



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 1/24/2019

Date: January 14, 2019
Record No.: **2016-004403CUA**
Project Address: **2222 BROADWAY**
Zoning: RH-2 (Residential-House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0564/070
Project Sponsor: Jody Knight (agent / applicant)
Reuben Law
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: Schools of the Sacred Heart
2222 Broadway
San Francisco, CA 94115
Contact: Geoff DeSantis
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization pursuant to Planning Code Sections 178(e)(2), 209.1, and 303 to increase the enrollment cap for an existing school, Schools of the Sacred Heart (Broadway campus), with a student enrollment increase from 850 to 1050 students and an increase in the number of faculty and staff from 200 to 205 (at most). The proposal will involve modifying conditions of a prior Conditional Use Authorization under Case No. 1999.217C (Motion No. 16082). The proposal will accommodate the additional students within existing structures; no construction is proposed as part of this project. No physical alterations to the existing school buildings and surrounding sidewalks and streets are proposed. The proposed project will include implementation of an updated Transportation Management Plan (TMP). A Class 22 (Educational or Training Programs Involving No Physical Changes) categorical exemption from CEQA was issued for the proposed project (see Case No. 2016-004403ENV).

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Sections 178(e)(2), 209.1, and 303 to increase the enrollment cap for an existing school, Schools of the Sacred Heart (Broadway campus), with a student enrollment increase from 850 to 1050 students and an increase in the number of faculty and staff from 200 to 205 (at most). The proposal will involve modifying some conditions of a prior Conditional Use Authorization (pertaining to Condition #1 and Condition #4) under Case No. 1999.217C (Motion No. 16082). The Project Site is located within a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department received correspondence from one member of the public comment requesting for information and the project sponsors submitted letters in support of the Project as of the date of this Draft Motion. The project sponsors conducted a pre-application (community) meetings on the proposed project on May 11, 2016 and December 4, 2017; approximately 15 people other than the project sponsors were present at the meeting.

- According to the project sponsor, Schools of the Sacred Heart is an independent nonprofit educational organization at its 2222 Broadway campus. It is comprised of a K-12, four-school complex which offers educational opportunities focused on scholarship, service, and leadership. The proposed project for the Schools of the Sacred Heart is intended to allow the current existing facilities which have the capacity to accommodate increased enrollment for additional children to attend school in San Francisco and provide for employment opportunities to increase faculty and staff.
 - On January 25, 2001, the Planning Commission authorized Conditional Use under Motion No. 16082 (Case No. 1999.217C) on the project site for a Planned Unit Development (PUD) for the expansion of two elementary schools and a high school, and to construct a new four-story over basement school building at 2222 Broadway (Schools of the Sacred Heart - Broadway campus).

 - Schools of the Sacred Heart also has another campus located at 1715 Octavia Street. On October 27, 2016, the Planning Commission authorized Conditional Use under Motion No. 19765 (Case No. 2016-004410CUA) under Planning Code Sections 303 and 209.1 to increase the enrollment cap for an existing private high school (Stuart Hall, Schools of the Sacred Heart - Octavia campus) from 210 to 250 students.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will help provide additional educational opportunities in San Francisco by accomodating the proposed enrollment cap increase within the existing school facilities which is desirable and compatible with the surrounding Pacific Heights neighborhood.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization

Exhibit A – Conditions of Approval

Exhibit B – Plans

Exhibit C – Environmental Determination under 2016-004403ENV and Transportation Management Plan (TMP)

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F – Motion No. 16082 under Case No. 1999.217C

Exhibit G – Project Sponsor’s Submittal



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JANUARY 24, 2019

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 178(e)(2), 209.1, AND 303 TO INCREASE THE ENROLLMENT CAP FOR AN EXISTING SCHOOL AT 2222 BROADWAY, SCHOOLS OF THE SACRED HEART (BROADWAY CAMPUS), WITH A STUDENT ENROLLMENT INCREASE FROM 850 TO 1050 STUDENTS AND AN INCREASE IN THE NUMBER OF FACULTY AND STAFF FROM 200 TO 205. THE PROJECT SITE IS LOCATED WITHIN A RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 5, 2016, Jody Knight (hereinafter "Project Sponsor") filed Application No. 2016-004403CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 178(e)(2), 209.1, and 303 to increase the enrollment cap for an existing school, Schools of the Sacred Heart (Broadway campus), with a student enrollment increase from 850 to 1050 students and an increase in the number of faculty and staff from 200 to 205 (at most), at 2222 Broadway (hereinafter "Project"), Lot 070 within Assessor's Block 0564 (hereinafter "Project Site"). The Project Site is located within a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal will involve modifying conditions of a prior Conditional Use Authorization under Case No. 1999.217C (Motion No. 16082). No physical alterations to the existing school buildings and surrounding sidewalks and streets are proposed.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-004403CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On January 24, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-004403CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 22 (Educational or Training Programs Involving No Physical Changes) categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-004403CUA, 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. **Project Description.** The proposal is for Conditional Use Authorization pursuant to Planning Code Sections 178(e)(2), 209.1, and 303 to increase the enrollment cap for an existing school, Schools of the Sacred Heart (Broadway campus), with a student enrollment increase from 850 to 1050 students and an increase in the number of faculty and staff from 200 to 205 (at most). The proposal will involve modifying conditions of a prior Conditional Use Authorization under Case No. 1999.217C (Motion No. 16082). The proposal will accommodate the additional students within existing structures; no construction is proposed as part of this project. No physical alterations to the existing school buildings and surrounding sidewalks and streets are proposed. The proposed project will include implementation of an updated Transportation Management Plan (TMP). A categorical exemption from CEQA was issued for the proposed project (see Case No. 2016-004403ENV).
3. **Site Description and Present Use.** The project site at 2222 Broadway is located on the north side of Broadway between Webster and Fillmore Streets, Assessor's Block 0564, Lot 070. It is located within a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject lot, which is an existing planning unit development (PUD) is approximately 74,585.5 square feet and is comprised of four main buildings on the school campus constructed circa 1912 (and is considered architecturally significant with a historic resource status of Category A, that is not listed individually in the National and California Registers as having architectural significance).

According to the project sponsor, Schools of the Sacred Heart is an independent nonprofit educational organization at its 2222 Broadway campus. It is comprised of a K-12, four-school complex which offers educational opportunities focused on scholarship, service, and leadership. The proposed project for

the Schools of the Sacred Heart is intended to allow the current existing facilities which have the capacity to accommodate increased enrollment for additional children to attend school in San Francisco and provide for employment opportunities to increase faculty and staff.

- On January 25, 2001, the Planning Commission authorized Conditional Use under Motion No. 16082 (Case No. 1999.217C) on the project site for a Planned Unit Development (PUD) for the expansion of two elementary schools and a high school, and to construct a new four-story over basement school building at 2222 Broadway (Schools of the Sacred Heart - Broadway campus).
 - Schools of the Sacred Heart also has another campus located at 1715 Octavia Street. On October 27, 2016, the Planning Commission authorized Conditional Use under Motion No. 19765 (Case No. 2016-004410CUA) under Planning Code Sections 303 and 209.1 to increase the enrollment cap for an existing private high school (Stuart Hall, Schools of the Sacred Heart - Octavia campus) from 210 to 250 students.
4. **Surrounding Properties and Neighborhood.** The project site is located within the RH-2 (Residential-House, Two-Family) Zoning District within the Pacific Heights neighborhood. The surrounding development consists primarily of three to seven story institutional and residential buildings on the subject and opposite blocks on Broadway. Most of the surrounding zoning is primarily residential, including RH-2 (Residential, House Two-Family) zoning to the north and east of the project site and RM- (Residential, House Two-Family) zoning to the west and south of the project site. Other institutional school uses within 600 feet of the project site include Hamlin School, Convent Of The Sacred Heart Elementary School, Convent Of The Sacred Heart High School, Stuart Hall For Boys, and San Francisco Public Montessori.
5. **Public Outreach and Comments.** The Planning Department received correspondence from one member of the public comment requesting for information and the project sponsors submitted letters in support of the Project as of the date of this Draft Motion. The project sponsors conducted a pre-application (community) meetings on the proposed project on May 11, 2016 and December 4, 2017; approximately 15 people other than the project sponsors were present at the meeting.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
- A. **Use.** Planning Code Section 209 sets forth the permitted uses in "R" Districts. Section 209.1 establishes that schools are conditionally permitted uses in all residential districts.

The proposed project would maintain the existing school use. However, the proposed project is seeking a new Conditional Use Authorization to modify Planning Commission Motion No. 16082 for Case No. 1999.217C to allow an increase of the authorized enrollment from 850 to 1050 students and an increase in the number of faculty and staff from 200 to 205 (at most).

- B. **Modification of Prior Conditional Use Authorization.** Planning Code Section 178(e)(2) allows a permitted conditional use to be changed to another use upon approval of a new conditional use application.

On January 25, 2001, the Planning Commission authorized Conditional Use under Motion No. 16082 (Case No. 1999.217C) for a Planning Unit Development for the expansion of the existing school facilities, The Schools of the Sacred Heart (Broadway campus), which allowed for a combined school enrollment of 850 students. The proposed project is to allow for the proposed enrollment and staff increase by modifying some conditions (pertaining to Condition #1 and Condition #4) of a prior Conditional Use Authorization under Case No. 1999.217C (Motion No. 16082).

- C. **Off-Street Parking.** Pursuant to Planning Code Section 151, the subject site is required to provide one parking space for every two class rooms.

The proposed project does not increase the number of classrooms; therefore, parking requirements are unaffected. The Project Sponsor does not propose any changes to existing parking facilities as part of this project.

7. **Conditional Use Findings.** 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 increased enrollment cap is an intensification of the existing use and does not propose any new construction or expansion of existing facilities. The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building. The school has been operating at this location without any detrimental effects to health, safety, convenience or general welfare of persons residing or working in the vicinity. The conditions of approval will ensure that the use continues to meet minimum, reasonable performance standards.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project Site is served by public transportation, including Muni lines 3-Jackson, 22-Fillmore, 24-Divisadero, 41-Union, and 45-Union/Stockton. There is also on-street parking in in the surrounding neighborhood. The proposed project will include implementation of an updated Transportation Management Plan (TMP). A categorical exemption from CEQA was issued for the proposed project (see Case No. 2016-004403ENV).

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

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project.

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code. The conditions of approval will ensure that the use meets minimum, reasonable performance standards.

- 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 proposed 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 proposed project is consistent with the stated purpose of the RH-2 (Residential, House, Two-Family) Zoning District, which is intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses. Institutional uses are generally compatible with the residential character of these districts.

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 which has substantial undesirable consequences that cannot be mitigated.

The proposed project provides a substantial community benefit by allowing the existing school facilities to serve a greater number of San Francisco families by increasing the student enrollment cap by approximately 20%.

OBJECTIVE 7:

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

Policy 7.2:

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

The proposed project provides additional educational opportunities in San Francisco, enhancing the City's position as a center of educational services. The conditions of approval will ensure that the use meets minimum, reasonable performance standards.

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 complies 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 proposed project is an enrollment increase for an existing institution involving no new construction or expansion. Therefore, the proposed project will have no effect on retail uses.

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

The proposed project is an enrollment increase for an existing institution involving no new construction or expansion. Therefore, the project will have no effect on existing housing or neighborhood character.

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

The proposed project is an enrollment increase for an existing institution involving no new construction or expansion. The proposed project will not displace any affordable housing.

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

The Project Site is served by public transportation, including Muni lines 3-Jackson, 22-Fillmore, 24-Divisadero, 41-Union, and 45-Union/Stockton. There is also on-street parking in the surrounding neighborhood. The proposed project will also include implementation of an updated Transportation Management Plan (TMP), which includes transportation-related strategies for the school to accommodate the proposed enrollment increase. A categorical exemption from CEQA was issued for the proposed project (see Case No. 2016-004403ENV).

- 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.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

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

The proposed project will not affect any city-owned park or open space.

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 Authorization Application No. 2016-004403CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 23, 2018, 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. 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 January 24, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 24, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to increase the enrollment cap for an existing school, Schools of the Sacred Heart (Broadway campus), with a student enrollment increase from 850 to 1050 students and an increase in the number of faculty and staff from 200 to 205 at 2222 Broadway in Assessor's Block 0564, Lot 070 pursuant to Planning Code Sections 178(e)(2), 209.1, and 303 within a RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District in general conformance with plans, dated July 23, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2016-004403CUA and subject to conditions of approval reviewed and approved by the Commission on January 24, 2019 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.

The proposed project will involve modifying conditions of a prior Conditional Use Authorization under Case No. 1999.217C (Motion No. 16082). No physical alterations to the existing school buildings and surrounding sidewalks and streets are proposed. The proposed project will include implementation of an updated Transportation Management Plan (TMP). A categorical exemption from CEQA was issued for the proposed project (see Case No. 2016-004403ENV).

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 **January 24, 2019** 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

6. **Signage.** Any signs on the property shall be made to 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

PARKING AND TRAFFIC

7. **Transportation Management Plan.** The project sponsor shall diligently pursue all measures contained in the updated Transportation Management Plan (TMP) for which a categorical exemption from CEQA was issued for the proposed project (see Case No. 2016-004403ENV).

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

MONITORING

8. **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

OPERATION

9. **Enrollment Cap.** The proposed project shall allow the enrollment cap for the existing school, Schools of the Sacred Heart (Broadway campus), with a student enrollment increase from 850 to 1050 students (and an increase in the number of faculty and staff from 200 to 205 at most). Any increase in enrollment beyond 1050 students at the project site shall require approval of a new conditional use authorization.

10. **Continuance of Conditions.** The proposed project will include modifying conditions (pertaining to Condition #1 and Condition #4) of the prior conditional use authorization under Case No. 1999.217C (Motion No. 16082) and implementation of an updated Transportation Management Plan (TMP). A categorical exemption from CEQA was issued for the proposed project (see Case No. 2016-004403ENV). All other conditions of Motion No. 16082 shall continue to remain in effect.

11. **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>

12. **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 at 415-554-.5810, <http://sfdpw.org>
13. **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*

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
16. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact

information change, the Zoning Administrator and registered neighborhood groups 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*

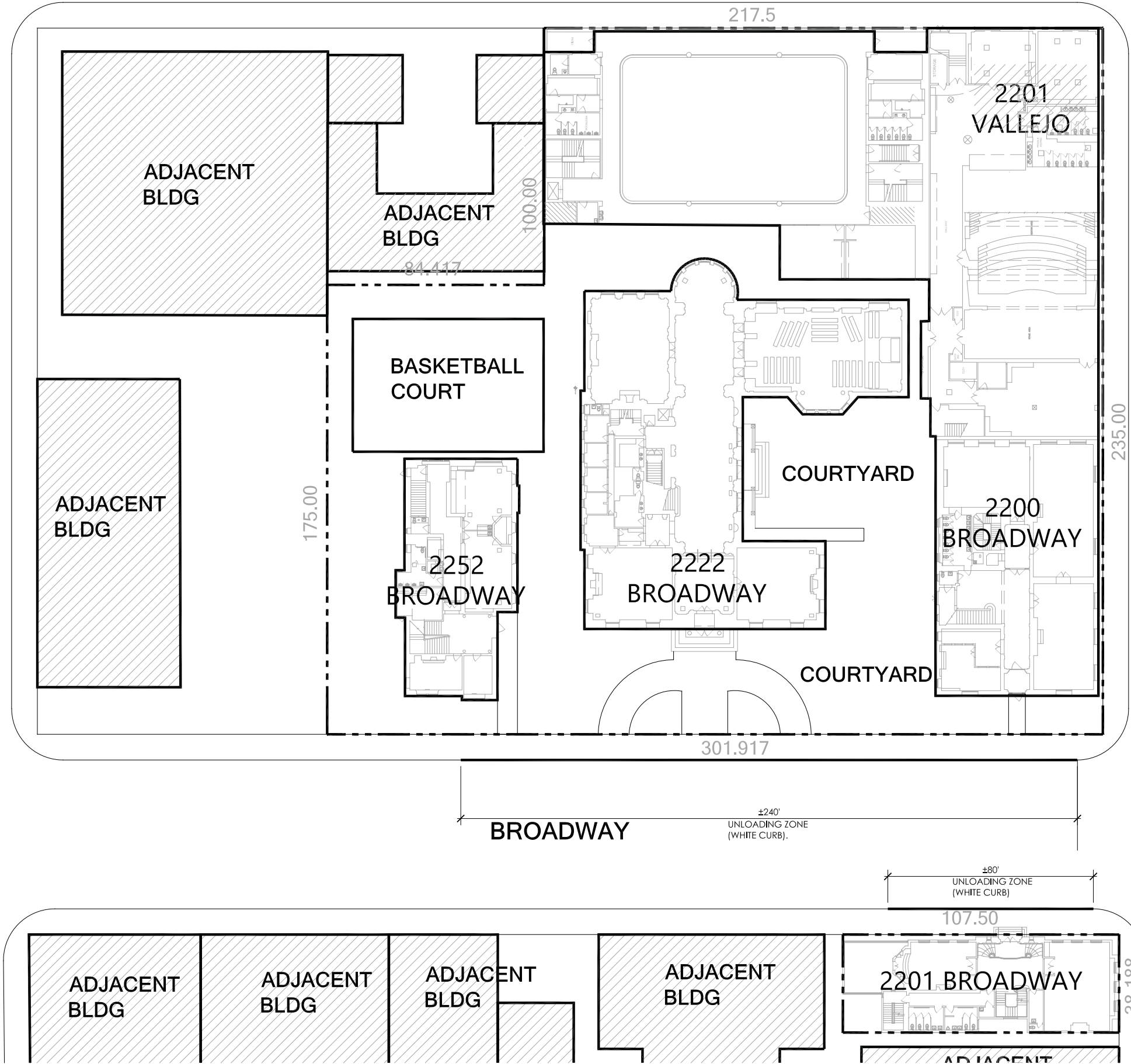
Exhibit B - Plans

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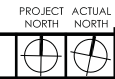
FILMORE ST

VALLEJO ST

WEBSTER ST



H10 2222 BROADWAY - EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



ADDRESS
1306 JOHNSON AVENUE
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SACRED HEART - SAN FRANCISCO
BROADWAY CAMPUS
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SAN FRANCISCO, CA 94115

#	REVISION	DATE
1	PLANNING SUBMITTAL	11/08/18

PROJECT
A 18049

DATE
JULY 23, 2018

SHEET
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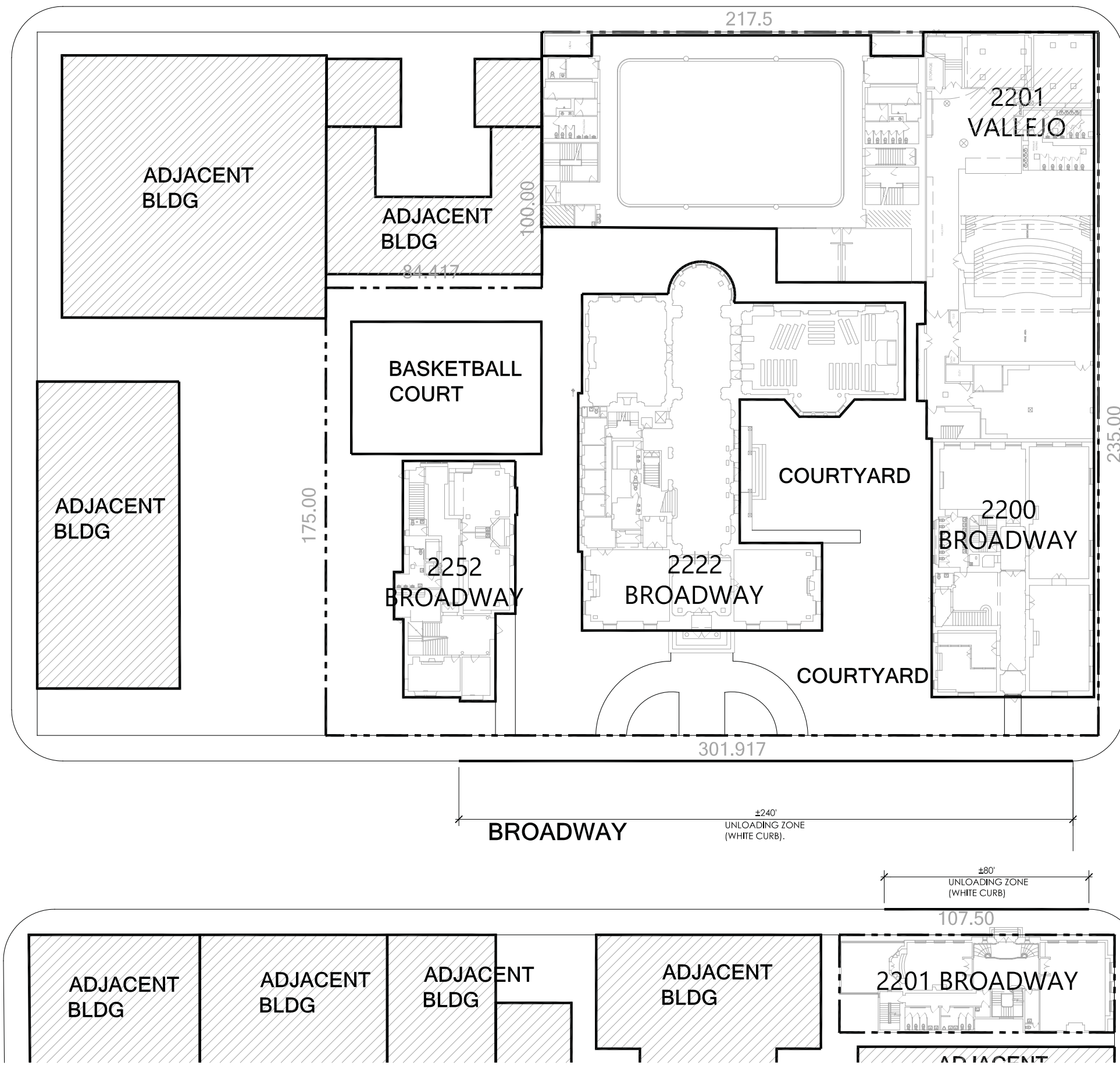
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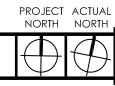
FILMORE ST

VALLEJO ST

WEBSTER ST



H10 2222 BROADWAY - PROPOSED SITE PLAN (SAME AS EXISTING)
SCALE: 1" = 20'-0"



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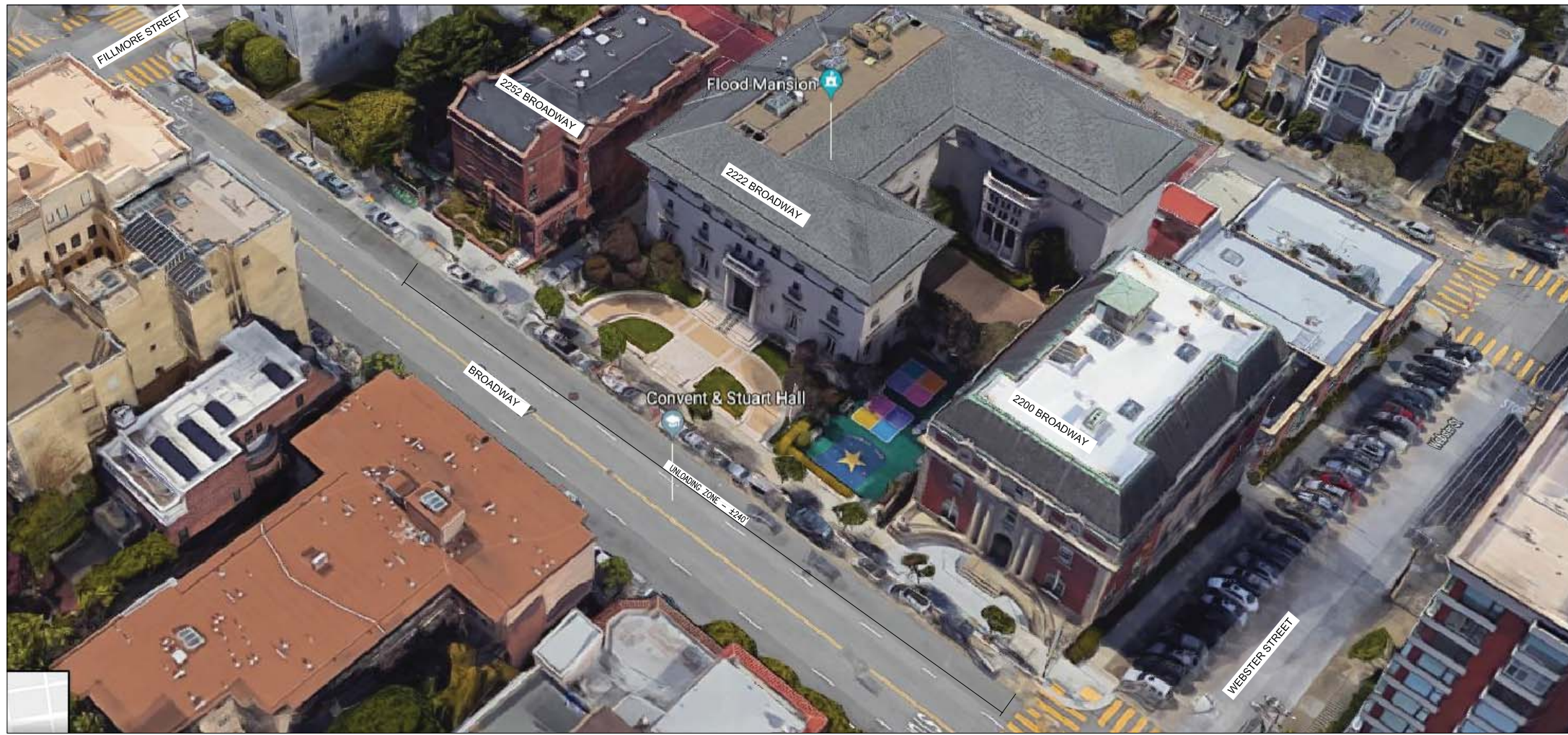
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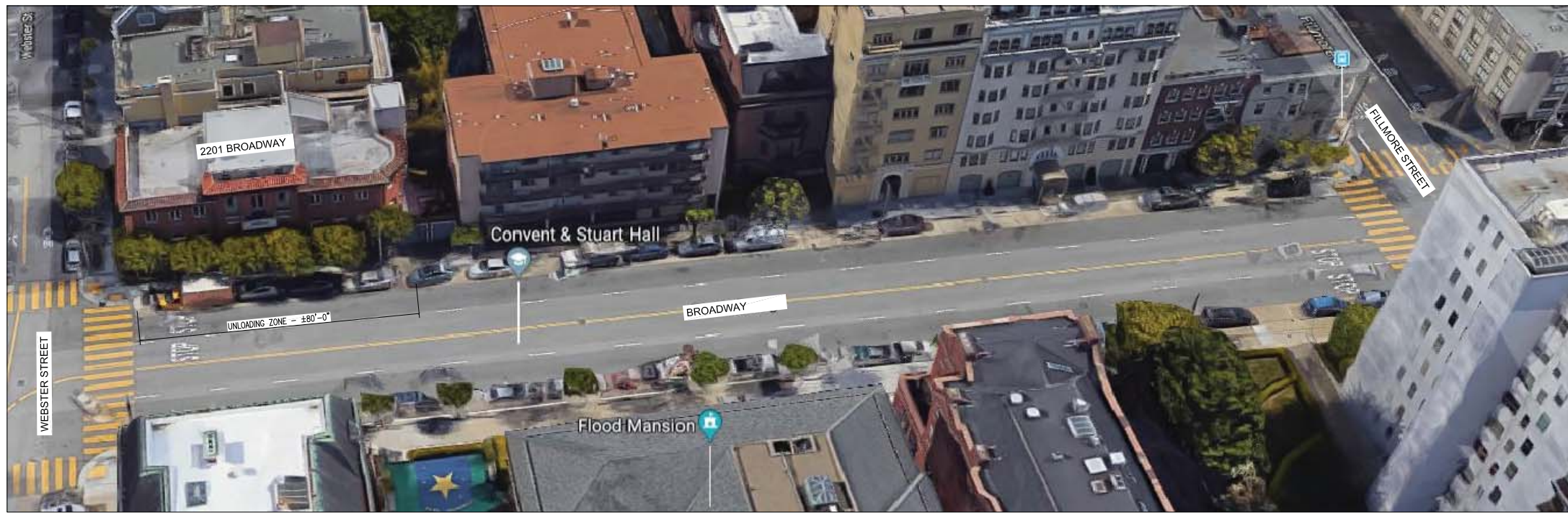
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E10 NORTH SIDE BROADWAY- UNLOADING ZONE
SCALE: 1" = 20'-0"



H10 SOUTH SIDE BROADWAY- UNLOADING ZONE
SCALE: 1" = 20'-0"



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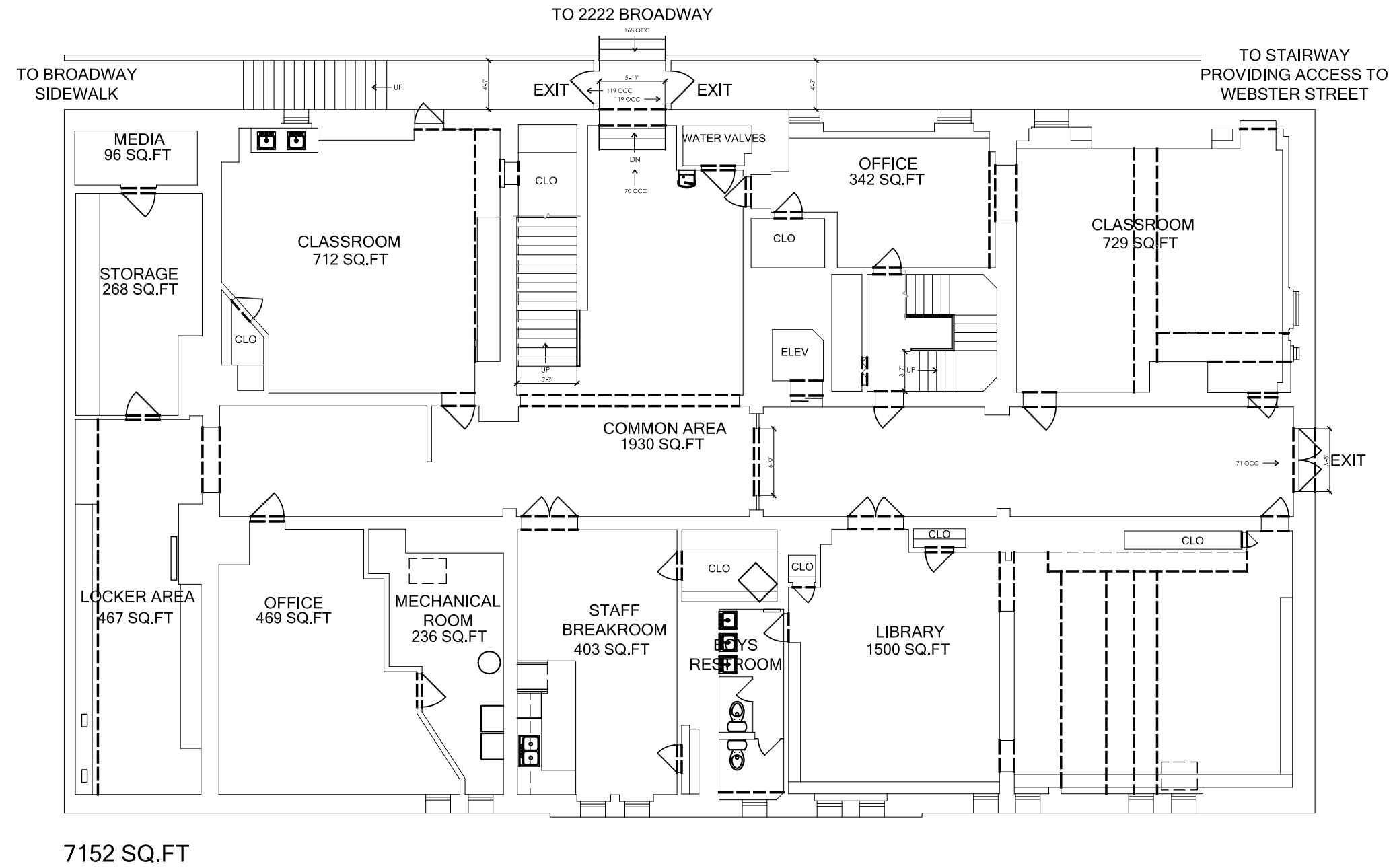
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1	PLANNING SUBMITTAL	11/8/18

PROJECT
A 18049
DATE
JULY 23, 2018
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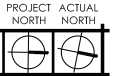
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7152 SQ.FT

H10 2200 BROADWAY - BASEMENT LEVEL FLOOR - EXISTING PLAN
SCALE: 3/16" = 1'-0"



2200 BROADWAY SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT:	7,152 SF
FIRST FLOOR:	6,342 SF
SECOND FLOOR:	6,347 SF
THIRD FLOOR:	6,347 SF
TOTAL:	26,188 SF

OCCUPANT LOAD SUMMARY

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1,441 SF	1:20	73
OFFICE	B	811 SF	1:100	9
STAFF ROOM	A3	403 SF	1:15	27
LIBRARY	A3	1500 SF	1:30	30
STORAGE	S	364 SF	1:300	2
ACCESSORY	-	2,633 SF	NA	-
TOTAL		7,152 SF		141

EXIT CALCULATIONS
 EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 3 EXITS

EXIT WIDTH
 REQUIRED: 141 OCC X .2" = 28.2" REQ
 MIN PROVIDED: 108" > 40" :OK

STAIR WIDTH
 REQUIRED: 141 OCC X .3" = 42.3" REQ
 MIN PROVIDED: 53" > 42.3" :OK



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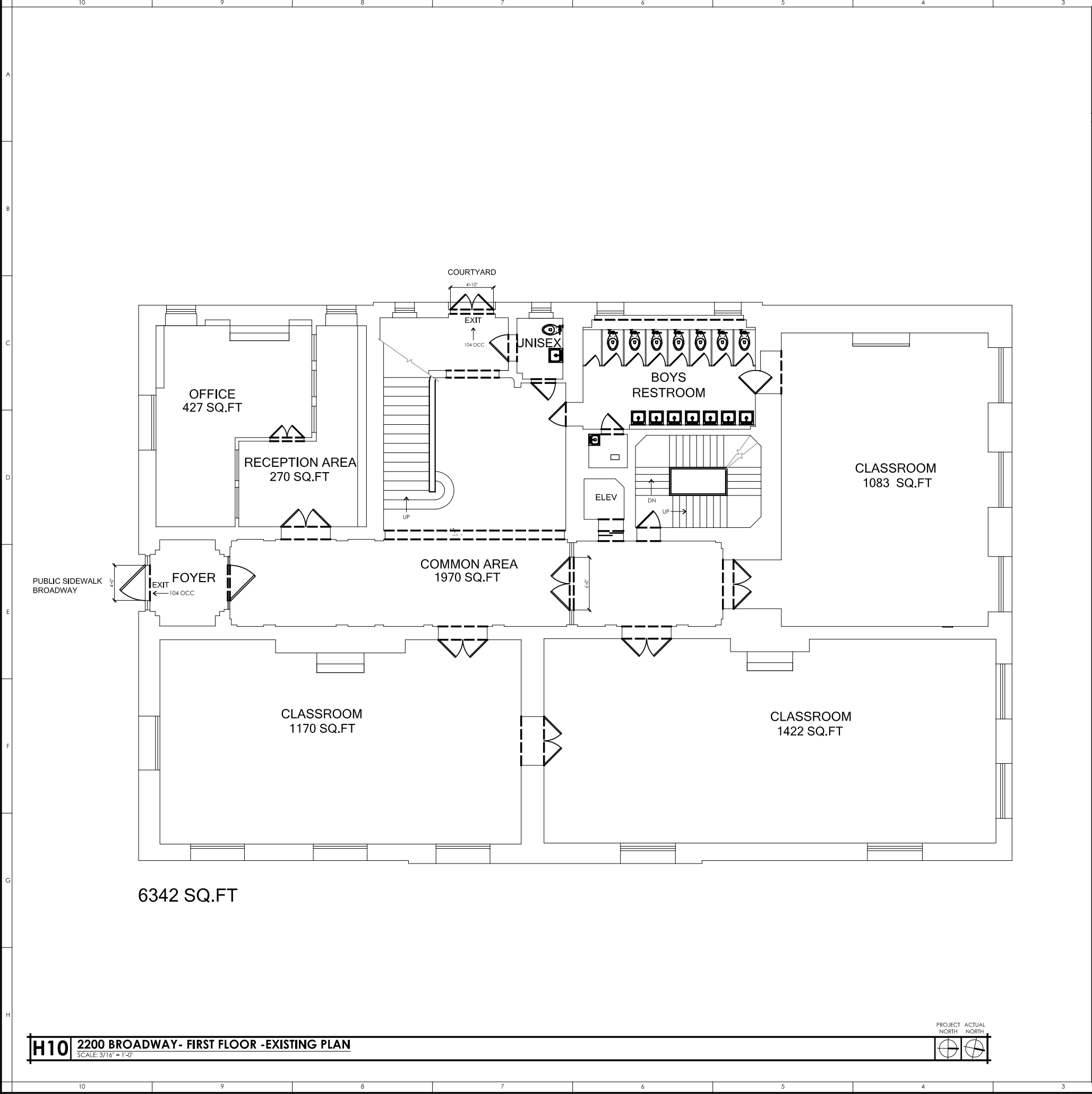
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 2222 BROADWAY
 SAN FRANCISCO, CA 94115

#	REVISION	DATE
1	PLANNING SUBMITTAL	11/08/18

PROJECT: **A 18049**
 DATE: **JULY 23, 2018**
 SHEET: **A.1.1.1**

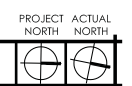
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6342 SQ.FT

H10 2200 BROADWAY - FIRST FLOOR - EXISTING PLAN
SCALE: 3/16" = 1'-0"



OCCUPANT LOAD SUMMARY

FIRST FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,675 SF	1:20	184
OFFICE	B	427 SF	1:100	5
RECEPTION	A3	270 SF	1:15	18
ACCESSORY	-	1,970 SF	NA	-
TOTAL		6,342 SF		207

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 207 OCC X .2" = 41.4" REQ
MIN PROVIDED: 72" > 41.4":OK



