features appropriate ground level transparency and fenestration requirements.*

- J. **Off-Street Parking.** Planning Code Section 151.1 states that off-street parking is not required in the RCD and WMUG Zoning Districts. Rather, Planning Code Section 15.1 permits up to one off-street parking space for each 25 children for child-care uses (pre-school), and one off-street parking space for each six classrooms for elementary schools.

*The Project does not provide any off-street parking; therefore, the Project complies with Planning Code Section 151.1.*

- K. **Bicycle Parking.** For child-care (pre-school) uses, Planning Code Section 155.2 requires one Class 1 bicycle parking space for every 20 children and one Class 2 bicycle parking space for every 20 children. For school uses, Planning Code Section 155.2 requires four Class 1 bicycle parking spaces for every classroom, and one Class 2 bicycle parking spaces for every classroom.

*The Project includes 150 children for the pre-school and 18 classrooms for the elementary and middle school. Therefore, the Project is required to provide 8 Class 1 bicycle parking spaces and 8 Class 2 bicycle parking spaces for the pre-school, and 72 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces for the elementary and middle school. The Project will provide 10 Class 1 bicycle parking spaces and 40 Class 2 bicycle parking spaces for the pre-school, elementary and middle school. Therefore, the Project is requesting a modification of the bicycle parking requirements under the Planned Unit Development (See Below).*

- L. **Showers & Lockers.** For Institutional Uses, Planning Code Section 155.4 requires four showers and 24 clothes lockers where the occupied floor area exceeds 50,000 square feet.

*The Project provides two showers and 16 clothes lockers on the second floor of one of the new educational buildings; therefore, the Project is requesting a modification of the shower and locker requirement under the Planned Unit Development (See Below).*

- M. **Shadow.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

*Based upon a detailed shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.*

- N. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new non-residential use over 800 gross square feet.

*The Project and Project Sponsor qualify for a charitable exemption, as outlined in Planning Code Section 411A.3(b)(7). Therefore, the Project is exempt from the Transportation Sustainability Fee.*

- O. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the MUO (Mixed Use Office) Zoning District that results in the addition of gross square feet of non-residential space.

*The Project would construct a new non-residential space to expand an existing school, which measures approximately 45,583 gross square feet. This square footage is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.*

- 7. **Planning Code Section 121.1** establishes criteria for the Planning Commission to consider when reviewing applications for the development of large lots in Neighborhood Commercial Districts. On balance, the project does comply with said criteria in that:

- 1) The mass and facade of the proposed structure are compatible with the existing scale of the district.

*The Project would be compatible with the existing scale of the surrounding neighborhood. Currently, the surrounding neighborhood includes St. Joseph's Church, a multi-story church (approximately 60-ft tall) that anchors the corner of 10th and Howard Street, as well as, several two-story industrial buildings on 10th Street, a double-height two-story industrial building adjacent to the project site on 10th Street, a four-story residential complex, and a two- to-three-story residential enclave off of Kissling Street. The Project would rehabilitate an existing building (which was historically part of the St. Joseph's Church complex), construct a one-story music building between the church and Parish Hall, and construct two new three-story (44-ft tall) educational buildings with frontage on 10th Street. The Project's scale aligns and is compatible with the varied character of the adjacent context.*

- 2) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

*The Project's design is compatible and distinguished from the adjacent facades, which consist of St. Joseph's Church and a double-height two-story industrial building. Between St. Joseph's Church and the Parish Hall, the Project would construct a one-story music building, which features a simple exterior façade with a cement plaster exterior and painted aluminum-sash windows. The design of this new building strongly relates to the Parish Hall and does not detract from either of the adjacent buildings. To the south of the Parish Hall, the two new three-story educational buildings are designed in a contemporary architectural vocabulary with a patterned metal screen and reinforced concrete rainscreen along the street. These materials provide an appropriate architectural response given the adjacent context, thus adding visual interest and activity along 10<sup>th</sup> Street.*

8. **Planning Code Section 121.2** establishes criteria for the Planning Commission to consider when reviewing applications for non-residential use size in Neighborhood Commercial Districts. On balance, the project does comply, on balance, with said criteria in that:

- 1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The Project does not foreclose the location of another needed neighborhood-serving use. The project site does not currently possess any neighborhood-serving uses. Currently, the existing school occupies the majority of the project site, including the one-story garage, Parish Hall and one-story pre-school building. The Project would expand the existing school by adaptively reusing the historic Rectory and by replacing the outdated school buildings. The school use is a compatible use with the historic Rectory and Parish Hall.*

- 2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*Although the proposed school would not necessarily be classified as neighborhood-serving, the Project does require a larger size to function and expand. The proposed use and its expansion does not preclude members of the surrounding neighborhood from attendance at the school. As a progressive Mandarin immersion pre-school, the Presidio Knolls School requires a larger size to meet the growing demand for a school, which accommodates a pre-school and kindergarten through 8<sup>th</sup> grade. The Project will expand the existing school, thus permitting a maximum enrollment of 550 students and approximately 100 teachers and staff.*

- 3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*The Project is designed to fit within the scale of the surrounding neighborhood. The Project would result in a school campus with five buildings: the Rectory, the Parish Hall, a new one-story music building, and two, three-story educational buildings. The new buildings fit appropriately into the existing context, which is defined by the neighboring St. Joseph's Church and a two-story industrial building (to the south). The new buildings provide a scale, which is appropriate and compatible with the existing neighborhood.*

9. **Planning Code Section 121.7** establishes criteria for the Planning Commission to consider when reviewing applications for lot mergers in certain zoning districts. On balance, the project does comply with said criteria in that:

- 1) The lot merger will enable a specific residential project that provides housing on-site at affordability levels significantly exceeding the requirements of Section 415.

*The Project does not include any residential use.*

- 2) The lot merger will facilitate development of an underutilized site historically used as a single use and the new project is comprised of multiple individual buildings

*The Project is comprised of multiple individual buildings located on four separate parcels. The Project facilitates the development of underutilized historic resources. The Parish Hall and Rectory were historically part of the neighboring St. Joseph's Church, which was closed in 1989 due to the Loma Prieta Earthquake. Although the Parish Hall and Rectory were in use through the 1990s and 2000s, these two buildings were largely vacant in recent years. The reuse of these two buildings as part of the school ensures their continued preservation, thus maintaining their relationship to the adjacent St. Josephs' Church, which is a designated City Landmark. Relative to the other portions of the project site, the Project continues and expands upon the existing school use, which has been in this location since the early 1950s. The lot merger consolidates the four lots into a single lot for use by the Presidio Knoll School.*

- 3) The lot merger serves a unique public interest that cannot be met by building a project on a smaller lot.

*The Project and lot merger does facilitate the expansion of the Presidio Knoll School in its current location. Currently, the Presidio Knolls School occupies the four existing buildings along 10<sup>th</sup> Street. The Project expands the existing school to the Rectory, which has frontage onto Howard Street, and would construct three new buildings with frontage on 10<sup>th</sup> Street. This lot merger serves to accommodate a school use, which is a unique public interest beneficial to the larger City.*

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

- 1) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

*The Project is necessary and desirable for, and compatible with, the neighborhood. The Project will be located on the existing Presidio Knolls campus, which has historically been used for educational use starting with the Parish Hall in 1913 through the construction of the existing one-story pre-school and elementary school buildings in the 1960s. The Project is designed to be consistent with the prevailing neighborhood character and scale, and to be distinguished from the adjacent historic resources. The Project reuses two historic resources as part of the school campus, and provides new construction, which contributes to the character of 10<sup>th</sup> Street.*

*The Project is desirable since it would expand an existing elementary and middle school, thus enhancing the educational opportunities across the City. Presidio Knolls School provides a progressive Mandarin immersion education starting with pre-school through kindergarten and up to 8<sup>th</sup> grade. Currently, the school population draws students from 23 of San Francisco's 31 zip codes. Approximately 71 percent of the student self-identify as students of color.*

- 2) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

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

*The Project will be located on the existing Presidio Knolls School campus, which will be expanded to encompass the Rectory (Assessor's Block 3517, Lot 034). The Project will maintain the Rectory and Parish Hall, and would replace the existing one-story garage with a new one-story music building. The Project would demolish the two existing one-story educational buildings, and construct two, three-story educational buildings, which roughly align to the existing building's footprints. This configuration allows for ample open space for the children within the interior of the campus.*

- 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 Project does not possess any off-street parking or loading, which is in compliance with the Planning Code. The project site has an existing loading zone on 10<sup>th</sup> Street, which currently accommodates five cars. To accommodate student pick-up and drop-off, the Project would expand this loading zone. Currently, the Presidio Knolls School supervises traffic and parking adjacent to the school during pick-up and drop-off times. Given these conditions, the Project should have minimal impact on local traffic conditions.*

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

*The Project will comply with Title 24 standards for noise insulation. In addition, the Project should result in a minor increase in noise level from outdoor student play, which is not considered to be a noxious or offensive type of noise. The Project will also be subject to the standard conditions of approval for lighting and construction noise. Construction noise impacts would be less than significant because all construction activities would be conducted in compliance with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, as amended November 2008). The SF Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Therefore, the Project would be required to follow specified practices to control construction dust and to comply with this ordinance. Overall, the Project is not expected to generate dust or odor impacts.*

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



*Currently, the Project includes new streetscape elements, such as new street trees, new bicycle parking spaces, new sidewalk paving around the main entry, and new raised planters. The Project does not include any off-street parking or off-street loading*

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

*The proposed development complies with the goals of the Western SoMa Area Plan, which encourages adaptive reuse of historic resources and encourages growth of existing community facilities (schools). Further, the Project complies with the RCD and WMUG Zoning Districts, and complies with and promotes many of the Objectives and Policies of the General Plan, as detailed below.*

11. **Planning Code Section 304** establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

- A. **Modifications.** The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with a reference to the relevant discussion for each modification.

- i. **Rear Yard:** *Since the Project does not provide a code-complying rear yard, the Project is seeking a modification of the rear yard requirement defined in Planning Code Section 134. The Commission finds this modification warranted, since the Project provides for a comparable amount of open space, in lieu of the required rear yard. Overall, the Project will be located on a lot measuring 59,021 sq ft in size, and would be required to provide a rear yard measuring 14,755 sq ft. The Project provides outdoor open space via a series of play areas and a roof terrace, which is more than 20,000 sq ft in size. Therefore, the Project exceeds the amount of space, which would have been provided in a code-conforming rear yard.*

*In addition, the Project does not impede access to light and air for the adjacent properties. In addition, the subject block does not possess a strong pattern of mid-block open space; therefore, the Project does not impact the pattern of mid-block open space. The Project abuts a vacant church and a two-story industrial building along 10<sup>th</sup> Street. The project site has existed in its current configuration for a number of years without impact to the nearby residential properties along Kissling Street.*

- ii. **Bicycle Parking:** *Since the Project does not provide the required 80 Class 1 bicycle parking spaces and 26 Class 2 bicycle parking spaces, the Project is seeking a modification to the bicycle parking requirement defined in Planning Code Section 155.2. The Commission finds this modification warranted, since the Project does not possess off-street parking, is a school*

*use with a younger population, and given the number of provided bicycle parking spaces. The Project will provide 10 Class 1 bicycle parking spaces and 40 Class 2 bicycle parking spaces for the pre-school, elementary and middle school. In most cases, the school population will be dropped off and picked up by parents or under adult supervision. Overall, the Project will provide sufficient bicycle parking on the school campus, as noted by the Project Sponsors.*

- iii. Showers & Lockers: *Since the Project does not provide four showers and 24 clothes lockers, the Project is seeking a modification to the shower and locker requirement defined in Planning Code Section 155.4. The Commission finds this modification warranted, since the Project is a school use with a younger population and given the number of provided shower and clothes lockers. The Project provides two showers and 16 clothes lockers on the second floor of one of the new educational buildings.*

- B. **Criteria and Limitations.** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- 1) Affirmatively promotes applicable objectives and policies of the General Plan;

*The Project complies with the objectives and policies of the General Plan (See Below).*

- 2) Provides off-street parking adequate for the occupancy proposes.

*The Project is not required to provide off-street parking for the Project.*

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

*The Project far exceeds the required amount of open space for the proposed school. In total, the Project provides more than 20,000 square feet of open space for the children and staff through outdoor play areas and a roof terrace.*

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

*No dwelling units are proposed.*

- 5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

*The Project is not located in an R District.*

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

*The Project is not requesting any exceptions to the height limits. The Project complies with the 55-X and 55/65-X Height and Bulk District.*

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

*The Project is located within a NC District, and meets the FAR requirements of Planning Code Section 124.*

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

*The Project is located within a NC District, and has requested Conditional Use Authorization from the Planning Commission to establish a school use (non-residential use) larger than 25,000 sq ft in the RCD Zoning District, per Planning Code Sections 121.2 and 744.21.*

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

*The Project is not located in a RTO or NC District.*

- 10) Provide street trees as per the requirements of Section 138.1 of the Code.

*Per Planning Code Section 138.1(c)(1), the Department of Public Works is responsible for reviewing and guiding any new street trees present on the project site.*

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

*The Project is not subject to the requirements of Planning Code Section 132(g) and (h); however, the Project does provide new streetscape elements, including new street trees,*

*new bicycle parking spaces, new sidewalk paving around the main entry, and new raised planters*

12. **Planning Code Section 317** establishes additional findings and criteria for the Planning Commission to consider when reviewing applications for a residential conversion. The Project does largely comply with this additional criteria:

- a) whether conversion of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed were owner occupied;

***Project Meets Criterion***

*Based upon information from the Project Sponsor, the Rectory at 1415 Howard Street has not been used for residential purposes since 2010. In 1997, 1415 Howard Street received Conditional Use Authorization to increase the number of bedrooms from nine to ten. Subsequently, in 2001, a daycare center started operation at the subject property. From 1998 to 2010, the Rectory was used as a group housing facility to provide transitional housing for formerly homeless families. At some point in 2010, the group housing use was abandoned and replaced with a pre-school/day care center (dba Children's Village); however, no building permits were obtained for the change in use from group housing to child care. The conversion of the Rectory from group housing to child-care would not eliminate owner-occupied units, since the group housing facility does not appear to have been owner-occupied.*

- b) whether Residential Conversion would provide desirable new Non- Residential Use(s) appropriate for the neighborhood and adjoining district(s);

***Project Meets Criterion***

*The residential conversion of the Rectory from group housing to child care/elementary school would provide a desirable new non-residential use (school), and allow for the expansion of the existing Presidio Knolls School campus. Currently, the Presidio Knolls School provides an innovative, progressive Mandarin immersion curriculum for its students, as well as job opportunities for the teachers and staff.*

- c) in districts where Residential Uses are not permitted, whether Residential Conversion will bring the building closer into conformance with the Uses permitted in the zoning district;

***Not Applicable***

*The WMUG Zoning District permits residential use; therefore, this criterion is not applicable.*

- d) whether conversion of the unit(s) will be detrimental to the City's housing stock;

***Project Meets Criterion***

*The conversion of the Rectory will not be detrimental to the City's housing stock. Although the City is experiencing a housing shortfall, the Rectory is better used as a school given the proximity to the existing school campus and the surrounding neighborhood, which is mixed in character.*

- e) whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected;

***Not Applicable***

*The conversion of the Rectory is not necessary to eliminate design, functional or habitability deficiencies.*

- f) whether the Residential Conversion will remove Affordable Housing, or units subject to the Residential Rent Stabilization and Arbitration Ordinance.

***Project Meets Criterion***

*The conversion of the Rectory will not remove any Affordable Housing, since the former group housing units were not designated as Affordable Housing units. In addition, the former group housing at the Rectory was not subject to the Residential Rent Stabilization and Arbitration Ordinance, since it was used for transitional housing for formerly homeless families.*

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

**GENERAL PLAN – COMMERCE & INDUSTRY ELEMENT**

**OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

**Policy 2.3**

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

**OBJECTIVE 7:**

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

**Policy 7.2**

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

**Policy 7.3**

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

*The Project expands an existing school campus, which has been in its current location for over fifty years. The project site has functioned as a pre-school and elementary school, since the 1950s. The Project expands the current campus and adaptively reuses a historic building without significant impact to the*

*surrounding neighborhood. The Project provides a focus for educational activities, which is beneficial for the City as a whole.*

## GENERAL PLAN – COMMUNITY FACILITIES ELEMENT

### OBJECTIVE 8:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

#### Policy 3.2

Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

#### Policy 3.3

Develop centers to serve an identifiable neighborhood.

#### Policy 3.4

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

#### Policy 3.5

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

#### Policy 3.8

Provide neighborhood centers with a network of links to other neighborhood and citywide services.

*The Project expands an existing school campus (dba Presidio Knolls School), which serves as a neighborhood center/focal point for the Western SoMa neighborhood and is part of the larger Chinese community. The Presidio Knolls School provides a Mandarin Chinese immersion program, which promotes economic and cultural diversity in the City. Within the vicinity of the project site is the Alt School at 1245 Folsom Street (between 8<sup>th</sup> and 9<sup>th</sup> Streets) and Bessie Carmichael Elementary School at 375 7<sup>th</sup> Street (between Folsom and Harrison Streets). Within the Western SoMa neighborhood, there is not an overabundance of schools; thus, this location is appropriate given the surrounding neighborhood activity.*

## URBAN DESIGN ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.7:

Recognize the natural boundaries of districts, and promote connections between districts.

**OBJECTIVE 2:**

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

**Policy 2.6:**

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

*The Project is located within the Western SoMa neighborhood, which is characterized by the mix of uses. As such, the Project provides expressive street façades, which respond to form, scale and material palette of the existing neighborhood, while also providing a new contemporary architectural vocabulary and a respect for the adjacent historic resource, St. Joseph's Church.*

**OBJECTIVE 4:**

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

**Policy 4.5:**

Design walkways and parking facilities to minimize danger to pedestrians.

**Policy 4.13:**

Improve pedestrian areas by providing human scale and interest.

*Although the project site has three street frontages (Howard Street, 10<sup>th</sup> Street and Kissling Street), the Project does not possess any off-street parking or loading. Passenger pick-up and drop-off will be located off of 10<sup>th</sup> Street via white loading zones. Numerous street trees will be planted on each street. Along the project site, the pedestrian experience will be greatly improved.*

**WESTERN SOMA AREA PLAN**

**Objectives and Policies**

**Land Use**

**OBJECTIVE 1.2:**

ENCOURAGE PRESERVATION OF EXISTING AND VIABLY APPROPRIATE NEW LAND USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES FOR SUCCESS AND MINIMIZE CONFLICT WITH RESIDENTIAL USES.

**Policy 1.2.6:**

Include development impact fees from the Western SoMa SUD in the Eastern Neighborhoods Community Benefits Fund.

