



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and DRAFT MOTION

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: APRIL 21, 2016

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Date Prepared: April 11, 2016
Case No.: [2015-006386CUA](#)
Project Address: 1555 Irving Street
Zoning: Inner Sunset Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Block/Lot: 1771 / 041
Project Sponsor: David Marlatt david@dnm-architect.com
Julie Laws Johnson julie@dnm-architect.com
DNM Architects
1A Gate 5 Road, Sausalito, CA 94965
Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [121.2](#), [730.21](#), and [730.81](#) to allow a use size greater than 2,500 square-feet in order to authorize an approximately 9,416 square-foot Large Institutional use (d.b.a. [Woodside International School](#)) on the first and second floors of an existing 6,698 square-foot two-story structure, with entire lot coverage, within the Inner Sunset Neighborhood Commercial District (NCD) and 40-X Height and Bulk District. The Project expands the partial second floor within the existing building volume by approximately 2,718 square-feet to accommodate additional classroom space and adds a new roof deck with stair penthouse access. The school's classroom count will increase from 5 to 8 classrooms. The Zoning Administrator, per Section [305](#), will also consider a request for **Variances** (2015-006386VAR) from Planning Code Sections [145.1](#) (c)(3), (4), and (6), that require an active use within the first 25-feet of ground floor building depth and within the first 15-feet of second floor building depth, a minimum 10-foot ground floor-to-floor height, and minimum 60-percent transparency and fenestration; as well as a Variance from Section [155.2](#) for Class-1 bicycle parking spaces (18 of 32 spaces will be provided). This Project has been reviewed under the Community Business Priority Processing Program ([CB3P](#)).

REQUIRED COMMISSION ACTION

In the Inner Sunset Neighborhood Commercial District (NCD) Zoning District, a Conditional Use Authorization is required by Planning Code Section [730.81](#) for a Large Institutional use at the 2nd Floor and above, and required by Sections [730.21](#) and [121.2](#) for a use size exceeding 2,500 square-feet.

FINDINGS FOR ZONING ADMINISTRATOR REDUCTION OF OFF-STREET PARKING

Pursuant to Planning Code Sections [161\(g\)](#) and [307\(i\)](#), the Project seeks a waiver from the four (4) off-street parking spaces required for the secondary school (1 vehicle parking space for each 2 classrooms) under Section [151](#). Before approving the waiver of off-street parking requirements authorized by this Code, the following findings and criteria shall be considered and applied to determine that the facts presented are such to establish the findings stated below.

- (1) The reduction in the parking requirement is justified by the reasonably anticipated automobile usage by residents of and visitors to the project;

The Project Site is in a location well-served by transit. The waiver from the required off-street parking is consistent with the City's "Transit First" policy and several San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that, "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The majority of students, staff, and visitors use the several available transportation options, including transit and ride-hailing services. The Project is within walking distance to the N, 7, 7R, 7X, 28, 28R, 29, and 91 MUNI lines traversing streets including Judah Street, 19th Avenue, and Lincoln Way. These bus lines include stops and/or connections to the MUNI Metro, and BART. The nearest BART station (Civic Center or Balboa Park) is 4 miles away and accessible via transit.

As a school use, parking is typically needed only during the day when many on-street spaces used by area residents are available. The school employs 20 teachers and staff who are not always on campus simultaneously. The school will encourage auto-free travel and provide bicycle parking spaces. Cycling can be encouraged due to the site's three-block proximity to the 20th Avenue bikeway and two-blocks to the Kirkham Street bike lanes. Given the ease and availability of several travel options to and from a variety of destinations, a high level of use of automobiles by students, staff, and visitors is not anticipated.

- (2) The reduction in the parking requirement will not be detrimental to the health, safety, convenience, or general welfare of persons residing in or working in the vicinity;

The Project Site has been in use as a private high school since 1989, and was previously occupied by a cosmetology school (circa 1960-1980s) and a grocery store (circa 1953-1969). Given the multiple transit options available in the immediate vicinity of the Project Site, the reduction of 4 off-street spaces exclusively for Large Institutional use would not be harmful to the health, safety, and welfare of persons living or working in the neighborhood. While it is anticipated that some staff members and/or students will have vehicles that are parked on the street, by not providing off-street parking it will encourage students, staff, and visitors to use transit and ride-hailing services, and discourage the use of automobiles. Thus, the relatively few expected parked cars would not adversely affect the health, safety or welfare of residents or workers in the neighborhood.

- (3) The minimization of conflict of vehicular and pedestrian movements;

Because there is no off-street parking proposed for the Project, there is less risk of potential conflicts between vehicles and pedestrians. The Planning Department has imposed additional Conditions of Approval so that staff will be on-duty outside during pickup/drop-off and breaks between classes.

- (4) The availability of transportation modes other than the automobile;

There are several other options for transportation available to the students, staff, and visitors. The Project is within walking distance to the N, 7, 7R, 7X, 28, 28R, 29, and 91 MUNI lines traversing streets including Judah Street, 19th Avenue, and Lincoln Way. These bus lines include stops and/or connections to the MUNI Metro, and BART. The nearest BART station (Civic Center or Balboa Park) is 4 miles away and accessible via transit. In addition to these many public transit options, ride-hailing services and the school's bicycle parking spaces will also be available to minimize the need for private automobiles.

- (5) The pattern of land use and character of development in the vicinity.

The neighborhood surrounding the Project Site is zoned Inner Sunset NCD along Irving Street, with RH-2 zoning to the southwest (e.g. along 17th Avenue) and northeast of the Project Site. The neighborhood is characterized mostly by small commerce, professional activities, and residential uses. The mostly 2-3 story buildings within 3 blocks of the Project Site and along this commercial corridor consist primarily of ground floor commercial uses, with residential uses above the ground floor. Many of the properties in the area do not include off-street parking. There are relatively few off-street parking lots in the area, but there is off-street public parking at 1275 20th Avenue (0.2 miles). The RM-1 Zoning District is located north and southeast of the Project Site, which permits a mixture of lower density housing, moderate scale buildings, and commercial uses for the needs of residents. Based on the surrounding uses and zoning, the Project Site is compatible and consistent with the prevailing uses, intensity, and character of the surrounding blocks.

DECISION

Based on information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2015-006386CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated March 31, 2016, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)				
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable					
Project Sponsor's application	X							
CB3P eligibility checklist	X							
Planning Code §101.1 findings	X			See application Findings.				
Planning Code §303(c) findings	X			See application Findings.				
Planning Code §303(o) findings			X					
Any additional Planning Code findings	X			See application Findings: Section 305 Variances. Section 151 requires 0.8 vehicle parking spaces per room (24 total). Recommend waiver under Sections 161 (g) and 307 (i), see Findings above.				
Photographs of the site and/or context	X			See attached.				
Scaled and/or dimensioned plans	X			See attached.				
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt; see attached Pickup/Dropoff plan				
Additional Information								
Notification Period	4/1/2016 – 4/21/2016 (20 days mailing; 20 days newspaper; 20 days posted).							
Number and nature of public comments received	The Department has received four letters of support.							
Number of days between filing and hearing	50 days since Variance app. submitted 3/2/2016; 121 days since 12/22/2015 revised application submittal; 302 days since 6/24/2015 original filing.							
Generalized Basis for Approval								
<p>The Commission finds that this Project is necessary and desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in the Section 101.1, 161(g), 307(i), 305, and 303(c) findings submitted as part of the application. It would expand a 6,698 square-foot tenant space (previously occupied by a cosmetology school until the 1980s) by 2,718 square-feet to become a 9,416 square-foot Large Institutional (private secondary school) use with up to 100 students and 20 staff. The existing unauthorized school of 60 students and 20 staff (mostly SF residents) has been in use since 1989. The physical expansion is entirely within the existing building envelope. The roof deck is designed to minimize visibility from the street; its passive recreation use (e.g. lunch, relax, study, instruction, gardening) will not generate additional noise greater than 8 decibels (dB) above existing ambient levels measured at the property line. The roof deck is setback 7-feet from eastern neighbor, with a stair structure, elevator, and storage room serving as acoustic barriers for the midblock open space, to further help minimize noise to the maximum extent possible. The roof deck is setback 23-feet from southern neighbor. The Project Sponsor will primarily operate between 8:00am – 6:30pm Mon-Fri and limit site events to 10 times per year, e.g. evening fundraisers. Although the Site does not have on-site parking, the Site is within walking distance of Golden Gate Park, is well-served by transit, and the majority of students, staff, and visitors use transit, e.g. N, Muni 7 & 28 bus lines, and also have access to ride-hailing services. Class-2 bicycle parking will be provided; 18 of 32 Class-1 bicycle spaces will be provided. Staff will be on duty during roof deck use, pickup/drop-off, and breaks between classes. The Irving Street frontage will be at least 63% transparent and generally active. The less active uses such as Class-1 bicycle parking will be behind the existing western wall (17th Avenue) constructed in 1953; the fenestration transparency will not change, but will remain at 12% where minimum 60% is required. A ground floor-to-floor height of 9-feet 2-inches will be provided where minimum 10-foot is required, due to the expansion of the second floor. The Project will retain three (3) street trees along Irving Street and add three (3) street trees along 17th Avenue. Woodside International School is a locally owned and operated small business, as well as WASC-accredited.</p>								

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 21, 2016.

AYES:

NAYS:

ABSENT:

ADOPTED: April 21, 2016

Jonas P. Ionin
Commission Secretary

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. 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.

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.

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [121.2](#), [730.21](#), and [730.81](#) to allow a use size greater than 2,500 square-feet in order to authorize an approximately 9,416 square-feet Large Institutional use (d.b.a. [Woodside International School](#)) on the first and second floors of an existing two-story structure, with entire lot coverage, within the Inner Sunset Neighborhood Commercial District (NCD) and 40-X Height and Bulk District. The Project expands the partial second floor within the existing building volume to accommodate additional classroom space and adds a new roof deck with stair penthouse access. This authorization is in general conformance with plans, dated March 31, 2016, and stamped "EXHIBIT B" included in the docket for Record No. **2015-006386CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 21, 2016** under Motion No. **XXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the Building Permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 21, 2016** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** 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

2. **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

3. **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

4. **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

5. **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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **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 Planning Department staff review and approval.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the Building Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Signs.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
11. **Street Trees.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of

such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

PARKING AND TRAFFIC

12. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.2, the Project shall provide no fewer than eighteen (18) Class-1 bicycle parking spaces and eight (8) Class-2 bicycle parking spaces, as approved through Case No. 2015-006386VAR.

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

PROVISIONS

13. **Transportation Sustainability Fee.** The project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section [411A](#).

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

MONITORING - AFTER ENTITLEMENT

14. **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

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

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

OPERATION

16. **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>
17. **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>
18. **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
19. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org
20. **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

21. **Loading and Monitoring.** Staff shall be on-duty outside during use of the roof deck, and during pickup/drop-off and breaks between classes. Passenger loading area should occur on 17th Avenue. Commercial and Service loading should occur outside the AM and PM peak periods when possible and should occur on 17th Avenue. Buses or vans shall not idle engines, e.g. while waiting for students. The Project Sponsor shall provide attendants or monitors outside to diligently supervise and direct traffic and parking adjacent to the Large Institutional (secondary school) use during drop-off and pick-up times before and after school use, and during breaks between classes, to discourage double-parking, discourage blocking driveways, and promote the orderly flow of traffic.

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



APPLICATION PACKET FOR School Drop-Off & Pick-Up Management Plan

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

WHAT IS A SCHOOL DROP-OFF & PICK-UP MANAGEMENT PLAN?

The School Drop-Off & Pick-Up Management Plan provides information regarding the circulation of proposed school or day care projects.

WHEN IS A SCHOOL DROP-OFF & PICK-UP MANAGEMENT PLAN NECESSARY?

