



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Conversion

HEARING DATE: JANUARY 26, 2017
CONTINUED FROM: JANUARY 5, 2017
CONSENT CALENDAR

Date: January 19, 2017
Case No.: **2016-006613CUA**
Project Address: **1245 ALABAMA STREET**
Zoning: RH-2 (Two-Family Residential) District
40-X Height and Bulk District
Block/Lot: 4269/027
Project Sponsor: Gerald G. Green
7765 Greenly Drive
Oakland, CA 94605
Staff Contact: Esmeralda Jardines – (415) 575-9144
esmeralda.jardines@sfgov.org
Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317 to allow the expansion of an existing child-care facility (DBA Mission Neighborhood Centers) and allow the change of use and residential conversion from the vacant St. Peter's Convent (Group Housing) to a Community Facility (DBA Mission Neighborhood Center Family Resource Center "Centro de Alegria") on the second floor of an existing building. The proposed facility consists of a reception room, three class rooms, offices, a kitchen, therapy room, storage, a lounge, a sanctuary and two restrooms on the ground level occupying a total area of approximately 4,145 square feet. The second floor is currently vacant but the proposal includes a conversion to allow the expansion of the child-care facility to provide family supportive services upstairs and establish the MNC Family Resource Center "Centro de Alegria". The proposed facility will continue to operate Monday through Friday from 8:30 AM to 5:00 PM, serving children from ages three to five years; there will not be an increase in the children served at the child-care facility. Thus, the child-care facility's use will not be expanded nor intensified. The second floor expansion is intended to provide additional office space for teachers and meeting rooms for parents. The Project Sponsor expects the proposed facility to continue to provide care for up to 88 children throughout the day. 20 children are cared for from 8:30 AM-5:00 PM, 34 children from 8:30 AM to 12:30 PM and an additional 34 children from 1-5 PM. Drop-off times for children will be between 8:00 and 9:00 AM, midday drop-off and pick-up times is 12:00-1:00 PM and last pick-up time for children will be between 4:00 and 5:00 PM. The Project Sponsor has expressed the intent to apply for a passenger loading zone curb along the 87 foot street frontage in front of the entrance to the proposed facility. In addition, the proposed facility would share and utilize the adjacent church's passenger loading zone during church-off hours, for a total 174 foot long loading zone. The operator will also be required to

obtain a state issued license to operate the proposed child-care facility and adhere to the child-care center general licensing requirements of the State of California. The project does not propose physical expansion of the existing two-story building.

SITE DESCRIPTION AND PRESENT USE

The Project site at 1245 Alabama Street is located on the east side of Alabama Street, between 24th and 25th Street and is developed with a two-story convent previously used for accomodating nuns measuring approximately 10,773 square foot. The subject lot is part of the St. Peter’s Church campus which also includes an auditorium, restrooms, school (K-8), garage, rectory, shop, hall and a church. The subject lot (4269/027) contains approximately 8,125 square-feet with approximately 65 feet of frontage along Alabama Street. St. Peter’s Church and Convent are accessed from Alabama Street and the remaining facilities are primarily accessed from Florida Street. The existing convent (group housing) is not currently in use and was last occupied approximately six years ago.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located on the east side of Alabama Street between 24th and 25th Streets in the Mission neighborhood in the RH-2 (Residential, House-Two-Family) Zoning District. Land uses in the immediate vicinity of the site are atypical of the RH-2 Zoning District, since the surrounding properties include primarily Cultural, Institutional and Educational Uses, with the St. Peter’s Church campus occupying most of the block face. Additionally, there are other mixed uses in the vicinity including residential, commercial and PDR. Most of the buildings in the vicinity are two- and three-stories tall. A surface parking lot with 55 parking spaces is directly across from the project site. Given its proximity to the 24th Street Mission NCT and the commercial corridor along 24th Street, the vicinity of the site is well served by public transit.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption under CEQA.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 6, 2017	December 14, 2016	44 days
Posted Notice	20 days	January 6, 2017	December 28, 2016	30 days
Mailed Notice	10 days	January 16, 2017	December 16, 2016	42 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		N/A	N/A

Other neighbors on the block or directly across the street	N/A	N/A	N/A
Neighborhood groups	N/A	N/A	N/A

To date, the Department has received one letter of support regarding the proposal, included as an exhibit to this report. A parent of a student at Centro de Alegria loves and values the program and feels that the aforementioned has benefitted their family and community a great deal. This family is in support of the second floor expansion as it would be convenient for families and would enrich the center.

ISSUES AND OTHER CONSIDERATIONS

- Residential Conversion: Pursuant to Planning Code 317 (c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.”

The Project does not convert rental housing to other forms of tenure or occupancy, as the existing convent (group housing) building is and has remained vacant over several years. The Project is proposing a residential conversion; however, the last legal use was group housing for St. Peter’s Church exclusive use and did not function as rental housing. The former convent was never made available to the Market; thus, no rent-controlled units will be converted. The project site has been owned by the Archdiocese of San Francisco Parish and School Juridic Persons Real Property Support Corporation since the building’s construction in 1962. The Convent on the second floor has remained vacant for at least six years.

- Mission Neighborhood Centers: The Project Sponsor, Mission Neighborhood Centers, operates 11 community centers that have provided quality programs that promote self-sufficiency and community growth for San Francisco’s children, youth, families and seniors through Child Development Programs, Youth and Senior Services Programs. The project sponsor just recently celebrated its 57th year anniversary and has existed without any negative impacts to the surrounding neighborhood.

The Project Sponsor previously operated the existing child-care center at 3013 24th Street in the Mission neighborhood. However, the existing child-care center had to vacate this location to allow the construction of a new affordable senior housing development at 3013 24th Street. The previous location is only a few blocks away from the proposed site. Moving the child-care facility to the proposed site has allowed Mission Neighborhood Centers, which is currently in good standing with the State of California, to continue providing this important service to the community; the proposed expansion to the second floor will further support these efforts.

- Child-Care Facility: The proposed child-care facility expansion will continue to provide child-care for up to 88 children, 54 at any one time, which would ordinarily require two off-street parking spaces per Planning Code Section 151. However, per 150(c)(1) and (2), because not more than at least 5 parking spaces are required for the change of use from convent to child-care facility, parking spaces are not required at 1245 Alabama Street.

- Community Facility: The proposed Community Facility will provide family supportive services for the existing child-care facility.

The project addresses several needs highlighted in a needs assessment conducted by the San Francisco Child Care Planning & Advisory Council, including:

- Providing affordable preschool services for children between the ages of 3-5 in the Inner Mission, many of which are below the federal poverty line.
- Providing a licensed capacity for up to 88 children in an area that has experienced the greatest loss of licensed center capacity over the years.
- Providing child-care services in one of the neighborhoods with the greatest number of children.

The conversion of the second floor will help support a head start childcare and community facility (DBA Mission Neighborhood Centers) previously authorized by the City Planning Commission under Motion No. 19258. The childcare facility serves the Mission community and is a needed and valuable asset; the community facility would allow an opportunity to expand those efforts and assets.

- Loading: The Project Sponsor has expressed the continued intent to apply for a passenger loading zone curb along the 87 foot street frontage in front of the entrance to the proposed facility. This loading zone would be adjacent to St. Peter's church loading zone, which the Project Sponsor explained would also be utilized by the facility during church off hours. Both loading zones will provide sufficient space, 174 feet, for parents to pick-up and drop-off their children without queuing in the street.
- Traffic: Because of the existing St. Peter's School nearby, the street is already designated a crossing school zone and alerts drivers to slow down as children are within the vicinity.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a residential conversion from group housing (convent) to a community facility and an expansion of child-care facility for up to 88 children, pursuant to Planning Code Sections 209.1, 303 and 317.