**Neighborhood Economy**

**OBJECTIVE 2.1:**

RETAIN AND ENCOURAGE GROWTH OPPORTUNITIES FOR EXISTING NEIGHBORHOOD BUSINESSES.

**Policy 2.1.7:**

Encourage innovation, creativity and start-up business opportunities through adaptive re-use programs that encourage building rehabilitation over demolition and new construction proposals.

**Urban Design and Built Form**

**OBJECTIVE 5.1:**

REINFORCE THE DIVERSITY OF THE EXISTING BUILT FORM AND THE WAREHOUSE, INDUSTRIAL AND ALLEY CHARACTER.

**Policy 5.1.3:**

Encourage and support the preservation and adaptive re-use of historic and social heritage neighborhood resources.

**Community Facilities**

**OBJECTIVE 9.1:**

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

**Policy 9.1.2:**

Encourage appropriate location and expansion of essential neighborhood-serving community and human services activities throughout Western SoMa, exclusive of the residential enclave districts.

**Policy 9.1.3:**

Recognize the value of existing facilities and support their expansion and continued use.

*The Project will expand an existing school campus in the Western SoMa neighborhood. The existing facility currently serves a larger public need by providing educational opportunities to San Francisco children. The Project will permit a larger student population, and also provide much needed child-care uses, alongside an expansion to the elementary school and middle school. The Project provides a sensitive design, which does not conflict with the existing historic resources on the project site or the neighboring St. Joseph's Church, a City Landmark.*

14. **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 neighborhood-serving retail uses exist on the site. In addition, the Project would not directly affect any nearby neighbor-serving retail uses. The school staff, faculty and parents will continue to use the various neighborhood-serving retail uses in the surrounding area, which will help preserve and enhance future opportunities for resident employment and ownership of such businesses.*

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

*Although the Project will remove a group housing facility, the Project does conserve the surrounding neighborhood character and its cultural and economic diversity. Since 2008, the Presidio Knolls School has operated in its existing location, and has offered an education program for an economically, racially, culturally and socially diverse student body. The new school buildings are designed to be sensitive to the adjacent historic resources as well as the surrounding neighborhood. Overall, the school use is beneficial to the City, and its support of children and families.*

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

*No designated affordable housing is created or removed as part of this Project; therefore, the Project will not affect the City's supply of affordable housing.*

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

*The Project will not impede Muni transit service in the area. The proposed student enrollment and staff increase is not expected to materially affect the type and volume of traffic in the neighborhood. Currently, the school possesses a pick-up and drop-off zone on 10<sup>th</sup> Street, which will be expanded to accommodate up to five vehicles. The school will manage and supervise traffic and parking adjacent to the school during pick-up and drop-off hours, in order to discourage double parking and promote an orderly flow of traffic. Although the increase in students and staff may result in increased MUNI ridership, the Project is not expected to materially impair or affect MUNI service.*

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

*The Project does not include commercial office development, and the project site does not possess any industrial or service sector businesses. Rather, the Project is expected to create approximately 45 new job opportunities for faculty/staff, thus providing future opportunity for resident employment.*

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

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

- G. That landmarks and historic buildings be preserved.

*The Project includes the rehabilitation of an existing historic resource (the Rectory), which contributes to the adjacent St. Joseph's Church. The Project will also preserve the Parish Hall which is also a historic resource. Overall, the Project is designed to meet the Secretary of the Interior's Standards for Rehabilitation. The other buildings on the project site are not considered to be historic resources. The project site does not possess any City Landmarks.*

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

*The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

15. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.*

16. 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.
17. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2014.0831CUA**, under Planning Code Sections 121.1, 121.2, 121.7, 303, 304, 317, 744.11, 744.21, 744.82a, and 844.27, for 1) development on a lot larger than 10,000 square feet; 2) establishment of a non-residential use (school & child care uses) larger than 10,000 square feet; 3) merger of lots within the RCD Zoning District, which result in a street frontage greater than 100-ft; 4) conversion of ten group housing units at 1415 Howard Street (former rectory) to child care and school uses; and, 5) establishment of a child care (pre-school) use with more than 13 children in the RCD Zoning District, with modifications to the Planning Code requirements for 1) rear yard (Planning Code Section 134); 2) street frontage (Planning Code Section 145.1); 3) bicycle parking spaces (Planning Code Section 155.2); and 4) shower and lockers (Planning Code Section 155.4) within the UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 23, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

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

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 30, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 30, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for conditional use to allow: 1) development on a lot larger than 10,000 square feet; 2) establishment of a non-residential use (school & child care uses) larger than 10,000 square feet; 3) merger of lots within the RCD Zoning District, which result in a street frontage greater than 100-ft; 4) conversion of ten group housing units at 1415 Howard Street (former rectory) to child care and school uses; and, 5) establishment of a child care (pre-school) use with more than 13 children in the RCD Zoning District, with a modification to the requirements for rear yard, bicycle parking and showers and lockers, located at 250 10<sup>th</sup> Street, Assessor's Block 3517/034, 036, 037 & 038, pursuant to Planning Code Section(s) 121.1, 121.2, 121.7, 303, 304, 317, 744.11, 744.21, 744.82a, and 844.27 within the WMUG & RCD Zoning Districts and a 55-X & 55/65-X Height and Bulk District; in general conformance with plans, dated May 23, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2014.0831CUA and subject to conditions of approval reviewed and approved by the Commission on June 30, 2016 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 30, 2016 under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

**Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Mitigation Measures.** Mitigation measures described in the MMRP (Case No. 2014.0831E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN

**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](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- b. On-site, in a driveway, underground;
- c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

**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 for each

building. 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](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

**Bicycle Parking.** Pursuant to Planning Code Section 155.2, the Project shall provide no fewer than 10 Class 1 bicycle parking spaces and 40 Class 2 bicycle parking spaces for the proposed school and child care uses.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**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](http://www.sf-planning.org)*

**Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.4, the Project shall provide no fewer than 2 showers and 12 clothes lockers.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

## PROVISIONS

**Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to



Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*

## MONITORING

**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](http://www.sf-planning.org)*

**Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

**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>*

**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>*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Lighting.** All Project 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 adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

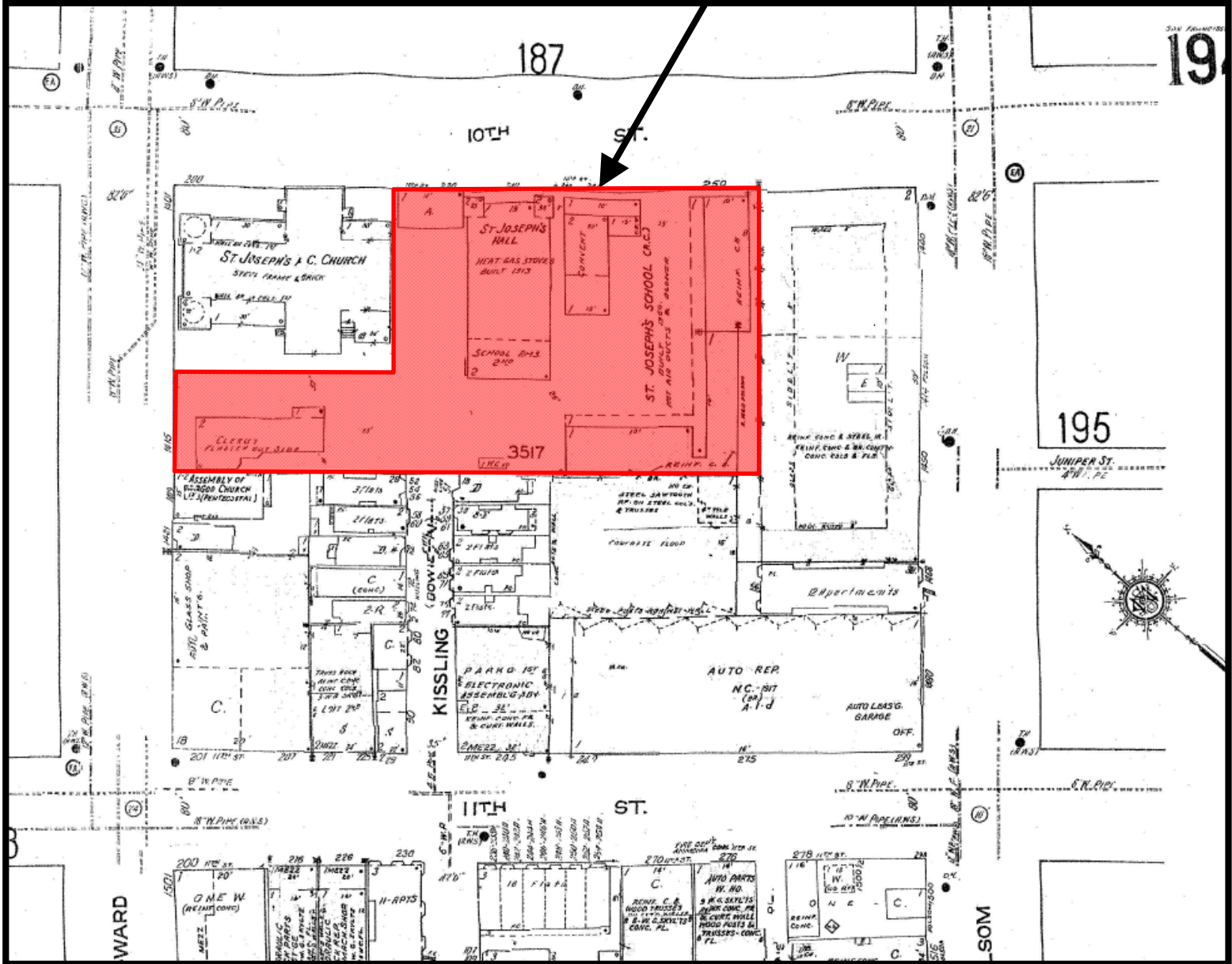
# Parcel Map



Conditional Use Authorization-  
Planned Unit Development Hearing  
Case No. 2014.0831CUA  
250 10<sup>th</sup> Street

# Sanborn Map\*

SUBJECT PROPERTY

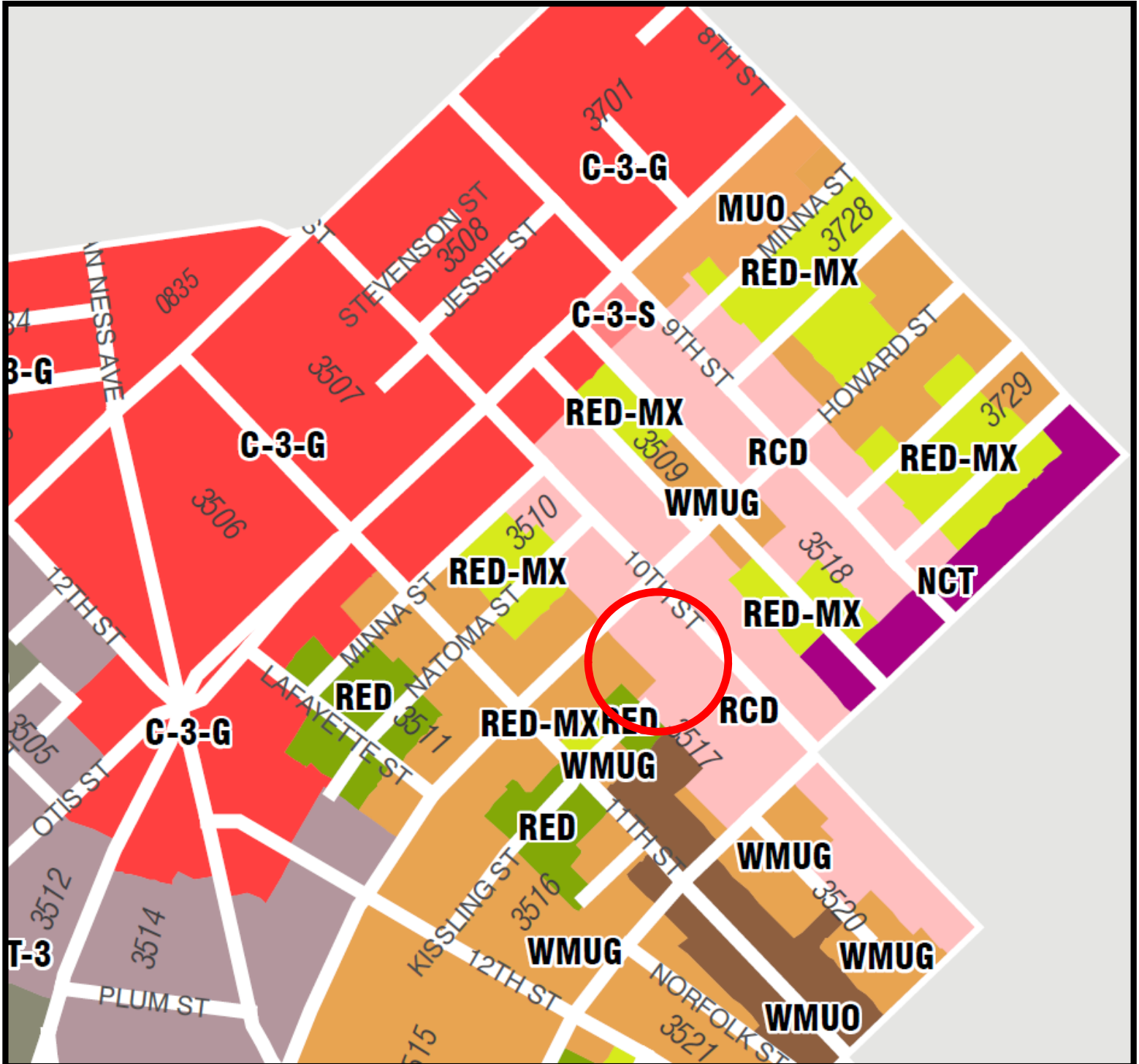


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



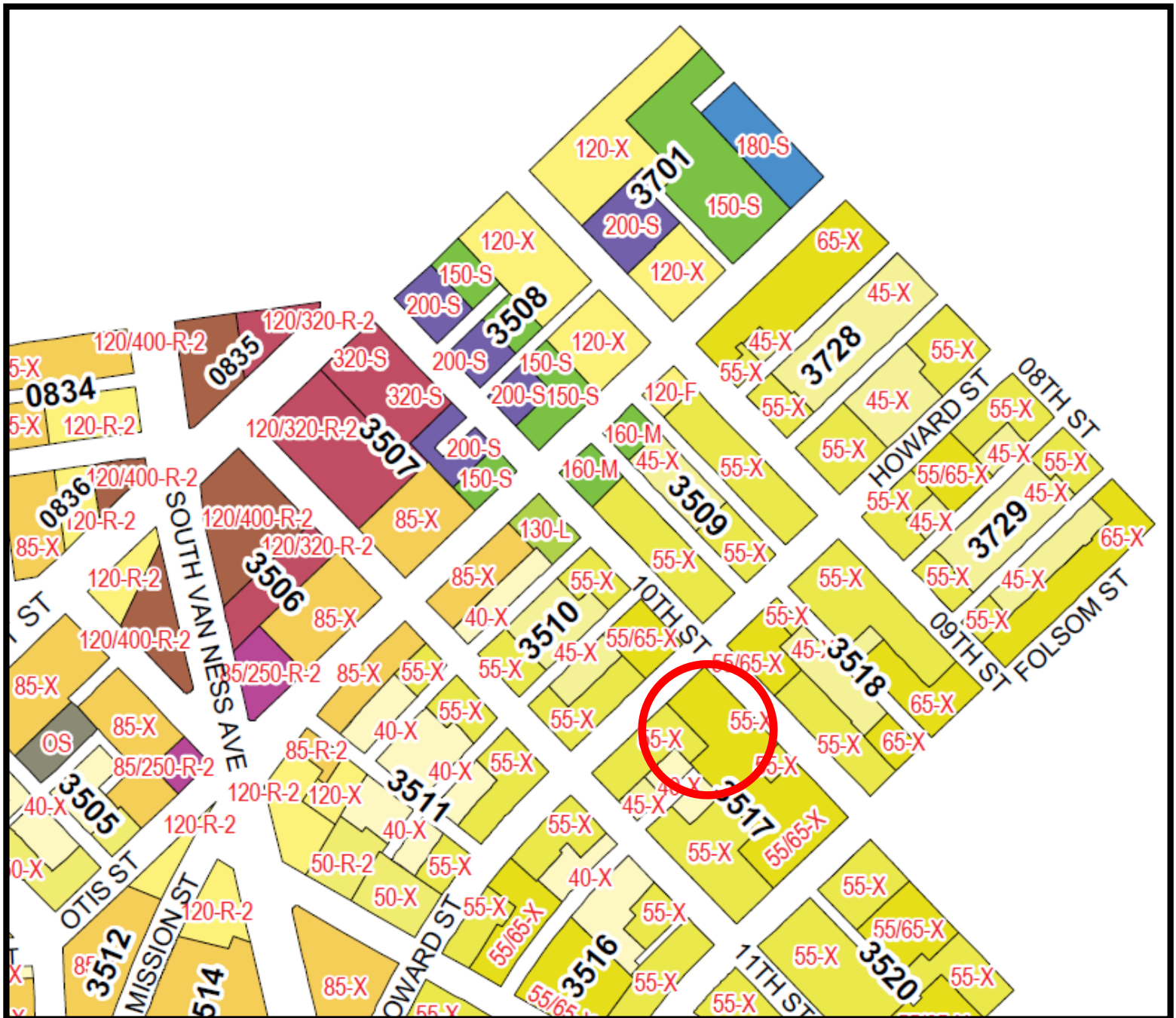
Conditional Use Authorization-  
Planned Unit Development Hearing  
Case No. 2014.0831CUA  
250 10<sup>th</sup> Street

# Zoning Map



Conditional Use Authorization-  
Planned Unit Development Hearing  
Case No. 2014.0831CUA  
250 10<sup>th</sup> Street