Projects subject to CEQA are those actions that require a discretionary decision by one or more public agencies, have the potential to result in a direct or reasonably foreseeable indirect physical change in the environment, and fall within the definition of a “project” as defined by the CEQA Guidelines Section 15378. If the project involves a new or expanded school or daycare facility, the project sponsor may be asked to submit a School Drop-Off & Pick-Up Management Plan with an Environmental Evaluation Application prior to project approval.

HOW DOES THE PROCESS WORK?

The project sponsor should consult with their assigned Current Planner or Environmental Planning’s Intake Planner Jeanie Poling to determine if a School Drop-Off & Pick-Up Management Plan is required for environmental review. The School Drop-Off & Pick-Up Management Plan should be submitted with an Environmental Evaluation Application.

WHAT TO INCLUDE ON THE PROJECT DRAWINGS

Project drawing submitted with the School Drop-Off & Pick-Up Management Plan must be in 11x17 format and include all information requested in the Environmental Evaluation Application, with additional information relevant to school circulation, such as driveways, off-street parking, bicycle parking, and loading; vehicular, bicycle, and pedestrian access to the site; bus stops near the site (within 150 feet); sidewalk widths; and curbside loading (white zones) where queuing would occur. Plans should highlight existing conditions and proposed project-related changes to or near the site.

ADDITIONAL STUDIES THAT MAY BE NEEDED

The project sponsor may be required by Planning Department staff to provide supplemental data or studies to determine if there are any potential transportation-related impacts resulting from the proposed project.

HOW TO SUBMIT THE APPLICATION

A completed School Drop-Off & Pick-Up Management Plan should be submitted with the Environmental Evaluation Application to the attention of Jeanie Poling.

Jeanie Poling
(415) 575-9072
jeanie.poling@sfgov.org

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APPLICATION FOR School Drop-Off & Pick-Up Management Plan

1. Project Summary Table

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

PROJECT FEATURES	EXISTING	PROPOSED MAXIMUM AT BUILD OUT	PROJECT TOTALS:
Number of Students			
Number of Staff			
Number of Off-Street Parking Spaces on the Project Site			
Number/Length of Off-Street Loading Spaces on the Project Site			
Number of Bicycle Parking Spaces on the Project Site		285 SF CLASS-1 ROOM	285 SF CLASS-1 ROOM
Number/Length of On-Street Passenger Loading Zones Adjacent to the Project Site			

2. School Drop-Off & Pick-Up Management Project Information

1. Would the project be implemented in phases?

☐ YES ☐ NO

If yes, please describe the number of phases and duration of each implementation phase.
Would the school be in operation during any proposed construction phase?

The project will be completed during summer recess.

2. Number of students to be dropped off in the a.m.

Five - most students take public transportation; using the N-Judah, the #28 bus, and the #7 bus.

3. When would students get dropped off in the a.m.?

Between 7:45 and 9:00 a.m.

4. Would there be a staggered a.m. drop-off?

☐ YES ☐ NO

If yes, please describe how this would work. Would there be windows, for example: 8:00-8:15 a.m.? What grades or age groups would be served during each window? How many cars or children during each window?

5. Number of students to be picked up in the p.m.

6. When would the students get picked up in the p.m.?

7. Would there be a staggered p.m. pick-up?

☐ YES ☐ NO

If yes, please describe how this would work. Are there windows, for example:
3:00 - 3:15 p.m.? What grades or age groups would be served during each window? How
many cars or children during each window?

8. Would there be after school activities and programs?

☐ YES ☐ NO

If yes, please describe these activities and programs and the pick-up times.

**9. Would there be assigned staff, parents, or others (e.g. students) to help with drop-off
and pick-up?**

☐ YES ☐ NO

If yes, please describe how many assigned staff, parents, or others and how this would
work.

**10. Describe any existing and proposed new curb white zones (including lengths) where
queueing would occur. Include documentation of coordination with SFMTA and show
white zones on plans.**

11. When would freight/delivery activities occur? Please describe.

Trucks double park on 17th Avenue or in the metered spots on Irving Street.

12. Would there be staff and/or visitor parking?

☐ YES ☐ NO

If yes, please describe how many spaces for staff and visitors and where the parking would be located. (Show parking on plans).

Moscow High School is a public high school located at 17th Avenue and Irving Street. Staff and visitors are allowed to park in the 28 spaces reserved for staff members and 2-3 staff members drive cars and park in the 28 reserved spaces or in the school or local parking spaces or in the school parking lot.

13. What other transportation-related measures would the school take to ensure the safety of children, families, and staff to the site? For example, a crossing-guard at adjacent crosswalks, or distribution of a pedestrian and bicycle safety fact sheet to parents and children? Please describe.

No specific measures are taken to ensure the safety of children, families, and staff to the site. A staff member of the school is responsible for the drop-off and pick-up of students and of parents and of the school classes.

14. What transportation-related measures would the school take? Please check ALL boxes that apply.

- ☐ Notification to Parents of School Drop-Off & Pick-Up Management
- ☐ Enforcement Program by School Staff of School Drop-Off & Pick-Up Management
- ☐ Inventory Log of Transportation-Related Complaints
- ☐ Distribution of Monitoring Reports of the School Drop-Off & Pick-Up Management
- ☐ Distribution of Multimodal Access Guide to the School
- ☐ Bike Racks and Bike Storage
- ☐ Coordinated Walking or Biking Program (Example: Walking School Bus Program)
- ☐ Volunteer Carpooling Program
- ☐ Shared Parking Agreements with Nearby Parking Facilities
- ☐ Commuter Benefit Program for Staff
- ☐ Other.

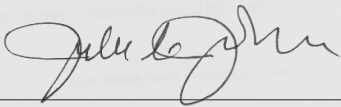
Please describe below additional transportation-related measures that the school would take to encourage the use of transportation modes other than the automobile that are not included above.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____



Date: 11/25/2015

Print name, and indicate whether owner, or authorized agent:

JULIE L. JOHNSON

Owner / Authorized Agent (circle one)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

October 25, 2015

To Whom It May Concern:

I am writing in support of Woodside International School, where my child, Jasmine Munoz Morales is enrolled as a student. Woodside provides an encouraging, supportive, and academically rigorous environment where my child has blossomed and continues to thrive. The faculty and staff genuinely care about the students, and they take the time to get to know them as individuals. They make every effort to work with each and every student to keep them engaged and help them succeed.

The curriculum at Woodside provides a variety of opportunities for the development of critical thinking skills and real world learning. In addition to academic skills, the students learn how to communicate effectively and collaborate with one another. Social justice is incorporated into all subjects, and students are required to complete 100 hours of community service in order to graduate. The school also organizes monthly field trips in order to expose students to life outside of school and develop their interests in a range of activities and disciplines. The learning which takes place both in and out of the classroom is meaningful and fosters both the social and intellectual development of the students. My daughter, Jasmine, is benefiting greatly from this kind of learning environment and I feel blessed that is being exposed to many areas of learning for her overall development.

Woodside provides a learning environment that will make sure my daughter will have an opportunity to learn not only academically, but how she wants to contribute to the greater community and be prepared for college. This is a very special opportunity for my daughter and I am grateful for what Woodside offers. The changes I have seen in my daughter since she has been at Woodside have been extremely positive. The environment and educational philosophy at Woodside is helping my child to grow into an independent, globally-minded lifelong learner, and I plan to keep her enrolled in the program until she graduates. As the school makes improvements, this will really help my daughter's educational development. I look forward to continuing to support the school in order to foster its growth and development.

Sincerely,



Ruth E. Morales

October 25, 2015

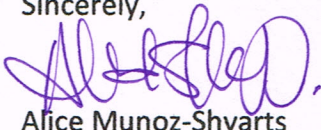
To Whom It May Concern:

I am writing in support of Woodside International School, where my niece, Jasmine Munoz Morales is enrolled as a student. Woodside provides a unique learning environment that is encouraging, supportive, and academically rigorous which my niece has blossomed, continues to thrive, and being successful in her learning. The faculty and staff genuinely care about the students, and they take the time to get to know them as individuals. They make every effort to work with each and every student to keep them engaged and help them succeed. This level of commitment is unprecedented and has been shown since the first visit, when we all attended the open house for potential students and their family members.

The curriculum at Woodside provides a wonderful variety of opportunities for the development of critical thinking skills and real world learning. In addition to academic skills, the students learn how to communicate effectively and collaborate with one another – these are critical skills that will carry over to their college experience and in the workforce. Social justice is incorporated into all subjects, and students are required to complete 100 hours of community service in order to graduate. The school also organizes monthly field trips in order to expose students to life outside of school and develop their interests in a range of activities and disciplines. The learning which takes place both in and out of the classroom is meaningful and fosters both the social and intellectual development of the students. When we attended the open house, this learning structured was shared with us and really excited my niece at the prospect of being a student at Woodside and benefiting from this learning environment.

Jasmine has made significant positive changes since she has been at Woodside. She really enjoys being at Woodside and takes the initiative to do her best every day. The environment and educational philosophy at Woodside is helping my niece to grow into an independent, globally-minded lifelong learner, and I am excited to see her continual growth and success. I look forward to continuing to support the school in order to foster its growth and development.

Sincerely,



Alice Munoz-Shvarts

October 19, 2015

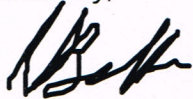
To Whom It May Concern:

I am writing in support of Woodside International School, where my child is enrolled as a student. Woodside provides an encouraging, supportive, and academically rigorous environment within which my child has blossomed and continues to thrive. The faculty and staff genuinely care about the students, and they take the time to get to know them as individuals. They make every effort to work with each and every student to keep them engaged and help them succeed.

The curriculum at Woodside provides a variety of opportunities for the development of critical thinking skills and real world learning. In addition to academic skills, the students learn how to communicate effectively and collaborate with one another. Social justice is incorporated into all subjects, and students are required to complete 100 hours of community service in order to graduate. The school also organizes monthly field trips in order to expose students to life outside of school and develop their interests in a range of activities and disciplines. The learning which takes place both in and out of the classroom is meaningful and fosters both the social and intellectual development of the students.

The changes I have seen in my child since he has been at Woodside have been extremely positive. The environment and educational philosophy at Woodside is helping my child to grow into an independent, globally-minded lifelong learner, and I plan to keep him enrolled in the program until he graduates. I look forward to continuing to support the school in order to foster its growth and development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nataliya Belfor', written in a cursive style.

Nataliya Belfor

October 19, 2015

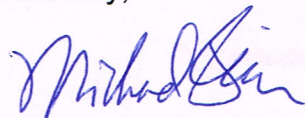
To Whom It May Concern:

I am writing in support of Woodside International School of San Francisco ("Woodside"), where my child is enrolled as a student. Woodside provides an encouraging, supportive, and academically rigorous environment within which my child has blossomed and continues to thrive. The faculty and staff genuinely care about the students, and they take the time to get to know them as individuals. They make every effort to work with each and every student to keep them engaged and help them succeed.

The curriculum at Woodside provides a variety of opportunities for the development of critical thinking skills and real world learning. In addition to academic skills, the students learn how to communicate effectively and collaborate with one another. Social justice is incorporated into all subjects, and students are required to complete 100 hours of community service in order to graduate. The school also organizes monthly field trips in order to expose students to life outside of school and develop their interests in a range of activities and disciplines. The learning which takes place both in and out of the classroom is meaningful and fosters both the social and intellectual development of the students.

The changes I have seen in my child since he has been at Woodside have been extremely positive. The environment and educational philosophy at Woodside is helping my child to grow into an independent, globally-minded lifelong learner, and I plan to keep him enrolled in the program until he graduates. I look forward to continuing to support the school in order to foster its growth and development.