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SAN FRANCISCO, CA 94115

#	REVISION	DATE
1	PLANNING SUBMITTAL	11/08/18

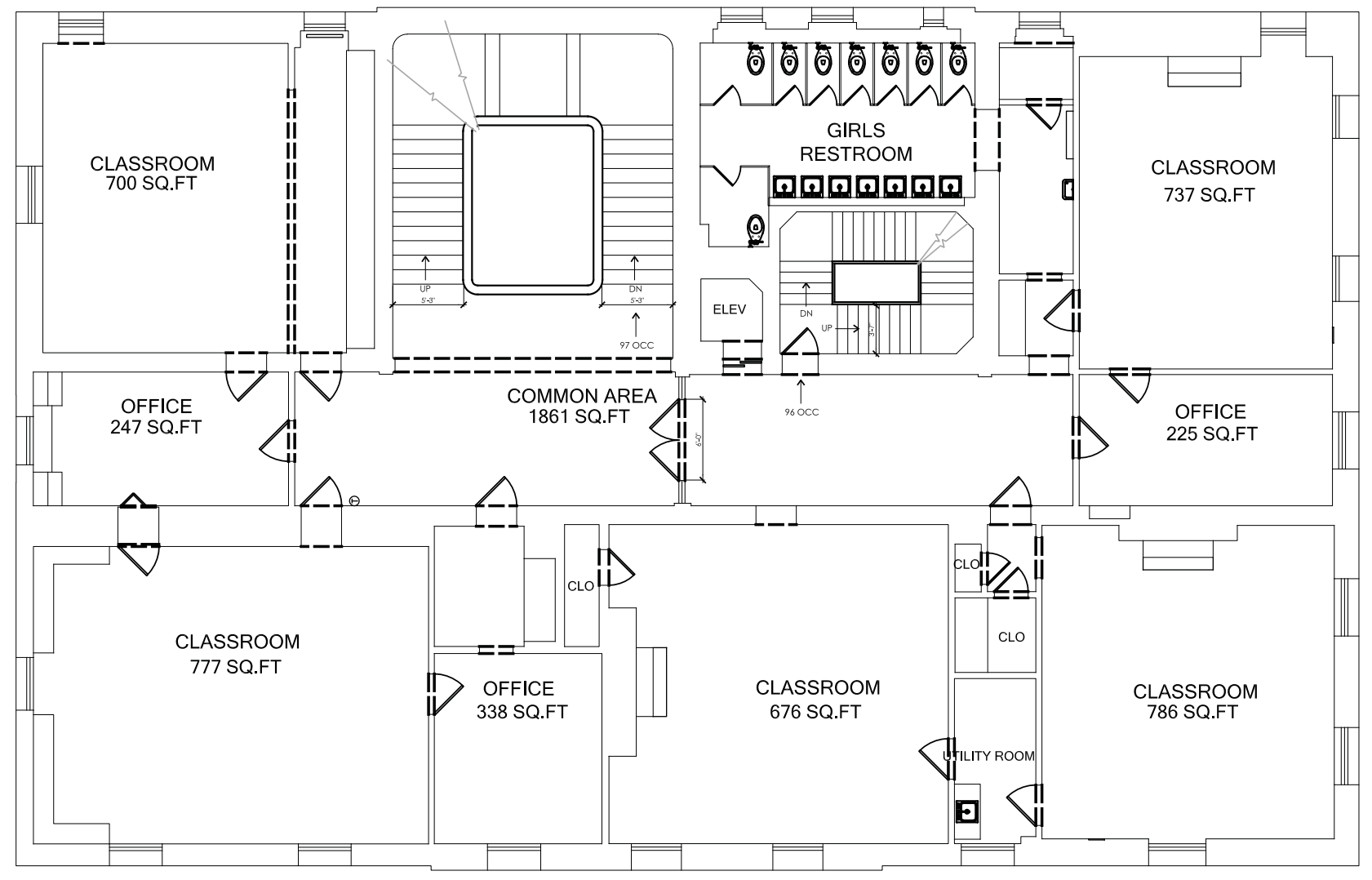
PROJECT **A 18049**

DATE **JULY 23, 2018**

SHEET **A.1.1.2**

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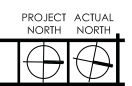
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6347 SQ.FT

H10 2200 BROADWAY - SECOND FLOOR - EXISTING PLAN

SCALE: 3/16" = 1'-0"



OCCUPANT LOAD SUMMARY

SECOND FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,676 SF	1:20	184
OFFICE	B	810 SF	1:100	9
ACCESSORY	-	1,861 SF	NA	-
TOTAL		6,347 SF		193

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 193 OCC X .2" = 38.6" REQ
MIN PROVIDED: 72" > 38.6" :OK

STAIR WIDTH
REQUIRED: 193 OCC X .3" = 57.9" REQ
PROVIDED: 106" > 57.9" :OK



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SACRED HEART - SAN FRANCISCO
BROADWAY CAMPUS
2222 BROADWAY
SAN FRANCISCO, CA 94115

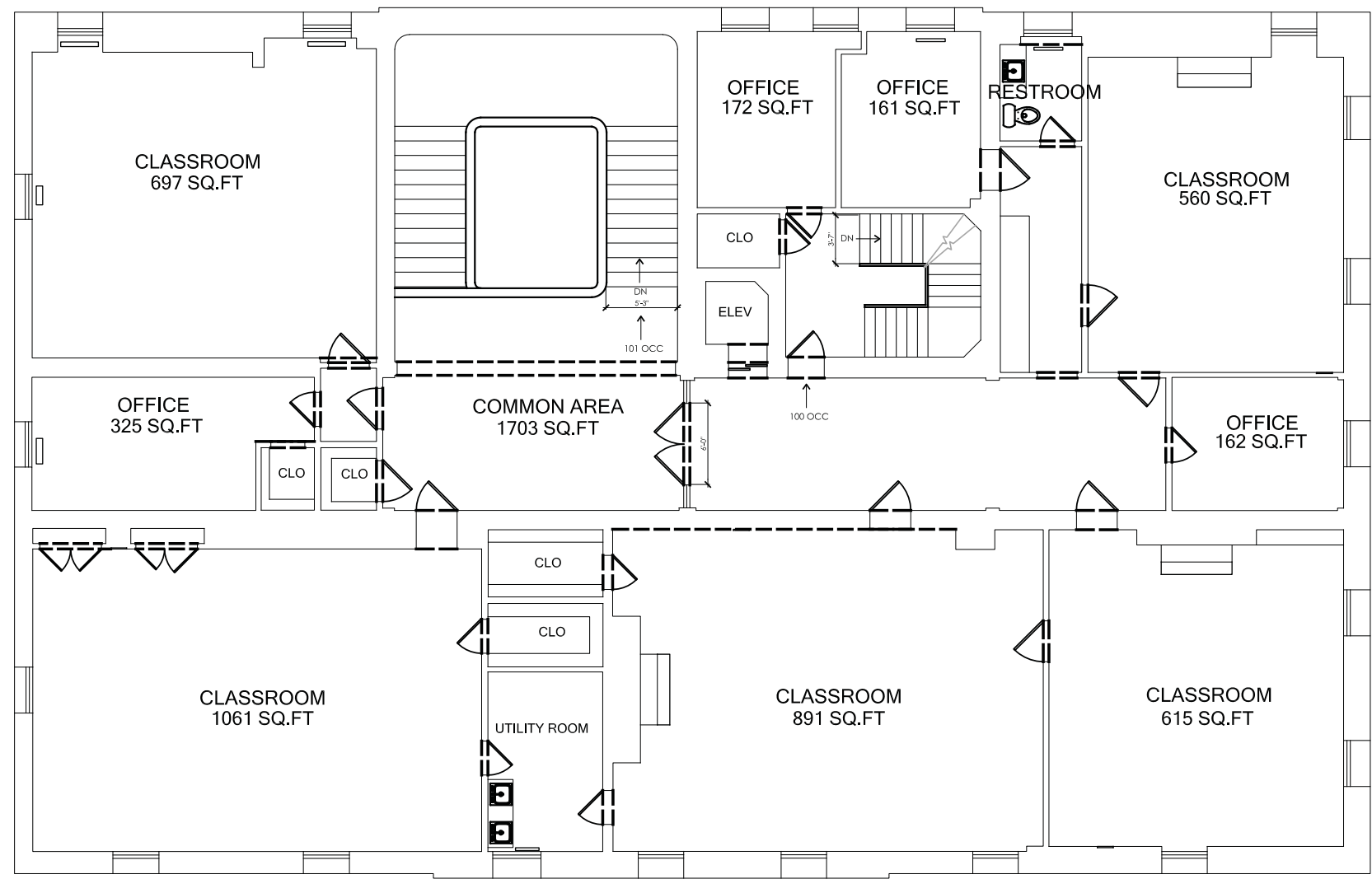
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JULY 23, 2018

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6347 SQ.FT

OCCUPANT LOAD SUMMARY

THIRD FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,824 SF	1:20	192
OFFICE	B	820 SF	1:100	9
ACCESSORY	-	1,703 SF	NA	-
TOTAL		6,347 SF		201

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 201 OCC X .2" = 40.2" REQ
MIN PROVIDED: 72" > 40.2":OK

STAIR WIDTH
REQUIRED: 201 OCC X .3" = 60.3" REQ
MIN PROVIDED: 106" > 60.3":OK



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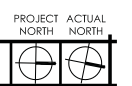
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A 18049
DATE
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A.1.1.4

H10 2200 BROADWAY - THIRD FLOOR - EXISTING PLAN

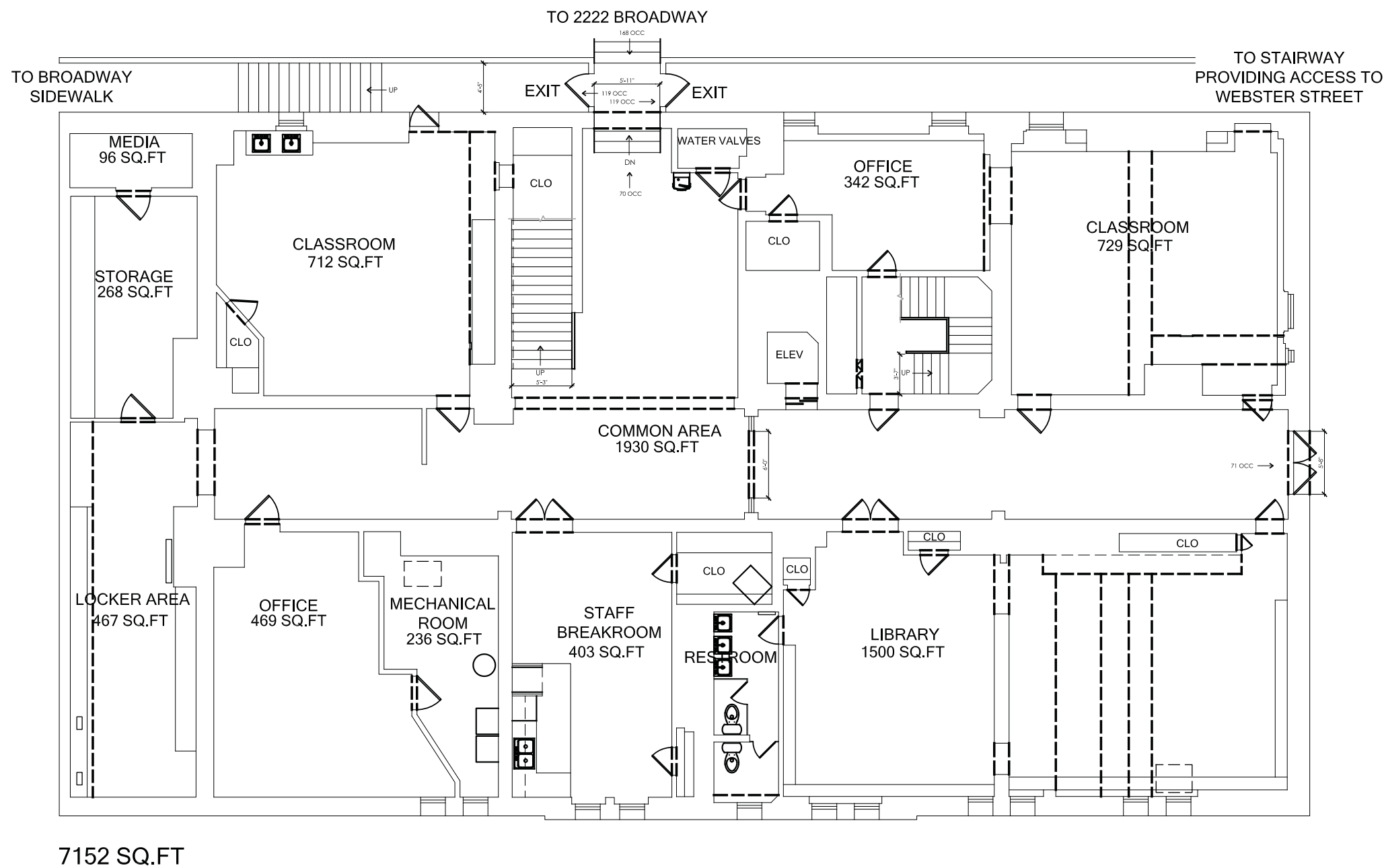
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2200 BROADWAY SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT:	7,152 SF
FIRST FLOOR:	6,342 SF
SECOND FLOOR:	6,347 SF
THIRD FLOOR:	6,347 SF
TOTAL:	26,188 SF

OCCUPANT LOAD SUMMARY

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1,441 SF	1:20	73
OFFICE	B	811 SF	1:100	9
STAFF ROOM	A3	403 SF	1:15	27
LIBRARY	A3	1500 SF	1:30	30
STORAGE	S	364 SF	1:300	2
ACCESSORY	-	2,633 SF	NA	-
TOTAL		7,152 SF		141

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 3 EXITS

EXIT WIDTH
REQUIRED: 141 OCC X .2" = 28.2" REQ
MIN PROVIDED: 108" > 40" :OK

STAIR WIDTH
REQUIRED: 141 OCC X .3" = 42.3" REQ
MIN PROVIDED: 53" > 42.3" :OK



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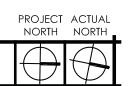
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PROJECT: **A 18049**

DATE: **JULY 23, 2018**

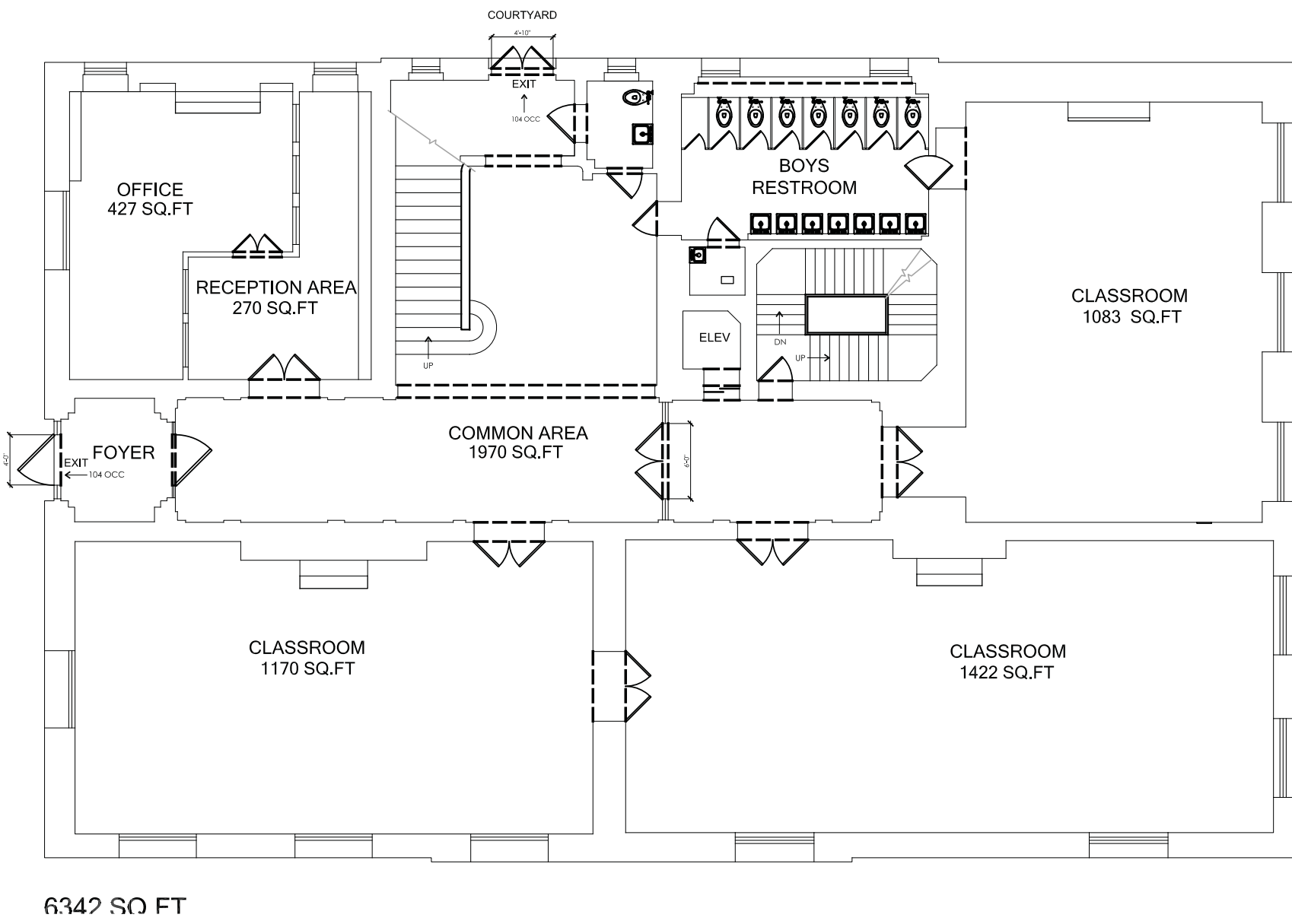
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H10 2200 BROADWAY - BASEMENT LEVEL FLOOR - PROPOSED PLAN
SCALE: 3/16" = 1'-0"



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OCCUPANT LOAD SUMMARY

FIRST FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,675 SF	1:20	184
OFFICE	B	427 SF	1:100	5
RECEPTION	A3	270 SF	1:15	18
ACCESSORY	-	1,970 SF	NA	-
TOTAL		6,342 SF		207

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 207 OCC X .2" = 41.4" REQ
 MIN PROVIDED: 72" > 41.4":OK



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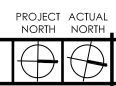
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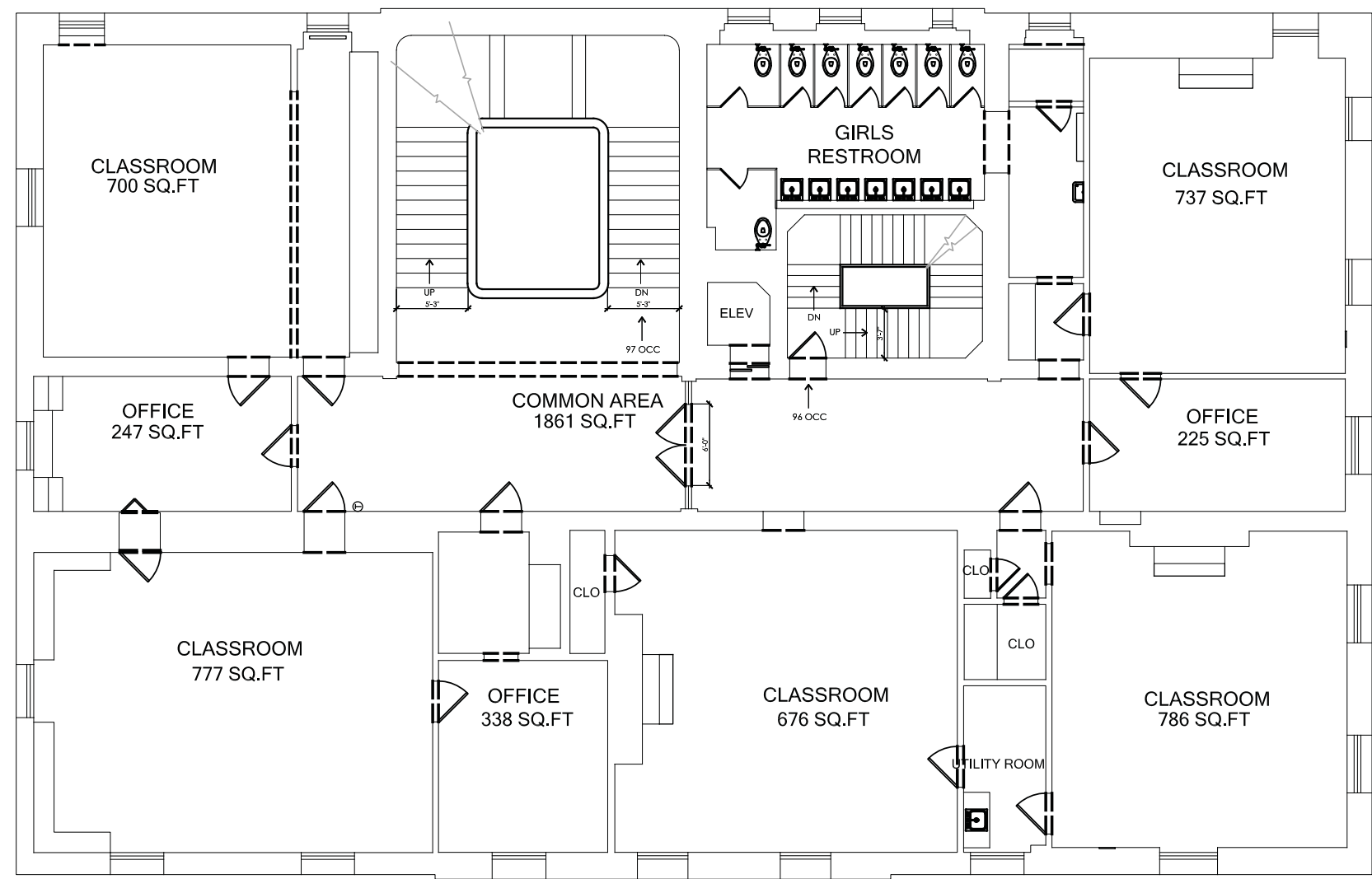
PROJECT
A 18049
 DATE
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 SHEET
A.1.2.2

H10 2200 BROADWAY - FIRST FLOOR - PROPOSED PLAN
 SCALE: 3/16" = 1'-0"



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6347 SQ.FT

OCCUPANT LOAD SUMMARY

SECOND FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,676 SF	1:20	184
OFFICE	B	810 SF	1:100	9
ACCESSORY	-	1,861 SF	NA	-
TOTAL		6,347 SF		193

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 193 OCC X .2" = 38.6" REQ
MIN PROVIDED: 72" > 38.6" :OK

STAIR WIDTH
REQUIRED: 193 OCC X .3" = 57.9" REQ
PROVIDED: 106" > 57.9" :OK



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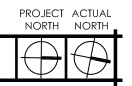
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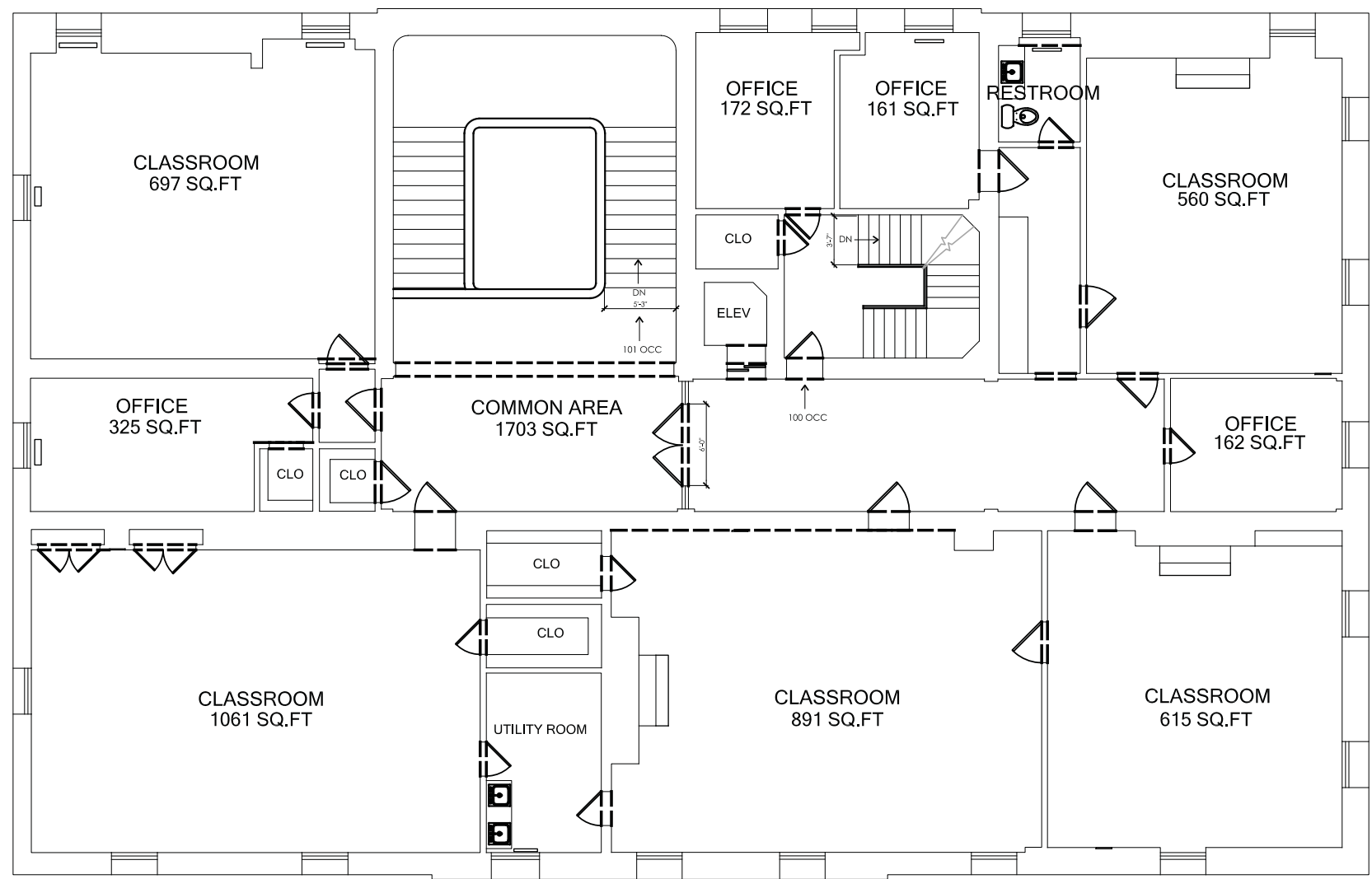
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H10 2200 BROADWAY - SECOND FLOOR - PROPOSED PLAN
SCALE: 3/16" = 1'-0"



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OCCUPANT LOAD SUMMARY

THIRD FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,824 SF	1:20	192
OFFICE	B	820 SF	1:100	9
ACCESSORY	-	1,703 SF	NA	-
TOTAL		6,347 SF		201

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 201 OCC X .2" = 40.2" REQ
MIN PROVIDED: 72" > 40.2":OK

STAIR WIDTH
REQUIRED: 201 OCC X .3" = 60.3" REQ
MIN PROVIDED: 106" > 60.3":OK



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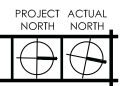
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DATE
JULY 23, 2018
SHEET
A.1.2.4

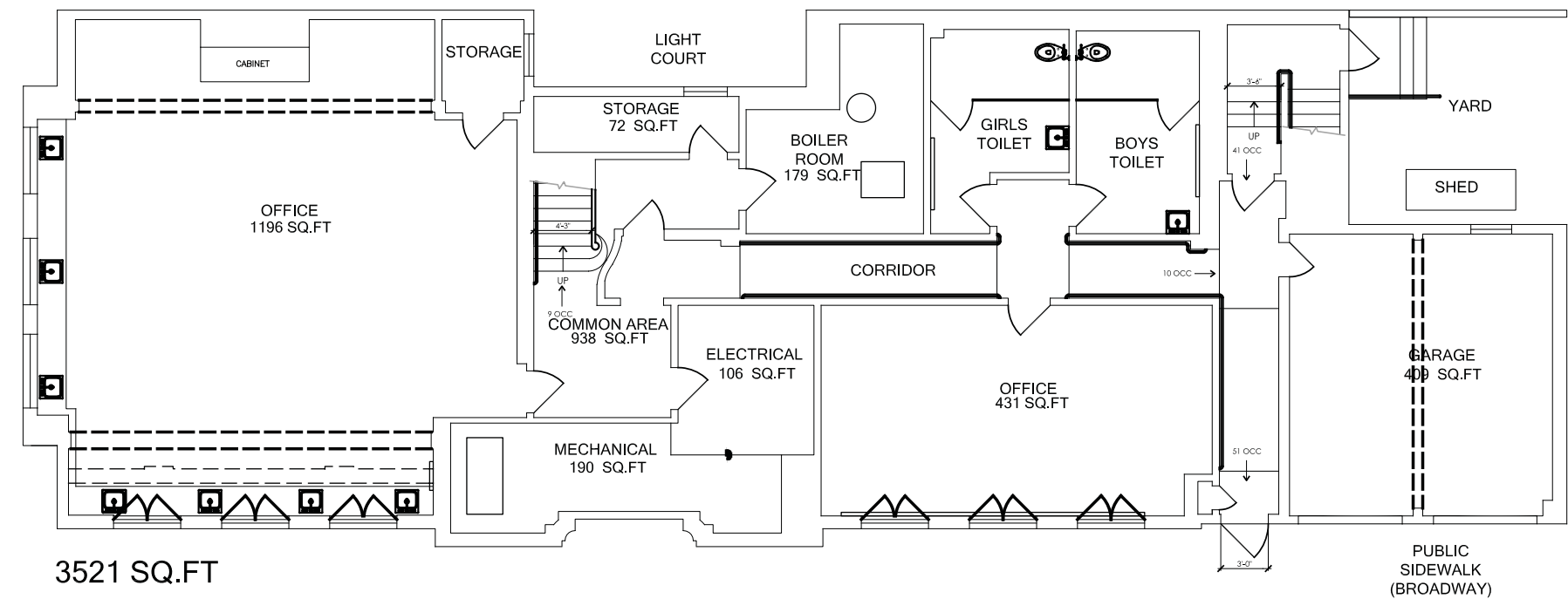
H10 2200 BROADWAY - THIRD FLOOR - PROPOSED PLAN
SCALE: 3/16" = 1'-0"



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2201 BROADWAY SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT:	3,521 SF
FIRST FLOOR:	3,082 SF
SECOND FLOOR:	2,958 SF
THIRD FLOOR:	1,065 SF
TOTAL:	10,626 SF

OCCUPANT LOAD SUMMARY

BASEMENT

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	1,627 SF	1:100	17
GARAGE/ STORAGE	S	481 SF	1:300	2
1ST FLOOR	-	-	-	41
ACCESSORY	-	1,413 SF	NA	-
TOTAL		3,521 SF		60

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 60 OCC X .2" = 12" REQ
 MIN PROVIDED: 87" > 12" :OK

STAIR WIDTH
 REQUIRED: 80 OCC X .3" = 18" REQ
 MIN PROVIDED: 93" > 18" :OK



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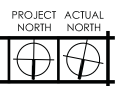
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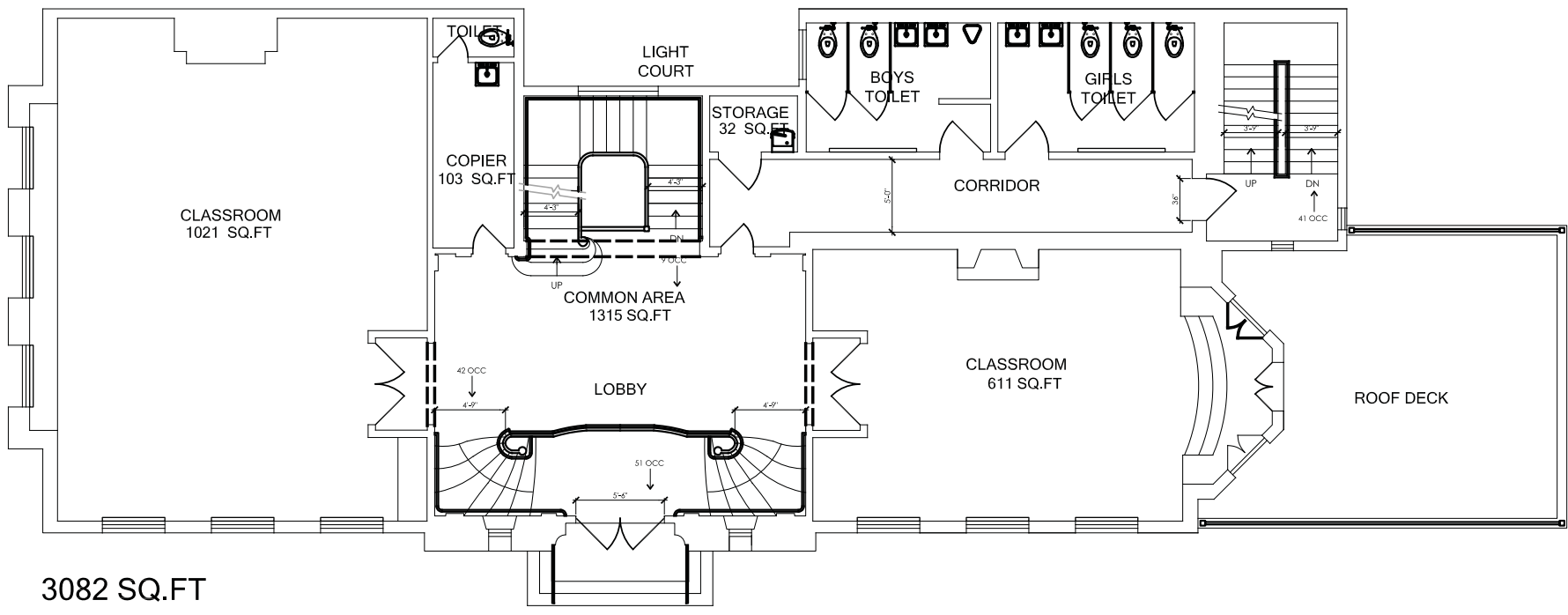
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A 18049

DATE
 JULY 23, 2018

SHEET
A.2.1.1

H10 2201 BROADWAY- BASEMENT LEVEL FLOOR -EXISTING PLAN
 SCALE: 3/16" = 1'-0"





3082 SQ.FT

OCCUPANT LOAD SUMMARY

FIRST FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1,632 SF	1:20	82
STORAGE	S	32 SF	1:300	1
BASEMENT	-	-	-	9
ACCESSORY	-	2,272 SF	NA	-
TOTAL		8,328 SF		92

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 92 OCC X .2" = 18.4" REQ
 PROVIDED: 102" > 18.4" :OK

STAIR WIDTH
 REQUIRED: 92 OCC X .3" = 27.6" REQ
 MIN PROVIDED: 159" > 27.6" :OK



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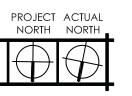
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PROJECT: **A 18049**

DATE: **JULY 23, 2018**

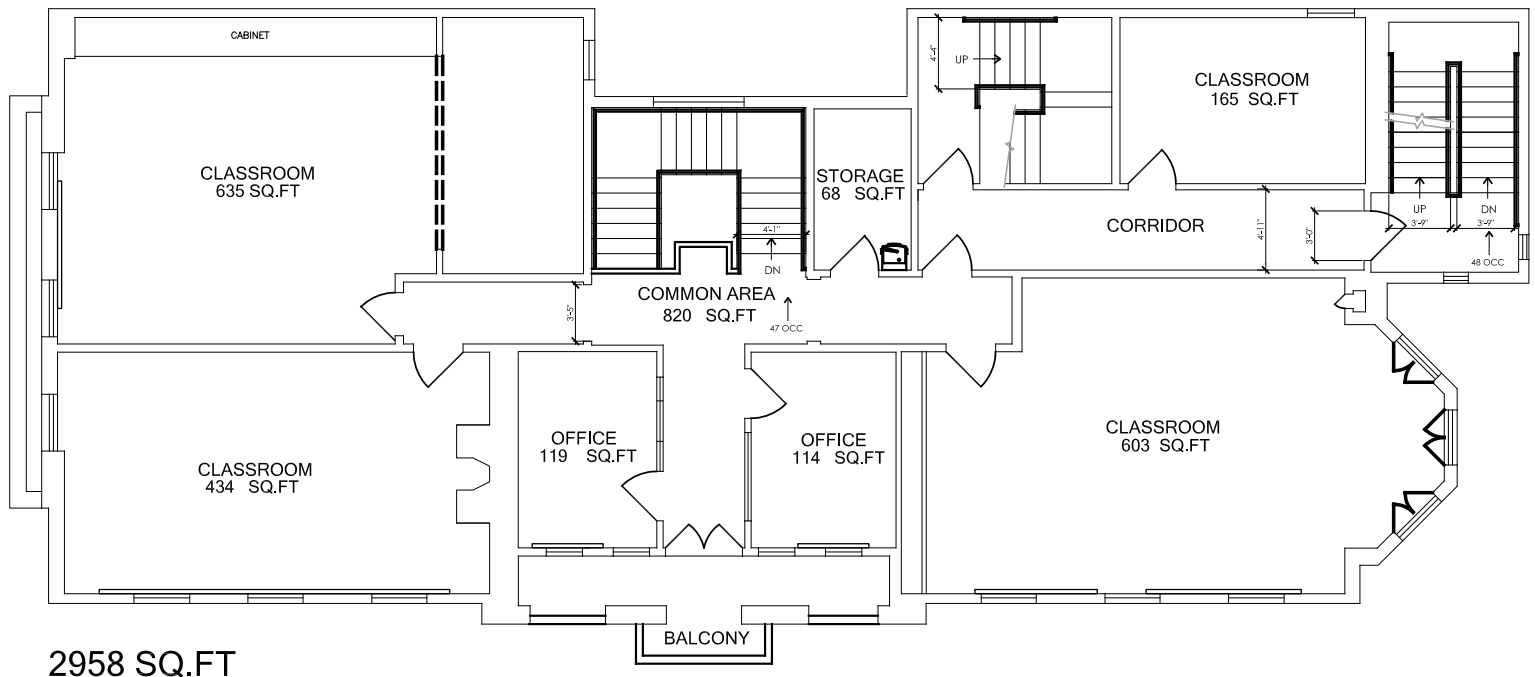
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H10 2201 BROADWAY - FIRST FLOOR - EXISTING PLAN
 SCALE: 3/16" = 1'-0"



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OCCUPANT LOAD SUMMARY

SECOND FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1,837 SF	1:20	92
OFFICE	B	233 SF	1:100	3
STORAGE	S	68 SF	1:300	1
ACCESSORY	-	820 SF	NA	-
TOTAL		2,958 SF		95

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 95 OCC X .2" = 19" REQ
 MIN PROVIDED: 77" > 19" :OK

STAIR WIDTH
 REQUIRED: 95 OCC X .3" = 28.5" REQ
 PROVIDED: 94" > 28.5" :OK



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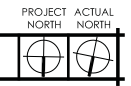
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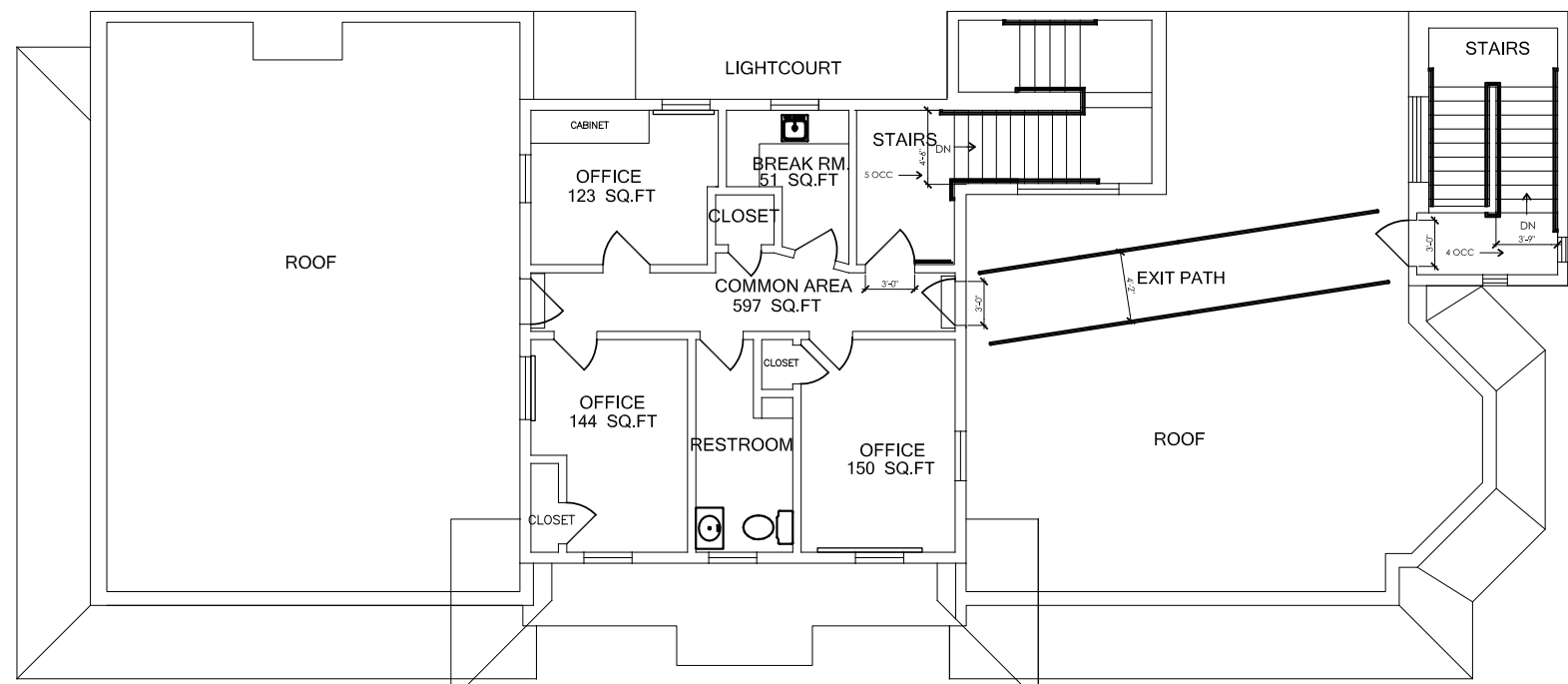
SHEET **A.2.1.3**