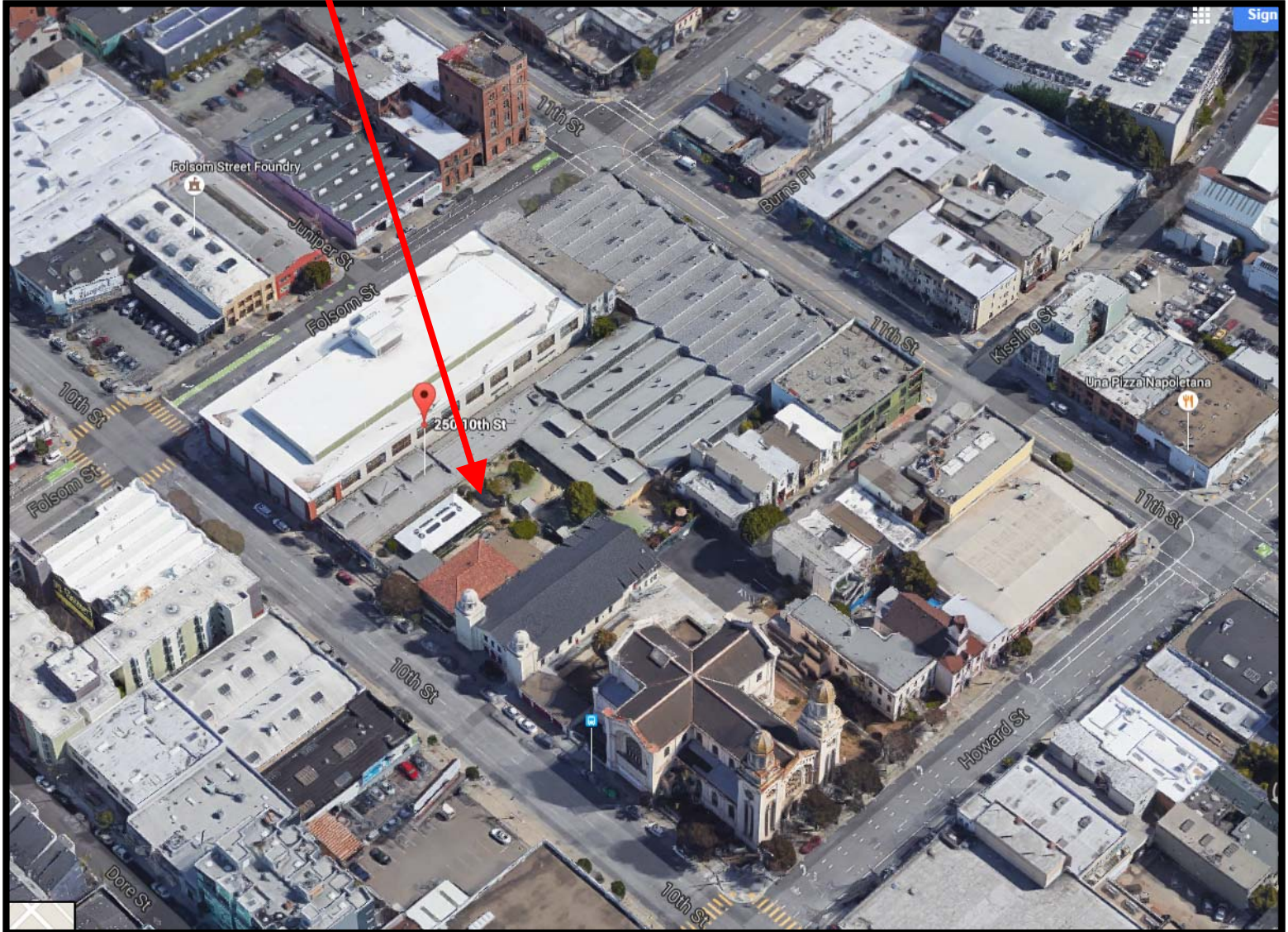
# Height & Bulk Map



Conditional Use Authorization-  
Planned Unit Development Hearing  
Case No. 2014.0831CUA  
250 10<sup>th</sup> Street

# Aerial Photo

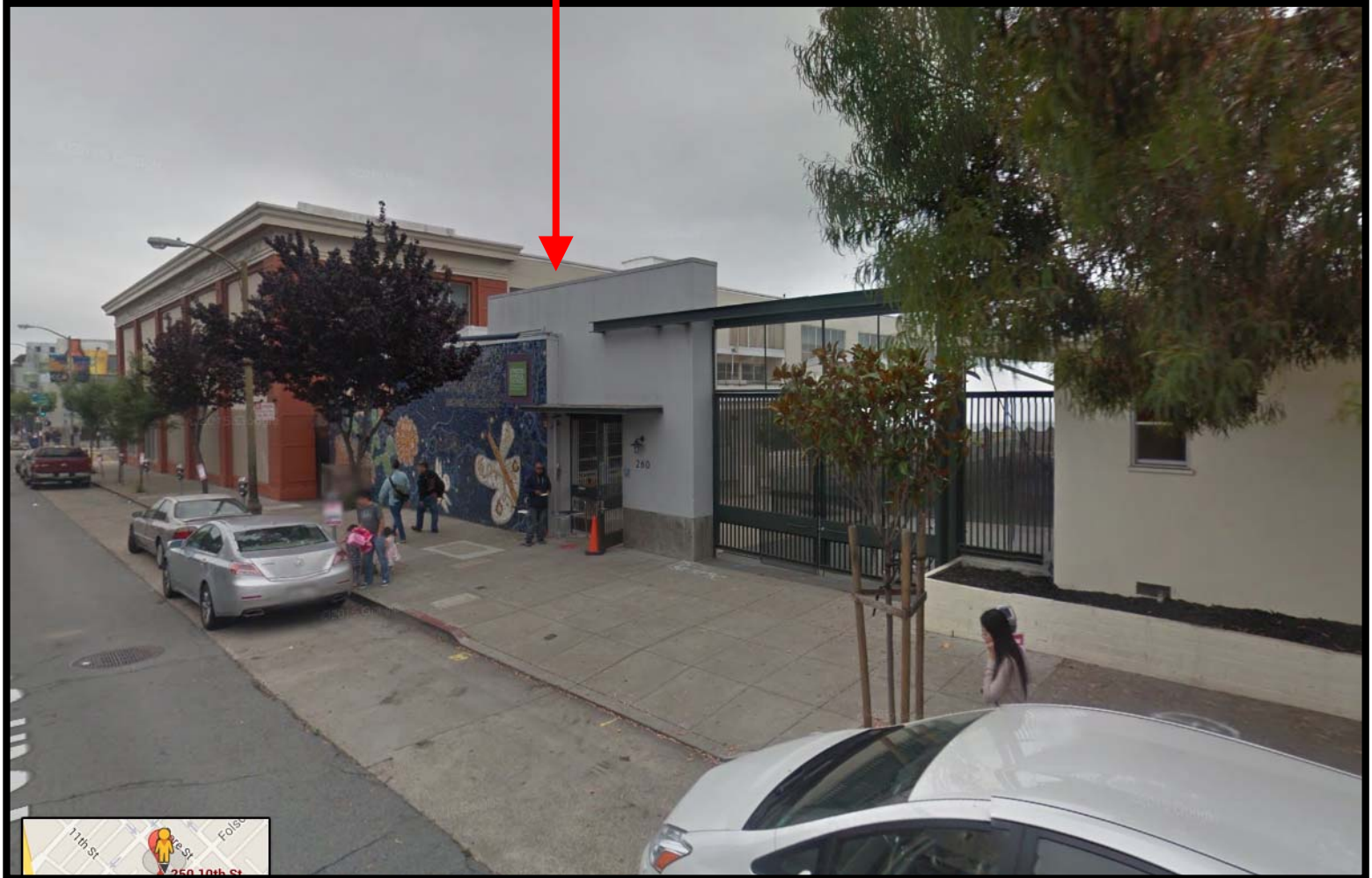
SUBJECT PROPERTY



Conditional Use Authorization-  
Planned Unit Development Hearing  
Case No. 2014.0831CUA  
250 10<sup>th</sup> Street

# Site Photo

SUBJECT PROPERTY



250 10<sup>th</sup> Street (Presidio Knolls School), View along 10<sup>th</sup> Street, Main Entrance  
(Source: Google Maps, July 2015)

Conditional Use Authorization-  
Planned Unit Development Hearing  
Case No. 2014.0831CUA  
250 10<sup>th</sup> Street



# Site Photo



250 10<sup>th</sup> Street (Presidio Knolls School), View along 10<sup>th</sup> Street, Parish Hall & Existing 1-Story Garage  
(Source: Google Maps, July 2015)

# Site Photo



250 10<sup>th</sup> Street (Presidio Knolls School), View along Howard Street, Rectory  
(Source: Google Maps, July 2015)

Conditional Use Authorization-  
Planned Unit Development Hearing  
Case No. 2014.0831CUA  
250 10<sup>th</sup> Street

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J. Gregg Miller, Jr.  
D (415) 772-5736  
gmiller@coblentzlaw.com

June 22, 2016

The San Francisco Planning Commission  
c/o The San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, California 94103

Re: 250 – 10<sup>th</sup> Street – Case No 2014.0831EC

Dear President Fong and Honorable Commissioners:

We submit this letter on behalf of the project sponsor, the Presidio Knolls School (“Project Sponsor”), and ask that, at the June 30, 2016 hearing before the Planning Commission (the “Commission”), you grant the requested Conditional Use and Planned Unit Development authorizations for the Project.

If approved, the Project would allow the Project Sponsor to (i) expand the existing preschool and kindergarten-through-third grade elementary school uses and (ii) add space for students in the fourth through eighth grades. The Project would also substantially upgrade the site with new buildings and renovate the interior of the existing Rectory building, including seismic upgrades. Approval of the Project would be consistent with the policies and objectives of the General Plan and the Western SoMa Community Plan. The Project would provide an expanded educational center in a part of the City that has added many new residences in the past ten (10) years, resulting in expanded educational opportunities for pre-school through eighth grade children in the City and helping to retain families in the City.

**I. Project Summary**

**A. Background**

Presidio Knolls School was founded in 2008 as a progressive Mandarin immersion preschool. To meet the growing demand for Mandarin immersion, the school started an emerging K-8 program in 2012. Attendees of the school currently include preschoolers, kindergarteners, and first through third grade students. Presidio Knolls School proposes to expand to also accommodate students in the fourth through eighth grades, in part so that existing students can remain at the school as they progress. Approximately 255 students are currently enrolled at the school, including approximately 129 preschool students. Approximately 55 teachers, including assistant teachers and specialists, and approximately 17 staff members are currently employed by the school.

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The Presidio Knolls School campus currently consists of the following buildings, totaling approximately 36,148 gross square feet:

| Building Name              | Block/Lot | Building Gross Square Footage | Existing Use                          | Zoning |
|----------------------------|-----------|-------------------------------|---------------------------------------|--------|
| Rectory                    | 3517/034  | Approx. 9,303                 | Vacant                                | WMUG   |
| Garage                     | 3517/036  | Approx. 1,132                 | Storage                               | RCD    |
| Parish Hall                | 3517/037  | Approx. 11,296                | Multi-purpose                         | RCD    |
| Preschool Building         | 3517/037  | Approx. 8,933                 | Classrooms and administrative offices | RCD    |
| Elementary School Building | 3517/038  | Approx. 5,484                 | Classrooms and administrative offices | RCD    |

St. Joseph's Church, which is adjacent to the Parish Hall building, is not part of the Presidio Knolls School campus and will not be affected by the proposed project.

**B. Proposed Project**

Presidio Knolls School proposes to improve its existing campus by replacing outdated school buildings with new state-of-the-art buildings. The vacant Rectory building would be converted to educational use.

The Project is located in the Western SoMa Community Plan Area. The Project site consists of four lots totaling approximately 59,000 square feet. Three of the lots are zoned Regional Commercial District (RCD) and are located in a 55/65-X Height & Bulk District, while one of the lots (Rectory building) is zoned WSoMa Mixed-Use General (WMUG) and is located in a 55-X Height & Bulk District. The Project site currently is developed with an approximately 36,148-gross-square-foot (gsf) preschool through third-grade school campus (i.e., Presidio Knolls School) that includes various buildings and open space. The Project would add approximately 45,100 gross square feet, resulting in a total of approximately 81,600 gross square feet on the site once completed.

Upon completion of the Project, the school would consist of a total of approximately 18 classrooms, four toddler rooms, four preschool rooms, and shared rooms such as the library, art room, multi-purpose room, music room, gymnasium, English classrooms, science classrooms, language classrooms, and administrative offices, lounges and conference rooms. Six out of the 18 classrooms are anticipated to be middle school classrooms.

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The Garage, Preschool building and Elementary building are proposed to be demolished and replaced with two new buildings that have been designed to be distinguishable yet compatible with nearby historic buildings. Specifically, the Garage is proposed to be demolished and replaced by 19'-tall, approximately 1,000-gross-square-foot Music building, and the Preschool and Elementary buildings are proposed to be demolished and replaced by a three-story, 48'-foot tall, approximately 60,000-gross-square-foot School building, including covered exterior walkways. Play areas are proposed in the courtyard area on the interior of the campus. The existing shared play yard, which includes a half basketball court, will remain in its current location.

The Project would upgrade the exterior of currently vacant Rectory building, including removal of non-historic windows on the east façade, replacing them with new windows that match existing historic windows, lowering of the sills of the existing window openings on the western façade of the building approximately 42 inches in order to create a new doorway, and installation of two new doors. The Project would renovate the interior of the Rectory building to include classrooms, a break room, administrative offices, and storage. All exterior changes would be designed to be consistent with the Secretary of the Interior's Standards. As part of the interior renovations, the existing interior window molding would be repaired or replaced with matching molding.

Enrollment is expected to increase over time by approximately 295 students, for a total of about 550 students at maximum enrollment. Approximately 45 additional teachers and staff members are expected to be hired. Student pick-up and drop-off will continue to occur from the white zone on Tenth Street.

After project completion, the Presidio Knolls School campus would consist of the following buildings, totaling approximately 81,600 gross square feet:

| <b>Building Name</b> | <b>Block/Lot</b> | <b>Building Gross Square Footage</b> | <b>Proposed Use</b>                   | <b>Zoning</b> |
|----------------------|------------------|--------------------------------------|---------------------------------------|---------------|
| Rectory              | 3517/034         | Approx. 9,303                        | Classrooms, administrative offices    | WMUG          |
| Music                | 3517/036         | Approx. 1,000                        | Classroom                             | RCD           |
| Parish Hall          | 3517/037         | Approx. 11,296                       | Gymnasium, multi-purpose              | RCD           |
| School               | 3517/037         | Approx. 60,000                       | Classrooms and administrative offices | RCD           |

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Project Sponsor expects to construct the Project in three phases. The first phase of construction would be the renovation of the existing Rectory building in late 2016/early 2017. Construction of the new buildings is anticipated to begin with the west portion of the School building in 2018. The remaining new construction is projected to be completed during the 2020-2021 school year. Some of this construction work would occur while the school is on summer recess roughly between mid-June and the end of August.

## **II. CEQA Review**

The Project has undergone careful environmental review under CEQA, resulting in a Certificate of Determination that the Project is exempt from Environmental Review (i.e., the "Community Plan Exemption").

After several years of analysis, community outreach, and public review, the Western SoMa Community Plan was adopted by the Board of Supervisors on March 19, 2013, and made effective as of April 27, 2013. The Community Plan included changes to existing zoning, height and bulk districts in some areas, including the Project site. The Planning Commission certified the Western SoMa PEIR on December 6, 2012.

Project-specific studies were prepared for the proposed Project to determine if the Project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR. The Determination evaluates the potential project-specific environmental effects of the Project and concludes that the proposed Project is consistent with and was encompassed within the analysis in the Western SoMa PEIR. The Determination also finds that the Western SoMa PEIR adequately anticipated and described the impacts of the proposed Project and identified the mitigation measures applicable to the Project.

## **III. Planning Code Approvals Requested**

The Project requires Planned Unit Development and Conditional Use authorization pursuant to Planning Code Sections 121.1, 121.2, 121.7, 303, 304, 317, 744.11, 744.21, 744.82a, and 844.27 for:

1. development on a lot larger than 10,000 sq.ft.;
2. establishment of a non-residential use (school & child care uses) larger than 10,000 sq.ft.;
3. merger of lots within the RCD Zoning District, which result in a street frontage greater than 100-ft.;

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4. conversion of ten group housing units at the Rectory building to child care and school uses; and
5. establishment of a child care (pre-school) use with more than 13 children in the RCD Zoning District.<sup>1</sup>

Under the PUD, the project is seeking certain exceptions to the following Planning Code requirements:

1. rear yard (Planning Code Section 134);
2. street frontage (Planning Code Section 145.1);
3. bicycle parking spaces (Planning Code Section 155.2); and
4. shower and lockers (Planning Code Section 155.4).

For the reasons set forth in this letter, we respectfully request that the Commission grant PUD and CU authorization for the Project.

#### **IV. Reasons to Approve the Project.**

- a. The Project is Consistent with the Applicable RCD (Section 744) and WMUG (Section 844) Zoning.

WMUG zoning permits childcare and elementary and secondary school uses as of right. RCD zoning permits elementary and secondary school uses as of right and requires conditional use authorization for childcare uses for thirteen or more children. In addition, while the RCD prohibits the size of any use to exceed 25,000 sq.ft., the RCD specifically allows child care and elementary and secondary school uses to exceed 25,000 sq.ft. with conditional use authorization. As such, the proposed uses at the Project site are consistent with the applicable zoning.

In addition, the size of the Project's site – over 59,000 sq.ft. – allows the Project to seek authorization as a Planned Unit Development (PUD) under Section 304 of the Code. Authorization of the Project as a PUD will allow the Project Sponsor relief from certain Planning Code requirements, resulting in a better design for the Project that more effectively achieves the Project Sponsor's goals and that is complementary to the design and values of the surrounding area.

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<sup>1</sup> The site has been used as a preschool since 2001.

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b. The Project will Help to Retain Families in the City.

It is widely known that San Francisco has far fewer families with children than other Bay Area Counties.<sup>2</sup> One of key to retaining families is to provide choices when it comes to educating children. Approval of the Project will allow the expansion of the School to accommodate fourth through eighth grade students. This expansion will allow more children to attend the School and will help to meet the educational needs of children in San Francisco, thus helping to retain families in the City.

c. Approval of the Project will Solidify the School's Presence in a Neighborhood that is Experiencing Increased Residential Development.

The School is located in a part of the City that continues to see more residential development both in the immediate vicinity of the school, and in nearby neighborhoods such as the Transbay and Rincon Hill. Approval of the Project will allow the School to expand its ability to serve children and families, including the existing and new residents who make the South of Market area their home. The School's expanded presence at the Project site will allow more residents to walk their children to school, instead of driving to other parts of the City where schools are located. Within a quarter mile radius of the Project site, there are more than 1,800 units of housing that have been constructed in the last two years or that are currently under construction.<sup>3</sup>

d. The Project will provide the School with a State-of-the-Art, Seismically Sound Campus.

The School currently operates out of buildings that, on average, are over 70 years old. These buildings have limited capabilities and present various challenges to educating students for a knowledge-based economy. The Project would allow the School to construct new buildings with state-of-the-art technological capabilities, advanced music facilities and greatly improved open space. These new buildings would be built to the latest building code requirements, including seismic requirements and would be far more energy efficient and "greener" than the current buildings.

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<sup>2</sup> See, e.g., Executive Summary, Planning Code Text Amendment, Case No. 2016-004077PCA [Board File No. 160281], hearing date June 16, 2016, at p.3, stating that 17% of San Francisco households are families with children compared to an average of 34% in the other Bay Area counties.

<sup>3</sup> Source: SF Property Information Map.