Sincerely,



Michael Silver


April 6, 2016

To the SF Planning Department:

I work at 1600 Irving Street and am in support of Woodside International School's plans to improve their school building at 1555 Irving Street. We see the kids around the school in the morning and afternoon, and they are considerate of the neighborhood and sometimes use our business for copying and printing needs.

If you have any further questions, our phone number is (415) 759-5022.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Laurretta', is written over the printed name.

Joe Laurretta, Owner
Laurretta Printing
1600 Irving Street
San Francisco, CA 94122

April 6, 2016

To the SF Planning Department:

I live at 1319 - 17th Avenue and am in support of Woodside International School's plans to improve their school building at 1555 Irving Street. I see the kids around the school in the morning and afternoon and they are considerate of the neighbors. School officials have been keeping me apprised of what will happen during the upcoming construction.

If you have any further questions, my phone number is (415) 860-1417.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Pertzel', with a stylized flourish at the end.

Phillip Pertzel
1319 - 17th Avenue
San Francisco, CA 94122

FIRE PROTECTION

1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13 TO BE INSTALLED UNDER A SEPARATE PERMIT BY LICENSED C-16 CONTRACTOR.

GENERAL NOTES

1. THE WORD CONTRACTOR AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
2. THE TERM CONSTRUCTION DOCUMENTS SHALL MEAN ALL OF THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AND OTHER WRITTEN ORDERS ISSUED BY THE ARCHITECT'S, ENGINEERS' AND OTHER DESIGN PROFESSIONALS FOR THE PURPOSE OF CONSTRUCTING THE PROJECT.
3. CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF THE CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE AT VARIANCE WITH APPLICABLE CODE REQUIREMENTS. IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS WITHOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES INCLUDING WITHOUT LIMITATION THE COSTS OR CORRECTING DEFECTIVE WORK.
4. CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.) AS AMENDED AS OF THE DATE OF THESE DRAWINGS AND WITH LOCAL ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
5. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER.
6. **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS TAKE PRECEDENCE. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. ELEVATION DIMENSIONS ARE TO SUBFLOORS AND PLATES U.O.N. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER AND SHALL PROMPTLY REPORT TO OWNER'S REPRESENTATIVE ANY ERRORS, INCONSISTENCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR. IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY WHICH HE KNOWS OR SHOULD KNOW INVOLVES AN ERROR, INCONSISTENCY OR OMISSION REFERRED TO ABOVE WITHOUT NOTIFYING AND OBTAINING THE WRITTEN CONSENT OF OWNER'S REPRESENTATIVE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTANT LOSSES INCLUDING, WITHOUT LIMITATION, COSTS OF CORRECTING DEFECTIVE WORK.
8. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR THE COORDINATION OF ALL SUB-CONTRACTORS WORK AND THE COMPLETION OF SAID WORK. CONTRACTOR SHALL REVIEW ALL MATERIALS AND WORKMANSHIP AND REJECT DEFECTIVE WORKMANSHIP WITHOUT WAITING FOR THE ARCHITECT OR OWNER TO REJECT THE WORK.
10. CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
11. BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
12. ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL BY OWNER.

13. WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT ARE NOT SHOWN, THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.
14. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR SCHEDULING AND THE WORK CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR THE COMPLIANCE OF APPLICABLE OSHA SAFETY STANDARDS. JOB SITE OBSERVATIONS BY THE OWNER OR ARCHITECT ARE NOT INTENDED TO INCLUDE CHECKING THE CONTRACTOR'S SAFETY STANDARDS.
15. CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND MATERIALS STORED ON THE SITE FROM RAIN OR ANY ADVERSE WEATHER CONDITIONS, VANDALISM AND THEFT. ANY MATERIALS OR WORK LEFT UNPROTECTED AND THEN DAMAGED OR STOLEN SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
16. CONTRACTOR SHALL OBTAIN ALL CHANGE ORDERS IN WRITING PRIOR TO COMMENCING ANY WORK NOT INCLUDED IN THE ORIGINAL CONTRACT. FAILURE TO OBTAIN SUCH AUTHORIZATION MAY INVALIDATE CONTRACTOR'S CLAIM TO ADDITIONAL COMPENSATION.
17. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AGAINST GRAVITY AND SEISMIC LOADS - AND TAKE COMPLETE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF SUCH BRACING - UNTIL ALL STRUCTURAL ITEMS HAVE BEEN COMPLETELY INSTALLED AS PER THE CONSTRUCTION DOCUMENTS.
18. CONTRACTOR SHALL GUARANTEE HIS WORK AND THAT OF HIS SUB-CONTRACTOR'S FOR MINIMUM OF ONE YEAR FROM THE DATE OF "SUBSTANTIAL COMPLETION." CONTRACTOR'S GUARANTEE SHALL NOT VOID OR SHORTEN ADDITIONAL WARRANTIES THAT MAY BE AVAILABLE TO THE OWNER THROUGH PRODUCT MANUFACTURERS OR CONSUMER LAW.
19. THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER WORK.
20. PROVIDE EROSION CONTROL DURING CONSTRUCTION.

CODE DATA

- 2013 California Building Code + San Francisco Amendments
2013 California Plumbing Code + San Francisco Amendments
2013 California Mechanical Code + San Francisco Amendments
2013 California Electrical Code + San Francisco Amendments
2013 California Energy Code + San Francisco Amendments
2013 California Fire Code + San Francisco Amendments
2013 California Green Building Code + San Francisco Amendments

Additionally, conform to all local ordinances and requirements.



PROJECT SITE

NEARBY BUS LINES:
N - 1 BLOCK AWAY
29 - 2 BLOCKS AWAY

NEIGHBORHOOD TRANSIT MAP

SCALE: 1" = 1'-0"

1

WOODSIDE INTERNATIONAL SCHOOL



1555 IRVING STREET, NORTH FACADE

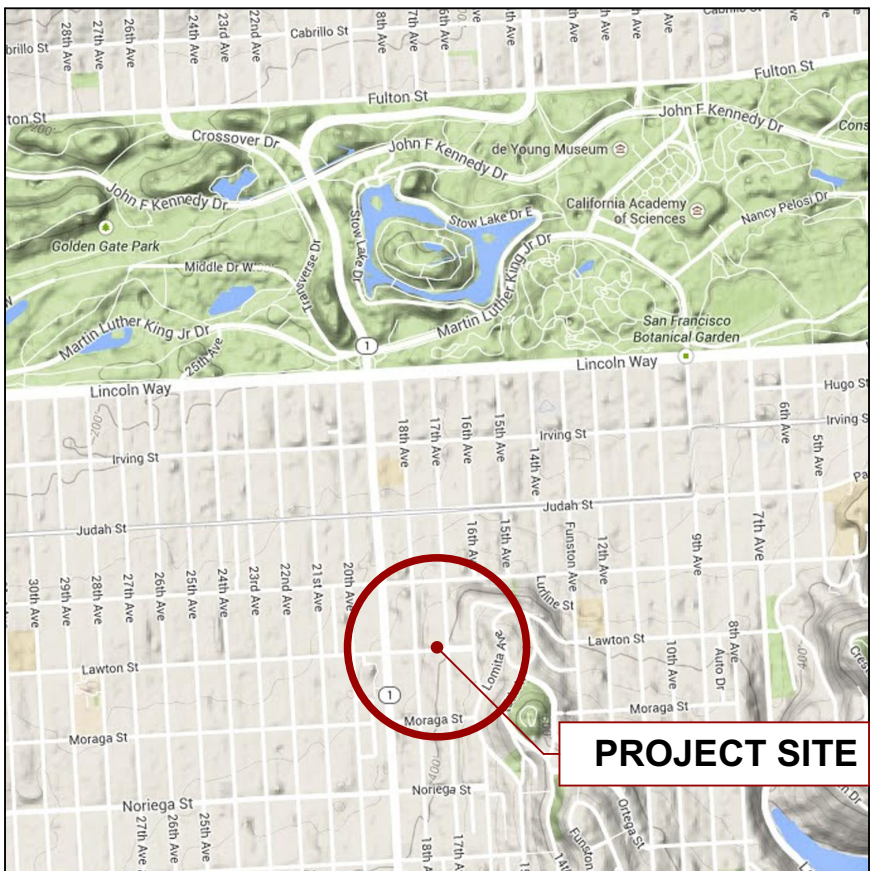


1555 IRVING STREET, WEST FACADE

PROJECT CONTACTS

- TENANT: WOODSIDE INTERNATIONAL SCHOOL
1555 IRVING STREET
SAN FRANCISCO, CA 94122
- ARCHITECT: DNM ARCHITECT
1A GATE 5 ROAD
SAUSALITO, CA 94965
- DAVID MARLATT, AIA
E: david@dnm-architect.com
T: 415-348-8910
- STRUCTURAL: PCTC ENGINEERING
2622 Anza Street
San Francisco
- PAUL CHAN, PE
E: paul@pctcengineering.com
T: 415-508-7282
- MECHANICAL: MK ENGINEERS INC.
3450 3rd Street, Suite 4B
San Francisco, CA 94124
- Steve Kang, P.E., LEED AP
E: steve.kang@mkengrs.com
T 415.282.3100 x102

PROJECT LOCATION MAP



PROJECT SITE

PROJECT DESCRIPTION

SCOPE OF WORK: Conditional Use Authorization (2015-006386CUA) to allow a use size greater than 2,500 square-feet in order to authorize an approximately 9,416 square-foot Large Institutional use (d.b.a. Woodside International School) on the first and second floors of an existing 6,698 square-foot two-story structure. Expand the partial second floor within the existing building volume by approximately 2,718 square-feet to accommodate additional classroom space and add a new roof deck with stair penthouse access. Classroom count will increase from 5 to 8 classrooms. Add 6 Class-2 bike parking spaces (for a total of 8) and Class-1 bike parking spaces (18 of 32 required spaces will be provided). Add new signs under separate permit.

LOCATION 1555 IRVING STREET SAN FRANCISCO, CA

ZONING DISTRICT **NCD INNER SUNSET NEIGHBORHOOD COMMERCIAL**

HEIGHT /BULK DISTRICT 40-X

PARCEL BLOCK:1771, LOT:041
LOT DIMENSIONS 92'-11" X 58'-2"
LOT AREA 5,405 SF

BUILDING:

CONSTRUCTION TYPE V-B (FULLY SPRINKLERED)

OCCUPANCY GROUP E

HEIGHT **EXISTING** 21'-4" **PROPOSED** 10'-8" **TOTAL** 32'

DEPTH 92'-6" **NO CHANGE** 92'-6"

BIKE PARKING **EXISTING** 0 CLASS-1
2 CLASS-2 ON IRVING ST.
0 CLASS-2 ON 17TH AVE. **PROPOSED TOTAL** 18 of 32 REQUIRED CLASS-1
4 CLASS-2 ON IRVING ST.
4 CLASS-2 ON 17TH AVE.