H10 2201 BROADWAY- SECOND FLOOR - EXISTING PLAN
 SCALE: 3/16" = 1'-0"



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1065 SQ.FT

OCCUPANT LOAD SUMMARY

THIRD FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	417 SF	1:100	5
BREAK ROOM	A-3	51 SF	1:15	4
ACCESSORY	-	597 SF	NA	-
TOTAL		1,065 SF		9

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 9 OCC X .2' = 1.8' REQ
PROVIDED: 72" > 1.8' :OK

STAIR WIDTH
REQUIRED: 9 OCC X .3' = 2.7' REQ
MIN PROVIDED: 99" > 2.7' :OK



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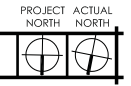
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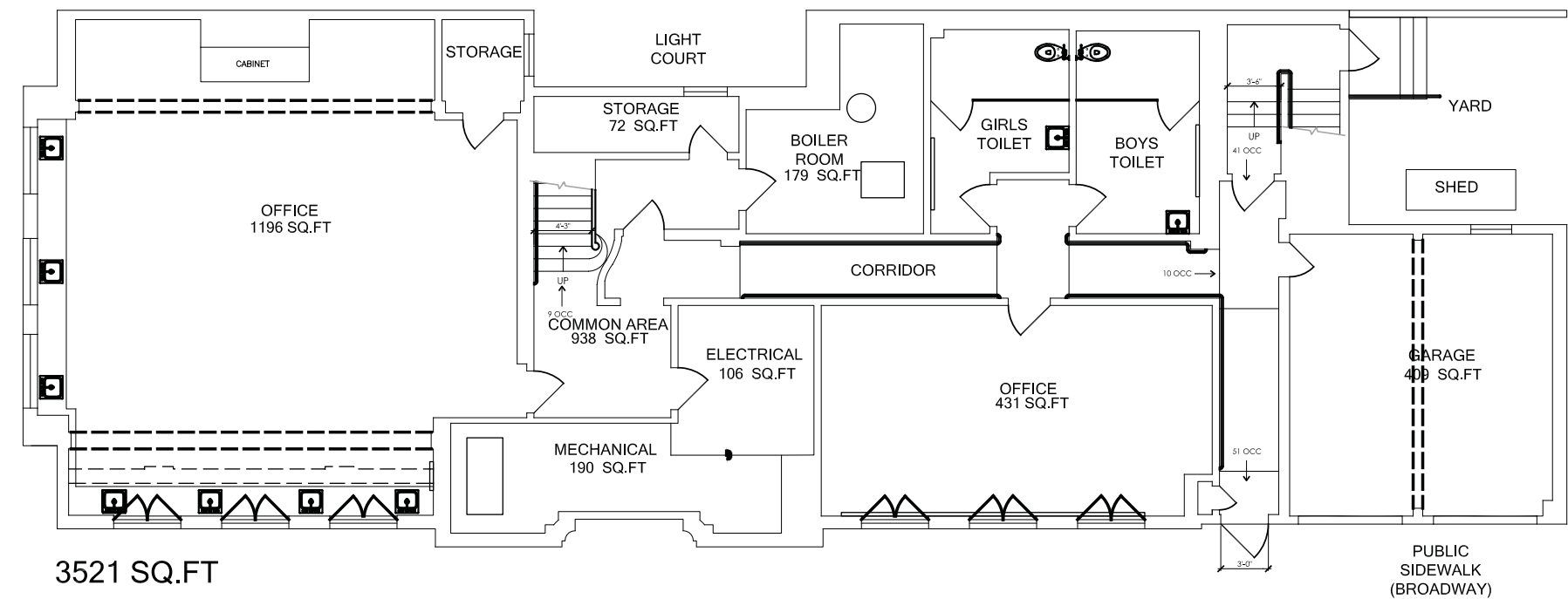
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H10 2201 BROADWAY- THIRD FLOOR - EXISTING PLAN
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3521 SQ.FT

2201 BROADWAY SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT:	3,521 SF
FIRST FLOOR:	3,082 SF
SECOND FLOOR:	2,958 SF
THIRD FLOOR:	1,065 SF
TOTAL:	10,626 SF

OCCUPANT LOAD SUMMARY

BASEMENT				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	1,627 SF	1:100	17
GARAGE/ STORAGE	S	481 SF	1:300	2
1ST FLOOR	-	-	-	41
ACCESSORY	-	1,413 SF	NA	-
TOTAL		3,521 SF		60

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 60 OCC X .2" = 12" REQ
 MIN PROVIDED: 87" > 12" :OK

STAIR WIDTH
 REQUIRED: 80 OCC X .3" = 18" REQ
 MIN PROVIDED: 93" > 18" :OK



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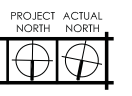
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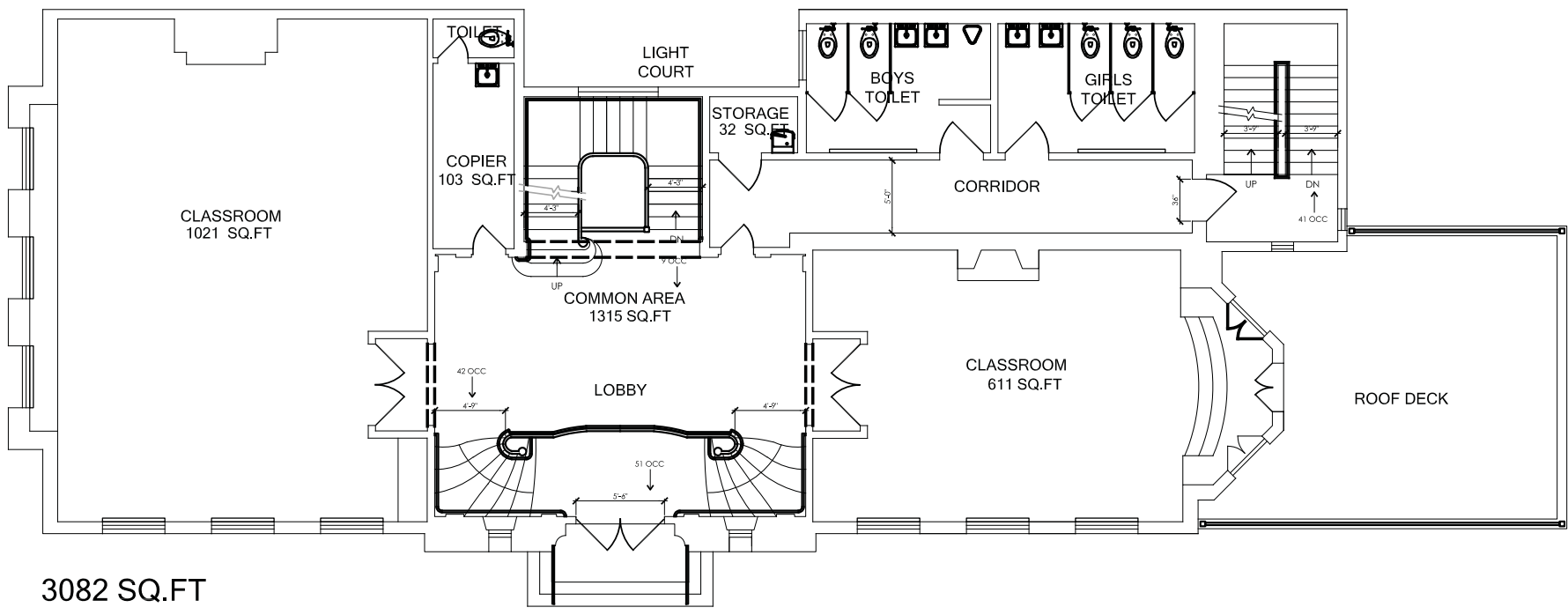
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H10 2201 BROADWAY- BASEMENT FLOOR - PROPOSED PLAN
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3082 SQ.FT

OCCUPANT LOAD SUMMARY

FIRST FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1,632 SF	1:20	82
STORAGE	S	32 SF	1:300	1
BASEMENT	-	-	-	9
ACCESSORY	-	2,272 SF	NA	-
TOTAL		8,328 SF		92

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 92 OCC X .2" = 18.4" REQ
 PROVIDED: 102" > 18.4" :OK

STAIR WIDTH
 REQUIRED: 92 OCC X .3" = 27.6" REQ
 MIN PROVIDED: 159" > 27.6" :OK



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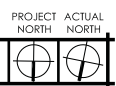
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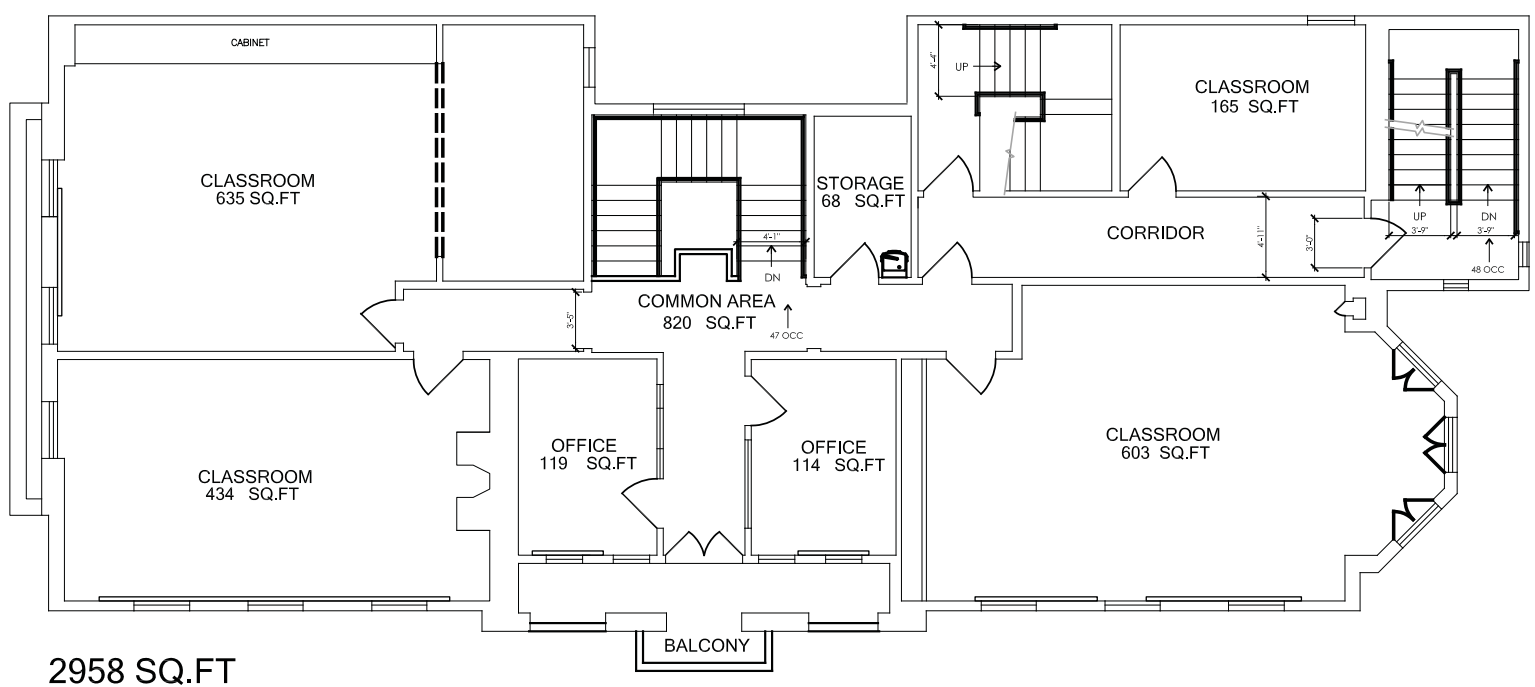
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A 18049
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H10 2201 BROADWAY- FIRST FLOOR - PROPOSED PLAN
 SCALE: 3/16" = 1'-0"



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2958 SQ.FT

OCCUPANT LOAD SUMMARY

SECOND FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1,837 SF	1:20	92
OFFICE	B	233 SF	1:100	3
STORAGE	S	68 SF	1:300	1
ACCESSORY	-	820 SF	NA	-
TOTAL		2,958 SF		95

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 95 OCC X .2" = 19" REQ
MIN PROVIDED: 77" > 19" :OK

STAIR WIDTH
REQUIRED: 95 OCC X .3" = 28.5" REQ
PROVIDED: 94" > 28.5" :OK



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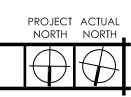
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SCHOOLS OF THE SACRED HEART
BROADWAY CAMPUS
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1	PLANNING SUBMITTAL	11/08/18

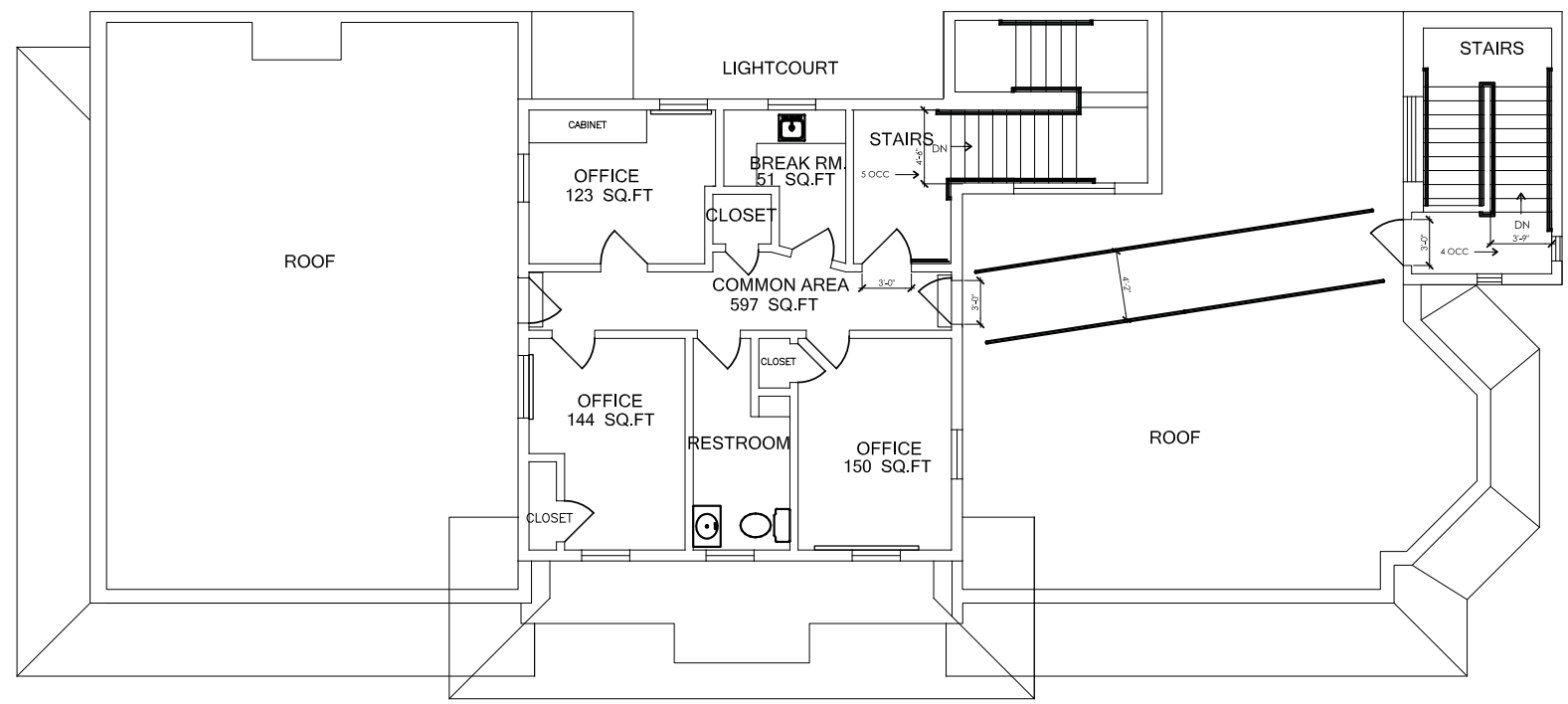
PROJECT
A 18049
DATE
JULY 23, 2018
SHEET
A.2.2.3

H10 2201 BROADWAY- SECOND FLOOR - PROPOSED PLAN
SCALE: 3/16" = 1'-0"



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1065 SQ.FT

OCCUPANT LOAD SUMMARY

THIRD FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	417 SF	1:100	5
BREAK ROOM	A-3	51 SF	1:15	4
ACCESSORY	-	597 SF	NA	-
TOTAL		1,065 SF		9

EXIT CALCULATIONS
 EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 9 OCC X .2" = 1.8" REQ
 PROVIDED: 72" > 1.8" :OK

STAIR WIDTH
 REQUIRED: 9 OCC X .3" = 2.7" REQ
 MIN PROVIDED: 99" > 2.7" :OK



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PROJECT

SACRED HEART - SAN FRANCISCO
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 SAN FRANCISCO, CA 94115

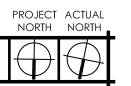
#	REVISION	DATE
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PROJECT **A 18049**

DATE **JULY 23, 2018**

SHEET **A.2.2.4**

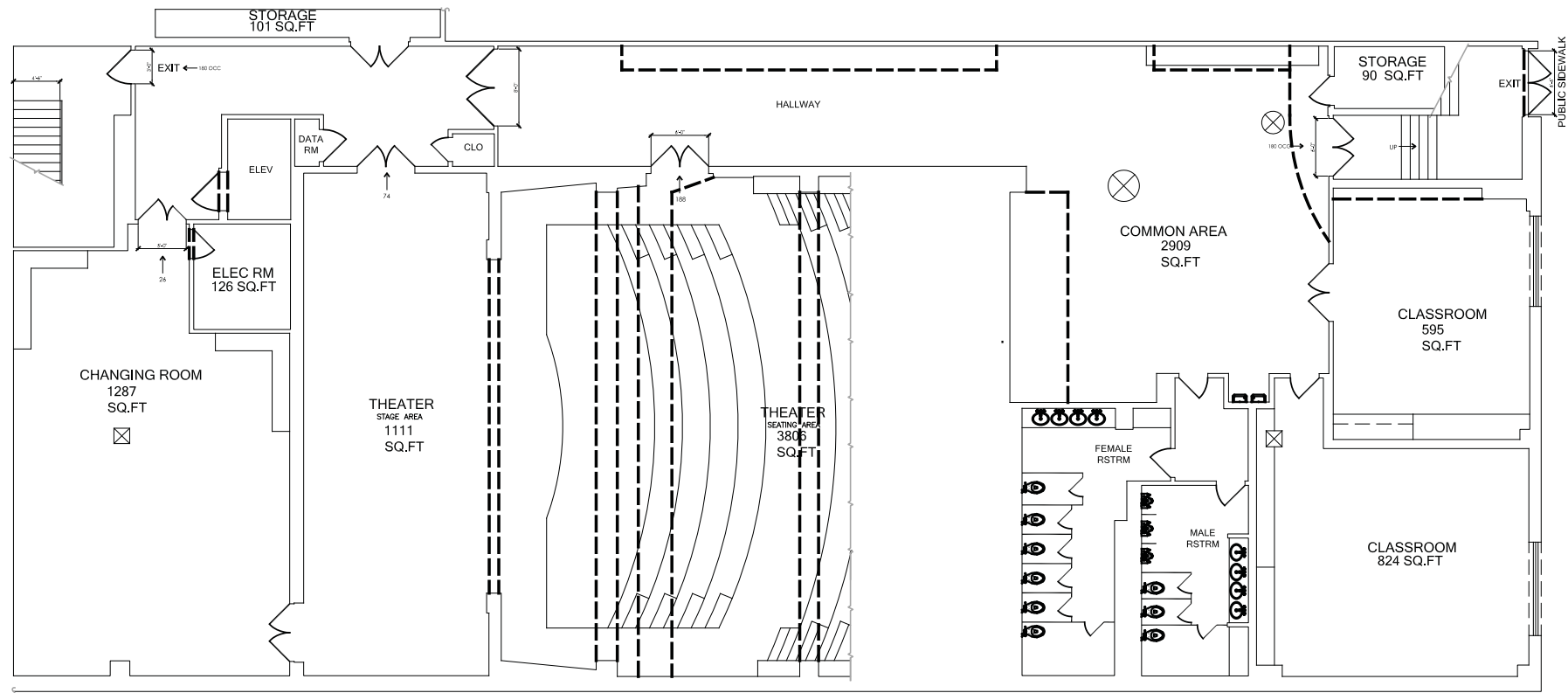
H10 2201 BROADWAY - THIRD FLOOR - PROPOSED PLAN
 SCALE: 3/16" = 1'-0"



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10849 SQ.FT

2201 VALLEJO SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT:	10,849 SF
FIRST FLOOR:	10,818 SF
SECOND FLOOR:	10,743 SF
THIRD FLOOR:	7,003 SF
FOURTH FLOOR:	3,274 SF
TOTAL:	42,667 SF

OCCUPANT LOAD SUMMARY

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1419 SF	1:20	71
THEATER-SEATING AREA	A-1	3806 SF	1:7	188 *
THEATER-STAGE	A-1	1111 SF	1:15	74
CHANGING AREA	A-1	1287 SF	1:50	26
STORAGE	S	191 SF	1:300	1
ACCESSORY	-	3035 SF	NA	-
TOTAL		10849 SF		360

NOTE:
 * FOR THE PURPOSES OF THESE CALCULATIONS THE EXITING FOR THE THEATER IS PROPORTIONALLY DISTRIBUTED BETWEEN THE BASEMENT LEVEL AND THE FIRST FLOOR EXITS.

EXIT CALCULATIONS
 EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 360 OCC X .2" = 72" REQ
 MN PROVIDED: 108" > 72":OK

STAIR WIDTH
 REQUIRED: 360 OCC X .3" = 108" REQ
 MN PROVIDED: 126" > 108":OK



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PROJECT

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 SAN FRANCISCO, CA 94115

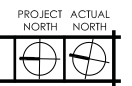
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A 18049

DATE
 JULY 23, 2018

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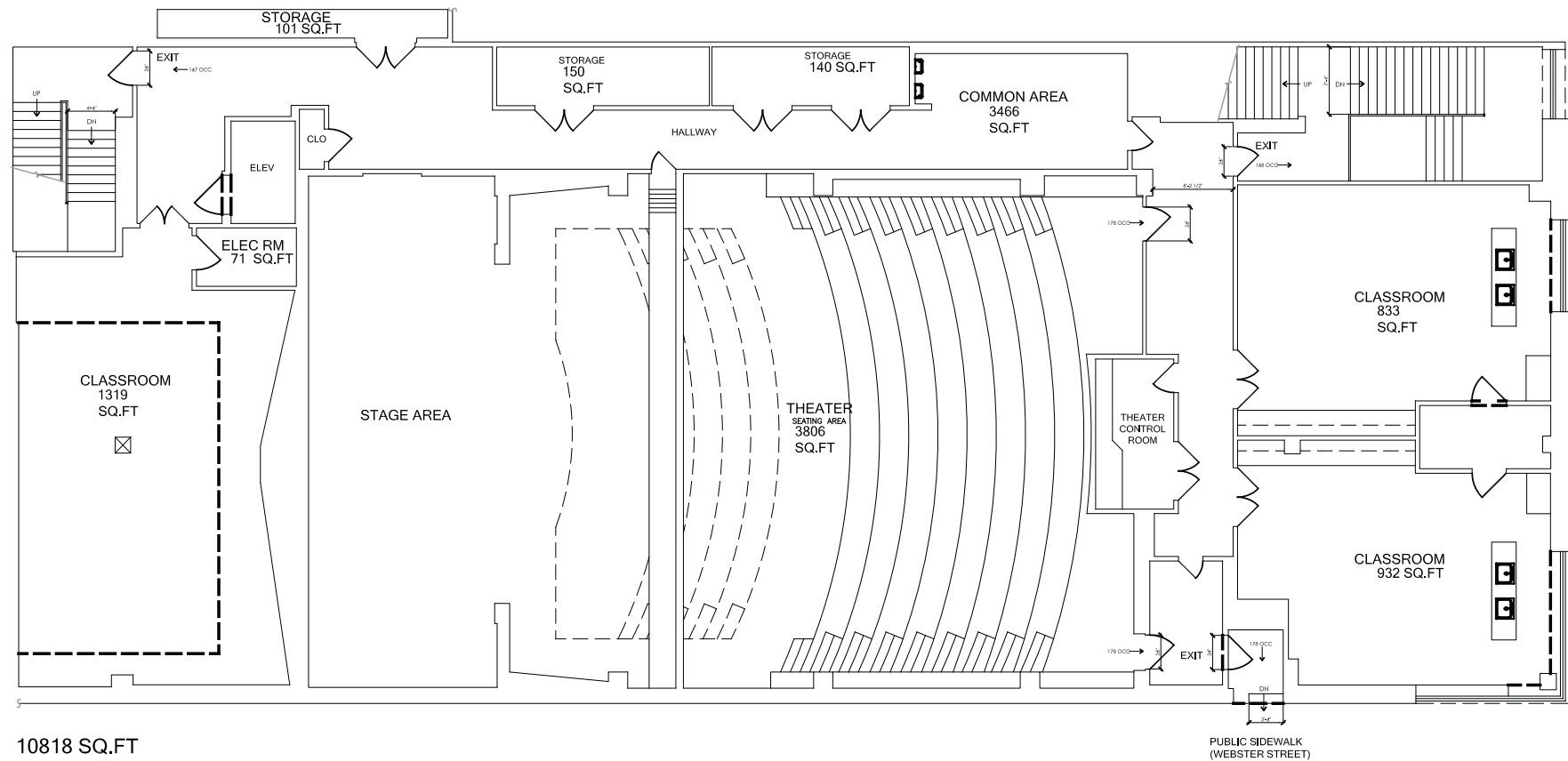
H10 2201 VALLEJO ST- BASEMENT -EXISTING PLAN
 SCALE: 1/8" = 1'-0"



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10 9 8 7 6 5 4 3 2 1

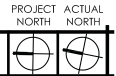
A
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10818 SQ.FT



H10 2201 VALLEJO ST - FIRST FLOOR - EXISTING PLAN
SCALE: 1/8" = 1'-0"



OCCUPANT LOAD SUMMARY

FIRST FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3084 SF	1:20	155
THEATER-SEATING AREA	A-1	3806 SF	1:7	356*
STORAGE	S	391 SF	1:300	2
ACCESSORY	-	3537 SF	NA	-
TOTAL		10818 SF		513

NOTE:
* FOR THE PURPOSES OF THESE CALCULATIONS THE EXITING FOR THE THEATER IS PROPORTIONAL DISTRIBUTED BETWEEN THE BASEMENT LEVEL AND THE FIRST FLOOR EXITS.

EXIT CALCULATIONS

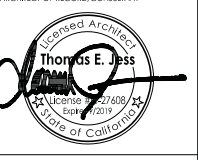
EXITS REQUIRED: 3 EXITS
EXITS PROVIDED: 3 EXITS

EXIT WIDTH
REQUIRED: 513 OCC X .2" = 102.6" REQ
MIN PROVIDED: 108" > 102.6" :OK

STAIR WIDTH
REQUIRED: 513 OCC X .3" = 153.9" REQ
MIN PROVIDED: 184" > 153.9" :OK



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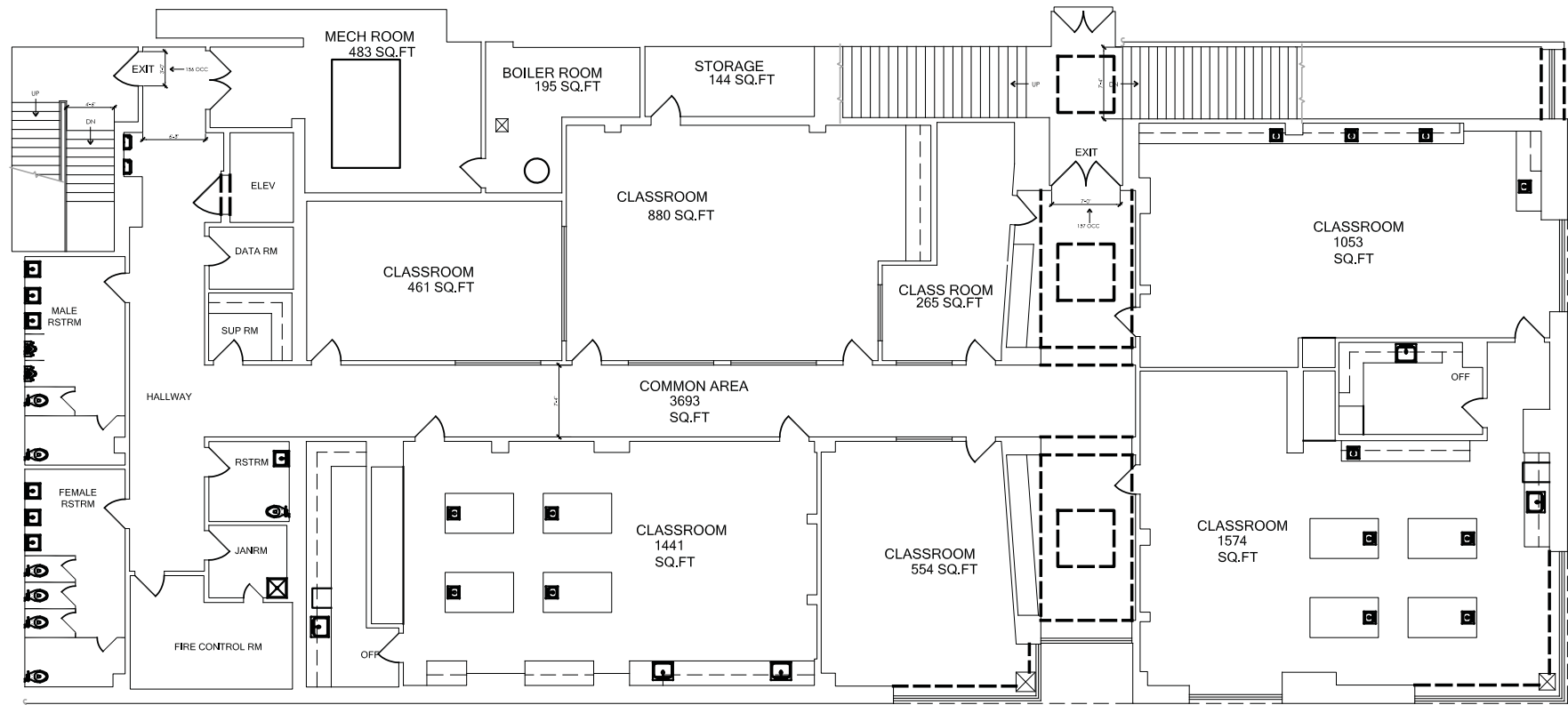
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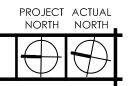
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10743 SQ.FT

H10 2201 VALLEJO ST- SECOND FLOOR -EXISTING PLAN
SCALE: 1/8" = 1'-0"



OCCUPANT LOAD SUMMARY

SECOND FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	6228 SF	1:20	312
STORAGE	S	144 SF	1:300	1
ACCESSORY	-	4371 SF	NA	-
TOTAL		10743 SF		313

EXIT CALCULATIONS
 EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED : 313 OCC X .2" = 62.6" REQ
 MIN PROVIDED : 120" > 62.6" :OK

STAIR WIDTH
 REQUIRED : 313 OCC X .3" = 60" REQ
 MIN PROVIDED : 142" > 93.9" :OK



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STEPHEN A. REED ARCHITECT #C33472

ARCHITECT OF RECORD/CONSULTANT



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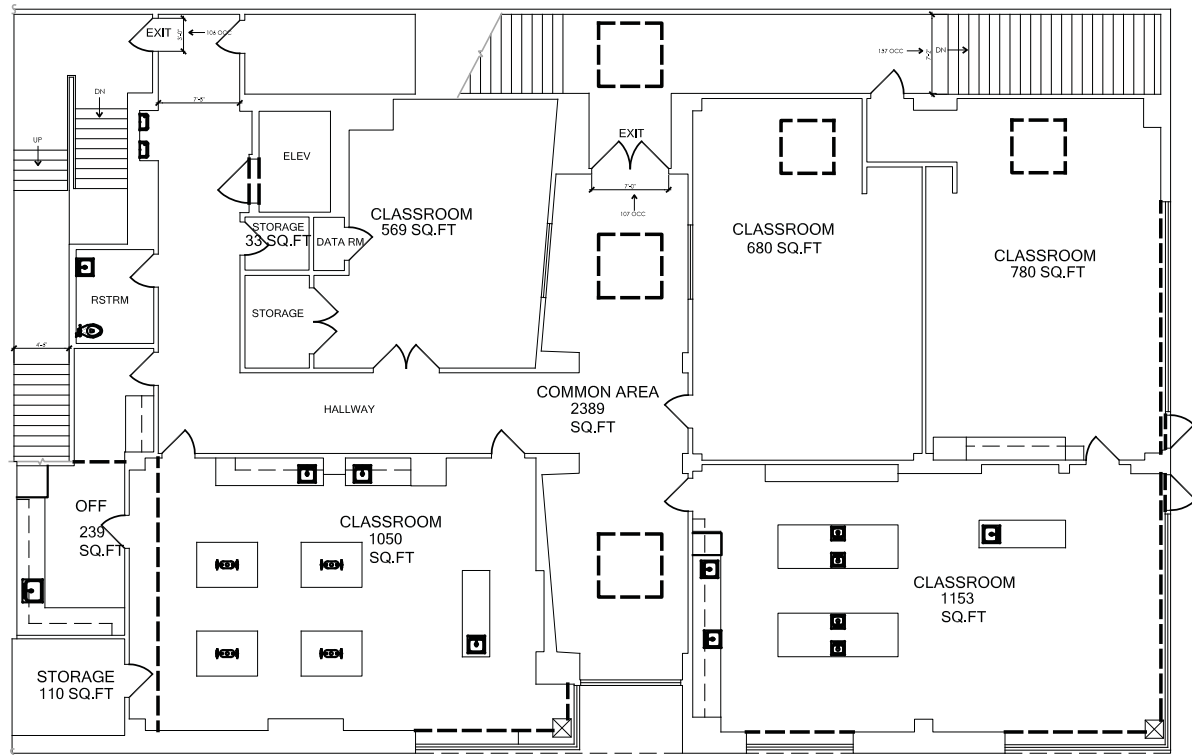
PROJECT **A 18049**

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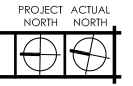
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7003 SQ.FT



H10 2201 VALLEJO ST- THIRD FLOOR - EXISTING PLAN
SCALE: 1/8" = 1'-0"

OCCUPANT LOAD SUMMARY

THIRD FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	4232 SF	1:20	212
STORAGE	S	143 SF	1:300	1
ACCESSORY	-	2628 SF	NA	-
TOTAL		7003 SF		213

EXIT CALCULATIONS

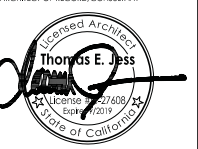
EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED : 213 OCC X .2" = 42.6" REQ
PROVIDED : 120" > 42.6" :OK

STAIR WIDTH
REQUIRED : 213 OCC X .3" = 63.9" REQ
MIN PROVIDED : 140" > 63.9" :OK



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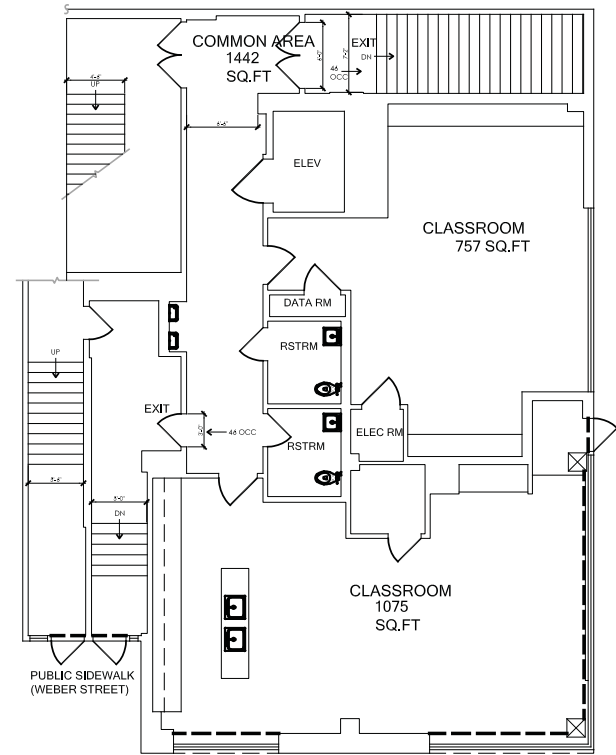
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BROADWAY CAMPUS
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SAN FRANCISCO, CA 94115

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3274 SQ.FT

OCCUPANT LOAD SUMMARY

FOURTH FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1832 SF	1:20	92
ACCESSORY	-	1442 SF	NA	-
TOTAL		3274 SF		92

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED : 92 OCC X .2" = 18.4" REQ
PROVIDED : 108" > 18.4" .OK

STAIR WIDTH
REQUIRED : 92 OCC X .3" = 27.6" REQ
MIN PROVIDED : 146" > 27.6" .OK



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SAN FRANCISCO, CA 94115

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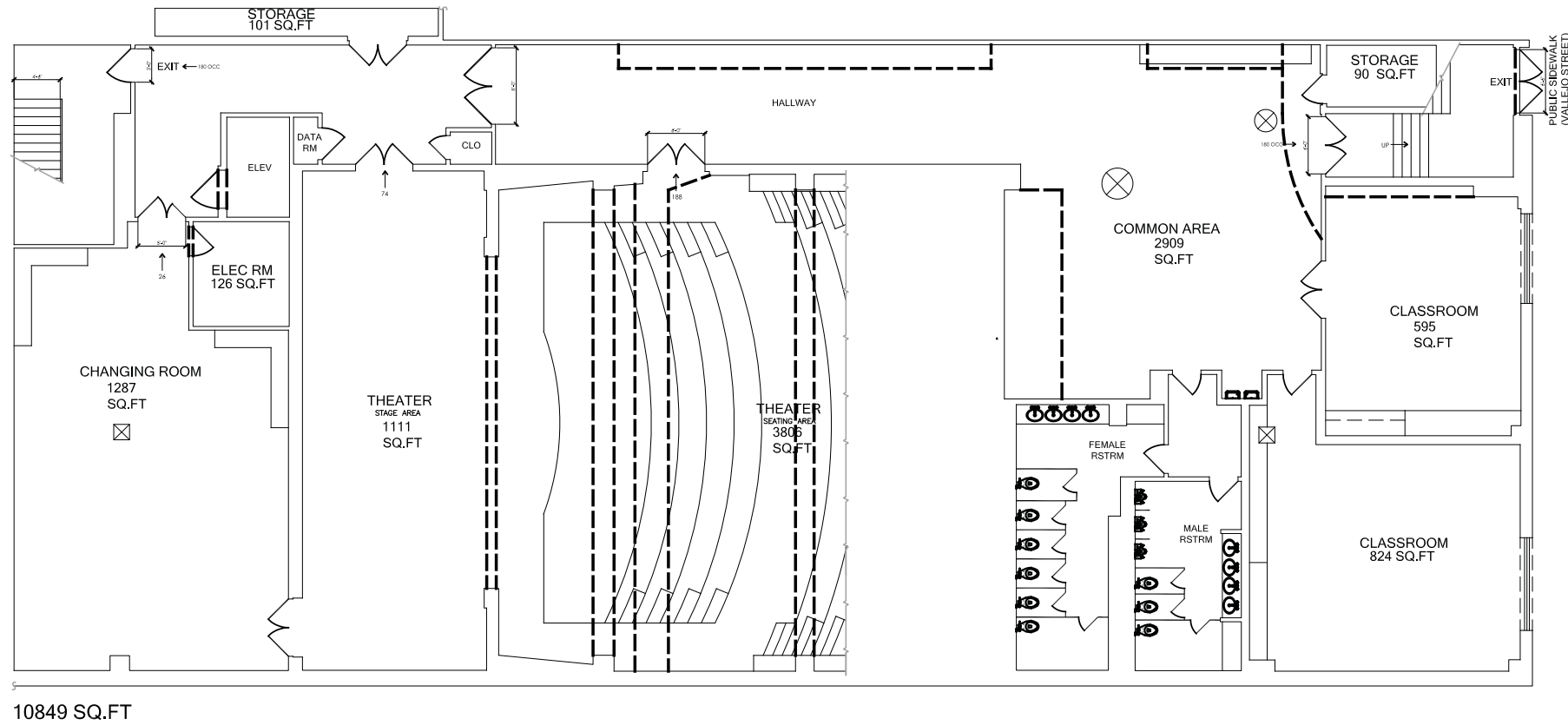
PROJECT
A 18049
DATE
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SHEET
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H10 2201 VALLEJO ST- FOURTH FLOOR -EXISTING PLAN
SCALE: 1/8" = 1'-0"



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2201 VALLEJO SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT:	10,849 SF
FIRST FLOOR:	10,818 SF
SECOND FLOOR:	10,743 SF
THIRD FLOOR:	7,003 SF
FOURTH FLOOR:	3,274 SF
TOTAL:	42,687 SF

OCCUPANT LOAD SUMMARY

BASEMENT

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1419 SF	1:20	71
THEATER-SEATING AREA	A-1	3806 SF	1:17	188 *
THEATER-STAGE	A-1	1111 SF	1:15	74
CHANGING AREA	A-1	1287 SF	1:50	26
STORAGE	S	191 SF	1:300	1
ACCESSORY	-	3035 SF	NA	-
TOTAL		10849 SF		360

NOTE:
 * FOR THE PURPOSES OF THESE CALCULATIONS THE EXITING FOR THE THEATER IS PROPORTIONALLY DISTRIBUTED BETWEEN THE BASEMENT LEVEL AND THE FIRST FLOOR EXITS.