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**V. The Project Complies with the Conditional Use Criteria Under Section 303**

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

The project is necessary, desirable and compatible with the neighborhood. The project will be located on the existing Presidio Knolls School campus, the majority of which has been an institutional use for decades, beginning with the construction of the Parish Hall building in 1913, followed by the existing Preschool, Elementary and Garage buildings in the early 1960s. The 1908 Rectory building was originally a church rectory associated with nearby St. Joseph's Church, which was later converted to group housing associated with the church. The Rectory building is currently vacant and is proposed to be converted back to institutional (educational) use as part of the project.

The proposed new Music and School buildings, which will replace the existing Garage, Preschool and Elementary buildings, have been designed to be compatible with the historic Rectory, Parish Hall and St. Joseph's Church buildings, consistent with the Secretary of the Interior's Standards. The project design is also consistent with the prevailing neighborhood character by reinforcing the scale, detailing and articulation of the building facades along 10<sup>th</sup> Street.

The project is desirable because it will enhance and allow for expanded elementary and middle school educational opportunities, thereby improving the educational services provided to the community and the City as a whole. Presidio Knolls School provides a progressive Mandarin immersion education that nurtures and inspires students of diverse backgrounds to achieve their highest academic and creative potential. Presidio Knolls School students come from approximately 23 of the City's 31 zip codes, along with Daly City, Brisbane, Pacifica, Burlingame, El Sobrante, Richmond, San Ramon, Mill Valley, and San Rafael. Approximately seventy-one percent (71%) of students self-identify as students of color. The School also serves a diverse economic array of families, with 13.6% of the students in grades K-3 receiving financial aid, while 49% of pre-school students receive financial aid.

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- 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 in the area, in that:
- (i) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project will be located on the existing Presidio Knolls School campus, the majority of which, as explained in more detail above, has been in institutional use for decades. The size of the campus will not be increased. The proposed building footprints will be located in generally the same location as the buildings that will be replaced. This proposed building configuration is consistent with existing conditions and will allow open space areas for students to continue to be located on the interior of campus. The size of the project is conditionally permitted under the Planning Code and is appropriate for the project site, which is located in a dense urban area.

- (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;

No off-street parking is required for the project. There is an existing white zone on Tenth Street for student drop-off and pick-up activities, which was recently expanded to accommodate up to five vehicles. The white zone is proposed to be further expanded to accommodate an additional vehicle by converting the metered parking space between the existing white zone and an existing driveway to a white zone. Presidio Knolls School will continue to provide attendants to supervise and direct traffic and parking adjacent to the school during drop-off and pick-up times before and after school to discourage double parking and promote the orderly flow of traffic. Although enrollment is expected to increase over time by approximately 295 students (at maximum enrollment) and approximately 45 additional teachers and staff members are expected to ultimately be hired, this increase is expected to have a minimal impact on local traffic conditions, in part because of the proximity of the Presidio Knolls School campus to public transit and existing and new residential development.

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

Only a minor increase in noise levels from students at play, which is not considered a "noxious or offensive" type of noise, is expected as a result of the proposed enrollment increase. Furthermore, the student play area will be framed by existing and proposed buildings, which will help insulate noise. Standard conditions of approval regarding potential light and glare

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impacts will apply to the project. The project is not expected to generate dust or odor impacts. A community liaison will be appointed by the project sponsor to address any related concerns.

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

Open space for students will continue to be located on the interior of the campus. To the extent reasonably feasible, new street trees will be planted along the Tenth and Howard Street frontages consistent with Planning Code Section 138.1 requirements. The spacing of the trees has been adjusted to avoid conflicts with existing street lights and parking meters and to mark the primary entrance to the school on Tenth Street. No new parking or service areas are proposed. The existing five-vehicle white zone for student drop-off and pick-up activities on Tenth Street is proposed to be expanded to accommodate an additional vehicle, subject to SFMTA approval. Any new signage will meet applicable Planning Code requirements.

- 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 will comply with the applicable requirements of the Planning Code, with limited PUD exceptions pursuant to Planning Code Sections 303 and 304, and will not adversely affect the General Plan. The project is, on balance, consistent with the following Objectives and Policies of the General Plan and the Western SoMa Area Plan, among others:

#### GENERAL PLAN – OBJECTIVES AND POLICIES

##### COMMERCE AND INDUSTRY ELEMENT

**OBJECTIVE 7: ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.**

*Policy 2: Encourage the extension of needed health and education services, but manage expansion to avoid or minimize disruption of adjacent residential areas.*

The proposed project and related increase in enrollment will provide greater educational opportunities to a diverse body of students drawn from the community, thereby improving the educational services provided to the City as a whole. The overall campus footprint will not be expanded so there will be no disruption of adjacent residential areas.

*Policy 3: Promote the provision of adequate health and education services to all geographic districts and cultural groups in the city.*

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The project will enhance the educational services available to residents of the local area as well as the City at large.

#### TRANSPORTATION ELEMENT

OBJECTIVE 2: USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

*Policy 2.5: Provide incentives for the use of transit, car pools, van pools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.*

The Presidio Knolls School campus is ideally located within close proximity to public transit. Faculty, staff and parents will continue to be encouraged to use alternative means of transportation, including public transit, bicycles and car pools. Based on a recent survey conducted by Presidio Knolls School, approximately 64 percent of faculty/staff members commute via public transit.

#### URBAN DESIGN ELEMENT

*Policy 1: Promote harmony in the visual relationships and transitions between new and older buildings.*

*Policy 2: Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.*

The proposed new Music and School buildings have been designed to be distinguishable from yet compatible with surrounding buildings, consistent with these policies.

- d. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Presidio Knolls School campus is not located within a Neighborhood Commercial District.

#### WESTERN SOMA AREA PLAN – OBJECTIVES AND POLICIES

*Policy 1.1.2: Western SoMa land uses should progress from non-residential uses south of Harrison Street northward to an increasingly residential neighborhood with retention of a mix of uses and new mixed-use developments where appropriate.*

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OBJECTIVE 1.2: ENCOURAGE PRESERVATION OF EXISTING AND VIABLY APPROPRIATE NEW LAND USES IN LOCATIONS THAT PROVIDE THE GREATEST OPPORTUNITIES FOR SUCCESS AND MINIMIZE CONFLICT WITH RESIDENTIAL USES.

*Policy 1.2.2: Preserve and enhance compatibility of existing land uses south of Harrison Street.*

*Policy 5.1.6: Encourage a mix of uses rather than mixed use developments.*

The Project proposes to retain the educational and childcare uses that have existed at the site since 2001 and to expand the site's ability to provide those uses by constructing a new campus that is able to serve pre-schoolers through eighth graders. The proposed Project has been designed to be compatible with surrounding uses, including surrounding residential uses. Expansion of the School's capabilities will help it serve the educational needs of the children of existing and new residents in Western SoMa. The School's continued presence in the neighborhood will help to maintain the diverse mix of land uses in Western SoMa.

*Policy 5.1.3: Encourage and support the preservation and adaptive re-use of historic and social heritage neighborhood resources.*

OBJECTIVE 6.2: PROTECT HISTORIC AND CULTURAL RESOURCES.

*Policy 6.2.1: Protect individually significant historic and cultural resources and historic districts in the Western SoMa Area Plan from demolition or adverse alteration.*

*Policy 6.2.4: Protect properties that are significant for their architecture and design, including those eligible under National Register Criteria C (Design/Construction) and California Register Criterion 3 (architecture).*

*Policy 6.9.2: Preserve resources so they could survive future earthquakes.*

The proposed Project includes improvements to the currently-vacant Rectory building, an historic resource, such as restoration of façade details consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and seismic upgrades. These alterations will improve the Rectory building after many years of deferred maintenance and allow the School to more effectively use the Rectory building for educational purposes.

*Policy 5.2.2: Require new development to meet minimum levels of "green" construction.*

*Policy 5.2.9: Compliance with strict environmental efficiency standards for new buildings is strongly encouraged.*

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The Project will meet the California Green Building Code mandatory measures, in addition to all specific, locally-required green building measures. These measures include minimizing contributions to the waste stream both during construction and after the building is occupied, minimizing the site's stormwater runoff, using sustainable building products that are renewable and with low toxicity, and selecting efficient, low-energy building systems.

*Policy 7.4.5: Enhance the pedestrian environment by requiring new tree planting abutting sidewalks.*

The Project will plant numerous street trees along 10<sup>th</sup> Street.

**VI. The Project Complies with the Planned Unit Development Criteria of Section 304.**

Planning Code Section 304 establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

The Project Sponsor requests the following modifications from the requirements of the Planning Code:

Relief from the second- and third-story rear yard requirements under Section 134. No upper floor setbacks are proposed.

Relief from Class 1 and Class 2 bicycle parking requirements under Section 155.2 and shower and locker requirements under Section 155.4.

Relief from the ground floor transparency requirements under Section 145.1.

These modifications are justified because (i) the lack of upper story setbacks is consistent with existing and prevailing conditions; (ii) the Project would partially satisfy the bicycle parking and shower/locker requirements by providing five Class I bicycle lockers (10 Class I bicycle parking spaces), 20 Class II bicycle racks (40 Class II bicycle parking spaces), and two bicycle racks (four Class II bicycle parking spaces), for a total of 54 bicycle parking spaces. The Project is required to provide four showers and 24 clothes lockers, but proposes to provide 2 showers and 16 lockers; and (iii) the Project's design proposes a perforated screen between the property line and the windows of the Project along Tenth Street to protect the children while they go about their school day.

a. Criteria and Limitations.

Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- (i) Affirmatively promotes applicable objectives and policies of the General Plan;

See discussion under Section V.c.

- (ii) Provides off-street parking adequate for the occupancy proposes.

Under the applicable zoning, the Project is not required to provide any off-street parking spaces. The Project proposes to remove five on-street parking spaces (two on Tenth Street and three on Howard Street) and convert them into loading zones. The Project does not provide any new off-street parking.

However, according to the CPE Checklist, the anticipated unmet parking demand could be accommodated through existing on-street parking -- approximately 169 on-street parking spaces are located within a one-block radius of the school. The Project site is also well served by public transit and bicycle facilities. In addition, the Project will implement a Transportation Management Plan to address parking-related issues.

- (iii) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code.

The Project is not requesting any exceptions to the height limits.

**VII. The Project Complies with the Residential Conversion Criteria of Section 317**

The Project proposes to convert the currently vacant Rectory building from its prior use as a group housing facility for formerly homeless families, to childcare and school uses. Section 317 of the Planning Code requires the Planning Commission to consider the following criteria in the review of applications for residential conversion;

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- (i) whether conversion of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed were owner occupied;

The Rectory building has not been used for residential purposes since at least 2010 and it is very likely that such use ceased even earlier, when a daycare center started operating on other portions of the project site in 2001. On November 20, 1997, the then-owner of the Rectory building received conditional use authorization to increase the number of bedrooms in the building from nine to ten. Under the then-applicable zoning (Service/Light Industrial/Residential Mixed Use District), group housing was permitted only with conditional use authorization. At the time of the request for conditional use, the Rectory building's use was a group housing facility. In 1998, the then-owner of the Rectory building obtained a building permit to perform the work associated with the addition of the tenth bedroom pursuant to the conditional use authorization. The Rectory building was thereafter used as a group housing facility to provide transitional housing for formerly homeless families. However, at some point prior to 2010, the group housing use was abandoned and replaced with a preschool/day care center called Children's Village. Children's Village began operating a day center at 250-10th Street, which is part of the project site, sometime in 2001. Project Sponsor has been unable to locate any evidence that the Rectory building was legally converted from group housing to childcare. When the prior owner acquired the site in 2010, the Rectory building was not in use and had been boarded up. However, there was evidence in the Rectory building, including toys and daycare equipment, indicating that it had been used for childcare/preschool uses and not housing. As such, the building has not been used for group housing since at least 2010 and perhaps as early as 2001, when Children's Village started its daycare/preschool operations in a neighboring building. Therefore, conversion of the Rectory building would not eliminate any existing renter or owner occupied housing units.

- (ii) whether Residential Conversion would provide desirable new Non- Residential Use(s) appropriate for the neighborhood and adjoining district(s);

Conversion of the Rectory building would allow for expanded preschool, elementary and middle school opportunities that complement the existing Presidio Knolls School's facilities, and would represent a continuation of the building's last known use – preschool/daycare – with added elementary school classrooms. Expansion of the school into the Rectory building would allow for continued growth of an innovative, progressive Mandarin immersion school providing educational opportunities to San Francisco children and job opportunities to teachers and staff. The school serves students of diverse backgrounds, with approximately 71 percent of students self-identifying as students of color, and students come from approximately 23 of the City's 31 zip codes as well as neighboring cities. Expansion of the school would help to retain families in the City by providing additional educational opportunities and classroom capacity.



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- (iii) in districts where Residential Uses are not permitted, whether Residential Conversion will bring the building closer into conformance with the Uses permitted in the zoning district;

Not applicable. Residential Uses, including group housing, are permitted in the Western SoMa Mixed-Use General District, as are childcare, elementary school and secondary school uses. However, uses in the immediate vicinity of the Project are quite mixed, and include religious, educational, residential, general commercial, office, light industrial, retail, parking lot, and self-storage uses.

- (iv) whether conversion of the unit(s) will be detrimental to the City's housing stock;

Conversion of the unoccupied group housing units will not be detrimental to the City's housing stock, as the Rectory has been unoccupied for Residential Uses – group housing -- since at least 2010 and perhaps as early as 2001. No residents would be displaced as a result of the conversion.

- (v) whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected;

Not applicable. The building has not been used as residences (group housing) since at least 2010. To the extent the group housing use was not abandoned as a result of the preschool/day care use that preceded Project Sponsor's control of the Rectory building, the Project proposes to convert the former group housing use to educational use and perform various upgrades to the building so that it may be used in a manner consistent with the Project's overall use as a pre-school through eighth grade school.

- (vi) whether the Residential Conversion will remove Affordable Housing, or units subject to the Residential Rent Stabilization and Arbitration Ordinance.

Conversion of the unoccupied group housing units will not remove any Affordable Housing or units subject to the Residential Rent Stabilization and Arbitration Ordinance. When the Rectory building was used for housing, it was transitional housing for formerly homeless families, along with support services for such families.

#### **VIII. Consistency with the Eight Priority General Plan Policies**

The project is, on balance, consistent with the City's eight Priority Planning Policies for the reasons set forth below.

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

The project will not directly affect any neighborhood-serving retail uses. Presidio Knolls School faculty, staff and parents will continue to utilize the various neighborhood-serving retail uses in the surrounding area, which will help preserve and enhance future opportunities for resident employment and ownership of such businesses.

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

The project will preserve and enhance the cultural and economic diversity of the neighborhood. Presidio Knolls School, which has been in its current location since 2008, offers an educational program for an economically, racially, culturally, and socially diverse student body. The proposed new Music and School buildings have been designed to be distinguishable from, yet compatible with, nearby historic buildings, consistent with the Secretary of the Interior's Standards, and the neighborhood as a whole.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The project will not adversely affect the City's supply of affordable housing.

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

The project will not impede MUNI service or overburden streets or neighborhood parking. The proposed student enrollment increase and associated increase in faculty/staff is not expected to materially affect the type and volume of traffic in the neighborhood. There is an existing white zone on Tenth Street for student drop-off and pick-up activities, which was recently expanded to accommodate up to five vehicles. Presidio Knolls School will continue to provide attendants to supervise and direct traffic and parking adjacent to the school during student drop-off and pick-up to discourage double parking and promote the orderly flow of traffic. Although it is possible that the proposed increase in student enrollment increase and associated increase in faculty/staff could result in additional MUNI ridership, that increase is not expected to materially affect MUNI service. Bicycle parking will also be provided as part of the project.

- (5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office

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development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project does not include office development and no industrial or service industry establishment will be displaced by the project. The project is expected to create an opportunity for approximately 45 new faculty/staff positions, providing future opportunity for resident employment.

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

The project will help the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. The proposed Rectory renovation and the new Music and School buildings will be designed to meet current Building Code seismic standards.

- (7) That landmarks and historic buildings be preserved.

Existing landmarks and historic buildings will not be adversely affected by the proposed project. The buildings proposed to be demolished as part of the project were evaluated as part of the Eastern Neighborhoods SoMa Area Plan and Western SoMa Community Plan Historic Resource Survey and all given a California Historical Resource Status Code of "6Z", meaning that they were found to be ineligible for the National Register, California Register or local designation through survey evaluation. The proposed replacement buildings will be compatible with nearby historic buildings, consistent with the Secretary of the Interior's Standards. Exterior changes to the Rectory building will also be consistent with the Secretary of the Interior's Standards.

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

The project will not affect the access to sunlight or vistas from any park or public open space.

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**IX. Conclusion.**

For the reasons set forth above, we respectfully request that the Commission grant Conditional Use and Planned Unit Development authorization for the Project.

Respectfully submitted,

  
Gregg Miller



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

## Administrative Code

### Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

#### Section 1: Project Information

|  |  |  |   |
|--|--|--|---|
| PROJECT ADDRESS<br><b>250 10th Street</b>          |  | BLOCK/LOT(S)<br><b>3517/034,036,037,038</b>  |   |
| BUILDING PERMIT APPLICATION NO.<br><b>N/A</b>      | CASE NO. (IF APPLICABLE)<br><b>2014.0831E</b>                        | MOTION NO. (IF APPLICABLE)   |   |
| PROJECT SPONSOR<br><b>Presidio Knolls School</b>   | MAIN CONTACT<br><b>Mara Chase</b>                                    | PHONE<br><b>925-255-8382</b>   |   |
| ADDRESS<br><b>250 10th Street</b>                  |  |  |   |
| CITY, STATE, ZIP<br><b>San Francisco, CA 94103</b> |  | EMAIL<br><b>mara@project-focus.net</b>   |   |
| ESTIMATED RESIDENTIAL UNITS<br><b>0</b>            | ESTIMATED SQ FT COMMERCIAL SPACE<br><b>81,600 sf Educational Use</b> | ESTIMATED HEIGHT/FLOORS<br><b>3 story building 44'5 ft<br/>2-story building is 28 ft</b> | ESTIMATED CONSTRUCTION COST<br><b>\$20M</b> |
| ANTICIPATED START DATE<br><b>June 2018</b>         |  |  |   |

#### Section 2: First Source Hiring Program Verification

|  |  |
|--|--|
| CHECK ALL BOXES APPLICABLE TO THIS PROJECT   |  |
| <input type="checkbox"/>   | Project is wholly Residential  |
| <input checked="" type="checkbox"/>  | Project is wholly Commercial   |
| <input type="checkbox"/>   | Project is Mixed Use   |
| <input type="checkbox"/>   | A: The project consists of ten (10) or more residential units;                     |
| <input checked="" type="checkbox"/>  | B: The project consists of 25,000 square feet or more gross commercial floor area. |
| <input type="checkbox"/>   | C: Neither 1A nor 1B apply.  |
| NOTES:   |  |
| <ul style="list-style-type: none"> <li>• If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.</li> <li>• If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.</li> <li>• For questions, please contact OEWD's CityBuild program at <a href="mailto:CityBuild@sfgov.org">CityBuild@sfgov.org</a> or (415) 701-4848. For more information about the First Source Hiring Program visit <a href="http://www.workforcedevelopmentsf.org">www.workforcedevelopmentsf.org</a></li> <li>• If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.</li> </ul> |  |

Continued...