GROSS AREA

EXISTING 5,321 GSF **ADDITION** NO CHANGE **TOTAL** 5,321 GSF
FIRST STORY 1,377 GSF **NO CHANGE** 2,718 GSF **4,095 GSF**
SECOND STORY 6,698 GSF **NO CHANGE** 2,718 GSF **9,416 GSF**
TOTAL 6,698 GSF

ROOF DECK 0 GSF **1,886 GSF** **1,886 GSF**
ROOF BUILDINGS 0 GSF **260 GSF** **260 GSF**
TOTAL ROOF GSF 0 GSF **2,146 GSF** **2,146 GSF**

FAR **EXISTING FAR** 6,698 GSF / 5405 SF (LOT) = 1.23 FAR
PROPOSED 9,416 GSF / 5405 SF (LOT) = 1.74 FAR
ALLOWABLE FAR 1.8 FAR

PROJECT USE

USE **EXISTING** **PROPOSED**
MAX. STUDENTS 60 100 100
OF CLASSROOMS 5 3 8 **TOTAL**
OF OFFICES 2 2 4 **TOTAL**

OCCUPANCY CALCULATIONS PER CBC 1004. TABLE 1004.1.2

STORIES 2
EXISTING BUILDING 2
REMODEL WORK 2 + ROOF DECK

FIRST STORY: **AREA** **OLF** **OCCUPANTS**
CLASSROOM: 1,160 SF 20 58
OFFICE: 538 SF 100 6
TOTAL 64
SECOND STORY:
CLASSROOM: 2,215 SF 20 111
OFFICE (LOUNGE): 401 SF 100 5
TOTAL 116
ROOF: 1923 SF 15 128

TOTAL 308

DRAWING INDEX

SHEET	TITLE	12/23/15	1/29/16	2/10/16	3/24/16
A0.0	PROJECT DATA	X	X	X	X
A0.1	PHOTOS	X	X	X	X
A1.0	EXISTING SITE PLAN	X	X	X	X
A1.1	PROPOSED SITE PLAN	X	X	X	X
A1.2	EXISTING & DEMO FIRST FLOOR PLAN	X	X	X	X
A1.3	EXISTING & DEMO SECOND FLOOR PLAN	X	X	X	X
A1.4	EXISTING & DEMO ROOF PLAN	X	X	X	X
A1.5	PROPOSED FIRST STORY	X	X	X	X
A1.6	PROPOSED SECOND STORY	X	X	X	X
A1.7	PROPOSED ROOF PLAN	X	X	X	X
A2.0	NORTH ELEVATIONS	X	X	X	X
A2.1	WEST ELEVATIONS	X	X	X	X
A2.2	3D IMAGES	X	X	X	X
A3.0	DEMO SECTIONS			X	X
A3.1	NEW SECTIONS A & B	X	X	X	X

DNM ARCHITECT
1A Gate 5 Road
Sausalito, CA 94965

T: 415.348.8910
E: dnm@dnm-architect.com



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CONDITIONAL USE APPLICATION
WOODSIDE INTERNATIONAL SCHOOL
1555 IRVING STREET
SAN FRANCISCO, CA 94122

APN: 1771/041

PROJECT DATA

CUP APP

Revisions:

- 1.01/29/2016
2.
3.02/10/2016
4. 03/24/2016
5.
6.

December 23, 2015

A0.0



17TH AVENUE SIGN @ NW CORNER OF BUILDING 6



WEST FACADE FROM NW CORNER OF BUILDING 3



NEIGHBOR @ NE CORNER 5



FENESTRATION ALONG IRVING STREET 2



BUILDING ACROSS 17TH AVE 4



NORTH FACADE FROM ACROSS STREET 1

DNM ARCHITECT
 1A Gate 5 Road
 Sausalito, CA 94965
 T: 415.348.8910
 E: dnm@dnm-architect.com

LICENSED ARCHITECT
 DAVID N. MARLATT
 C-27909
 REN 9/30/2017
 STATE OF CALIFORNIA

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CONDITIONAL USE APPLICATION

WOODSIDE INTERNATIONAL SCHOOL

1555 IRVING STREET
 SAN FRANCISCO, CA 94122

APN: 1771/041

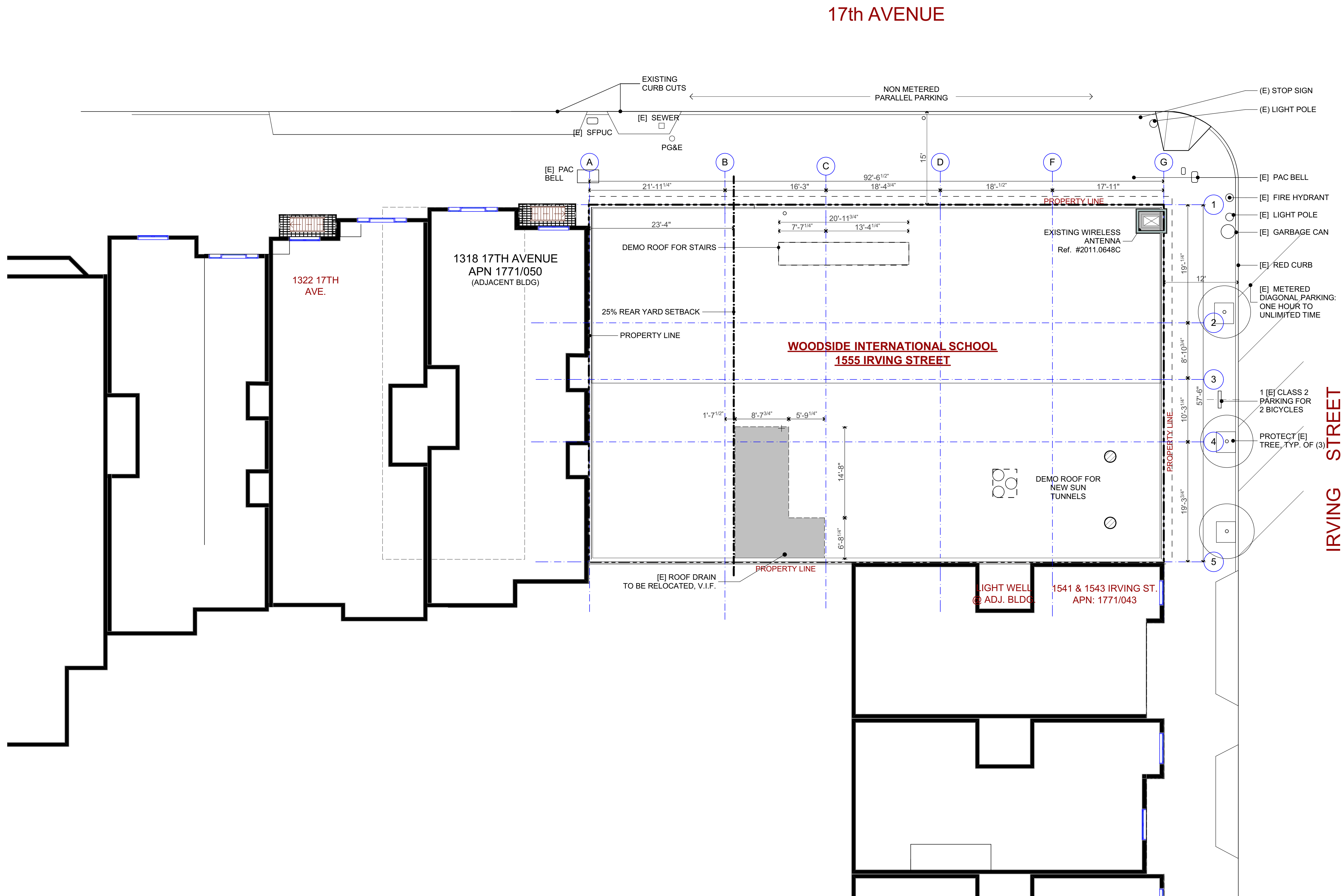
PHOTOS

CUP APP

- Revisions:**
- 1. 01/29/2016
 - 2.
 - 3. 02/10/2016
 - 4.
 - 5.
 - 6.

December 23, 2015

A0.1





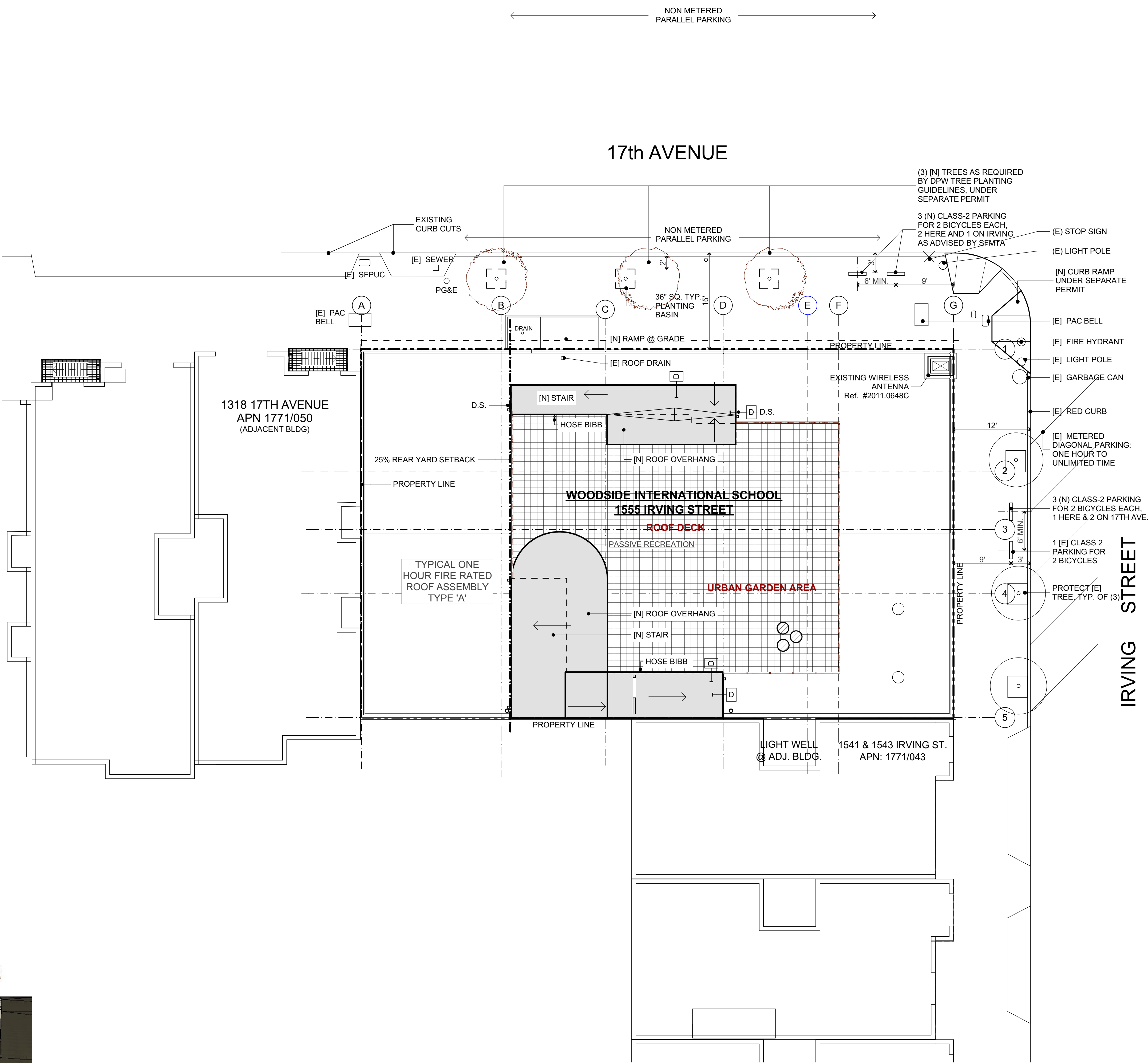
ROOF DECK 3D
SCALE: 1:204.80



VIEW FROM NORTHWEST CORNER
SCALE: 1:202.65



VIEW FROM ACROSS IRVING
SCALE: 1:161.65



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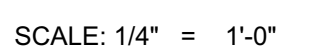
CONDITIONAL USE APPLICATION
WOODSIDE INTERNATIONAL SCHOOL
1555 IRVING STREET
SAN FRANCISCO, CA 94122
APN: 1771/041