BASIS FOR RECOMMENDATION

- The Project meets all applicable requirements of the Planning Code.
- The Project promotes non-profit work and employment opportunities. The sponsoring organization has been provided vital community services to the Mission neighborhood for the past 57 years.
- The Project is compatible with the surrounding neighborhood and does not propose any exterior modifications or expansion to the existing building. Thus, neighborhood character is preserved.
- The use is desirable as it will provide a vital service for the residents of the neighborhood.
- The proposed community facility and child-care facility expansion are desirable because they will

improve the number of neighborhood serving amenities, which will help strengthen the sense of identity, generate greater neighborhood interest and participation in neighborhood activities, contribute to making a safer neighborhood, and provide a much needed service to the immediate residents.

- The Mission Area Plan and General Plan encourage and support the creation of family supportive services such as community facilities and child-care services.
- Further, the General Plan's Community Facilities Element encourages providing neighborhood centers in areas lacking adequate community facilities and providing neighborhood centers with a network of links to other neighborhood and citywide services.
- No tenants will be displaced as a result of this Project as the St. Peter's Convent has been vacant for over six years.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The project is a neighborhood serving use.
- The District is well served by transit; therefore visitors should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial Photograph
Site Photos
Residential Conversion Application
Prop M findings
Reduced Plans
Letter of Support for Centro de Alegria

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Context Photos | 3-D Renderings (new construction or significant addition) |
| <input type="checkbox"/> Site Photos | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Environmental Determination |

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

_____ EJ
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 317 TO ALLOW THE EXPANSION OF A CHILD-CARE FACILITY (DBA MISSION NEIGHBORHOOD CENTERS) AND ALLOW THE CHANGE OF USE AND RESIDENTIAL CONVERSION FROM THE VACANT ST PETER’S CONVENT (GROUP HOUSING) TO A COMMUNITY FACILITY ON THE SECOND FLOOR OF AN EXISTING BUILDING WITHIN AN RH-2 (TWO-FAMILY RESIDENTIAL) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 19, 2016, Gerald Green (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.1, 303 and 317 to allow the expansion of a child-care facility (DBA Mission Neighborhood Centers) and allow the change of use and residential conversion from the vacant St. Peter’s Convent (Group Housing) to a Community Facility on the second floor of an existing building within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On January 26, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-006613CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2016-006613CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-006613CUA, 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 Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317 to allow the expansion of an existing child-care facility (DBA Mission Neighborhood Centers) and allow the change of use and residential conversion from the vacant St. Peter's Convent (Group Housing) to a Community Facility (DBA Mission Neighborhood Center Family Resource Center "Centro de Alegria") on the second floor of an existing building. The proposed facility consists of a reception room, three class rooms, offices, a kitchen, therapy room, storage, a lounge, a sanctuary and two restrooms on the ground level occupying a total area of approximately 4,145 square feet. The second floor is currently vacant but the proposal includes a conversion to allow the expansion of the child-care facility to provide family supportive services upstairs and establish the MNC Family Resource Center "Centro de Alegria". The proposed facility will continue to operate Monday through Friday from 8:30 AM to 5:00 PM, serving children from ages three to five years; there will not be an increase in the children served at the child-care facility. Thus, the child-care facility's use will not be expanded nor intensified. The second floor expansion is intended to provide additional office space for teachers and meeting rooms for parents. The Project Sponsor expects the proposed facility to continue to provide care for up to 88 children throughout the day. 20 children are cared for from 8:30 AM-5:00 PM, 34 children from 8:30 AM to 12:30 PM and an additional 34 children from 1-5 PM. Drop-off times for children will be between 8:00 and 9:00 AM, midday drop-off and pick-up times is 12:00-1:00 PM and last pick-up time for children will be between 4:00 and 5:00 PM. The Project Sponsor has expressed the intent to apply for a passenger loading zone curb along the 87 foot street frontage in front of the entrance to the proposed facility. In addition, the proposed facility would share and utilize the adjacent church's passenger loading zone during church-off hours, for a total 174 foot long loading zone. The operator will also be required to obtain a state issued license to operate the proposed child-care facility and adhere to the child-

care center general licensing requirements of the State of California. The project does not propose physical expansion of the existing two-story building.

3. **Site Description and Present Use.** The Project site at 1245 Alabama Street is located on the east side of Alabama Street, between 24th and 25th Street and is developed with a two-story convent previously used for accomodating nuns measuring approximately 10,773 square foot. The subject lot is part of the St. Peter's Church campus which also includes an auditorium, restrooms, school (K-8), garage, rectory, shop, hall and a church. The subject lot (4269/027) contains approximately 8,125 square-feet with approximately 65 feet of frontage along Alabama Street. St. Peter's Church and Convent are accessed from Alabama Street and the remaining facilities are primarily accessed from Florida Street. The existing convent (group housing) is not currently in use and was last occupied approximately six years ago.
4. **Surrounding Properties and Neighborhood.** The Project site is located on the east side of Alabama Street between 24th and 25th Streets in the Mission neighborhood in the RH-2 (Residential, House-Two-Family) Zoning District. Land uses in the immediate vicinity of the site are atypical of the RH-2 Zoning District, since the surrounding properties include primarily Cultural, Institutional and Educational Uses, with the St. Peter's Church campus occupying most of the block face. Additionally, there are other mixed uses in the vicinity including residential, commercial and PDR. Most of the buildings in the vicinity are two- and three-stories tall. A surface parking lot with 55 parking spaces is directly across from the project site. Given its proximity to the 24th Street Mission NCT and the commercial corridor along 24th Street, the vicinity of the site is well served by public transit.
5. **Public Comment.** To date, the Department has received one letter of support regarding the proposal, included as an exhibit to this report. A parent of a student at Centro de Alegria loves and values the program and feels that the aforementioned has benefitted their family and community a great deal. This family is in support of the second floor expansion as it would be convenient for families and would enrich the center.
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. **Residential Conversion – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to convert a residential unit in the RH-2 Zoning District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the Project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion. See Item 8, "Additional Findings pursuant to Section 317" below.

- B. **Child-Care Facility.** Planning Code Section 209.1 requires Conditional Use Authorization for child-care facilities providing less than 24 hour care for 15 or more children by licensed personnel and meeting the open space and other requirements of the State of California within an RH-2 District.

The Project Sponsor seeks Conditional Use Authorization to expand the previously approved child-care facility providing less than 24-hour care for more than 15 children, with 88 children throughout the day but no more than 54 at any one time, within an RH-2 District up to the second floor of an existing building to provide family supportive services.

- C. **Community Facility.** Planning Code Section 209.1 requires Conditional Use Authorization for community facility within an RH-2 Zoning District.

The Project Sponsor seeks Conditional Use Authorization to establish a community facility at the second floor of the existing two-story building within an RH-2 Zoning District.

- D. **Floor Area Ratio.** Planning Code Section 124 requires an FAR (Floor Area Ratio) of 1.8 to 1 in RH-2 Zoning Districts.

The Project would result in a non-residential FAR ratio of approximately 1.33. The maximum floor area allowed would be approximately 14,625 square feet. The Project proposes a non-residential area of approximately 10,773 square feet inclusive of the second floor child-care facility expansion and residential conversion from group housing (convent) to community facility. The project would continue occupying the ground floor of St. Peter's Convent and expand into the vacant second floor within an existing building; no physical building expansion is being proposed.

- E. **Front Setback.** Planning Code Section 132 requires front setbacks so that buildings related to the setbacks provided by adjacent buildings.

The subject building is setback two feet from the property line. No changes to the front setback are proposed.