### Section 3: First Source Hiring Program – Workforce Projection

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

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

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

| TRADE/CRAFT            | ANTICIPATED JOURNEYMAN WAGE | # APPRENTICE POSITIONS | # TOTAL POSITIONS | TRADE/CRAFT            | ANTICIPATED JOURNEYMAN WAGE | # APPRENTICE POSITIONS | # TOTAL POSITIONS |
|------------------------|-----------------------------|------------------------|-------------------|------------------------|-----------------------------|------------------------|-------------------|
| Abatement Laborer      | 101.00                      | TBD                    | TBD               | Laborer                | 72.00                       | TBD                    | TBD               |
| Boilermaker            | \$130.85                    | TBD                    | TBD               | Operating Engineer     | 105.00                      | TBD                    | TBD               |
| Bricklayer             | 101.00                      | TBD                    | TBD               | Painter                | 97.00                       | TBD                    | TBD               |
| Carpenter              | 122.74                      | TBD                    | TBD               | Pile Driver            | 105.00                      | TBD                    | TBD               |
| Cement Mason           | 98.00                       | TBD                    | TBD               | Plasterer              | 111.00                      | TBD                    | TBD               |
| Drywall/Latherer       | 105.00                      | TBD                    | TBD               | Plumber and Pipefitter | 130.85                      | TBD                    | TBD               |
| Electrician            | 163.00                      | TBD                    | TBD               | Roofer/Water proofer   | 98.95                       | TBD                    | TBD               |
| Elevator Constructor   | 155.00                      | TBD                    | TBD               | Sheet Metal Worker     | 128.95                      | TBD                    | TBD               |
| Floor Coverer          | 105.00                      | TBD                    | TBD               | Sprinkler Fitter       | 130.85                      | TBD                    | TBD               |
| Glazier                | 112.00                      | TBD                    | TBD               | Taper                  | 111.00                      | TBD                    | TBD               |
| Heat & Frost Insulator | 95.00                       | TBD                    | TBD               | Tile Layer/Finisher    | 101.00                      | TBD                    | TBD               |
| Ironworker             | 110.00                      | TBD                    | TBD               | Other:                 | 85/hr                       |                        |                   |
| <b>TOTAL:</b>          |                             |                        |                   | <b>TOTAL:</b>          |                             |                        |                   |

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

### Section 4: Declaration of Sponsor of Principal Project

|  |  |                        |              |
|--|--|------------------------|--------------|
| PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE  |  | EMAIL                  | PHONE NUMBER |
| Mara Chase Project Manager   |  | info@project-focus.net | 925-255-8382 |
| I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.    |  |                        |              |
| Mara Chase   |  | 6-21-2016              |              |
| (SIGNATURE OF AUTHORIZED REPRESENTATIVE)   |  | (DATE)                 |              |
| FOR PLANNING DEPARTMENT STAFF ONLY; PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG                                    |  |                        |              |
| Cc: Office of Economic and Workforce Development, CityBuild<br>Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848<br>Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org |  |                        |              |

# PRESIDIO KNOLLS SCHOOL

260 10TH STREET, SAN FRANCISCO CA, 94103

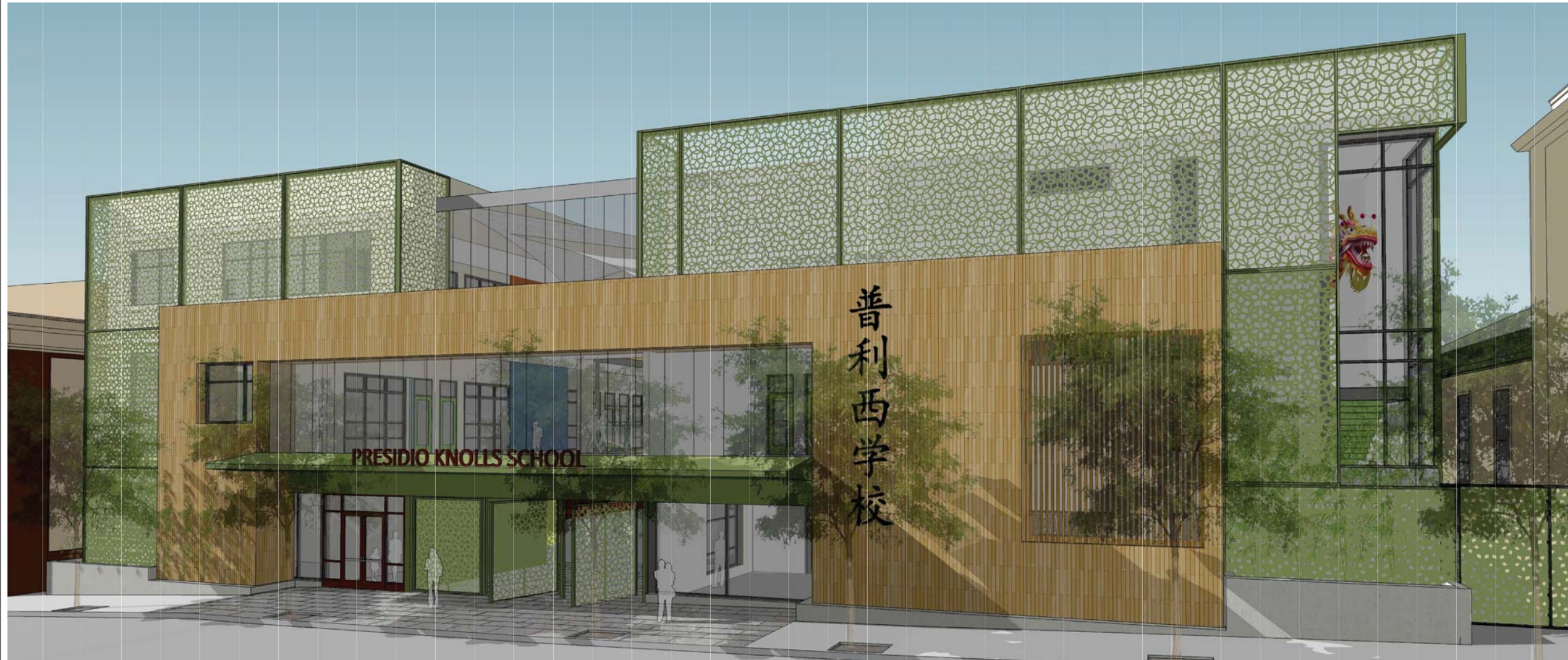
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## PRESIDIO KNOLLS SCHOOL

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12 DECATUR STREET  
SAN FRANCISCO, CA 94103  
CONTACT: MICHAEL KAPTULNIK  
415.621.5522 P  
415.621.5515 F  
E-MAIL: michael@sdif.com



ZONING INFORMATION  
BLOCK/LOT: 3517/037, 3517/038, 3517/036  
ZONING DISTRICT: RCD  
HEIGHT / BULK DISTRICT: 55/65-X  
SPECIAL USE DISTRICT: WESTERN SOMA

BLOCK/LOT: 3517/034  
ZONING DISTRICT: WMUG  
HEIGHT / BULK DISTRICT: 55-X  
SPECIAL USE DISTRICT: WESTERN SOMA

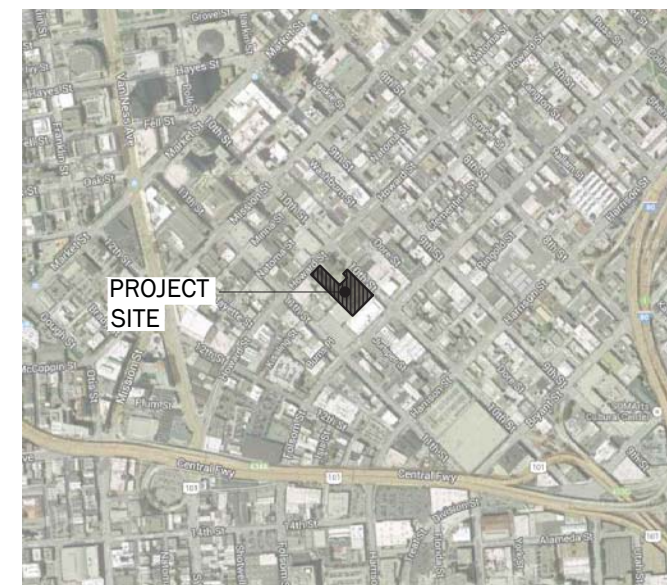
DRAWING LIST  
A0.00 COVER SHEET  
A0.01 SURVEY

ARCHITECTURE  
A1.00 EXISTING SITE PLAN  
A1.00A EXISTING SITE PHOTOGRAPHS  
A1.00B EXISTING SITE PHOTOGRAPHS  
A2.00 PROPOSED SITE PLAN  
A2.00A CONCEPTUAL PERSPECTIVES  
A2.01 PROPOSED FIRST FLOOR  
A2.02 PROPOSED SECOND FLOOR  
A2.03 PROPOSED THIRD FLOOR  
A2.04 PROPOSED ROOF PLAN  
A3.01 PROPOSED ELEVATIONS  
A3.02 PROPOSED ELEVATIONS  
A3.03 PROPOSED ELEVATIONS

LANDSCAPE  
L.01 PROPOSED STREETScape PLAN  
L.02 STREETScape SECTION & ELEVATION  
L.03 PLANTING & MATERIALS



LOCATION MAP  
NTS 2



AREA MAP  
NTS 1

## CONDITIONAL USE AUTHORIZATION

INITIAL FILING SET 08.06.2015

COVER SHEET

A0.00

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10TH STREET (80' R/W)



- LEGEND**
- CLF CLEAR OF PROPERTY LINE
  - OV OVER PROPERTY LINE
  - R/W RIGHT OF WAY
  - W/F WOOD FRAME
  - BLDG BUILDING
  - BSMT. BASEMENT
  - CONC. CONCRETE
  - CONC. CURB CONCRETE CURB
  - CLF CHAIN LINK FENCE
  - CLDG CONCRETE LANDING
  - CS COLUMNS
  - COL. COLUMN
  - WOLF WOOD FENCE
  - W.D.W. WOOD WALL
  - BRK.W. BRICK WALL
  - P.A. PLANTED AREA
  - GRD. GROUND
  - PS PARKING SPACE
  - HPS HANDICAP PARKING SPACE
  - P.O.B. POINT OF BEGINNING
  - FENCE FENCE
  - JOINT POLE JOINT POLE

FOLSOM STREET

LEGAL DESCRIPTION

PARCEL 1:

PARCEL 2:

PARCEL 3:

SURVEY REFERENCE

THE FOLLOWING ARE EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERRED INTERIM BINDER:

FLOOD NOTE

ZONING

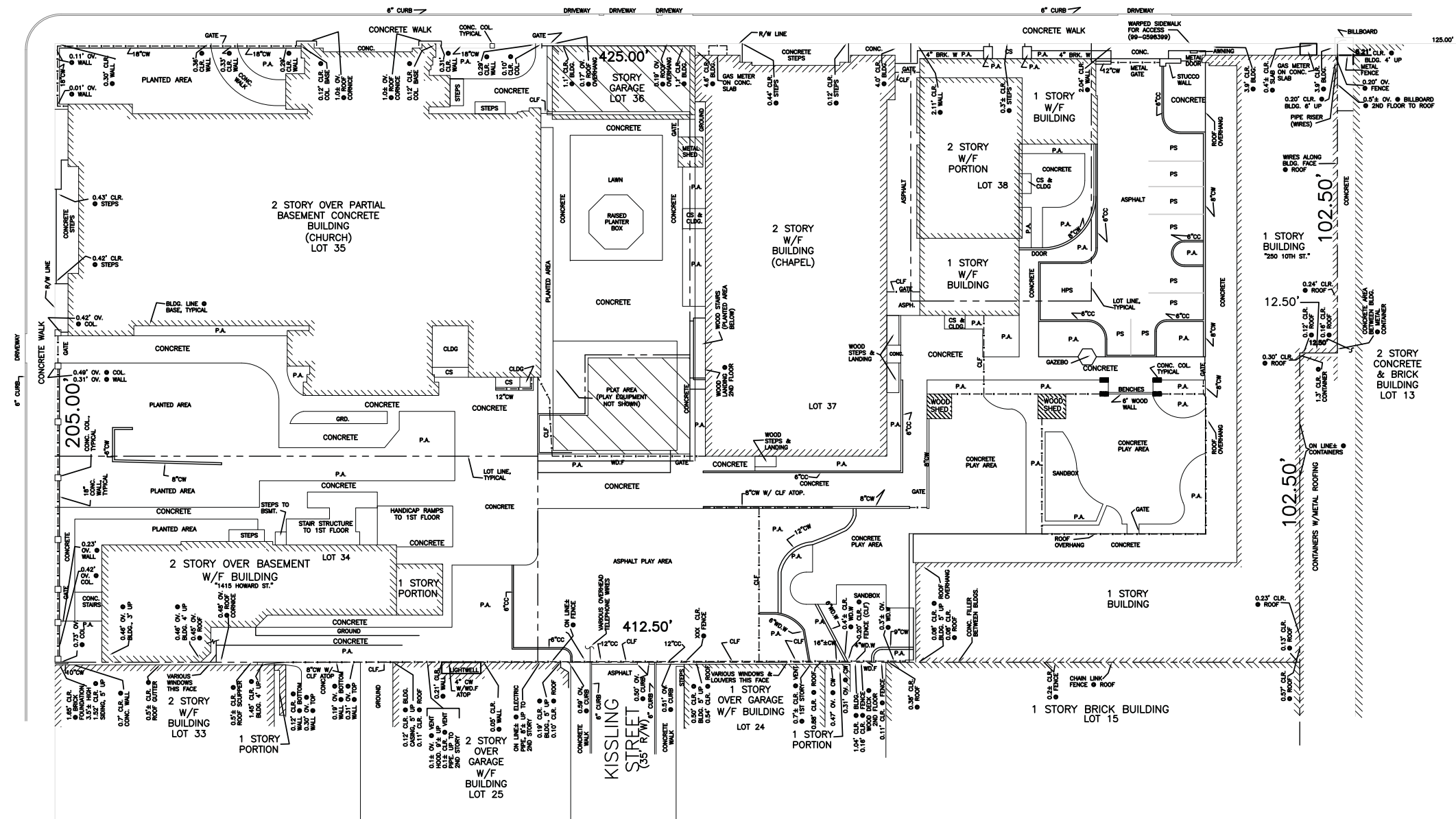
GENERAL NOTES

ALTA/ACSM LAND TITLE SURVEY  
OF A PORTION OF ASSESSOR'S BLOCK NO. 3517  
FOR

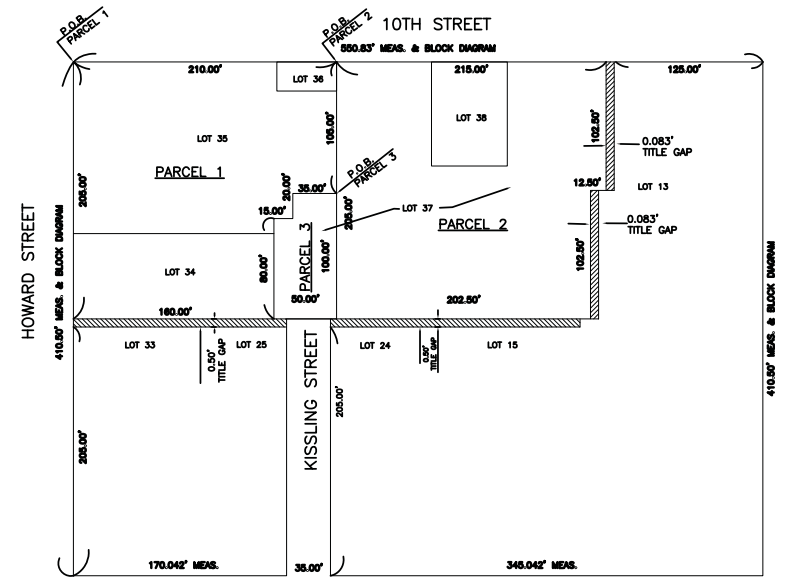
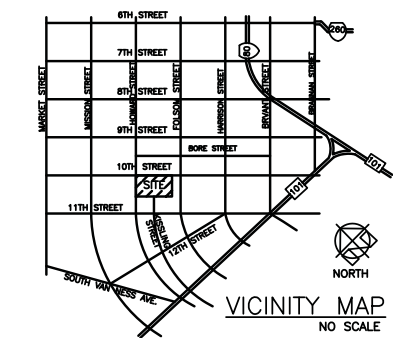
1401 HOWARD, LLC  
SAN FRANCISCO CALIFORNIA

|                 |           |
|-----------------|-----------|
| SCALE: 1" = 16' | SURV.: DD |
| DATE: 6/23/08   | DES.      |
| SHEET: 1        | DRW.: JP  |
| OF: 1           | CHK.: BR  |
| JOB NO. S-7030  | REV. NO.  |

SITE AREA = 85,844± SQ.FT. OR 1.971± ACRES



HOWARD STREET (82.583' R/W)