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 360 OCC X .2" = 72" REQ
 MN PROVIDED: 108" > 72":OK

STAIR WIDTH
 REQUIRED: 360 OCC X .3" = 108" REQ
 MN PROVIDED: 126" > 108":OK



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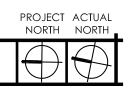
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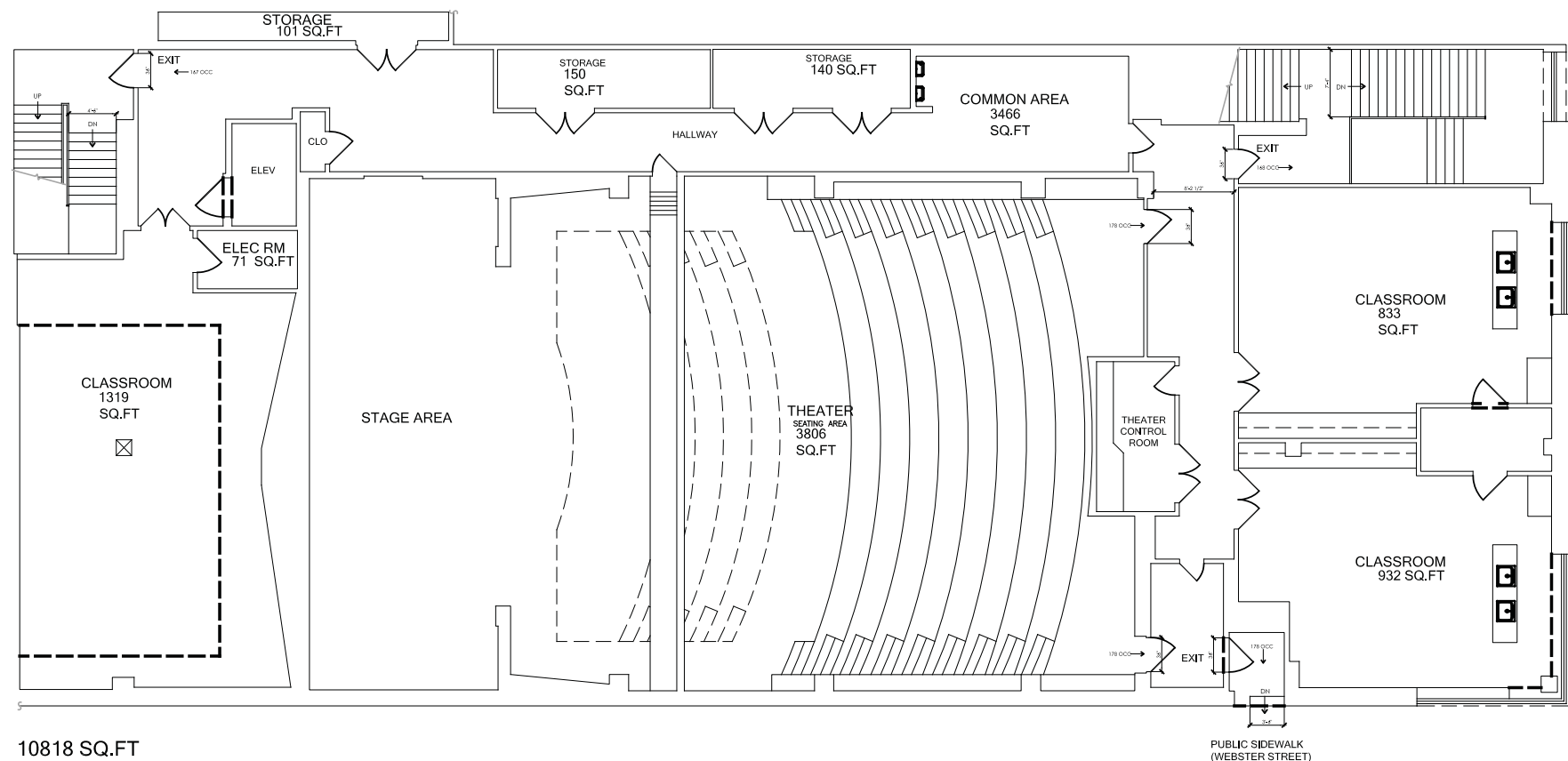
PROJECT
A 18049

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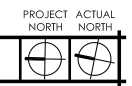
SHEET
A.3.2.1

H10 2201 VALLEJO ST- BASEMENT - PROPOSED PLAN
 SCALE: 1/8" = 1'-0"





10818 SQ.FT



H10 2201 VALLEJO ST- FIRST FLOOR - PROPOSED PLAN

SCALE: 1/8" = 1'-0"

OCCUPANT LOAD SUMMARY

FIRST FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3084 SF	1:20	155
THEATER-SEATING AREA	A-1	3806 SF	1:7	356*
STORAGE	S	391 SF	1:300	2
ACCESSORY	-	3537 SF	NA	-
TOTAL		10818 SF		513

NOTE:
 * FOR THE PURPOSES OF THESE CALCULATIONS THE EXITING FOR THE THEATER IS PROPORTIONAL DISTRIBUTED BETWEEN THE BASEMENT LEVEL AND THE FIRST FLOOR EXITS.

EXIT CALCULATIONS

EXITS REQUIRED: 3 EXITS
 EXITS PROVIDED: 3 EXITS

EXIT WIDTH
 REQUIRED: 513 OCC X .2" = 102.6" REQ
 MIN PROVIDED: 108" > 102.6" :OK

STAIR WIDTH
 REQUIRED: 513 OCC X .3" = 153.9" REQ
 MIN PROVIDED: 184" > 153.9" :OK



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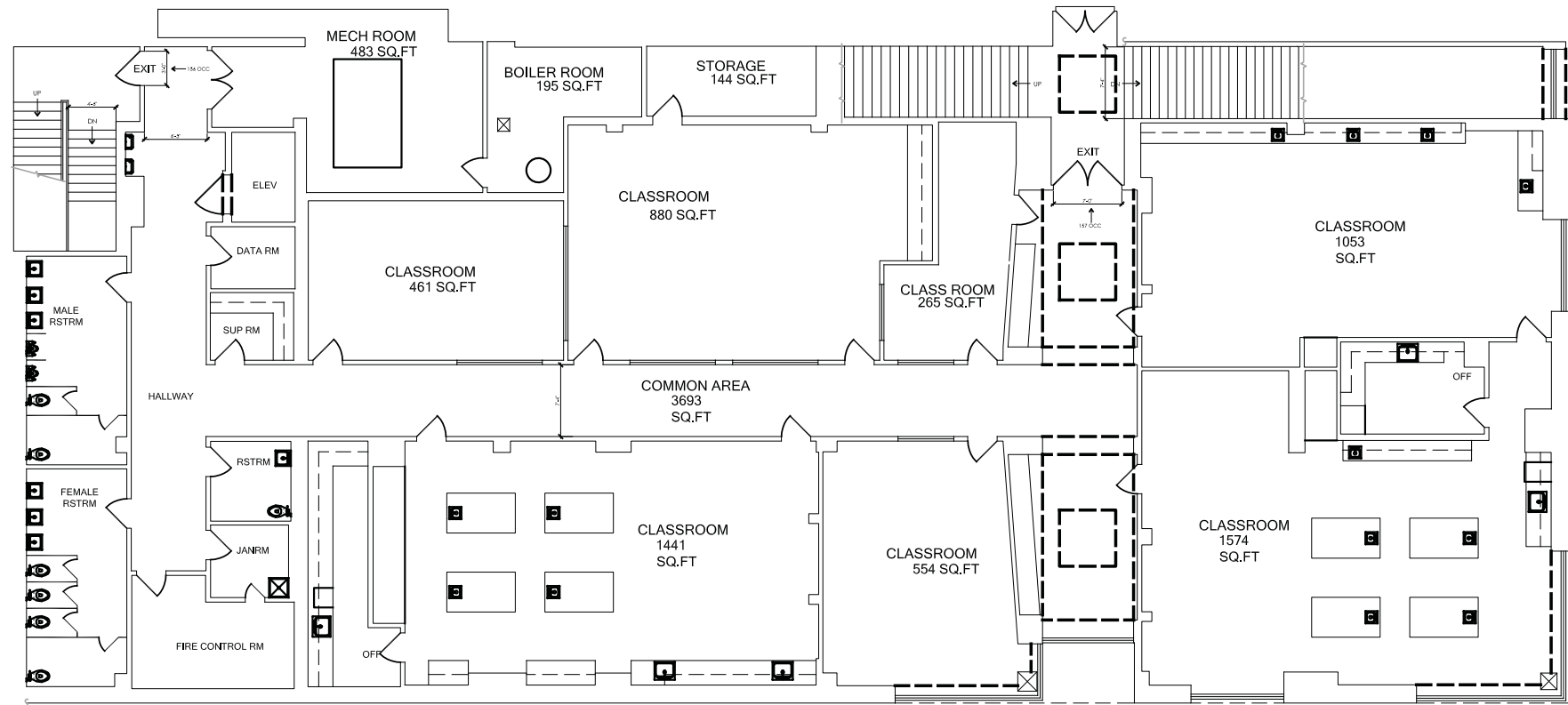
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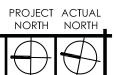
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10743 SQ.FT

H10 2201 VALLEJO ST- SECOND FLOOR - PROPOSED PLAN
SCALE: 1/8" = 1'-0"



OCCUPANT LOAD SUMMARY

SECOND FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	6228 SF	1:20	312
STORAGE	S	144 SF	1:300	1
ACCESSORY	-	4371 SF	NA	-
TOTAL		10743 SF		313

EXIT CALCULATIONS

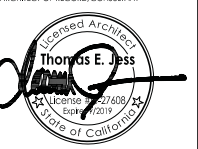
EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 313 OCC X .2" = 62.6" REQ
MIN PROVIDED: 120" > 62.6" :OK

STAIR WIDTH
REQUIRED: 313 OCC X .3" = 60" REQ
MIN PROVIDED: 142" > 93.9" :OK



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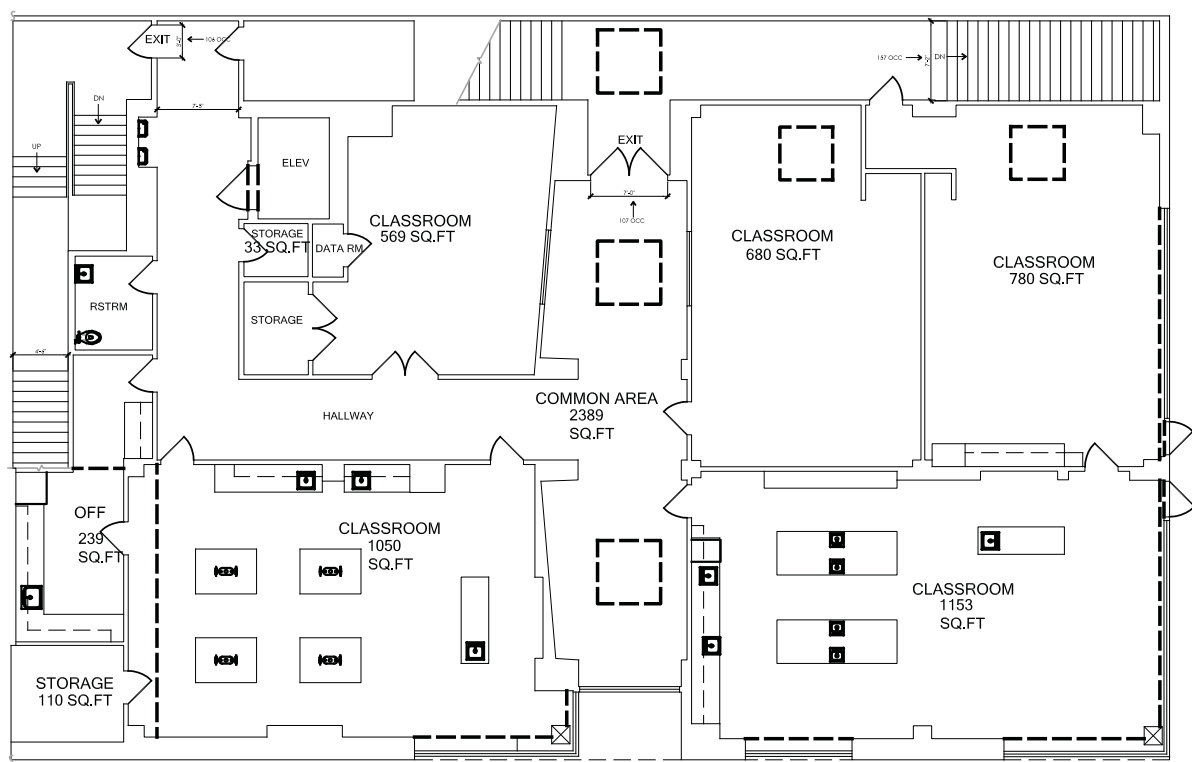
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A.3.2.3

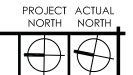
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7003 SQ.FT



H10 2201 VALLEJO ST- THIRD FLOOR - PROPOSED PLAN
SCALE: 1/8" = 1'-0"

OCCUPANT LOAD SUMMARY

THIRD FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	4232 SF	1:20	212
STORAGE	S	143 SF	1:300	1
ACCESSORY	-	2628 SF	NA	-
TOTAL		7003 SF		213

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 213 OCC X .2" = 42.6" REQ
PROVIDED: 120" > 42.6" :OK

STAIR WIDTH
REQUIRED: 213 OCC X .3" = 63.9" REQ
MIN PROVIDED: 140" > 63.9" :OK



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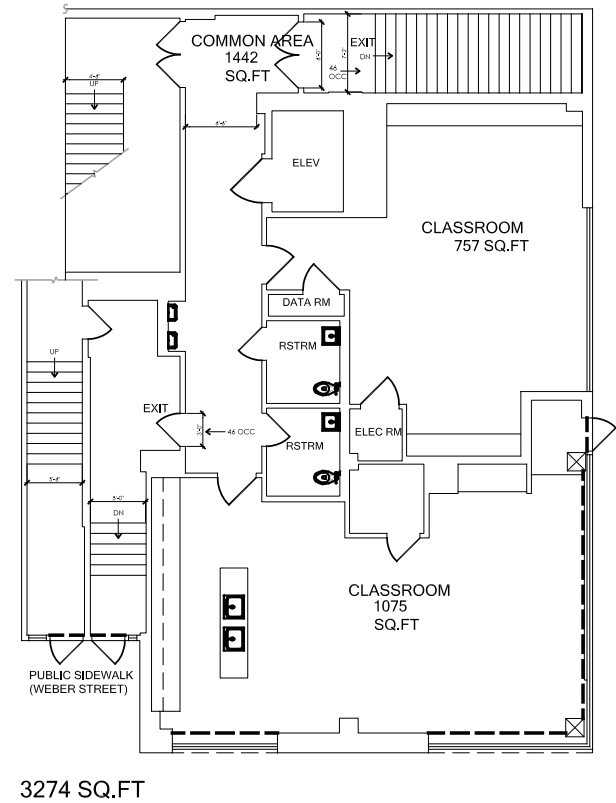
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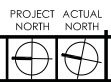
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H10 2201 VALLEJO ST- FOURTH FLOOR - PROPOSED PLAN
SCALE: 1/8" = 1'-0"



OCCUPANT LOAD SUMMARY

FOURTH FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1832 SF	1:20	92
ACCESSORY	-	1442 SF	NA	-
TOTAL		3274 SF		92

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED : 92 OCC X .2" = 18.4" REQ
PROVIDED : 108" > 18.4" .OK

STAIR WIDTH
REQUIRED : 92 OCC X .3" = 27.6" REQ
MIN PROVIDED : 146" > 27.6" .OK

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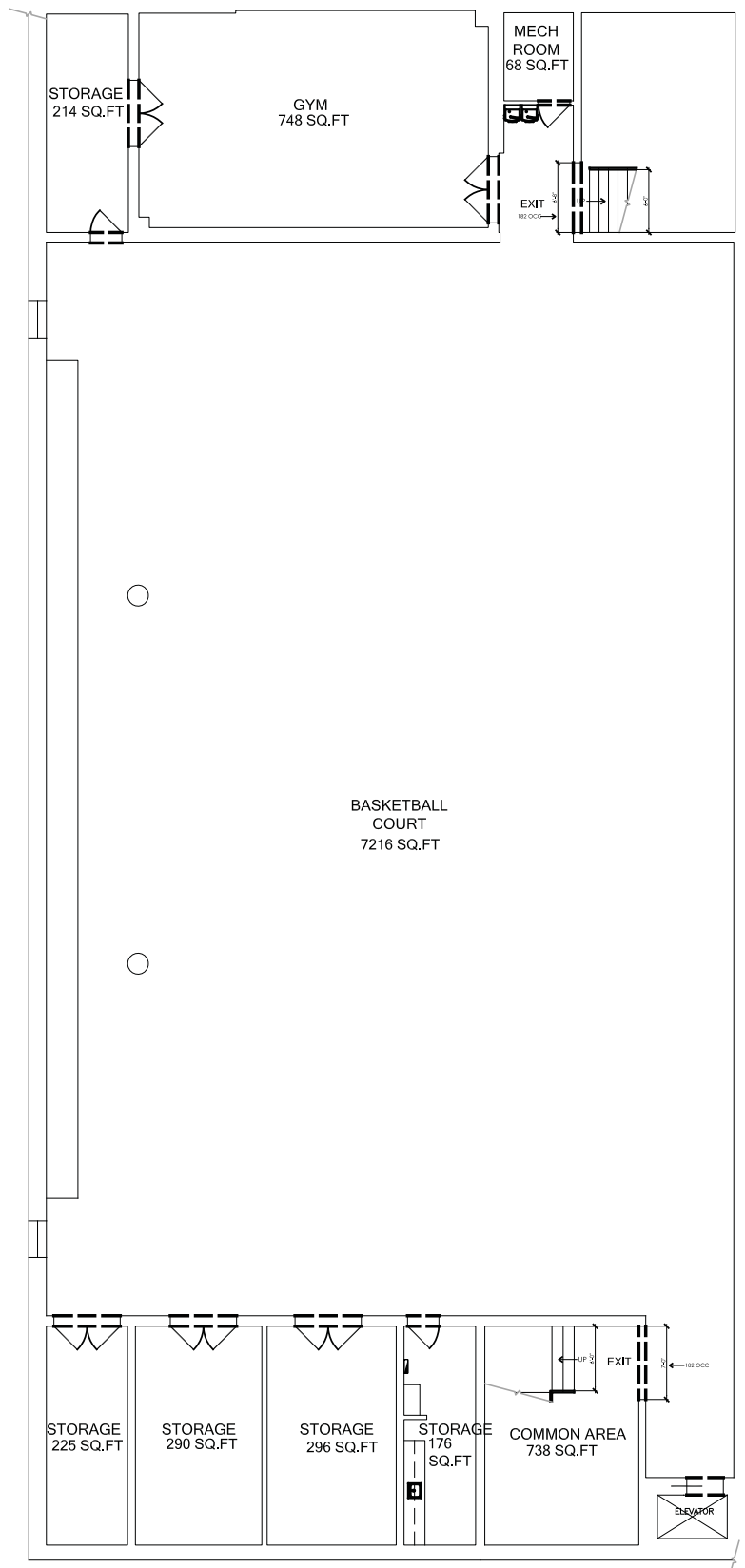
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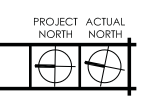
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9971 SQ.FT



2222 BROADWAY SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT 4:	9,971 SF
BASEMENT 3:	6,852 SF
BASEMENT 2:	1,068 SF
BASEMENT 1:	10,740 SF
FIRST FLOOR:	12,098 SF
SECOND FLOOR:	6,643 SF
THIRD FLOOR:	11,680 SF
TOTAL:	59,052 SF

OCCUPANT LOAD SUMMARY

BASEMENT LEVEL 4

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
GYMNASIUM	A-3	7,964 SF	1:50	359
STORAGE	S	1,201 SF	1:300	5
ACCESSORY	-	806 SF	NA	-
TOTAL		9,971 SF		364

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 364 OCC X .2" = 72.8" REQ
MIN PROVIDED: 164" > 72.8" :OK

STAIR WIDTH
REQUIRED: 364 OCC X .3" = 109.2" REQ
MIN PROVIDED: 144" > 109.2" :OK



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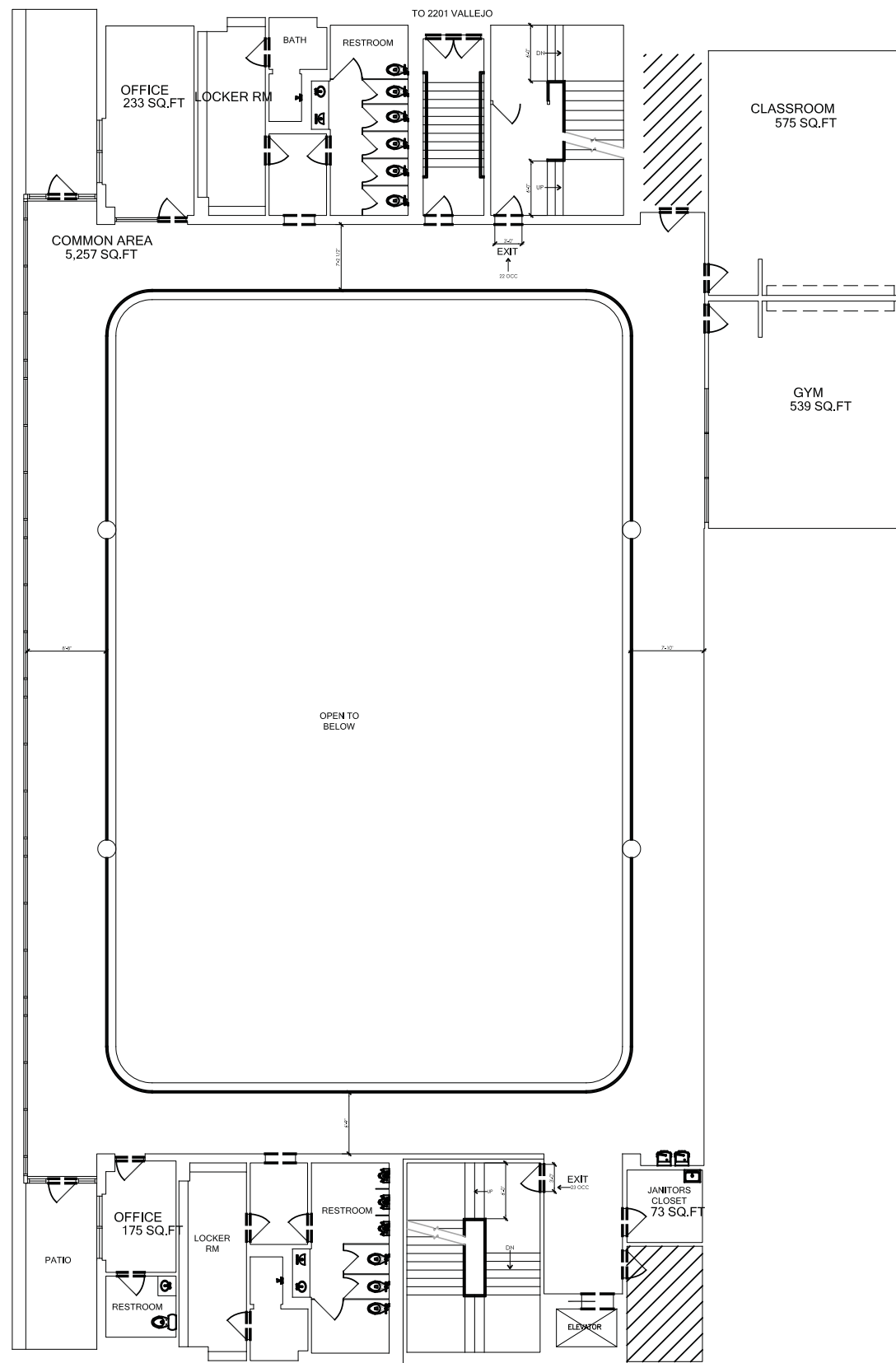
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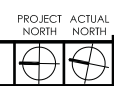
H10 2222 BROADWAY- BASEMENT LEVEL FOUR FLOOR -EXISTING PLAN
SCALE: 1/8" = 1'-0"

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H10 2222 BROADWAY - BASEMENT LEVEL THREE FLOOR - EXISTING PLAN
SCALE: 1/8" = 1'-0"



OCCUPANT LOAD SUMMARY

BASEMENT LEVEL 3

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	575 SF	1:20	29
GYM	A-3	539 SF	1:50	11
OFFICE	B	408 SF	1:100	5
ACCESSORY	-	5,330 SF	NA	-
TOTAL		6,852 SF		45

EXIT CALCULATIONS

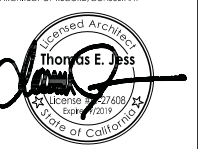
EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 45 OCC X .2" = 9" REQ
PROVIDED: 72" > 9":OK

STAIR WIDTH
REQUIRED: 45 OCC X .3" = 13.5" REQ
PROVIDED: 144" > 13.5":OK



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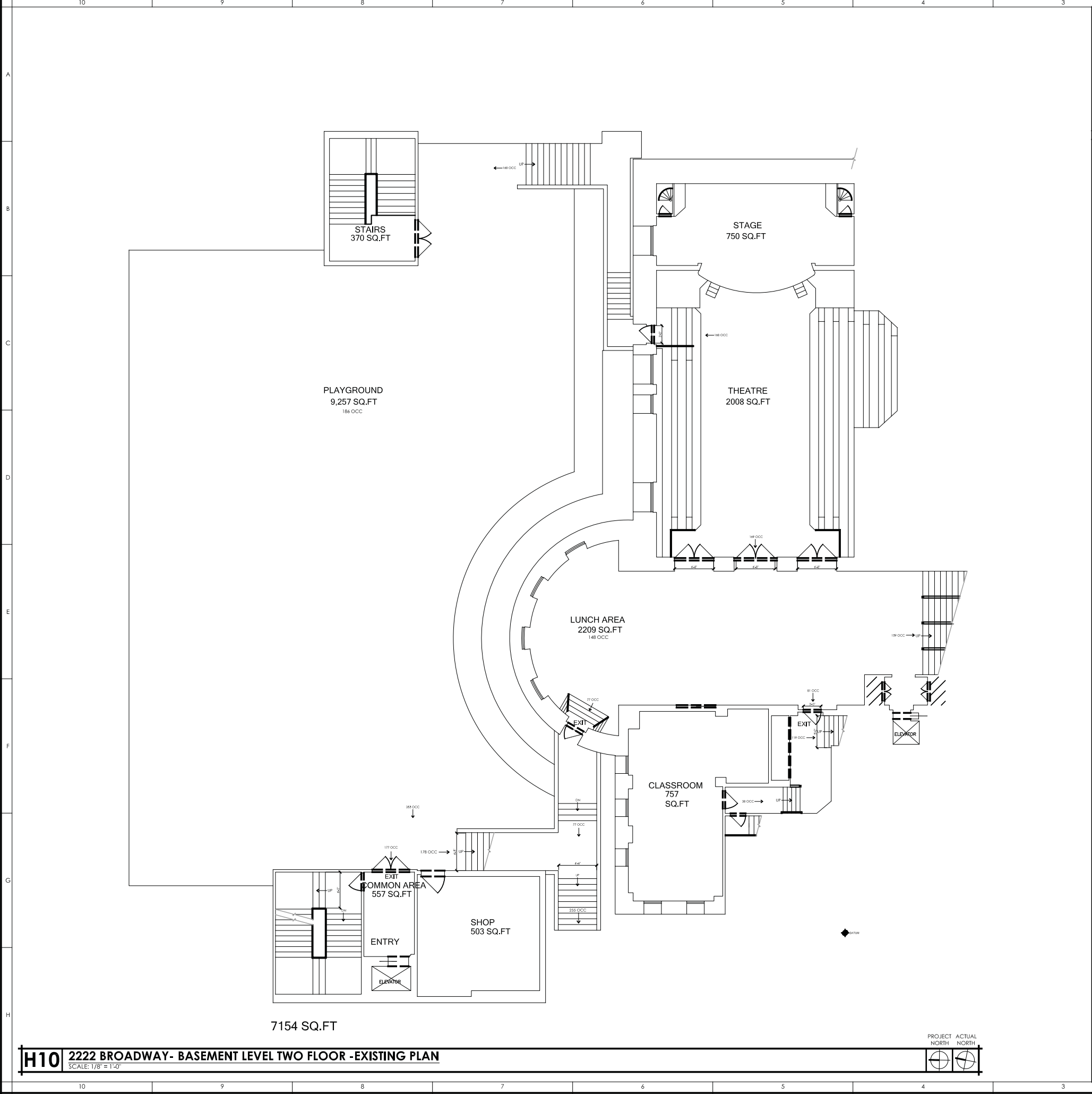
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OCCUPANT LOAD SUMMARY

BASEMENT LEVEL 2				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1,260 SF	1:20	63
THEATER	A-3	2,008 SF	1:7	287
STAGE	A-3	750 SF	1:15	50
PLAYGROUND	A-3	9,257 SF	1:50	186
LUNCH AREA	A-3	2,209 SF	1:15	148
COMMON AREA	-	927 SF	NA	-
TOTAL		16,411 SF		734

EXIT CALCULATIONS
 EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 4 EXITS

EXIT WIDTH
 REQUIRED: 734 OCC X .2" = 146.8" REQ
 MIN PROVIDED: 396" > 146.8" .OK

STAIR WIDTH
 REQUIRED: 734 OCC X .3" = 220.2" REQ
 MIN PROVIDED: 424" > 220.2" .OK



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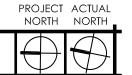
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H10 2222 BROADWAY - BASEMENT LEVEL TWO FLOOR - EXISTING PLAN
 SCALE: 1/8" = 1'-0"



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OCCUPANT LOAD SUMMARY

BASEMENT LEVEL 1				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,010 SF	1:20	151
DINING AREA	A-3	2,252 SF	1:15	151
OFFICE	B	700 SF	1:100	7
KITCHEN	F-1	1,045 SF	1:200	6
STORAGE	S	148 SF	1:300	5
ACCESSORY	-	3,685 SF	NA	-
TOTAL		10,740 SF		320

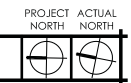
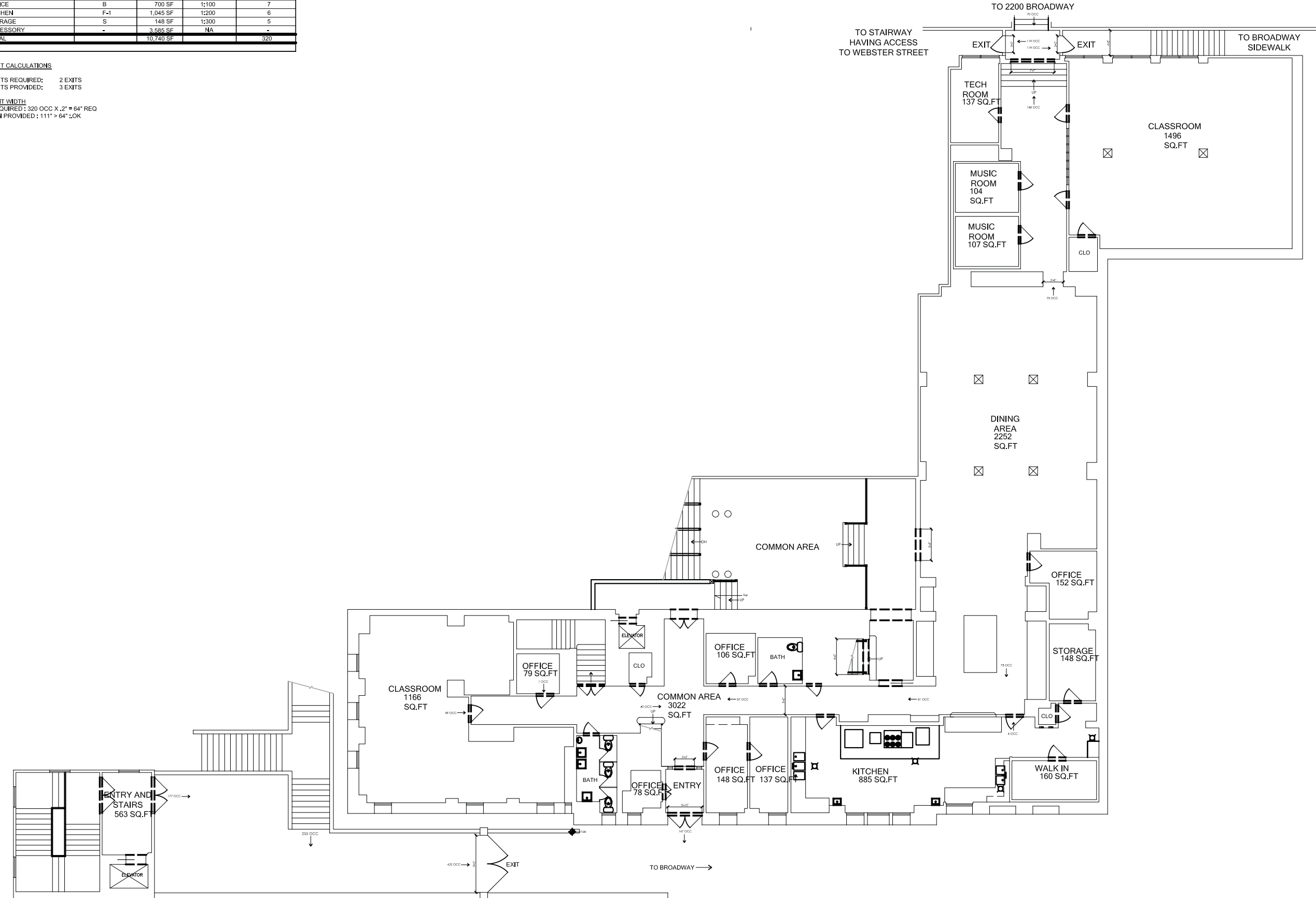
EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 3 EXITS

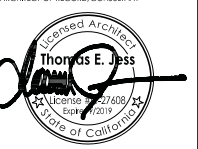
EXIT WIDTH
REQUIRED: 320 OCC X .2" = 64" REQ
MIN PROVIDED: 111" > 64" .OK

10740 SQ.FT

H10 2222 BROADWAY- BASEMENT LEVEL ONE FLOOR -EXISTING PLAN
SCALE: 1/8" = 1'-0"



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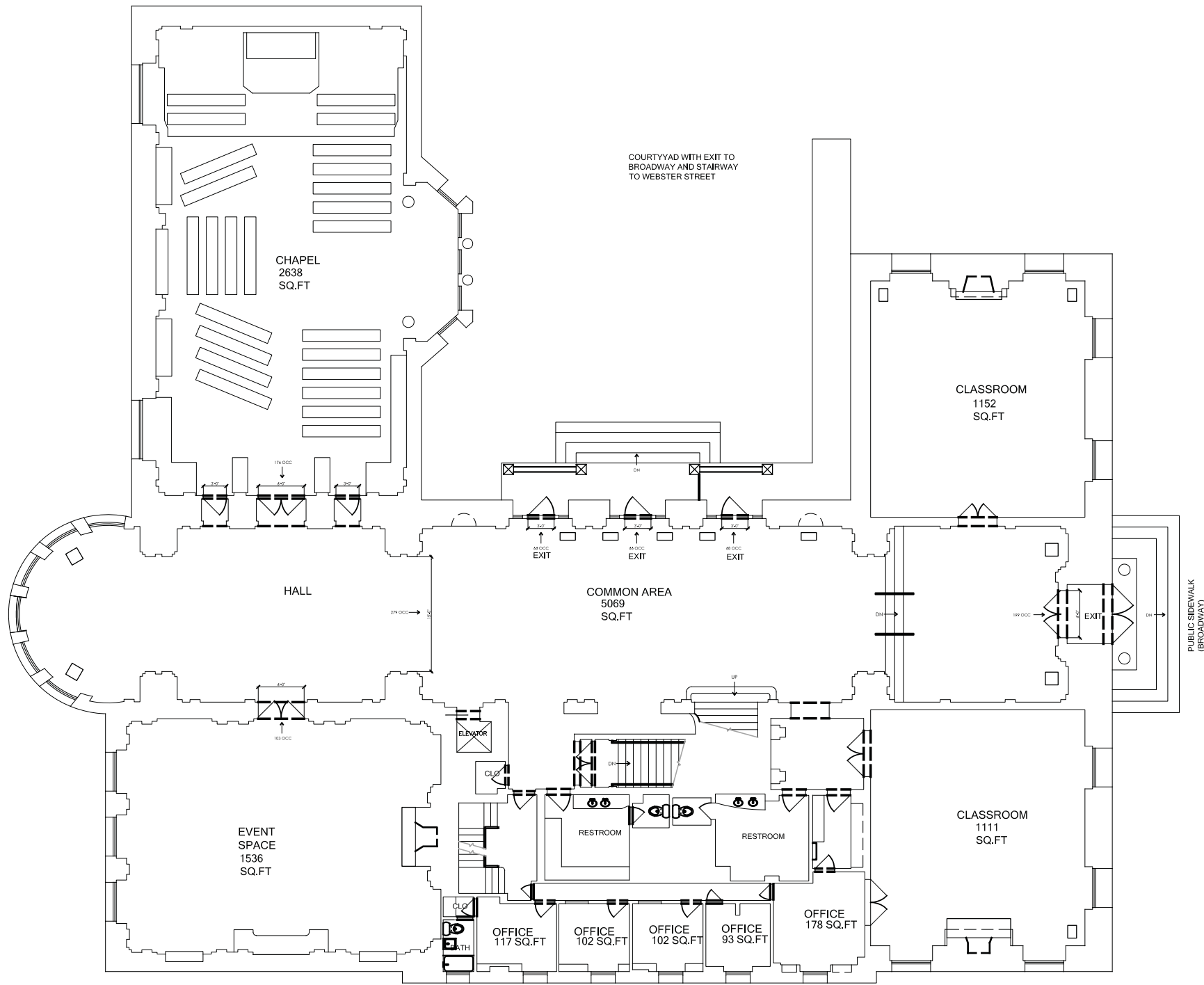
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12098 SQ.FT

OCCUPANT LOAD SUMMARY

FIRST FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	2,263 SF	1:20	114
CHAPEL/ EVENT SPACE	A-3	4,174 SF	1:15	279
OFFICE	B	592 SF	1:100	6
ACCESSORY	-	5,069 SF	NA	-
TOTAL		12,098 SF		399