- F. **Rear Yard.** In the RH-2 Zoning District, Planning Code Section 134 requires a rear yard measuring 45 percent of the total lot depth.

The required rear yard for the subject site is 56 feet ¼ inch. However, St. Peter's Convent is an existing building that occupies most of the lot, including a large portion of the required rear yard; therefore, the existing building is considered a legal non-complying structure.

- G. **Parking.** Planning Code Section 151 requires one off-street parking space for each three bedrooms or for each six beds, whichever results in the greater requirements, plus one for the manager's dwelling unit, if any, with a minimum of two spaces required. Further, the parking space requirement for a child-care facility is one for each 25 children to be accommodates at any one time, where the number of such children exceeds 24.

A child-care facility providing service for up to 88 children throughout the day, 54 at any one time, is required to provide two off-street parking spaces; the proposed community facility is not required to provide any. The Convent (group housing) with 18 bedrooms would have been required to provide 6 off-street parking spaces.

Currently, there are no proposed off-site parking spaces on the site. Per Planning Code Section 150(c)(1) and (2), off-street parking spaces need be provided only in the case of a major addition to such structure or use, and only in the quantity required for the addition itself. The Project would not be considered a major addition as the change of occupancy from convent to child-care and community facility results in a parking requirement of less than five spaces. Therefore, no additional parking is required and the Project complies with Planning Code Section 151.

- H. **Bicycle Parking.** Planning Code Section 155.2(4) requires bicycle parking only be provided if a change of occupancy or increase in intensity of use would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent.

The ground floor of the convent was last used as part of the St. Peter's Church/School Facility. An elementary school requires two Class 1 spaces for every classroom and one Class 2 space for every classroom. Because there are three existing classrooms, 6 Class 1 spaces and 3 Class 2 spaces are required.

The existing child-care facility would require a minimum of two Class 1 spaces, or one space for every 20 children in addition to, one Class 2 space for every 20 children also being required. Assuming 54 children at any one time, three Class 1 spaces in addition to three Class 2 spaces are required for a child-care facility. Further, the community facility would require a minimum of two Class I spaces or one Class I space for every 5,000 square feet of occupied floor area. A community facility also requires a minimum of two spaces or one Class II space for every 2,500 occupied square feet of publicly-accessible area. The previous Convent (group housing) would have required one Class I space for every four beds; further, two Class II spaces for every 100 beds with a minimum of two spaces. In this case, the proposed use of a child-care and a community facility requires less than the existing use and thus does not increase the number of total required bicycle parking by 15 percent. Consequently, no bicycle parking is required at 1245 Alabama Street. The proposed Project complies with Planning Code Section 155.2(4).

However, the Project Sponsor has volunteered to provide 4 Class 1 and 3 Class 2 bicycle parking spaces on site in an effort to promote alternative modes of transportation, which on balance, complies with current code requirements, for the child-care and community facilities.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The Project is compatible with the surrounding neighborhood as the existing child-care facility and proposed community facility will occupy the ground level as well as the second floor, respectively, of the existing convent. The Project will not expand the existing building envelope and will not create any further physical impacts upon light, air or midblock open space. The use is desirable as it will provide a vital and needed service for the residents of the neighborhood. The proposed use is desirable

for, and compatible with, nearby residents in that approval of this Project would enhance services in this neighborhood, especially those for families with children. Per the San Francisco Child Care Planning & Advisory Council's "San Francisco Early Care and Education Needs Assessment 2012-2013", the Mission neighborhood is in need of such services for children not of school age.

The use and size of the Project is compatible with the immediate neighborhood. Although the Project proposes conversion of the previous convent (group housing), the convent was abandoned and has remained vacant for more than six years. The replacement uses are necessary, desirable, and compatible with the neighborhood and the community. The existing building will remain unaltered and will continue to be in keeping with the existing St. Peter's Church campus, development pattern and the neighborhood character.

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

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

The Project is proposing a residential conversion to other necessary and desirable uses (child-care facility and community facility); no exterior physical alterations are proposed. However, the Project is not proposing a residential demolition.

- 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code;

The Planning Code does not require off-street parking spaces for the new child-care and community facility uses. However, there is a parking lot across the street accommodating approximately 55 vehicles. The Project will apply for a loading zone to accommodate adequate drop-off and pick-up efforts. Further, the Project is well served by public transit including MUNI lines: 9-San Bruno, 9R-San Bruno-Rapid, 10-Townsend, 12-Folsom/Pacific, 27-Bryant, 33-Ashbury/18th, 48-Quintara/24th Street, and 67-Bernal Heights.

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

As the Project is for child care and community facilities, unlike commercial or industrial uses, the proposed uses are not considered to have the potential to produce noxious or offensive emissions.

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

No physical exterior alterations are proposed for the Project; only interior tenant improvements are proposed.

- C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

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

- D. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project is consistent with the stated purpose of the RH-2 District, as defined in Planning Code Section 209.1, since group housing and institutional uses (such as child-care facilities and community facilities) are found in RH-2 areas.

8. **Planning Code Section 317** establishes additional criteria for the Planning Commission to consider when reviewing applications to convert Residential Buildings. On balance, the Project does comply with said criteria in that:

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

The subject residential use was formerly a convent for St. Peter's Church. Previously, this space was only occupied by Sisters and Staff of the Church. The building was never available as market housing. The second floor has remained vacant for more than six years.

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

The conversion of the second floor will help support a head start childcare and community facility (DBA Mission Neighborhood Centers) previously authorized by the City Planning Commission under Motion No. 19258. The childcare and community facilities serve the Mission community and are needed and valuable assets.

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

The Project is located within an RH-2 Zoning District, which permits Residential Uses. Further, child-care facilities and community facilities are permitted with Conditional Use Authorization from the Planning Commission.

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

The former residential unit has never been available to the Market and it's conversion to a child-care facility will not be detrimental to the City's housing stock.

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

The Project is not necessary to eliminate design, functional or habitability deficiencies that cannot otherwise be corrected.

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

The subject residential use has only been previously used for the Sisters and Staff of the Church, and is not considered to be affordable housing, as defined in Planning Code Section 415. The residential use has never been available to the public.

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

URBAN DESIGN

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 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed replacement use will not affect the existing building's character. Thus, the existing structure will continue to reflect the existing St. Peter's Church campus, neighborhood character and development pattern particularly by keeping the same mass, width and height along the block-face.

OBJECTIVE 2:

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

Policy 2.6:

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

The proposed conversion of the facility will not affect the exterior of the structure. Thus, the Project would still maintain and conserve the St. Peter's Church resources which provide a sense of nature, continuity with the past, and freedom from overcrowding.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

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

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will not negatively affect the neighborhood commercial transit district nearby but instead, could potentially encourage patronage of said businesses by introducing new families with children.

Policy 3:

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

The Project will enhance the diverse economic base of the City by allowing for an expansion of an existing child care facility.

OBJECTIVE 3:

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

Policy 3.1:

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

The Project will provide additional employment opportunities for San Francisco residents. Also, the provision of child-care and family supportive services is an amenity that would attract or retain workers.

GOVERNMENT, HEALTH AND EDUCATION SERVICES

Objectives and Policies

OBJECTIVE 7:

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

Policy 7.2:

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

The proposed child-care and community facility with family supportive services center will provide educational services for the children of San Francisco residents; further, it will provide a meeting place for over 400 families in the Mission District. No physical expansion is proposed to the existing building and a majority of the proposed child-care facility's activities take place indoors and thus, the facility does not disrupt the adjacent neighboring uses. Furthermore, though within an RH-2 District, the immediately adjacent buildings are a part of the St. Peter's church campus. Directly north of the subject building is the main church sanctuary which is only primarily utilized Sunday mornings, when the child-care facility and family supportive services center will not be occupied and directly south is the school auditorium. The child-care facility is not expected to be disruptive to neighboring residences.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3

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

Policy 3.1:

Provide neighborhood centers in areas lacking adequate community facilities.