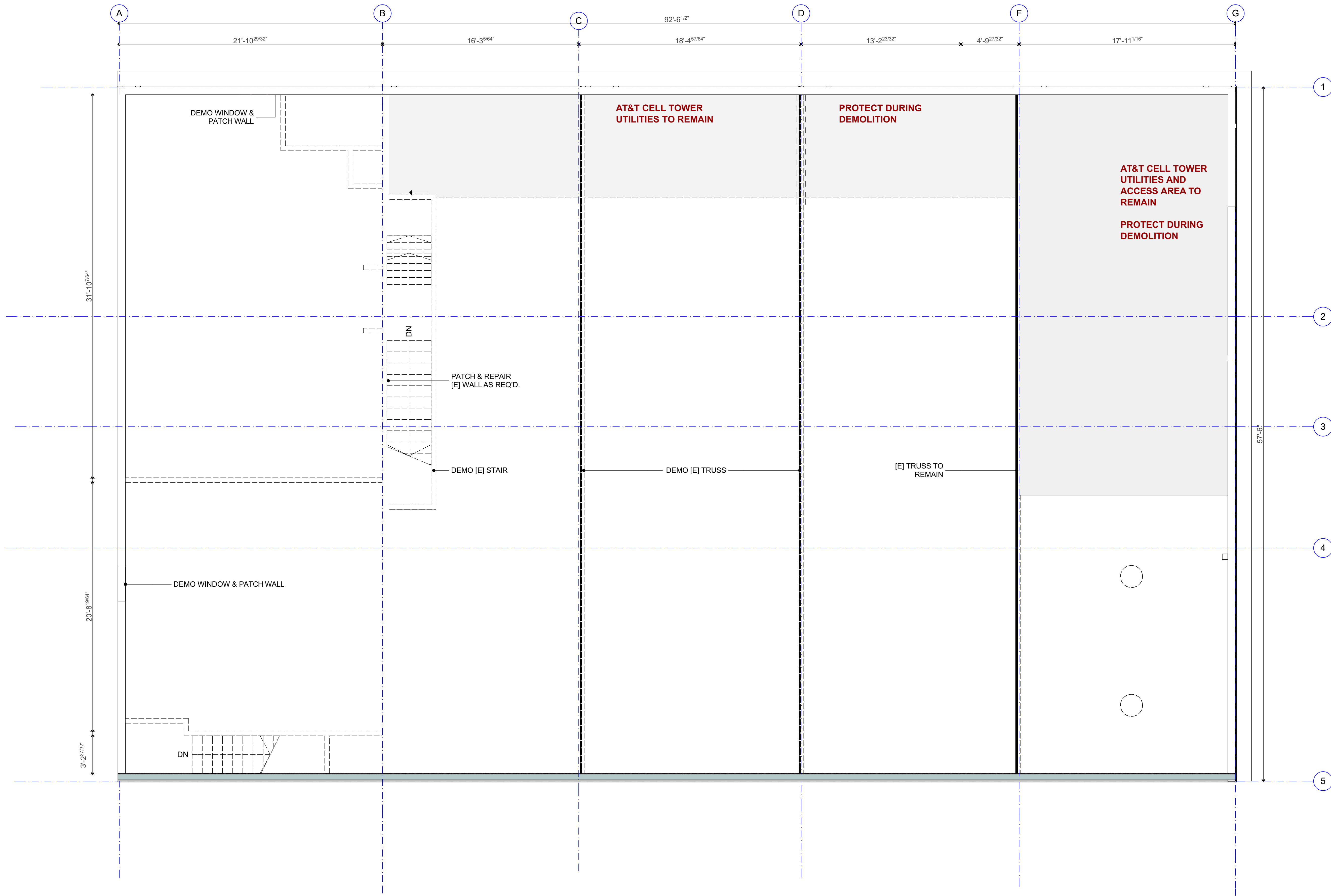
PROPOSED SITE PLAN

CUP APP
Revisions:
1. 01/29/2016
2.
3. 02/10/2016
4.
5.
6.

December 23, 2015

A1.1

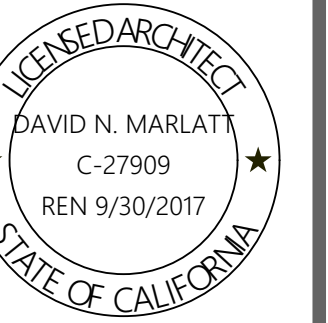




[E] & [D] SECOND FLOOR PLAN

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

DNM ARCHITECT
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CONDITIONAL USE APPLICATION
WOODSIDE INTERNATIONAL SCHOOL
1555 IRVING STREET
SAN FRANCISCO, CA 94122
APN: 1771/041

EXISTING & DEMO SECOND FLOOR PLAN

CUP APP

Revisions:

- 1.01/29/2016
- 2.
- 3.02/10/2016
- 4.
- 5.
- 6.

December 23, 2015

A1.3

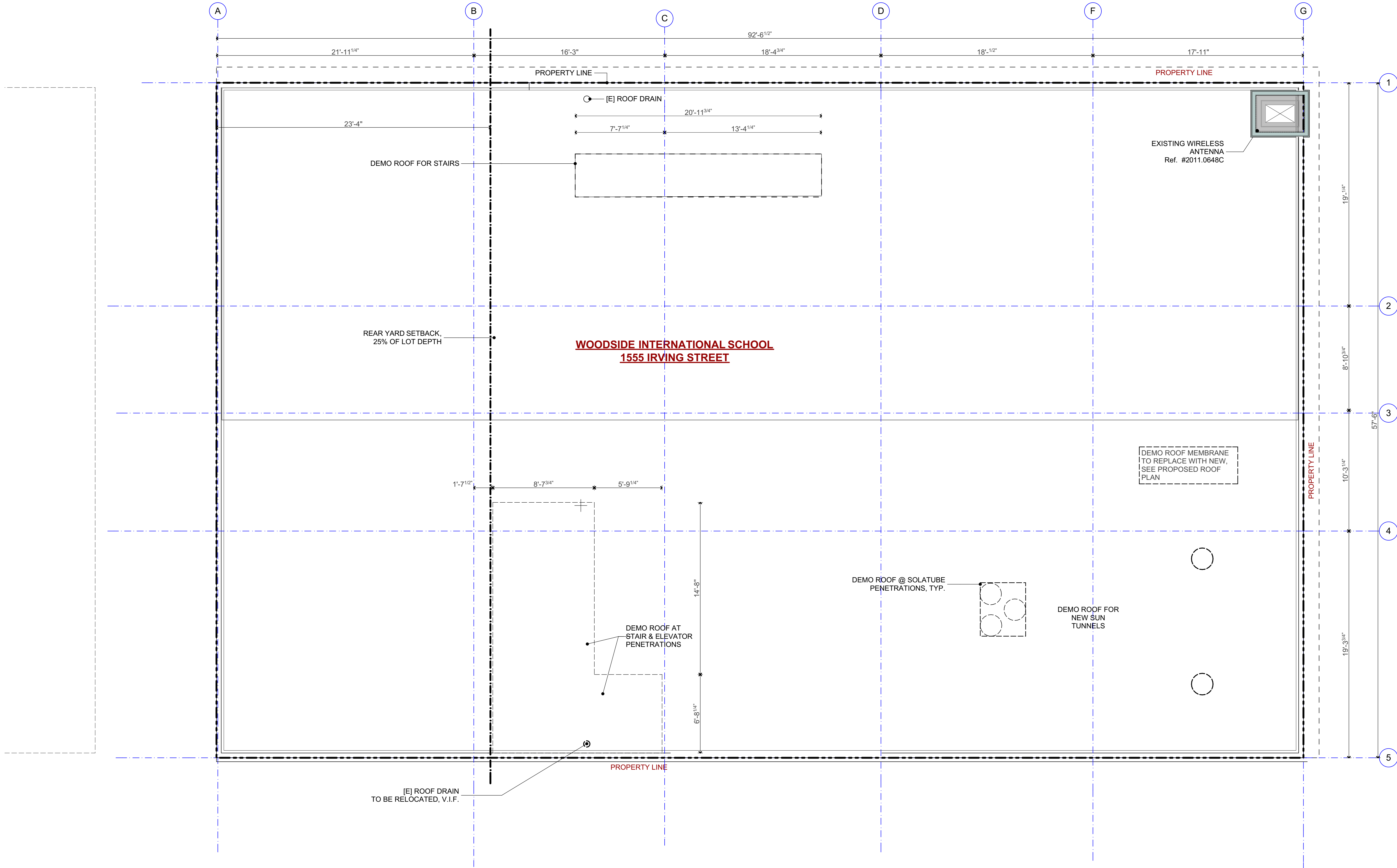
EXISTING & DEMO ROOF PLAN

CUP APP

- Revisions:
- 1.01/29/2016
 - 2.
 - 3.02/10/2016
 - 4.
 - 5.
 - 6.

December 23, 2015

A1.4



EXISTING & DEMO ROOF PLAN

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

17TH AVENUE

[N] TREES AS
REQUIRED BY DPW
TREE PLANTING
GUIDELINES (UNDER
SEPARATE PERMIT)

NEW CURB CUT
UNDER SEPARATE
DPW PERMIT, SEE
A6.0-A6.2

[E] FIRE HYDRANT
[E] LIGHT POST
[E] GARBAGE
CAN

DNM ARCHITECT
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CONDITIONAL USE APPLICATION
WOODSIDE INTERNATIONAL SCHOOL
1555 IRVING STREET
SAN FRANCISCO, CA 94122
APN: 1771/041

PROPOSED FIRST STORY

CUP APP

Revisions:
1.01/29/2016
2.
3.02/10/2016
4.
5.
6.

