



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: JULY 28, 2016

*Date:* July 21, 2016  
*Case No.:* **2015-010615CUA**  
*Project Address:* **399 SAN FERNANDO WAY**  
*Zoning:* RH-1(D) (Residential – House, One Family – Detached)  
40-X Height and Bulk District  
*Block/Lot:* 3257/017  
*Project Sponsor:* Chris Dorman  
Dorman Associates, Inc.  
234 Shoreline Highway  
Mill Valley, CA 94941  
*Staff Contact:* Veronica Flores – (415) 575-9173  
[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)  
*Recommendation:* **Approve with Conditions**

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Suite 400  
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### PROJECT DESCRIPTION

The Project Sponsor proposes to legalize an existing child care facility (d.b.a. YMCA) serving more than 30 children. The facility has been operating at the project site since 1998. The project does not seek to physically expand the building, but will replace three windows at the front façade facing onto Ocean Avenue. The child care facility would operate Monday through Friday, between the hours of 7 a.m. and 6 p.m.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the northwest corner of the intersection with Ocean Avenue, Block 3257, Lot 017. The property is developed with a church and YMCA within a one-story building with an additional partial-lower level. The subject property is a corner lot, with approximately 224 feet of frontage on San Fernando Way and about 90 feet of frontage on Ocean Avenue. The existing building is 16,480 square feet in size and the enclosed building area covers approximately 50% of the lot. The rear yard extends about 30' deep and abuts the adjacent residential property and walkway to the north.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of San Fernando Way and Ocean Avenue. Immediately to the west is the Commodore Sloat Elementary School Playground. To the east are residences in the West of Twin Peaks neighborhood. To the south there is an NC-1 District with a variety of neighborhood-serving uses including a mixture of food establishments, personal services, and dental/doctor practices. The

surrounding properties are located within the RH-1(D) (Residential House, One-Family – Detached), P (Public), and NC-1 (Neighborhood Commercial, Cluster) Districts.

## **ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 8, 2016	July 8, 2016	20 days
Posted Notice	20 days	July 8, 2016	July 8, 2016	20 days
Mailed Notice	10 days	July 18, 2016	July 8, 2016	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## **PUBLIC COMMENT**

- To date, the Department has received one communication in opposition to the project from the Balboa Terrace Homes Association.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Zoning Control Table within Planning Code Section 209.1 conditionally permits a Child Care Facility with more than 15 children within an RH-1 District.
- This Conditional Use Authorization is the result of Enforcement Case No. 11900\_ENF as the result of a complaint filed in late 2014. The project sponsor worked with the Department on filing a Conditional Use Authorization application. The Department is not aware of any other complaints regarding the project.
- Upon reviewing the submitted School Drop-Off and Pick-Up Management Plan submittal, the Department determined that there is adequate passenger loading space and that no additional transportation analysis is required.
- Noise mitigation, often a concern with child care facilities, will be achieved through the proposed window replacements. Additionally, the children will only use the outdoor play area for approximately 2-3 hours per day depending on the weather.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to legalize the existing child care facility (d.b.a. YMCA) serving more than 15 children within the RH-1(D) District, pursuant to Planning Code Section 209.1.

## **BASIS FOR RECOMMENDATION**

The existing child care facility has been in operation at this project site since 1998 and there have not been any noise, traffic, or other complaints regarding the use. The child care facility continues to provide a needed service for this community. The YMCA is currently licensed by the State of California and will meet other requirements for state certification.

- The project promotes the continued operation of an established business.
- The project would not displace an existing tenant.
- The project will not adversely impact any potential historic resource, performing window replacements in keeping with the Secretary of the Interior's Standards.
- The project will not have significant noise impacts to the surrounding neighbors.
- The project will meet all state requirements for the certification of child care facilities.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business would serve the immediate neighborhood and provides a community need.

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

Draft Conditional Use Authorization Motion  
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Site Photographs  
Categorical Exemption  
Block Book Notification  
Project Sponsor Submittal  
    School Drop-Off and Pick-Up Management Plan  
    Project Licensing Requirements  
    Reduced Plans  
Public Comments

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"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input type="checkbox"/> Context Photos                         | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

          VAF            
Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: JULY 28, 2016

*Case No.:* **2015-010615CUA**  
*Project Address:* **399 SAN FERNANDO WAY**  
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*Project Sponsor:* **Chris Dorman**  
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**234 Shoreline Highway**  
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*Staff Contact:* **Veronica Flores – (415) 575-9173**  
[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 209.1 OF THE PLANNING CODE TO LEGALIZE AN EXISTING CHILD CARE FACILITY SERVING MORE THAN 30 CHILDREN WITHIN THE CHURCH ON THE SUBJECT PROPERTY WITH A LOT SIZE OF 24,746 SQUARE FEET WITHIN THE RH-1(D) (RESIDENTIAL – HOUSE, ONE-FAMILY - DETACHED) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT. THIS IS THE RESULT OF ENFORCEMENT CASE NO. 11900\_ENF.**

### PREAMBLE

On August 18, 2015 Chris Dorman (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section 209.1 to legalize an existing child care facility serving more than 30 children on the subject property with a lot size of 24,746 square feet within the RH-1(D) (Residential – House, One-Family – Detached) District and a 40-X Height and Bulk District.

On July 28, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-010615CUA.

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

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. 2015-010615CUA, 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 project is located on the northwest corner of the intersection with Ocean Avenue, Block 3257, Lot 017. The property is developed with a church and YMCA within a one-story building with an additional partial-lower level. The subject property is a corner lot, with approximately 224 feet of frontage on San Fernando Way and about 90 feet of frontage on Ocean Avenue. The existing building is 16,480 square feet in size and the enclosed building area covers approximately 50% of the lot. The rear yard extends about 30' deep and abuts the adjacent residential property and walkway to the north.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of San Fernando Way and Ocean Avenue. Immediately to the west is the Commodore Sloat Elementary School Playground. To the east are residences in the West of Twin Peaks neighborhood. To the south there is an NC-1 District with a variety of neighborhood-serving uses including a mixture of food establishments, personal services, and dental/doctor practices. The surrounding properties are located within the RH-1(D) (Residential House, One-Family – Detached), P (Public), and NC-1 (Neighborhood Commercial, Cluster) Districts.
4. **Project Description.** The applicant proposes to legalize an existing child care facility (d.b.a. YMCA) serving more than 30 children. The facility has been operating at the project site since 1998. The project does not seek to physically expand the building, but will replace three windows at the front façade facing onto Ocean Avenue. The child care facility would operate Monday through Friday, between the hours of 7 a.m. and 6 p.m.

The proposal requires a change of use and Section 312-neighborhood notification was conducted in conjunction with the Conditional Use Authorization process. The proposed use is a neighborhood-serving use.

The proposed operation consists of 6 employees. The majority of employees live in the immediate surrounding area and walk or take transit to work. Two employees commute using their personal cars. The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow.

Four to eight students are typically dropped off within 15 minute increments, with parents parking in loading zone along San Fernando Way and walking children into the site to sign children in and out. Typical a.m. drop-off time occurs between 8:00am and 9:15am, and typical p.m. pick-up time occurs between 4:30pm and 6:00pm.

The church on site hosts a food bank every Wednesday from 3:30pm to 4:30pm. The delivery truck occupies the loading zone along San Fernando Way for about 30 minutes to unload supplies.

5. **Public Comment.** To date, the Department has received one communication in opposition to the project from the Balboa Terrace Homes Association.
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.** The Zoning Control table of Planning Code Section 209.1 requires Conditional Use Authorization for a Child Care Facility providing care for 15 or more children within an RH-1 District.

*The Project proposes to legalize a Child Care Facility serving more than 30 students in the existing building. The proposed floor plan is open in nature and the classroom and teaching spaces will be located on the lower level. YMCA is currently licensed by the State of California, and they intend to limit the number of children in the play yard at any one time. The business will also meet the other requirements for state certification with regard to indoor classroom space, numbers of sinks and toilets, availability of drinking water, and staff to children ratio. Pursuant to Planning Code Sections 209.1, the Project Sponsor is seeking Conditional Use Authorization to legalize this use.*

- B. **Rear Yard Requirement in the RH-1(D) Districts.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

*The existing structure was built in 1928 and is considered a legal, noncomplying structure with respect to the rear yard requirement as it is partially located in the required rear yard area. The Project does not propose any additional building expansion, and is permitted to continue as a noncomplying structure per Planning Code Section 180(c).*

- C. **Off-Street Parking.** Planning Code Section 151 requires one (1) off-street parking space for every 25 children to be accommodated at any one time, where the number of such children exceeds 24.