The proposed community facility on the second floor will function as Mission Neighborhood Center's headquarters. The aforementioned neighborhood center will serve over 400 families throughout the Mission District and the City at large.

Policy 3.3:

Develop centers to serve an identifiable neighborhood.

The community facility is proposed within the St. Peter's Church campus. The aforementioned campus is an identifiable site within the Mission district further strengthening the sense of identity between the neighborhood residents and the neighborhood center.

Policy 3.4:

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

The proposed community facility is easily accessible and located near the 24th-Mission Street NCT corridor; it is also visibly located along Alabama Street. The site is within 1/4 mile from 8 major Muni transit lines: 9, 9R, 10, 12, 27, 33, 48 and 67.

Policy 3.5:

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

The proposed community facility on the second floor will provide multi-purposes uses for the existing site, with the continued child-care facility on the ground floor and supportive family services on the second floor. Further, the site recently underwent disable-accessible upgrades as part of the recently completed tenant improvements for the child-care facility.

Policy 3.6:

Base priority for the development of neighborhood centers on relative need.

The General Plan instructs that in determining priorities, consideration should be given to neighborhoods in greatest need of centers, with special emphasis for the disadvantaged. Income is a key indicator of service need, since lower-income people do not have the financial ability to purchase services such as child-care.

Per MNC's website, MNC delivers culturally sensitive, multi-generational, community-based services focused on low-income families. It develops and promotes leadership skills that empower families to build strong, healthy and vibrant neighborhoods. MNC's clients are predominantly Latino, Africa-America and South Sea Islander families living in San Francisco's Mission, Excelsior, Mission Bay and Bayview Districts.

Policy 3.7:

Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The General Plan defines "service gaps" where needs and services do not match. Child care, senior citizen programs and activities, and places for neighbors to meet and conduct community programs are often lacking. New neighborhood centers should seek to complement and supplement existing services and activities; new or improved neighborhood centers should provide for the relocation of services from substandard facilities.

The Planning Commission previously approved a child care facility on the ground floor of the existing building. The child care facility's expansion and establishment of the community facility will complement one another. The latter will provide family supportive services for over 400 families; the intent is to maximize the use of the site by providing conference rooms, socialization spaces, an enrollment office, computer lab, and workshop rooms for Mission Neighborhood Center's families. The aforementioned services are currently provided at 362 Capp Street; however, MNC has outgrown said space and is hoping to provide these services in a renovated facility at 1245 Alabama Street.

Policy 3.8:

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

The General Plan explains that in order to facilitate broad access to services, neighborhood centers should be the pivotal point in the community, providing referrals to other facilities and thus linking together all services.

The proposed child care facility expansion and community facility are located next to St. Peter's School and are within 1,000 feet from Hilltop High Special Services Center. The proximity of all facilities to one another allows for continued seamless educational opportunities. The child care facility only provides care for 3-5 year olds; however, the other schools in the vicinity can meet educational needs thereafter.

OBJECTIVE 4

PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

Policy 4.1:

Assure effective neighborhood participation in the initial planning, ongoing programming, and activities of multi-purpose neighborhood centers.

Per MNC's website, the Mission Neighborhood Centers serves over 3,000 low-income seniors, youth and families with young children at 11 sites throughout San Francisco. With a legacy dating back over 100 years, MNC's guiding principles remain the same: empowerment, cultural affirmation and personal responsibility. MNC provides continuum of educational programs and social services to the community populations most in need. MNC is a 501(c)(3) non-profit organization.

MISSION AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.3:

Maintain the successful Mission Street, 24th Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating residential density limits and minimum parking requirements.

The Project provides an opportunity to maintain a successful neighborhood commercial transit district. Given the proximity of the subject site to the 24th Street Neighborhood Commercial Transit District, providing bicycle parking further encourages alternative modes of transportation. The change of use from convent to community facility does not require any additional parking be provided per the San Francisco

Planning Code.

TRANSPORTATION

OBJECTIVE 4.3

ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES.

Policy 4.3.4:

Encourage, or require where appropriate, innovative parking arrangements that make efficient use of space, particularly where cars will not be used on a daily basis.

The child-care facility's provision of bicycle parking is an innovative parking arrangement that is efficient, suitable for the size of the site and reduces congestion and unnecessary private vehicle trips.

OBJECTIVE 4.7

IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION.

Policy 4.7.2:

Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.

Both Class 1 and Class 2 spaces would be provided on site. Providing such classifications of bicycle parking improves and expands infrastructure for bicycling and encourages options and alternative modes of transportation.

OBJECTIVE 7.1

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 7.1.3:

Ensure child-care services are located where they will best serve neighborhood workers and residents.

The child-care and community facilities in the Mission neighborhood, and more specifically within the St Peter's church's campus, provide a unique opportunity to serve the neighborhood and its residents within an already identifiable and recognized location. The convent was previously used for instruction and the large rooms are suitable for large classrooms. Furthermore, the site is already fully enclosed with a fence and thus, minor exterior improvements were necessary to operate a child-care facility; and no further exterior improvements would be required for the community facility.

Allowing the expansion of the child-care facility and the establishment of the community facility within St. Peter's convent would accommodate the continuation of needed family supportive services on an existing site with mixed uses. The subject site and surrounding sites are a part of the St. Peter's church campus which currently provides a main sanctuary, school, auditorium, rectory, shop, hall, garage and apartments.

The convent was last occupied six years ago and is currently vacant. The child-care and community facilities qualify as uses which complement an array of housing needs with respect to community services for families with children.

The child-care facility was previously located at 3013 24th Street and was relocated from its previous location to construct a new development project for senior affordable housing in the Mission neighborhood. The community facility is currently located at 362 Capp Street but is intended to relocate to 1245 Alabama Street.

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

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

No neighborhood-serving retail use would be displaced by the Project. Given the child-care and community facilities' close proximity to the 24th Street Mission Neighborhood Commercial Transit District, it would more than likely increase patronage of nearby neighborhood-serving retail uses.

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

The Project does not involve any physical alteration or expansion to the Project site and thus will not adversely affect existing housing or character of the neighborhood.

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

No affordable housing will be removed or affected for this Project. This child-care facility was previously relocated from its former site as it is being redeveloped to provide affordable senior housing. The existing group housing facility is not affordable housing, as defined in Planning Code Section 415.

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

Due to the nature of the Project, there are no anticipated adverse effects upon MUNI service or on neighborhood parking. In addition, there is a parking lot directly across from the existing child-care facility and proposed community facility. Further, because the project is on a residential street, on-street parking is also available.

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

The Project is a child-care and community facility project in an RH-2 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. The Project does

not include commercial office development. Ownership of industrial or service sector businesses would not be affected by the Project. Rather, it may create new service sector employment opportunities for workers of that sector.

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

The Project will not impact the subject property's ability to withstand an earthquake and all interior improvements shall meet the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

No landmarks or historic buildings will be adversely affected by the Project.

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

This Project will not affect any parks or open space because there would be no physical expansion to the existing building.

11. 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.
12. 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. 2016-006613CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. 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 94012.