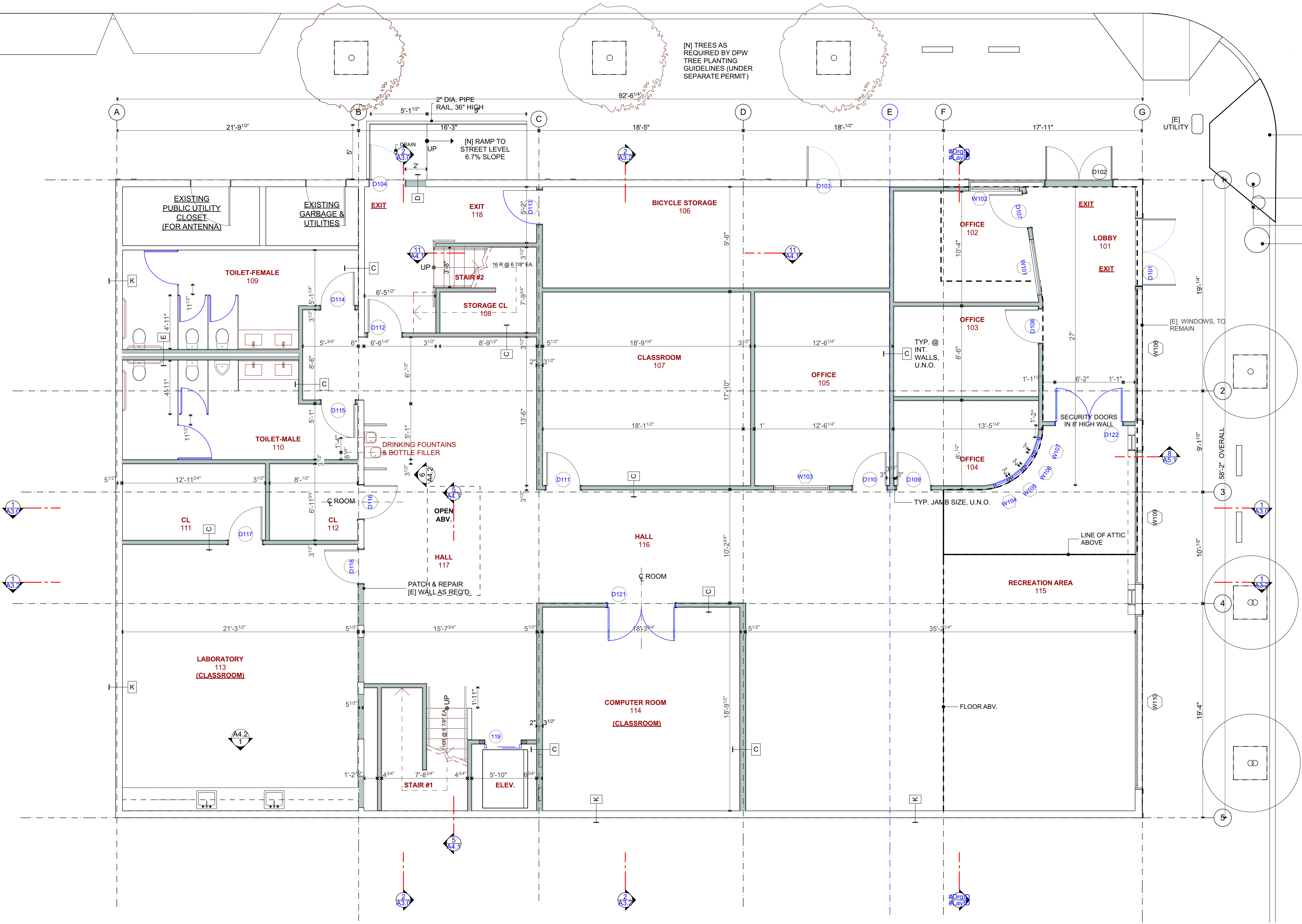
December 23, 2015

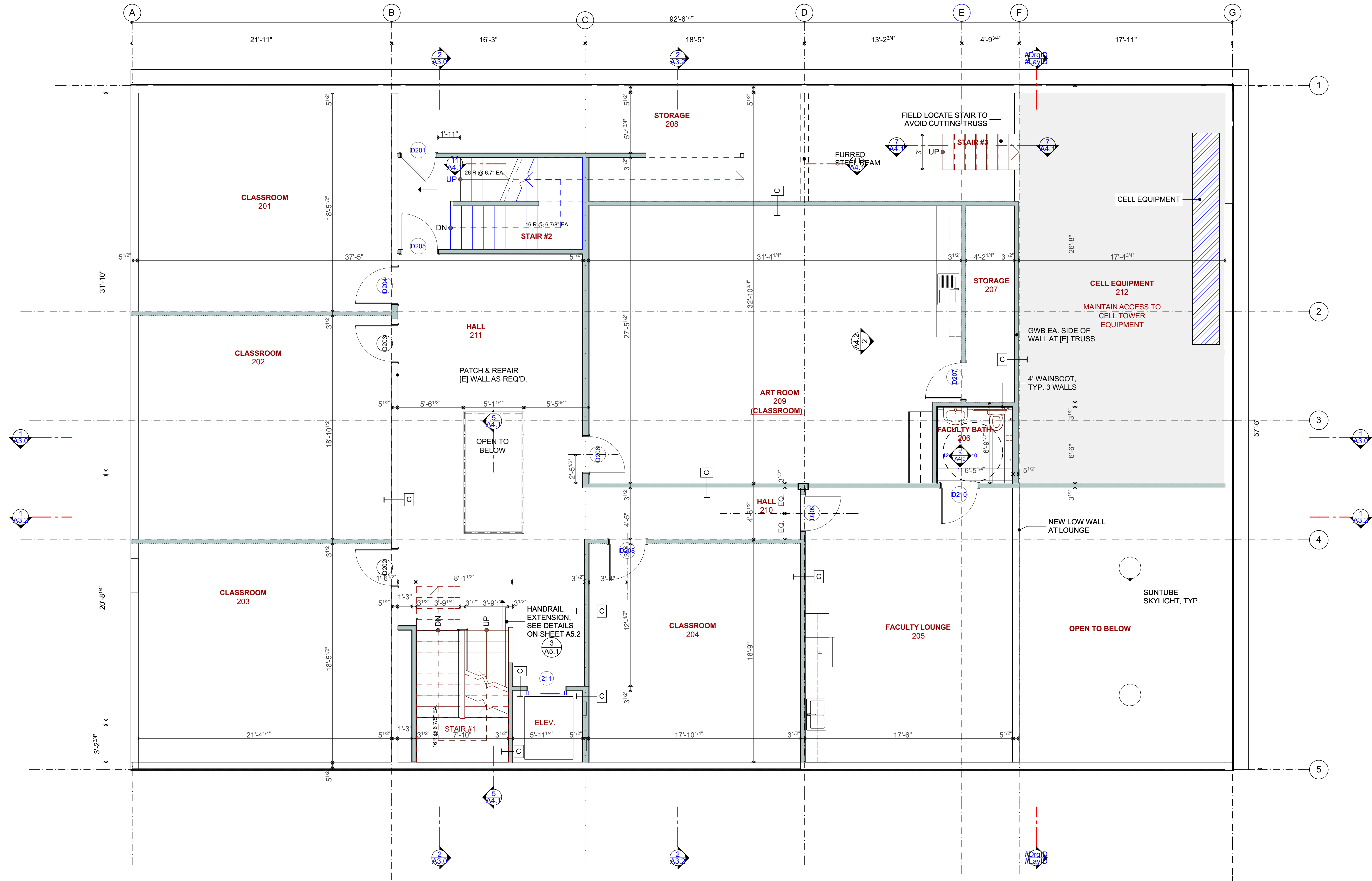
A1.5

NEW FIRST STORY WITH BIKE PARKING

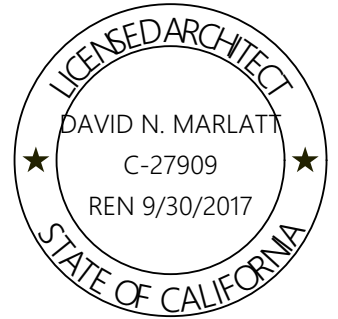
SCALE: 1/4" = 1'-0"

1





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PROPOSED SECOND STORY

CUP APP

Revisions:

- 1.01/29/2016
- 2.
- 3.02/10/2016
- 4.
- 5.
- 6.

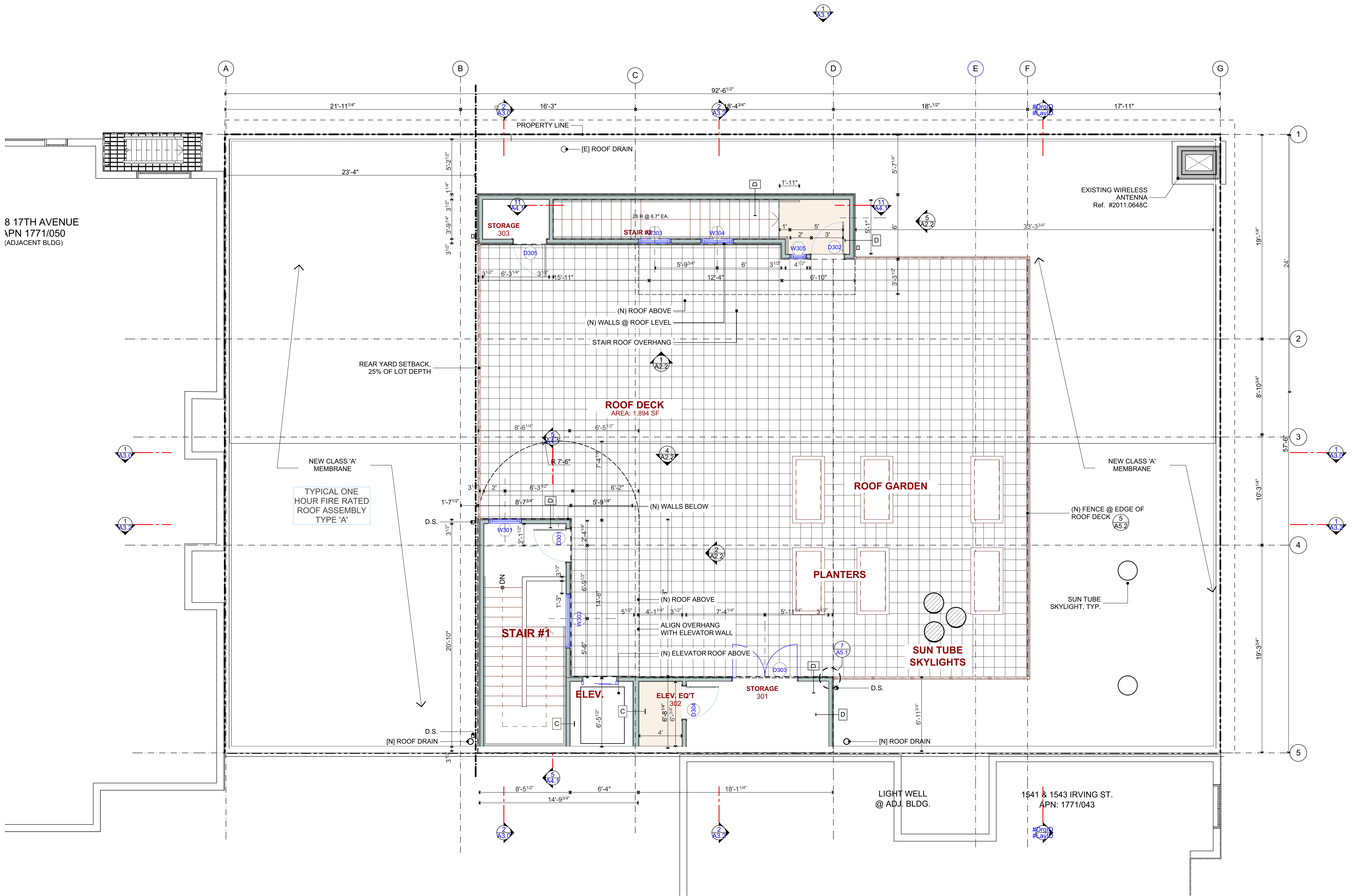
December 23, 2015

A1.6

PROPOSED SECOND FLOOR PLAN

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

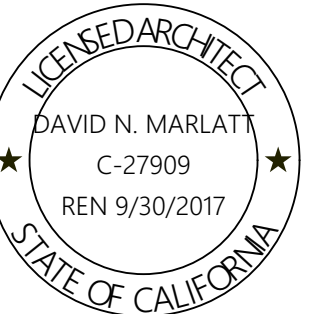
8 17TH AVENUE
APN 1771/050
(ADJACENT BLDG)