*The Project serves 34 children, which requires one (1) off-street parking space. The Project Sponsor will provide an additional one (1) Class 1 bicycle parking space to replace the required off-street parking, pursuant to Planning Code Section 150(e). The Zoning Administrator may also reduce the off-street parking for this Project pursuant to Planning Code Section 161(g).*

- D. **Bicycle Parking.** The bicycle parking requirements of Planning Code Section 155.2 apply when a change of occupancy or use would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent. This same Code Section requires Child Care Facilities to provide two (2) Class 1 spaces AND one (1) Class 2 space for every 20 children.

*The project is to legalize a child care facility and thus considered a change of use. The proposal serves 34 students and therefore requires a minimum of two Class 1 bicycle parking spaces and one Class 2 bicycle parking space. The Project is proposing to provide, in total, four (4) Class 1 bicycle parking spaces within the subject property as shown on the proposed site plan. One of these Class 1 bicycle parking spaces will substitute the required Class 2 bicycle parking space.*

- E. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

*The Project will not increase the number of students being served and will not intensify the use of the site. The building structure and site will remain the same. Within the city generally, and this zip code and neighborhood specifically, child care services are in high demand. The neighborhoods near the Project have higher rates of young children, and the difficulty of finding quality, affordable child care has contributed to working families leaving the city.*

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

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



*The height and bulk of the existing building will remain the same and will not alter the existing character of the project vicinity. The only proposed work to the exterior involves replacing three windows facing Ocean Avenue with in-kind materials. The proposed work will not affect the building envelope. The parcel also has open space at the side of the lot. The Project will not be detrimental to the health, safety, convenience or general welfare of those in the vicinity.*

- 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 child care facility will not have a significant transportation impact since drop-off and pick-up times are staggered. The site is accessible by foot, bicycle, and served by the Muni and currently enrolled families make use of these alternative methods of transportation. The Muni K-Ingleside/T-Third Street line is one block southeast, with a stop at the intersection of Ocean Avenue and San Leandro Way, and the Muni M-Ocean View line is three blocks northwest, with a stop on Ocean Avenue between Lagunitas and Woodacre Drives.*

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

*The Project will not create any noxious or offensive emissions such as glare, dust or odor. The Project Sponsor is introducing an improvement measure to upgrade three windows facing onto Ocean Avenue.*

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

*There are no proposed changes to the existing landscaping and screening of the site, and will obtain the necessary building permits for any new signs.*

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

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

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

*The Project is located within an RH-1(D) District and is compatible with the existing neighborhood context. The use will provide a compatible neighborhood-serving use for the immediately surrounding neighborhoods during daytime hours.*

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

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### **OBJECTIVE 1:**

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

##### **Policy 1.1:**

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

##### **Policy 1.2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

##### **Policy 1.3:**

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The Project would enhance the city living and working environment by providing needed child care services for residents and workers within the City. The Project will comply with State licensing requirements for child care facilities, further minimizing possible undesirable consequences from such an operation.*

#### **OBJECTIVE 2:**

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

##### **Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

*The Project will retain an existing commercial activity and will enhance the diverse economic base of the City.*

#### **OBJECTIVE 3:**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

##### **Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

*The Project will maintain the six employment opportunities for San Francisco residents. Also, the provision of child care services is an amenity that would attract or retain workers.*

**OBJECTIVE 7:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENT, 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 geographic districts and cultural groups in the city.

*The proposed child care center will provide educational services for the children of San Francisco residents, particularly to the West of Twin Peaks and surrounding neighborhoods. No physical expansion is proposed to the existing building and a majority of the proposed child care facility's activities will take place indoors, hence the adjacent residential uses will not be disrupted. The students will utilize the outdoor play area for approximately 2-3 hours a day depending on the weather.*

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

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

*The Project will be located in an existing structure, so there will not be any displacement of existing neighborhood-serving retail uses. The YMCA will maintain the six employment opportunities for San Francisco residents.*

- B. 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 not require any expansion or major alteration of the building; therefore there will be no impact to the existing neighborhood character or housing.*

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

*No housing is removed for this Project.*

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

*The Project will not impede Muni transit service or overburden City streets or neighborhood parking. The site is accessible by foot, bicycle, and served by the Muni and currently enrolled families make use of these alternative methods of transportation. The Muni K-Ingleside/T-Third Street line is one block southeast, with a stop at the intersection of Ocean Avenue and San Leandro Way, and the Muni M-Ocean View line is three blocks northwest, with a stop on Ocean Avenue between Lagunitas and Woodacre Drives.*

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

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

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

*This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject property is located within the Balboa Terrace Historic District; however, no landmarks or historic buildings will be adversely affected by the Project. The proposed replacement windows facing onto Ocean Avenue will include wood sash windows, mullions, true divided-lites, and ogee lugs to match the existing windows.*

- 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 because there would be no physical change to the existing building.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-010615CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 4, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

**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 July 28, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 28, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to legalize an existing child care facility (d.b.a. YMCA) located at 399 San Fernando Way, Block 3257, Lot 017 pursuant to Planning Code Section 209.1 within the RH-1(D) (Residential House, One-Family – Detached) District and a 40-X Height and Bulk District; in general conformance with plans, dated April 4, 2016, and stamped “EXHIBIT B” included in the docket for Case No. 2015-010615CUA and subject to conditions of approval reviewed and approved by the Commission on **July 28, 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 **July 28, 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

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

## DESIGN

6. **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).*

## MONITORING

7. **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)*

8. **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

9. **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>*

10. **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>*



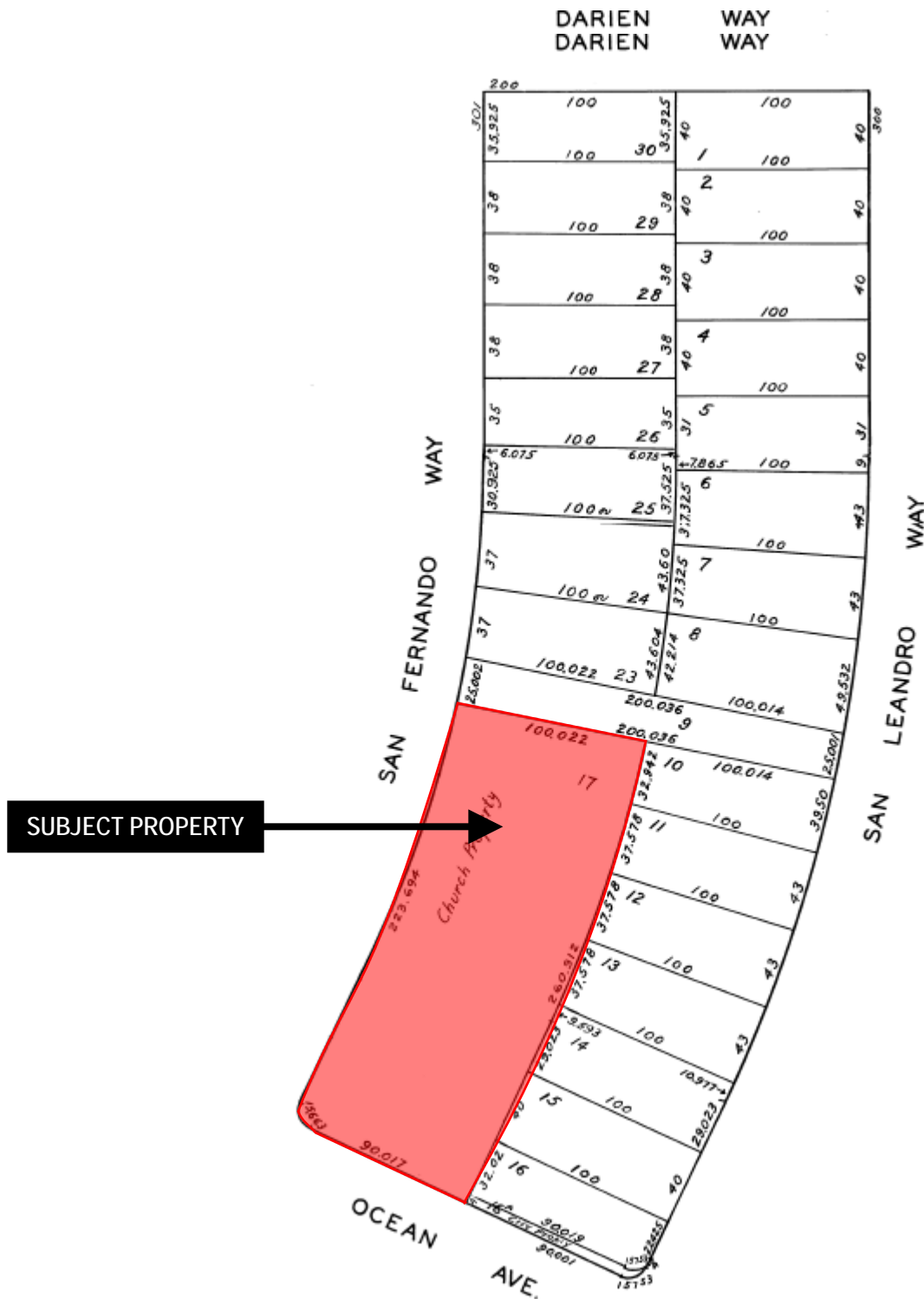
11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the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