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 26, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: January 26, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a child-care facility expansion and a residential conversion from group housing to community facility (DBA Mission Neighborhood Centers) located at 1245 Alabama Street, San Francisco, Assessor's Block 4269, and Lot 027, pursuant to Planning Code Section(s) **209.1, 303 and 317** within the **RH-2** (Residential-House, Two Family) District and a **40-X** Height and Bulk District; in general conformance with plans, dated **December 24, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2016-006613CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 26, 2017** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 26, 2017 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

MONITORING

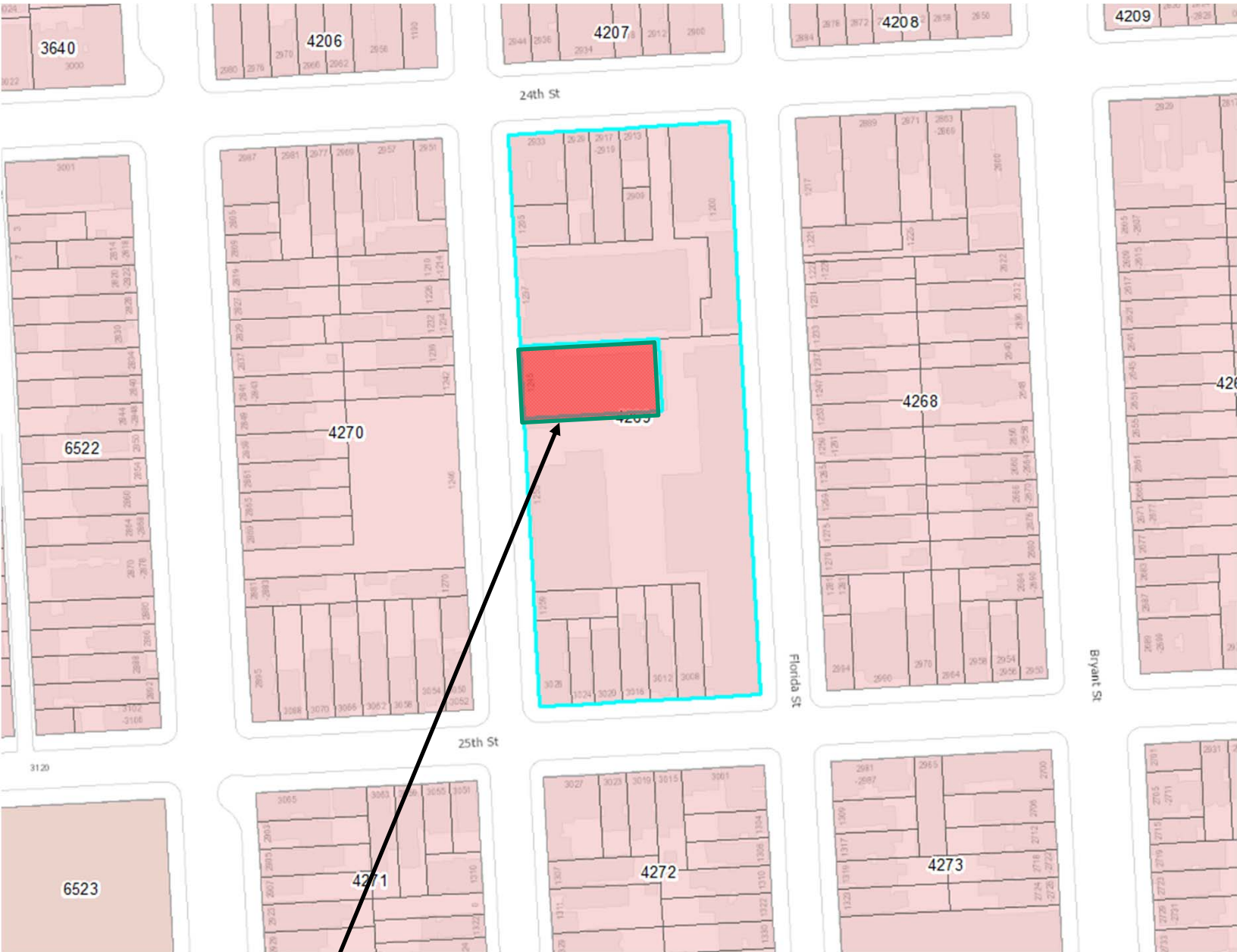
6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 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
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
10. **Traffic Plan.** The Project Sponsor shall provide a traffic plan that includes providing a passenger loading and unloading "white" zone along a street curb that fronts the subject property. Additionally, crossing guard(s) shall monitor the passenger loading and unloading "white" zone during morning and afternoon pick-up and drop-off hours.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
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>

Parcel Map



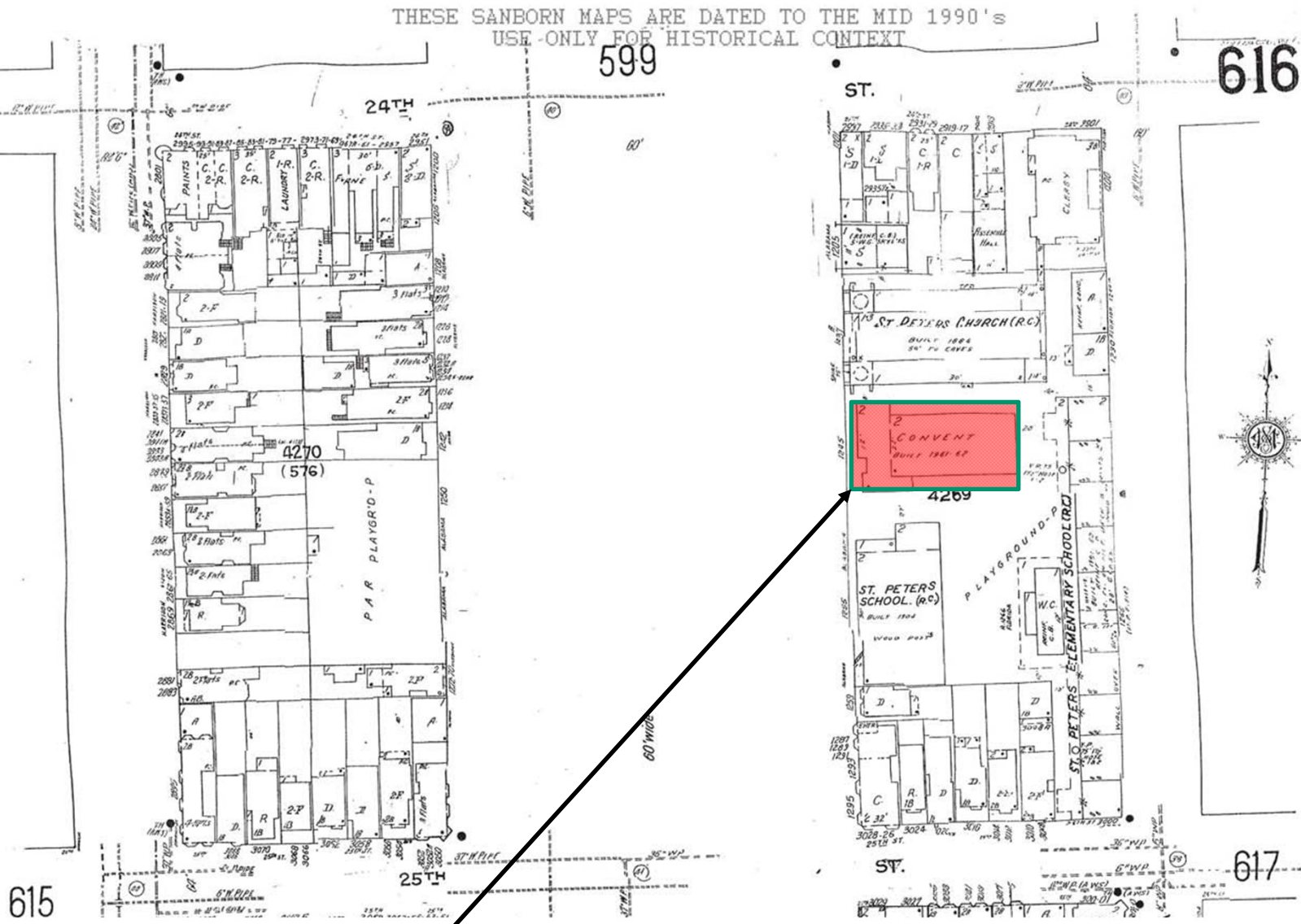
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-006613CUA
1245 Alabama Street
4269/ 027