PROPOSED ROOF PLAN

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

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PROPOSED ROOF PLAN

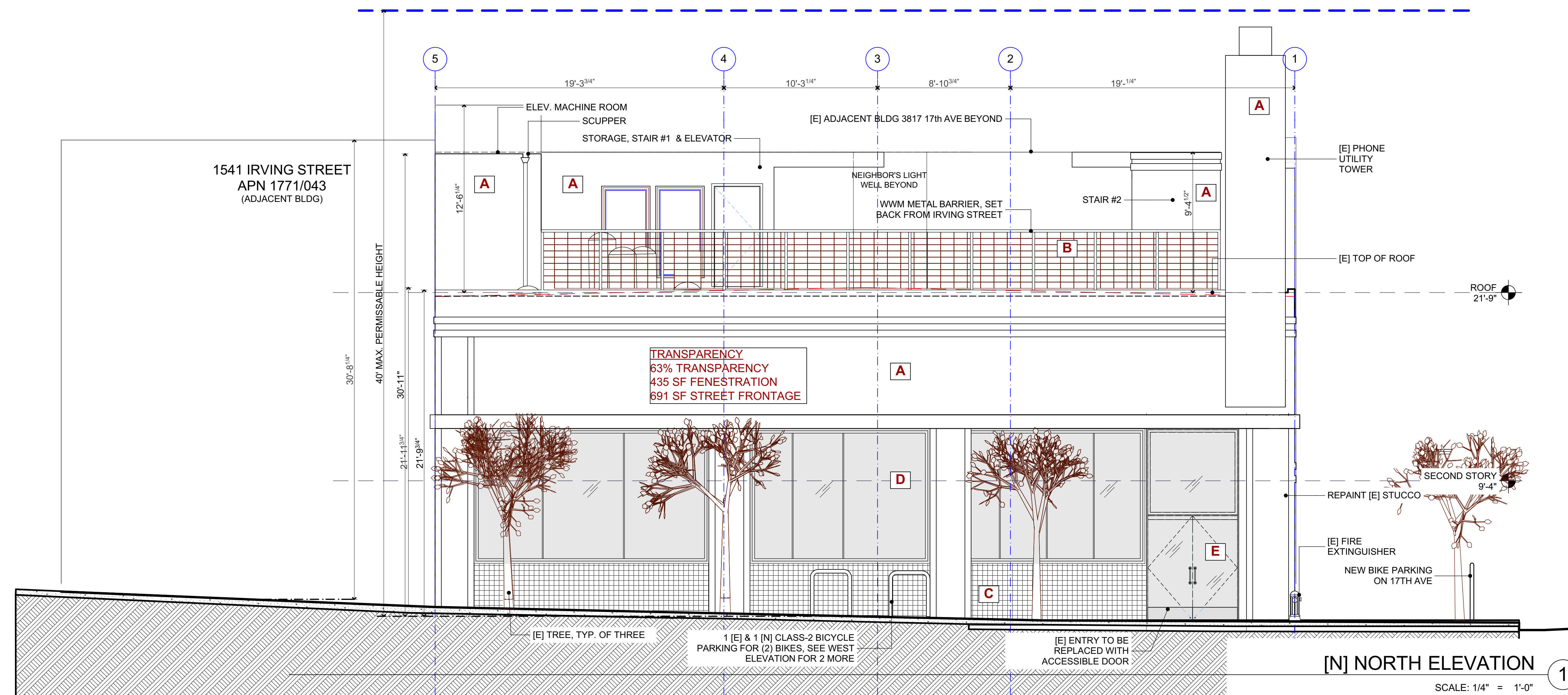
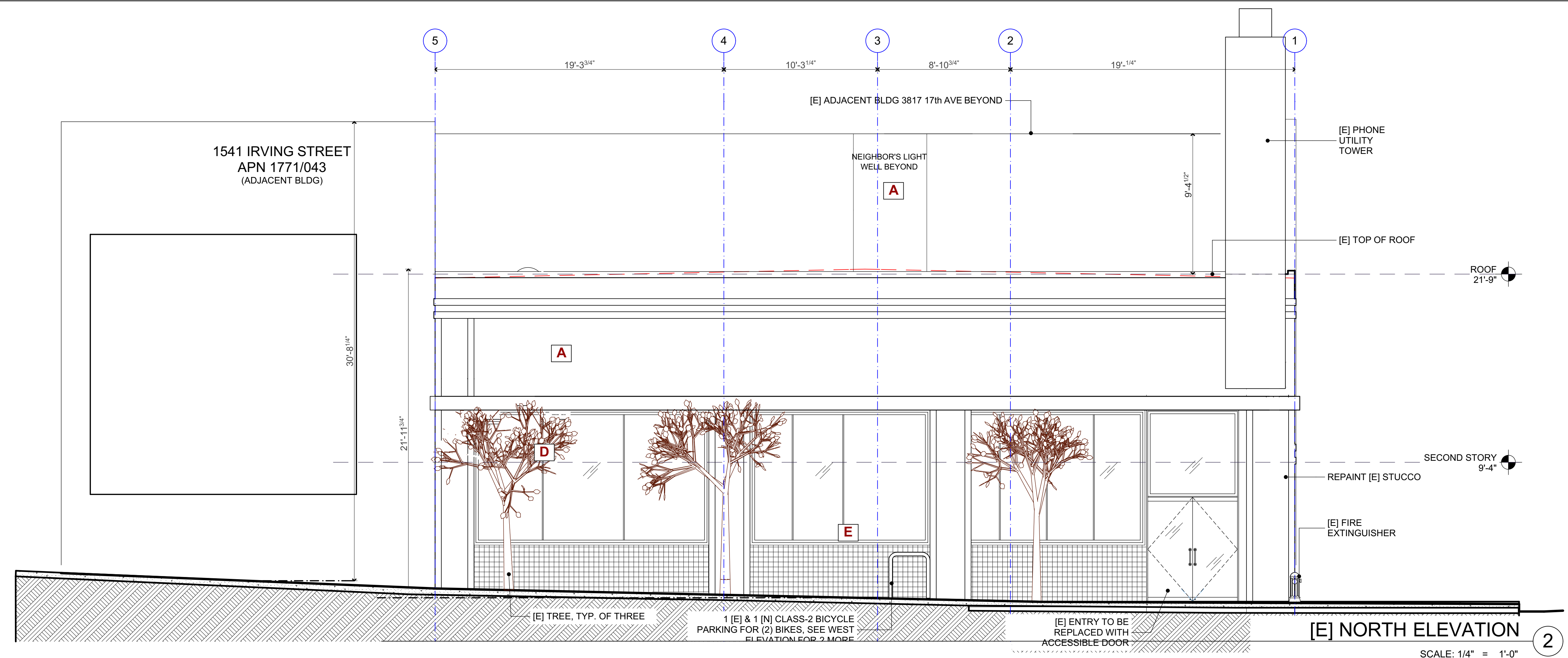
CUP APP

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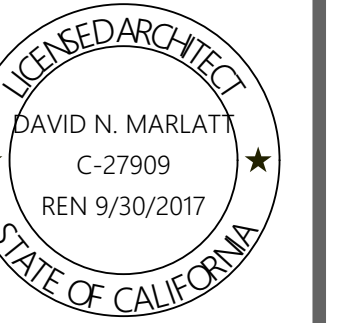
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A1.7



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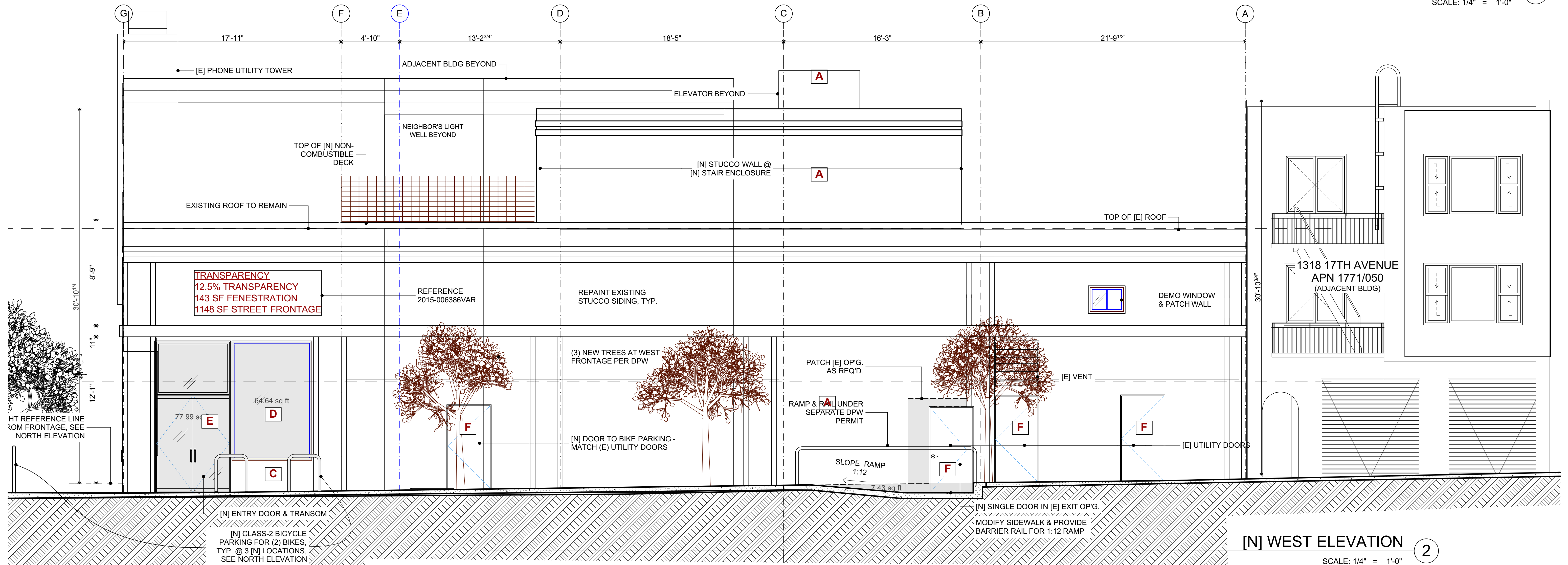
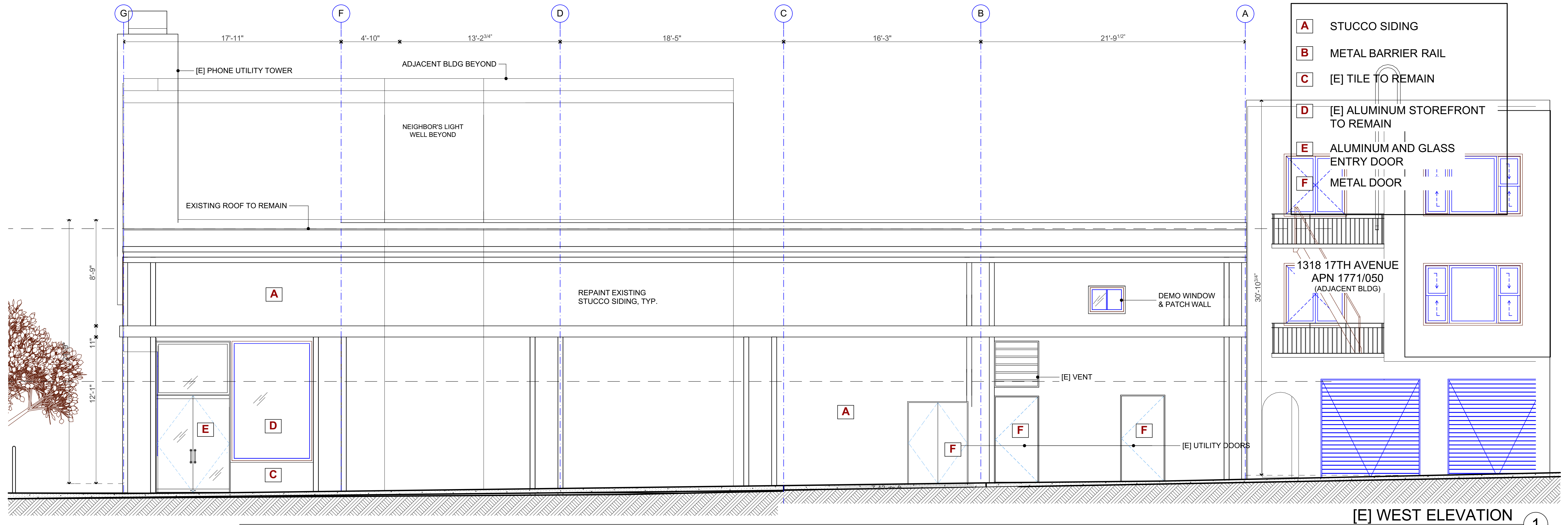
NORTH ELEVATIONS

CUP APP

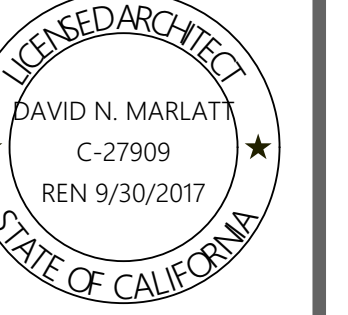
Revisions:
1. 01/29/2016
2.
3. 02/10/2016
4. 03/24/2016
5.
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A2.0