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# Exhibits

# Parcel Map



Conditional Use Authorization Hearing  
Case Number 2015-010615CUA  
399 San Fernando Way

# Sanborn Map\*



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

SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-010615CUA  
399 San Fernando Way

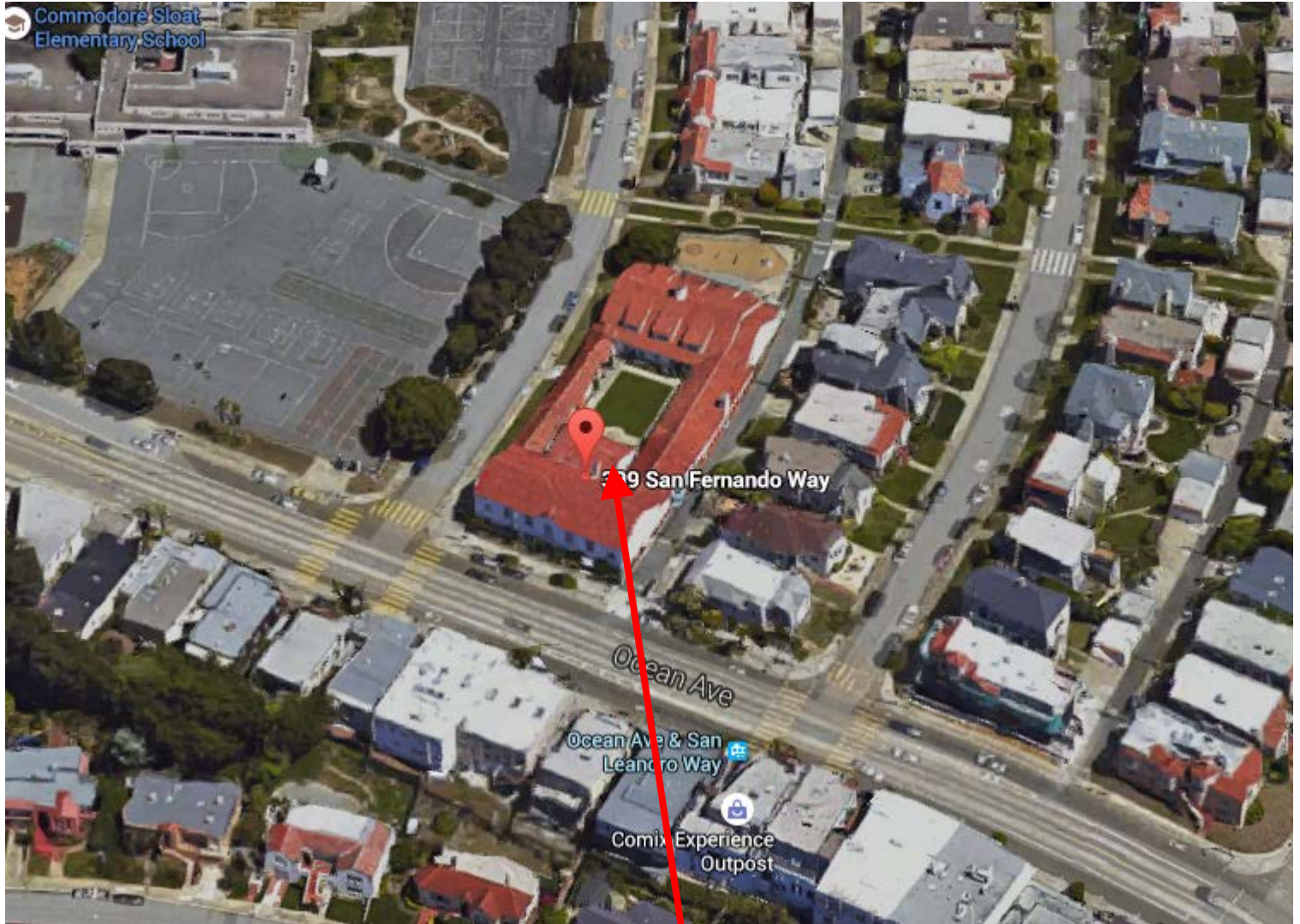
# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2015-010615CUA  
399 San Fernando Way



# Aerial Photo

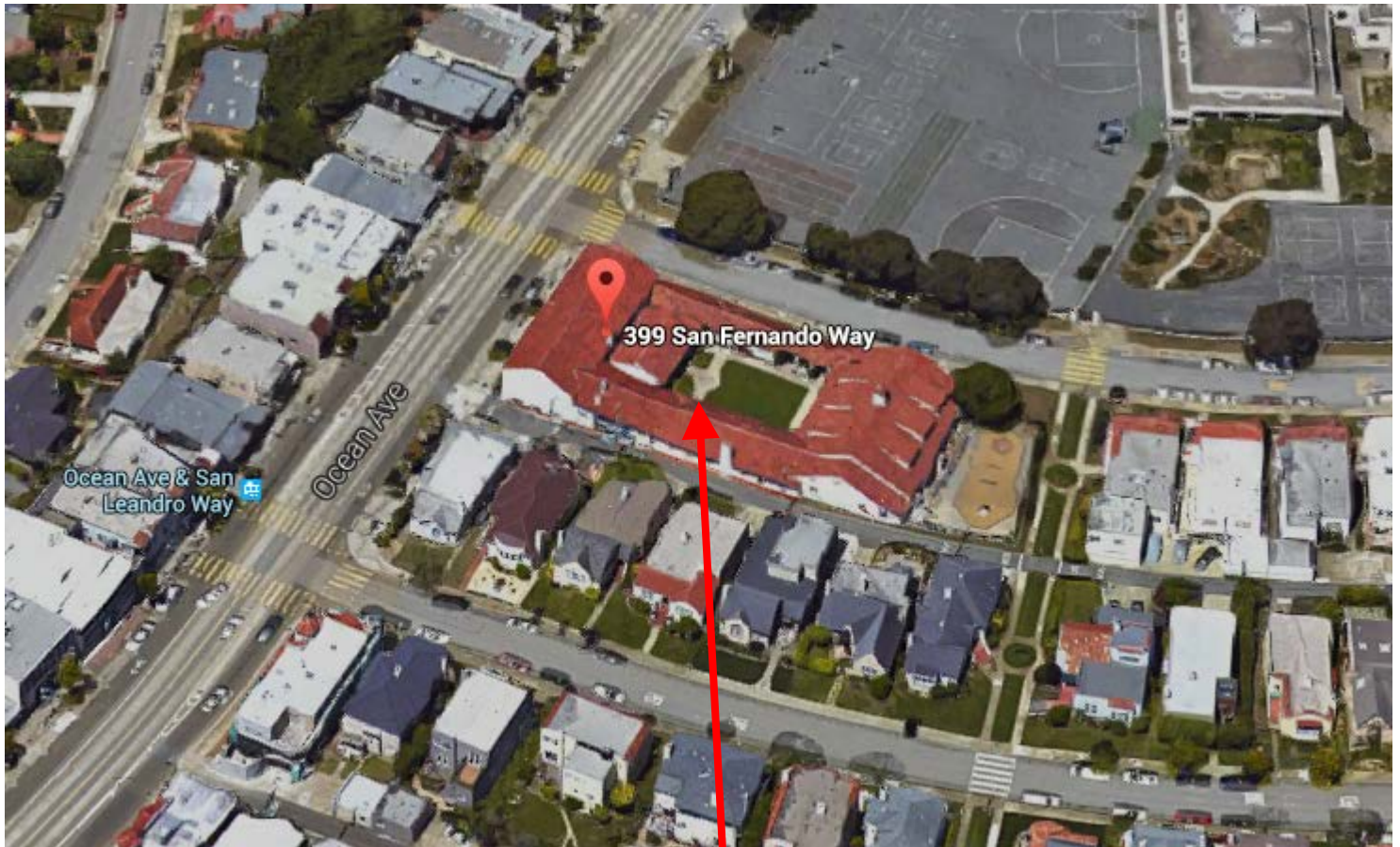


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-010615CUA  
399 San Fernando Way