Sanborn Map*

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



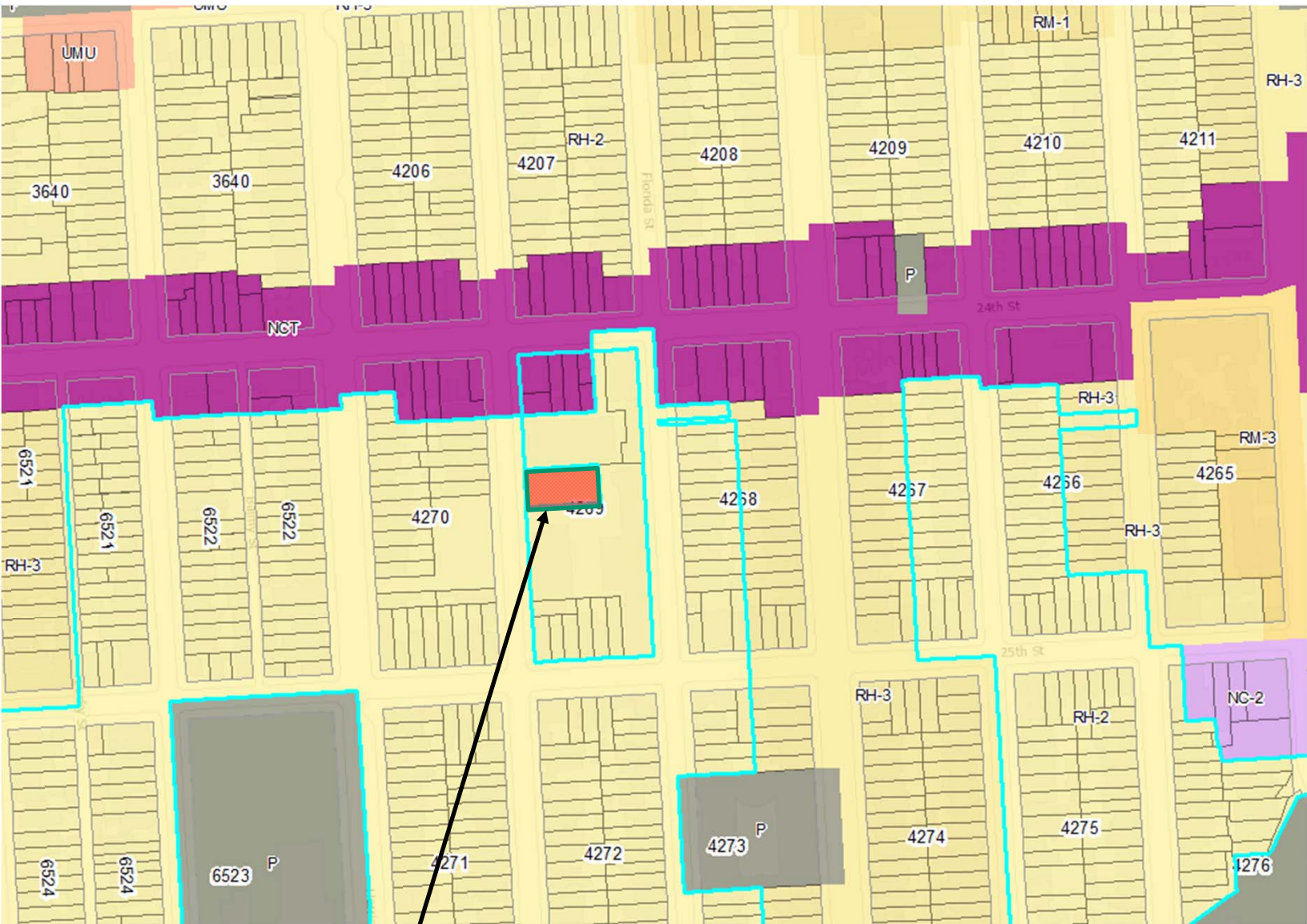
THESE SANBORN MAPS ARE DATED TO THE MID 1990'S
USE ONLY FOR HISTORICAL CONTEXT

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-006613CUA
1245 Alabama Street
4269/ 027

Zoning Map

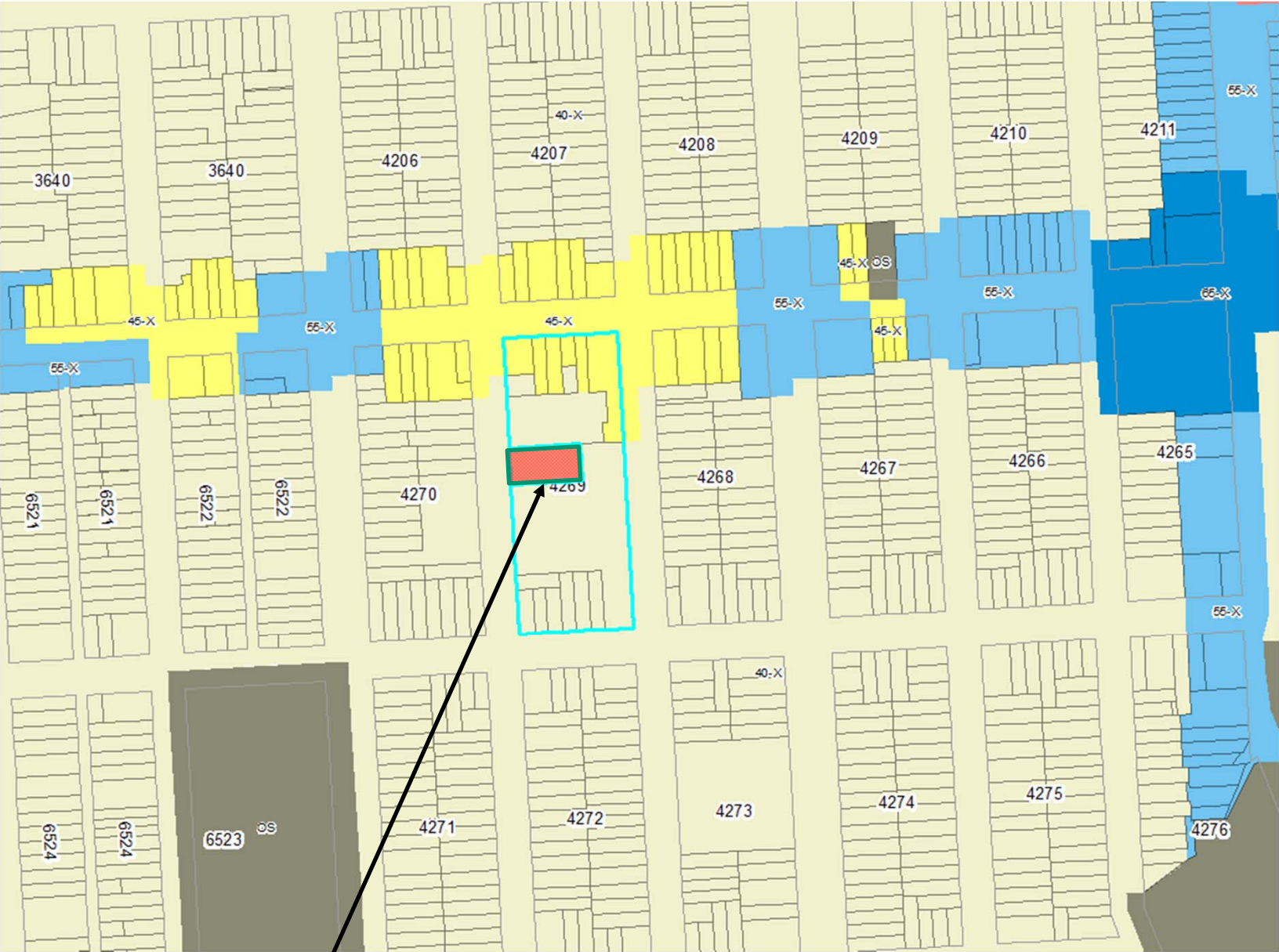


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-006613CUA
1245 Alabama Street
4269/ 027