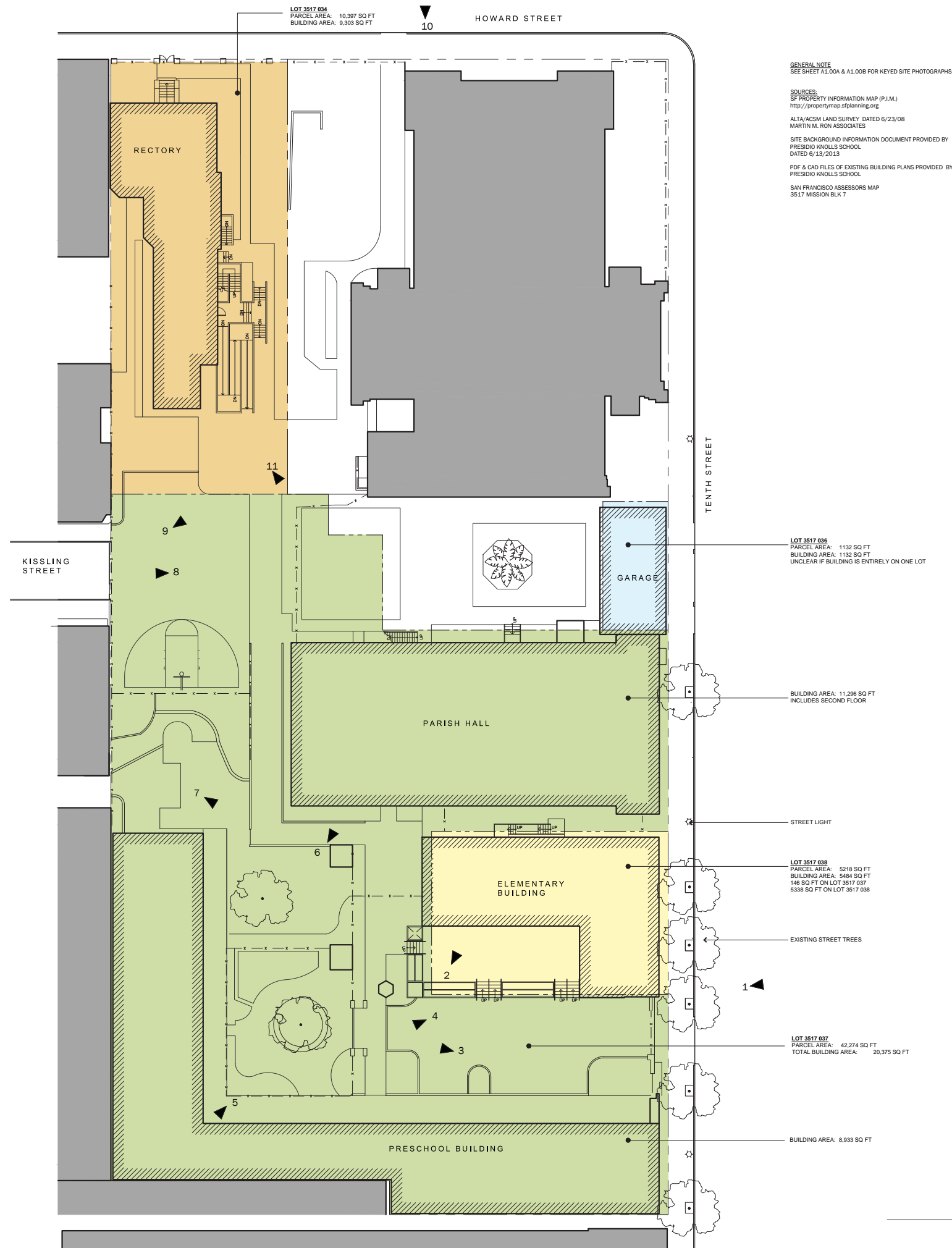


11TH STREET  
BOUNDARY DETAIL  
NO SCALE





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**GENERAL NOTE**  
SEE SHEET A1.00A & A1.00B FOR KEYED SITE PHOTOGRAPHS

**SOURCES:**  
SF PROPERTY INFORMATION MAP (P.I.M.)  
<http://propertymap.sfplanning.org>

ALTA/ACSM LAND SURVEY DATED 6/23/08  
MARTIN M. RON ASSOCIATES

SITE BACKGROUND INFORMATION DOCUMENT PROVIDED BY  
PRESIDIO KNOLLS SCHOOL  
DATED 6/13/2013

PDF & CAD FILES OF EXISTING BUILDING PLANS PROVIDED BY  
PRESIDIO KNOLLS SCHOOL

SAN FRANCISCO ASSESSORS MAP  
3517 MISSION BLK. 7

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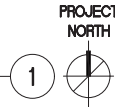
**CONDITIONAL USE  
AUTHORIZATION**

INITIAL FILING SET 08.06.2015

1/16" = 1'-0"

EXISTING SITE PLAN

EXISTING SITE PLAN  
1/16" = 1'-0"



**A1.00**

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EXISTING PRESCHOOL BUILDING  
NTS 6



EXISTING PRESCHOOL PLAY AREA  
NTS 5



EXISTING ELEMENTARY SCHOOL BUILDING  
NTS 4



VIEW TOWARD ENTRY GATE ON 10TH STREET  
NTS 3



EXISTING PRESCHOOL BUILDING - STORAGE BUILDING ON ADJACENT PROPERTY BEYOND  
NTS 2



10TH STREET WEST SIDE - SUBJECT PROPERTY  
NTS 1

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AUTHORIZATION

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NTS  
EXISTING SITE PHOTOS

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RECTORY LOOKING NORTHWEST  
NTS 11



HOWARD STREET FACING SOUTH  
NTS 10



EXISTING GATE AT KISSLING STREET  
NTS 9



VIEW EAST / NORTHEAST FROM GATE AT KISSLING STREET  
NTS 8



EXISTING TODDLER PLAY AREA  
NTS 7

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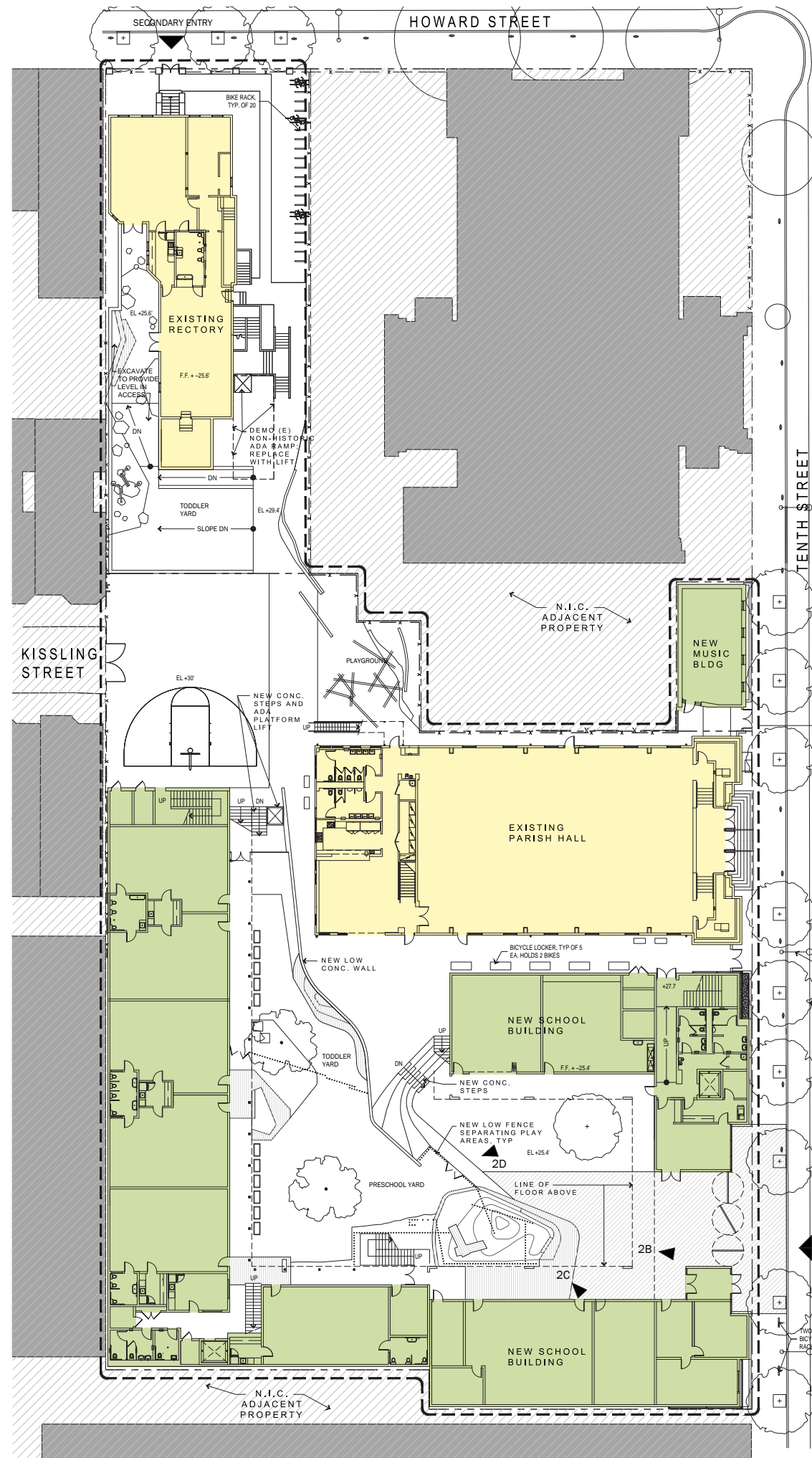
CONDITIONAL USE  
AUTHORIZATION

INITIAL FILING SET 08.06.2015

NTS  
EXISTING SITE PHOTOS

A1.00B

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**GENERAL NOTES**  
SEE SHEET A2.00A FOR KEYED CONCEPTUAL PERSPECTIVES

**LEGEND**

- NEW CONSTRUCTION
- EXISTING BUILDING TO REMAIN
- ADJACENT PROPERTY

AREA OF WORK, SEE A2.01

1

EXISTING STREET LIGHT

(N) STREET TREES, SEE STREETScape PLAN

2

MAIN ENTRY

BICYCLE RACKS

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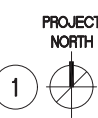
**CONDITIONAL USE AUTHORIZATION**

INITIAL FILING SET 08.06.2015

1/16" = 1'-0"

PROPOSED SITE PLAN

PROPOSED SITE PLAN  
1/16" = 1'-0"



**A2.00**

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CONCEPTUAL PERSPECTIVES - 10TH STREET ENTRY SEQUENCE <sup>NTS</sup> 2



CONCEPTUAL PERSPECTIVE - 10TH ST. ELEVATION <sup>NTS</sup> 1

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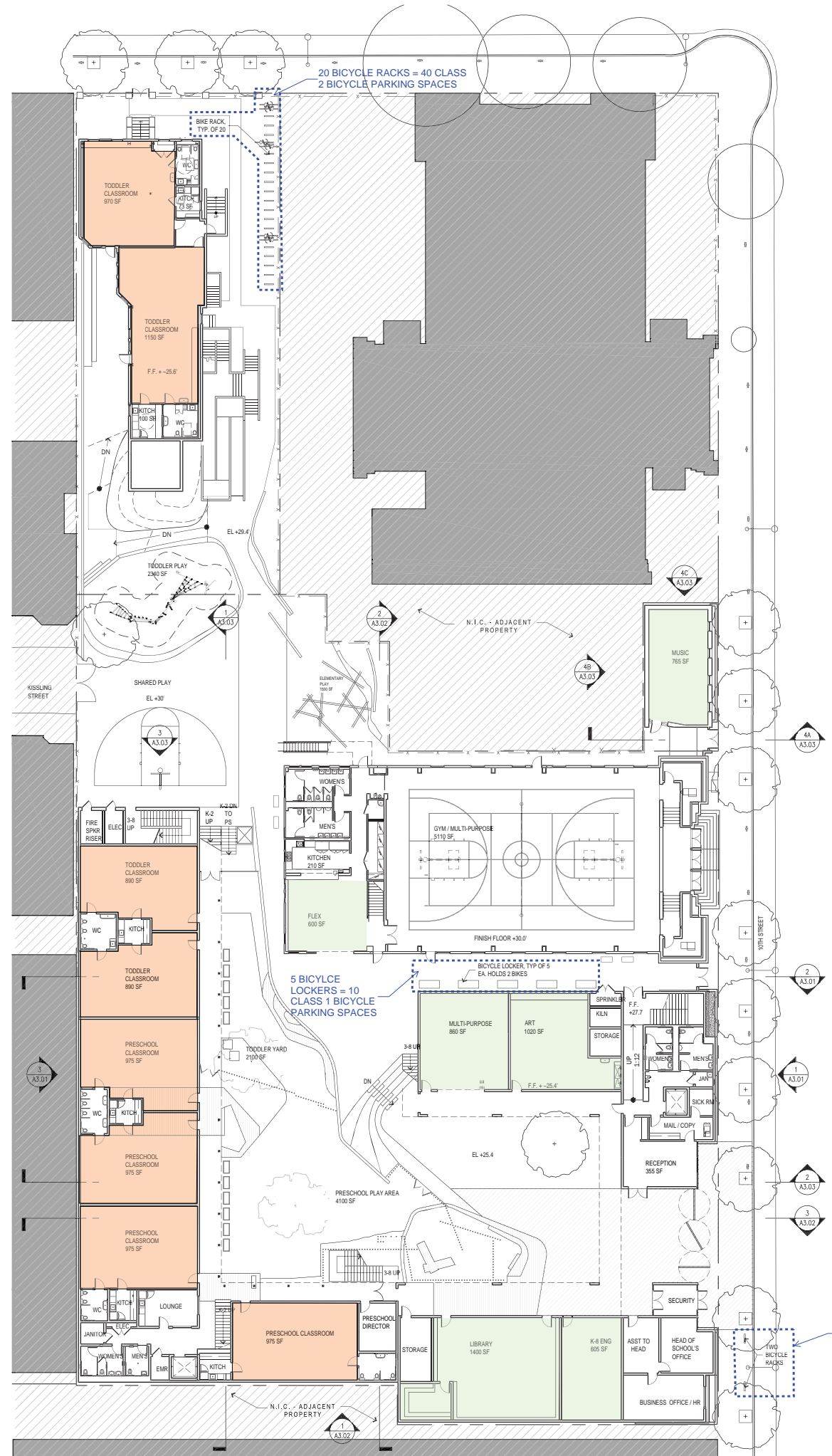
CONDITIONAL USE AUTHORIZATION

INITIAL FILING SET 08.06.2015

<sup>NTS</sup>  
CONCEPTUAL PERSPECTIVES

A2.00A

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BASED ON LICENSED CAPACITY OF 150 CHILDREN
- ELEMENTARY HOMEROOM CLASSROOM ASSIGNED TO SPECIFIC  
GRADE LEVEL - USED FOR DETERMINING BICYCLE PARKING
- MIDDLE SCHOOL HOMEROOM CLASSROOM ASSIGNED TO SPECIFIC  
GRADE LEVEL - USED FOR DETERMINING BICYCLE PARKING
- MULTI-USE CLASSROOM USED BY MULTIPLE GRADE LEVELS  
- NOT INCLUDED IN CLASSROOM COUNT FOR DETERMINING  
REQUIRED BICYCLE PARKING

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**CONDITIONAL USE  
AUTHORIZATION**

INITIAL FILING SET 08.06.2015  
UPDATED DRAWINGS 05.23.2016

1" = 1/16" = 1'-0"

**PROPOSED FIRST  
FLOOR PLANS**

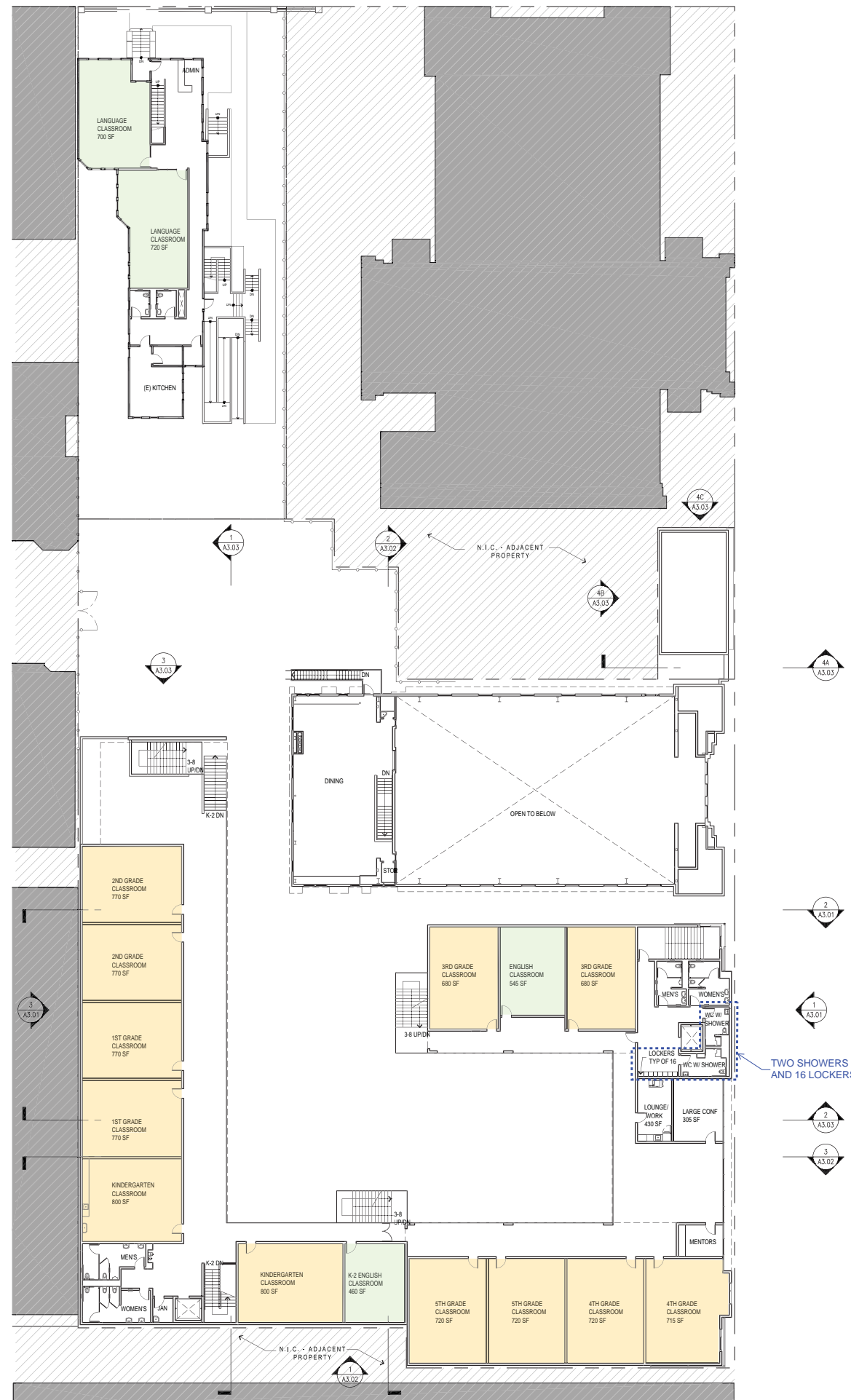
PROJECT  
NORTH

PROPOSED FIRST FLOOR PLAN  
1/16" = 1'-0"

1

A2.01

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GRADE LEVEL - USED FOR DETERMINING BICYCLE PARKING
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REQUIRED BICYCLE PARKING

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### CONDITIONAL USE AUTHORIZATION

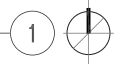
INITIAL FILING SET 08.06.2015  
UPDATED DRAWINGS 05.23.2016

0 5 10 20 1/16" = 1'-0"