# Aerial Photo



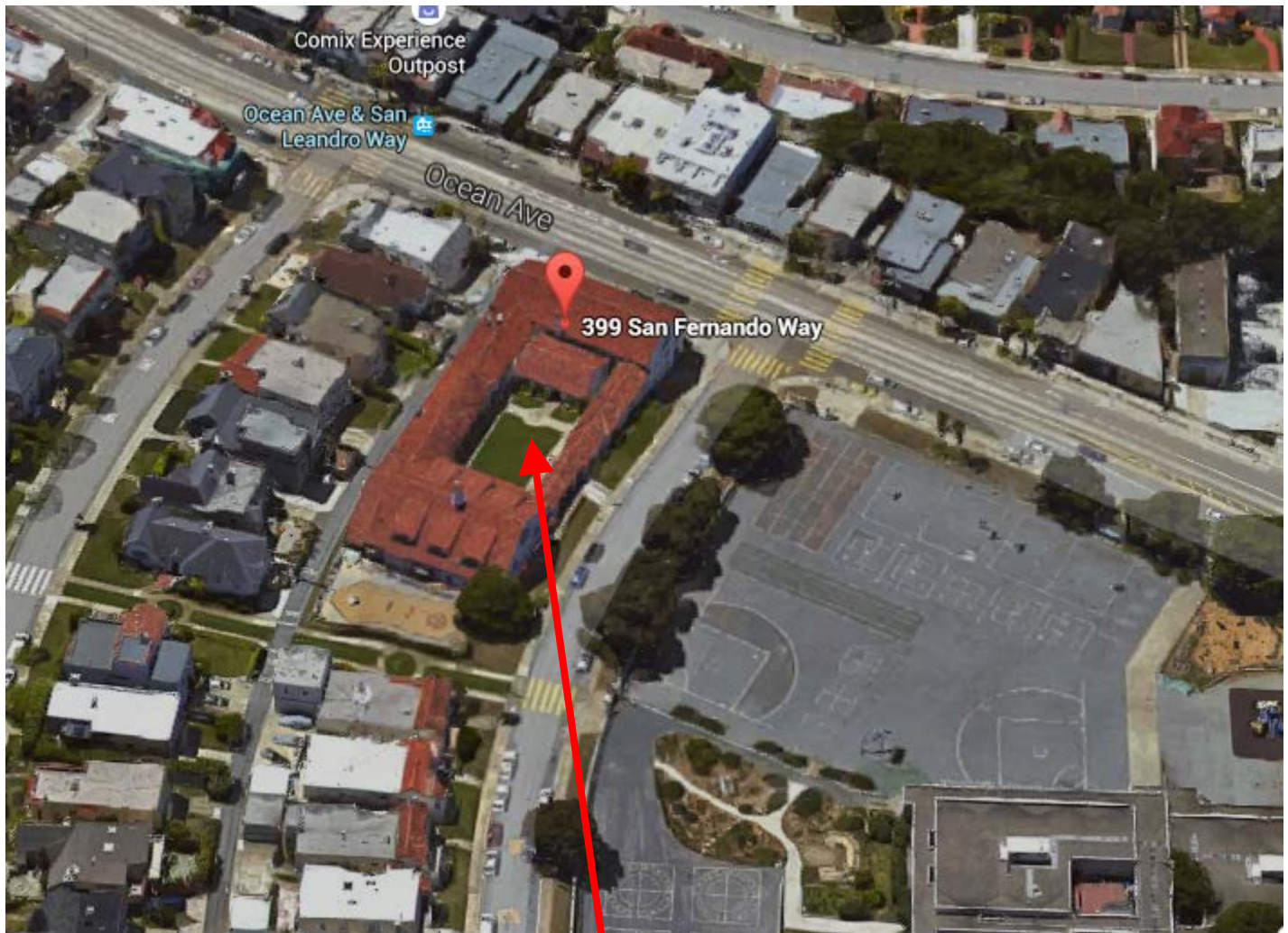
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-010615CUA  
399 San Fernando Way



# Aerial Photo

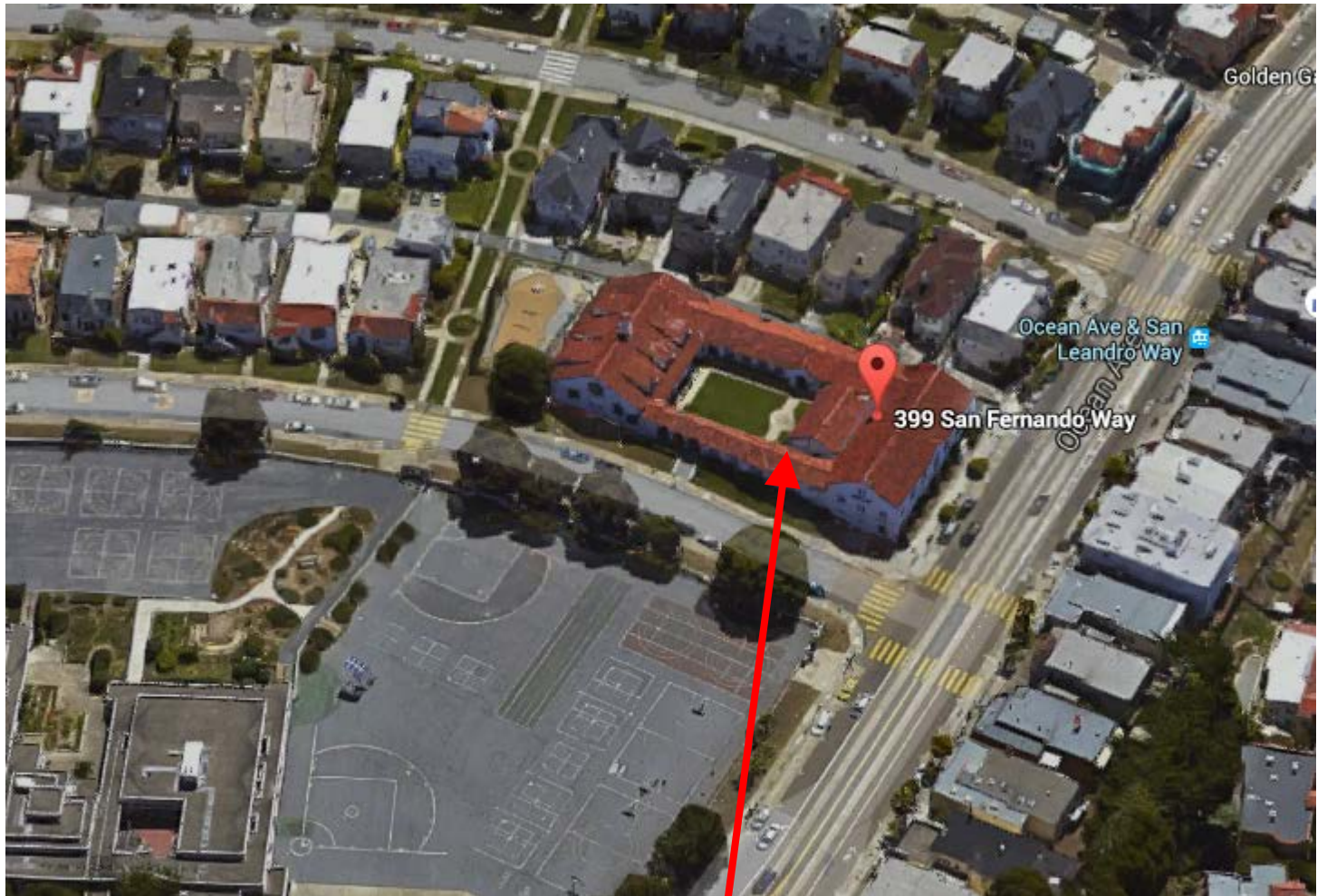


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-010615CUA  
399 San Fernando Way

# Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-010615CUA  
399 San Fernando Way



# Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing  
Case Number 2015-010615CUA  
399 San Fernando Way

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# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	<b>Class</b> ____

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b><u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="margin-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="margin-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="margin-left: 40px;">b. Other <i>(specify)</i>:</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b></p> 	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p><b>Planner Name:</b></p>   <p><b>Project Approval Action:</b></p>    <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p><b>Signature:</b></p>     </td> </tr> </table> <p style="font-size: small;">Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p style="font-size: small;">In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   
<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   			



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

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## **Flores, Veronica (CPC)**

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**From:** Flores, Veronica (CPC)  
**Sent:** Tuesday, March 08, 2016 10:43 AM  
**To:** 'board@balboaterrace.org'  
**Subject:** Re: 399 San Fernando Way

Hello Mr. Bernstein,

This note is in response to your BBN request for the subject property. I am currently reviewing BPA #2016.01.28.8276 and Conditional Use Authorization Case #2015-010615CUA. The applicant proposes to legalize an existing child care facility (d.b.a. YMCA) serving more than 30 children. The child care facility has been around since 1998. The project does not seek to physically expand the building, but would include window replacements at the front façade facing onto Ocean Avenue. Historic preservation staff is requiring the wood windows with the same mullions, true divided-lites, and ogee lugs as the existing windows. The child care facility would operate Monday through Friday, between the hours of 7 a.m. and 6 p.m.