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 4 EXITS

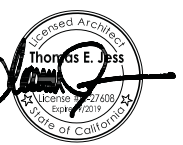
EXIT WIDTH
REQUIRED : 399 OCC X .2" = 79.8" REQ
MIN PROVIDED : 180" > 79.8" :OK

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SACRED HEART - SAN FRANCISCO
BROADWAY CAMPUS
2222 BROADWAY
SAN FRANCISCO, CA 94115

#	REVISION	DATE
1	PLANNING SUBMITTAL	11/08/18

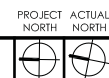
PROJECT
A 18049

DATE
JULY 23, 2018

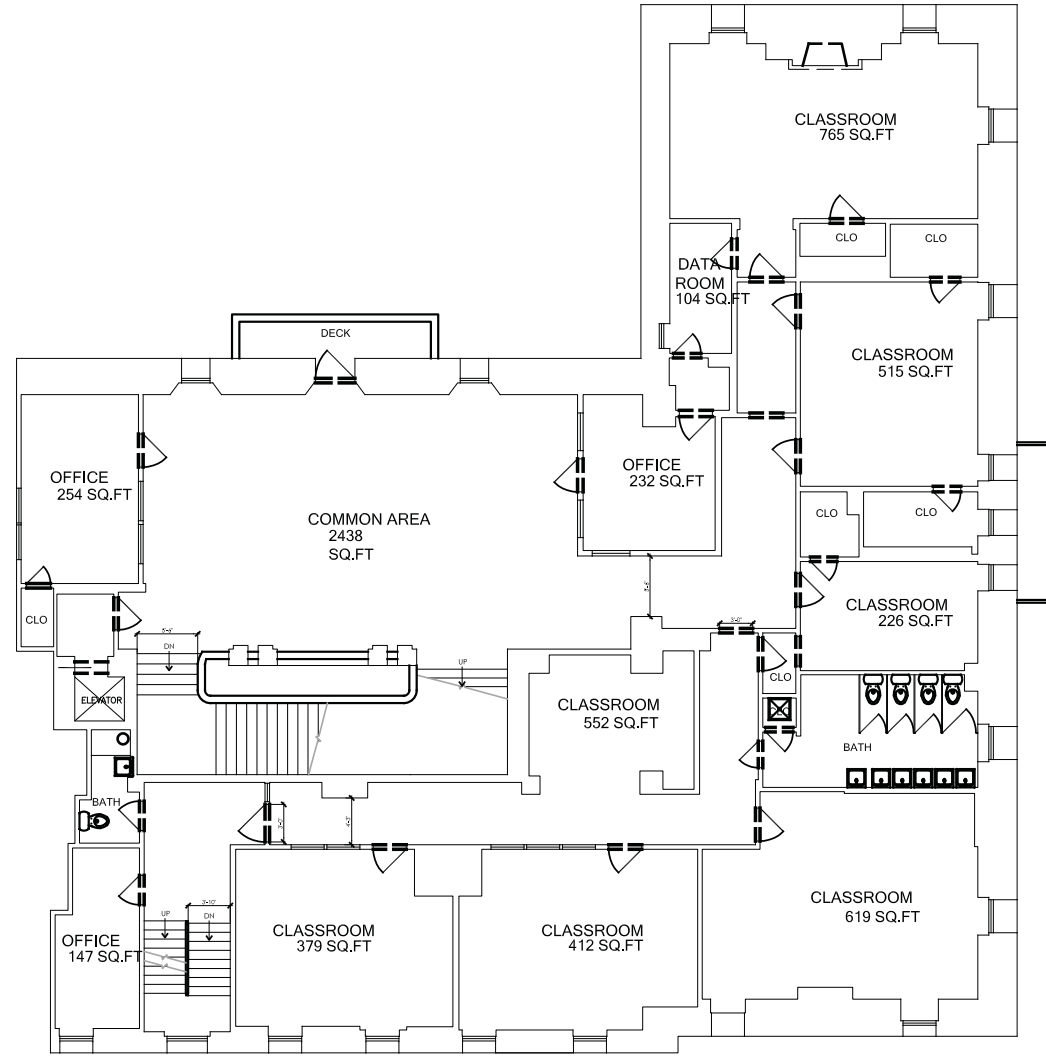
SHEET
A.4.1.5

H10 2222 BROADWAY - FIRST FLOOR - EXISTING PLAN

SCALE: 1/8" = 1'-0"



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6643 SQ.FT

OCCUPANT LOAD SUMMARY

SECOND FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,468 SF	1:20	174
OFFICE	B	633 SF	1:100	7
ACCESSORY	-	2,542 SF	NA	-
TOTAL		6,643 SF		181

EXIT CALCULATIONS

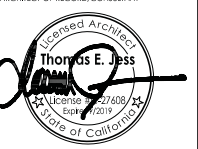
EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 181 OCC X .2" = 36.2" REQ
PROVIDED: 72" > 36.2" :OK

STAIR WIDTH
REQUIRED: 181 OCC X .3" = 54.3" REQ
PROVIDED: 112" > 54.3" :OK



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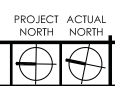
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PROJECT
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2222 BROADWAY
SAN FRANCISCO, CA 94115

#	REVISION	DATE
1	PLANNING SUBMITTAL	11/08/18

PROJECT
A 18049
DATE
JULY 23, 2018
SHEET
A.4.1.6

H10 2222 BROADWAY - SECOND FLOOR - EXISTING PLAN
SCALE: 1/8" = 1'-0"





#	REVISION	DATE
1	PLANNING SUBMITTAL	11/08/18

OCCUPANT LOAD SUMMARY

THIRD FLOOR

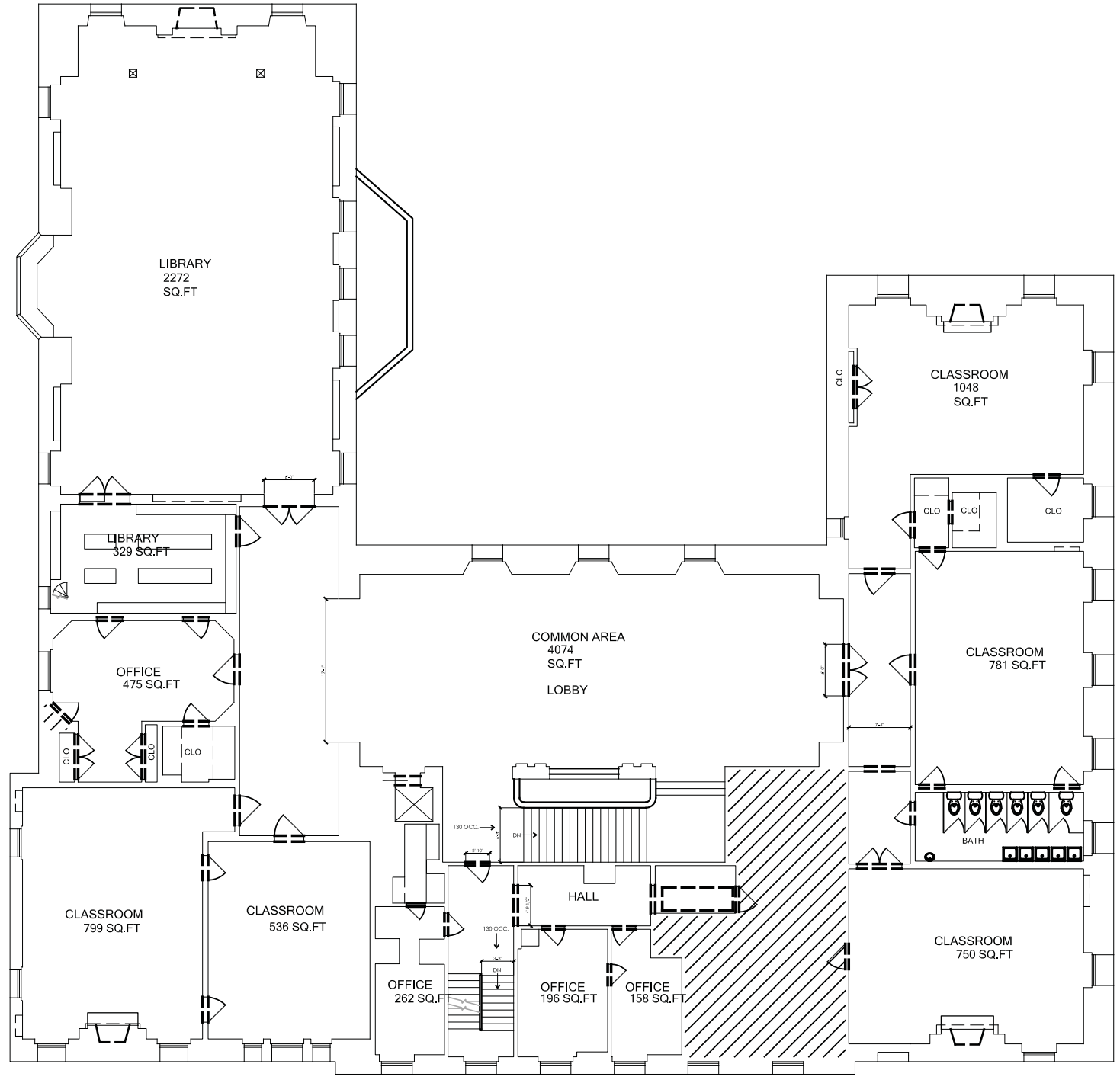
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,914 SF	1:20	196
OFFICE	B	1,091 SF	1:100	11
LIBRARY	A-3	2,601 SF	1:50	53
ACCESSORY	-	4,074 SF	NA	-
TOTAL		11,680 SF		260

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

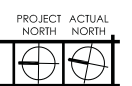
EXIT WIDTH
REQUIRED: 260 OCC X .2" = 52" REQ
MIN PROVIDED: 106" > 52" .OK

STAIR WIDTH
REQUIRED: 260 OCC X .3" = 78" REQ
MIN PROVIDED: 116" > 78" .OK



11680 SQ.FT

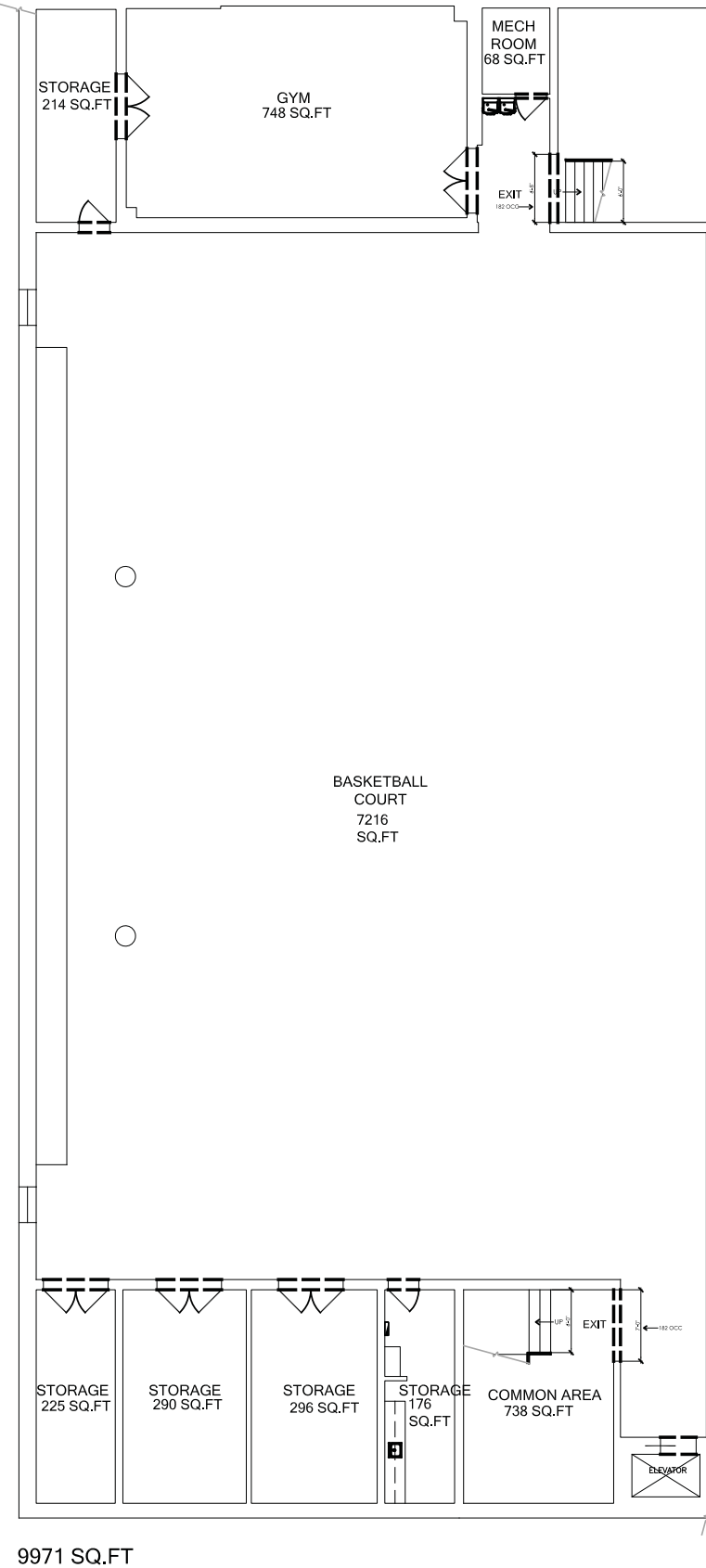
H10 2222 BROADWAY- THIRD LEVEL FLOOR -EXISTING PLAN
SCALE: 1/8" = 1'-0"



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2222 BROADWAY SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT 4:	9,971 SF
BASEMENT 3:	6,852 SF
BASEMENT 2:	1,068 SF
BASEMENT 1:	10,740 SF
FIRST FLOOR:	12,098 SF
SECOND FLOOR:	6,643 SF
THIRD FLOOR:	11,680 SF
TOTAL:	59,052 SF

OCCUPANT LOAD SUMMARY

BASEMENT LEVEL 4

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
GYMNASIUM	A-3	7,964 SF	1:50	359
STORAGE	S	1,201 SF	1:300	5
ACCESSORY	-	806 SF	NA	-
TOTAL		9,971 SF		364

EXIT CALCULATIONS

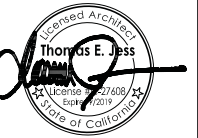
EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 364 OCC X .2" = 72.8" REQ
MIN PROVIDED: 164" > 72.8" :OK

STAIR WIDTH
REQUIRED: 364 OCC X .3" = 109.2" REQ
MIN PROVIDED: 144" > 109.2" :OK

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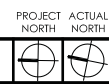
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A 18049

DATE
JULY 23, 2018

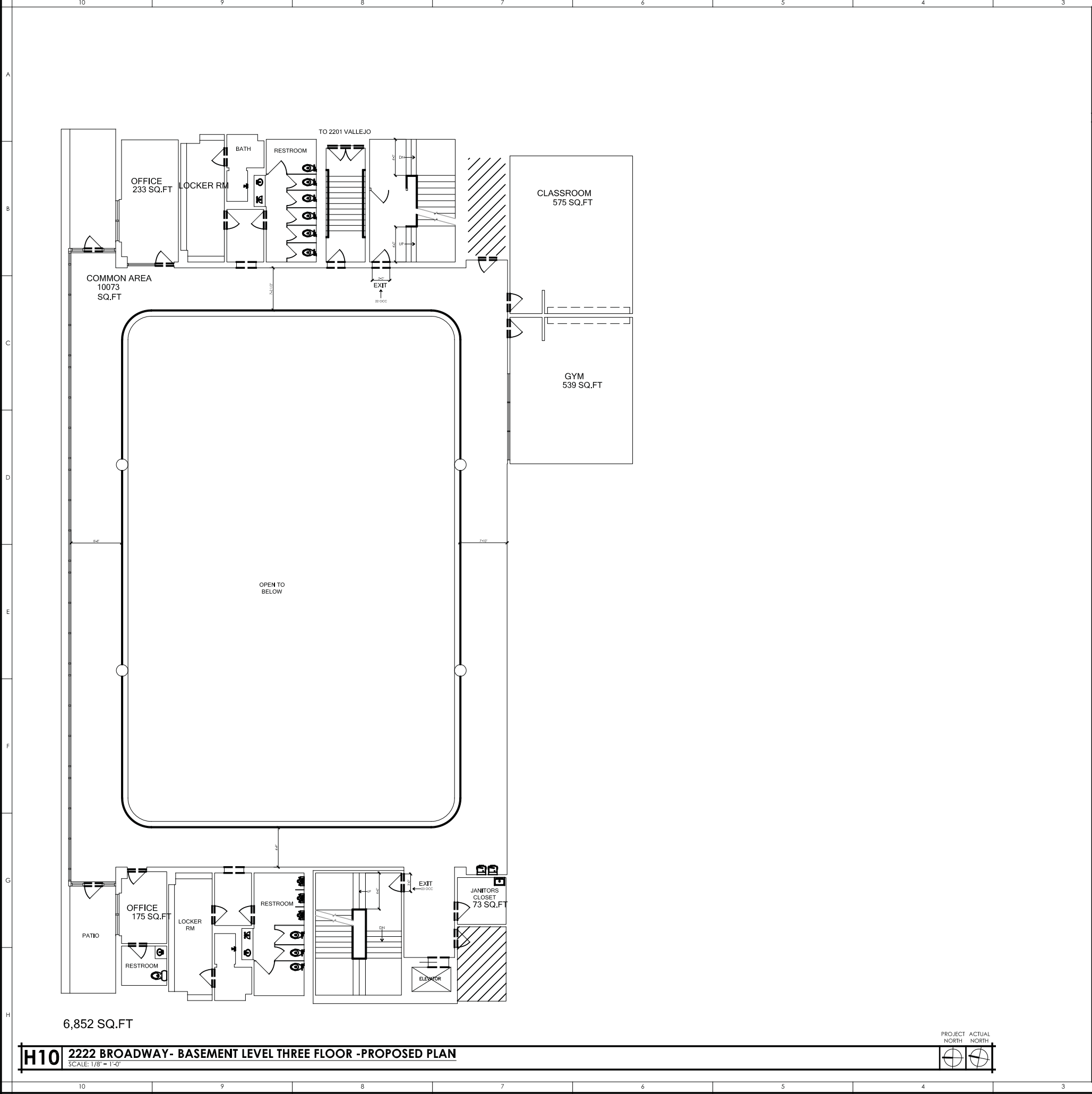
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H10 2222 BROADWAY - BASEMENT LEVEL FOUR FLOOR - PROPOSED PLAN
SCALE: 1/8" = 1'-0"



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OCCUPANT LOAD SUMMARY

BASEMENT LEVEL 3

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	575 SF	1:20	29
GYM	A-3	539 SF	1:50	11
OFFICE	B	408 SF	1:100	5
ACCESSORY	-	5,330 SF	NA	-
TOTAL		6,852 SF		45

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED : 45 OCC X .2" = 9" REQ
 PROVIDED : 72" > 9" :OK

STAIR WIDTH
 REQUIRED : 45 OCC X .3" = 13.5" REQ
 PROVIDED : 144" > 13.5" :OK

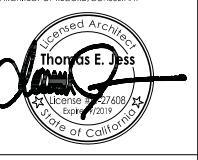


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 SAN FRANCISCO, CA 94115

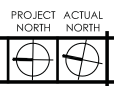
#	REVISION	DATE
1	PLANNING SUBMITTAL	11/08/18

PROJECT **A 18049**

DATE **JULY 23, 2018**

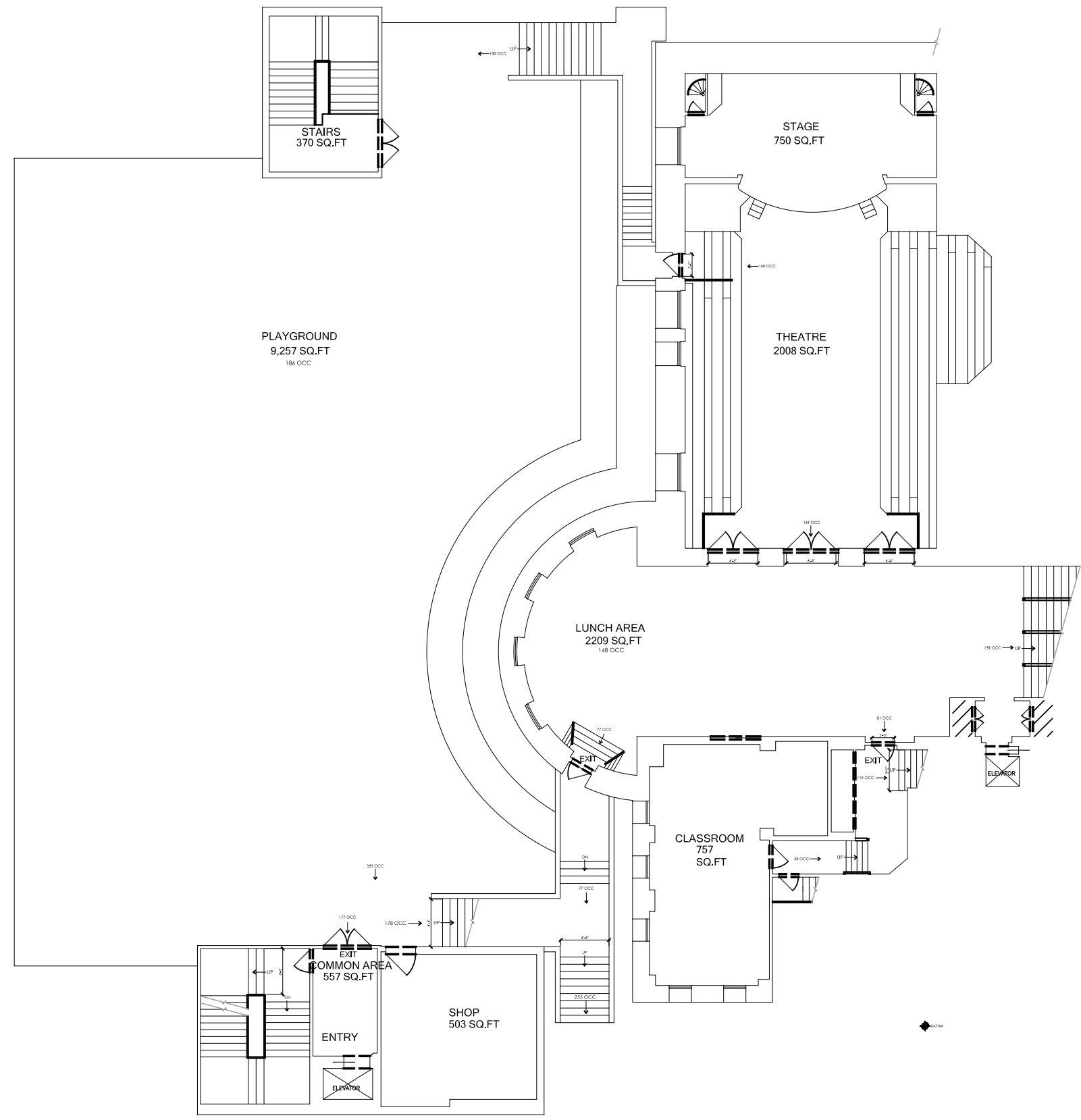
SHEET **A.4.2.2**

H10 2222 BROADWAY - BASEMENT LEVEL THREE FLOOR - PROPOSED PLAN
 SCALE: 1/8" = 1'-0"



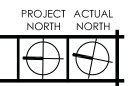
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7154 SQ.FT

H10 2222 BROADWAY- BASEMENT LEVEL TWO FLOOR - PROPOSED PLAN
SCALE: 1/8" = 1'-0"



OCCUPANT LOAD SUMMARY

BASEMENT LEVEL 2

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1,260 SF	1:20	63
THEATER	A-3	2,008 SF	1:7	287
STAGE	A-3	750 SF	1:15	50
PLAYGROUND	A-3	9,257 SF	1:50	186
LUNCH AREA	A-3	2,209 SF	1:15	148
COMMON AREA	-	927 SF	NA	-
TOTAL		16,411 SF		734

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 4 EXITS

EXIT WIDTH
REQUIRED: 734 OCC X .2" = 146.8" REQ
MIN PROVIDED: 396" > 146.8" .OK

STAIR WIDTH
REQUIRED: 734 OCC X .3" = 220.2" REQ
MIN PROVIDED: 424" > 220.2" .OK

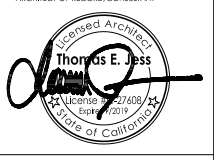


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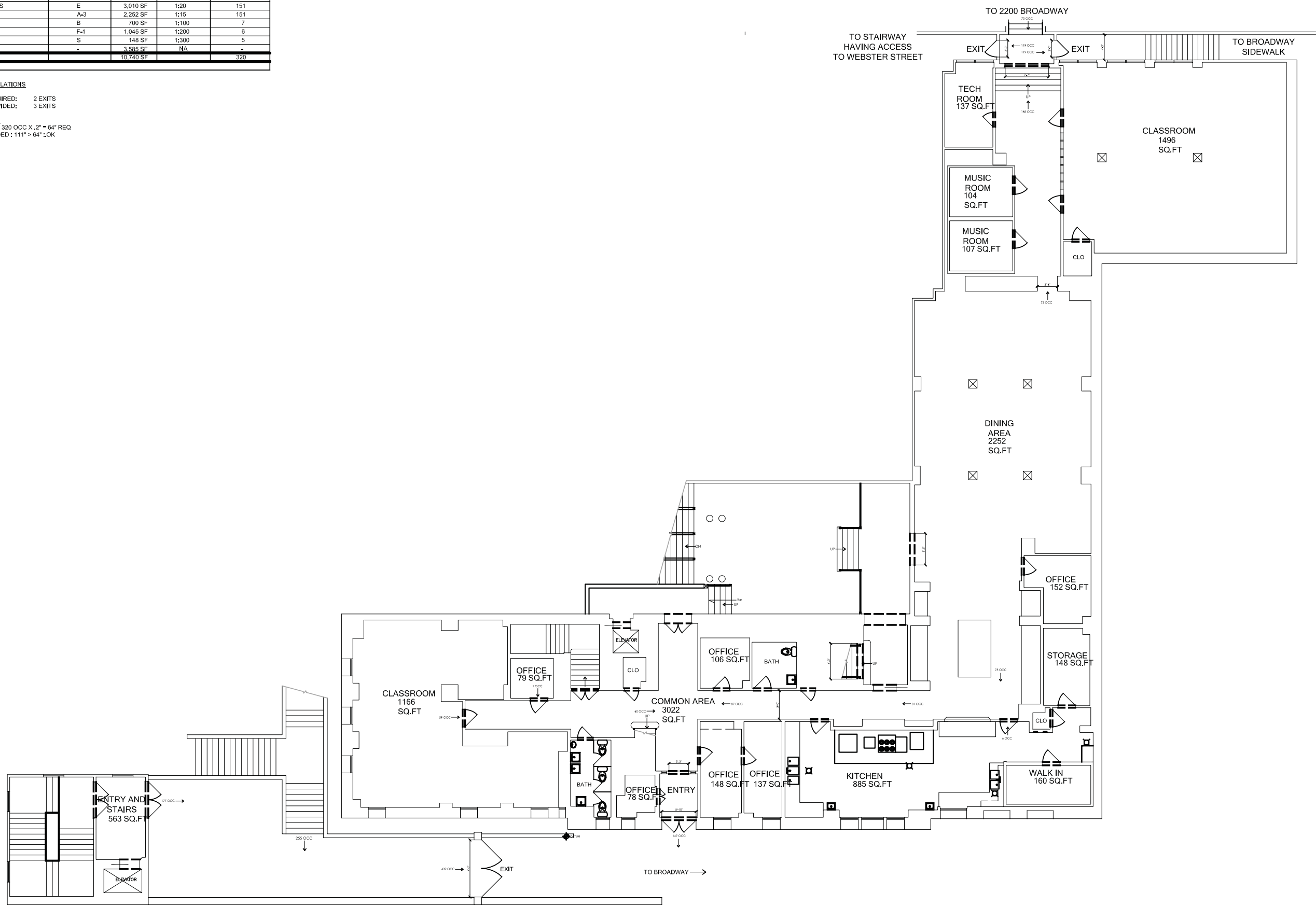
OCCUPANT LOAD SUMMARY

BASEMENT LEVEL 1				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,010 SF	1:20	151
DINING AREA	A-3	2,252 SF	1:15	151
OFFICE	B	700 SF	1:100	7
KITCHEN	F-1	1,045 SF	1:200	6
STORAGE	S	148 SF	1:300	5
ACCESSORY	-	3,685 SF	NA	-
TOTAL		10,740 SF		320

EXIT CALCULATIONS

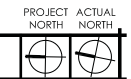
EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 3 EXITS

EXIT WIDTH
REQUIRED: 320 OCC X .2" = 64" REQ
MIN PROVIDED: 111" > 64" .OK

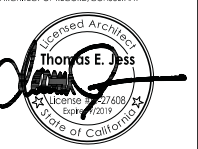


10740 SQ.FT

H10 2222 BROADWAY - BASEMENT LEVEL ONE FLOOR - PROPOSED PLAN
SCALE: 1/8" = 1'-0"



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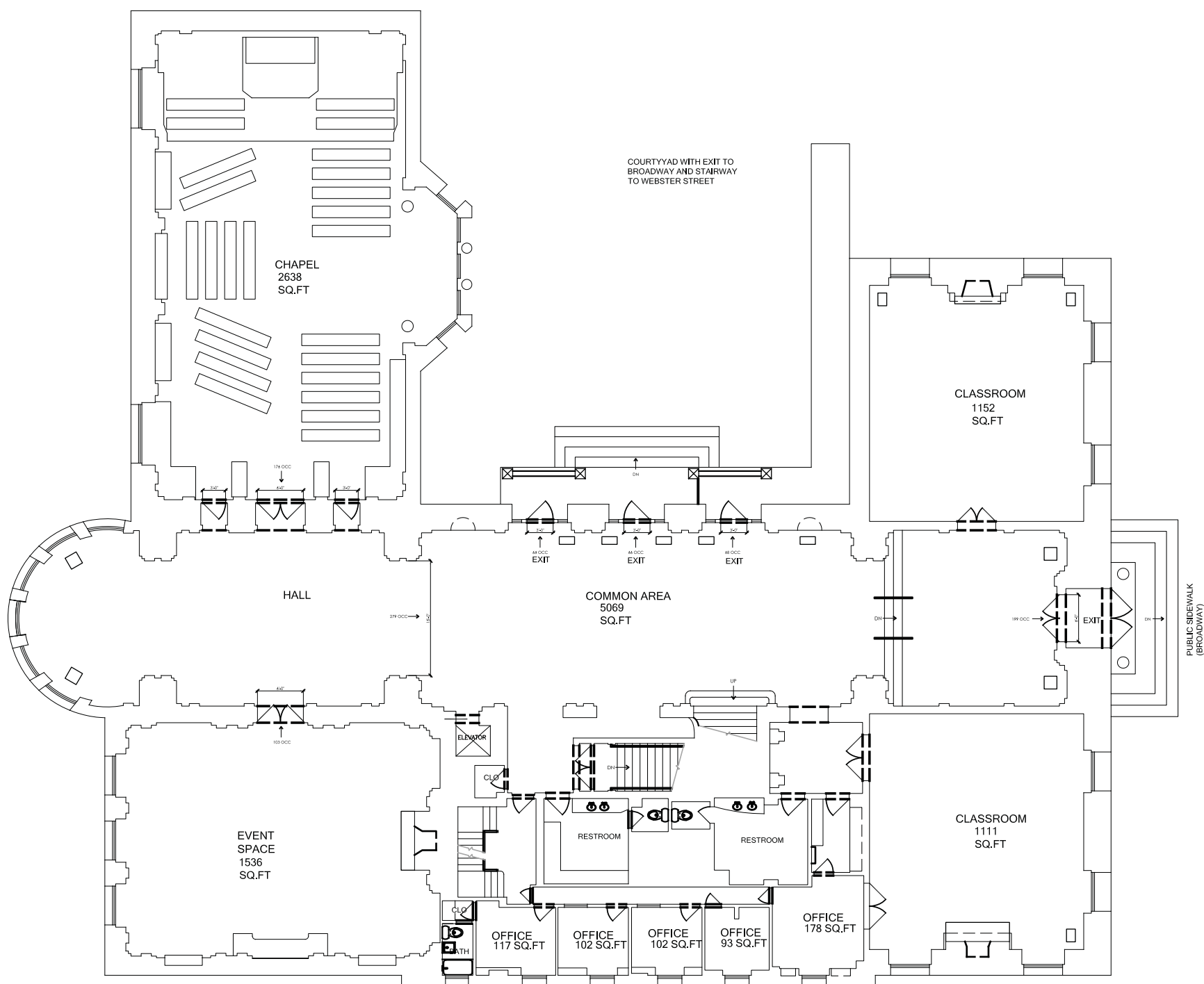
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SACRED HEART - SAN FRANCISCO
BROADWAY CAMPUS
2222 BROADWAY
SAN FRANCISCO, CA 94115

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SHEET
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12098 SQ.FT

COURTYARD WITH EXIT TO BROADWAY AND STAIRWAY TO WEBSTER STREET

CHAPEL
2638
SQ.FT

CLASSROOM
1152
SQ.FT

HALL

COMMON AREA
5069
SQ.FT

PUBLIC SIDEWALK
(BROADWAY)

EVENT SPACE
1536
SQ.FT

RESTROOM

RESTROOM

CLASSROOM
1111
SQ.FT

OFFICE
117 SQ.FT

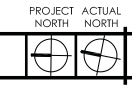
OFFICE
102 SQ.FT

OFFICE
102 SQ.FT

OFFICE
93 SQ.FT

OFFICE
178 SQ.FT

H10 2222 BROADWAY - ENTRY LEVEL FLOOR - PROPOSED PLAN
SCALE: 1/8" = 1'-0"



OCCUPANT LOAD SUMMARY

FIRST FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	2,263 SF	1:20	114
CHAPEL/ EVENT SPACE	A-3	4,174 SF	1:15	279
OFFICE	B	592 SF	1:100	6
ACCESSORY	-	5,069 SF	NA	-
TOTAL		12,098 SF		399

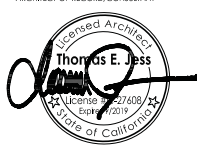
EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 4 EXITS

EXIT WIDTH
REQUIRED : 399 OCC X .2" = 79.8" REQ
MIN PROVIDED : 180" > 79.8" :OK



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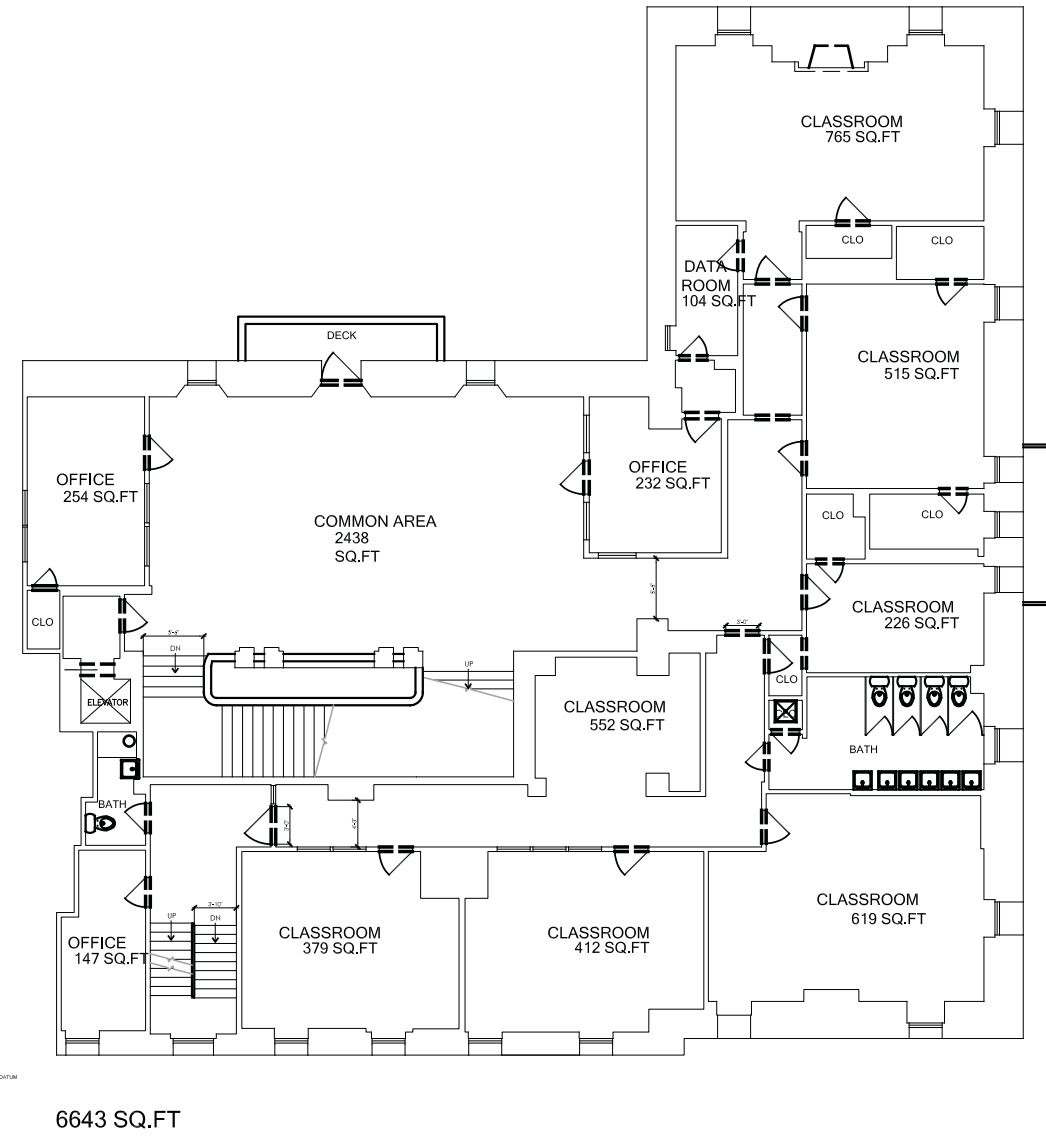
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6643 SQ.FT

OCCUPANT LOAD SUMMARY

SECOND FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,468 SF	1:20	174
OFFICE	B	633 SF	1:100	7
ACCESSORY	-	2,542 SF	NA	-
TOTAL		6,643 SF		181

EXIT CALCULATIONS

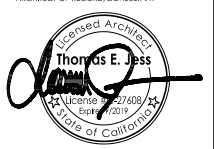
EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 181 OCC X .2" = 36.2" REQ
 PROVIDED: 72" > 36.2" :OK

STAIR WIDTH
 REQUIRED: 181 OCC X .3" = 54.3" REQ
 PROVIDED: 112" > 54.3" :OK



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 1306 JOHNSON AVENUE
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 THOMAS E. JESS ARCHITECT #C27408
 STEPHEN A. REED ARCHITECT #C33472
 ARCHITECT OF RECORD/CONSULTANT



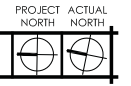
CLIENT
SCHOOLS OF THE SACRED HEART
 BROADWAY CAMPUS
 2222 BROADWAY
 SAN FRANCISCO
 P: (415) 345-5811

PROJECT
SACRED HEART - SAN FRANCISCO
 BROADWAY CAMPUS
 2222 BROADWAY
 SAN FRANCISCO, CA 94115

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1	PLANNING SUBMITTAL	11/08/18