### PROPOSED SECOND FLOOR PLANS

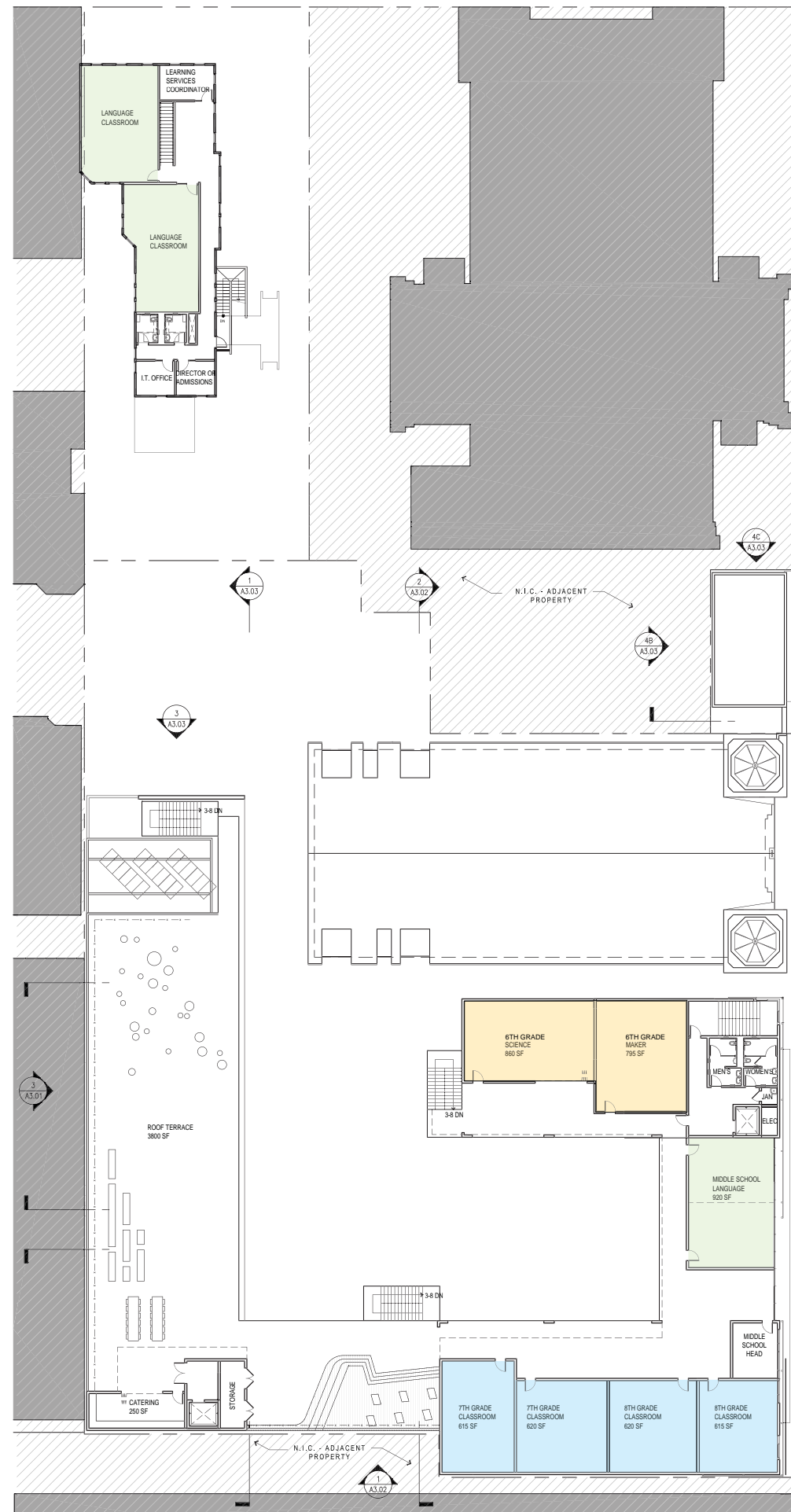
PROJECT NORTH

PROPOSED SECOND FLOOR PLAN  
1/16" = 1'-0"



A2.02

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GRADE LEVEL - USED FOR DETERMINING BICYCLE PARKING
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AUTHORIZATION**

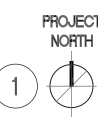
INITIAL FILING SET 08.06.2015  
UPDATED DRAWINGS 05.23.2016

0 6 12 24 1/16" = 1'-0"

**PROPOSED THIRD  
FLOOR PLANS**

**A2.03**

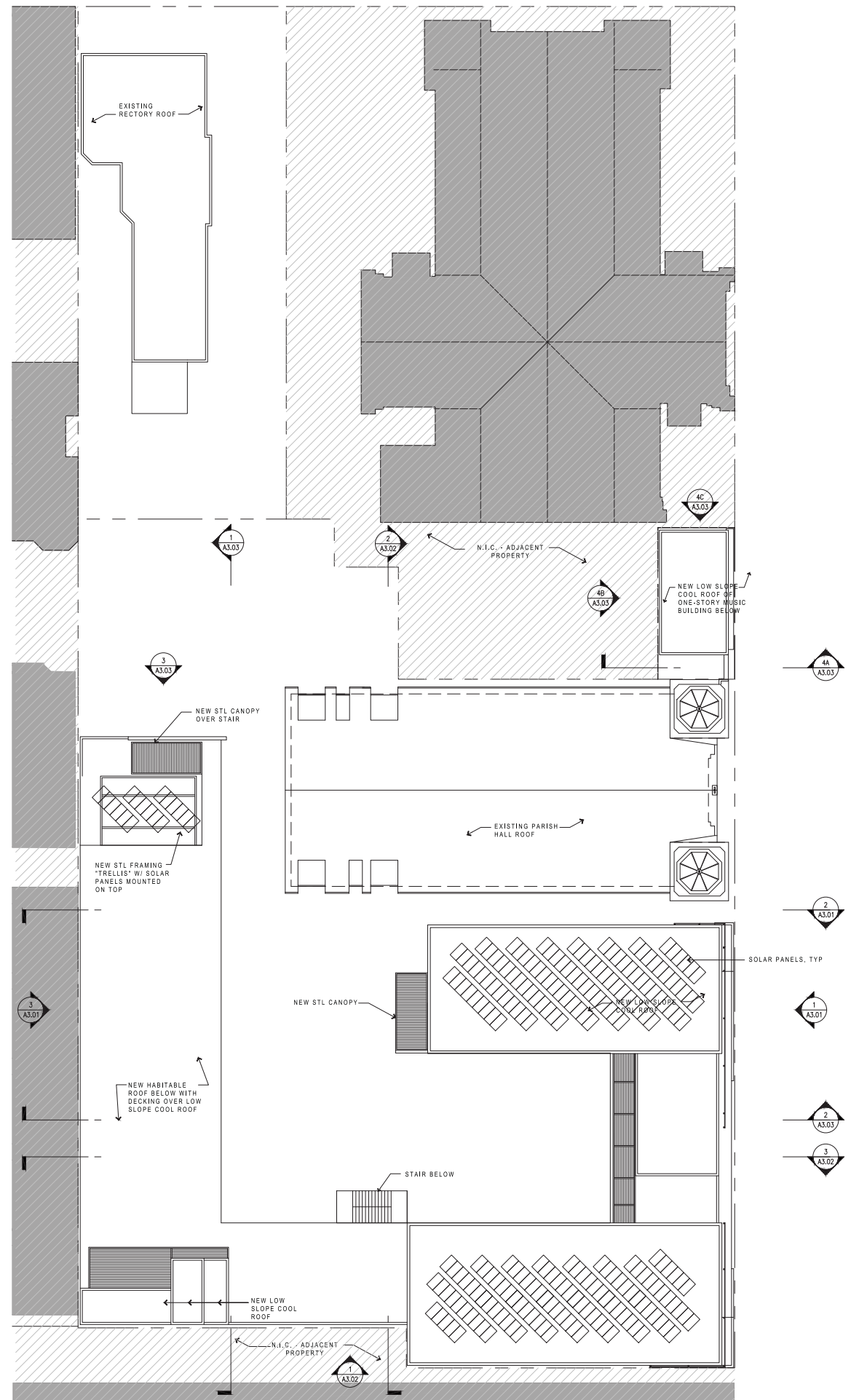
PROPOSED THIRD FLOOR PLAN  
1/16" = 1'-0"



PROJECT  
NORTH



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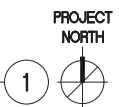
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1/16" = 1'-0"

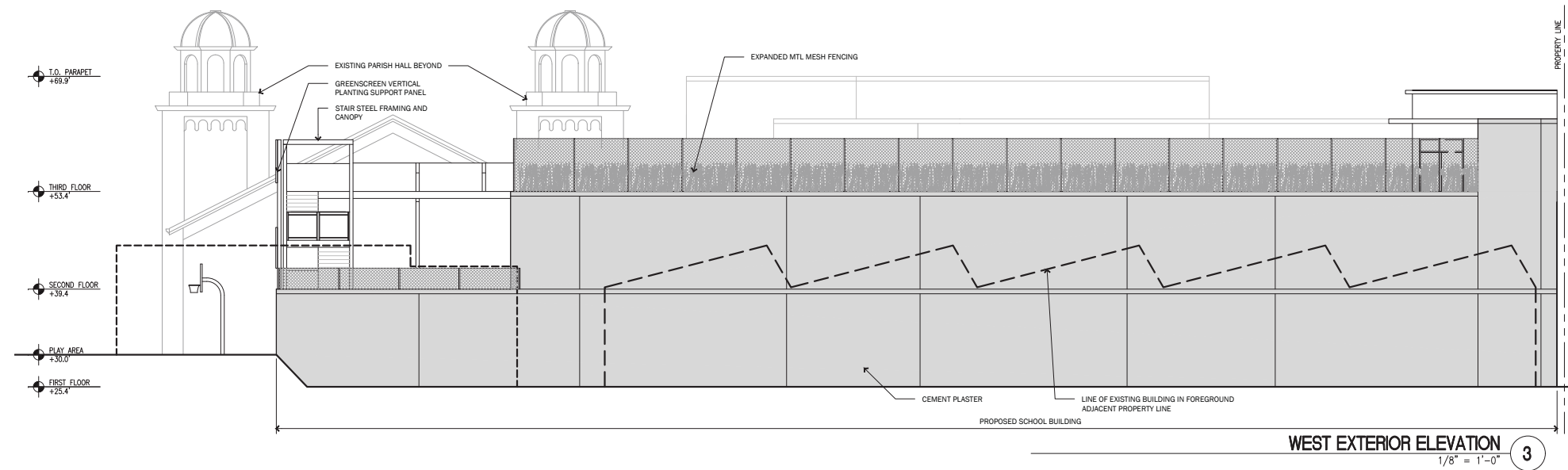
## PROPOSED ROOF FLOOR PLAN

PROPOSED ROOF FLOOR PLAN  
1/16" = 1'-0"

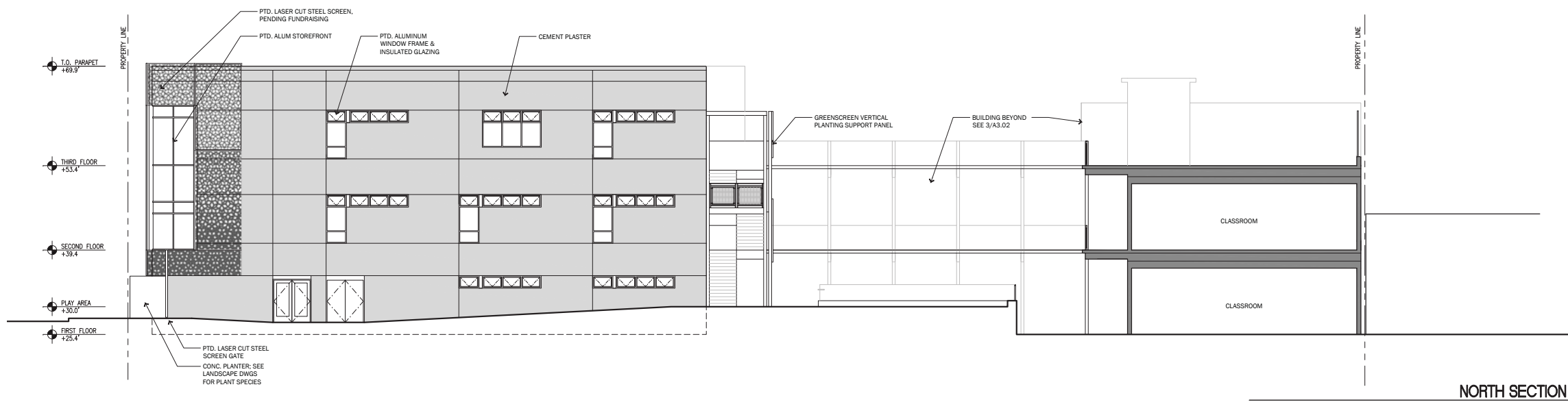


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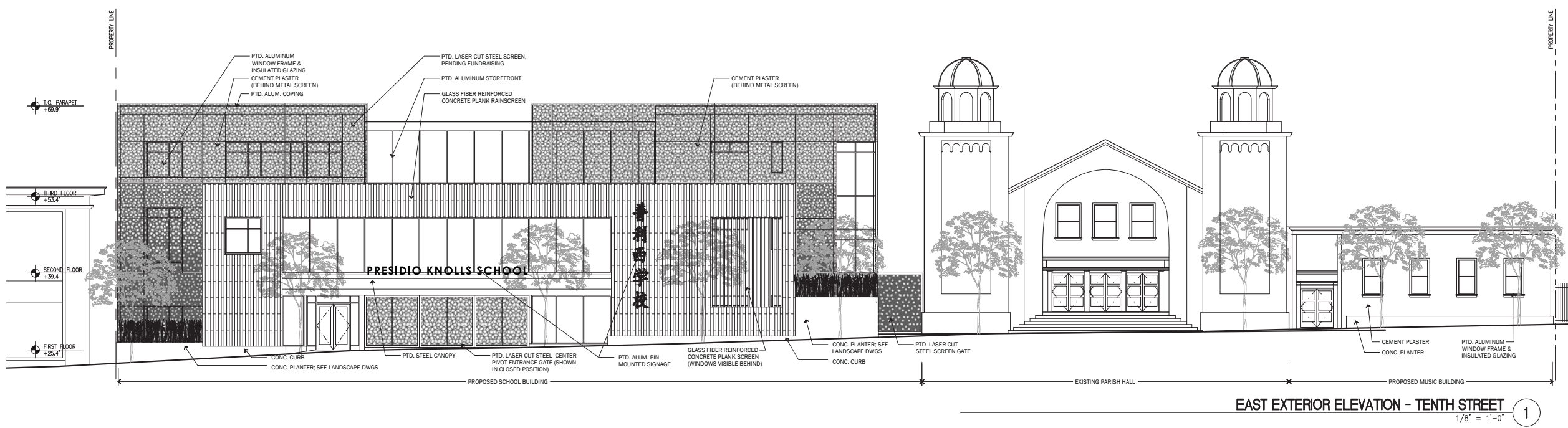
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**WEST EXTERIOR ELEVATION**  
1/8" = 1'-0" 3



**NORTH SECTION / ELEVATION**  
1/8" = 1'-0" 2



**EAST EXTERIOR ELEVATION - TENTH STREET**  
1/8" = 1'-0" 1

**Studio Bondy Architecture**

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INITIAL FILING SET 08.06.2015

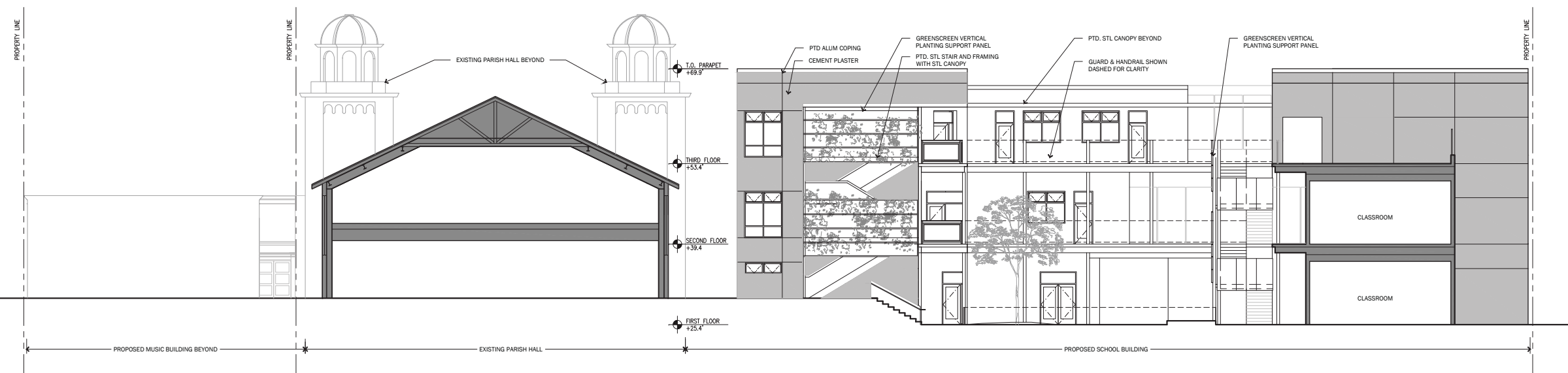
1/8" = 1'-0"  
**EXTERIOR ELEVATIONS**

**A3.01**

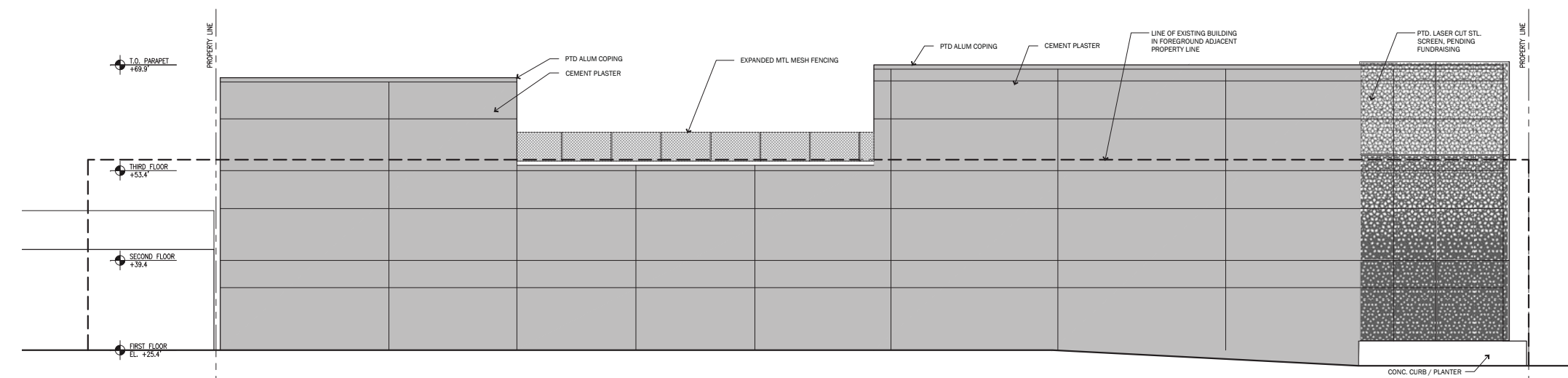
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**COURTYARD SECTION / ELEVATION - LOOKING SOUTH**  
1/8" = 1'-0" 3