No public hearing date has been set yet. Please confirm receipt of message and meeting BBN request, and let me know if you have any additional questions.

Sincerely,

**Veronica Flores**  
**Planner, Current Planning**

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-575-9173 **Fax:** 415-558-6409  
**Email:** [Veronica.Flores@sfgov.org](mailto:Veronica.Flores@sfgov.org)  
**Web:** [www.sfplanning.org](http://www.sfplanning.org)

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# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	(     )
	EMAIL:
APPLICANT'S NAME:	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	(     )
	EMAIL:
CONTACT FOR PROJECT INFORMATION:	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	(     )
	EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	(     )
	EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
CROSS STREETS:				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
/				

### 3. Project Description

( Please check all that apply ) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	<b>ADDITIONS TO BUILDING:</b> <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	<b>PRESENT OR PREVIOUS USE:</b>	
		<b>PROPOSED USE:</b>	
		<b>BUILDING APPLICATION PERMIT NO.:</b>	<b>DATE FILED:</b>

### 4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential				
Retail				
Office				
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>				
Parking				
Other (Specify Use)				
<b>TOTAL GSF</b>				

Please describe any additional project features that are not included in this table:  
 ( Attach a separate sheet if more space is needed )

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

# Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

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

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3. That the City's supply of affordable housing be preserved and enhanced;

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4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

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5. 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;

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

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7. That landmarks and historic buildings be preserved; and

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

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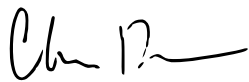
## Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST:	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

## 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: The other information or applications may be required.

Signature:  \_\_\_\_\_

Date: 8/18/15

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

**Chris Dorman**

Owner / Authorized Agent (circle one)

## Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

### NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

**After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.**

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

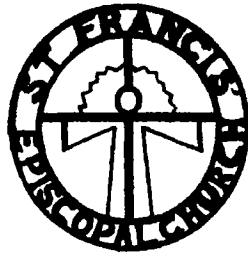
No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



July 14, 2015

Department of City Planning  
Department of Building Inspection  
City & County of San Francisco  
1660 Mission Street  
San Francisco, CA 94103

Re: Applications for Conditional Use Permit  
YMCA Preschool at St. Francis' Episcopal Church  
399 San Fernando Way, San Francisco, CA

Department of Building Inspection:

The undersigned hereby certifies that Chris Dorman of Dorman Associates is authorized to represent the St. Francis' Episcopal Church in communications with the Department of City Planning and the Department of Building Inspection, including submission of permit applications and related correspondence for the above reference project.

Sincerely,

The Rev. Beth Sherman

Rector, St. Francis'

THE REV. BETH SHERMAN, RECTOR  
399 SAN FERNANDO WAY  
SAN FRANCISCO, CALIFORNIA 94127-1913  
TEL. (415) 334-1590 FAX (415) 334-1591



# 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			
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?

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

### 3. When would students get dropped off in the 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.**

**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).

**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.**

**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:                     *Chen*                    

Date: \_\_\_\_\_

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

\_\_\_\_\_  
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.*

# APPLICATION PACKET 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.

Number of Students	36
Number of Staff	6
Number of Off-Street Parking Spaces on the Project Site	0
Number/Length of Off-Street Loading Spaces on the Project Site	0
Number of Bicycle Parking Spaces on the Project Site	0
Number/Length of On-Street Passenger Loading Zones Adjacent to the Project Site	150 Lin. Ft.

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

### 1. Would the project be implemented in phases?

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?

NO

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

34

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

Between 8 and 9:15.

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

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?

YES - typically there are about 4-8 children dropped off within 15 minute increments. The Parents typically park and walk their children in which takes roughly 10-15 minutes.

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

34

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

Between 4:30 and 6pm.

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

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?

YES - typically there are about 4-8 children picked up within 15 minute increments. The Parents typically park and walk in to collect their children in which takes roughly 10-15 minutes.

### 8. Would there be after school activities and programs?

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

NO

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

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

NO – parents have to sign their children in and out of our care in order for the child to leave. The school cannot escort children outside.

**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.**

There is 150 lineal feet of white passenger loading only curb along San Fernando in front of the church and preschool. There is also 4 public parking spaces on Ocean St. directly in front of the church.

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

Church hosts a food bank every Wednesday from 3:30-4:30. Delivery truck occupies white zone for 30 minutes to unload supplies.

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

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

NO - There are no spaces designated for staff or visitors- only members (families) of the preschool program. There are two traffic cones with signs alerting others that those spaces are reserved for the preschool along the white zone in front of the church.

**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.**

**14. What transportation-related measures would the school take?**

**Please check ALL boxes that apply.**


- |            |   |
|------------|---|
| <b>Yes</b> | Notification to Parents of School Drop-Off & Pick-Up Management<br>Enforcement Program by School Staff of School Drop-Off & Pick-Up Management  |
| <b>Yes</b> | Inventory Log of Transportation-Related Complaints<br>Distribution of Monitoring Reports of the School Drop-Off & Pick-Up Management<br>Distribution of Multimodal Access Guide to the School<br>Bike Racks and Bike Storage<br>Coordinated Walking or Biking Program (Example: Walking School Bus Program) |
| <b>Yes</b> | Volunteer Carpooling Program<br>Shared Parking Agreements with Nearby Parking Facilities<br>Commuter Benefit Program for Staff<br>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: 09/20/15

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

Owner / Authorized Agent (circle one)  
For Department Use Only

Application received by Planning Department:

By: Date:

**FOR MORE INFORMATION:**

**Call or visit the San Francisco Planning Department**

**Central Reception**

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TEL: **415.558.6377**

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No appointment is necessary.*

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# State of California

## Department of Social Services

Facility Number: 384000293  
Effective Date: 08/31/98

Total Capacity: 34

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services, hereby issues

### this License to

YMCA OF SAN FRANCISCO

to operate and maintain a SCHOOL-AGE DC CENTER

### Name of Facility

STONESTOWN FAMILY YMCA PRESCHOOL  
399 SAN FERNANDO WAY  
SAN FRANCISCO CA 94127

This License is not transferable and is granted solely upon the following:

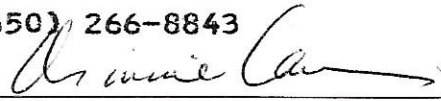
AGES: 2.0 - 6.0 YEARS. HOURS OF OPERATION: 7:00 A.M. - 6:00 P.M.  
MONDAY - FRIDAY.

Client Groups Served: CHILDREN

Complaints regarding services provided in this facility should be directed to:

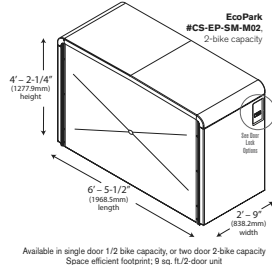
PENINSULA DAY CARE DISTRICT OFFICE (650) 266-8843

MARTHA LOPEZ  
Deputy Director,  
Community Care Licensing Division

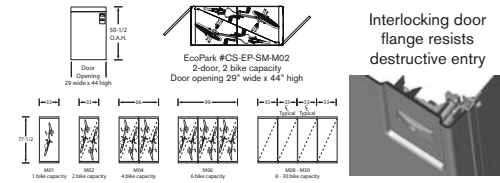
  
Authorized Representative  
of Licensing Agency



SPECIFICATIONS



- Freestanding or linkable in rows 1-2 bike capacity units
- Hot Compression Door/Roof construction molded w/1,000 ton press for structural steel strength and hi-impact resistance
- Reinforced steel coated end panels
- Contoured roof to eliminate water build-up
- Concealed continuous hinge, hi-strength attachment to molded bosses
- Shipped in kit form for reduced freight, available preassembled upon request



Product: CycleSafe EcoPark:  
Model #19502 - 2 door, 2 Bike unit.  
Model #19504 - 1 door, 1/2 Bike unit.