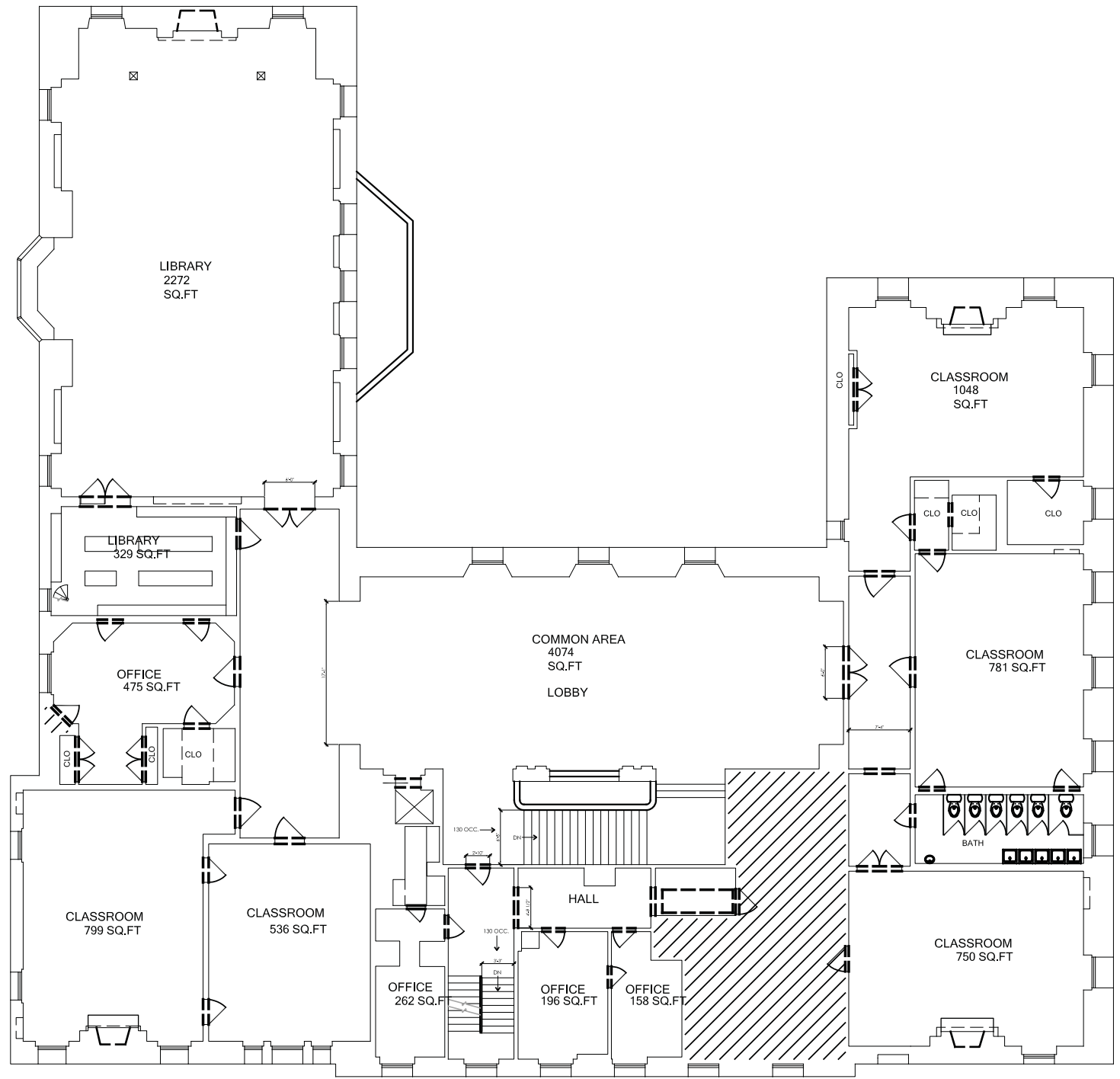
PROJECT
A 18049
 DATE
 JULY 23, 2018
 SHEET
A.4.2.6

H10 2222 BROADWAY - SECOND LEVEL FLOOR - PROPOSED PLAN
 SCALE: 1/8" = 1'-0"



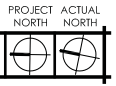
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11680 SQ.FT

H10 2222 BROADWAY - THIRD LEVEL FLOOR - PROPOSED PLAN
SCALE: 1/8" = 1'-0"



OCCUPANT LOAD SUMMARY

THIRD FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3,914 SF	1:20	196
OFFICE	B	1,091 SF	1:100	11
LIBRARY	A-3	2,601 SF	1:50	53
ACCESSORY	-	4,074 SF	NA	-
TOTAL		11,680 SF		260

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 260 OCC X .2" = 52" REQ
MIN PROVIDED: 106" > 52" .OK

STAIR WIDTH
REQUIRED: 260 OCC X .3" = 78" REQ
MIN PROVIDED: 116" > 78" .OK



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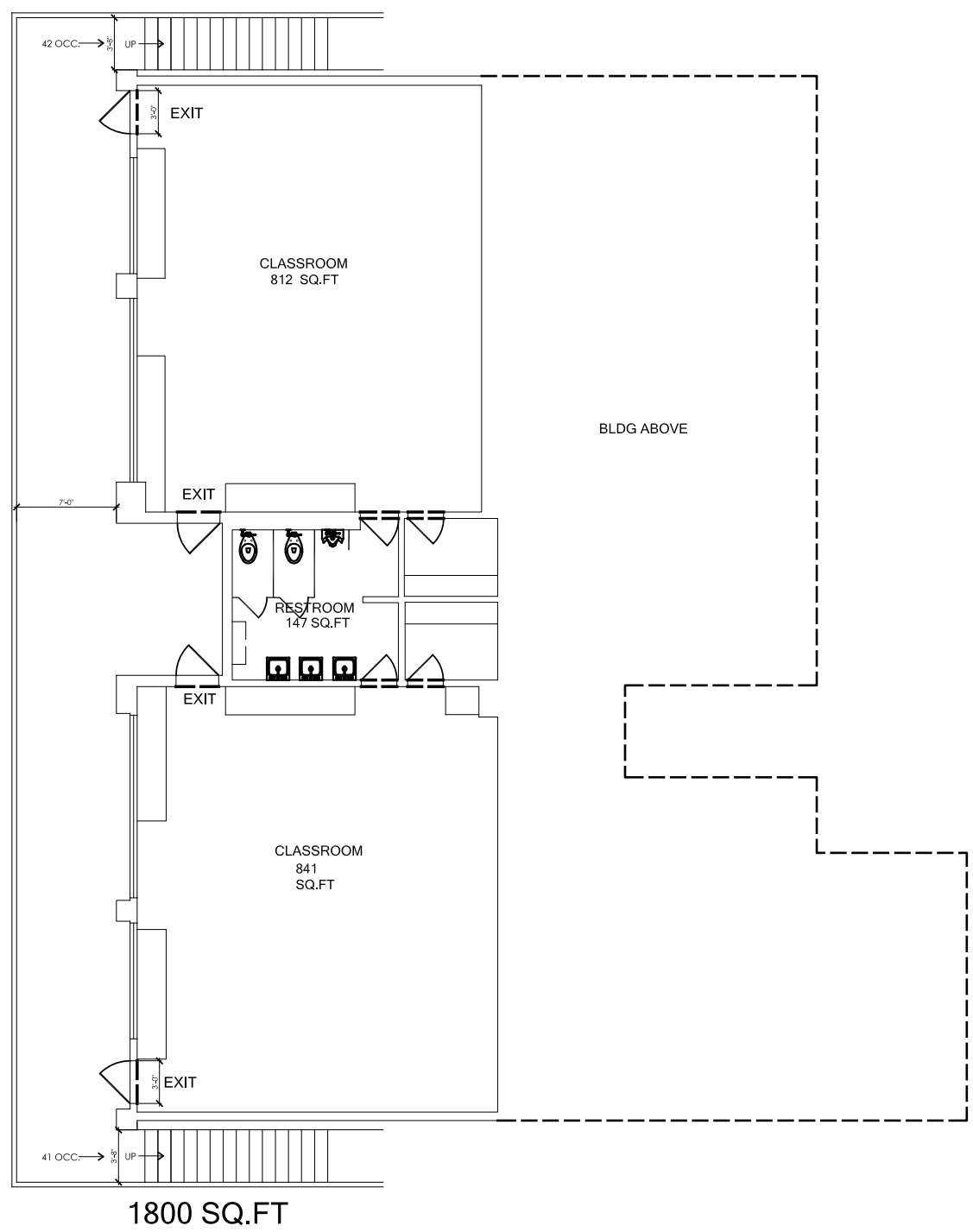
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2252 BROADWAY SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT:	1,800 SF
FIRST FLOOR:	3,667 SF
SECOND FLOOR:	4,087 SF
THIRD FLOOR:	3,897 SF
FOURTH FLOOR:	3,967 SF
FIFTH FLOOR:	3,967 SF
TOTAL:	21,385 SF

OCCUPANT LOAD SUMMARY

BASEMENT

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1653 SF	1:20	83
ACCESSORY	-	147 SF	NA	-
TOTAL		1800 SF		83

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 83 OCC X .2" = 16.6" REQ
PROVIDED: 72" > 16.6":OK

STAIR WIDTH
REQUIRED: 83 OCC X .3" = 24.9" REQ
MIN PROVIDED: 88" > 24.9":OK



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STEPHEN A. REED ARCHITECT #C3347

ARCHITECT OF RECORD/CONSULTANT



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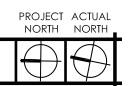
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1	PLANNING SUBMITTAL	11/08/18

PROJECT: **A 18049**

DATE: **JULY 23, 2018**

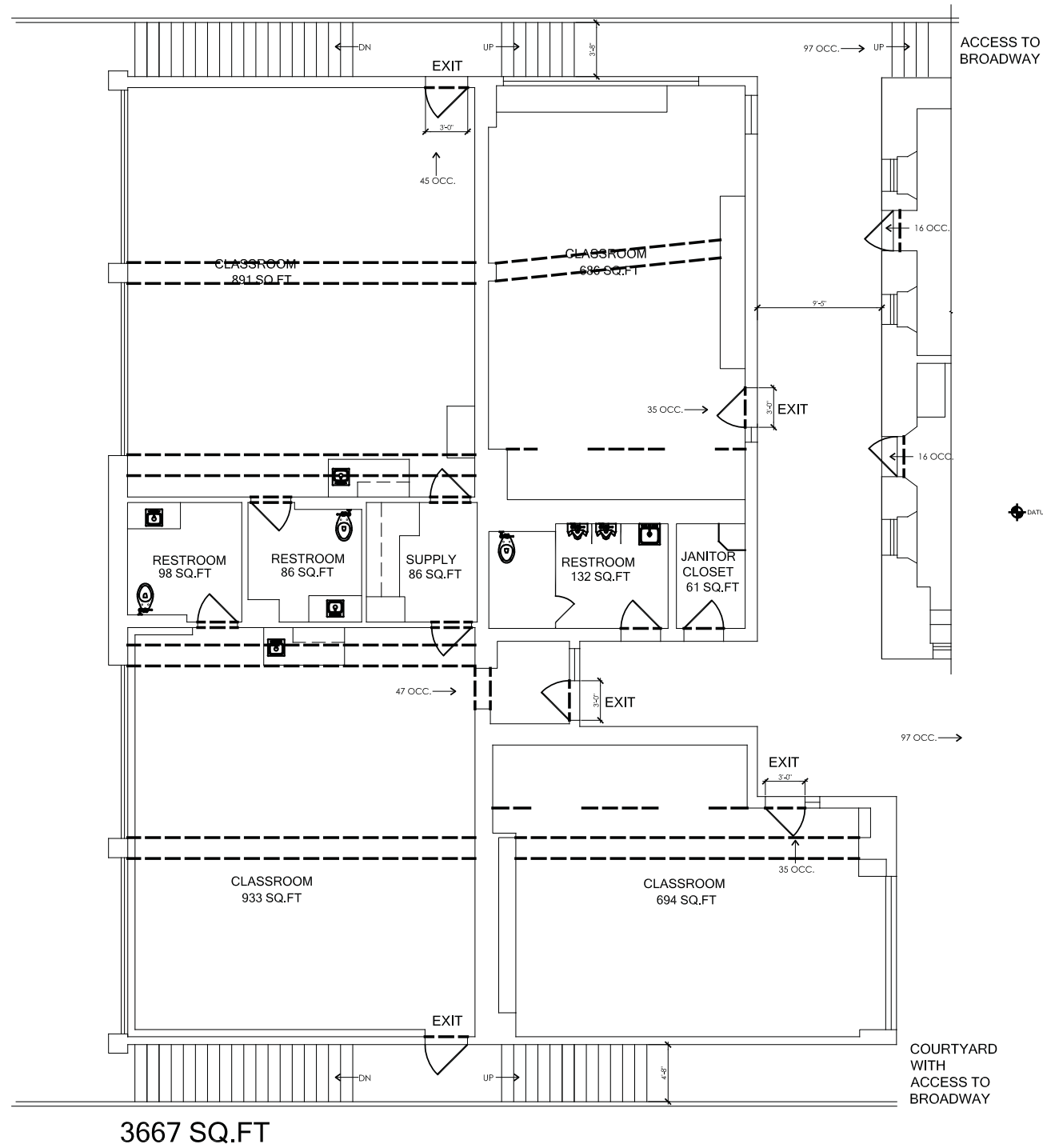
SHEET: **A.5.1.1**

H10 2252 BROADWAY - BASEMENT FLOOR - EXISTING PLAN
SCALE: 3/16" = 1'-0"

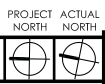


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3667 SQ.FT



OCCUPANT LOAD SUMMARY

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3204 SF	1:20	161
ACCESSORY	-	463 SF	NA	-
TOTAL		3667 SF		161

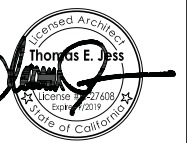
EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 5 EXITS
EXIT WIDTH
 REQUIRED: 161 OCC X .2" = 32.2' REQ
 PROVIDED: 108' > 32.2' :OK

STAIR WIDTH
 REQUIRED: 161 OCC X .3" = 48.3' REQ
 PROVIDED: 88' > 48.3' :OK



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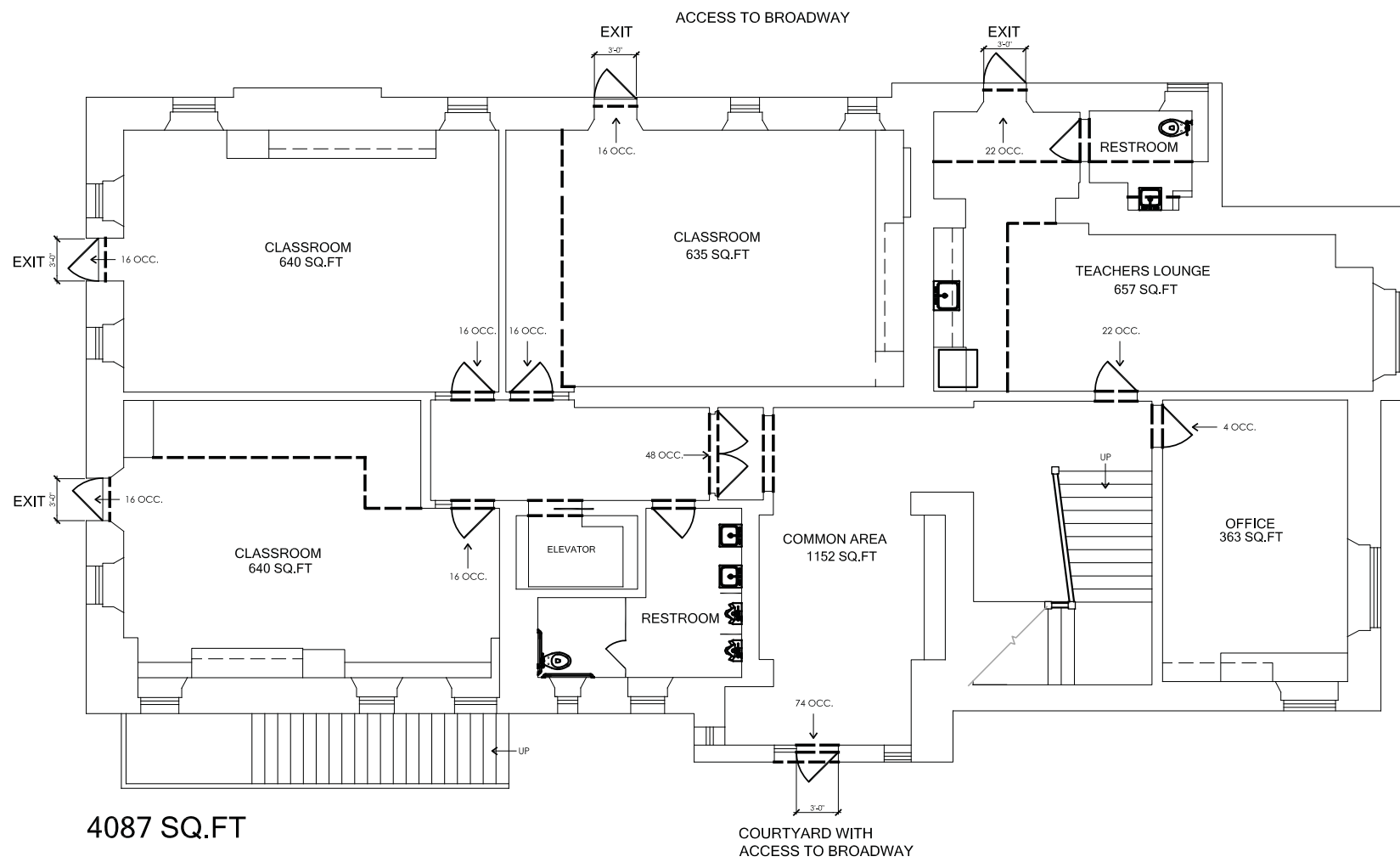
#	REVISION	DATE
1	PLANNING SUBMITTAL	11/08/18

PROJECT
A 18049
 DATE
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 SHEET
A.5.1.2

H10 2252 BROADWAY - FIRST FLOOR - EXISTING PLAN
 SCALE: 3/16" = 1'-0"

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4087 SQ.FT

COURTYARD WITH ACCESS TO BROADWAY

OCCUPANT LOAD SUMMARY

SECOND FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1915 SF	1:20	96
OFFICE	B	363 SF	1:100	4
STAFF ROOM	A3	657 SF	1:15	44
ACCESSORY	-	1152 SF	NA	-
TOTAL		4087 SF		144

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 5 EXITS

EXIT WIDTH
REQUIRED: 144 OCC X .2" = 28.8" REQ
MIN PROVIDED: 180" > 28.8" :OK



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PROJECT
SACRED HEART - SAN FRANCISCO
BROADWAY CAMPUS
2222 BROADWAY
SAN FRANCISCO, CA 94115

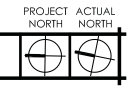
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A 18049

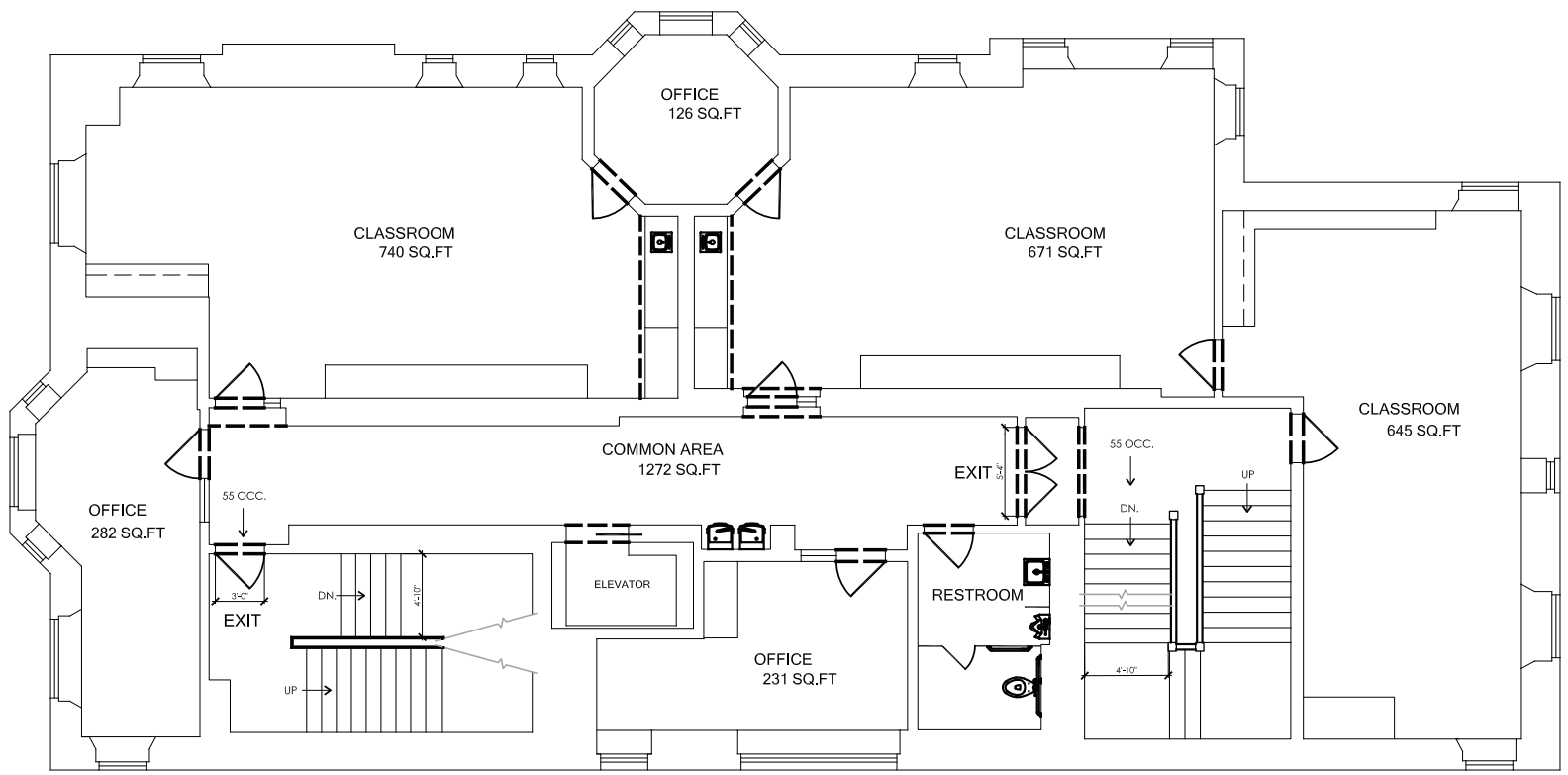
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A.5.1.3

H10 2252 BROADWAY - SECOND FLOOR - EXISTING PLAN
SCALE: 3/16" = 1'-0"



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OCCUPANT LOAD SUMMARY

FOURTH FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	2056 SF	1:20	103
OFFICE	B	639 SF	1:100	7
ACCESSORY	-	1272 SF	NA	-
TOTAL		3967 SF		110

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 1100 OCC X .2" = 22" REQ
MIN PROVIDED: 100" > 22" .OK

STAIR WIDTH
REQUIRED: 110 OCC X .3" = 33" REQ
MIN PROVIDED: 116" > 33" .OK



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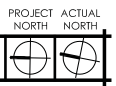
CLIENT
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PROJECT
SACRED HEART - SAN FRANCISCO
BROADWAY CAMPUS
2222 BROADWAY
SAN FRANCISCO, CA 94115

#	REVISION	DATE
1	PLANNING SUBMITTAL	11/08/18

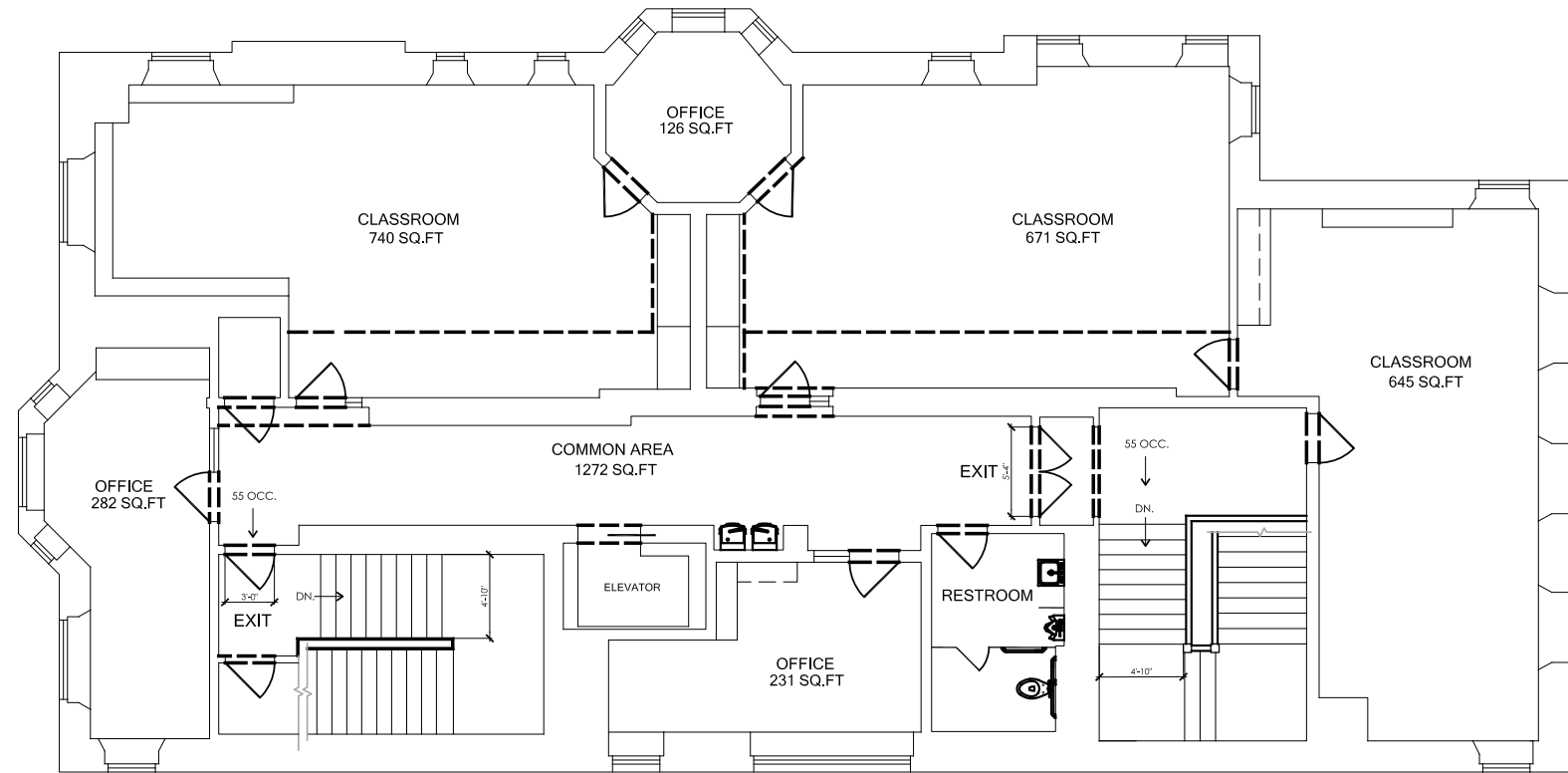
PROJECT
A 18049
DATE
JULY 23, 2018
SHEET
A.5.1.5

H10 2252 BROADWAY- FOURTH FLOOR -EXISTING PLAN
SCALE: 3/16" = 1'-0"

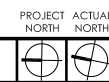


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OCCUPANT LOAD SUMMARY

FIFTH FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	2056 SF	1:20	103
OFFICE	B	639 SF	1:100	7
ACCESSORY	-	1272 SF	NA	-
TOTAL		3967 SF		110

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 110 OCC X .2" = 22" REQ
PROVIDED: 100" > 22" :OK

STAIR WIDTH
REQUIRED: 110 OCC X .3" = 33" REQ
MIN PROVIDED: 116" > 33" :OK

ARRIS
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2222 BROADWAY
SAN FRANCISCO, CA 94115

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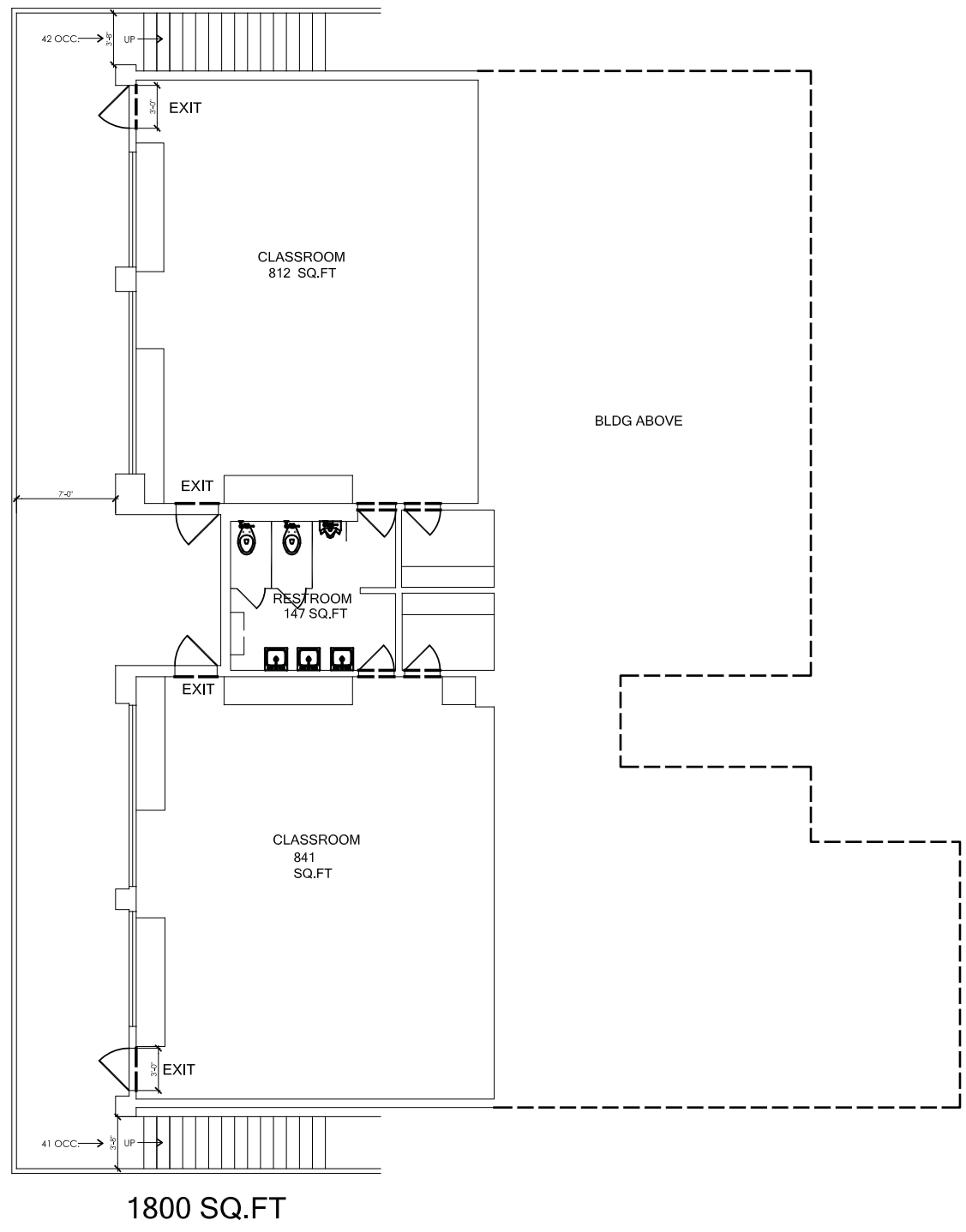
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H10 2252 BROADWAY - FIFTH FLOOR - EXISTING PLAN
SCALE: 3/16" = 1'-0"

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2252 BROADWAY SUMMARY

BUILDING SQUARE FOOTAGE	(EXISTING)
BASEMENT:	1,800 SF
FIRST FLOOR:	3,667 SF
SECOND FLOOR:	4,087 SF
THIRD FLOOR:	3,897 SF
FOURTH FLOOR:	3,967 SF
FIFTH FLOOR:	3,967 SF
TOTAL:	21,385 SF

OCCUPANT LOAD SUMMARY

BASEMENT

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1653 SF	1:20	83
ACCESSORY	-	147 SF	NA	-
TOTAL		1800 SF		83

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 83 OCC X 2" = 16.6" REQ
PROVIDED: 72" > 16.6":OK

STAIR WIDTH
REQUIRED: 83 OCC X 3" = 24.9" REQ
MIN PROVIDED: 88" > 24.9":OK



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ARCHITECT OF RECORD/CONSULTANT



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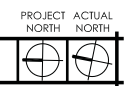
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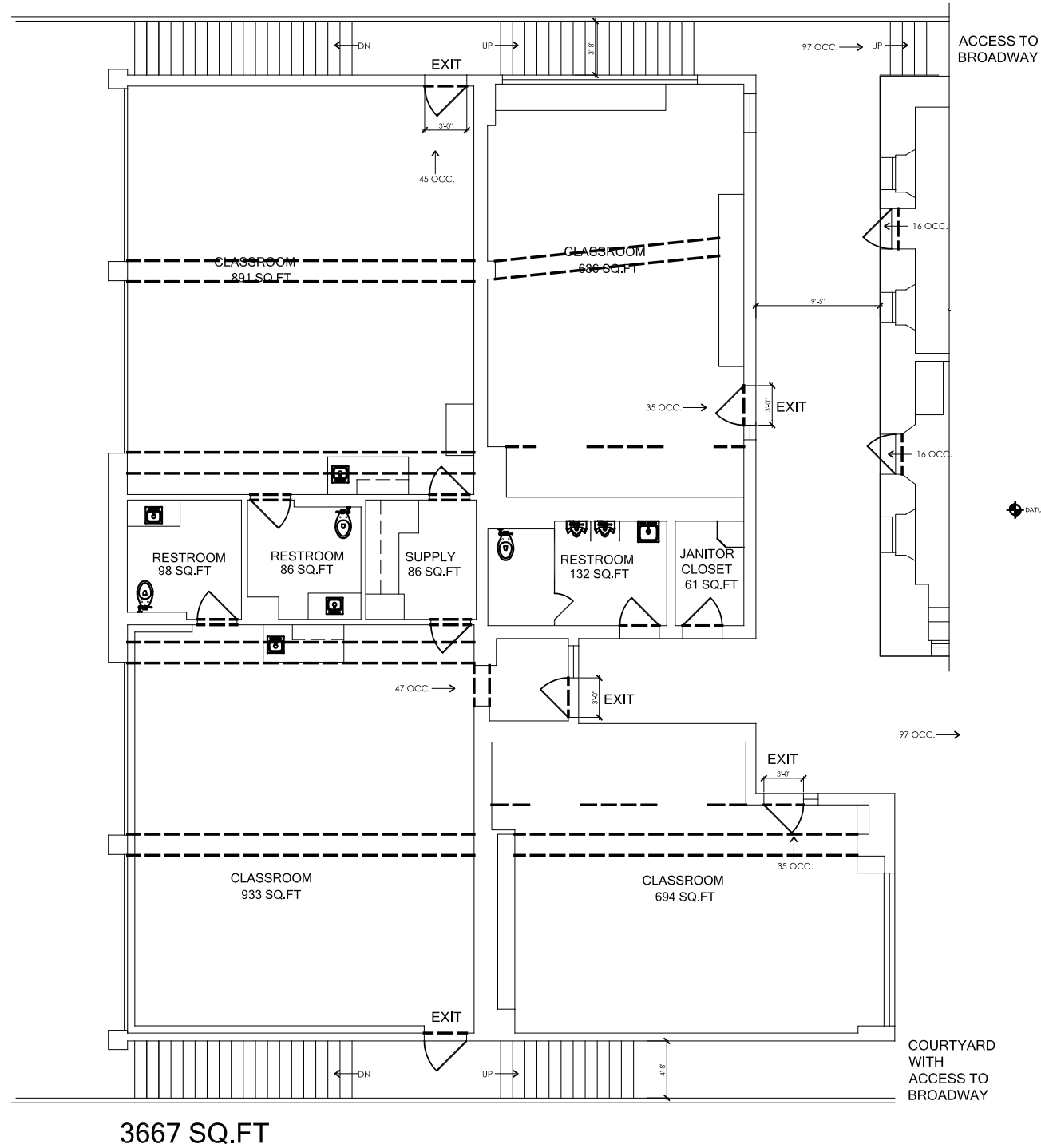
SHEET
A.5.2.1

H10 2252 BROADWAY- BASEMENT FLOOR - PROPOSED PLAN

SCALE: 3/16" = 1'-0"



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3667 SQ.FT

COURTYARD WITH ACCESS TO BROADWAY

ACCESS TO BROADWAY

OCCUPANT LOAD SUMMARY

FIRST FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	3204 SF	1:20	161
ACCESSORY	-	463 SF	NA	-
TOTAL		3667 SF		161

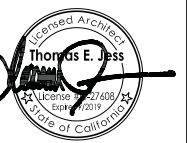
EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 5 EXITS
 EXIT WIDTH
 REQUIRED: 161 OCC X .2" = 32.2" REQ
 PROVIDED: 108" > 32.2" :OK

STAIR WIDTH
 REQUIRED: 161 OCC X .3" = 48.3" REQ
 PROVIDED: 88" > 48.3" :OK



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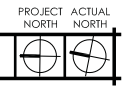
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#	REVISION	DATE
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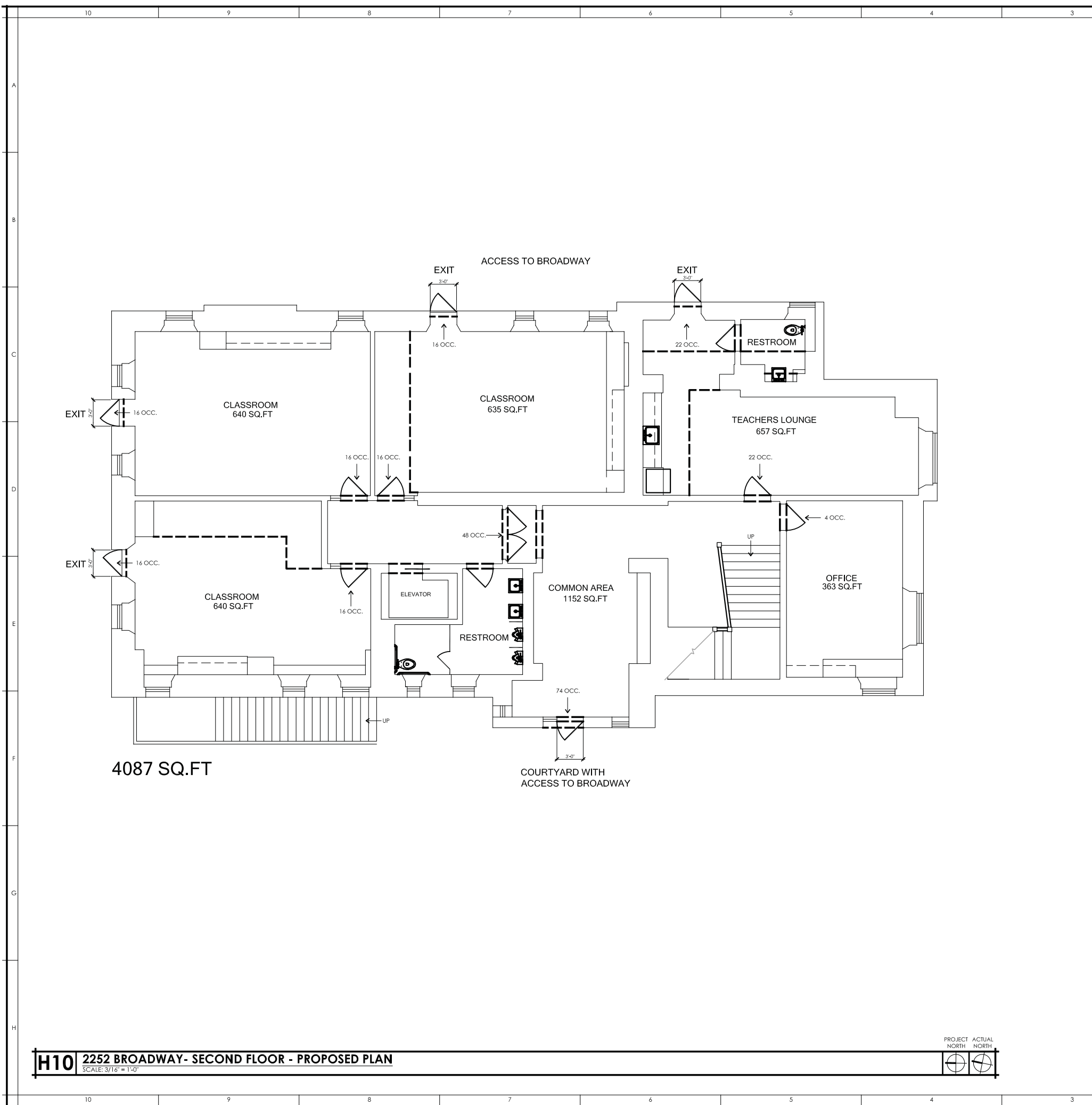
PROJECT
A 18049
 DATE
 JULY 23, 2018
 SHEET
A.5.2.2