**COURTYARD SECTION / ELEVATION - LOOKING EAST**  
1/8" = 1'-0" 2



**SOUTH EXTERIOR ELEVATION**  
1/8" = 1'-0" 1

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P: 415.292.0770 |

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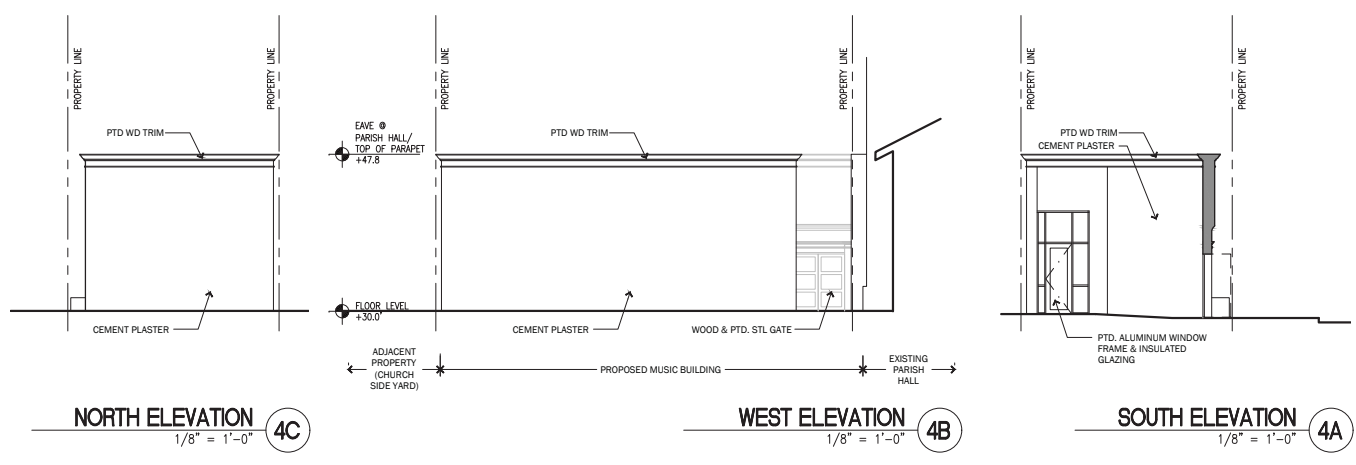
LANDSCAPE ARCHITECT  
SURFACE DESIGN, INC.  
12 DECATUR STREET  
SAN FRANCISCO, CA 94103  
CONTACT: MICHAEL KAPITULNIK  
415.621.5522 P  
415.621.5515 F  
E-MAIL: michael@sdif.com

**CONDITIONAL USE AUTHORIZATION**  
INITIAL FILING SET 08.06.2015

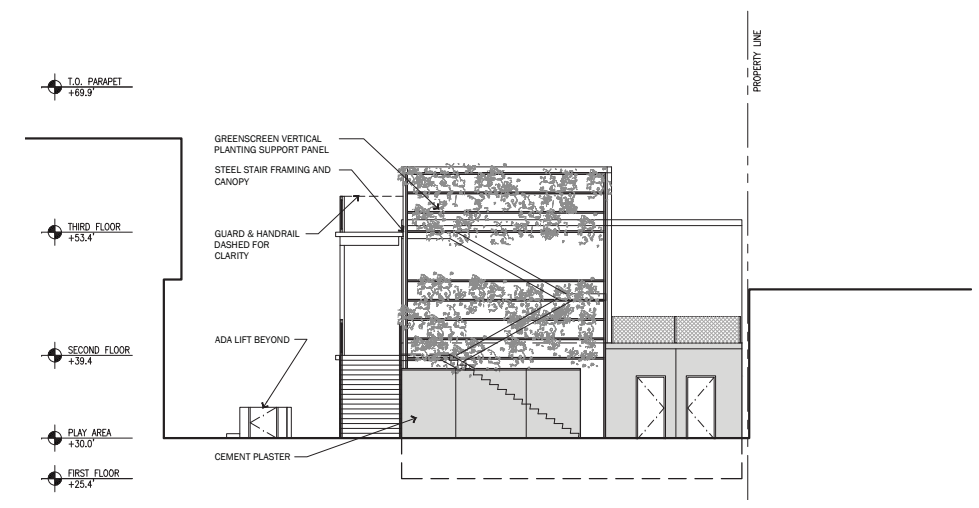
1/8" = 1'-0"  
**EXTERIOR ELEVATIONS**

**A3.02**

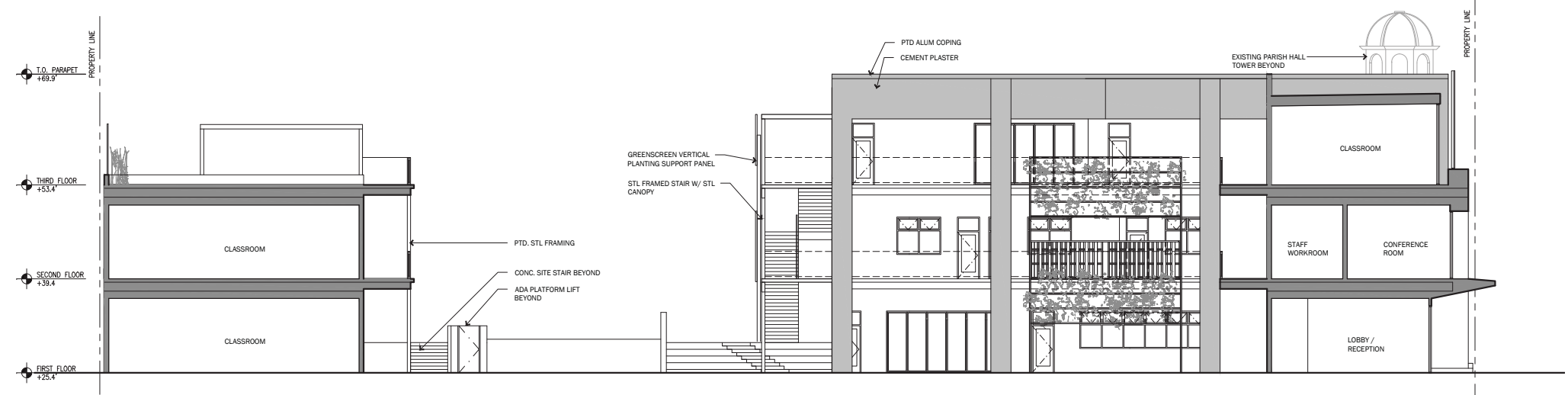
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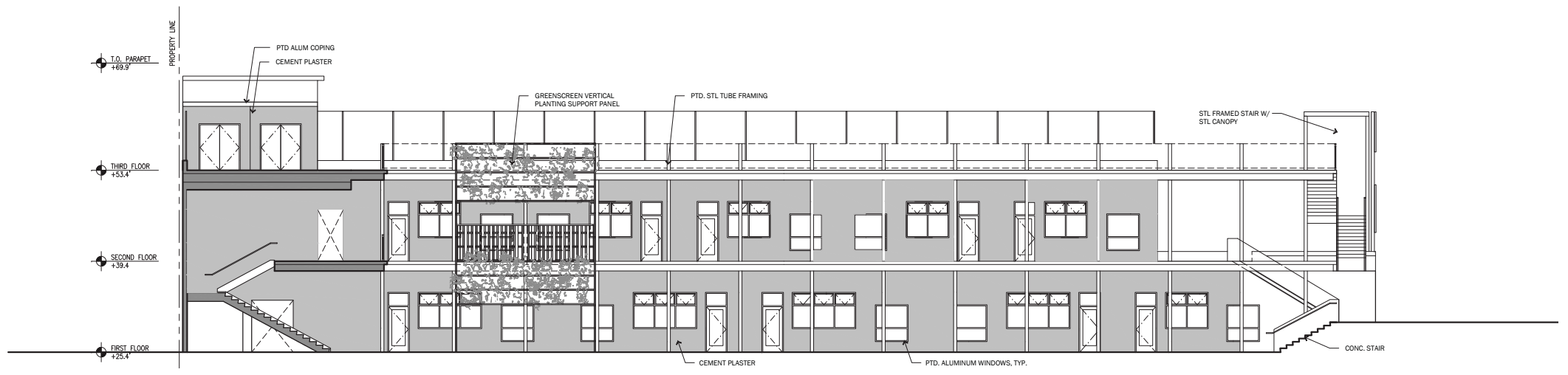
**MUSIC BUILDING ELEVATIONS 4**  
1/8" = 1'-0"



**COURTYARD ELEVATION - PARTIAL LOOKING SOUTH 3**  
1/8" = 1'-0"



**COURTYARD SECTION / ELEVATION - LOOKING NORTH 2**  
1/8" = 1'-0"



**COURTYARD SECTION / ELEVATION - LOOKING WEST 1**  
1/8" = 1'-0"

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**PRESIDIO KNOLLS SCHOOL**

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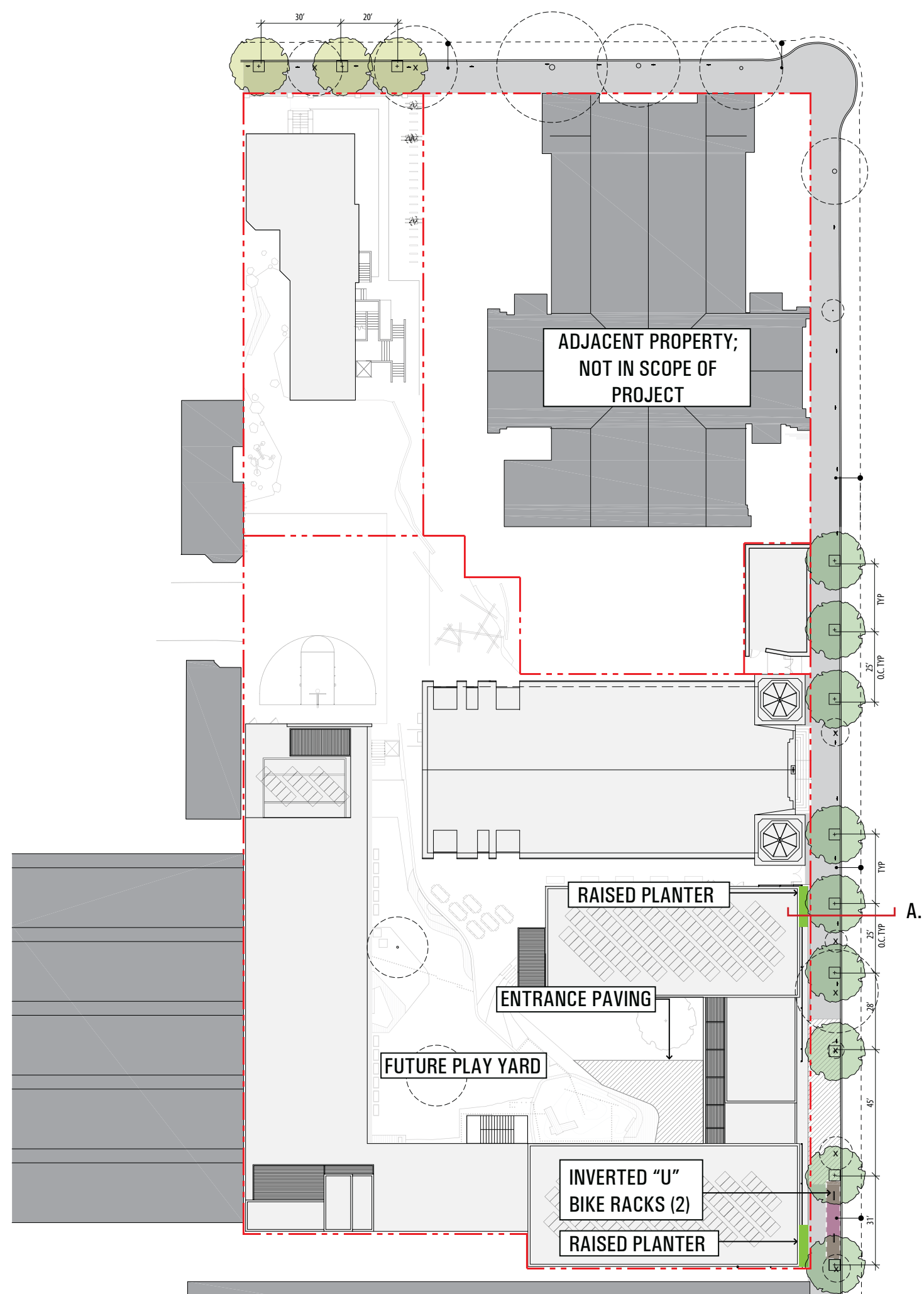
**CONDITIONAL USE AUTHORIZATION**

INITIAL FILING SET 08.06.2015

1/8" = 1'-0"

EXTERIOR ELEVATIONS

**A3.03**

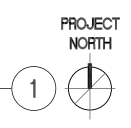


B.

LEGEND

- DEERGRASS  
*Muhlenbergia rigens*
- ENTRANCE PAVING  
P.I.P. Concrete Per City of S.F. with  
Decorative Scoring
- BIKE PARKING ZONE  
6' MIN Offset from Building  
3' Spacing O.C.  
2' Offset from Curb
- GINKGO BILOBA  
*Ginkgo Biloba*
- CHERRY TREE  
*Prunus cerasifera 'Krauter Vesuvius'*
- X EXISTING TREE TO REMOVE
- EXISTING TREE TO REMAIN
- (E) METER TO REMAIN
- (E) LIGHT TO REMAIN

PROPOSED STREETScape PLAN  
1/16" = 1'-0"



**Studio  
Bondy  
Architecture**

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CONDITIONAL USE  
AUTHORIZATION

INITIAL FILING SET 06.26.2015

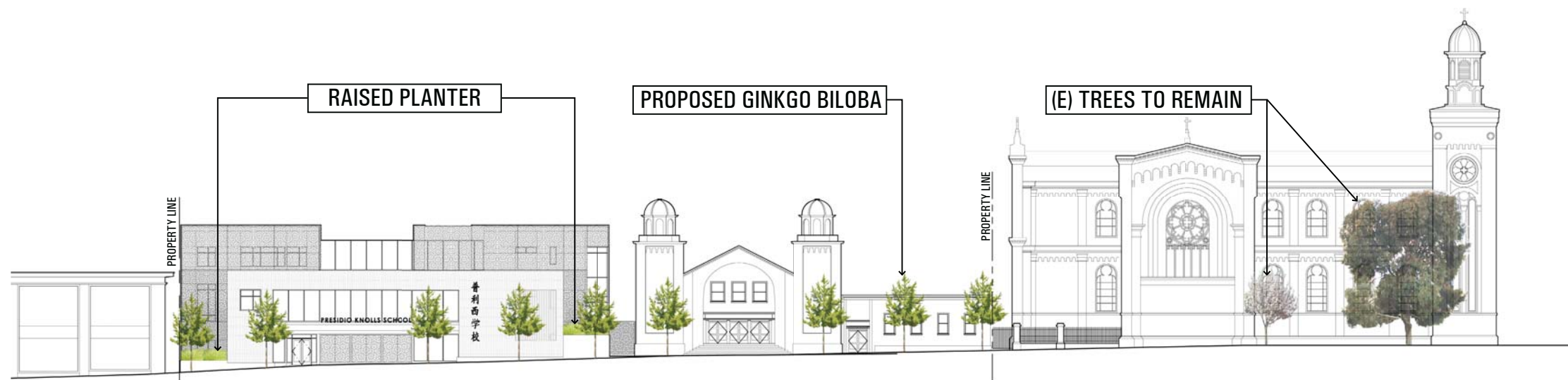
1/16" = 1'-0"

PROPOSED  
STREETScape PLAN

L.01



10TH ST SIDEWALK SECTION A. ①



10TH ST ELEVATION B. ②  
1/16" = 1'-0"

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Architecture**

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**CONDITIONAL USE  
AUTHORIZATION**

INITIAL FILING SET 06.26.2015

STREETSCAPE SECTION AND  
ELEVATION

L.02

PLANTING LEGEND

STREET TREES

RAISED PLANTER



**GINKGO BILOBA**  
*Ginkgo Biloba*  
30' Crown @ Maturity  
25' Spacing On Center

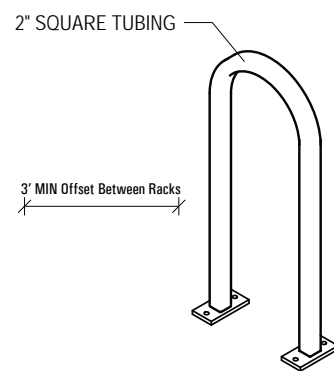


**CHERRY TREE**  
*Prunus cerasifera 'Pissardii'*  
20' Crown @ Maturity  
20' Spacing On Center

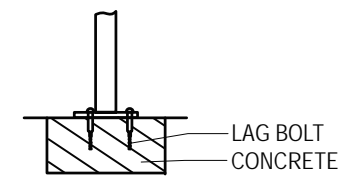
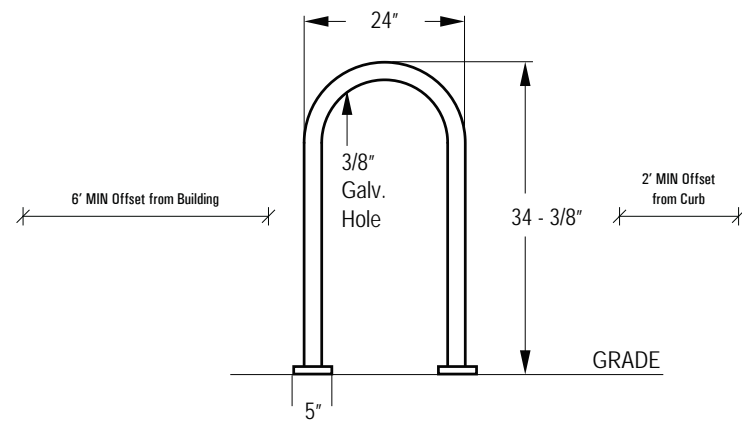


**DEERGRASS**  
*Muhlenbergia rigens*

**BIKE RACKS**  
Inverted "U" Rail Rack



ELEVATION VIEW



**TREE GRATES**