Capacity: Holds 1 Bike or 2 Bikes

Material: High Density Polyester SMC (Sheet Molding Compound).  
Zinc Primed TGIC Powder Coat End Panels  
16 gauge Reinforced Steel or Options Available.  
Natural Sandstone Finish Standard Color.  
Custom RAL Colors Upon Request.

COLORS

STANDARD

Sandstone RAL 1019

CUSTOM

Translink Grey RAL 7039

Signal White RAL 9003

Gibraltar Grey RAL 7047

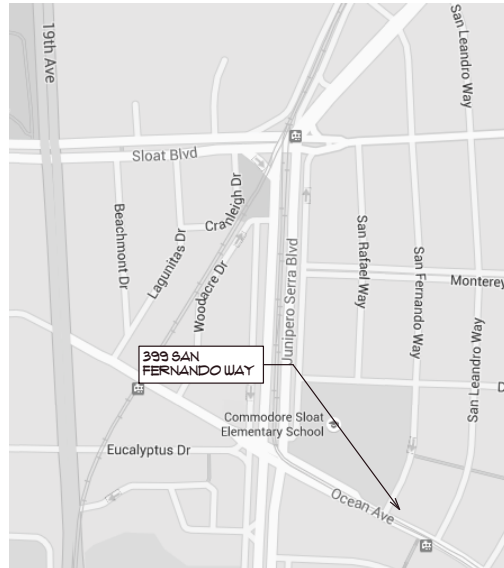
Sapphire Blue RAL 5003

Burgundy RAL 3007

Custom RAL upon request



3 SITE CONTEXT



2 VICINITY MAP

PROJECT DIRECTORY

CLIENT: YMCA OF SAN FRANCISCO  
CONTACT: BILL WORTHINGTON  
50 CALIFORNIA STREET, SUITE 650  
SAN FRANCISCO, CA 94111  
P: (415) 281-6163

OWNER: THE PARISH OF SAINT FRANCIS  
EPISCOPAL CHURCH  
399 SAN FERNANDO WAY  
SAN FRANCISCO, CA 94127  
P: 415.334.1590

ARCHITECT: DORMAN ASSOCIATES, INC.  
CHRIS DORMAN, AIA  
234 SHORELINE HWY  
MILL VALLEY, CA 94541  
P: 415.380.7914  
F: 415.380.7915

PROJECT DESCRIPTION

ADDRESS: 399 SAN FERNANDO WAY  
SAN FRANCISCO, CA 94127  
APN: 3251011

ZONING: RH-ID)  
GROSS LOT AREA: 24,746 S.F.  
MAIN FLOOR AREA: 12,340 S.F.  
LOWER FLOOR AREA: 4,140 S.F.  
TOTAL AREA: 16,480 S.F.

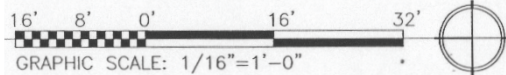
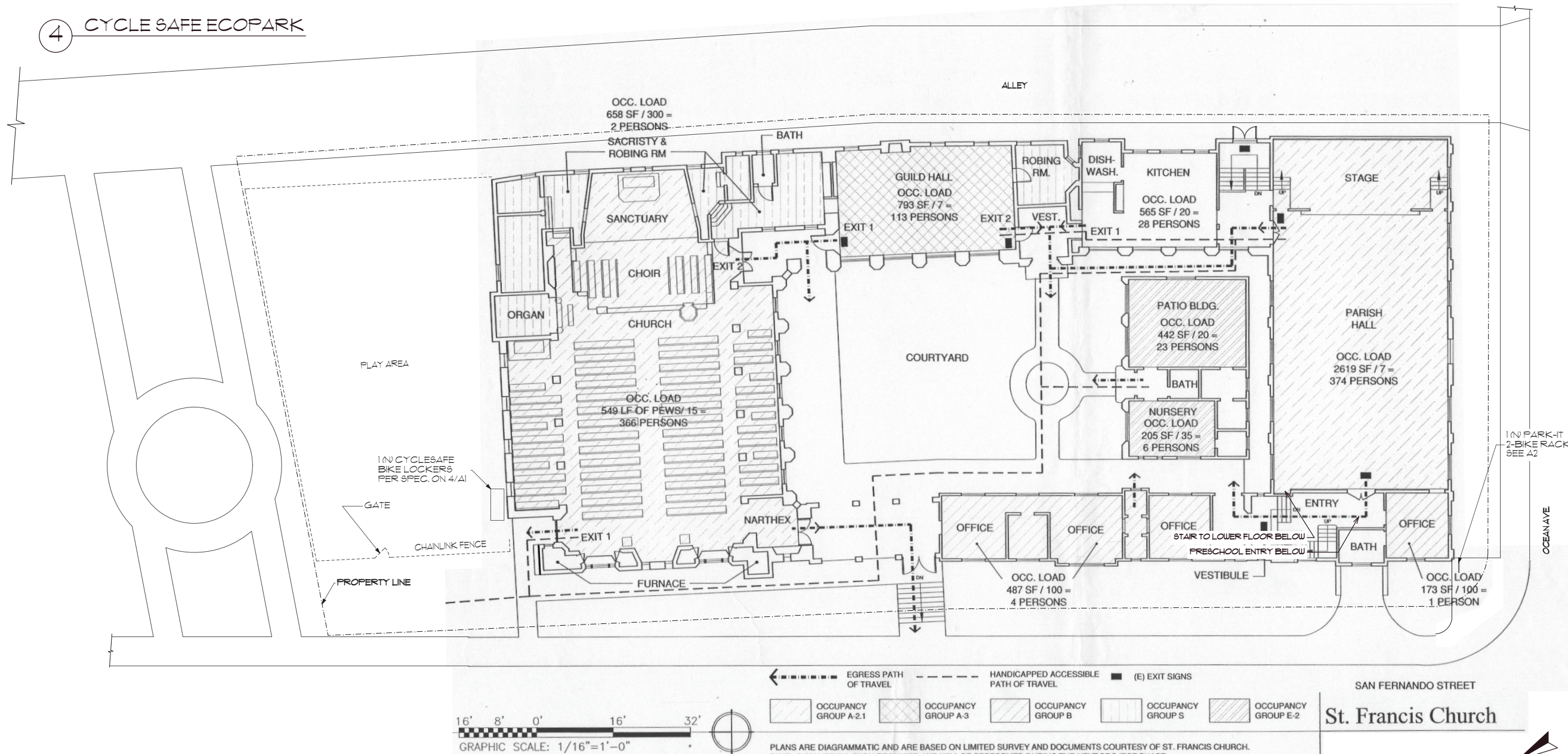
TOTAL PRESCHOOL (1932 S.F.  
FLOOR AREA:

SCOPE OF WORK: RECORD DOCUMENTS FOR  
EXISTING PRESCHOOL  
REPLACE (3) WINDOWS, ADD  
BIKE STORAGE LOCKER

ARCHITECTURAL SHEETS

SHEET #	DRAWING
A1	SITE & MAIN FLOOR
A2	LOWER FLOOR PLAN
A3	ELEVATIONS

4 CYCLE SAFE ECOPARK

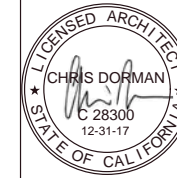


EGRESS PATH OF TRAVEL	HANDICAPPED ACCESSIBLE PATH OF TRAVEL	(E) EXIT SIGNS
OCCUPANCY GROUP A-2.1	OCCUPANCY GROUP A-3	OCCUPANCY GROUP B
OCCUPANCY GROUP S	OCCUPANCY GROUP E-2	

SAN FERNANDO STREET  
St. Francis Church

PLANS ARE DIAGRAMMATIC AND ARE BASED ON LIMITED SURVEY AND DOCUMENTS COURTESY OF ST. FRANCIS CHURCH.  
DIMENSION VERIFICATION REQUIRED AND WILL BE PERFORMED DURING THE NEXT PROJECT PHASE.