H10 2252 BROADWAY - FIRST FLOOR - PROPOSED PLAN
 SCALE: 3/16" = 1'-0"



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OCCUPANT LOAD SUMMARY

SECOND FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1915 SF	1:20	96
OFFICE	B	363 SF	1:100	4
STAFF ROOM	A3	657 SF	1:15	44
ACCESSORY	-	1152 SF	NA	-
TOTAL		4087 SF		144

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 5 EXITS

EXIT WIDTH
 REQUIRED: 144 OCC X .2" = 28.8" REQ
 MIN PROVIDED: 180" > 28.8" :OK



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 STEPHEN A. REED ARCHITECT #C33472
 ARCHITECT OF RECORD/CONSULTANT



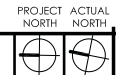
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 BROADWAY CAMPUS
 2222 BROADWAY
 SAN FRANCISCO
 P: (415) 345-5811

PROJECT
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 2222 BROADWAY
 SAN FRANCISCO, CA 94115

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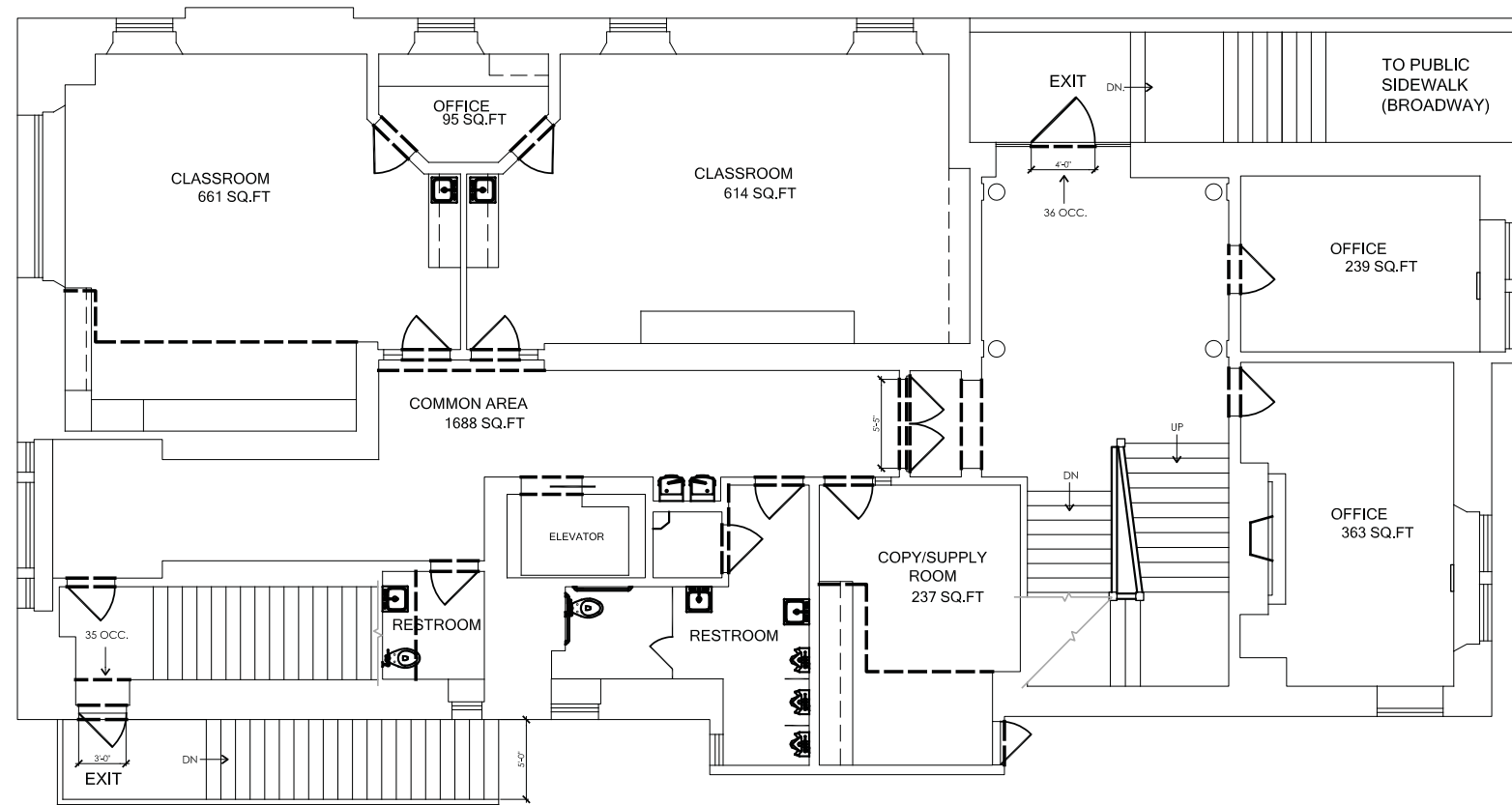
PROJECT
A 18049
 DATE
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H10 2252 BROADWAY - SECOND FLOOR - PROPOSED PLAN
 SCALE: 3/16" = 1'-0"



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3897 SQ.FT

OCCUPANT LOAD SUMMARY

THIRD FLOOR

ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	1275 SF	1:20	64
OFFICE	B	697 SF	1:100	7
ACCESSORY	-	1925 SF	NA	-
TOTAL		3897 SF		71

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
EXITS PROVIDED: 2 EXITS

EXIT WIDTH
REQUIRED: 71 OCC X .2" = 14.2" REQ
MIN PROVIDED: 84" > 14.2":OK

STAIR WIDTH
REQUIRED: 71 OCC X .3" = 21.3" REQ
MIN PROVIDED: 60" > 21.3":OK

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STEPHEN A. REED ARCHITECT #C33472

ARCHITECT OF RECORD/CONSULTANT



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2222 BROADWAY
SAN FRANCISCO, CA 94115

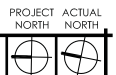
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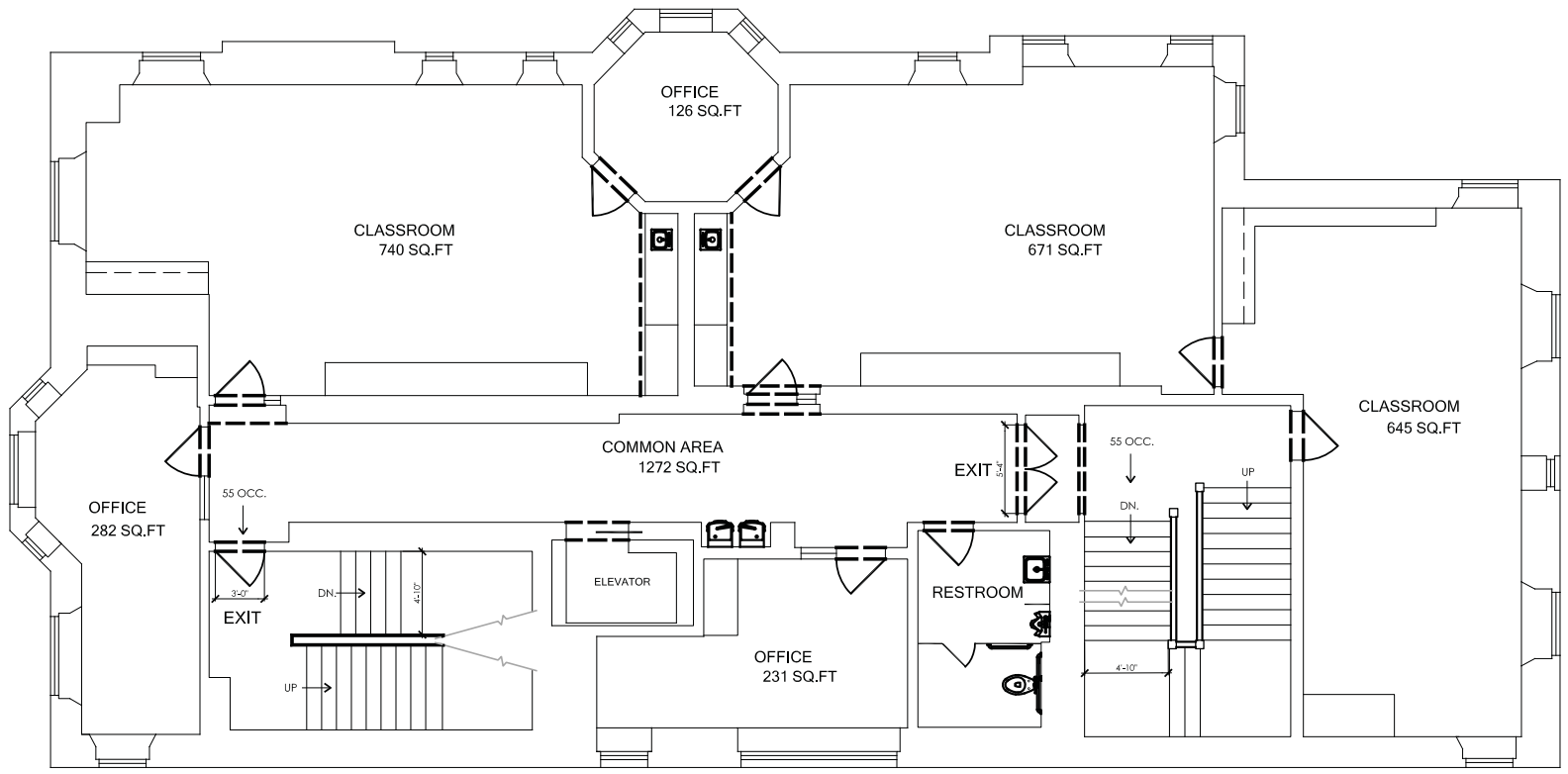
PROJECT
A 18049

DATE
JULY 23, 2018

SHEET
A.5.2.4

H10 2252 BROADWAY- THIRD FLOOR - PROPOSED PLAN
SCALE: 3/16" = 1'-0"





3967 SQ.FT

OCCUPANT LOAD SUMMARY

FOURTH FLOOR				
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	2056 SF	1:20	103
OFFICE	B	639 SF	1:100	7
ACCESSORY	-	1272 SF	NA	-
TOTAL		3967 SF		110

EXIT CALCULATIONS

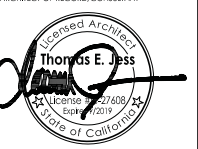
EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

EXIT WIDTH
 REQUIRED: 1100 OCC X .2" = 22" REQ
 MIN PROVIDED: 100" > 22" .OK

STAIR WIDTH
 REQUIRED: 110 OCC X .3" = 33" REQ
 MIN PROVIDED: 116" > 33" .OK



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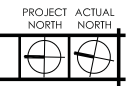


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A.5.2.5



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OCCUPANT LOAD SUMMARY

FIFTH FLOOR

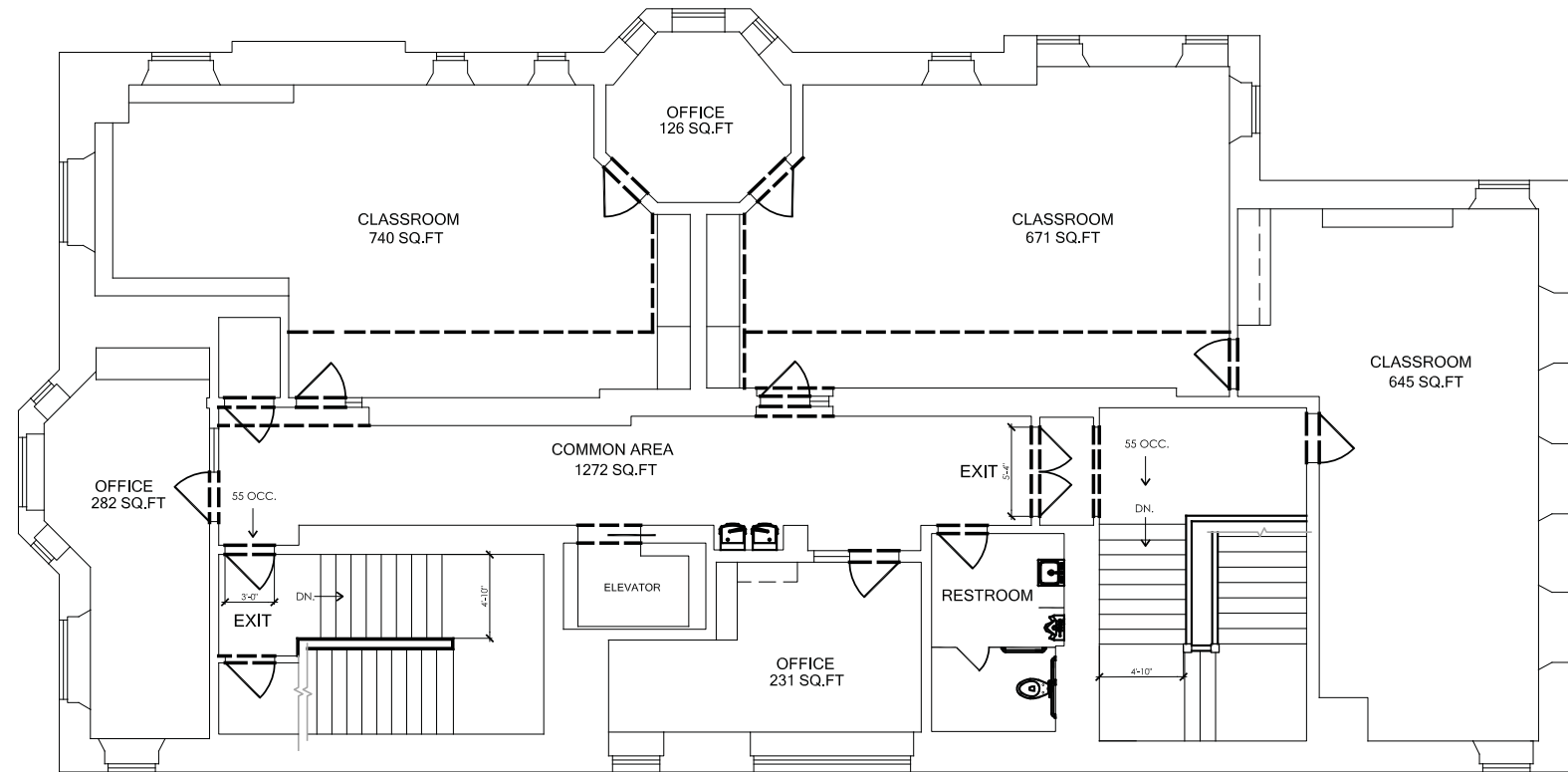
ROOM DESCRIPTION (USE)	OCCUPANCY GROUP	AREA (S.F.)	LOAD FACTOR	OCCUPANT LOAD
CLASSROOMS	E	2056 SF	1:20	103
OFFICE	B	639 SF	1:100	7
ACCESSORY	-	1272 SF	NA	-
TOTAL		3967 SF		110

EXIT CALCULATIONS

EXITS REQUIRED: 2 EXITS
 EXITS PROVIDED: 2 EXITS

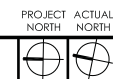
EXIT WIDTH
 REQUIRED: 110 OCC X .2" = 22" REQ
 PROVIDED: 100" > 22" :OK

STAIR WIDTH
 REQUIRED: 110 OCC X .3" = 33" REQ
 MIN PROVIDED: 116" > 33" :OK



3967 SQ.FT

H10 2252 BROADWAY - FIFTH FLOOR - PROPOSED PLAN
 SCALE: 3/16" = 1'-0"



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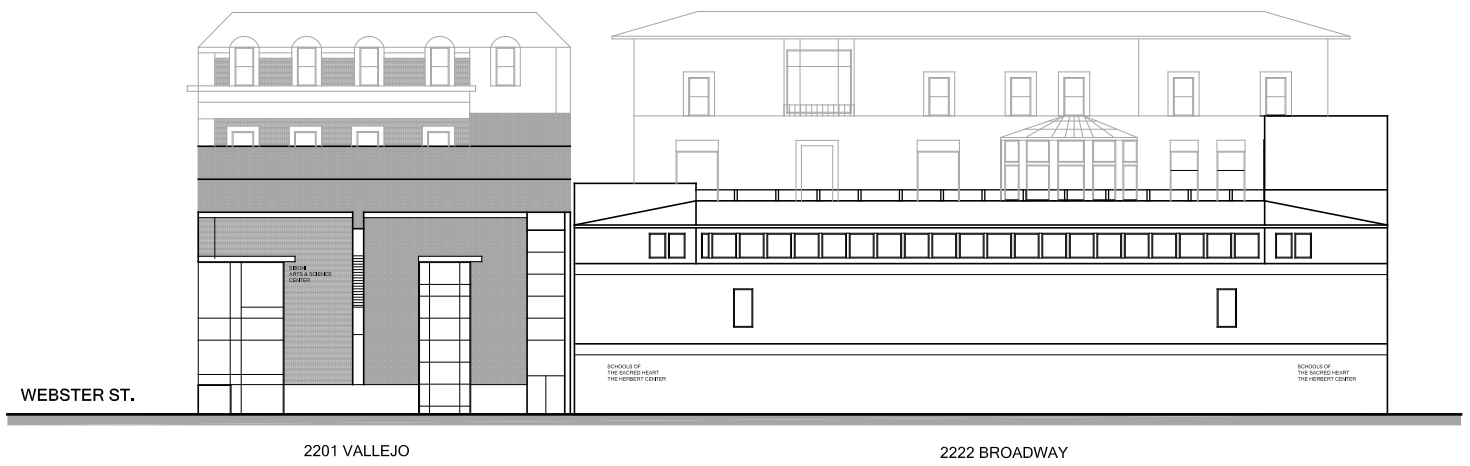
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E10 SCHOOLS OF THE SACRED HEART- EXISTING WEBSTER STREET ELEVATIONS
SCALE: 1/16" = 1'-0"



H10 SCHOOLS OF THE SACRED HEART- EXISTING VALLEJO STREET ELEVATIONS
SCALE: 1/16" = 1'-0"



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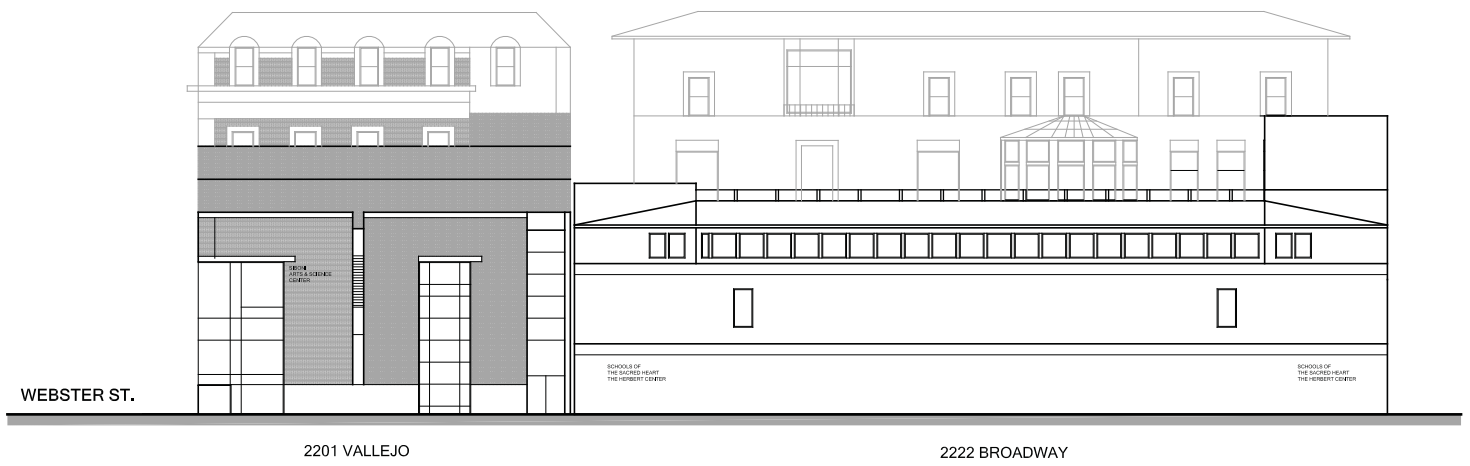
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A.6.1.2

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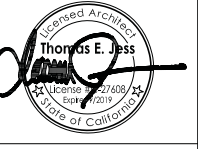
E10 SCHOOLS OF THE SACRED HEART- PROPOSED WEBSTER STREET ELEVATIONS
SCALE: 1/16" = 1'-0"



H10 SCHOOLS OF THE SACRED HEART- PROPOSED VALLEJO STREET ELEVATIONS
SCALE: 1/16" = 1'-0"



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D10 2252 BROADWAY
SCALE: NTS



D7 2222 BROADWAY
SCALE: NTS



D4 2200 BROADWAY
SCALE: NTS



F10 2201 VALLEJO
SCALE: NTS



F7 2222 BROADWAY (VALLEJO STREET ELEVATION)
SCALE: NTS



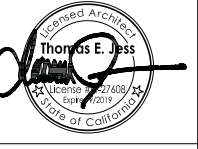
F7 2222 BROADWAY (VALLEJO STREET ELEVATION)
SCALE: NTS



H4 2201 BROADWAY
SCALE: NTS



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Exhibit C – Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2222 BROADWAY		0564070
Case No.		Permit No.
2016-004403ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposed project would increase Schools of the Sacred Heart (Broadway campus only) student enrollment from 850 to 1050 students (a 200-student or 20-percent enrollment increase) and increase the number of faculty and staff from 200 to 205 (at most). The proposed project would also include implementation of an updated Transportation Management Plan (TMP) by the school that would include several strategies to reduce vehicle trip generation and to proactively manage loading and circulation around the site. Under the TMP, the project would be required to submit an application to the San Francisco Municipal Transportation Agency (SFMTA) to extend the hours of operation of the primary loading zone (located on the north side of Broadway) to 6:00 p.m.. The project would also be required to submit an application to SFMTA for additional white loading curb during the school arrival and dismissal periods. Additional strategies are detailed in the TMP, which is available for review by the public as part of the project's administrative record. No physical alterations to the existing school buildings and surrounding sidewalks and streets are proposed.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input checked="" type="checkbox"/>	<p>Class _____</p> <p>Class 22 - Educational or Training Programs Involving No Physical Changes</p>

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: 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 Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input checked="" type="checkbox"/>	<p>Transportation: 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?</p>
<input type="checkbox"/>	<p>Archeological Resources: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Jennifer M McKellar</p> <p>Circulation Memorandum and a Noise Assessment prepared and reviewed for proposed project.</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , 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 checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Project does not propose any physical alterations to the existing school buildings.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing	Signature: Jennifer M McKellar
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/20/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
2222 BROADWAY		0564/070
Case No.	Previous Building Permit No.	New Building Permit No.
2016-004403PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
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?
If at least one of the above boxes is checked, further environmental review is required.	

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:	Date:



SAN FRANCISCO **PLANNING DEPARTMENT**

MEMO

DATE: January 10, 2019
TO: Sharon Young,
FROM: Sherie George, San Francisco Planning Department,
Environmental Planning Division
RE: Transportation Management Plan
2222 Broadway – School of Sacred Heart-San Francisco
Planning Department Case No. 2016-004403ENV

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The enclosed Schools of Sacred Heart-San Francisco Transportation Management Plan dated November 7, 2018, is being forwarded to you for your distribution to the Planning Commission.



Convent & Stuart Hall

Schools of the Sacred Heart San Francisco

This transportation management plan documents the strategies in use at the Schools of the Sacred Heart-San Francisco to manage queuing, vehicle trip generation, and traffic congestion arising from trips related to student travel. It also includes planned changes to overall loading and traffic management operations as part of its proposed enrollment increase (2016-004403ENV). Overall, the school seeks to encourage efficient and safe use of its existing loading zone by parents and guardians during the pick-up and drop-off periods each day by providing teacher monitors, student “valet” service to help students enter and exit vehicles, and real-time information using a newly-developed smartphone app that allows guardians to report their progress toward the loading zone. The school knows where a guardian’s car is once the app is activated 600 meters from campus and the vehicle appears as APPROACHING. The school is then able to follow the progress of the guardian’s car as it travels to pick up the student and allows the school to know that it needs to queue up the student. When the vehicle reaches 60 meters away, it appears as HERE, which allows the student to know that the vehicle is at the school. When the vehicle leaves the 60-meter radius, the app checks the student off as being picked up. Students name appears on a monitoring board in each classroom and alerts them as to when to make their way to the outside loading zone. This system allows students to remain in their classrooms, and also reduces the total amount of waiting time for vehicles in the official white zone. The school keeps a log of neighbor complaints and follows up on complaints. It also keeps a log of violators of the parent drop-off and pick-up rules and communicates with families about the violations. In addition, the school sends out the traffic policy and procedures to neighbors within 300 meters of the campus.

School Operations

The Schools of the Sacred Heart-San Francisco is an independent nonprofit educational organization serving students in grades K-12. It is located at 2222 Broadway, between Webster Street and Fillmore Street, in the Pacific Heights neighborhood of San Francisco (Error! Reference source not found.). The school currently enrolls 850 students and employs 200 faculty and staff (including both full-time and part-time employees) located at the Broadway campus.

Regular school operations occur from approximately 8:00 a.m. to 3:45 p.m (see **Table 1**) on weekdays from late August to mid-June, with after-school programs operating until 6:00 p.m. Participation in after-school programs vary from day to day. Based on student surveys,



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Schools of the Sacred Heart San Francisco

around 25 percent of students on a typical day leave the campus after 3:45 p.m. due to after-school activities.

Dismissal on Fridays occurs earlier than on other days, with school day operations ending at 2:55 p.m. Student drop-off commences at 7:30 a.m., and continues until 8:15 a.m. During school drop-off and pick-up periods (from 7:30 a.m. to 8:30 a.m. and from 2:30 p.m. to 4:00 p.m.), the white curb immediately in front of the school is used as a loading area.

Table 1: Class Schedules by Grade Level

Grade	Classes Begin	Dismissal
Kindergarten	8:15 a.m.	2:45 p.m.
Grades 1-2	8:15 a.m.	3:05 p.m.
Grades 3-4	8:15 a.m.	3:15 p.m.
Grades 5-8	8:00 a.m.	3:45 p.m.
Grades 9-12	8:00 a.m.	3:15 p.m.

Source: Fehr & Peers, 2017

The existing loading zone is around 240 feet in length, allowing for up to 12 vehicles to load and unload simultaneously.

Drop-Off / Pick-Up Plan

Starting in the Fall of 2017, the school has implemented several circulation and transportation demand management strategies to help manage vehicle circulation immediately surrounding the school site and the greater neighborhood during the student drop-off and pick-up periods. Student drop-off and pick-up occur in the passenger loading zone on Broadway, immediately in front of the school's main entrance.

To access the passenger loading zone on Broadway, the required approach is for traffic to arrive from the east on Broadway. Turns are restricted during the peak loading periods at Webster and Broadway, with the southbound right and northbound left both prohibited. Instead, during the a.m. and mid-afternoon peak periods, vehicles must approach along



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Schools of the Sacred Heart San Francisco

Broadway in the rightmost travel lane in the westbound direction between Buchanan and Webster. This rightmost travel lane serves as storage for an ongoing “rolling queue” that exists during both the a.m. and mid-afternoon peak periods using traffic cones and directional signs notifying through traffic on which lane to use for quicker transit to accommodate vehicles approaching the loading area. Sidewalks are available on all roadway frontages, and crossing guards are present at crosswalks on Broadway and Fillmore, Webster, and Buchanan Streets on days when school is in session.

AM period: In the a.m. drop-off period, the loading zone is staffed by 4-6 school employees on the north side of Broadway and one employee and two students on the south side of Broadway, along with a school security guard positioned at the corner of Webster Street and Broadway. Prior to 7:45 a.m., school staff manage the queue by encouraging vehicles to pull to the front of the loading zone, and assist younger students as they leave the car. Beginning at 7:45 a.m., older students (approximately twelve middle school students) serve as escorts for younger students. The student escorts assist kindergarten and first-grade students in leaving their vehicles and walking them to their classrooms, as well as helping all students out of their vehicles. In addition, SFMTA crossing guards are stationed at Broadway and Fillmore, Webster, and Buchanan Streets.

Mid-afternoon Period: In the mid-afternoon period, 13-20 school employees, as well as the school security guard, are present at the loading zone curb to facilitate the loading process. The school uses a staggered dismissal along with a pick-up permit program to manage the queue at the loading zone and facilitate the efficient matching of students to vehicles. Guardians arriving to pick up children by car must display a permit showing the student’s last name and grade level; if a guardian arrives prior to dismissal of the student’s grade level, they are instructed to circle the block. The school knows which parents are arriving through the school’s app, and is, therefore, able to have students ready when the parents arrive. If a parent is not using the app, once a car arrives at the curb, school staff called for the student, using a walkie-talkie if the student is inside the school at a program or in a waiting area, and the student is then escorted to the curb by school staff or a student escort.

PM Period: For students participating in after-school programs, the school uses the app or uses walkie-talkies to call for students.

Passenger Loading and Queue Improvement Plan

Methods to further address the queue for school loading will include, but are not limited to:



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Schools of the Sacred Heart San Francisco

- Submitting an application to extend the hours of the loading zone on Broadway until 6:00 p.m., allowing loading for students participating in after school programs to occur outside of the travel lane,
- Presenting an application to SFMTA for additional white loading curb during the school arrival and dismissal periods.,
- Increasing enforcement of pick-up policies (i.e., requiring parents to circle if their child is not yet at the curb, and further encouraging vehicles to move to the front of the loading zone before loading),
- Requiring all students in a family to be picked up at the time the oldest student is dismissed,
- Continuing use of the mobile application to track parental progress and aid in matching students with vehicles, and,
- Implementing additional travel demand management (TDM) strategies as described below

In addition, information regarding the pick-up and drop-off procedures would continue to be provided to all families by the TDM coordinator via email, pamphlet, flyer, the school website, and other appropriate venues at the beginning and middle of each school year.

Additional Loading Facilities

The School will present an application to SFMTA for additional white loading curb during the school arrival and dismissal periods. With a complete application, the SFMTA can conduct a survey, assess the needs, and make a determination of potential locations to accommodate future loading demand. The school frontage on Vallejo Street is not recommended for use as a loading zone due to conflicts with the Hamlin School drop-off/pick-up procedures, as well as existing conditions of approval reserving the school entrance on Vallejo Street for emergency access only.

Should a potential location be identified, the updated Loading Plan will assign specific student populations to be picked up in each zone (i.e., via last name or grade level).

Education Program and TDM Coordinator

The school will continue to manage its transportation education programs through its TDM coordinator; this role is filled by the Physical Plan Director. The TDM coordinator is responsible for oversight and implementation of the measures set forth in this plan, as well as for monitoring and updating the plan as needed. Implementation responsibilities include general promotional activities, benefit administration (for commuter benefits provided to



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Schools of the Sacred Heart San Francisco

staff), ensuring that transit schedules are available, maintaining updated web links to transit providers on the school web portal, assisting students in registering clipper cards, and other day-to-day transportation monitoring tasks.

Bicycle & Pedestrian Programs

The TDM Coordinator will continue to monitor and promote bicycle and pedestrian programs, such as the school's ongoing "Walking Wednesdays" where students are encouraged to walk from home, and classrooms compete for the highest number of students walking. Other programs currently in place include the provision of bicycle parking for students and employees, as well as coordination with crossing guards at each of the crosswalks adjacent to the school. Additional programs that may be added to the plan include assistance forming "walking school buses," bike buddy programs, and other general programs to promote biking and walking as methods of getting to and from school.

Transit & Shuttle Programs

The TDM Coordinator will continue to promote transit use to both employees and students. Currently, the school operates school buses along the California Corridor as well as to Marin County; the TDM Coordinator will ensure that these buses remain in operation, and will assess routing as appropriate. The TDM Coordinator may also provide information to students surrounding discounted SFMTA youth passes and other relevant transit programs for students.

Carpool Programs

The TDM Coordinator will continue to promote carpooling for both employee and student populations. For students, carpooling may be promoted through general marketing efforts, as well as by promoting it as a way for parents to help manage congestion near the school. For employees, the TDM Coordinator may assist in helping to identify potential carpool partners, as well as sharing information on regional carpooling programs such as 511.org. The school provides families with information about those living in their zip code. The goal of the school is to open lines of communications between families and have them carpool when possible.

Surveys and Program Monitoring

The TDM Coordinator will also be responsible for setting modal split goals (percentage of students and faculty arriving via car, transit, bicycle, walk, etc.) for the school. Progress

Exhibit D - Land Use Data

Conditional Use Hearing
Case Number 2016-004403CUA
2222 Broadway



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2222 BROADWAY
RECORD NO.: 2016-004403CUA

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

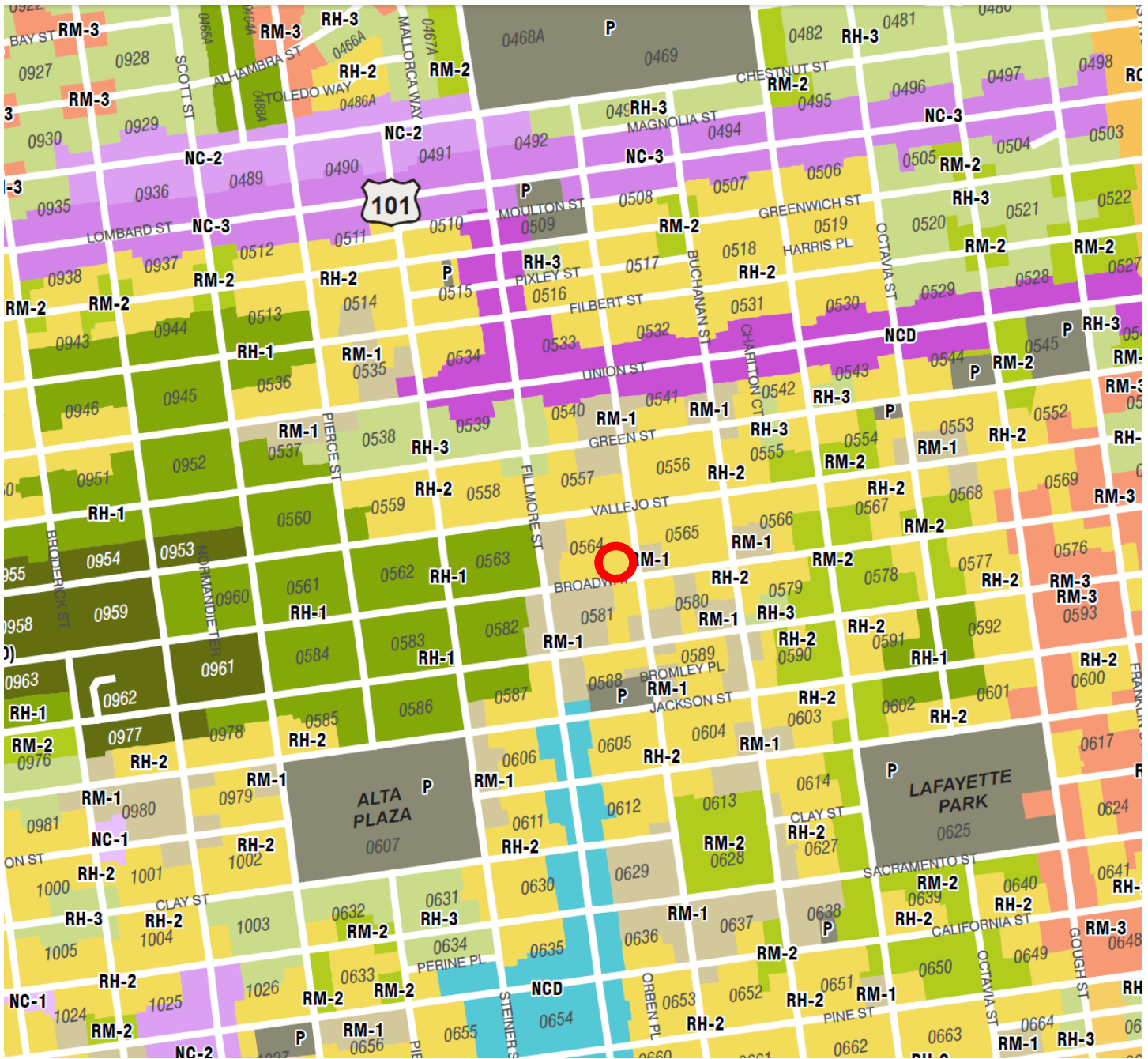
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	± 74,585.5	No change	--
Residential	--	--	--
Commercial/Retail	--	--	--
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other ()			
TOTAL GSF	± 172,787	No change	No change
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	--	--	--
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings (on subject block Broadway)	3	No change	No change
Number of Stories	4	No change	No change
Height of Building(s)	Variable	No change	No change
Other ()			

Exhibit E - Maps and Context Photos

Zoning Map



Conditional Use Hearing
Case Number 2016-004403CUA
2222 Broadway



Sanborn Map*



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

Conditional Use Hearing
 Case Number 2016-004403CUA
 2222 Broadway



Site Photo

AERIAL PHOTO



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2016-004403CUA
2222 Broadway

Site Photo

AERIAL PHOTO

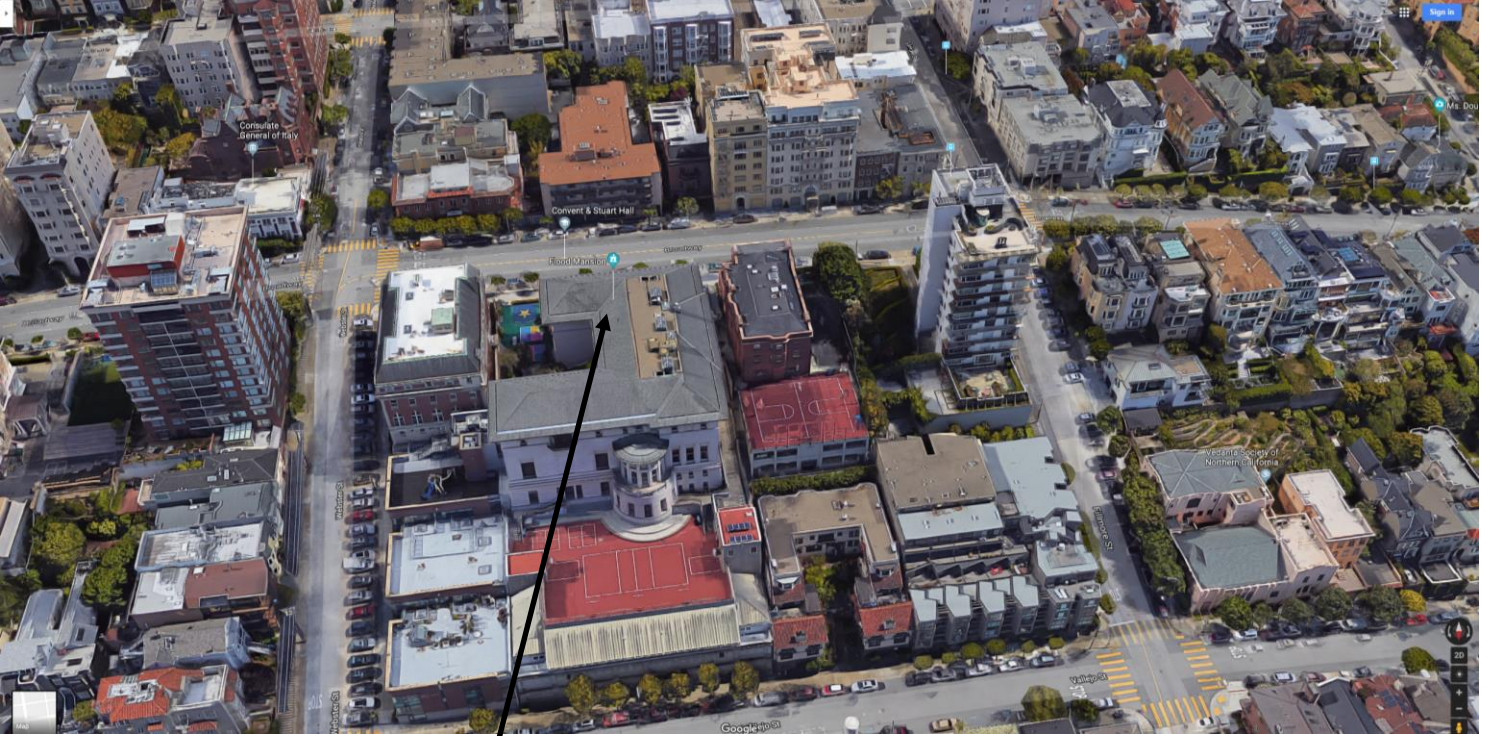


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2016-004403CUA
2222 Broadway

Site Photo

AERIAL PHOTO



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2016-004403CUA
2222 Broadway

Site Photo

PORTION OF SUBJECT BLOCK
(SACRED HEART SCHOOL BROADWAY CAMPUS)



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-004403CUA
2222 Broadway

Site Photo

PORTION OF OPPOSITE BLOCK ON BROADWAY



Conditional Use Hearing
Case Number 2016-004403CUA
2222 Broadway

Site Photo

PORTION OF BLOCK ON WEBSTER STREET
(SACRED HEART SCHOOL BROADWAY CAMPUS)



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2016-004403CUA
2222 Broadway

**Exhibit F – Motion No. 16082
under Case No. 1999.217C**

**File No. 1999.217C
2222 Broadway
Assessor's Block 564;
Lots 1, 23 and 24**

**SAN FRANCISCO
PLANNING COMMISSION**

MOTION NO. 16082

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT (PUD) UNDER PLANNING CODE SECTION 304 TO DEMOLISH AND REMOVE THE OUTDOOR PLAY YARD AND THE TWO-STORY WOOD FRAMED CLASSROOM BUILDING ON THE SOUTHWEST CORNER OF VALLEJO AND WEBSTER STREETS BEHIND THE GRANT BUILDING TO CONSTRUCT A NEW FOUR-STORY OVER BASEMENT, APPROXIMATELY 39,000 GROSS SQUARE-FOOT, FINE ARTS AND SCIENCE BUILDING TO SERVE THE EXISTING ELEMENTARY AND SECONDARY SCHOOLS (THE SCHOOLS OF THE SACRED HEART). PUD EXCEPTION FOR OPEN SPACE UNDER PLANNING CODE SECTION 134 FOR REAR YARDS WOULD BE REQUIRED, IN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On April 6, 1999, Dr. Mary Magnano Smith of the Schools of the Sacred Heart, (hereinafter "Project Sponsor") made application for Conditional Use authorization for a Planned Unit Development on the property at 2222 Broadway; Lots 1, 23 and 24 in Assessor's Block 564, (hereinafter "Subject Property") to demolish and remove the classroom building and outdoor play yard behind the Grant Building, and construct a new four-story over basement building, totaling approximately 39,000 gross square feet with the approximate plan dimensions of 70 feet wide by 162 feet deep, in general conformity with plans, dated May 22, 2000, filed with the Application and labeled "Exhibit B" (hereinafter "Project") in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

On January 25, 2001, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 1999.217C at which time the Commission reviewed and discussed the findings prepared for its review.