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WEST ELEVATIONS

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5.
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A2.1



VIEW FROM NE CORNER OF INTERSECTION @ 17TH AVE & IRVING STREET 4



VIEW FROM ACROSS 17TH AVENUE 2

SCALE: 1:1.30



VIEW FROM NW CORNER OF INTERSECTION @ 17TH AVENUE & IRVING STREET 3

SCALE: 1:1.22



VIEW FROM ACROSS IRVING STREET 1

SCALE: 1:1.30

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3D IMAGES

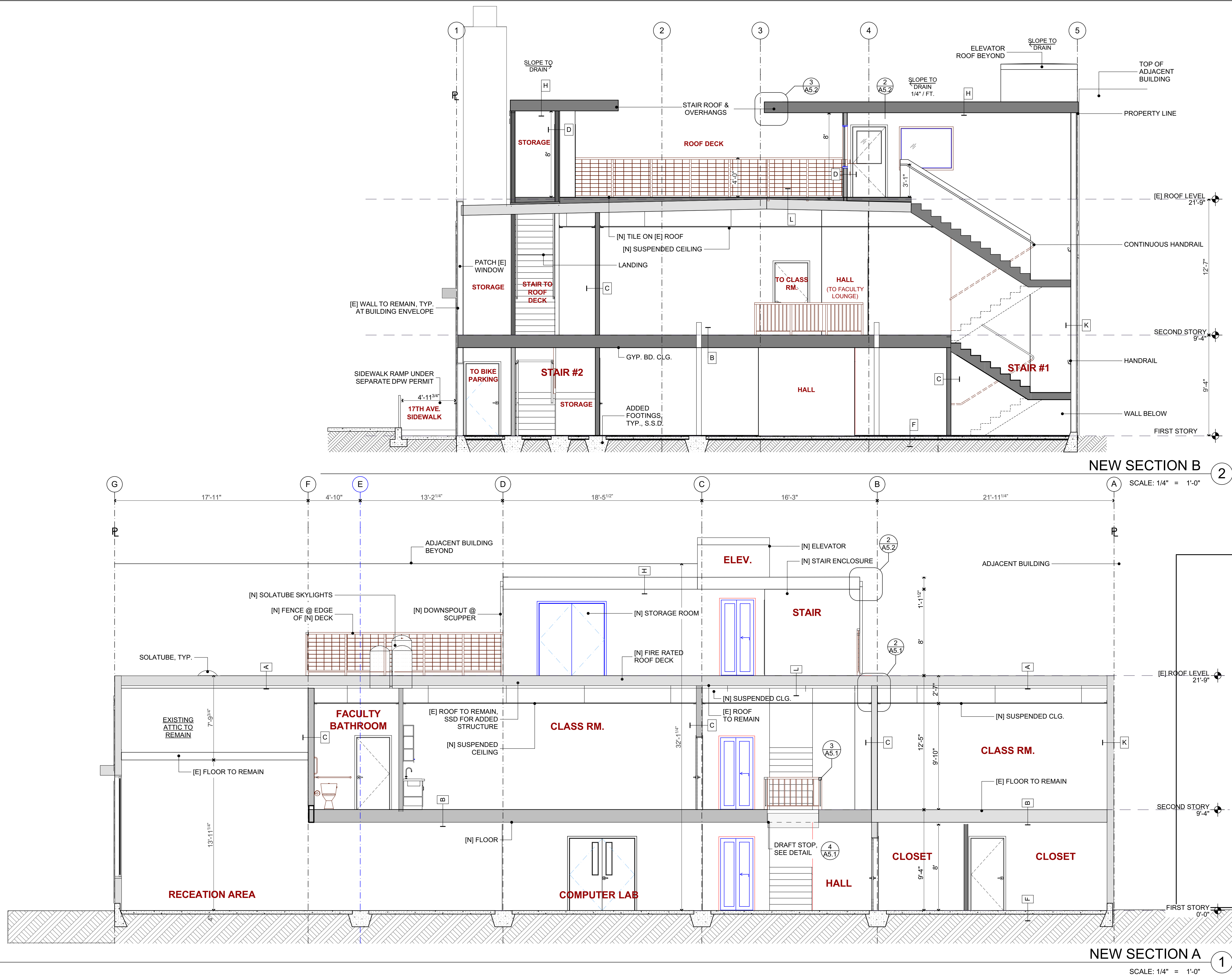
CUP APP

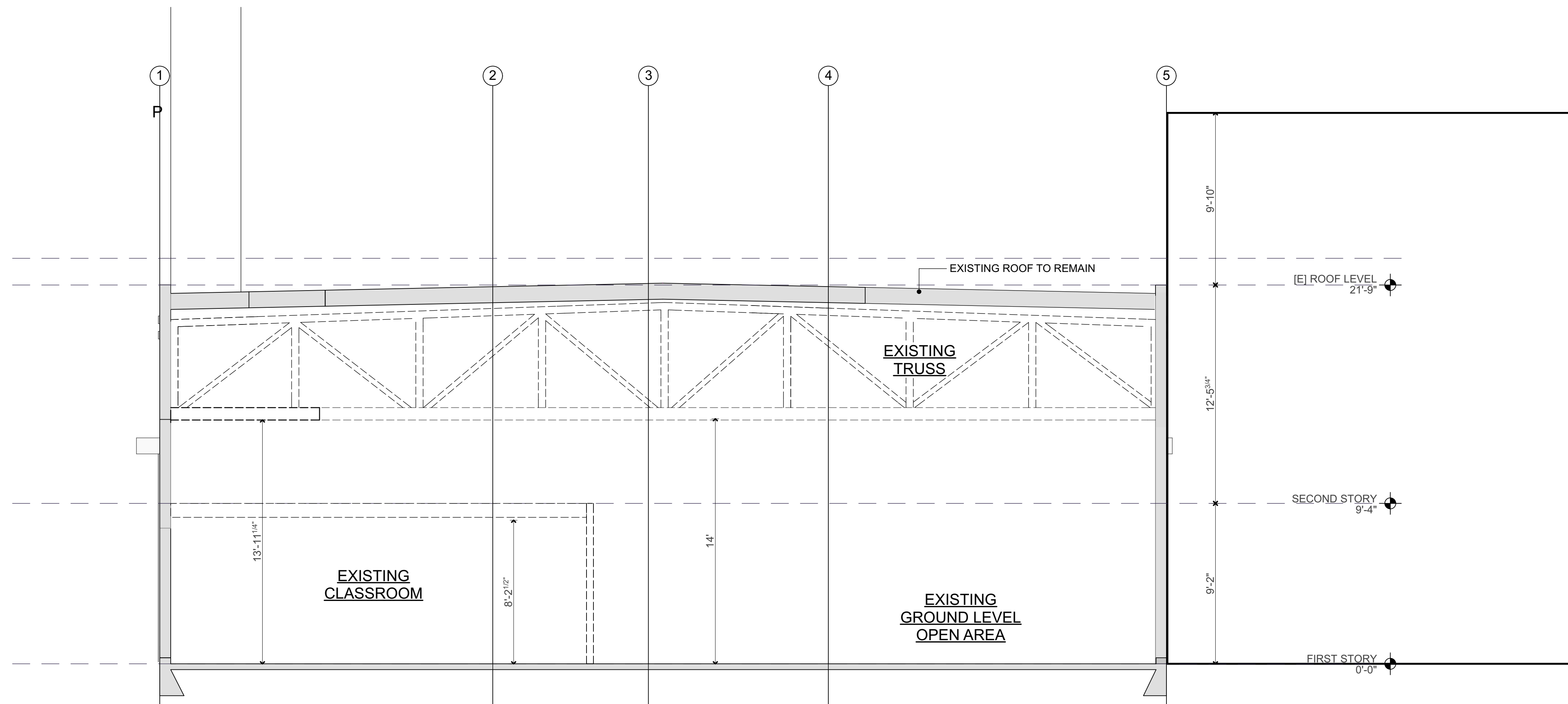
Revisions:

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- 4.
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- 6.

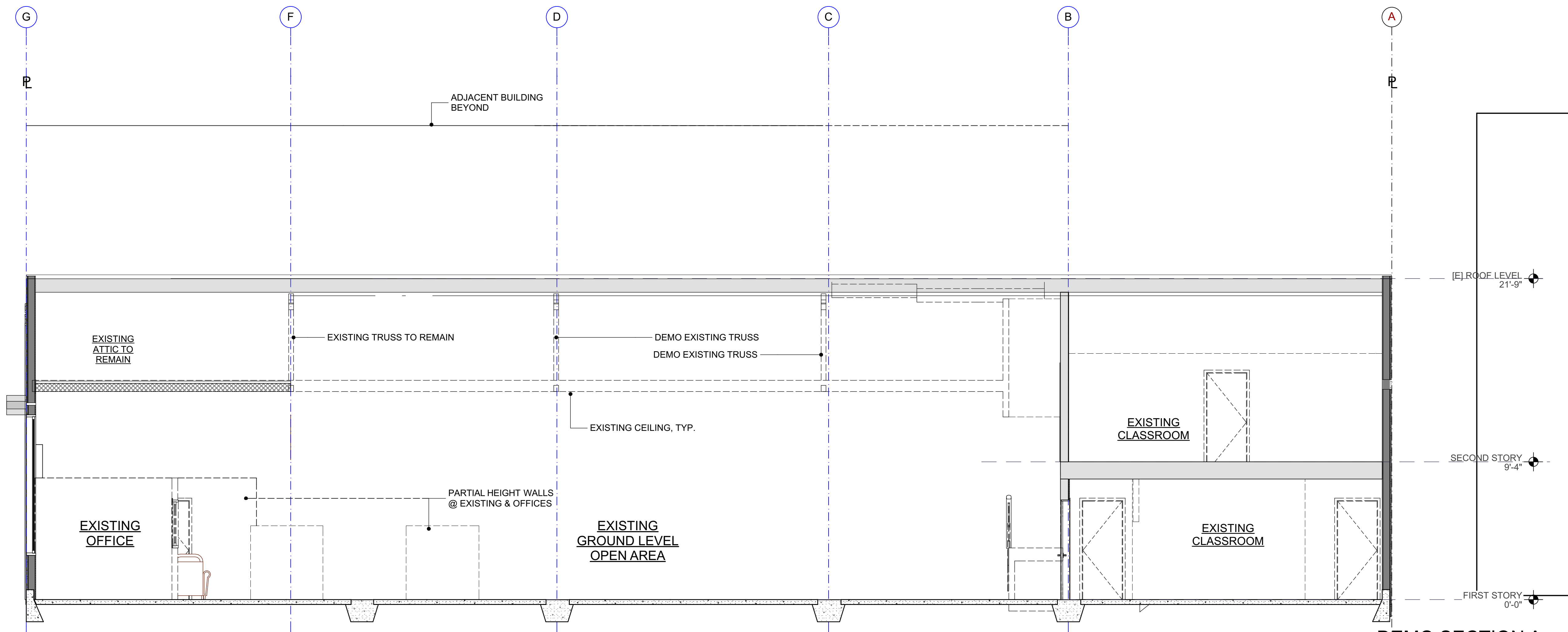
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A2.2



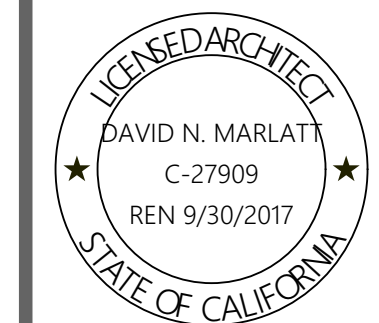


DEMO SECTION B ②



DEMO SECTION A ①

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DEMO SECTIONS

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6.

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A3.0