CHRIS DORMAN, AIA  
234 SHORELINE HWY  
MILL VALLEY, CA 94541  
415.380.7914  
415.380.7915 FAX  
CD@DORMANASSOCIATES.COM



YMCA ST. FRANCIS  
399 SAN FERNANDO WAY  
SAN FRANCISCO, CA 94127  
APN: 3251011

PERMIT SUBMITTAL

SITE & MAIN  
FLOOR

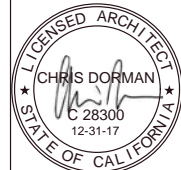
REVISIONS

DATE 3/28/16

SHEET

A1





YMCA ST. FRANCIS  
399 SAN FERNANDO WAY  
SAN FRANCISCO, CA 94127  
APN: 3257017

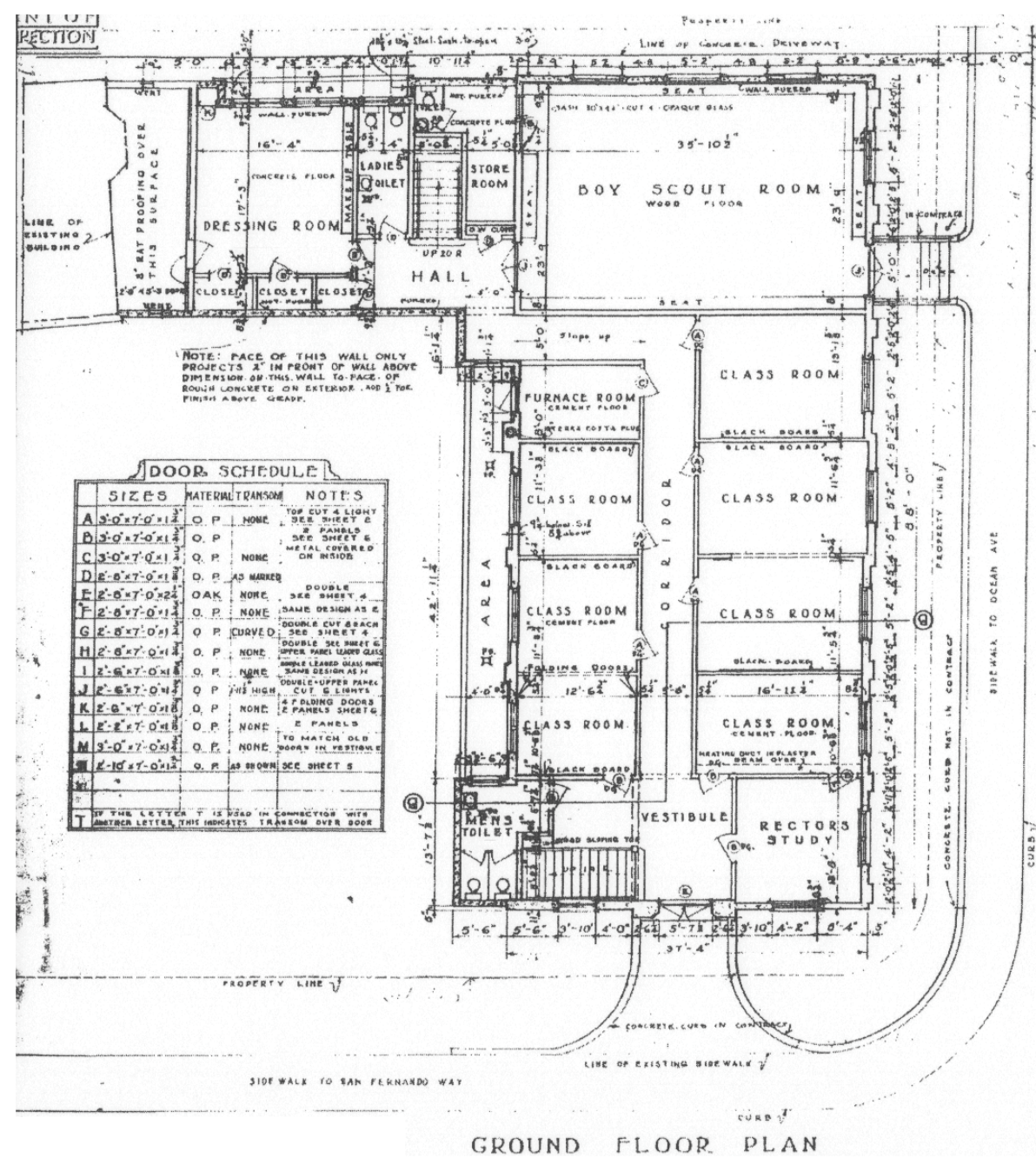
PERMIT SUBMITTAL

LOWER FLOOR PLAN

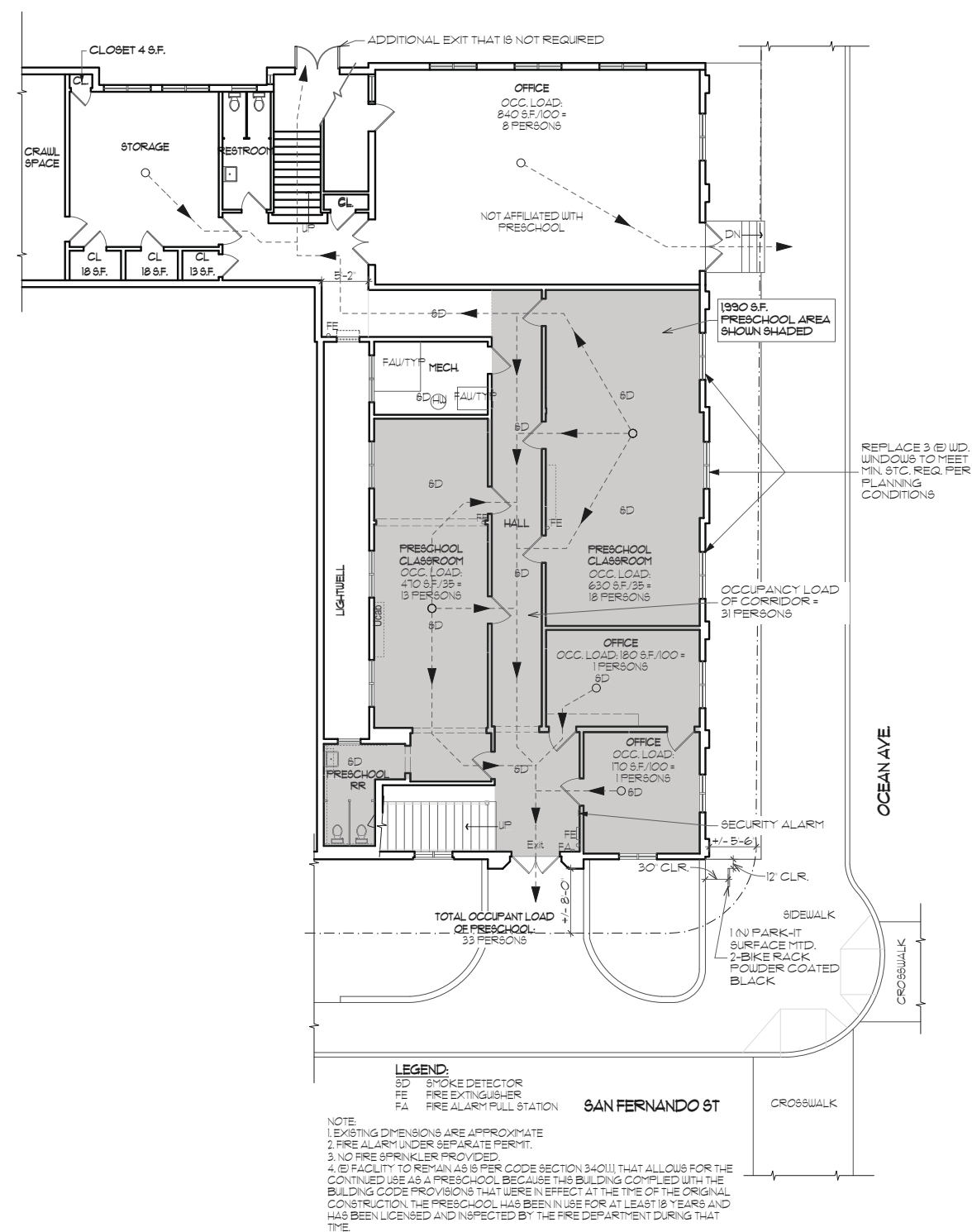
REVISIONS

DATE 3/28/16  
SHEET

A2

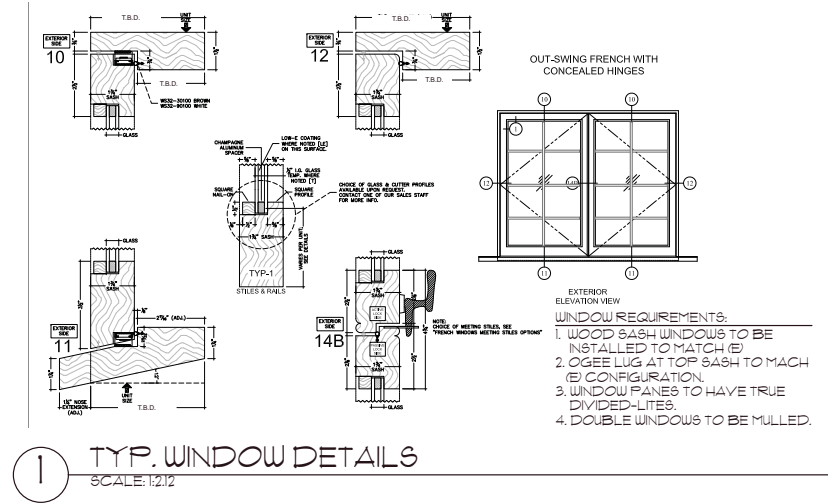


2 ORIGINAL LOWER FLOOR PLAN (EST. 1950)



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





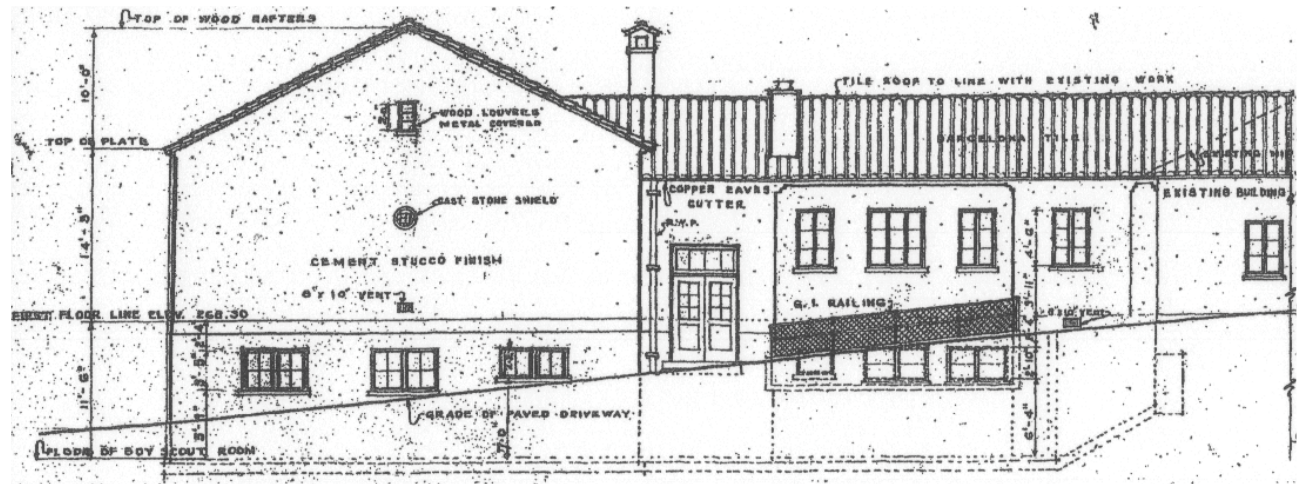
6 BUILDING WEST ELEVATION (SAN FERNANDO WAY)



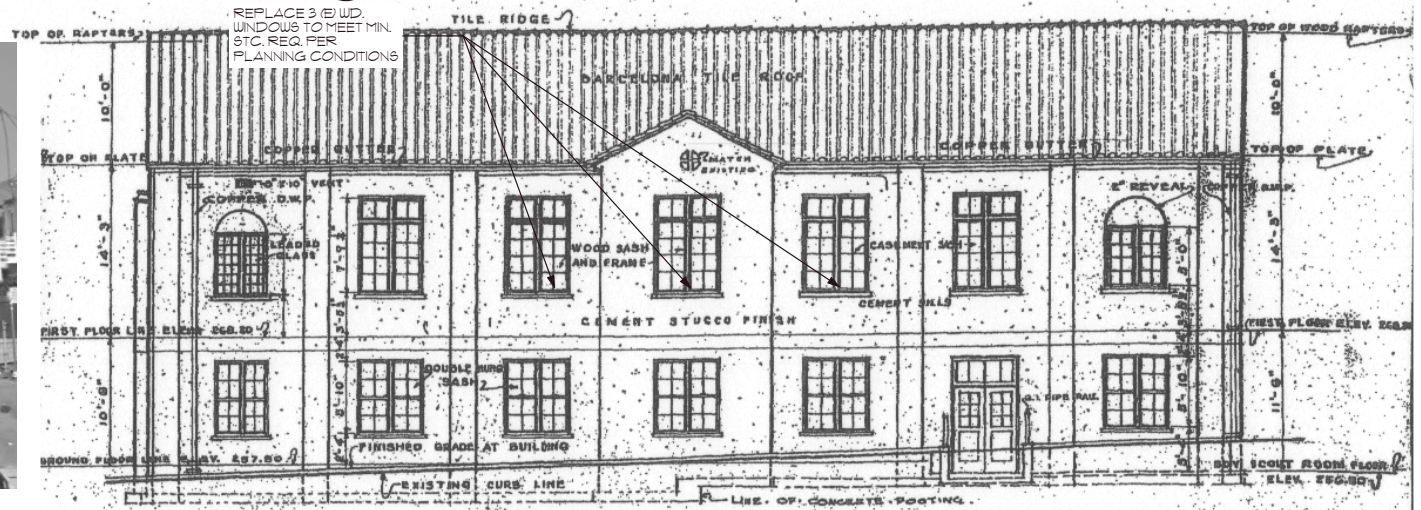
5 SOUTH ELEVATION (OCEAN AVE)



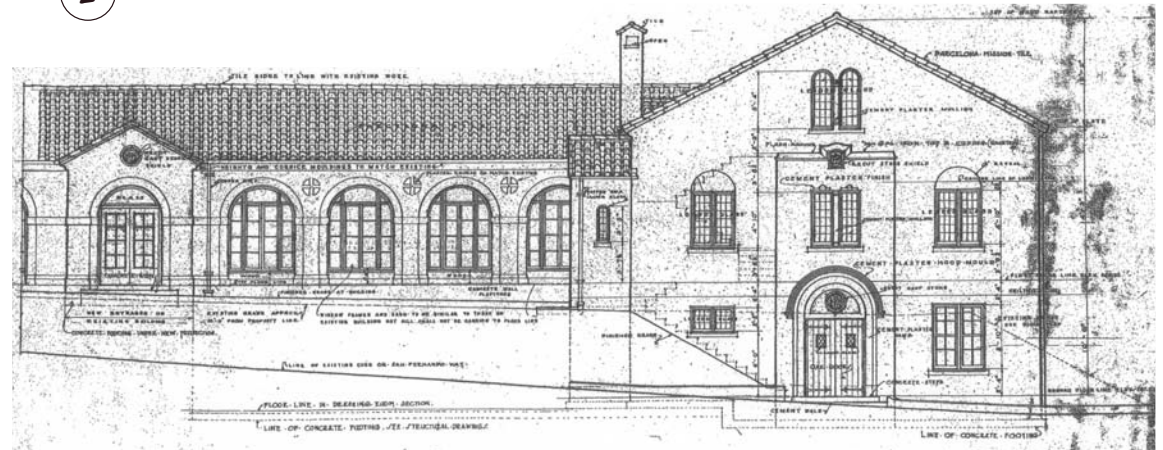
4 YMCA WEST ELEVATION (ON SAN FERNANDO WAY)  
SCALE: 1/2"=1'



3 REAR ELEVATION



2 ELEVATION TO OCEAN AVENUE



1 FRONT ELEVATION TO SAN FERNANDO WAY



## **Flores, Veronica (CPC)**

---

**From:** Sophie breall <breall@sbcglobal.net>  
**Sent:** Thursday, July 14, 2016 12:53 PM  
**To:** Flores, Veronica (CPC); cd@domanassociates.com  
**Cc:** Brigitte Churnin; Jodi Kimel  
**Subject:** St. Francis Church Case # 2015-010615CUA and Building Permit Number 2016.01.28.8276

Hi all,

I am the president of the Balboa Terrace Homes Association. We never received notice that the Church had applied for a building permit and conditional use permit. We oppose having a business like child care in the Church. It is against our CC and R's for which the church is a member.

Further, the amount of garbage that gets thrown around the outside child care in the common area is outrageous. Instead of using a garbage can, all of the chip bags, paper towels, etc make their way under the fence and onto the easement. I know this, because I pick up the garbage.

BTHA strongly opposes this permit. A representative will be at the upcoming meeting. If you wish to discuss this ahead of time, please call me at 415/345-0541 or my cell which is 415/279-9530.

Sophie Breall