Height & Bulk Map

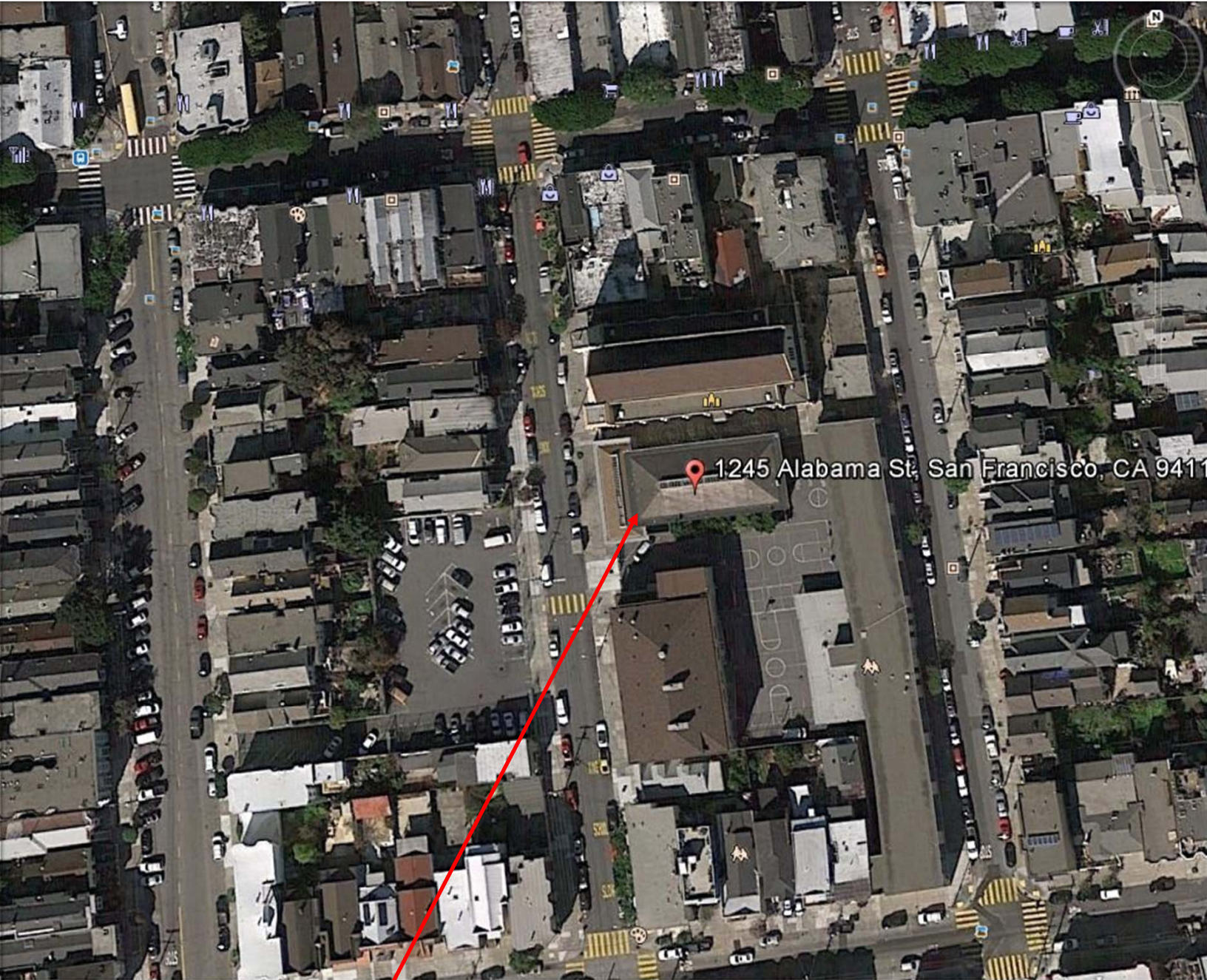


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-006613CUA
1245 Alabama Street
4269/ 027

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-006613CUA
1245 Alabama Street
4269/ 027

Site Photograph



Conditional Use Hearing
Case Number 2016-006613CUA
1245 Alabama Street
4269/ 027

(E) CHURCH
LOT 26
OWNER: ARCHDIOCESE OF SAN FRANCISCO

(4) TYPE 1 BIKE PARKING

LOADING ZONE
APPLICATION PENDING.
REQUIREMENT OF
CONDITIONAL USE
PERMIT #2014.0536C

ALABAMA ST

LINE OF EDGE OF BUILDING

PROPERTY LINE

PROPERTY LINE

125.00'

PROPERTY LINE

1245 ALABAMA ST
LOT 027
OWNER: ARCHDIOCESE OF SAN FRANCISCO

PROPERTY LINE

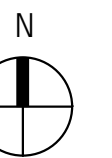
125.00'