A Preliminary Negative Declaration was prepared and published on April 1, 2000. It was determined by the San Francisco Planning Department (hereinafter "Department"), in accordance with the provisions of the California Environmental Quality Act (hereinafter "CEQA"), the State Guidelines for Implementation of the CEQA and Chapter 31 of San Francisco Administrative Code, that the proposed Project would not cause significant impacts, with the implementation of mitigation

measures, such that an environmental impact report would be required. The Preliminary Negative Declaration was not appealed and became final on May 1, 2000.

The Project requires a conditional use authorization through a planned unit development for a school expansion in an RH-2 Zoning District with exception from rear yard requirements pursuant to Planning Code Section 134.

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.

Findings

Having reviewed all the materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:

1. The above recitals are accurate and also constitute findings for this Commission.
2. On April 6, 1999, Dr. Mary Magnano Smith of the Schools of the Sacred Heart (ASchools@), filed an initial application for Conditional Use Authorization for a Planned Unit Development under Planning Code Section 304 for a new arts and science building. The proposed project would demolish and remove the outdoor play yard and the two-story wood framed classroom building on the southwest corner of Vallejo and Webster Streets behind the Grant Building to construct a new four-story over basement, approximately 39,000 gross square-foot arts and science building to serve the existing elementary and secondary schools (The Schools of the Sacred Heart). This approval will require modification of the Planning Code standards for rear yards, as permitted under Planning Code Section 304, in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk district.
3. The proposal is for Conditional Use for a Planned Unit Development to demolish the two-story, 1,690 square foot, wood framed classroom building at the southwest corner of Vallejo and Webster Streets and the outdoor play yard behind the Grant Building, and construct a four-story over basement building, totaling approximately 39,000 gross square feet with the approximate plan dimensions of 70 feet wide by 162 feet deep. The proposal includes only Lots 1 and 24 of the subject site. The new building would support the arts, music, and science programs to serve the existing elementary and secondary schools (The Schools of the Sacred Heart). The approval would require modification of Planning Code standards for rear yards, pursuant to Section 134 of the Planning Code, in an RH-2 (Residential, House, Two-Family) Zoning District. The roof of the fourth floor would be adjacent to the basement level of the Grant Building and would be used as an outdoor play yard for the

kindergarten classes in the Grant Building and Stuart Hall. The excavation for the basement would range from 5 feet at Vallejo Street to approximately 60 feet at the rear of the Grant Building, with a significant portion of the building, approximately 24,000 square feet, below the Webster Street grade, stepping in height along the Webster Street elevation. The building would support current academic programs, including arts and music rooms, and science labs for all three of the existing schools. The existing classrooms housing these activities will be used for faculty offices, faculty lounges, athletic weight training, and storage. The new building will also contain an auditorium that will allow assembly for each school to meet as a whole in one indoor space other than the gymnasium for assemblies, lectures, religious services, meetings, and performances. The current enrollment (maximum of 850 students) of the schools will not increase as a result of the proposed building.

4. Section 209 of the Planning Code sets forth the permitted uses in Residential Districts. Code Section 209.3(g) permits an elementary school, either public or private, as a Conditional Use in all residential districts. Section 209.3(h) of the Code permits a secondary school, either public or private, other than a school having industrial arts as its primary course of study, as a Conditional Use in all residential districts. Section 209.9(b) of the Code permits a Planned Unit Development as a Conditional Use in all residential districts.
5. Section 124 of the Planning Code establishes the basic floor area ratio of 1.8 to 1 for RH-2 Districts.
6. Section 125(a) of the Planning Code allows a lot or portion of a lot defined by the Code as corner lot, a floor area premium of 25 percent. Section 102.15 of the Planning Code states that a corner lot shall be no deeper or wider than 125 feet, so 125 feet of Lot 24 along Webster Street and Broadway would be defined as the corner portion. The area of this corner portion on Lot 24 is 15,625 square feet (see attached plans labeled Exhibit B). The allowable floor area ratio of 1.8 to 1 results in 28,125 square feet, and the 25 percent premium allows an additional 7,031.5 square feet to be added to the maximum allowable floor area ratio. Lot 1 is 50 feet wide along Vallejo Street and 40 feet deep along Webster Street, with an allowable floor area ratio of 3,600 square feet. The 25 percent premium allows an additional 900 square feet to be added to the maximum allowable floor area ratio.
7. Section 125(b) of the Planning Code allows that for a lot or portion of a lot defined by the Code as an interior lot, and which abuts along its rear lot line upon a street or alley, a floor area premium may be added by increasing the depth of the lot or portion along such street or alley, for the purposes of floor area ratio computation, by one-half the width of such street or alley or 10 feet, whichever is the lesser. The rear lot line of Lot 24 abuts along Vallejo Street for 167.5 feet. Adding ten (10) feet to this rear lot line, and then applying the 1.8 to 1 ratio results in a premium of 3,105 square feet.

The total lot area for Lots 1 and 24 is 74,585.5 square feet, with a floor area ratio of 134,253.9 square feet. The 25 percent premiums described above add 7,031.5 square feet, and the rear lot line premium described above adds 3,015 square feet, bringing the maximum allowable floor area ratio for Lots 1 and 24 under this PUD to 145,200.2 gross square feet. The existing gross floor area for the Schools on Lots 1 and 24 is 104,926 square feet. The demolition of the classroom building (approximately 1,690 square feet) on the southwest corner of Vallejo and Webster Streets, brings the gross floor area down to 103,236 square feet. The proposed gross floor area of the new structure is approximately 39,000 square feet, creating a new floor area ratio of approximately 142,236 gross square feet.

8. Section 134(a)(2) of the Planning Code establishes a 45 percent required rear yard for buildings located in the RH-2 District. The proposed approximately 39,000 gross square-foot building would cover 100 percent of Lot 1 (located at the southwest corner of Vallejo and Webster Streets), and would encroach into the required rear yard of Lot 24, as may be permitted under Planning Code Section 304.
9. Section 151 of the Planning Code requires one off-street parking space for every six classrooms for an elementary school and one off-street parking space for every two classrooms for a secondary school. The proposed building would be used to relocate arts and music rooms and science labs that are currently located in substandard rooms in the existing educational buildings. These spaces would be converted to facility offices, faculty lounges, athletic weight training, and storage. The student population and the number of classrooms would not change, therefore, there would be no change in the demand for parking.

The proposed auditorium in the new building would be used as an accessory use to the Schools for each of the three Schools to meet as a whole in one indoor space, and would not be used for non-school related events. The Zoning Administrator has determined that such a use does not count in the parking computation since required parking is linked to the number of classrooms.

10. Under the provisions of Planning Code Section 303, the Commission may authorize a Conditional Use authorization after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the Master Plan. The proposed project does comply with the criteria of Section 303 of the Code in that:

- a. The proposal, at the size and intensity contemplated, will provide a development that is necessary or desirable for, and compatible with , the neighborhood or the community.

Schools of the Sacred Heart has been located at 2222 Broadway since 1939, and is part of a network of twenty Schools of the Sacred Heart in the United States and one of approximately 200 Schools of the Sacred Heart in 38 countries worldwide. Schools of the Sacred Heart at 2222 Broadway is comprised of three schools: Stuart Hall (Kindergarten through 8th grade for boys), Convent Elementary School (Kindergarten through 8th grade for girls), and Convent High School (9th through 12th grade for girls). The campus consists of four school buildings; a gymnasium, and an outdoor play area on Assessor's Block 564 bounded by Broadway, Webster, Fillmore and Vallejo Streets. The Schools also occupy the Herbst Building on the southeast corner of Broadway and Webster. The three main school classroom buildings are the Grant building, the Flood Mansion and Stuart Hall on Broadway. A two-story wood framed classroom building occupies the southwest corner of Vallejo and Webster Streets and is adjacent to the gymnasium on Vallejo Street.

Current plans include demolishing and removing the classroom building and outdoor play yard behind the Grant building and construction of a four-story over basement steel and concrete academic building, totally approximately 39,000 gross square feet with approximate plan dimension of 70 feet wide by 162 feet deep. The roof of the fourth floor would be adjacent to the basement level of the Grant Building and would be used as an outdoor play yard for the Kindergarten classes in the Grant Building. The excavation for the basement would range from 5 feet at Vallejo Street to about 60 feet at the rear of the Grant Building. A significant portion of the structure, approximately 24,000 square feet, would be below the Webster Street grade. Construction would require temporary shoring in addition to underpinning of the north end of the Grant Building, and a portion of the eastern end of the gymnasium. The building would step in height along the Webster Street elevation to mitigate impacts on neighbors' views and to allow for light and air to the building interior. The changes in elevation occur at corresponding elevation changes in the adjacent campus buildings. The deep excavation combined with the stepped elevation allows the structure to remain well below the 40-foot height limit.

The new building would provide a variety of spaces to support current academic programs at all three schools. The most significant of these spaces will be for art rooms, music rooms, and science labs. Currently these programs are located in substandard, outdated rooms in the buildings whose initial planning did not provide adequate space or infrastructure for modern educational environments. These existing spaces would be converted to uses such as storage, faculty

lounge, athletic weight training, and offices. The building would also house an auditorium that would permit each school to meet as a whole in one indoor space other than the gymnasium for lectures, assemblies, sacred services, meetings, and performances by the Schools= musical and dramatic ensembles.

The new facility would enhance the neighborhood by providing a facility that is architecturally cohesive and sensitive to the differing scales of Broadway, Webster, and Vallejo Streets. It would provide a structure that is seismically sound and built to the current standards of the California Building Code providing increased safety for the neighboring properties and students, faculty, and staff. The facility would also improve the Schools= ability to offer state of the art and science educational opportunities to its students.

The Schools of the Sacred Heart are an asset to the neighborhood and local community. For example, the Schools invest considerable effort toward the maintenance and preservation of the four former mansions that make up the campus. These buildings make a significant contribution to the architectural fabric of their Pacific Heights neighborhood. In the last five years, Project Discover, a camp program for inner city and economically disadvantaged children has held its summer campus at the Sacred Heart site, as has the American Lung Association Asthma Camp.

The combined student body totals 850. The construction of the new building would not cause any increase in enrollment. Students are reflective of the population of San Francisco and come from a variety of racial, economic and religious backgrounds. The mix is maintained through a strong financial aid program.

Fostering a climate of social responsibility, students are challenged to give back to their community through outreach programs in hospitals, retirements homes and other social service institutions. A number of the programs in the elementary schools and high schools have been acknowledged as some of the most innovative in the country. In the larger community, K through 8 students are involved in community service through food drives, classroom projects, fund-raisers for charity and by active on-site work (in upper grades). The development of social awareness and the invitation to involve oneself in responsible social action is an on-going challenge to students. Students must complete 100 hours of Community Service as a graduation requirement.

In addition, Seconds-to-Go, founded in 1974 is a School run shop on Fillmore Street, just two blocks from campus. The shop is staffed by both paid staff and parent volunteers and serves a neighborhood clientele. Because of this store, Schools of the Sacred Heart have a highly visible presence on Fillmore Street.

Thus, the Schools of the Sacred Heart student, families and faculty enhance the neighborhood and the City at large.

- b. The Project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to the property or potential development in that:

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

The proposed arts and science building was designed to preserve neighboring views and to respond to the existing street geometry by arranging the major architectural form of the new building along Webster Street. The proposed building is designed to step down the Webster Street hill in three distinct breaks in height. This design responds to the site topography and also allows the building to be viewed as a series of smaller masses that mediate between the mansion scale of the Grant and Flood Buildings that front along Broadway.

- 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;

There have been concerns expressed by neighbors regarding drop-off and pick-up of students, and the impact on parking due to outside event rentals. However, the Schools of the Sacred Heart have had several meetings with the neighbors and have implemented additional policies and procedures to reduce their adverse impact on the neighborhood. There will be no increase in the student enrollment, therefore, there would be no increase in the traffic and parking patterns in the area. Since the new building would be replacing an old school building, and there is no increase in student enrollment, there is no off-street parking requirement for the proposed building.

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

The new building would not have reflective or glare producing materials. The play yard would be paved with concrete and no loose dust or gravel would be present on-site. The existing outdoor play yard would be replaced with a new play yard at the roof level of the fifth floor. The size and activities of the new play yard would be similar to the current play yard and

the noise levels would be equal or less due to the addition of a solid wall on the Webster Street side of the yard.

During construction the project sponsor will require the contractor to spray the project site with water during excavation, grading and site preparation activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand, and other such material; and sweep surrounding streets during these periods at least once per day to reduce emissions of particulates. These mitigation measures are included in the Conditions of Approval, Exhibit A.

The contractor will also be required to maintain and operate construction equipment so as to minimize exhaust emissions of particulate and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

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

As stated above, there will be no increase in student enrollment, and the new building will be replacing existing classroom spaces, therefore, there is no off-street parking required for this project. The size and activities of the new play yard (open space) will be similar to the current play yard and the noise levels will be equal or less due to the addition of a solid wall on the Webster Street side of the yard.

- 11. The proposed project complies with the criteria of Section 304(d) of the Planning Code criteria and limitations for the authorization of PUD=s in that:

- (1) Affirmatively promote applicable objectives and policies of the Master Plan;

It complies with and affirmatively promotes applicable objectives and policies of the General Plan as stated below;

- (2) Provide off-street parking adequate for the occupancy proposed;

Off-street parking is not required as there is no increase in the student enrollment, and the existing classrooms would be relocated in the new arts and

science building, with the spaces converted to faculty offices, faculty lounges, athletic weight training, and storage;

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

The Code does not require open space in conjunction with a school, however, the Schools have dedicated approximately 10,000 square feet of outdoor play area for the children to play in;

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

The Project does not involve dwelling units;

- (5) In Residential Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code;

The Project does not involve commercial uses;

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

The Project does not seek exception from any height limit established by the Code;

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

The Project is not located in an NC District;

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

The Project is not located in an NC District.

12. The Project is consistent with the Objectives and Policies of the General Plan, as follows:

Residence Element: Neighborhood Environment

OBJECTIVE 12: TO PROVIDE A QUALITY LIVING ENVIRONMENT.

- Policy 1: Assure housing is provided with adequate public improvements, services and amenities.
- Comment: The Project would provide a public service (school) in a residential neighborhood.
- Policy 3: Minimize disruption caused by expansion of institutions into residential areas.
- Comment: The proposed school expansion would be done with a minimum disruption to the residential areas by stepping the height of the new building along Webster Street, with approximately 24,000 square feet located below grade.
- Policy 5: Relate land use controls to the appropriate scale for new and existing residential areas.
- Comment: The proposed building would not extend beyond the 40-foot height limit. The scale of the building would respect the topography of the block by stepping in height along the Webster Street elevation.

Urban Design Element

OBJECTIVE 1: EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

- Policy 1: Recognize and protect major view in the city, with particular attention to those of open space and water.
- Comment: Due to the three distinct breaks in height along the Webster Street elevation, the project would preserve neighboring views of the Bay.

Policy 2: Recognize, protect, and reinforce the existing street pattern, especially as it is related to topography.

Comment: The proposed building reinforces the existing street geometry and responds to the site topography by stepping down hill with three distinct breaks in height.

OBJECTIVE 3: MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

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

Comment: The steps in height of the new building, as mentioned above, would allow the building to be viewed as a series of smaller masses that mediate between the mansion scale of the Grant and Flood Buildings and the residential buildings across Webster Street .

Policy 5: Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Comment: The subject property is located in Pacific Heights, which has a distinct pattern of descending heights with most structures stepping down so that each follows the down slope of the street. As mentioned above, the proposed arts and sciences building is designed in such a way that the existing neighborhood pattern of descending heights will be respected.

Policy 6: Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

Comment: The changes in the building elevation occur at corresponding elevation changes to the adjacent campus buildings.

Policy 7: Recognize the special urban design problems posed in development of large properties.

Comment: The Schools of the Sacred Heart have been located at 2222 Broadway since 1939. The site consists of three separate parcels. Over the years there have been a number of alterations and additions to the site, including the gymnasium fronting on Vallejo

Street, that was approved by the Planning Commission in 1990. Development of this site has been evolving for many years, and the proposed building would respect the unique design issues of this site.

OBJECTIVE 4: IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 12: Install, promote and maintain landscaping in public and private areas.

Comment: The Schools currently and will continue to maintain landscaping on the campus.

Commerce and Industry Element

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

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

Comment: The proposed building would step in height along the Webster Street elevation to mitigate impacts to the neighbors' views. The proposed project would not result in an increased enrollment, therefore there would be no disruption to the traffic in the area.

13. City Planning Code Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The project complies with said policies in that:

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

The project will have no effect on neighborhood-serving retail uses.

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

The new building will be of an appropriate scale and character for an educational facility at this location. It will be compatible with the neighboring residential structures, and will not disturb the existing character of the area. The Schools of the Sacred Heart offers kindergarten through 12th grade educational program for students through out the City and County of San Francisco as well as the North, East Bay and Peninsula communities. Its financial aid programs assure that its student population is diverse economically, racially, culturally and socially.

- c. That the City's supply of affordable housing be preserved and enhanced=

The subject property does not contain housing, and the project will not affect or displace any housing in the area.

- d. That commuter traffic not impede Mini transit service or overburden our street or neighborhood parking;

The School has developed guidelines to follow for dropping -off and picking -up students from school. A drop-off and pick-up line has been established at the corner of Webster Street and Broadway. Only vehicles with a School distributed card are allowed in line. All drivers are expected to follow procedures developed and distributed by the School. These procedures are intended to ensure that students are dropped-off and picked-up safely, and that other City traffic, including MUNI transit services, are not impeded during the peak hours of 7:30 a.m. to 8:30 a.m., and 2:30 p.m. to 3:30 p.m..

- 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 thee sectors be enhanced;

No service industry establishment will be displaced by the Project.

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

All earthquake safety requirements will be met as part of the construction of the new building.

- g. That landmarks and historic buildings be preserved; and

This project will not affect any landmarks or historic buildings. The Flood Mansion, Grant Building, Stuart Hall for Boys, and the Herbst House will be preserved.

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

The Project will not obstruct neighbors' access to sunlight or City views. The building has been designed so that approximately 24,000 square feet will be below grade. The height of the rooftops will fall well within the 40-foot height limit. In addition, the rooftop play areas will be enhanced to allow for greater student recreation and socializing.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES** Conditional Use Application No. 1999.217C subject to the following conditions attached hereto as EXHIBIT A which is incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of January 25, 2001.

Andrea Green
Acting Commission Secretary

AYES: Commissioners Baltimore, Chinchilla, Fay, Joe, Salinas, Theoharis

NOES: None

ABSENT: None

ADOPTED: January 25, 2001

PLANNING COMMISSION

**Case No. 1999.217C
2222 Broadway
Assessor's Block 564;
Lots 1, 23 and 24
Motion No. 16082
Page 15**

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EXHIBIT A

CONDITIONS OF APPROVAL

The conditional use authorization for a Planned Unit Development herein is for the expansion of two existing private elementary schools and one secondary school (The Schools of the Sacred Heart). The proposal is to demolish and remove the outdoor play yard and the two-story wood framed classroom building on the southwest corner of Vallejo and Webster Streets, behind the Grant Building, and to construct a new four-story over basement, approximately 39,000 gross square-foot, fine arts and science building to serve the existing schools pursuant to Planning Code Sections 209.3(g), 209.3(h), 303 and 304. The current enrollment (850 students) of the schools would not increase as a result of the proposed building. This proposal requires modification of the Planning Code standards for rear yards, in an RH-2 (Residential, House, Two-Family) Zoning District and is in general conformity with the plans dated May 22, 2000 labeled EXHIBIT B on file with the Department in the docket for Case Number 1999.217C, reviewed and approved by the Commission on January 25, 2001, and subject to the following conditions:

1. The maximum combined enrollment for all three of the schools located on the subject site shall not exceed 850 students. Any increase in enrollment beyond 850 students at the subject site shall require approval of a new conditional use authorization by the Planning Commission.
2. Building area and massing authorized herein is limited to that described on the plans labeled EXHIBIT B.
3. The Project Sponsor shall advise the Planning Department in writing of any proposed modifications or alterations to the Project which would result in any deviation from the plans as approved in this Motion dated May 22, 2000, labeled EXHIBIT B.
4. With regard to the student drop-off and pick-up by automobile, the Project Sponsor shall continue to enforce and comply with the arrival and departure guidelines distributed to all parents on August 18, 2000. These guidelines include staggered drop-off and pick-up times, having parents utilize the designated pick-up and drop-off line at the corner of Webster Street and Broadway for the arrival and departure of students, using color-coded traffic permits that allow the use of the pick-up and drop-off line during each color=s designated window. There shall be two security/crossing guards on-site to supervisor drop-off and pick-up to ensure all rules are followed. One guard shall supervise the designated traffic line and the other guard shall supervise the intersection of Broadway and Webster Street to assist students in crossing this busy intersection. The Project Sponsor shall collect and maintain a database of the vehicle license plate numbers of the parents and designated drivers of students attending the Schools of the Sacred Heart at the beginning of each new school year. This will allow the Schools to immediately contact parents who are observed and reported to be in violation of the drop-off and pick-up policies.

5. The new auditorium that is part of the Arts and Science Building shall be used only by the Schools of the Sacred Heart, and shall not be rented out for outside events or used for non-school related events.
6. School- related, special weekend and evening events at the campus attended by more than 50 persons, such as open houses and back-to-school night, shall not exceed twenty-four (24) per year, for each school located on the campus. Combined school-related events with either all three schools involved or the two elementary schools or any combination of schools, shall count as a debit against the twenty- four (24) total event per school for each school involved. Any remainder of the twenty-four (24) events per school per year, may not be carried over to the following year, or credited to a school that has already used up the allotted twenty-four (24) event cap.
7. Sacred Heart Schools may rent the Flood Mansion for use by the general public to assist with the expense associated with the maintenance and upkeep of this historic structure, and other historic structures on the Broadway Campus. The number of outside, non-school related events shall not exceed forty-eight (48) per year, with no more than six (6) events per calendar month.
 - (A) For the period of January 1, 2001 through December 31, 2001, the number of non-school related events shall not exceed sixty (60) per year.
 - (B) This limit of forty eight (48) outside events per year shall become effective on January 1, 2002.
 - (C) For all outside events on Sunday through Thursday, music shall conclude no later than 10:00 p.m., with all guest vacated from the site by 11:00 p.m. and all clean-up completed by 11:00 p.m.. For all outside events on Friday and Saturday, music shall conclude no later than 11:00 p.m., with all guest vacated from the site by 12:00 a.m. and all clean-up completed by 12:00 a.m.
 - (D) Schools of the Sacred Heart must have a responsible representative in attendance for all outside events. This representative shall be present at all times during the rental of the Flood Mansion, including during the set-up and clean-up of events, to ensure that all rental policies are adhered to and to respond to any neighborhood inquiries and concerns.
 - (E) Valet parking shall be provided for all outside events at the Flood Mansion. Valet-serviced vehicles shall be parked in off-street parking spaces.
 - (F) Unloading and loading by caterers and event staff for outside events shall be done during non-school hours and after the designated drop-off and pick-up times.

8. The Schools of the Sacred Heart campus shall be equipped with sufficient outdoor and indoor trash receptacles to avoid litter problems in the surrounding neighborhood.
9. The Project Sponsor shall take all reasonable measures to prevent loitering by students (and possible associated nuisances) during break times or before and after classes in adjacent residential areas.
10. Noise and light from the campus shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors. Project light shall be directed onto the property so as not to directly illuminate adjacent residences. Only non-reflective glass shall be used on the buildings exterior.
11. The Project Sponsor shall establish a program to reduce vehicle usage by parents and faculty and encourage transit and alternative means of transportation. Such programs should include an advertised system of internally coordinated car pools, incentives and information regarding public transit, and encouragement of the use of bicycles. Information on such a program and advisement of the sensitivity of parking and drop-off/pick-up loading in the area shall be included in student/parent and employee information packages.
12. The building and site shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood.
13. The mitigation measures set forth in the final Negative Declaration Case No. 1999.217E for this Project and are herein incorporated as Conditions of Approval.

Mitigation Measure 1- Air Quality

The project sponsor shall require the construction contractor(s) to spray the project site with water during excavation, grading and site preparation activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during these periods at least once per day to reduce emissions of particulate.

Ordinance 175-91, passed by the San Francisco Board of Supervisor on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the Project Sponsor shall require the construction contractor(s) to obtain reclaimed water from the Clean Water Program for this purpose.

The Project Sponsor shall require the construction contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implement specific maintenance programs to reduce emission for equipment that would be in frequent use for much of the construction period.

Mitigation Measure 2- Construction Traffic

The Project Sponsor shall require the construction contractor to ensure that queuing of all large haul trucks associated with removal of excavated debris occur on Vallejo Street in front of the school property, and not on Webster Street, due to the slope of Webster Street. A construction worker shall also be assigned to monitor truck queuing in order to minimize interference with local street and resident traffic, and to provide for access to and from local driveways.

Mitigation Measure 3- Cultural

Should evidence of prehistoric archaeological resources of potential significance be found during ground disturbance, the Project Sponsor shall immediately notify the Environmental Review Officer (ERO) and shall suspend any excavation which the ERO determined could damage such archaeological resources. Excavation or construction activities which might damage discovered archaeological resources shall be suspended for total maximum of four weeks over the course of construction.

After notifying the ERO, the Project Sponsor shall select an archaeologist to assist the Major Environment Analysis Section in determine the significance of the archaeological finds. The archaeologist shall prepare a written report containing any assessment of the potential significance of the archaeological finds and recommendation for what measures shall be implemented to minimize the potential effect on archaeological resources. Based on this report, the ERO shall recommend specific additional mitigation measures to be implemented by the Project Sponsor.

Mitigation measures might include a site security program; additional on-site investigations by the archaeologist; and/or documentation, preservation, and recovery of archaeological materials. Finally, the archaeologist shall prepare a draft report documenting the archaeological resources that were discovered; an evaluation as to their significance; and a description as to how any archaeological testing, exploration, and/or recovery program was conducted.

Copies of all draft reports prepared according to this mitigation measure shall be sent first and directly to the ERO for review. Following approval by the ERO, copies of the final report shall be sent to the President of the Landmarks Preservation Advisory Board and the California Archaeological Site Survey Northwest Information Center. Three copies of the final report shall be submitted to the Major Environmental Analysis Section, accompanied by copies of the transmittals documenting its distribution to these parties.

14. The Project Sponsor shall obtain a building permit for this Project within two (2) years from the date of this conditional use authorization, and construction shall thereafter be pursued diligently to completion or the said authorization shall be deemed null and void.

15. This authorization may be extended at the discretion of the Zoning Administrator only where the failure to issue a Building or Site Permit to construct the Project is delayed by a City agency, or a State agency, or by legal challenges.
16. Should the monitoring of Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor (or successor) shall pay fees established in Planning Code Section 351(f)(2).
17. Failure to comply with any of the Conditions of Approval shall constitute a violation of the Planning Code, enforceable by the Zoning Administrator.
18. The Project Sponsor shall appoint a community liaison officer to address issues of concern to neighbors related to the operation of this Project. The name and telephone number of the community liaison officer shall be reported to the Zoning Administrator and through neighborhood organizations.
19. Should implementation of this Project result in complaints from neighborhood residents, which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator 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 report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Planning Code to consider revocation of this Conditional Use Authorization.
20. Prior to the issuance of a Building or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records with the Office of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time, after the recordation of such notice, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.

Exhibit G – Project Sponsor Submittal

REUBEN, JUNIUS & ROSE, LLP

Jody Knight
jknight@reubenlaw.com

January 14, 2019

Delivered Via Email (Sharon.Young@sfgov.org)

Rich Hillis, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, California 94103

**Re: Schools of the Sacred Heart
Planning Case Number: 2016-004403
Hearing Date: January 24, 2019
Our File: 8984.01**

Dear President Hillis and Commissioners:

This office represents Schools of the Sacred Heart (“**Sacred Heart**”), an independent nonprofit educational organization which seeks conditional use approval for an increase in enrollment at its 2222 Broadway Street campus from 850 to 1,050 students (the “**Project**”). The campus is in the RH-2 District, where school use is conditionally permitted. Therefore, conditional use approval is required for an increase in enrollment even where, as here, there is no change in the footprint of the school.

A. Project Description and Background

A K-12, four-school complex, Sacred Heart offers educational opportunities focused on scholarship, service and leadership. It serves a diverse student body and provides scholarship support for a large number of students.

On January 25, 2001, Sacred Heart obtained authorization for a Planned Unit Development for the expansion of two elementary schools and a high school and construction of a new building at the 2222 Broadway campus. Enrollment was not increased from the 850 students allowed by a prior 1984 approval. Sacred Heart now seeks to increase the permitted enrollment at the Broadway campus from 850 to 1,050 students, the first increase in enrollment since 1984. Stuart Hall High School has since moved to a separate campus at 1715 Octavia. The 2222 Broadway campus houses Convent Elementary School (K-8), Stuart Hall for Boys (K-8), and Convent High School (9-12). On October 27, 2016, this Commission approved an increase in Stuart Hall High School

enrollment from 210 to 250 students. That is a separate school location that does not impact operations at the Broadway campus.

The current facilities have capacity to accommodate the increased enrollment without any physical alterations to the building. Therefore, conditional use approval will allow additional children to attend school in San Francisco without requiring construction. Because Sacred Heart operates in the heart of San Francisco, it focuses on community relationships and management of school operations to avoid negative impacts on the neighborhood. Of particular concern is traffic management, which is addressed by pick up and drop off procedures that prevents adverse impacts on the surrounding neighborhoods.

Sacred Heart is strongly committed to being a good neighbor, and any noise or traffic concerns are, and will continue to be, addressed proactively. Sacred Heart has implemented an innovative passenger loading and queue improvement plan by utilizing a smartphone app that allows guardians to report their progress toward the loading zone of the school. This new app lets the student know when a guardian is approaching the school so that the student is able to wait outside and be picked up within moments. The new app has reduced the total amount of waiting time for vehicles in the official white zone, and allowed for streamlined pick-ups and drop-offs at the School. The app has been so successful that many other San Francisco schools have reached out to learn from Sacred Heart about how to better manage traffic. Those schools include: Town School, Saint Vincent De Paul, Stern School, Friends School, and the Chinese American International School. In addition, Sacred Heart has partnered with the nearby Hamlin School to revamp traffic and loading procedures for both campuses.

In addition to their efforts to mitigate impacts on the immediate neighborhood, Sacred Heart has also worked to be an active member of the broader San Francisco community. Sacred Heart has ongoing partnerships with St. Dominic's ministries, and has worked with Mo' Magic and Ella Hutch, to name a few, on various volunteer and engagement programs.

B. Neighborhood Outreach and Support

Sacred Heart conducted community meetings on May 11, 2016 and December 4, 2017. The President of the School, Ann Marie Krejcarek, and Director of Physical Plant, Geoff De Santis, attended both of these meetings. The School places an emphasis on communication and cooperation with the neighborhood, so engagement is continuous and not limited to these meetings. Sacred Heart has received support letters from several of the community organizations that it partners with, including Outward Bound California, De Marillac Academy, Collective Impact and Mo Magic, The Sequoias senior living community, Nihonmachi Little Friends Japanese Bilingual & Multicultural Childcare, as well as from neighbor Nancy Bolmeier Fisher. **(Exhibit A)**

C. Conclusion

The Project allows increased educational opportunities for San Francisco students without new construction or conversion of buildings from other uses. Sacred Heart will continue its history of

President Rich Hillis
San Francisco Planning Commission
January 14, 2019
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community engagement and partnership to prevent any adverse impact on the neighborhood from the increased enrollment. Please let me know if you have any questions. I look forward to presenting this Project to you on January 24, 2019.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

Enclosures

cc: Myrna Melgar, Commission Vice-President
Dennis Richards, Commissioner
Rodney Fong, Commissioner
Joel Koppel, Commissioner
Kathrin Moore, Commissioner
Milicent Johnson, Commissioner

Exhibit A



OUTWARD BOUND
CALIFORNIA

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am the Director of Outreach for Outward Bound California based in San Francisco and we have partnered with Schools of the Sacred Heart since 2015. I am writing to voice my support, on behalf of Outward Bound California, for the School's application for a Conditional Use Permit to increase student enrollment.

Schools of the Sacred Heart has provided a unique, independent education to students in San Francisco for over 100 years. The faculty and staff have worked to provide incredible opportunities for the students to volunteer in and partner with the community. We highly value our partnership with Schools of the Sacred Heart and their commitment to character and leadership education through challenging outdoor programs with us. We look forward to expanding our partnership in the coming school years.

Please approve the pending application.

Thank you,

Emma Rapp
Director of Communications and Outreach
Outward Bound California

DE MARILLAC ACADEMY
Learning for Life • Transforming Lives



President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am a partner of Schools of the Sacred Heart. I am writing to voice my support, on behalf of De Marillac Academy, for the School's application for a Conditional Use Permit to increase student enrollment.

Schools of the Sacred Heart has provided a unique, independent education to students in San Francisco for over 100 years. The faculty and staff have worked to provide incredible opportunities for the students to volunteer in and partner with the community. De Marillac Academy has benefited greatly from our partnership with Schools of the Sacred Heart, and we will continue to do so.

Please approve the pending application.

Thank you,

Adam Vincent

Adam Vincent
Assistant Principal

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am the Executive Director of Collective Impact. We are the nonprofit administrators of Ella Hill Hutch Community Center, Magic Zone after-school and summer program and the Mo MAGIC Collaborative. I am writing to voice my organization's support, for the Schools of the Sacred Heart's application for a Conditional Use Permit to increase student enrollment.

Collective Impact community-based initiatives have had a long and successful partnership with Schools of the Sacred Heart. Collective Impact has utilized Sacred Heart's facilities for our summer reading program. With this partnership, the school has also provided reading and learning materials, as well as meals for the students who attend the program.

During the school year, Schools of the Sacred Heart have also partnered with us to send the students involved in our programs to partake in homework clubs and tutoring on their campus. This has been invaluable to our students and we look forward to continuing this partnership.

Schools of the Sacred Heart has provided a unique, independent education to students in San Francisco for over 100 years, and they have graciously shared their resources with Collective Impact for the past ten years.

In addition to our partnership with the school, the faculty and staff have worked to provide incredible opportunities for the students to volunteer in and partner with the community. Our organization has benefited greatly from our partnership with Schools of the Sacred Heart, and we will continue to do so.

Please approve the pending application.

Thank you.



Erika Chambers
Collective Impact
Executive Director
1050 McAllister Street
San Francisco, CA 94115
Office: (415) 567-0400
Cell: (510)415-7342

PO BOX 156853 San Francisco, CA 94115

Ella Hill Hutch Community Center (415) 567-0400 Hayes Valley Clubhouse (415) 771-7228
Collective Impact, a 501c3 tax-exempt organization. FEIN: #20-8964069



January 14, 2019

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am a site partner of Schools of the Sacred Heart. I am writing to voice my support, on behalf of The Sequoias organization, for the School's application for a Conditional Use Permit to increase student enrollment.

Schools of the Sacred Heart has provided a unique, independent education to students in San Francisco for over 100 years. The faculty and staff have worked to provide incredible opportunities for the students to volunteer in and partner with the community. The Sequoias (a Senior Living Community) has benefited greatly from our partnership with Schools of the Sacred Heart, and we will continue to do so.

Please approve the pending application.

Thank you,

Adi Tzur 

Director of Resident Services

1400 Geary Boulevard

San Francisco, CA 94109-6569

Tel: 415.351.7916

Fax: 415.567.2576

atzur@ncphs.org



Nihonmachi
LITTLE FRIENDS™
Japanese Bilingual & Multicultural Childcare

January 14, 2019

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am partner of Schools of the Sacred Heart. I am writing to voice my support, on behalf of Nihonmachi Little Friends, for the School's application for a Conditional Use Permit to increase student enrollment.

Schools of the Sacred Heart has provided a unique, independent education to students in San Francisco for over 100 years. The faculty and staff have worked to provide incredible opportunities for the students to volunteer in and partner with the community. Nihonmachi Little Friends has benefited greatly from our partnership with Schools of the Sacred Heart, and we will continue to do so.

Please approve the pending application. Thank you.

Sincerely,

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

Cathy Inamasu
Executive Director

Nancy Bolmeier Fisher
2121 Vallejo Street
San Francisco, California 94123

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am a neighbor, alumni parent and friend of Schools of the Sacred Heart and am writing to voice my support for the School's application for a Conditional Use Permit to increase student enrollment.

As the parent of a graduate of Stuart Hall for Boys and Stuart Hall High School I am aware of the exceptional education that Schools of the Sacred Heart provides to students in San Francisco currently and has for over 100 years. As a former President of the Parents' Association and member of the Board of Directors I am vitally aware of the fact that the faculty and staff have done tremendous work to mitigate the impact of the school on the neighborhood. Given their efforts, I am pleased to support an increase in enrollment to provide an opportunity for more San Francisco families to benefit from the education provided by this institution.

Finally, as a neighbor I am aware of the constant efforts of the administration, faculty and exceptional security guards to provide protection for our children and to make traffic flow smoothly.

I hope you will approve the pending application. Please don't hesitate to contact me with any questions.

Thank you,
Nancy Bolmeier Fisher
415 601 2409