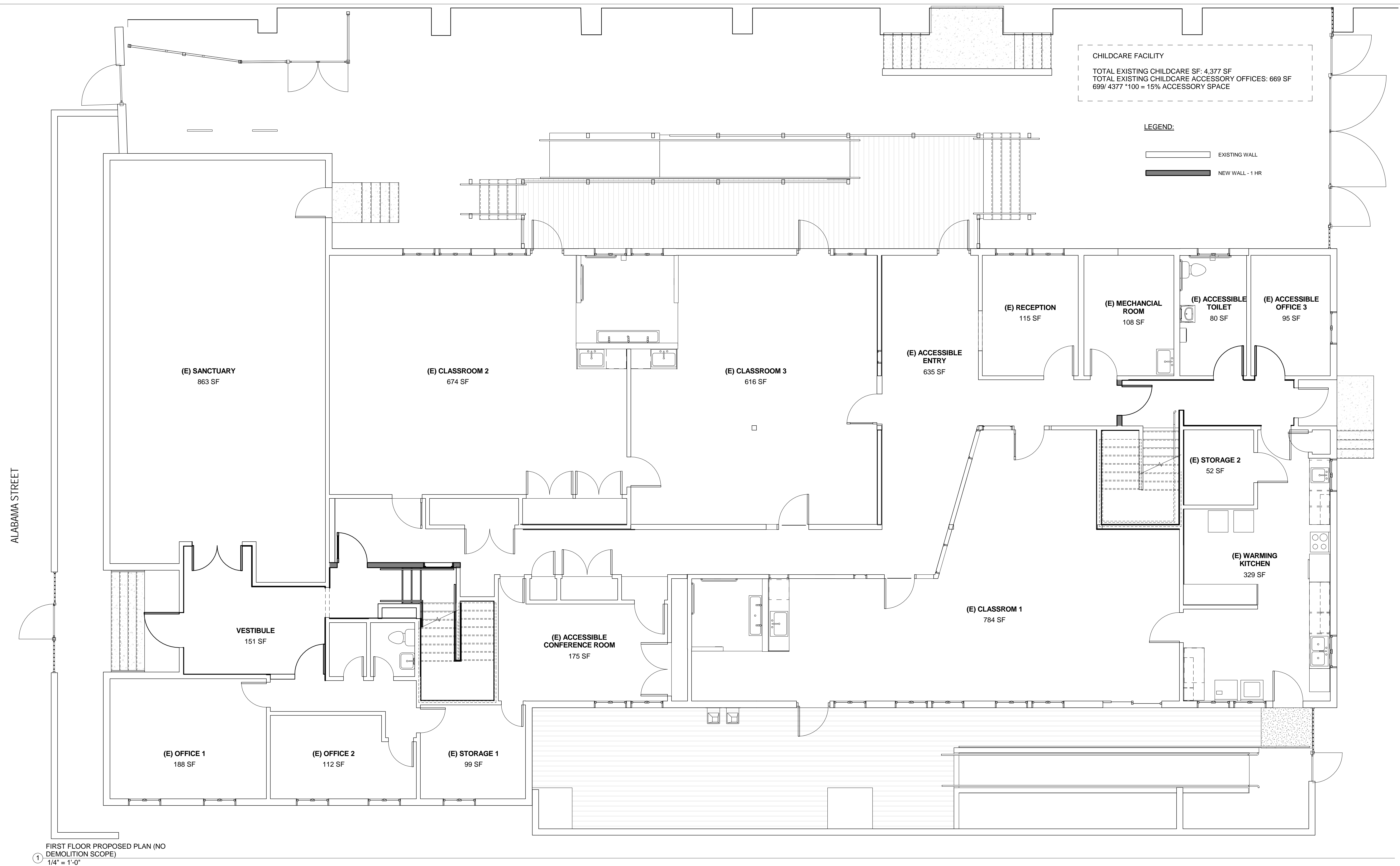
GARBAGE & RECYCLING

(3) TYPE 2 BIKE LOCKERS

(E) SCHOOL
LOT 28
OWNER: ARCHDIOCESE OF SAN FRANCISCO

① SITE PLAN (EXISTING TO REMAIN)
1/8" = 1'-0"

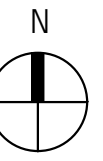


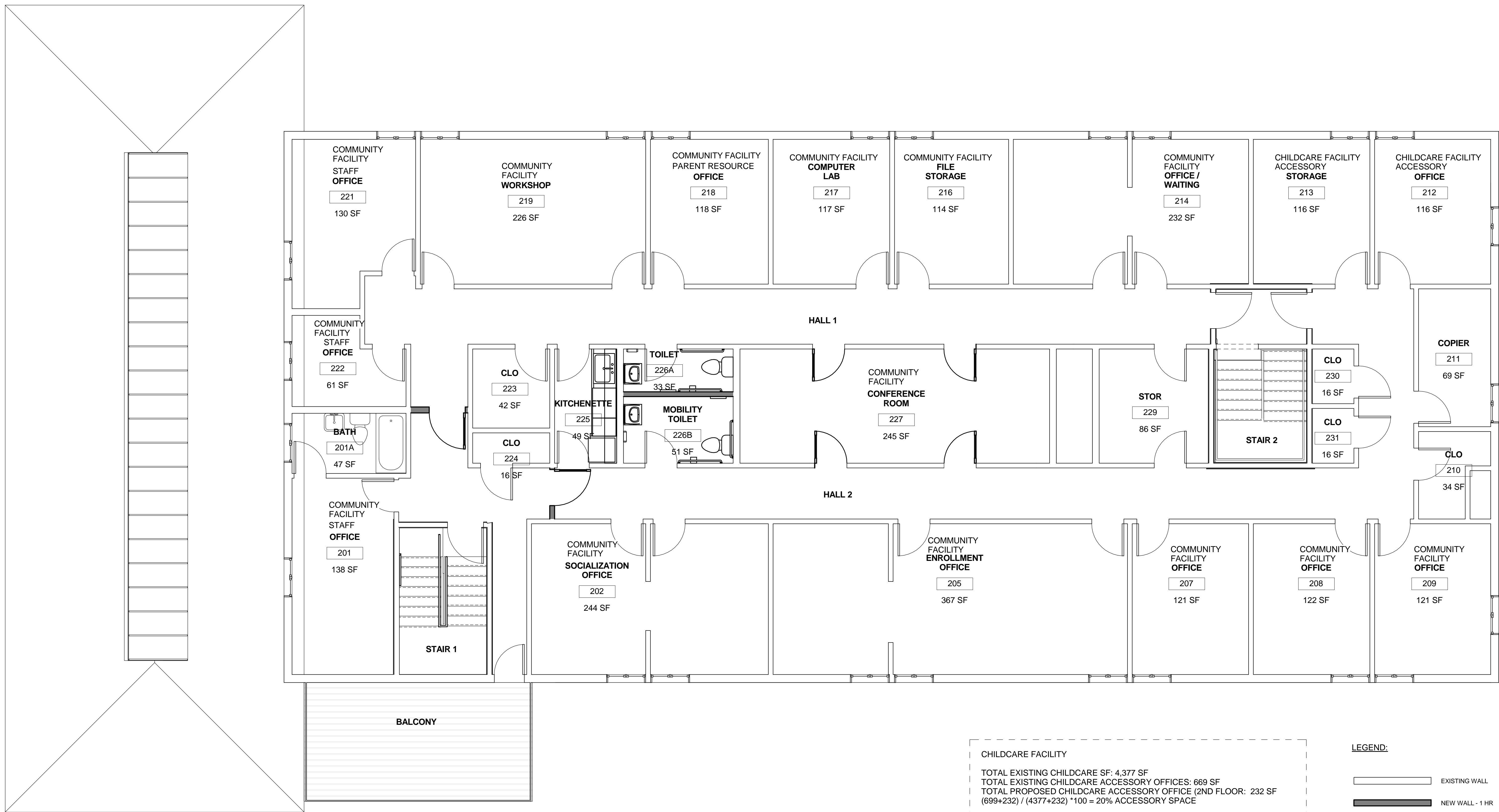


FIRST FLOOR PROPOSED PLAN (NO DEMOLITION SCOPE)
 1/4" = 1'-0"



① 2ND FLOOR PLAN EXISTING
1/4" = 1'-0"

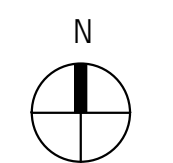




CHILDCARE FACILITY
 TOTAL EXISTING CHILDCARE SF: 4,377 SF
 TOTAL EXISTING CHILDCARE ACCESSORY OFFICES: 669 SF
 TOTAL PROPOSED CHILDCARE ACCESSORY OFFICE (2ND FLOOR): 232 SF
 $(669+232) / (4377+232) * 100 = 20\%$ ACCESSORY SPACE

LEGEND:
 EXISTING WALL
 NEW WALL - 1 HR

1 2ND FLOOR - PROPOSED PLAN
 1/4" = 1'-0"



December 16, 2016

To Whom It May Concern:

My name is Renee DiResta and my son Alexander Hileman is a student at Centro de Alegria preschool. We love and value the program, and feel that it and FRC have benefitted our family and the broader community a great deal. We would love to see the FRC offices on the 2nd floor of Centro de Alegria. It would be convenient for families and would enrich the center.

Thank you,

A handwritten signature in black ink, appearing to read 'R DiResta', with a long horizontal line extending to the right.

Renee DiResta